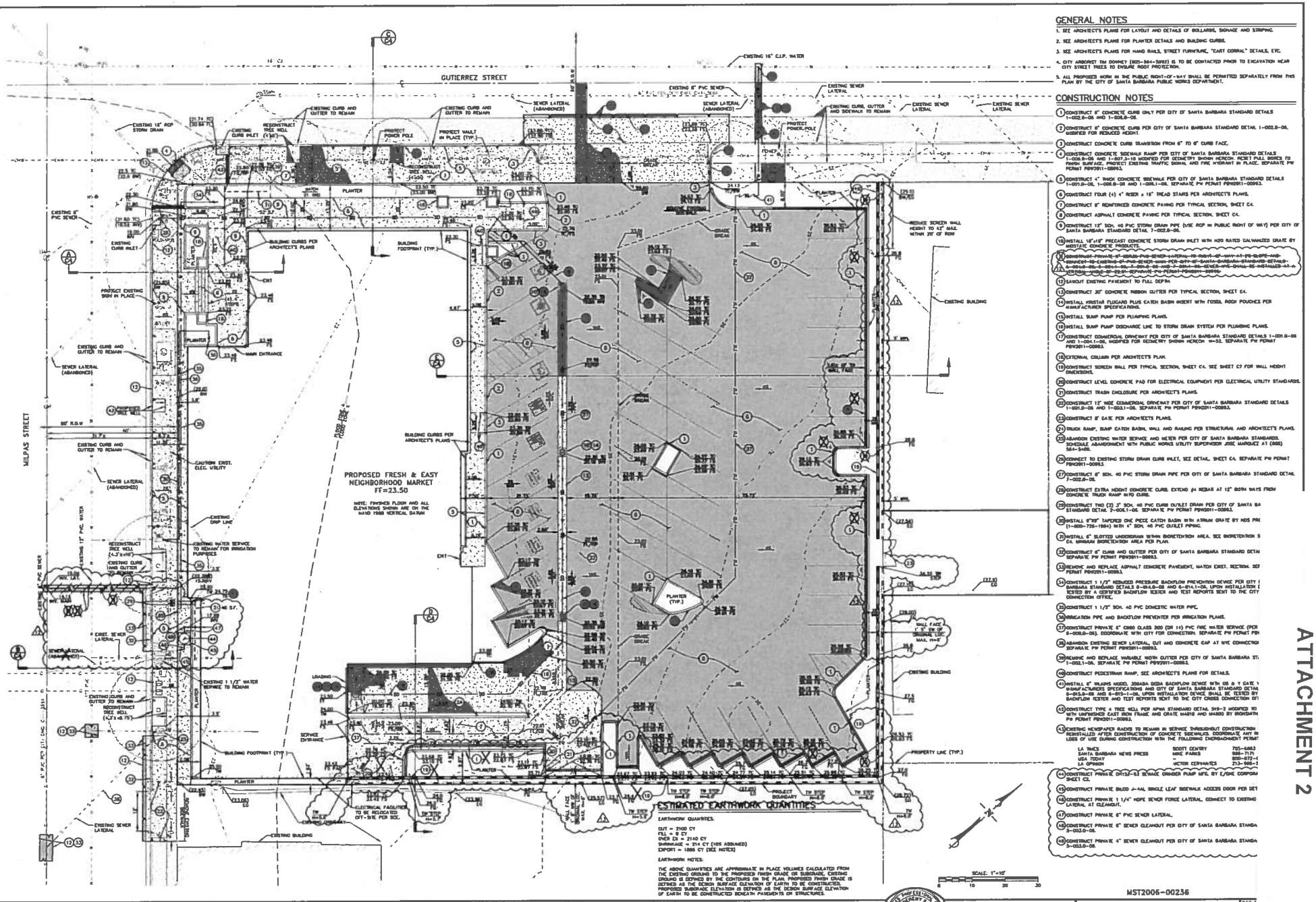


GENERAL NOTES

1. SEE ARCHITECT'S PLANS FOR LAYOUT AND DETAILS OF BOLLARDS, SIGNAGE AND STRIPING.
2. SEE ARCHITECT'S PLANS FOR PLANTER DETAILS AND BUILDING CURBS.
3. SEE ARCHITECT'S PLANS FOR HAND RAILS, STREET FURNITURE, "CART CORRAL" DETAILS, ETC.
4. CITY ARBORIST Tim Downey (805-564-5392) IS TO BE CONTACTED PRIOR TO EXCAVATION NEAR CITY STREET TREES TO ENSURE ROOT PROTECTION.
5. ALL PROPOSED WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERMITTED SEPARATELY FROM THIS PLAN BY THE CITY OF SANTA BARBARA PUBLIC WORKS DEPARTMENT.

CONSTRUCTION NOTES

1. CONSTRUCT 6" CONCRETE CURB ONLY PER CITY OF SANTA BARBARA STANDARD DETAILS 1-002.0-08, 1-008.0-08
2. CONSTRUCT 6" CONCRETE CURB PER CITY OF SANTA BARBARA STANDARD DETAIL 1-002.0-08, MODIFIED FOR REDUCED HEIGHT
3. CONSTRUCT CONCRETE CURB TRANSITION FROM 6" TO 6" CURB FACE.
4. CONSTRUCT CONCRETE SIDEWALK RAMP PER CITY OF SANTA BARBARA STANDARD DETAILS 1-008.0-08 AND 1-007.3-10 MODIFIED FOR GEOMETRY SHOWN HEREON. PROVIDE FULL DEPTH SAWCUTS TO FINISH SURFACE. PROTECT EXISTING TRAFFIC SIGNAL AND FIRE HYDRANT IN PLACE. SEPARATE PW PERMIT PRW2011-00893.
5. CONSTRUCT 4" THICK CONCRETE SIDEWALK PER CITY OF SANTA BARBARA STANDARD DETAILS 1-001.0-08, 1-008.0-08 AND 1-008.1-08. SEPARATE PW PERMIT PRW2011-00893.
6. CONSTRUCT FOUR (4) 4" RISER x 18" TREAD STAIRS PER ARCHITECT'S PLANS.
7. CONSTRUCT 8" REINFORCED CONCRETE PAVING PER TYPICAL SECTION, SHEET C4.
8. CONSTRUCT ASPHALT CONCRETE PAVING PER TYPICAL SECTION, SHEET C4.
9. CONSTRUCT 12" SCH. 40 PVC STORM DRAIN PIPE (USE RCP IN PUBLIC RIGHT OF WAY) PER CITY OF SANTA BARBARA STANDARD DETAIL 7-002.0-08.
10. INSTALL 18"x18" PRECAST CONCRETE STORM DRAIN INLET WITH H20 RATED GALVANIZED GRATE BY WESTATE CONCRETE PRODUCTS.
11. REMOVE/INSTALL PRIVATE 6" SDR35 PVC SEWER LATERAL TO NEW 4" PVC PER CITY OF SANTA BARBARA STANDARD DETAILS 5-004.0-08, 5-004.1-08, 5-004.2-08 AND 5-004.3-08. SEWER TIE-IN SHALL BE INSTALLED AT A 45 DEG. ANGLE OR AS SHOWN. SEPARATE PW PERMIT PRW2011-00893.
12. SAWCUT EXISTING PAVEMENT TO FULL DEPTH.
13. CONSTRUCT 30" CONCRETE RIBBON GUTTER PER TYPICAL SECTION, SHEET C4.
14. INSTALL KRISTAR FLOGARD PLUS CATCH BASIN INSERT WITH FOSSIL ROCK POUCHES PER MANUFACTURER SPECIFICATIONS.
15. INSTALL SUMP PUMP PER PLUMBING PLANS.
16. INSTALL SUMP PUMP DISCHARGE LINE TO STORM DRAIN SYSTEM PER PLUMBING PLANS.
17. CONSTRUCT COMMERCIAL DRIVEWAY PER CITY OF SANTA BARBARA STANDARD DETAILS 1-001.0-08 AND 1-004.1-08, MODIFIED FOR GEOMETRY SHOWN HEREON w=53. SEPARATE PW PERMIT PRW2011-00893.
18. EXTERNAL CELLULAR PER ARCHITECT'S PLAN.
19. CONSTRUCT SCREEN WALL PER TYPICAL SECTION, SHEET C4. SEE SHEET C7 FOR WALL HEIGHT DIMENSIONS.
20. CONSTRUCT LEVEL CONCRETE PAD FOR ELECTRICAL EQUIPMENT PER ELECTRICAL UTILITY STANDARDS.
21. CONSTRUCT TRASH ENCLOSURE PER ARCHITECT'S PLANS.
22. CONSTRUCT 12' WIDE COMMERCIAL DRIVEWAY PER CITY OF SANTA BARBARA STANDARD DETAILS 1-001.0-08 AND 1-003.1-08. SEPARATE PW PERMIT PRW2011-00893.
23. CONSTRUCT 8' GATE PER ARCHITECTS PLANS.
24. TRUCK RAMP, SUMP CATCH BASIN, WALL AND RAILING PER STRUCTURAL AND ARCHITECT'S PLANS.
25. ABANDON EXISTING WATER SERVICE AND METER PER CITY OF SANTA BARBARA STANDARDS. SCHEDULE ABANDONMENT WITH PUBLIC WORKS UTILITY SUPERVISOR JOSE MARQUEZ AT (805) 564-5488.
26. CONNECT TO EXISTING STORM DRAIN CURB INLET, SEE DETAIL. SHEET C4. SEPARATE PW PERMIT PRW2011-00893.
27. CONSTRUCT 6" SCH. 40 PVC STORM DRAIN PIPE PER CITY OF SANTA BARBARA STANDARD DETAIL 7-002.0-08.
28. CONSTRUCT EXTRA HEIGHT CONCRETE CURB. EXTEND #4 REBAR AT 12" BOTH WAYS FROM CONCRETE TRUCK RAMP INTO CURB.
29. CONSTRUCT TWO (2) 3" SCH. 40 PVC CURB OUTLET DRAIN PER CITY OF SANTA BA STANDARD DETAIL 7-006.1-08. SEPARATE PW PERMIT PRW2011-00893.
30. INSTALL 6"X9" TAPERED ONE PIECE CATCH BASIN WITH ATRIAN GRATE BY NDS PRI (1-800-725-1063) WITH 4" SCH. 40 PVC OUTLET PIPING.
31. INSTALL 6" SLOTTED UNDERDRAIN WITHIN BIORETENTION AREA. SEE BIORETENTION S C4. MINIMUM BIORETENTION AREA PER PLAN.
32. CONSTRUCT 6" CURB AND GUTTER PER CITY OF SANTA BARBARA STANDARD DETA SEPARATE PW PERMIT PRW2011-00893.
33. REMOVE AND REPLACE ASPHALT CONCRETE PAVEMENT, MATCH EXIST. SECTION. SEE PERMIT PRW2011-00893.
34. CONSTRUCT 1 1/2" REDUCED PRESSURE BACKFLOW PREVENTION DEVICE PER CITY BARBARA STANDARD DETAILS 5-814.0-08 AND 6-814.1-08. UPON INSTALLATION TESTED BY A CERTIFIED BACKFLOW TESTER AND TEST REPORTS SENT TO THE CITY CONNECTION OFFICE.
35. CONSTRUCT 1 1/2" SCH. 40 PVC DOMESTIC WATER PIPE.
36. IRRIGATION PIPE AND BACKFLOW PREVENTER PER IRRIGATION PLANS.
37. CONSTRUCT PRIVATE 6" C900 CLASS 200 (DR 14) PVC FIRE WATER SERVICE (PER 8-008.0-08). COORDINATE WITH CITY FOR CONNECTION. SEPARATE PW PERMIT PR
38. ABANDON EXISTING SEWER LATERAL, CUT AND CONCRETE CAP AT WYE CONNECTIO SEPARATE PW PERMIT PRW2011-00893.
39. REMOVE AND REPLACE VARIABLE WIDTH GUTTER PER CITY OF SANTA BARBARA ST 1-002.1-08. SEPARATE PW PERMIT PRW2011-00893.
40. CONSTRUCT PEDESTRIAN RAMP, SEE ARCHITECT'S PLANS FOR DETAILS.
41. INSTALL 6" WILKINS MODEL 350ASAM DCDA BACKFLOW DEVICE WITH OS & Y GATE MANUFACTURERS SPECIFICATIONS AND CITY OF SANTA BARBARA STANDARD DETAI 5-815.0-08 AND 5-815.1-08. UPON INSTALLATION DEVICE SHALL BE TESTED BY BACKFLOW TESTER AND TEST REPORTS SENT TO THE CITY CROSS CONNECTION OFF
42. CONSTRUCT TYPE 4 TREE WELL PER APWA STANDARD DETAIL 519-2 MODIFIED TO WITH UNPAINTED CAST IRON FRAME AND GRATE 44018 AND MARKED BY BROWNTIN PW PERMIT PRW2011-00893.
43. EXISTING NEWSPAPER RACKS TO REMAIN IN SERVICE THROUGHOUT CONSTRUCTION REINSTALLED AFTER CONSTRUCTION OF CONCRETE SIDEWALKS. COORDINATE ANY IN LOSS OF USE DURING CONSTRUCTION WITH THE FOLLOWING ENCROACHMENT PERMIT

LA TIMES		SCOTT CENTRY	705-6483
SANTA BARBARA NEWS PRESS		MIKE PARKS	966-7171
USA TODAY		-	950-672-[illegible]
LA OPINION		VICTOR CERVANTES	213-896-[illegible]

44. CONSTRUCT PRIVATE DH152-63 SEWAGE GRINDER PUMP MFR. BY ZOEMC CORPORA SHEET C2.
45. CONSTRUCT PRIVATE BILCO J-AL SINGLE LEAF SIDEWALK ACCESS DOOR PER DET
46. CONSTRUCT PRIVATE 1 1/4" HDPE SEWER FORCE LATERAL. CONNECT TO EXISTING LATERAL AT CLEANOUT.
47. CONSTRUCT PRIVATE 6" PVC SEWER LATERAL.
48. CONSTRUCT PRIVATE 6" SEWER CLEANOUT PER CITY OF SANTA BARBARA STANDA 5-003.0-08.
49. CONSTRUCT PRIVATE 4" SEWER CLEANOUT PER CITY OF SANTA BARBARA STANDA 5-003.0-08.

MST2006-00236

NO.	DATE	REVISIONS	APPD.
-	6/15/11	BID SET SUBMITTAL	
1	8/15/11	CC01 (CLOSURE NOT SHOWN FOR CLARITY)	
2	11/07/11	CC02	
3	1/06/12	CC012 SEWAGE GRINDER PUMP	
4	3/27/12	AS-BUILT WALLS AND CURBS	

Penfield & Smith
Engineering · Surveying · Planning · Construction Management
111 East Victoria Street, Santa Barbara, CA 93101
Phone (805) 963-9532 Fax (805) 965-3071

DESIGN RF CHECKED DCS
CUT GERSKY SALTS DATE
PROJECT ENGINEER
R.C.E. 60,488

REGISTERED PROFESSIONAL ENGINEER — JEREMY GERSKY SALTS — No. 60488 — 6/30/12 — STATE OF CALIFORNIA

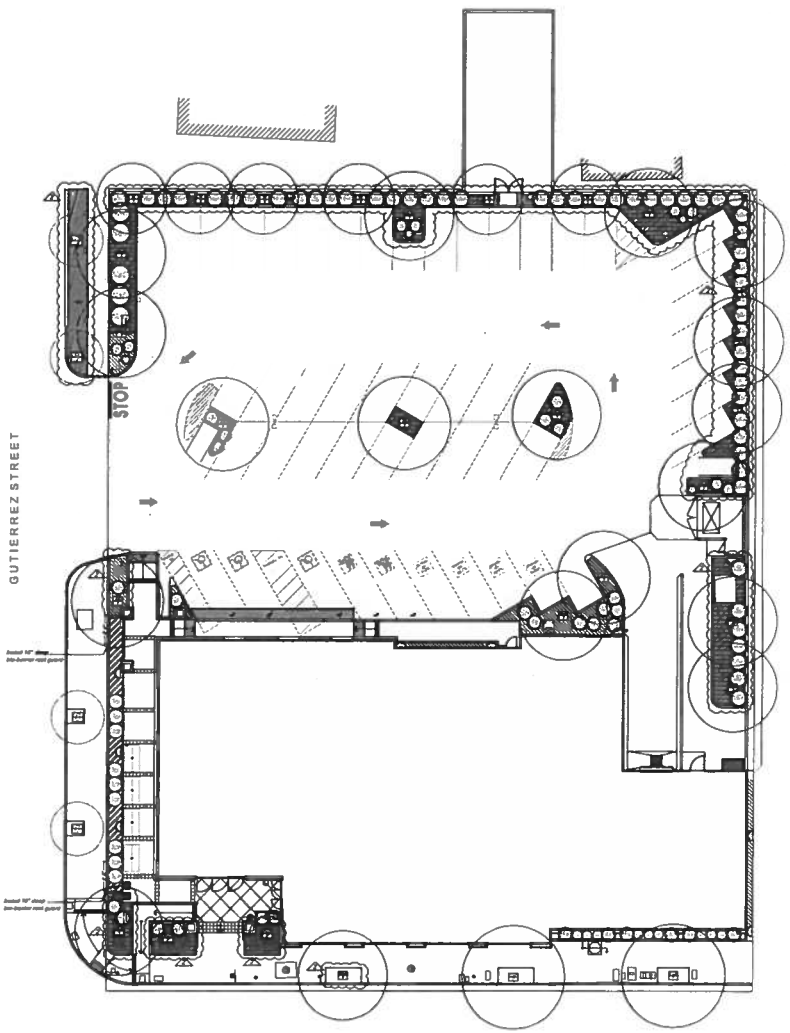
CITY OF SANTA BARBARA, CALIFORNIA
REVIEWED BY:
SIGNATURE DATE

GRADING AND IMPROVEMENT PLAN
FRESH & EASY NEIGHBORHOOD MARKET
336 MILPAS STREET
SANTA BARBARA, CALIFORNIA

SHEET C
PLAN 1
OCTOBER 07, 2011

FOR REDUCED PLANS ORIGINAL SCALE IN INCHES
0 1 2 3

ATTACHMENT 2



Trees & Palms

ID	Botanical Name	Common Name	Qty	Size	Notes
AB	*Acacia stenophylla*	Shoestring Acacia	4	15 Gal	Standard
FsP	*Ficus rubida*	Indian Laurel Fig	2	Existing	Existing, Preserve and Protect
MoS	*Melaleuca styphelioides*	Prickly-Leaved Tea Tree	14	15 Gal	Standard
PeC	*Pedilanthus calliotrianum*	Slipper Plant	2	36" Box	Multi Trunk
PR	*Pyrus kawakamii* - Espalier	Evergreen Pear	4	Prelim and Prepare in place	
TI	*Tristaniopsis laurina*	Water Gum	9	15 Gal	Standard

Shrubs, Perennials, Vines & Groundcovers

LG	Botanical Name	Common Name	Qty	Size	Notes
AbH	*Angsorrhiza 'Big Red'*	Kangaroo Paw	10	5 Gal	
AbH	*Angsorrhiza h. 'Harmony'*	Kangaroo Paw	4	5 Gal	
AsC	*Asparagus densiflorus 'Sprengeri Compactus'*	Asparagus Fern	9	1 Gal	
DdK	*Dianella caerulea 'King Alfred'*	King Alfred Dianella	9	1 Gal	
LH	*Lonicera hildebrandiana*	Giant Burmese Honeysuckle	3	15 g	Stulked
MC	*Macfadyena unguis-cati*	Cat Claw Vine	9	1 Gal	Attach to wall
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Mst	*Myoporum sthenura*	African Boxwood	54	5 Gal	
NeH	*Nephrolepis biserrata 'Holmsii Compact'*	Holmsii Boston Fern	5	5 Gal	
PeT	*Pennisetum thunbergii 'Yaconella Dwarf'*	Boston Ivy	5	5 Gal	
SR	*Strelitzia reginae*	Bird of Paradise	10	15 Gal	

Shrubs, Perennials & Groundcovers (Hatched Areas)

LG	Botanical Name	Common Name	Qty	Size	Spacing
	Agapanthus 'Queen Anne'	Lily-of-the-Nile	1 Gal	119 SF	18" O.C.
	Carex pansa	Sedge	1 Gal	179 SF	12" O.C.
	Dianella caerulea 'King Alfred'	'King Alfred' Flax Lily	1 Gal	669 SF	Plant @ 24" O.C.
	Dianella tasmanica 'Tasred'	'Tasred' Tasman Flax Lily	1 Gal	322 SF	Plant @ 18" O.C.
	Dianella 'Variegata'	Silver Carpet	Flat	253 SF	Plant 2 rows @ 12" o.c.

Pot 24"

Qty	Size	Botanical Name	Common Name
1	1 Gal	*Rosmarinus 'Tuscan Blue'*	Tuscan Blue Rosemary
2	1 Gal	*Aeonium 'Mint Sauce'*	Green Aeonium
2	1 Gal	*Sempervivum arachnoideum 'Medium' Mint Sauce'*	Blue Hoosier Fairy Fan-Flower
7	4" Pots	*Bulbine centaria 'Hwa Candy'*	Blue Bowlpe
		Sedimenta 24" round reservoir system	See detail P7, Sheet LP-3

Goodwin International 1.800.660.3300
Jamboree www.jamboree-usa.com 949.723.2999
**All plant containers to be equipped with Jamboree Asa watering system

Planting Notes:

1. All plants are identified by typical symbols. Plant quantities are approximate and provided for the contractor's convenience. In the event of discrepancies in plant count, quantities indicated by plant symbols on the plan prevail.
2. At completion of rough grading, take representative soil samples (minimum of two) from the project site and source of any imported topsoil. Locations of soil samples must be approved by the Landscape Architect. Send soil samples to Wallace Soil Testing Laboratory 310-615-8116 or an approved equal for testing of suitability for ornamental planting as specified on the drawings. Submit a copy of the results of this analysis to the Landscape Architect. Make adjustments to the rate and analysis of fertilizer & amendments as recommended to provide a suitable medium for planting. Notify the Landscape Architect of any potential problems which may result due to harmful substances found in the soil. Failure to act as specified may result in contractor assuming financial responsibility for any damage to plants.
3. Contractor is responsible for finish grades and for fine grading required for surface drainage and uniformity to the satisfaction of the Landscape Architect. Advise Landscape Architect of drainage problems and make recommendations for solution. Final grades to within a tenth of a foot must be established prior to commencing planting operations.
4. Grades and flow lines must be maintained during irrigation and planting operations. Contractor may not alter established grade and flow lines without the knowledge and permission of the Landscape Architect.
5. The Landscape Architect reserves the right to review all plant material at the nursery prior to delivery to job site. In lieu of nursery review the Landscape Architect may request photos and/or specifications of plant material to be provided prior to delivery.
6. Landscape Architect reserves the right to refuse plants delivered to site that are substandard. Replacement plants are to be supplied by contractor at no additional cost to owner.
7. Plant materials and installation to meet highest quality industry standard. Locate and secure all specified plants within two weeks of award of contract and show proof of to Landscape Architect in writing that plants have been secured. Notify Landscape Architect immediately of any plant sourcing difficulty.
8. Include in the contract price a sufficient amount to allow for supply and installation of additional plants to be used at the direction of the Landscape Architect. Include: 25 - 5 gallon, 50 - 1 gallon. Provide the unit price for each plants in the bid and credit the owner for each plant not installed.
9. Guaranty plant material 5 gallon or smaller except transplants for a period of 90 days from date of final review. Replace dead plants and plants not in vigorous condition, without cost to owner, as determined by Landscape Architect at the end of warranty period. Guaranty 5 gallon plants and larger, for 1 year from date of final review.
10. Notify Landscape Architect of intended planting schedule a minimum of two weeks prior to planting.
11. Set out all plant materials as shown on plan. Final locations must be approved by the Landscape Architect prior to planting.
12. Plant crown to be 2" above adjacent grade for 15 gallon and larger plants; 1" above adjacent grade or plants smaller than 15 gallon.
13. Install all plants per details.
14. Stake trees according to industry standards per details. Review with Landscape Architect prior to work.
15. Contact Landscape Architect for decision regarding proposed plant substitutions 4 weeks prior to installation.
16. All plants delivered to the site shall have legible identification tags.
17. Any tree shown on plan to be installed in less than 5' (eight foot) clear distance from any curb, walkway, or foundation is to be installed with root control barriers UB 18-2 by Deep Root Corp. 800-458-7699. Install as directed by detail. Install per manufacturer's instructions. Palm trees do not require root control barriers. Landscape Architect may alter or waive requirement.
18. Refer to groundcover planting detail, Sheet LP-2. Plant groundcovers adjacent to shrubs and/ or trees 1.5 times the distance of their specified spacing away from the stems of the adjacent shrubs and trees. Where plant spacing cannot be accommodated due to size of planting area, install as directed by Landscape Architect.
19. Plant backfill:
    3 Parts soil bank hole
    1 Part soil amendment (nitrogen fortified redwood shavings and 10 lbs "grow power plus" per cubic yard of backfill).
20. Top soil replacement:
    In all planters formerly under paving, remove existing soil to a minimum depth of two feet(2') and prepare the planters in the following manner:
    A. Bore six inch (6") diameter holes to a depth of eighteen inches (18") below subgrade at four feet (4') on center (minimum of one per planter area).
    B. Rototill subgrade to a depth of six inches (6").
    C. Replace with imported Class "A" topsoil amend as directed by soil analysis/ specification.
21. Completely eradicate all bermuda, kikuyu grass, and other weed growth or other visible or alleged invasive weeds from areas within project limits prior to installing planting.
22. Provide and install bark mulch over all shrub and groundcover areas. Use walk-on bark mulch from Agromin (800) 247-8648 or as listed in the specifications. Spread mulch evenly over all shrub and groundcover areas to a depth of 3" (three inches). Keep mulch away from plant stems. Submit mulch samples to Landscape Architect for approval prior to purchase and delivery.
23. Preserve and protect all existing trees unless otherwise noted.
24. Set out all pots and plant materials as shown on plan. Final locations must be approved by the landscape architect prior to placement and planting.
25. Any tree shown in the public right of way is the property of the City of Santa Barbara. Installation must be approved by the Urban Forestry Supervisor. Contact at (805) 564-5592 when planting pit is excavated, but BEFORE backfilling.

ABR RESUBMITTAL 03-28-12

PR ARCHITECTS

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T (562) 624-0000 www.prarchitects.com

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MILPAS & GUTIERREZ

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Santa Barbara, Ca 93101
tel 805.963.9095
fax 805 962 3465
gmail@sbnursery.com

Landscape Architect

REVISIONS
Bid set 7/01/11
1 CCD1 08/19/11
2 CCD13 03/28/12

PLANTING PLAN

PROJECT NO.
FY - Redmond 1 7
SHEET NUMBER
1415
PROJECT NUMBER
1114.04.01

LP-1