SITE PLAN

100 WEST CARRILLO ST., SANTA BARBARA, CA 93101

APPLICABLE CODES

1. CALIFORNIA BUILDING CODE - 2019 EDITION. TITLE 24, PART 2
2. CALIFORNIA RESIDENTIAL CODE, 2019 EDITION. TITLE 24, PART 2.5
3. CALIFORNIA MECHANICAL CODE, 2019 EDITION. TITLE 24, PART 4
4. CALIFORNIA ELECTRICAL CODE, 2019 EDITION. TITLE 24, PART 3
5. CALIFORNIA PLUMBING CODE, 2019 EDITION. TITLE 24, PART 5
6. CALIFORNIA ENERGY CODE, 2019 EDITION. TITLE 24, PART 6
7. CALIFORNIA GREEN BUILDING STANDARDS CODE 2019 EDITION. TITLE 24, PART 11

LEGAL DESCRIPTION

ASSESSORS I.D. NO. 039-272-023

OCCUPANCY M

ZONING DISTRICT: C-G (SBMC TITLE 30)

LOT SIZE: 2.62 ACRES; APPROX. 112,550 S.F.

AVG. SLOPE 8%

CONSTRUCTION TYPE

TYPE - V-B (FULLY SPRINKLERED)

BUILDING HEIGHT: 1 - STORY

PROJECT DESCRIPTION

REMOVAL AND REPLACEMENT OF SELECTED PLANT MATERIALS WITH WATER-WISE AND DROUGHT TOLERANT PLANTS SELECTED FOR THEIR HISTORICAL VALUE.

THE EXISTING IRRIGATION SYSTEM WILL BE UPDATED WITH A MORE EFFICIENT DRIP SYSTEM TO INCLUDE MOISTURE AND WEATHER SENSORS CAPABILITIES.

THERE IS NO CHANGE IN PARKING LOT CONFIGURATION.

PROJECT DATA

LEGAL DESCRIPTION

ASSESSORS I.D. NO. 039-272-023

OWNERSHIP: CITY OF SANTA BARBARA

LOT SIZE: 2.62 ACRES APPROX. 112,550 S.F.

CONSTRUCTION TYPE

TYPE: OR FULLY SPRINKLERED

SHEET INDEX

LANDSCAPE ARCHITECTURAL PLANS

L-1.0 TITLE SHEET

L-2.0 EXISTING LANDSCAPE PLAN

L-3.0 LANDSCAPE PLANS

L-4.0 IRRIGATION WATER CALC

L-5.1 PLANTING DETAILS

L-5.2 PLANTING DETAILS

L-5.3 PLANTING DETAILS

L-6.0 LANDSCAPE SPECIFICATIONS

REMARKS

DATE

REMARKS

DATE

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF STUDIO FIVE LANDSCAPE ARCHITECTS AND SHALL NOT BE USED WITHOUT THE WRITTEN CONSENT OF STUDIO FIVE LANDSCAPE ARCHITECTS. DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF STUDIO FIVE LANDSCAPE ARCHITECTS PRIOR TO THE COMMENCEMENT OF ANY WORK.

DATE

REMARKS

DATE

REMARKS

DATE

SANTA BARBARA, CALIFORNIA

LANDSCAPE ARCHITECTURAL PLANS FOR:

KAA

PLOT DATE: 21-2215

12/09/2021

DRAWN BY:

DATE

CHECKED BY:

DATE

Q:

A - Projects on 'w2ksvr' (Q)

Acadwgs

Retail Design Collaborative

21-2215 Ralphs 680, San. Bar

Construction

S5-Ralphs 680 SB-L-1.0C Title Sht.dwg

12/10/2021 16:06

1
LANDSCAPE NOTES:

**IRRIGATION SYSTEM:**
All planted areas shall be irrigated according to plant type guidelines and environmental conditions using efficient irrigation methods to minimize evaporation. Irrigation shall be used by means of an automatically controlled irrigation control system with a rain sensor. The system shall be capable of repeated cycles in order to apply water at a rate that the soil can absorb, thus minimizing run-off. The rain sensor will be installed to prevent over watering when rains are expected. Domestic water will be protected by means of a reduced pressure type backflow preventer. The property will show the location of all connections, sprinkler heads, backflow preventers, and control valves.

**PLANTING DEMOLITION:**
clientes will be removed as indicated. All new plantings shall follow the landscape plan and supporting text. Existing plantings shall be protected as indicated.

**COMPLIANCE NOTE:**
I have complied with the criteria of the WATER EFFICIENT LANDSCAPE REGULATIONS as in the plans. This project complies with WATER EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN.

INSTALL ALL IRRIGATION EQUIPMENT, IRRIGATION HEADS AND PLANT MATERIALS IN COMPLIANCE WITH THE SANTA BARBARA WATER EFFICIENT LANDSCAPE STANDARDS.
Plant establishment period is to be two (2) half cycles / day for the first sixty (60) days after initial planting.

### Initial Water Schedule

<table>
<thead>
<tr>
<th>Hydrozone</th>
<th>Water Use</th>
<th>Irrigation Method</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Low</td>
<td>Drip</td>
</tr>
<tr>
<td>B</td>
<td>Low</td>
<td>Drip</td>
</tr>
<tr>
<td>C</td>
<td>Low</td>
<td>Drip</td>
</tr>
<tr>
<td>D</td>
<td>High</td>
<td>Overhead</td>
</tr>
<tr>
<td>E</td>
<td>Medium</td>
<td>Overhead</td>
</tr>
<tr>
<td>F</td>
<td>High</td>
<td>Overhead</td>
</tr>
<tr>
<td>G</td>
<td>Medium</td>
<td>Overhead</td>
</tr>
</tbody>
</table>

### MAWA / ETWU - Water Efficient Landscape Worksheet

#### ETAF Calculations

<table>
<thead>
<tr>
<th>Area</th>
<th>ETAF</th>
<th>Average ETAF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Landscape Area</td>
<td>1,345.32</td>
<td>0.72</td>
</tr>
<tr>
<td>All Landscape Areas</td>
<td>877.68</td>
<td>0.24</td>
</tr>
</tbody>
</table>

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

### ETWU Total

- **Maximum Allowed Water Allowance (MAWA)**
  - Hydrozone A-1, low water use planting: 0.3
  - Hydrozone A-2, low water use planting: 0.3
  - Total: 0.6

- **ETWU (Annual Gallons Required)**
  - Hydrozone A-1: 0.81
  - Hydrozone A-2: 0.81
  - Total: 1.62

- **Estimated Total Water Use (ETWU)**
  - Hydrozone A-1: 0.24
  - Hydrozone A-2: 0.24
  - Total: 0.48

### MAWA (Annual Gallons Allowed)

- **MAWA (Annual Gallons Allowed)**
  - Hydrozone A-1: 475
  - Hydrozone A-2: 1,406
  - Total: 11,653.15

- **ETWU (Annual Gallons Required)**
  - Hydrozone A-1: 55.7
  - Hydrozone A-2: 888
  - Total: 2,132.4

- **Discrepancy**
  - MAWA: 11,653.15
  - MAWA: 2,769
  - Discrepancy: 8,884.15

This worksheet is filled out by the project applicant and it is a required item of the Landscape Document Package.

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#### Reference Evapotranspiration (ETo):

- Where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

- **ETWU** = (ETo) x (0.62) x (ETAF x Area)

- **MAWA** = (ETo) x (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
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PLANTING DETAILS

1. All ground covers are to be planted at equal finish grade.
2. Plant stakes per specifications.
3. 1/2" Dia. eyebolts in lead shields.
4. Backfill mix per specifications.
5. Fertilizer tablets per specifications.
6. Planting pit 1.5 times width of rootball.
7. All palm roots are to be trimmed.
8. 3" min. depth (where applicable) keeping rootball area exposed. palm root ball (trimmed).
9. 4" perf. pipe vent core filled w/ pumice.
10. 4" solid SDR-35 clean-out w/ cap.

NOTES:
· Untangle vine branches and secure to wires.
· Untangle matted roots by loosening all roots at wall for attachment.
· Provide eyebolts for future use.
· Trees planted in turf areas are not required to have basins.
· Trees planted in turf areas are not linear root barrier min. 0.06 inches thick where applicable.
· Plants planted in turf areas are not 4" berm for temporary watering.
· PALM PLANTING

· Palm trunk (trimmed if specified)
· 3" dia x 24" long perforated drain
· Backfill mix w/ plant tablets (refer to planting plan if applicable).
· Palm planting

· Palm planting
· 4" perf. SDR-35 PVC (length of plant pit) wrapped w/ 3/4" washed crushed aggregate
· 1" of shredded mulch in planter beds
· 4" solid SDR-35 clean-out w/ cap
· 4" perf. pipe vent core filled w/ pumice
· 3" min. depth (where applicable) keeping rootball area exposed. palm root ball (trimmed if specified)
· 3" x rootball
· 100 west carrillo street

PLANTING DETAILS
IRRIGATION SPECIFICATIONS

1. MATERIALS: The Contractor shall provide all materials, labor and equipment necessary to complete the irrigation system in the manner specified herein.

2. GENERAL REQUIREMENTS
   a. Drip irrigation systems shall be designed, installed and maintained by a professional irrigation contractor licensed by the State of California, unless otherwise specified.
   b. All irrigation equipment shall be new and of good quality.
   c. All irrigation valves shall be fully automatic and shall be installed in accordance with the manufacturer’s instructions.
   d. All irrigation lines shall be buried at a minimum depth of 18 inches (457 mm) and shall be laid in a straight line as much as possible.
   e. All irrigation lines shall be supported at intervals not exceeding 6 feet (1.8 m) and shall be secured with clips or straps to prevent movement.

3. PROPER PLANTING:
   a. All plants shall be properly planted and staked to ensure their survival.
   b. All plants shall be watered immediately after planting.

4. SOIL PREPARATION:
   a. All soil shall be properly prepared prior to planting.
   b. All soil shall be tested for pH and other soil properties.

5. PLANTING:
   a. All plants shall be properly spaced and staked to ensure their survival.
   b. All plants shall be watered immediately after planting.

6. MAINTENANCE:
   a. All irrigation systems shall be maintained on a regular schedule.
   b. All irrigation systems shall be tested annually to ensure proper functioning.

7. MOWING:
   a. All grass areas shall be mowed on a regular schedule.
   b. All mowing shall be done in a manner that preserves the natural appearance of the landscape.

8. COMMUNICATIONS:
   a. All communication devices shall be properly installed and maintained.
   b. All communication devices shall be tested regularly to ensure proper functioning.

9. SECURITY:
   a. All security devices shall be properly installed and maintained.
   b. All security devices shall be tested regularly to ensure proper functioning.

10. CLEAN UP:
    a. All debris shall be removed from the site.
    b. All materials shall be properly stored and disposed of.

11. FINISHING:
    a. All irrigation systems shall be properly finished to ensure a uniform appearance.
    b. All irrigation systems shall be tested to ensure proper functioning.

12. REPORTS:
    a. All reports shall be submitted to the City as a part of the landscape documentation package.
    b. All reports shall be reviewed and approved by the City.

13. COSTS:
    a. All costs shall be calculated and submitted to the City for approval.
    b. All costs shall be reviewed and approved by the City.

14. ADDITIONAL REQUIREMENTS:
    a. All additional requirements shall be specified in the contract.
    b. All additional requirements shall be reviewed and approved by the City.

PLANTING SPECIFICATIONS

1. SEEDS:
   a. All seeds shall be of good quality and of the variety specified in the contract.
   b. All seeds shall be planted according to the manufacturer’s instructions.

2. SOIL PREPARATION:
   a. All soil shall be properly prepared prior to planting.
   b. All soil shall be tested for pH and other soil properties.

3. PLANTING:
   a. All plants shall be properly spaced and staked to ensure their survival.
   b. All plants shall be watered immediately after planting.

4. MAINTENANCE:
   a. All plants shall be properly maintained to ensure their survival.
   b. All plants shall be watered regularly to ensure proper growth.

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   a. All grass areas shall be mowed on a regular schedule.
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GENERAL SPECIFICATIONS

1. GENERAL CONDITIONS:
   a. The Contractor shall provide all materials, labor and equipment necessary to complete the irrigation system in the manner specified herein.
   b. The Contractor shall be responsible for obtaining all necessary permits and approvals.

2. MATERIALS:
   a. All materials shall be of good quality and of the variety specified in the contract.
   b. All materials shall be stored properly to ensure their integrity.

3. GENERAL REQUIREMENTS:
   a. All general requirements shall be specified in the contract.
   b. All general requirements shall be reviewed and approved by the City.

4. PROPER PLANTING:
   a. All plants shall be properly planted and staked to ensure their survival.
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