

GENERAL CONSTRUCTION NOTES

- ALL REFERENCED SPECIFICATIONS, CODES, DRAWINGS AND DETAILS SHALL BE INCORPORATED INTO THESE PLANS AND MADE A PART HEREOF AS IF SPELLED OUT OR DELINEATED IN THEIR ENTIRETY HEREON.
- GRADING OR OTHER CONSTRUCTION WORK OFFSITE IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION OF THE AFFECTED OFFSITE PROPERTY OWNERS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE PROJECT'S CONDITIONS OF APPROVAL AND ABIDE BY THEIR REQUIREMENTS AS APPLICABLE.
- THE GEOTECHNICAL REPORT PREPARED BY BRAUN & ASSOCIATES DATED MARCH 24, 2011 AND ANY UPDATES SHALL BE INCORPORATED INTO THESE PLANS AND MADE A PART HEREOF AS IF SPELLED OUT IN THEIR ENTIRETY HEREON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE APPLICABLE REPORTS AND ABIDE BY THEIR RECOMMENDATIONS. IF THE CONTRACTOR DETERMINES THERE IS A CONFLICT BETWEEN THESE PLANS AND THE REPORTS, HE SHALL PHONE AND NOTIFY IN WRITING BOTH THE PREPARER OF THESE PLANS AND THE REPORT PRIOR TO PROCEEDING. HE WILL WAIT FOR A WRITTEN RESPONSE CLARIFYING THE DISCREPANCY.
- BEFORE BEGINNING WORK, THE CONTRACTOR SHALL CONTACT THE COUNTY ENGINEER, THE UTILITY COMPANIES, THE SOILS ENGINEER, AND THE PROJECT ENGINEER (PENFIELD & SMITH), AND SHALL DETERMINE FROM EACH: (1) SCOPE OF WORK TO BE OBSERVED AND BY WHOM, (2) SCOPE OF TESTING, AND (3) ADVANCE NOTICE REQUIRED (MINIMUM OF 48 HOURS). DURING THE COURSE OF WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR OBSERVATION AND TESTING AS STIPULATED PURSUANT TO ABOVE DETERMINATIONS. WORK NOT OBSERVED AND TESTED WILL BE SUBJECT TO REJECTION.
- BEFORE BEGINNING WORK, THE CONTRACTOR SHALL DETERMINE OR VERIFY THE LOCATION AND FLOWLINE ELEVATION OF ALL EXISTING WATER, SEWER, AND DRAINAGE STRUCTURES AND/OR CONDUITS TO BE JOINED BY NEW CONSTRUCTION. IF DIFFERENCES ARE OBSERVED THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER BY PHONE AND IN WRITING.
- EXISTING PERMANENT SURVEY MONUMENTS SHOWN ON THE PLANS, INCLUDING PROPERTY CORNERS AND BENCHMARKS, SHALL BE PRESERVED BY THE CONTRACTOR OR SHALL BE TIED-OUT PRIOR TO CONSTRUCTION AND RE-SET AFTER CONSTRUCTION BY A LICENSED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- THE ROUGH GRADING CONTRACTOR SHALL GRADE TO SUBGRADE.
- AREAS TO RECEIVE FILL MATERIAL AND AREAS TO RECEIVE BUILDINGS, WALLS, PAVEMENT, SIDEWALKS AND OTHER STRUCTURAL IMPROVEMENTS SHALL BE PREPARED AS RECOMMENDED BY, AND UNDER THE OBSERVATION AND TESTING OF THE SOILS ENGINEER. RECOMMENDATIONS FOR OVER-EXCAVATION, ADDITIONAL SCARIFICATION, BACKFILL AND RECOMPACTION ARE CONTAINED IN THE PROJECT SOILS REPORT.
- IF NOT DIMENSIONED, LOCATION OF FINISH GRADE ELEVATIONS AND FEATURES SUCH AS SWALES, RIDGE LINES, ETC. SHALL BE DETERMINED BY SCALE FROM KNOWN POINTS SHOWN ON THE PLANS. UNIFORM GRADIENTS OR VERTICAL CURVES, AS APPROPRIATE, SHALL BE ASSUMED BETWEEN CONTROL ELEVATIONS SHOWN ON THE PLANS.

EROSION CONTROL NOTES

- THE CONTRACTOR SHALL UTILIZE THIS PLAN ONLY AS A GUIDE TO FULFILL ALL REGULATORY AND PRACTICAL REQUIREMENTS RELATED TO EROSION CONTROL AND STORM WATER POLLUTION PREVENTION. IF REQUIRED A FORMAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE PREPARED AND IMPLEMENTED BY THE CONTRACTOR AND SHALL NOT BE LIMITED TO THE FEATURES DEPICTED ON THIS SHEET.
- A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
- EROSION CONTROL DEVICES MAY BE REMOVED WHEN APPROVED BY THE BUILDING AND SAFETY INSPECTOR IF THE GRADING OPERATIONS HAVE PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
- EARTHEN AREAS ADJACENT TO THE PUBLIC RIGHT OF WAY SHALL DRAIN AWAY FROM THE PUBLIC RIGHT OF WAY AT THE CONCLUSION OF EACH WORKING DAY.
- ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM.
- EXCEPT AS OTHERWISE APPROVED BY THE BUILDING AND SAFETY INSPECTOR, ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR WEEKENDS WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
- ALL LOOSE SOIL AND DEBRIS, WHICH MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY, SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE PUBLIC WORKS INSPECTOR.
- THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION AND/OR RUNOFF DAMAGE WITHIN THE SITE SHALL BE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR.
- DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 WITHOUT THE APPROVAL OF THE PUBLIC WORKS INSPECTOR.
- EROSION CONTROL DEVICES SHALL NOT BE MODIFIED WITHOUT THE APPROVAL OF THE ENGINEER. REVISED PLANS SHALL BE SUBMITTED TO THE COUNTY FOR APPROVAL.
- THE CONTRACTOR SHALL SUPERVISE EROSION CONTROL WORK IN ACCORDANCE WITH THE APPROVED PLANS. THE WORK ALSO INCLUDES, BUT IS NOT LIMITED TO, INSPECTION OF EROSION CONTROL MEASURES BEFORE EACH RAINSTORM AND 5-DAY PROBABILITY RAIN FORECAST.
- IF RAIN IS FORECAST OR THREATENING, ALL STOCKPILED MATERIALS SHALL BE TARPED TO PREVENT EROSION. TARP SHALL BE ANCHORED WITH GRAVEL FILLED BAGS AT 8' INTERVALS.
- WHENEVER SEDIMENT-LADEN WATER MUST BE REMOVED FROM THE CONSTRUCTION SITE, A DEWATERING PUMP, A FILTER BOX, PORTABLE SEDIMENT TANK, OR SOME FORM OF FILTERING MEDIA IS TO BE USED PRIOR TO OR DURING DISCHARGE.
- STAGING, REFUELING OF EQUIPMENT AND STORAGE OF MATERIALS SHOULD BE IN ONE CENTRAL AREA. THIS AREA MAY CHANGE THROUGHOUT CONSTRUCTION, AS REQUIRED. THE AREA SHALL BE INSPECTED FREQUENTLY TO ENSURE NO SPILLED HAZARDOUS MATERIALS CONTAMINATE THE EXISTING GROUND. SHOULD THIS OCCUR, THE SPILL SHALL BE CLEANED UP IMMEDIATELY PER COUNTY OF SANTA BARBARA STANDARDS. THIS SITE SHALL NOT BE LOCATED NEAR STORM DRAIN INLETS, EXISTING RESIDENCES, DRAINAGE SWALES OR ADJACENT TO A FILL SLOPE.

ESTIMATED EARTHWORK QUANTITIES

UNDER STRUCTURES (INCLUDES OVER-EXCAVATION AND 5' OUTSIDE):

PROPOSED CUT = 600 CUBIC YARDS

PROPOSED COMPACTED FILL = 850 CUBIC YARDS

OTHER*:

PROPOSED CUT = 350 CUBIC YARDS

PROPOSED FILL = 100 CUBIC YARDS

TOTAL SITE (RAW):

PROPOSED CUT = 960 CUBIC YARDS

PROPOSED FILL = 950 CUBIC YARDS

*TOP 12" OF SOIL TO BE REMOVED OVER REMAINDER OF SITE

THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISH GRADE OR SUBGRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS ON THE PLAN. PROPOSED FINISH GRADE IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED. PROPOSED SUBGRADE ELEVATION IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED BENEATH PAVEMENTS OR STRUCTURES.

THE EARTHWORK QUANTITIES ABOVE ARE FOR BUILDING PERMIT PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, RE-COMPACTION, AND CONSTRUCTION METHODS.

THE CONTRACTOR SHALL PERFORM AN EARTHWORK ESTIMATE FOR THE PURPOSE OF PREPARING A LUMP-SUM BID PRICE FOR EARTHWORK. THE BID PRICE SHALL INCLUDE COSTS FOR ANY NECESSARY IMPORT AND PLACEMENT OF EARTH MATERIALS OR THE EXPORT AND PROPER DISPOSAL OF EXCESS EARTH MATERIALS.

SURVEY MONUMENTATION

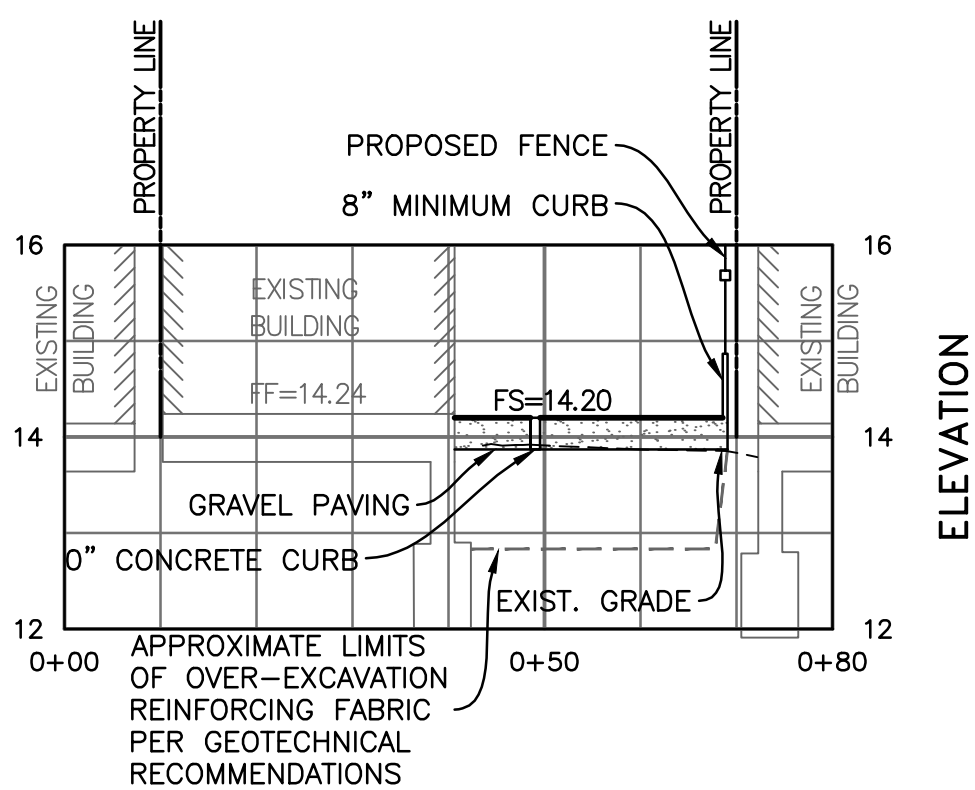
THE CONTRACTOR SHALL FURNISH ALL SURVEYING REQUIRED FOR THE PRESERVATION OF EXISTING SURVEY MONUMENTATION. THE CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION AND/OR PERPETUATION OF ALL EXISTING SURVEY DOCUMENTS WHICH CONTROL SUBDIVISIONS, BOUNDARIES, STREETS, HIGHWAYS, RIGHTS OF WAY, AND EASEMENTS, OR PROVIDE SURVEY CONTROL FOR THAT WHICH WILL BE DISTRIBUTED OR REMOVED DUE TO THE WORK PERFORMED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF TEN WORKING DAYS NOTICE TO THE CITY SURVEYOR PRIOR TO THE DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS. THE CITY SURVEYOR WILL COORDINATE WITH THE CONTRACTOR TO PROVIDE WITNESS MONUMENTS, RESET MONUMENTS, AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR IN ACCORDANCE WITH THE BUSINESS AND PROFESSIONS CODE, SECTION 8771.

GEOTECHNICAL NOTES

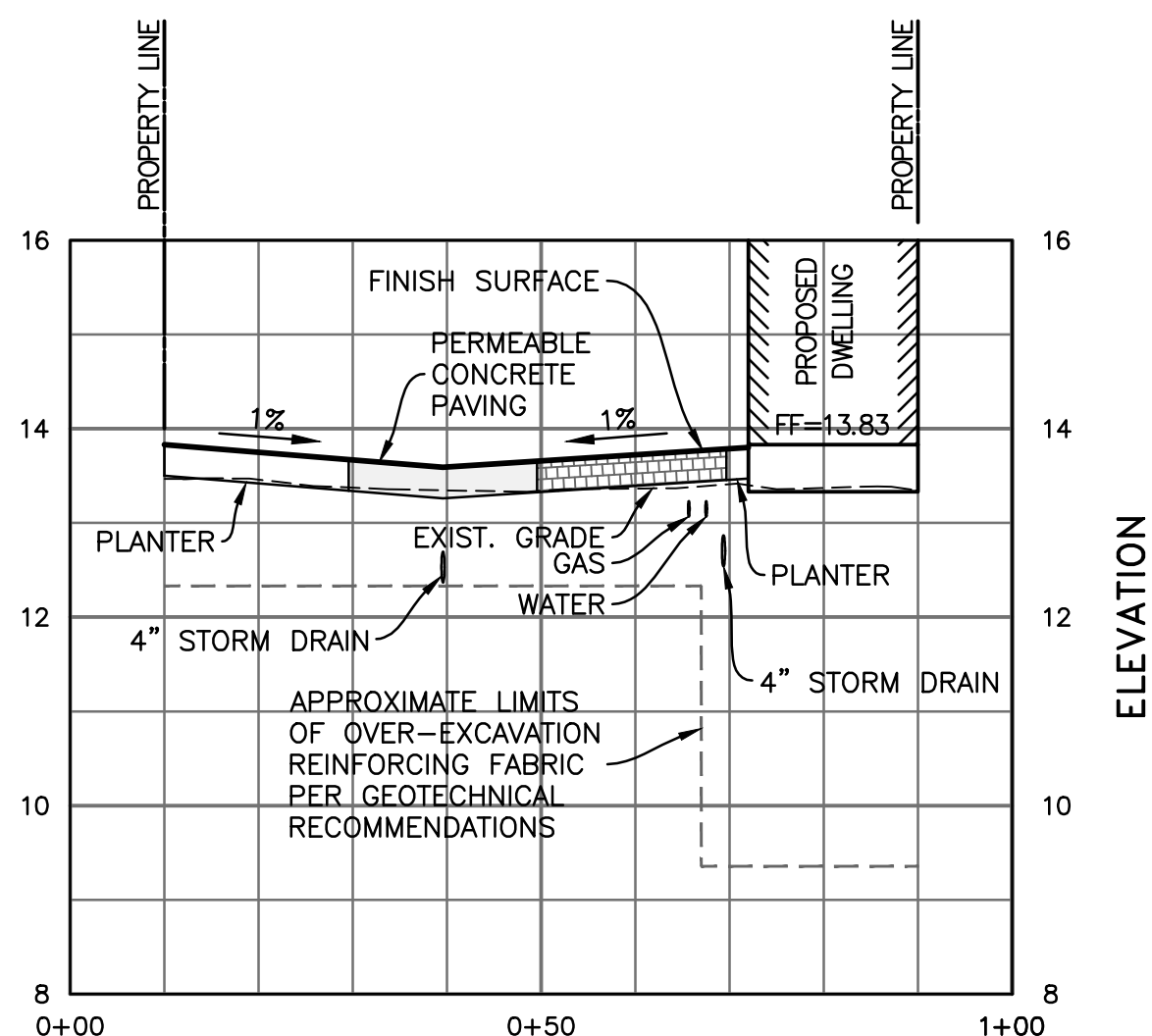
- SEE BRAUN ASSOCIATES INC. SOILS INVESTIGATION FOR SBCAST DATED MARCH 24, 2011, AND ALL SUBSEQUENT UPDATES PREPARED FOR THIS PROJECT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE REPORT AND ABIDE BY THE RECOMMENDATIONS. IF THE CONTRACTOR DETERMINES THERE IS A CONFLICT BETWEEN THESE PLANS AND THE REPORT, HE SHALL PHONE AND NOTIFY IN WRITING BOTH THE PREPARER OF THESE PLANS AND THE REPORT PRIOR TO PROCEEDING. HE WILL WAIT FOR A WRITTEN RESPONSE CLARIFYING THE DISCREPANCY.

ARCHAEOLOGY NOTES

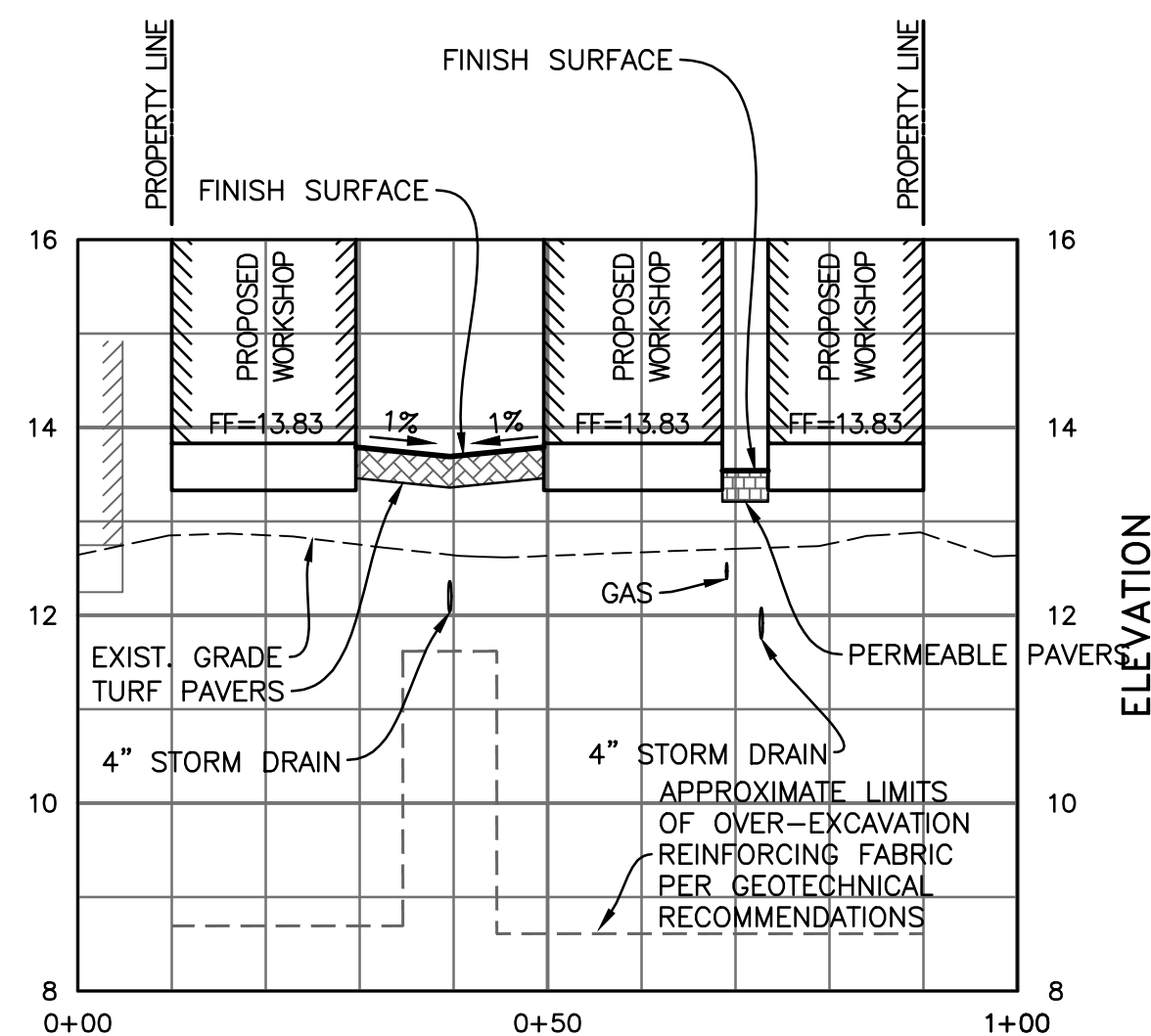
- PRIOR TO THE START OF ANY VEGETATION OR PAVING REMOVAL, DEMOLITION, TRENCHING OR GRADING, CONTRACTORS AND CONSTRUCTION PERSONNEL SHALL BE ALERTED TO THE POSSIBILITY OF UNCOVERING UNANTICIPATED SUBSURFACE ARCHEOLOGICAL FEATURES OR ARTIFACTS. IF SUCH ARCHEOLOGICAL RESOURCES ARE ENCOUNTERED OR SUSPECTED, WORK SHALL BE HALTED IMMEDIATELY. THE CITY ENVIRONMENTAL ANALYST SHALL BE NOTIFIED AND THE OWNER SHALL RETAIN AN ARCHEOLOGIST FROM THE MOST CURRENT CITY QUALIFIED ARCHEOLOGISTS LIST. THE LATTER SHALL BE EMPLOYED TO ASSESS THE NATURE, EXTENT AND SIGNIFICANCE OF ANY DISCOVERIES AND TO DEVELOP APPROPRIATE MANAGEMENT RECOMMENDATIONS FOR ARCHEOLOGICAL RESOURCE TREATMENT, WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, REDIRECTION OF GRADING AND/OR EXCAVATION ACTIVITIES, CONSULTATION AND/OR MONITORING WITH A BARBARENO CHUMASH REPRESENTATIVE FROM THE MOST CURRENT CITY QUALIFIED BARBARENO CHUMASH SITE MONITORS LIST, ETC. IF THE DISCOVERY CONSISTS OF POSSIBLE HUMAN REMAINS, THE SANTA BARBARA COUNTY CORONER SHALL BE CONTACTED IMMEDIATELY. IF THE CORONER DETERMINES THAT THE REMAINS ARE NATIVE AMERICAN, THE CORONER SHALL CONTACT THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION. A BARBARENO CHUMASH REPRESENTATIVE FROM THE MOST CURRENT CITY QUALIFIED BARBARENO CHUMASH SITE MONITORS LIST SHALL BE RETAINED TO MONITOR ALL FURTHER SUBSURFACE DISTURBANCE IN THE AREA OF THE FIND. WORK IN THE AREA MAY ONLY PROCEED AFTER THE ENVIRONMENTAL ANALYST GRANTS AUTHORIZATION. IF THE DISCOVERY CONSISTS OF POSSIBLE PREHISTORIC OR NATIVE AMERICAN ARTIFACTS OR MATERIALS, A BARBARENO CHUMASH REPRESENTATIVE FROM THE MOST CURRENT CITY QUALIFIED BARBARENO CHUMASH SITE MONITORS LIST SHALL BE RETAINED TO MONITOR ALL FURTHER SUBSURFACE DISTURBANCE IN THE AREA OF THE FIND. WORK IN THE AREA MAY ONLY PROCEED AFTER THE ENVIRONMENTAL ANALYST GRANTS AUTHORIZATION.
- A FINAL REPORT ON THE RESULTS OF THE ARCHEOLOGICAL MONITORING SHALL BE SUBMITTED BY THE CITY APPROVED ARCHEOLOGIST TO THE ENVIRONMENTAL ANALYST WITHIN 180 DAYS OF COMPLETION OF THE MONITORING AND PRIOR TO ANY CERTIFICATE OF OCCUPANCY FOR THE PROJECT.



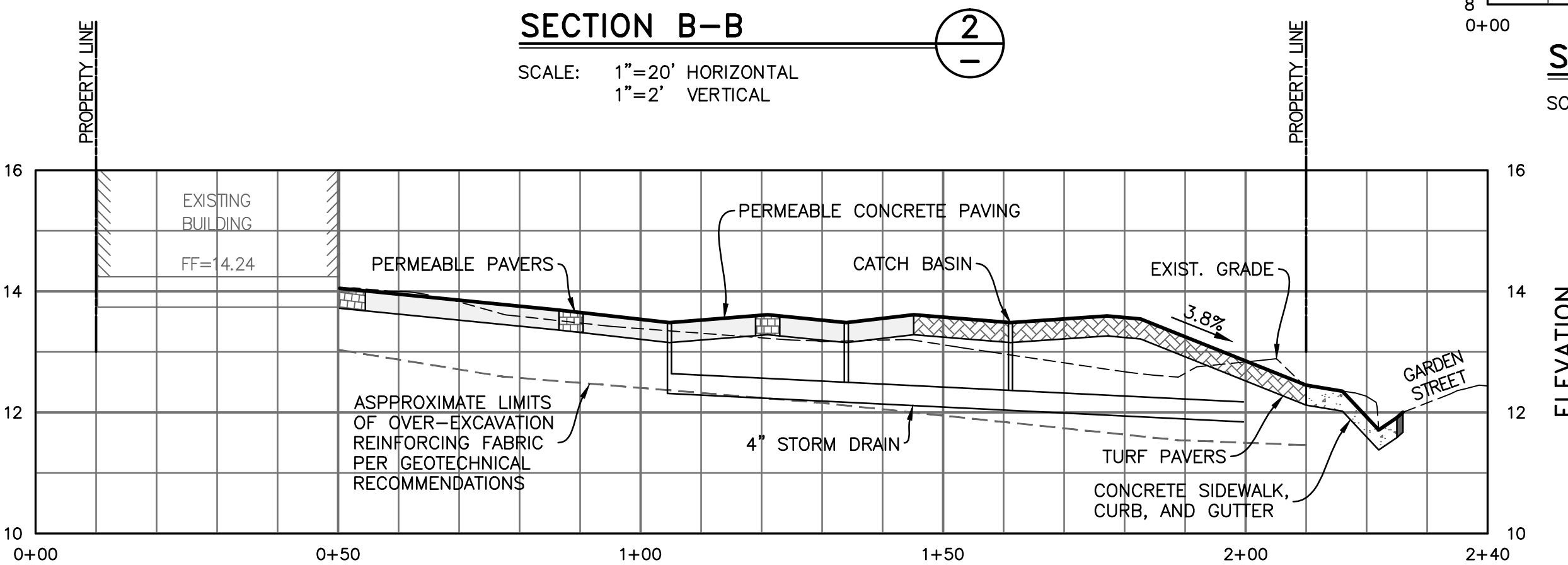
SECTION A-A
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1"=2' VERTICAL



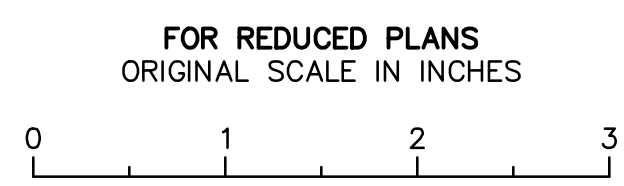
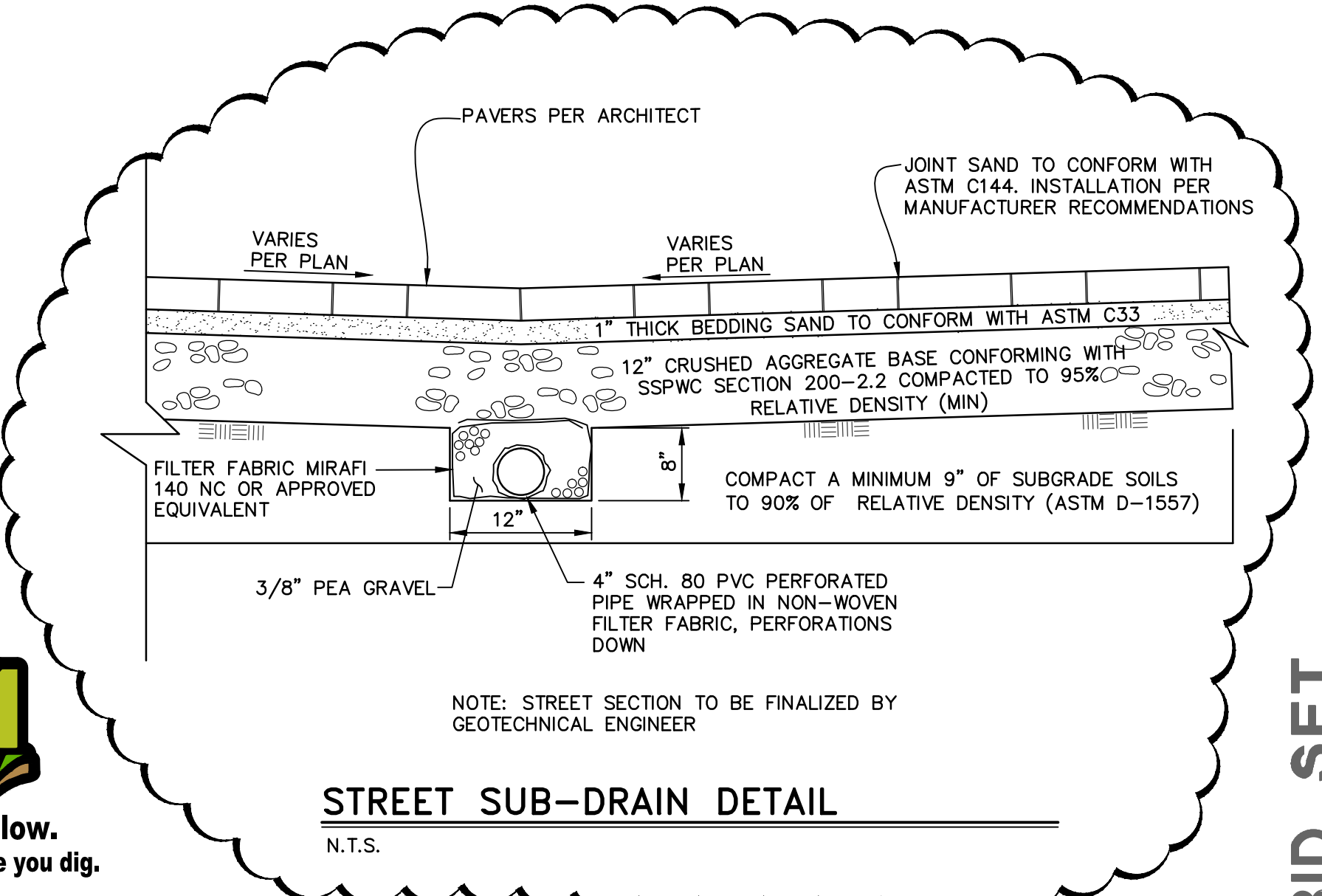
SECTION B-B
SCALE: 1"=20' HORIZONTAL
1"=2' VERTICAL



SECTION C-C
SCALE: 1"=20' HORIZONTAL
1"=2' VERTICAL



SECTION D-D
SCALE: 1"=20' HORIZONTAL
1"=2' VERTICAL



NO.	DATE	REVISIONS	APPD.
1	6/12/13	REVISION 1	

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DESIGN_ZLJ CHECKED_MCH
MICHAEL HAMILTON DATE:
PROJECT ENGINEER
R.C.E. 62,696



CITY OF SANTA BARBARA
REVIEWED BY:
SIGNATURE DATE

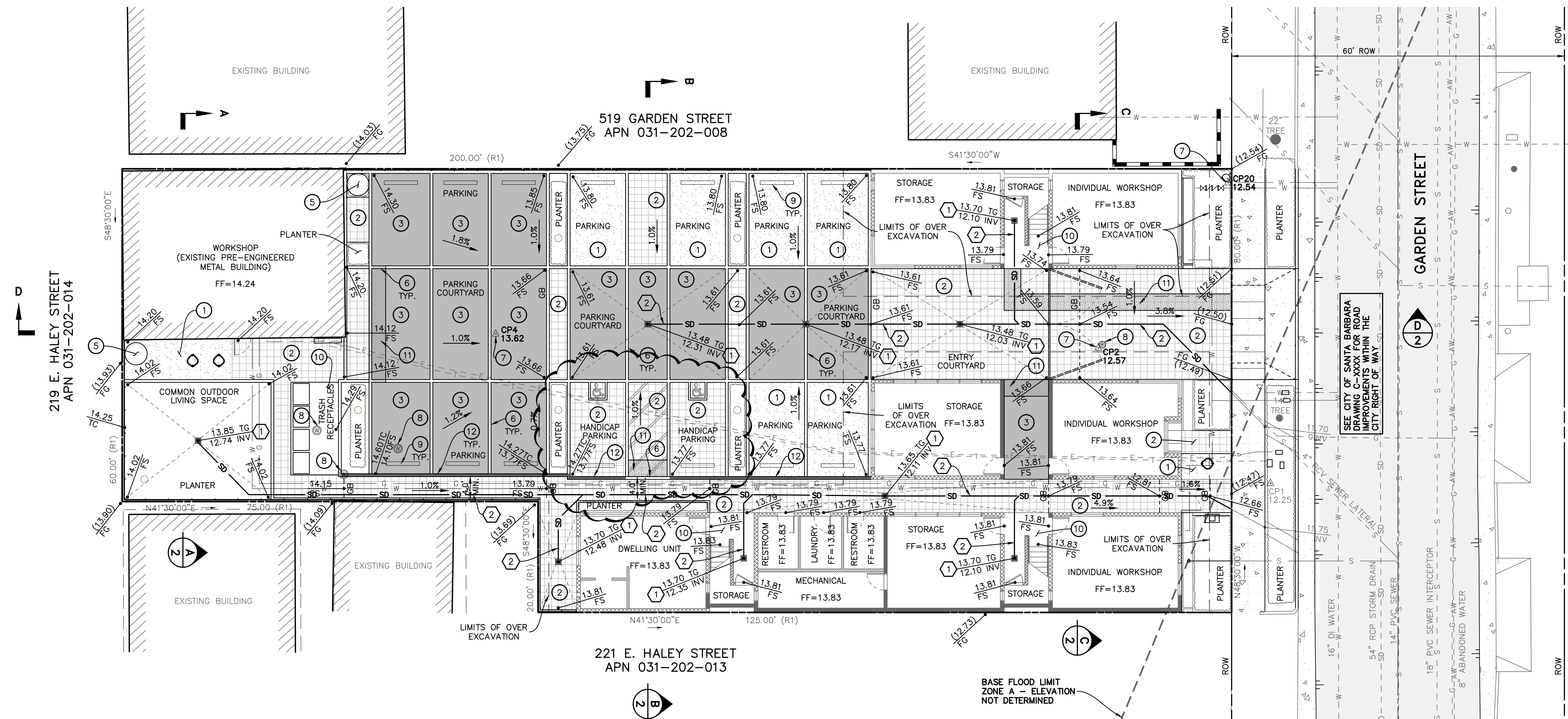
NOTES AND SECTIONS
SBCAST
513 GARDEN STREET
SANTA BARBARA, CALIFORNIA

P&S PROJECT NO.
19756.01
SHEET
2 OF 5
PLAN DATE
APRIL 10, 2014

36-ENG SAVE DATE: 6/10/2014 3:00:06 PM PLOT BY: Michael Hamilton PLOT DATE: 6/10/2014 3:00:24 PM PLOT SCALE: 1:1

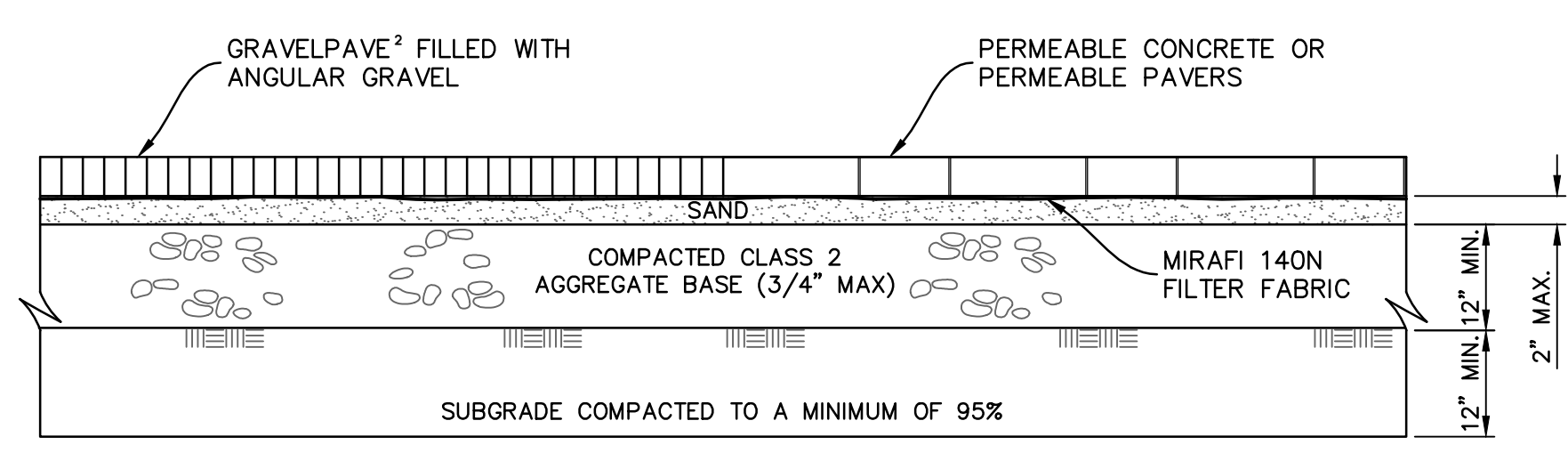
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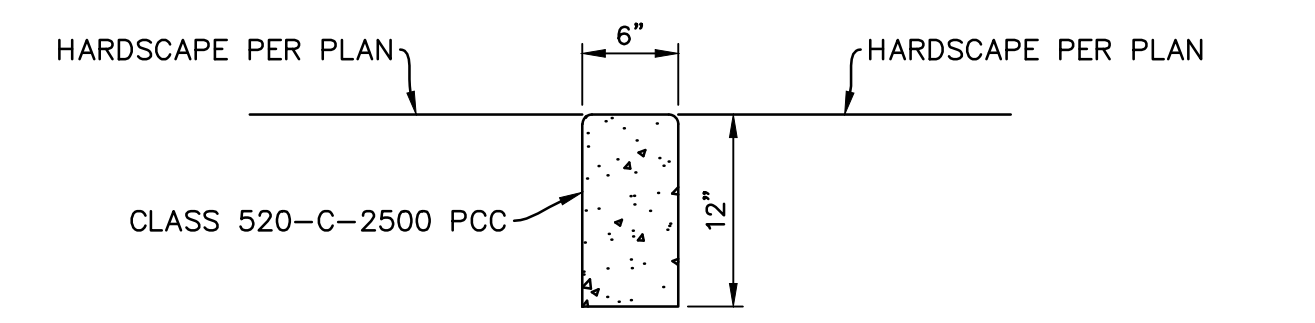


SEE CITY OF SANTA BARBARA DRAWING C-XXX FOR ROAD IMPROVEMENTS WITHIN THE CITY RIGHT OF WAY

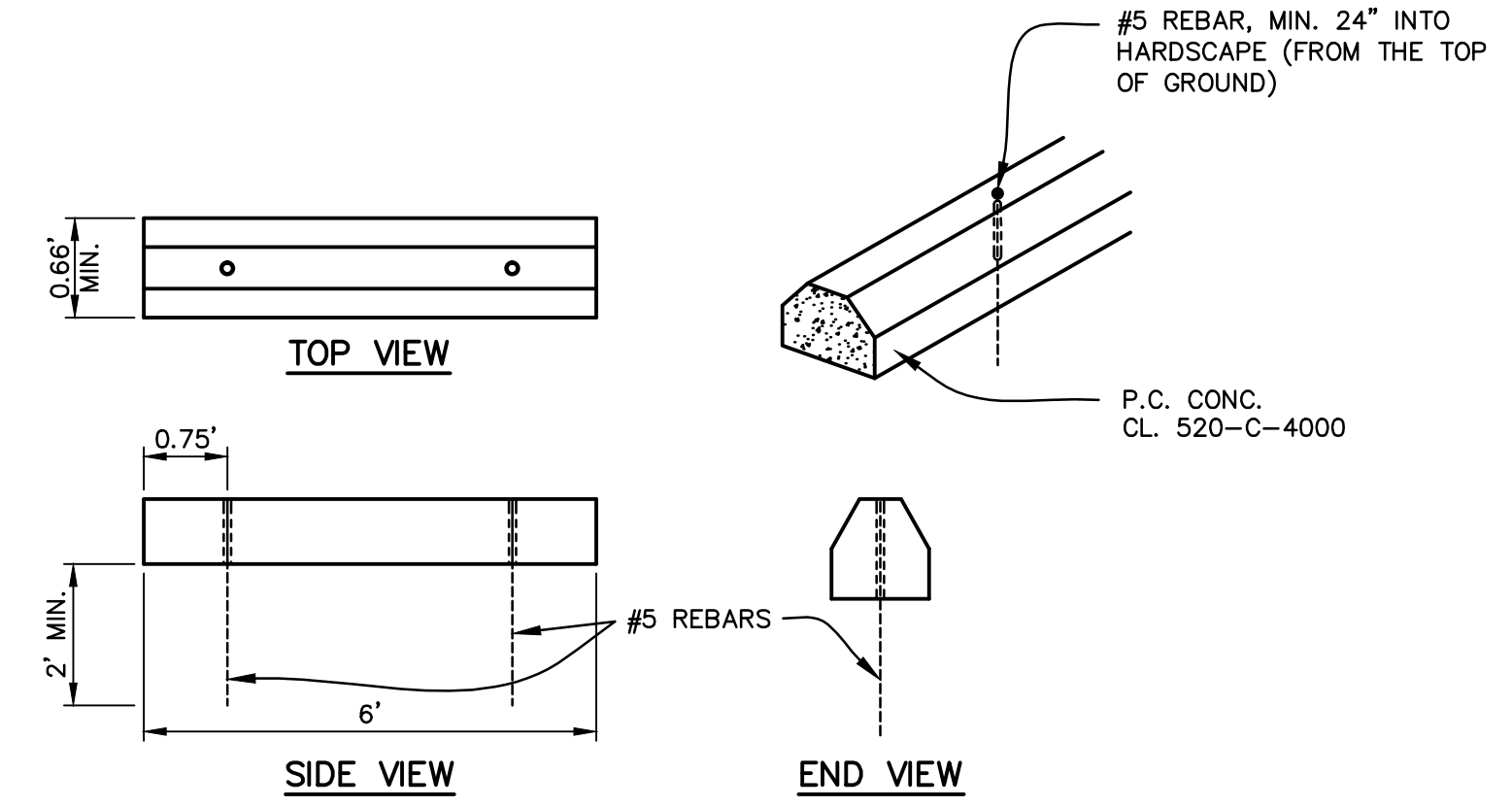
BASE FLOOD LIMIT ZONE A - ELEVATION NOT DETERMINED



TYPICAL HARDSCAPE DETAIL
PER GEOTECHNICAL RECOMMENDATIONS



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CONCRETE WHEEL STOP

CONSTRUCTION NOTES

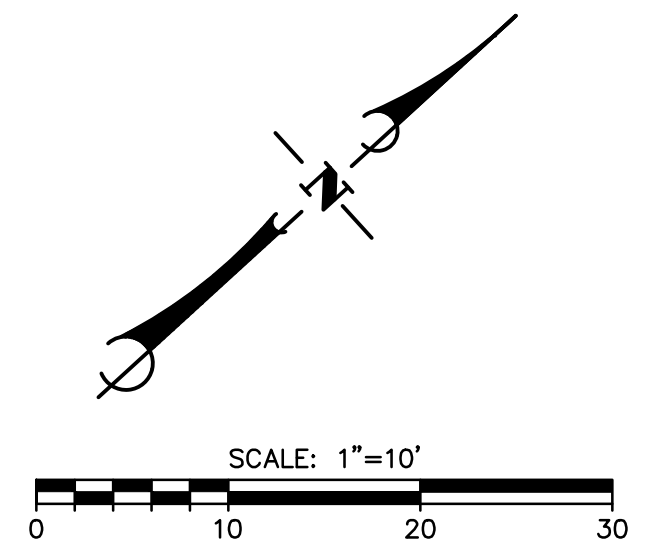
1. INSTALL GRAVELPAVE2 PER PRODUCT SPECIFICATIONS AND TYPICAL DETAIL "A", THIS SHEET.
2. INSTALL UNILOCK ECO-PRIORA PERMEABLE PAVERS, OR APPROVED EQUAL, PER PRODUCT SPECIFICATIONS AND TYPICAL DETAIL "A", THIS SHEET.
3. INSTALL PERMEABLE CONCRETE PER TYPICAL DETAIL "A", THIS SHEET.
5. INSTALL CUSTOM ROTO-MOLDING, INC. 750 GALLON TANK 750VT (COLOR: FDA BLACK) PER PRODUCT SPECIFICATIONS.
6. CONSTRUCT 0" CONCRETE CURB PER DETAIL "B", THIS SHEET.
7. COORDINATE WITH CITY OF SANTA BARBARA TO ADJUST EXISTING SURVEY MONUMENT.
8. PROTECT EXISTING MONITORING WELL IN PLACE AND ADJUST TO GRADE.
9. CONSTRUCT CONCRETE WHEEL STOP PER DETAIL "C", THIS SHEET.
10. CONCRETE STRUCTURAL/FINISH SLAB - SLOPE TO DRAIN. SEE STRUCTURAL DRAWINGS.
11. DETECTABLE WARNING SURFACE PER ARCHITECT'S PLAN.
12. CONSTRUCT 6" CONCRETE CURB PER CITY OF SANTA BARBARA STANDARD DRAWING H-02.1. TERMINATE RAISED CURB WITH 6" TAPER TRANSITION TO 0" CURB.

STORM DRAIN CONSTRUCTION NOTES

1. INSTALL 12" SQUARE PRECAST CONCRETE CATCH BASIN BROOKS MODEL 1212 OR EQUIVALENT. GRATE SHALL BE HEEL PROOF STYLE TO BE DETERMINED BY ARCHITECT.
2. INSTALL 4" SCHEDULE 80 PVC PERFORATED DRAIN PIPE. PIPE SHALL BE WRAPPED IN NON-WOVEN GEOTEXTILE FABRIC AND INSTALLED WITH PERFORATIONS DOWN. SEE DETAIL SHEET 2.

GENERAL NOTES

1. TIE-OUT EXISTING SURVEY MONUMENTATION PRIOR TO CONSTRUCTION.
2. SEE LANDSCAPE ARCHITECT'S PLANS FOR ALL PLANTERS AND LANDSCAPING.
3. SEE ARCHITECTURAL DRAWINGS FOR PARKING DIMENSIONS.
4. SEE SHEET 4 FOR OTHER UTILITY INFORMATION.



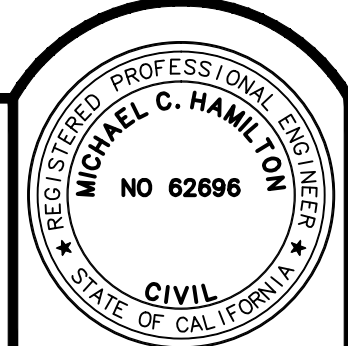
FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES

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1	6/12/13	REVISION 1	

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MICHAEL HAMILTON DATE:
PROJECT ENGINEER
R.C.E. 62,696



CITY OF SANTA BARBARA
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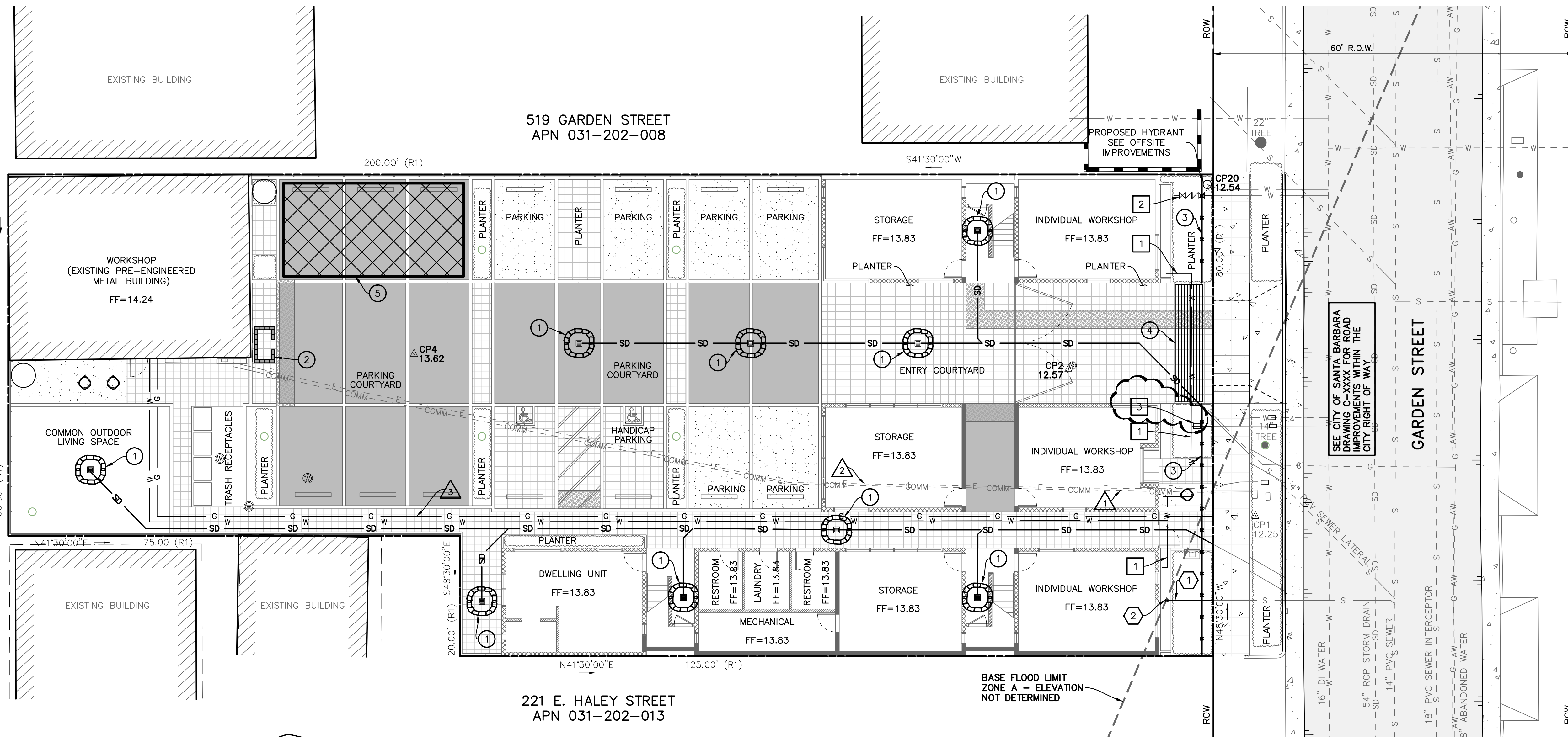
GRADING AND DRAINAGE PLAN
SBCAST
513 GARDEN STREET
SANTA BARBARA, CALIFORNIA

P&S PROJECT NO.
19756.01
SHEET
3 OF 5
PLAN DATE
APRIL 10, 2014

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36-ENG SAVE DATE: 6/10/2014 11:20:51 AM PLOT BY: Michael Hamilton PLOT DATE: 6/10/2014 12:00:06 PM PLOT SCALE: 1:1



SEWER CONSTRUCTION NOTES

- 1 CONSTRUCT 6" PVC SEWER LATERAL PER CITY OF SANTA BARBARA STANDARD DETAILS S-04.0 AND S-04.1. TRENCH AND BACKFILL PER CITY OF SANTA BARBARA STANDARD DETAILS U-01.1 AND U-01.1. LOCATION SHOWN FOR REFERENCE ONLY. SEE PLUMBING PLANS.
- 2 CONSTRUCT SANITARY SEWER CLEANOUT PER CITY OF SANTA BARBARA STANDARD PLAN 5-03.0.

WATER CONSTRUCTION NOTES

- 1 CONSTRUCT 2" SCHEDULE 80 PVC WATER SERVICE, TRENCH AND BACKFILL PER CITY OF SANTA BARBARA STANDARD DETAILS W-05.0 AND W-05.1. LOCATION SHOWN FOR REFERENCE ONLY. SEE PLUMBING PLANS.
- 2 CONSTRUCT 6" DOUBLE CHECK DETECTOR CHECK ASSEMBLY ON SITE PER CITY OF SANTA BARBARA STANDARD DETAIL W-05.4.
- 3 CONSTRUCT 2" REDUCED PRESSURE BACKFLOW ASSEMBLY - WATTS MODEL LF909 OR APPROVED EQUAL.

DRY UTILITY CONSTRUCTION NOTES

- 1 COORDINATE WITH VERIZON TO REROUTE COMMUNICATIONS LINE AROUND PROPOSED BUILDINGS.
- 2 COORDINATE WITH EDISON TO REROUTE ELECTRICAL LINE AROUND PROPOSED BUILDINGS.
- 3 PROPOSED GAS SHOWN FOR REFERENCE ONLY. SEE PLUMBING PLANS.

EROSION CONTROL NOTES

- 1 CONSTRUCT ROCK BAG BARRIER SEDIMENT TRAP PER DETAIL "A", THIS SHEET.
- 2 CONSTRUCT CONCRETE WASH-OFF AREA PER DETAIL "B", THIS SHEET. WASH-OFF AREA SHALL BE IN PLACE AT ALL TIMES DURING GRADING AND ROAD CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOT TRACK SOLIDS OR CONCRETE WASH OUT OR DEBRIS ON THE PUBLIC ROADWAY.
- 3 CONSTRUCT SILT FENCE AT APPROXIMATE LOCATIONS SHOWN, PER DETAIL "C", THIS SHEET.
- 4 INSTALL RIBBED PLATE FOR CONTROLLED CONSTRUCTION ENTRANCE. WIDTH OF CONTROLLED ENTRANCE SHALL APPROXIMATELY MATCH THE PROPOSED ROAD WIDTH.
- 5 PROPOSED CONSTRUCTION PARKING AND STAGING AREA DURING THE CONSTRUCTION PERIOD.



24"x12"x6" BURLAP OR SYNTHETIC NET BAGS

- NOTES:**
- 1. FILL ROCK BARRIER BAGS 2/3 FULL OF 3/4" ROCK.
 - 2. PLACE BAGS SUCH THAT NO GAPS ARE EVIDENT IN A SINGLE OR DOUBLE LAYER. STAMP ENTIRE LAYER INTO PLACE PRIOR TO STARTING THE NEXT LAYER.

ROCK BARRIER BAGS

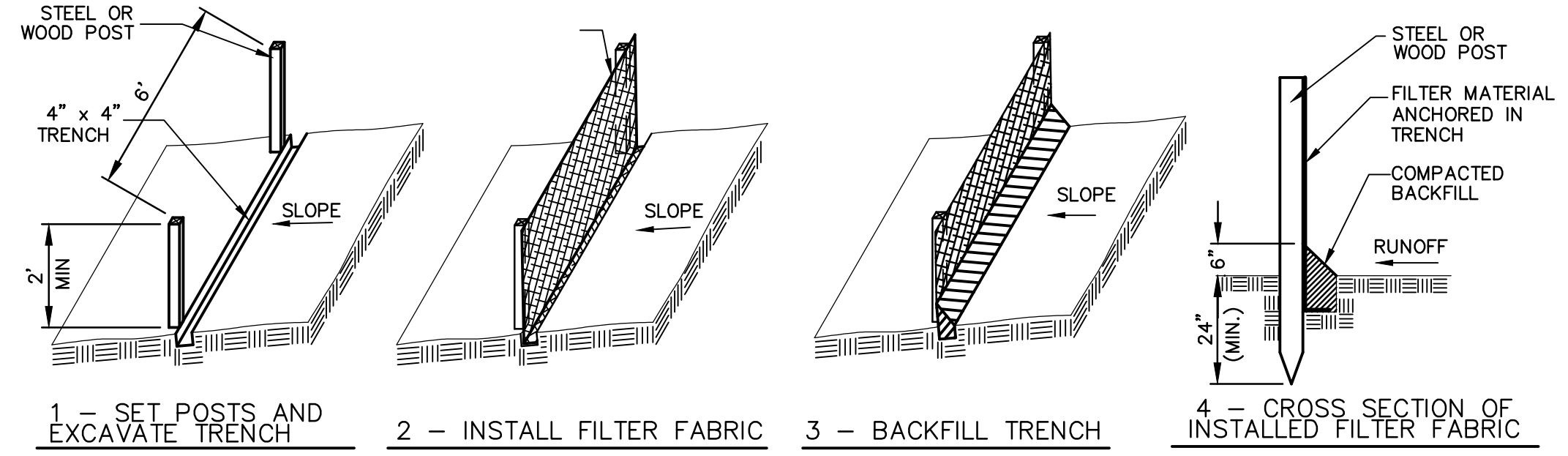
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- NOTES:**
- 1. ALL CONCRETE TRUCKS AND FINISHING TOOLS SHALL BE WASHED AT THE WASH OFF AREA.
 - 2. ALL CONCRETE WASTE COLLECTED IN WASH OFF AREA SHALL BE RECYCLED OR APPROPRIATELY DISPOSED OF OFF-SITE.
 - 3. LOCATION AND SIZE OF WASH-OFF AREA MAY BE ADJUSTED TO ACCOMMODATE SITE CONDITIONS.

TYPICAL CONCRETE WASH-OFF AREA SECTION

SCALE: N.T.S.

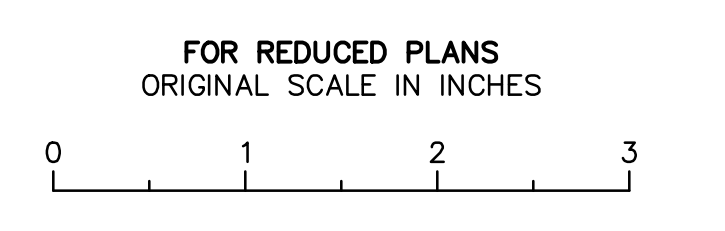
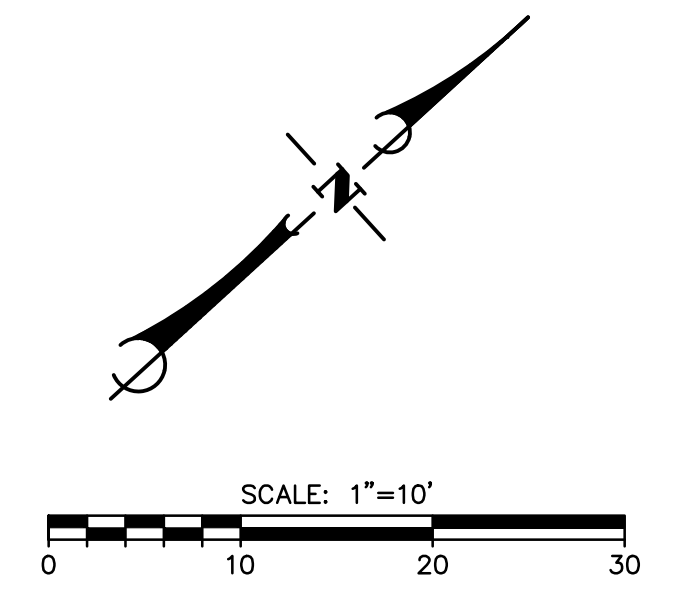


SILT FENCE CONSTRUCTION DETAIL

SCALE: N.T.S.

LEGEND

- CATCH BASIN INLET SEDIMENT BARRIER PER DETAIL "A", THIS SHEET.
- CONCRETE WASH-OFF AREA PER DETAIL "B", THIS SHEET.
- INSTALL SILT FENCING PER DETAIL "C", THIS SHEET.
- RIBBED PLATE FOR CONTROLLED CONSTRUCTION ENTRANCE.
- CONSTRUCTION PARKING AND STAGING AREA.

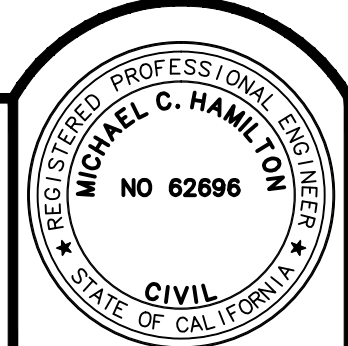


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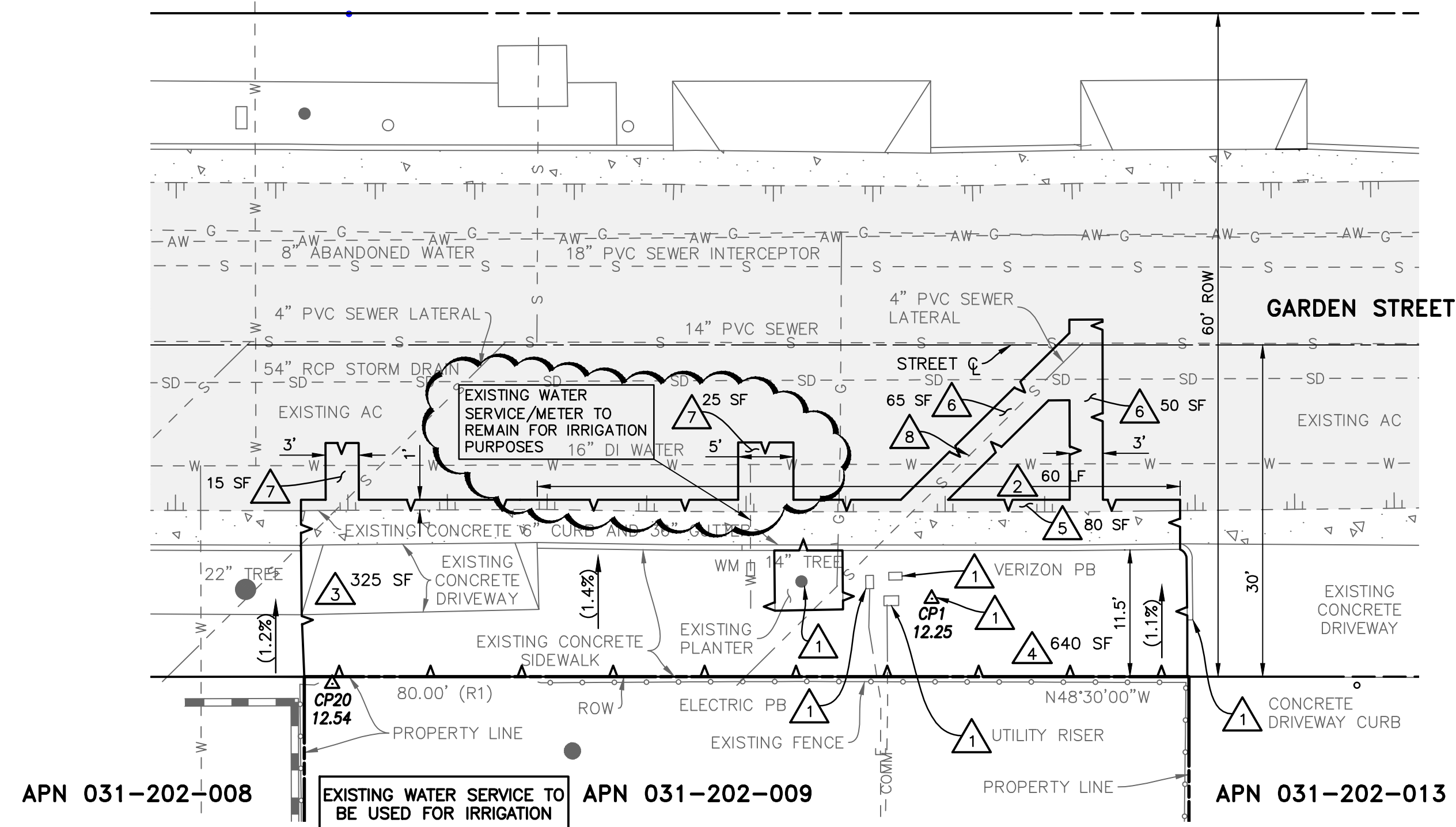
CITY OF SANTA BARBARA
REVIEWED BY: _____
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UTILITY AND EROSION CONTROL PLAN
SBCAST
513 GARDEN STREET
SANTA BARBARA, CALIFORNIA

P&S PROJECT NO.
19756.01
SHEET
4 OF 5
PLAN DATE
APRIL 10, 2014

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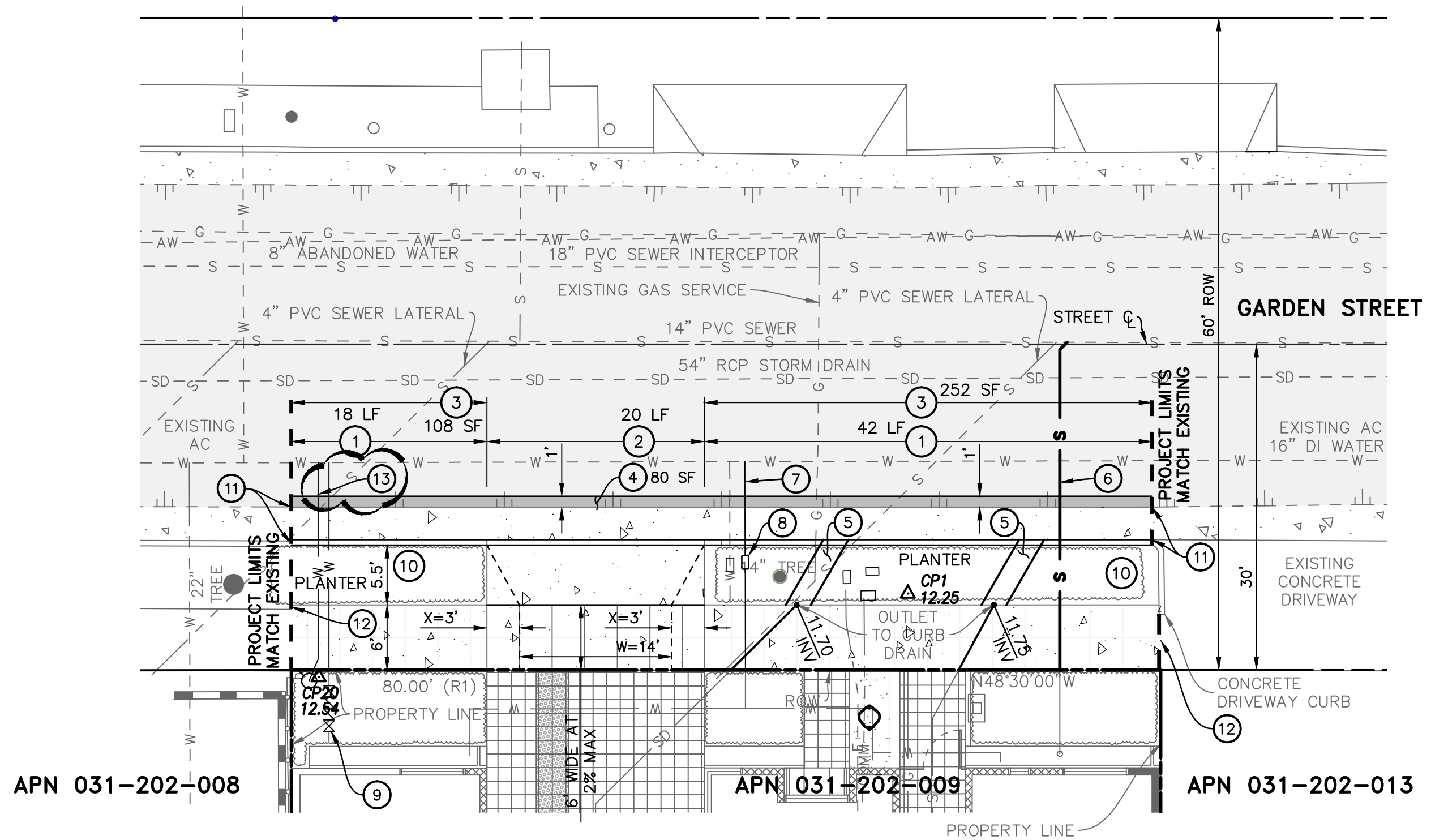
DEMOLITION PLAN VIEW

DEMOLITION NOTES

- 1 PROTECT IN PLACE.
- 2 REMOVE EXISTING CURB AND/OR GUTTER. LENGTH PER PLAN.
- 3 REMOVE EXISTING DRIVEWAY AND ASSOCIATED SIDEWALK AND GUTTER. AREA PER PLAN.
- 4 REMOVE EXISTING SIDEWALK. AREA PER PLAN.
- 5 SAWCUT A MINIMUM OF 12" AC BEYOND LIMITS OF EXISTING GUTTER. AREA PER PLAN.
- 6 SAWCUT AND REMOVE AC FOR PROPOSED SEWER LATERAL CONSTRUCTION/DEMOLITION.
- 7 SAWCUT AND REMOVE AC FOR PROPOSED WATER SERVICE CONSTRUCTION/DEMOLITION.
- 8 REMOVE EXISTING SEWER LATERAL. CUT AND CAP AT MAIN.

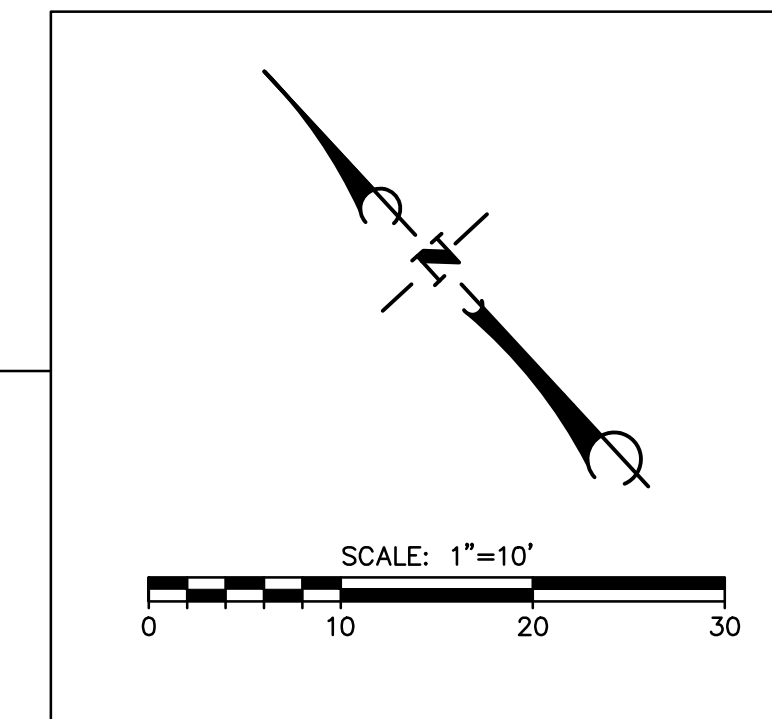
GENERAL NOTES

- 1. TIE-OUT EXISTING SURVEY MONUMENTATION PRIOR TO CONSTRUCTION



CONSTRUCTION NOTES

- 1 CONSTRUCT 6" CURB AND 36" GUTTER PER CITY OF SANTA BARBARA STANDARD DETAILS H-01.0 AND H-02.1. LENGTH PER PLAN.
- 2 CONSTRUCT COMMERCIAL DRIVEWAY PER CITY OF SANTA BARBARA STANDARD DETAIL H-03.1. W=14', X=3', GUTTER WIDTH=36".
- 3 CONSTRUCT 4" THICK CONCRETE SIDEWALK PER CITY OF SANTA BARBARA STANDARD DETAILS H-06.0, AND H-06.1 TYPE A, AREA PER PLAN.
- 4 CONSTRUCT FULL DEPTH AC.
- 5 CONSTRUCT CURB OUTLET DRAIN, TYPE B, PER CITY OF SANTA BARBARA STANDARD DETAIL D-05.2. SKEW ANGLE=30'.
- 6 CONSTRUCT 6" PVC SEWER LATERAL PER CITY OF SANTA BARBARA STANDARD DETAILS S-04.0 AND S-04.1. TRENCH AND BACKFILL PER CITY OF SANTA BARBARA STANDARD DETAILS U-1.0, U-1.1, AND U-1.2.
- 7 CONSTRUCT 2" K COPPER WATER SERVICE CONNECTION PER C.O.S.B. STANDARD DETAIL W-05.0 AND W-05.1. TRENCH AND BACKFILL PER CITY OF SANTA BARBARA STANDARD DETAILS U-1.0, U-1.1, AND U-1.2.
- 8 CONSTRUCT 2" WATER METER BOX PER CITY OF SANTA BARBARA STANDARD DETAIL W-06.0.
- 9 CONSTRUCT 6" DOUBLE CHECK DETECTOR ASSEMBLY AND 16X6 TAP ON SITE PER CITY OF SANTA BARBARA STANDARD DETAIL W-05.4.
- 10 LANDSCAPE PER LANDSCAPE ARCHITECT'S PLANS.
- 11 TRANSITION PROPOSED CURB AND GUTTER TO MATCH EXISTING.
- 12 TRANSITION PROPOSED SIDEWALK TO MATCH EXISTING.
- 13 CONSTRUCT FIRE HYDRANT ASSEMBLY PER CITY OF SANTA BARBARA STANDARD DETAIL W-01.1.



PUBLIC WORKS
DEPARTMENT
ENGINEERING DIVISION

APPROVED: _____ DATE _____
CITY ENGINEER ORIGINAL SIGNED DATE _____

NO.	DATE	APPROVED	DESIGN	DRAWN	CHECKED	MCH
			ZLJ	ZLJ	ZLJ	ZLJ

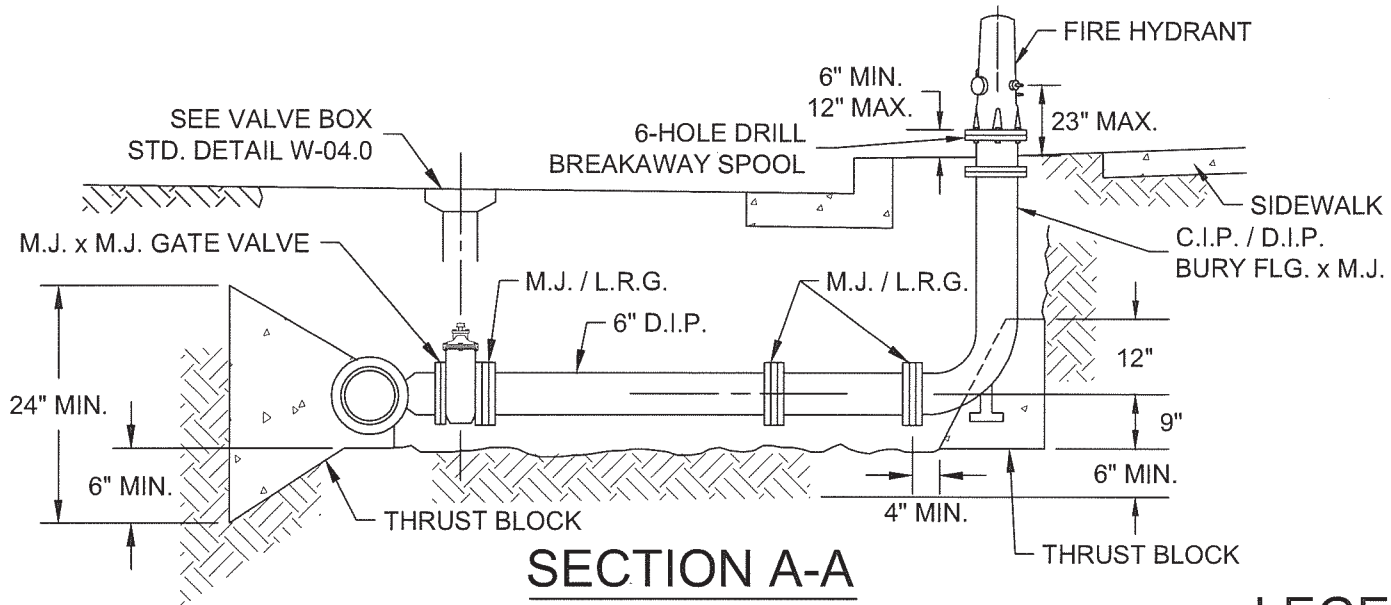
MISCELLANEOUS PUBLIC IMPROVEMENTS
513 GARDEN STREET
PLAN VIEW



Penfield & Smith
Engineering • Surveying • Planning
• Construction Management •

111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 966-9801

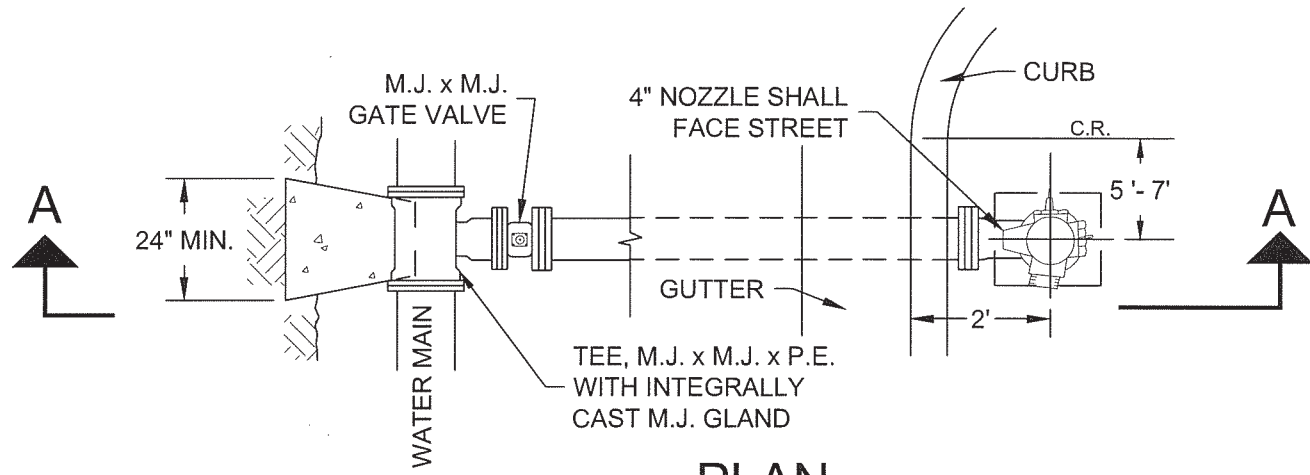
201X-XXXXX
PBW. NO. _____
PROJ. NO. _____ SHT. DES. _____
C-1-XXXX
DWG. NO. _____
SHT. **2** OF **2**



SECTION A-A

LEGEND

- C.I.P. = CAST IRON PIPE
- D.I.P. = DUCTILE IRON PIPE
- C.R. = CURB RETURN
- F.L.G. = FLANGE JOINT
- M.J. = MECHANICAL JOINT
- L.R.G. = LOCKING RETAINER GLAND
- P.E. = PLAIN END



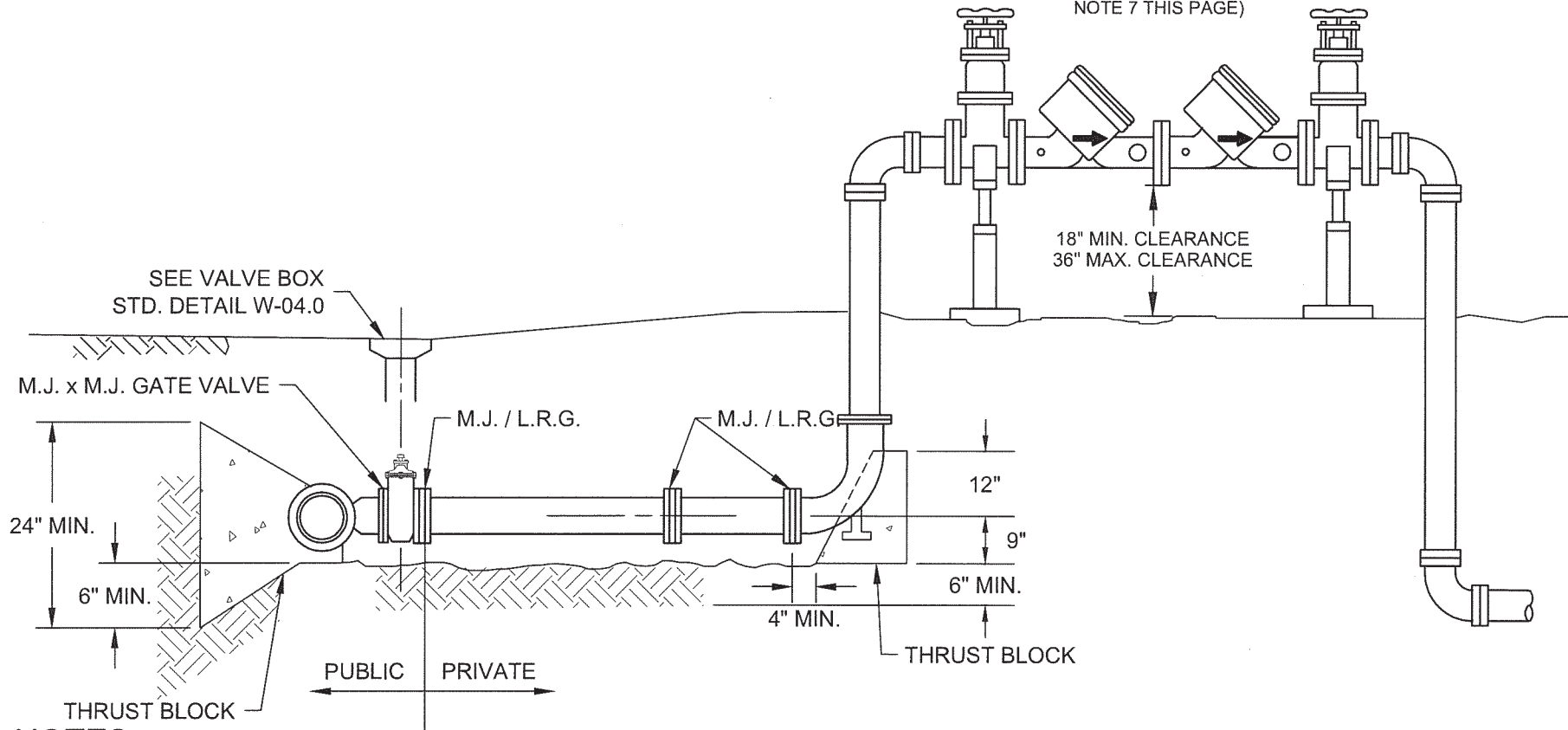
PLAN



FIRE HYDRANT INSTALLATION

STREETS:	REV. DATE: 11/12	DETAIL: W-01.1
TRANS OPS:	APPROVED: <i>Pat Kelly</i>	
FACILITIES:	CITY ENGINEER	
WATER RESOURCES:	<i>Christina Anderson</i>	
	PUBLIC WORKS DIRECTOR	

DOUBLE CHECK DETECTOR ASSEMBLY
(SEE STANDARD DETAIL W-13.0 AND
NOTE 7 THIS PAGE)



NOTES:

1. All pipe in the street right-of-way shall be D.I.P. with mechanical joints and "MEGALUG" retainer glands or approved equal.
2. All ductile iron pipe, including valves and fittings shall be encased with a 8-mil. thick black polyethylene sheet and taped as specified in A.W.W.A. C-105/A21.5-99-PRINTED.
3. All City fittings shall be epoxy lined.
4. Fireline beyond the valve to the building is the responsibility of the property owner.
5. NFPA 13 requires a separate fireline. NFPA 13D or 13R do not. See Standard Detail W-05.5 for approved methods for connecting private firelines.
6. Install backflow device as close to property line as possible.
7. Double check valve assembly may be replaced by a reduced pressure principle assembly with meter depending on degree of hazard and approval by the City's Cross-Connection Specialist. See Standard Details W-12 and W-13 as applicable.
8. Inspection and approval of the fireline by a City Public Works Inspector is required.



4-INCH AND LARGER FIRELINE

STREETS:	REV. DATE: 11/12	DETAIL: W-05.4
TRANS OPS:	APPROVED: <i>Pat Kelly</i> CITY ENGINEER	
FACILITIES:	<i>Christina Anderson</i> PUBLIC WORKS DIRECTOR	
WATER RESOURCES:		