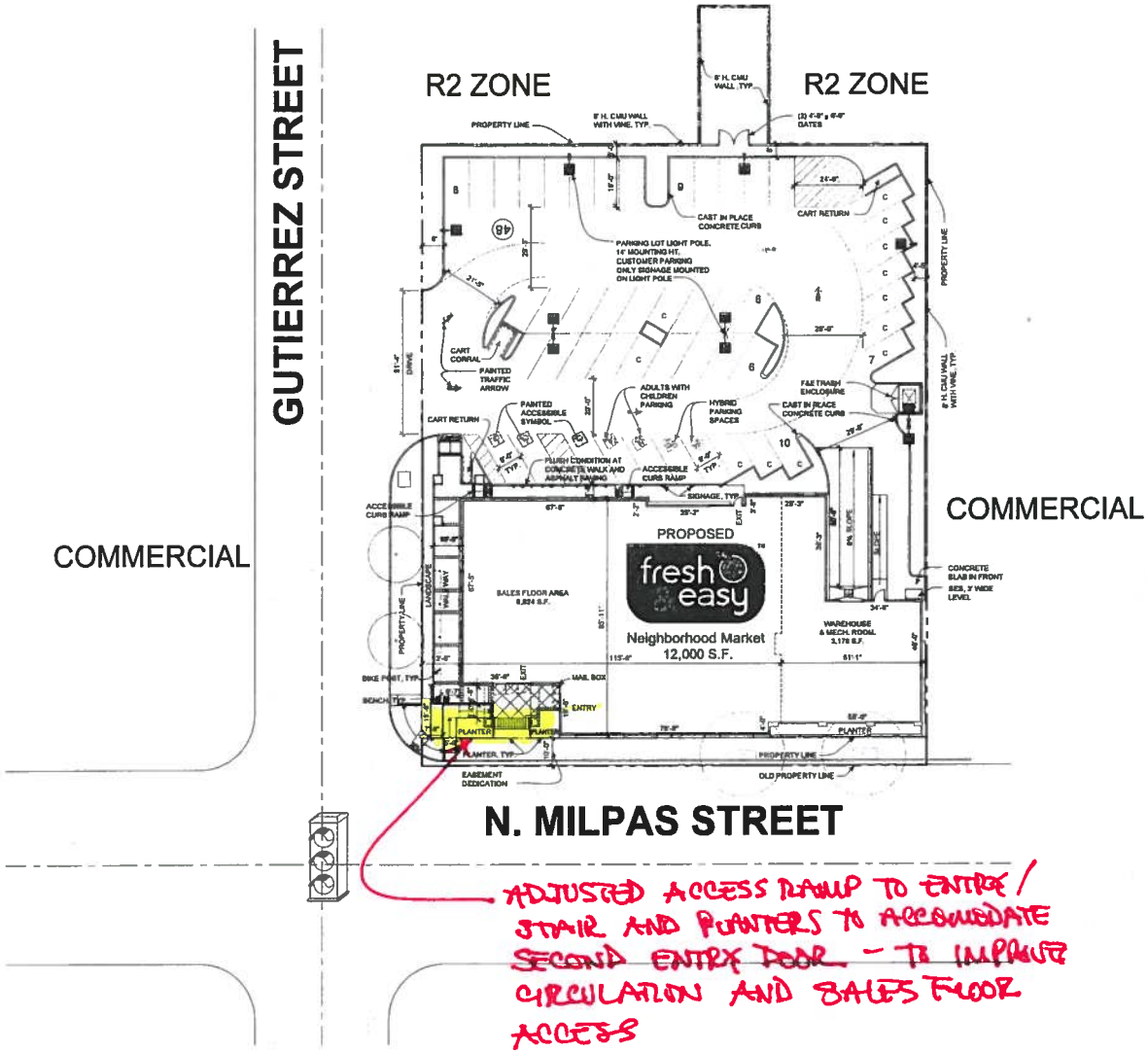
ATTACHMENT 2



PS1-01 SITE PLAN
SCALE: 1:20

F7 SITE PLAN SUMMARY

STORE LOCATION: SEC Milpas St. & Gutierrez St.	Prototype (from excess around building)	Proposed	Difference
City, State: Santa Barbara, CA			
Date: 3/28/2011			
LAND — Land Area (square footage)	39,130	39,142	12
Land Area (acres)	1.74	0.90	-0.79
BUILDING — Building Area (square footage)	11,851	12,000	149
BUILDING / LAND COVERAGE (%)	30.29%	30.64%	0.37%
PARKING — Standard Parking Stalls (includes (2) cart corrals)	44	41	-3
Accessible Parking Stalls	3	3	0
AAA & Child Parking Stalls	2	2	0
Hybrid Parking Stalls	2	2	0
TOTAL PARKING REQUIRED	48	48	-1
TOTAL REQUIRED PROVIDED	48	48	-1

TRUCK TRAILER SIZE: 53' or 59' — 53'

REVISIONS HISTORY

DELTA #	DESCRIPTION	DATE
	Per Fresh and Easy Prototype F7	9/1/2009
	Summary update	11/13/2009
	City Submittal revision	11/30/2009
	66-6" Trunk Creek Study	12/1/2009
	City Submittal revision	12/14/2009
	Fresh and Easy Comments	12/23/2009
	Fresh and Easy Comments	6/13/2010
	City Submittal revision	6/15/2010
	Fresh and Easy Comments	2/1/2010
	PAM review	3/1/2011
	Fresh and Easy Comments	3/28/2011

PAM APPROVAL SIGNATURES

PREPARED BY:

REVISED 3/1/2010

TENANT LOCATION

north

KEY SITE PLAN

PR ARCHITECTS

Perkowitz+Ruth ARCHITECTS

fresh easy Neighborhood Market

336 N. MILPAS ST.
SANTA BARBARA, CA
93103

MILPAS ST. & GUTIERREZ ST.

REVISIONS
- ARB SUBMITTAL 1-18-10
- ARB SUBMITTAL 3-7-11
- ARB SUBMITTAL 4-4-11

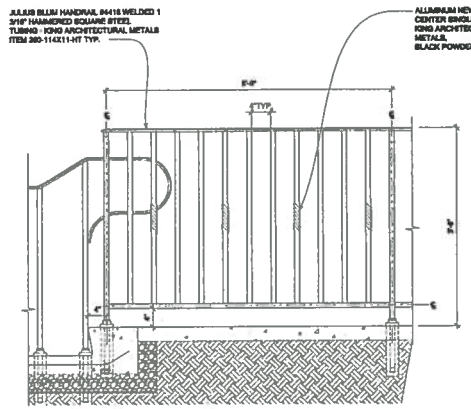
RECEIVED MAR 2 8 2011 CITY OF SANTA BARBARA PLANNING DIVISION

PROTOTYPE F7-B 1.4
STORE NUMBER 1488
PROJECT NUMBER 09466-50

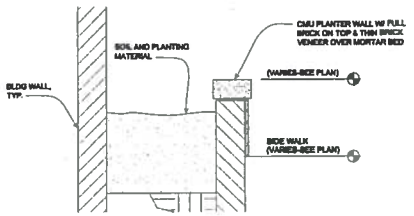
01 SITE PLAN

APPROVED ABR 4-4-11

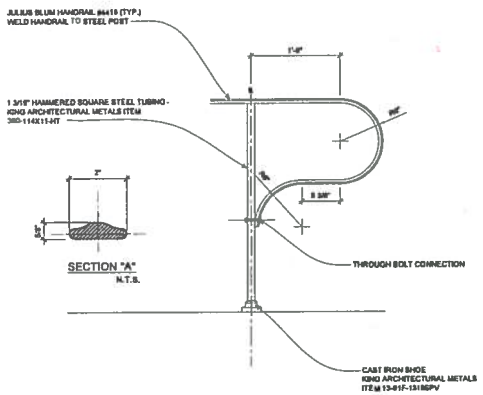
REVIEW AFTER FINAL REVISIONS HIGHLITED FOR CLARIFICATION



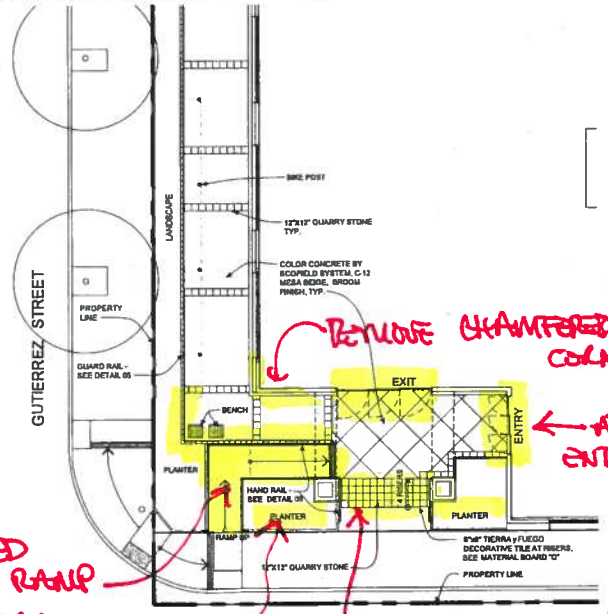
05 TYP. GUARDRAIL DETAIL
SCALE: 1" = 1'-0"



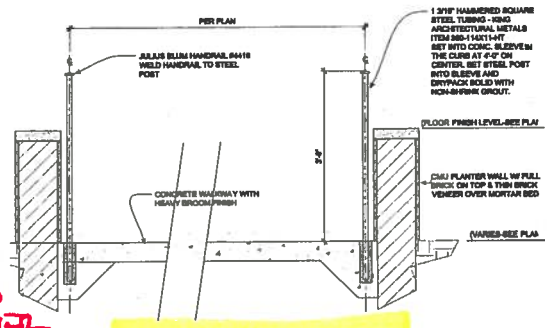
06 PLANTER SECTION
SCALE: 1" = 1'-0"



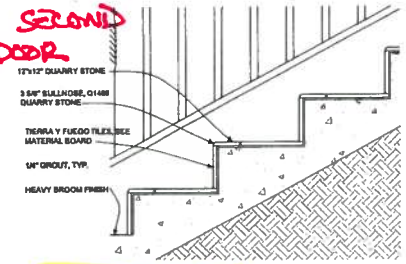
07 HANDRAIL END RETURN
SCALE: 1-1/2" = 1'-0"



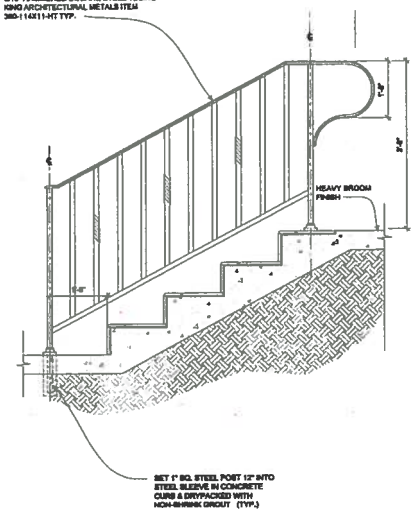
04 PARTIAL PLAN - PLAZA AREA
SCALE: 1/8" = 1'-0"



01 TYP. RAMP & PLANTER WALL SECTION
SCALE: 1" = 1'-0"



02 RISER & TREAD DETAIL
SCALE: 1-1/2" = 1'-0"



03 TYP. STAIR HANDRAIL DETAIL
SCALE: 1" = 1'-0"

NOTES:

1) TREADS=16"-0"- SEE PLAN. RISER=7" MAX.
2) CONCRETE LANDING & STEPS TO RECEIVE HEAVY BROOM FINISH.
3) THE UPPER APPROACH AND LOWER TREAD OF EACH STAIR SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2" WIDE PLACED TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP OF LANDING. THE STRIP SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP-RESISTANT AS THE TREADS OF THE STAIR.
4) UNDERSIDE OF NOSINGS SHALL NOT BE ABRUPT.
5) RADIUS OF CURVATURE AT LEADING TREAD EDGE SHALL NOT EXCEED 1/2".
6) RISERS SHALL BE SLOPED OR UNDERSIDE OF NOSING SHALL HAVE AN ANGLE NOT LESS THAN 60°.
7) NOSINGS SHALL PROJECT NO MORE THAN 1-1/2".
8) PRIME & 2 COATS OF PAINT ON ALL EXPOSED METAL.
9) MAX. CROSS SLOPE = 1/4" /FT.

PR ARCHITECTS

Perkowitz+Ruth ARCHITECTS
111 W. Ocean Blvd., 31st Floor, Long Beach, CA 90802
T 562 628 8000 F 562 628 1656 www.prarchitects.com

fresh easy Neighborhood Market

336 N. MILPAS ST.
SANTA BARBARA, CA
93103

MILPAS ST. &
GUTIERREZ ST.

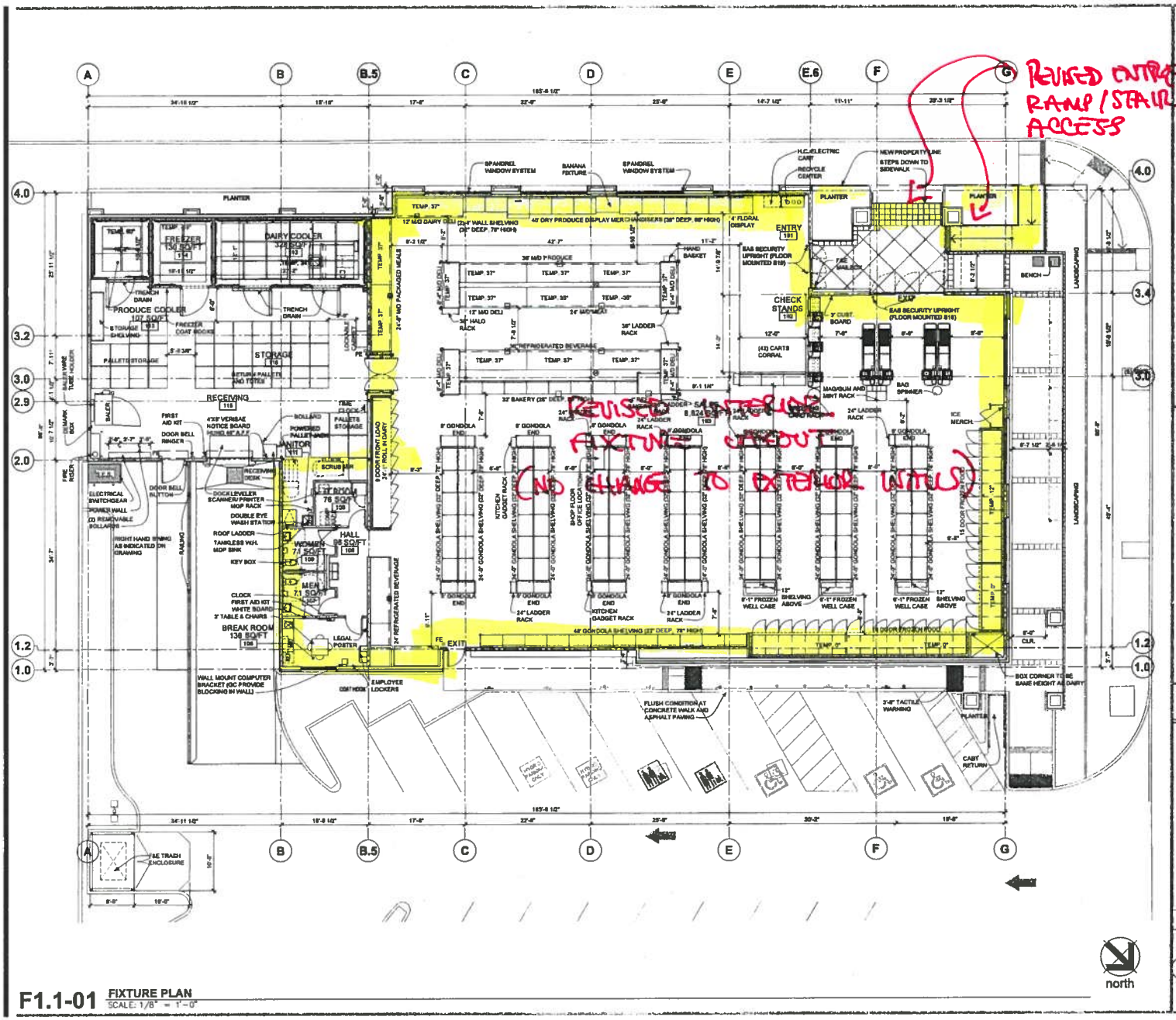
REVISIONS
- ARB SUBMITTAL 5-18-10
- ARB SUBMITTAL 3-7-11
- ARB SUBMITTAL 4-6-11

PROTOTYPE
F7-B 1.4

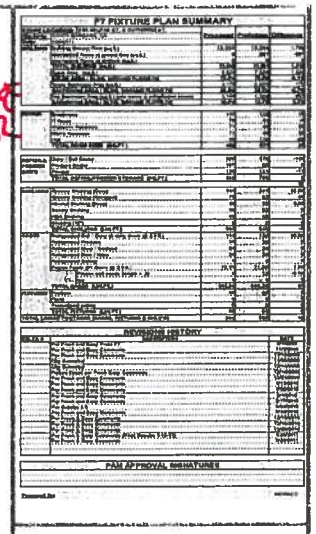
STORE NUMBER
1468

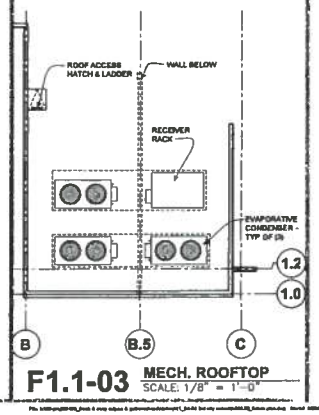
PROJECT NUMBER
06468-00

02.1 SITE DETAILS



F1.1-01 FIXTURE PLAN
SCALE: 1/8" = 1'-0"





F1.1-03 MECH. ROOFTOP
SCALE: 1/8" = 1'-0"

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REVISIONS
ARB SUBMITTAL 1-15-10
ARB SUBMITTAL 3-7-11
ARB SUBMITTAL 4-6-11

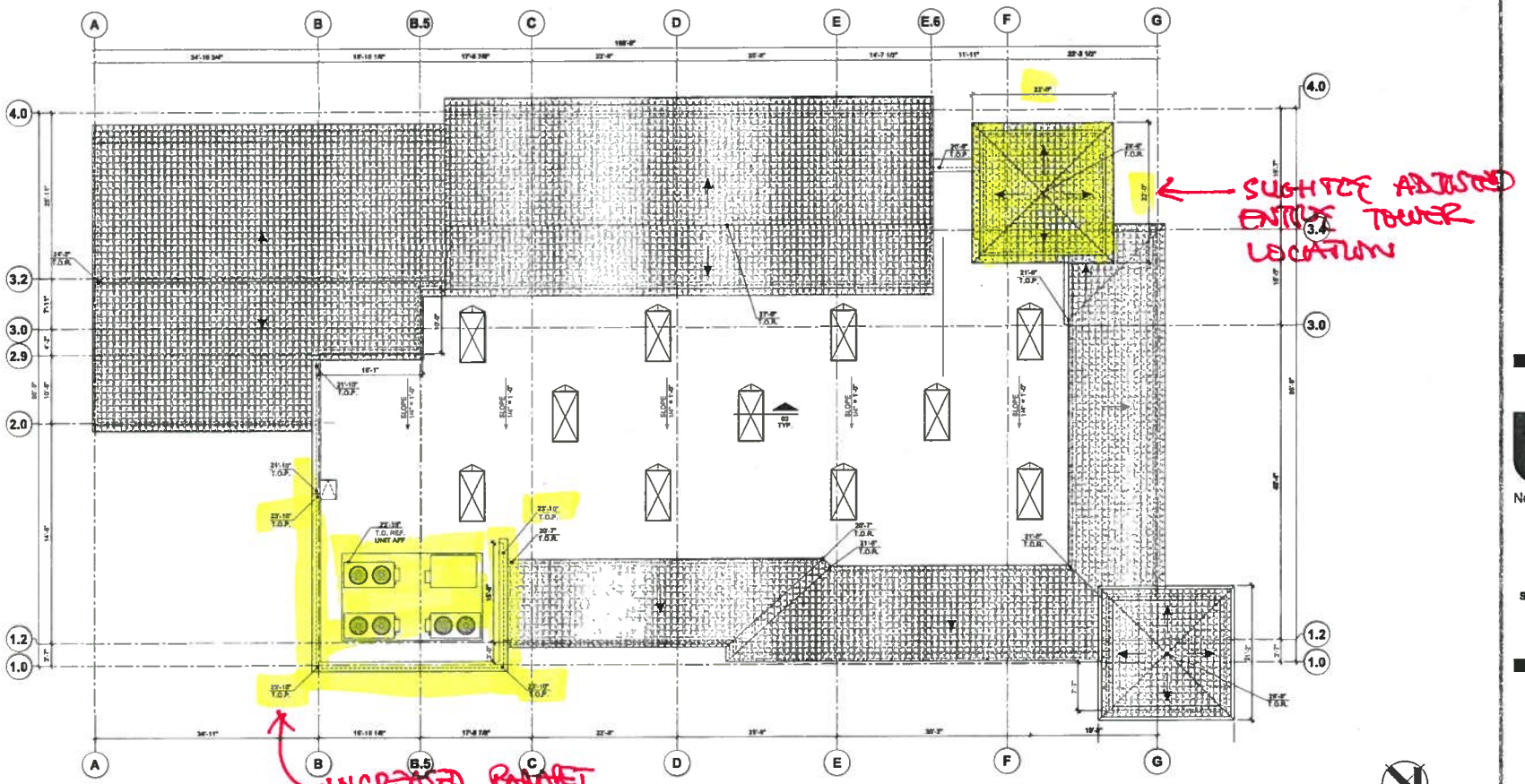
PROTOTYPE
F7-B 1.4

STORE NUMBER
1466

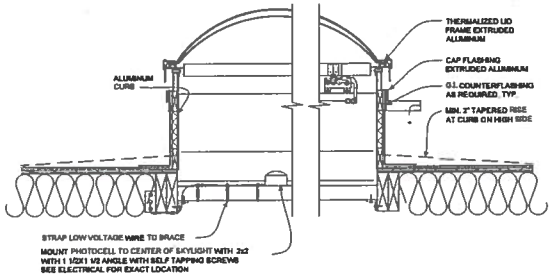
PROJECT NUMBER
09466-00

03

FIXTURE PLAN



04-01 ROOF PLAN
SCALE: 1/8" = 1'-0"



02 SKYLIGHT
SCALE: 1-1/2" = 1'-0"

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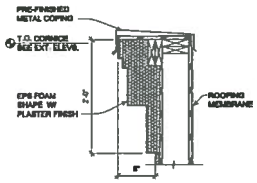
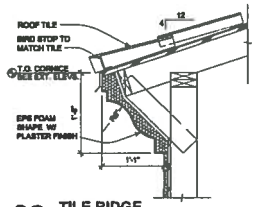
REVISIONS
1 ARB SUBMITTAL 1-15-10
2 ARB SUBMITTAL 3-7-11
3 ARB SUBMITTAL 4-4-11

PROTOTYPE
F7-B 1.4
STORE NUMBER
1488
PROJECT NUMBER
08-053-03

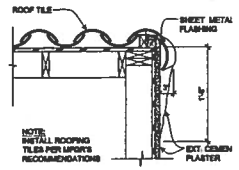
04 ROOF PLAN



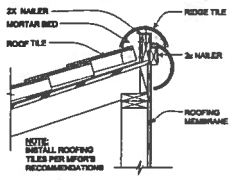
03 PARAPET CORNICE DETAIL
SCALE: 1" = 1'-0"



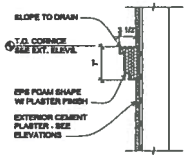
02 TILE RIDGE
SCALE: 1" = 1'-0"



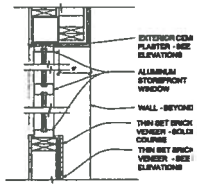
11 TILE RAKE DETAIL
SCALE: 1" = 1'-0"



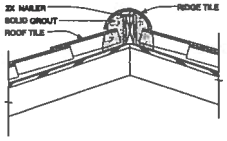
04 TILE RIDGE DETAIL
SCALE: 1" = 1'-0"



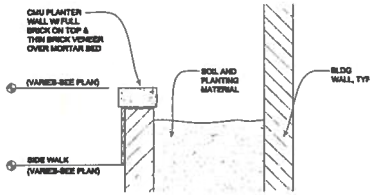
10 TRIM DETAIL
SCALE: 1" = 1'-0"



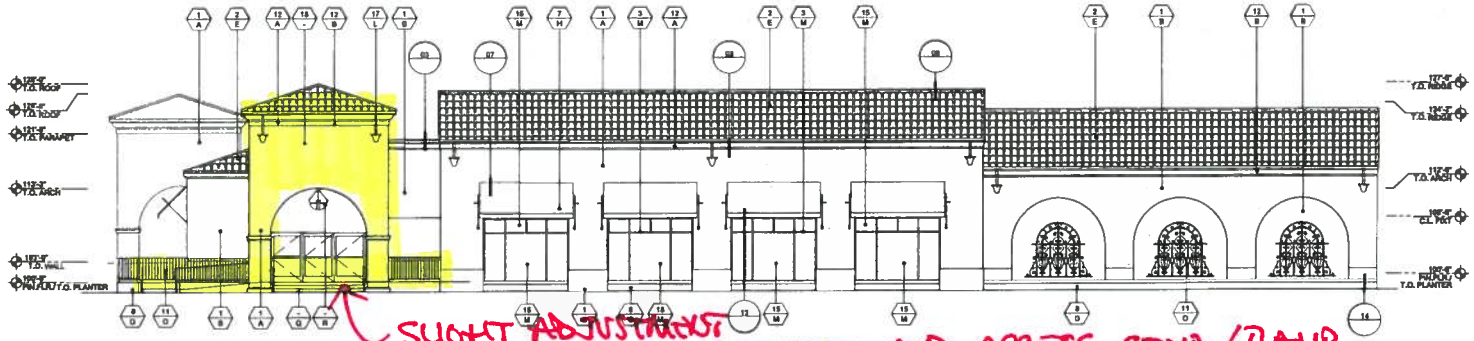
13 WINDOW DETAIL
SCALE: 1" = 1'-0"



09 RIDGE DETAIL
SCALE: 1" = 1'-0"

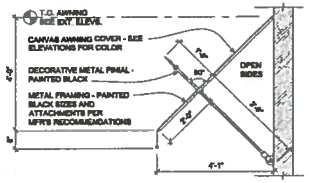


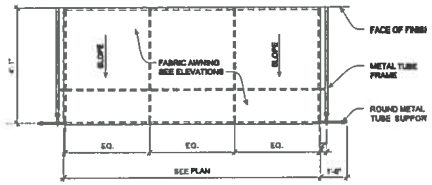
14 PLANTER DETAIL
SCALE: 1" = 1'-0"



SLIGHT ADJUSTMENTS OF ENTIRE TOWER LOCATION AND ACCESS STAIR/RAMP

05-1 FRONT (WEST) ELEVATION
SCALE: 1/8" = 1'-0"





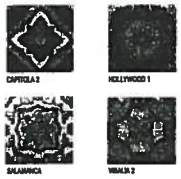
07 AWNING PLAN & DETAIL
SCALE: 1/2" = 1'-0"

WALL SCONCE
SCALE: N.T.S.

BENCH, COLOR: BLACK
SCALE: N.T.S.

PENDANT IMAGE
SCALE: N.T.S.

RAILING DETAIL
SCALE: N.T.S.



COLOR TILE AT RISERS
SCALE: N.T.S.

MATERIAL AND FINISH SCHEDULE

FINISH

- A — ICI 2084 "EGRET"
- B — ICI 858 "ANTIQUE LINEN"
- C — ICI 421 "ONIONSKIN"
- D — NOT USED
- E — REDLAND CLAY TILE "TERRA COTTA" BLEND
- F — AIR VOL BLOCK, INC. #06D612E, SPLIT FACE CMU
- G — HC MUDDOX BRICK VENEER BRO OLD TOWN RED
- H — SUNBRELLA FERN, STYLE 4871-0000
- J — DALTILE, GOLDEN SPOT 0141
- K — DALTILE, OAK MOSS 0195
- L — COPPER
- M — KAMNEZER NO. 28 MEDIUM BRONZE
- N — STEVE HANDELMAN STUDIO, DL1.6WB 6" WALL BRACKET IRON OUTDOOR LANTERNS, BLACK
- O — BLACK POWDER COATED
- P — NOT USED
- Q — TIERRA Y FUEGO TILES
- R — PARMA 29" CHANDELIER BY STEVE HANDELMAN STUDIO

MATERIAL

- 1 — 3-COAT STUCCO WIS/MOOTH STEEL TROWEL FINISH
- 2 — CLAY - 2 PIECE MISSION TILE HIP, RIDGE AND STARTER COURSE AT EAVE.
- 3 — ALUMINUM STOREFRONT AND ENTRANCE VINYL/HAR PAINT FINISH
- 4 — BIKE POST BY KEYSTONE RIDGE DESIGNS
- 5 — NOT USED
- 6 — CMU BLOCK
- 7 — FABRIC AWNING
- 8 — BRICK VENEER
- 9 — DECORATIVE ACCENT TILE
- 10 — DECORATIVE WALL SCONCE
- 11 — DECORATIVE WROUGH IRON
- 12 — FOAM CORNICE W/PLASTER FINISH
- 13 — FOAM TRIM W/ PLASTER FINISH
- 14 — NOT USED
- 15 — SPANDREL GLASS
- 16 — NOT USED
- 17 — DOWNSPOUTS
- 18 — TENANT SIGNAGE

PR ARCHITECTS

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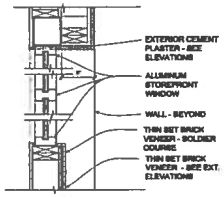
- ARB SUBMITTAL 4-4-11

PROTOTYPE
F7-B 1.4

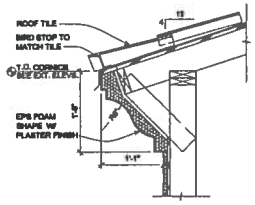
STORE NUMBER
1445

PROJECT NUMBER
09-460-00

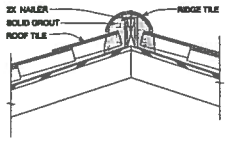
05.1 EXT ELEVATIONS - WEST



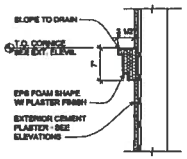
05 WINDOW DETAIL
SCALE: 1" = 1'-0"



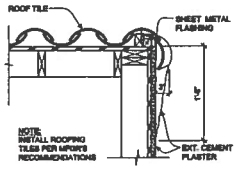
02 TILE RIDGE
SCALE: 1" = 1'-0"



09 RIDGE DETAIL
SCALE: 1" = 1'-0"



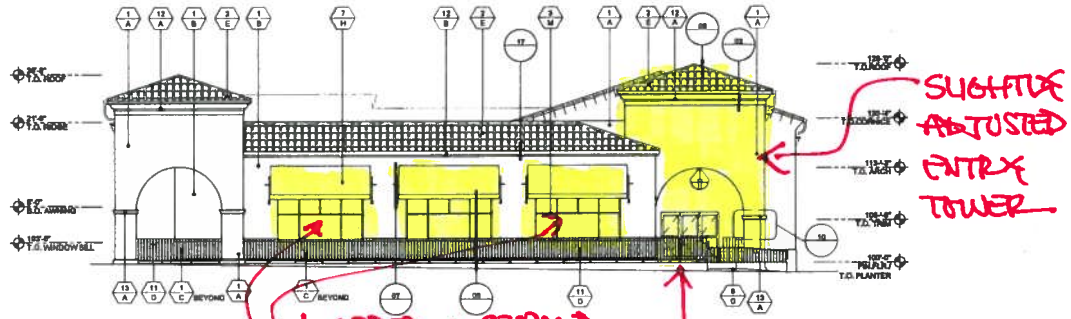
10 TRIM DETAIL
SCALE: 1" = 1'-0"



11 TILE RAKE
SCALE: 1" = 1'-0"

RAILING DETAIL
SCALE: N.T.S.

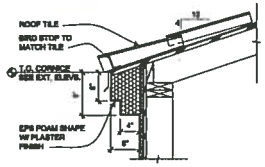
PENDENT IMAGE
SCALE: N.T.S.



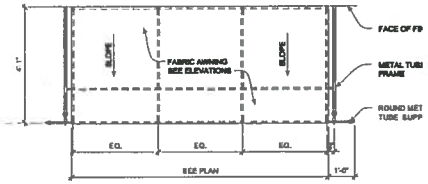
05-2 LEFT SIDE (NORTH) ELEVATION
SCALE: 1/8" = 1'-0"

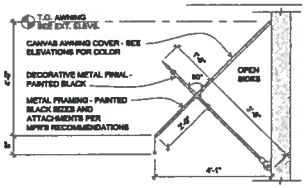
UNDER TOWER IMAGE
SCALE: N.T.S.

BIKE POST, COLOR: BLACK
SCALE: N.T.S.



17 CORNICE DETAIL
SCALE: 1" = 1'-0"





07 AWNING PLAN & DETAIL
SCALE: 1/2" = 1'-0"

MATERIAL AND FINISH SCHEDULE

FINISH

- A — ICI 3004 "EGRET"
- B — ICI 658 "ANTIQUE LINEN"
- C — ICI 421 "ONIONSKIN"
- D — NOT USED
- E — REDLAND CLAY TILE "TERRA COTTA" BLEND
- F — AIR VOL BLOCK, INC. #08D612E, SPLIT FACE CMU
- G — HC MUDDOX BRICK VENEER 880 OLD TOWN RED
- H — SUNBRELLA FERN, STYLE 4871-0000
- J — DALTILE, GOLDEN SPOT 0141
- K — DALTILE, OAK MOSS 0195
- L — COPPER
- M — KAWNEER, NO 28 MEDIUM BRONZE
- N — STEVE HANDELMAN STUDIO, OL1.IWS 6" WALL BRACKET IRON OUTDOOR LANTERNS, BLACK
- O — BLACK POWDER COATED
- P — NOT USED
- Q — TIERRA V FUEGO TILES
- R — PARMA 28" CHANDELIER BY STEVE HANDELMAN STUDIO

MATERIAL

- 1 — 3-COAT STUCCO W/SMOOTH STEEL TROWEL FINISH
- 2 — CLAY 2 PIECE MISSION TILE HIP, RIDGE AND STARTER COURSE
- 3 — ALUMINUM STOREFRONT AND ENTRANCE W/KYNAR PAINT FINISH
- 4 — BIKE POST BY KEYSTONE RIDGE DESIGNS
- 5 — NOT USED
- 6 — CMU BLOCK
- 7 — FABRIC AWNING
- 8 — BRICK VENEER
- 9 — DECORATIVE ACCENT TILE
- 10 — DECORATIVE WALL SCONCE
- 11 — DECORATIVE W/ROUGH IRON
- 12 — FOAM CORNICE W/PLASTER FINISH
- 13 — FOAM TRIM W/ PLASTER FINISH
- 14 — NOT USED
- 15 — SPANDREL GLASS
- 16 — NOT USED
- 17 — DOWNSPOUTS
- 18 — TENANT SIGNAGE

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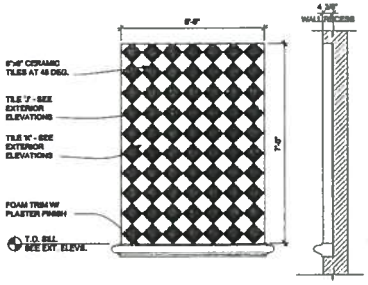
93103

MILPAS ST. & GUTIERREZ ST.

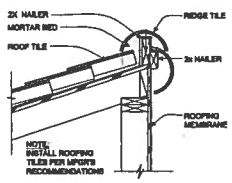
REVISIONS
- ARB SUBMITTAL 1-15-10
- ARB SUBMITTAL 3-7-11
- ARB SUBMITTAL 4-6-11

PROTOTYPE F7-B 1.4
STORE NUMBER 1468
PROJECT NUMBER 09468-50

05.2 EXT ELEVATION - NORTH

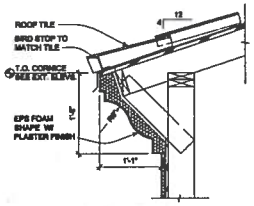


06 TILE IN-LAY
SCALE: 1/2" = 1'-0"

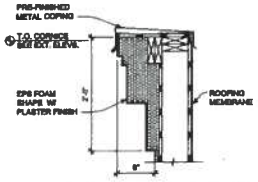


04 TILE RIDGE
SCALE: 1" = 1'-0"

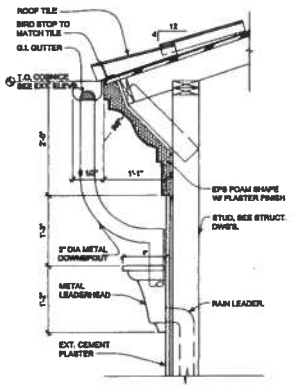
WALL SCONCE
SCALE: N.T.S.



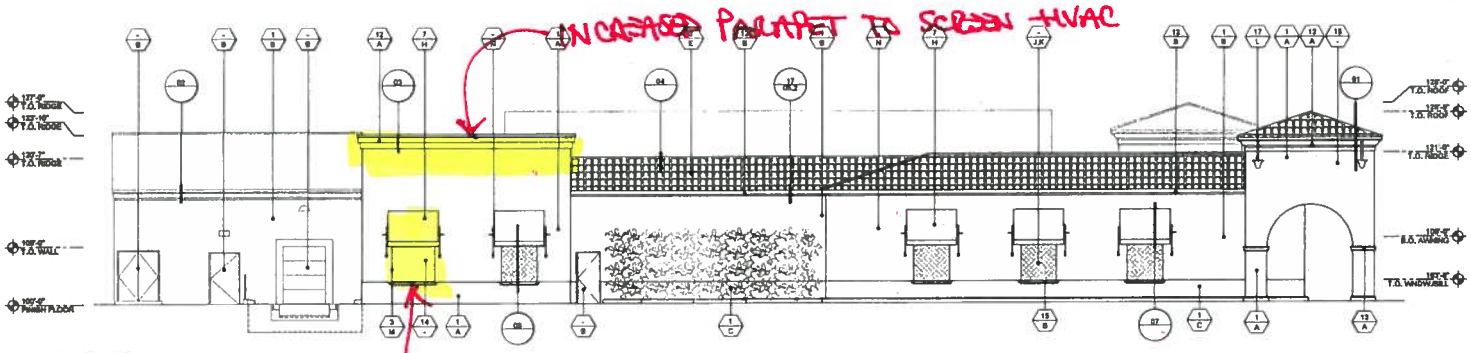
02 CORNICE DETAIL
SCALE: 1" = 1'-0"



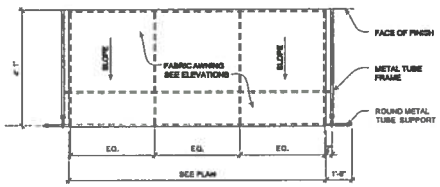
03 PARAPET CORNICE DETAIL
SCALE: 1" = 1'-0"

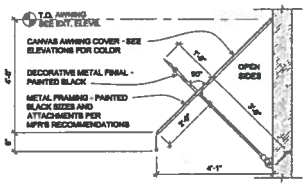


01 GUTTER AT TOWER CORNICE
SCALE: 1" = 1'-0"



05-3 REAR (EAST) ELEVATION
SCALE: 1/8" = 1'-0"





07 AWNING PLAN & DETAIL
SCALE: 1/2" = 1'-0"

MATERIAL AND FINISH SCHEDULE

FINISH

- A — ICI 2004 "EGRET"
- B — ICI 658 "ANTIQUE LINEN"
- C — ICI 421 "ONIONSKIN"
- D — NOT USED
- E — REDLAND CLAY TILE "TERRA COTTA" BLEND
- F — AIR VOL BLOCK, INC. #680612E, SPLIT FACE CMU
- G — HC MUDDOX BRICK VENEER 880 OLD TOWN RED
- H — SUNBRELLA FERN, STYLE 4671-0000
- J — DAL TILE, GOLDEN SPOT 0141
- K — DAL TILE, OAK MOSS 0195
- L — COPPER
- M — KAWNEER NO. 25 MEDIUM BRONZE
- N — STEVE HANDELMAN STUDIO, CL-1,8WB 8" WALL BRACKET IRON OUTDOOR LANTERNS. BLACK
- O — BLACK POWDER COATED
- P — NOT USED
- Q — TIERRA Y FUEGO TILES
- R — PARMA 28" CHANDELIER BY STEVE HANDELMAN STUDIO

MATERIAL

- 1 — 3-COAT STUCCO W/SMOOTH STEEL TROWEL FINISH
- 2 — CLAY 3-PIECE MISSION TILE HIP, RIDGE AND STARTER COURSE AT EAVE.
- 3 — ALUMINUM STOREFRONT AND ENTRANCE VINYNAR PAINT FINISH
- 4 — BIKE POST BY KEYSTONE RIDGE DESIGNS
- 5 — NOT USED
- 6 — CMU BLOCK
- 7 — FABRIC AWNING
- 8 — BRICK VENEER
- 9 — DECORATIVE ACCENT TILE
- 10 — DECORATIVE WALL SCONCE
- 11 — DECORATIVE WROUGHT IRON
- 12 — FOAM CORNICE W/PLASTER FINISH
- 13 — FOAM TRIM W/ PLASTER FINISH
- 14 — CLEAR GLASS
- 15 — SPANDREL GLASS
- 16 — NOT USED
- 17 — DOWNSPOUTS
- 18 — TENANT SIGNAGE

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MILPAS ST. &
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REVISIONS
- ARB SUBMITTAL 1-18-10
- ARB SUBMITTAL 3-7-11
- ARB SUBMITTAL 4-4-11

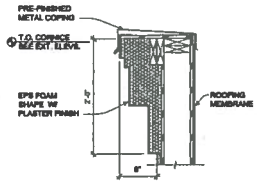
PROTOTYPE
F7-B 1.4

STORE NUMBER
1486

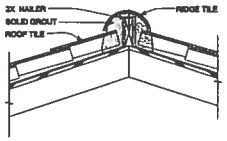
PROJECT NUMBER
09-055-00

05.3

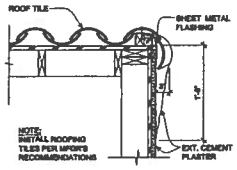
EXT ELEVATION - EAST



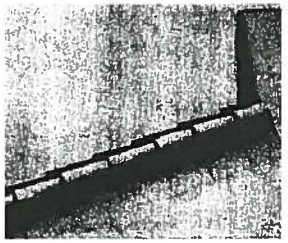
03 PARAPET CORNICE DETAIL
SCALE: 1" = 1'-0"



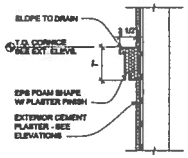
09 RIDGE DETAIL
SCALE: 1" = 1'-0"



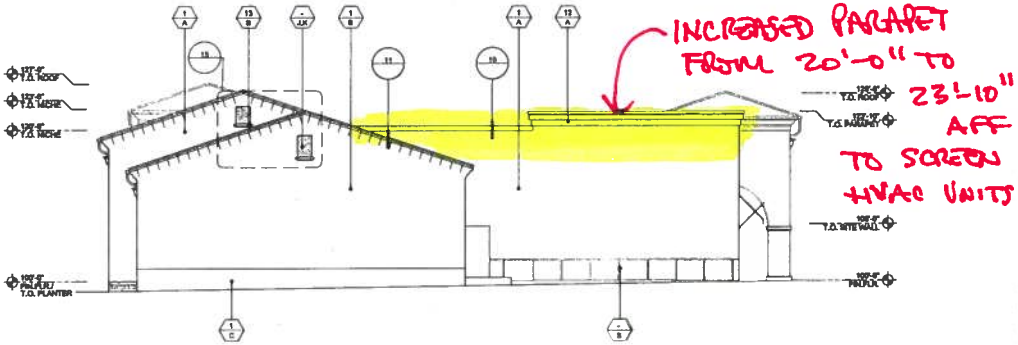
11 TILE RACK DETAIL
SCALE: 1" = 1'-0"



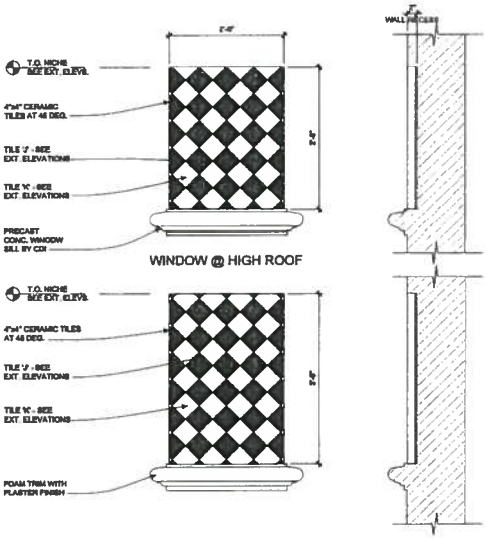
TILE RACK IMAGE
SCALE: N.T.S.



10 TRIM DETAIL
SCALE: 1" = 1'-0"



05-4 RIGHT SIDE (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"



15 TILE IN-LAY DETAIL
SCALE: 1" = 1'-0"

MATERIAL AND FINISH SCHEDULE

FINISH

- A — ICI 2004 "EGRET"
- B — ICI 856 "ANTIQUE LINEN"
- C — ICI 431 "ONIONSKIN"
- D — NOT USED
- E — REDLAND CLAY TILE "TERRA COTTA" BLEND
- F — AIR VOL BLOCK, INC. #660612E, SPLIT FACE CMU
- G — HC MUDDOX BRICK VENEER 860 OLD TOWN RED
- H — SUNBRELLA FERN, STYLE #871-0000
- J — DALTILE, GOLDEN SPOT 0141
- K — DALTILE, OAK MOSS 0195
- L — COPPER
- M — KAWNEER NO. 28 MEDIUM BRONZE
- N — STEVE HANDELMAN STUDIO, OL1.8WS 8" WALL BRACKET IRON OUTDOOR LANTERNS, BLACK
- O — BLACK POWDER COATED
- P — NOT USED
- Q — TIERRA Y FUEGO TILES
- R — PARMA 25" CHANDELIER BY STEVE HANDELMAN STUDIO
- S — GALVANIZED PIPE RAIL

MATERIAL

- 1 — 3-COAT STUCCO W/SMOOTH STEEL TROWEL FINISH
- 2 — CLAY - 2 PIECE MISSION TILE HIP, RIDGE AND STARTER COURSE AT EAVE.
- 3 — ALUMINUM STOREFRONT AND ENTRANCE W/KYNAR PAINT FINISH
- 4 — BIKE POST BY KEYSTONE RIDGE DESIGNS
- 5 — NOT USED
- 6 — CMU BLOCK
- 7 — FABRIC AWNING
- 8 — BRICK VENEER
- 9 — DECORATIVE ACCENT TILE
- 10 — DECORATIVE WALL SCONCE
- 11 — DECORATIVE WROUGH IRON
- 12 — FOAM CORNICE W/PLASTER FINISH
- 13 — FOAM TRIM W/ PLASTER FINISH
- 14 — NOT USED
- 15 — SPANDREL GLASS
- 16 — NOT USED
- 17 — DOWNSPOUTS
- 18 — TENANT SIGNAGE

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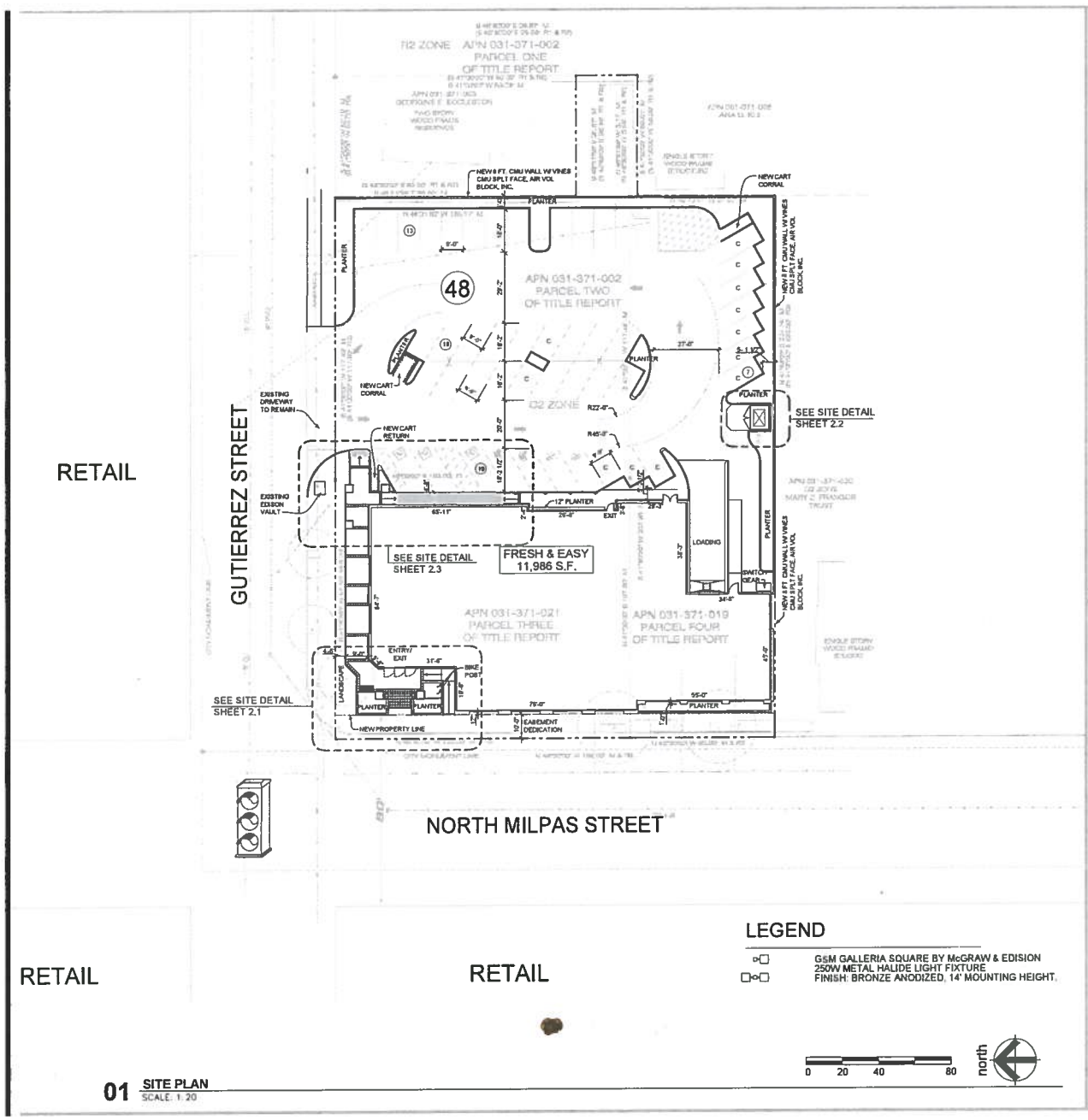
93103

MILPAS ST. & GUTIERREZ ST.

REVISIONS
- ARB SUBMITTAL 1-18-10
- ARB SUBMITTAL 3-7-11
- ARB SUBMITTAL 4-4-11

PROTOTYPE F7-B 1.4
STORE NUMBER 1462
PROJECT NUMBER 09-465-00

05.4 EXT ELEVATION - SOUTH



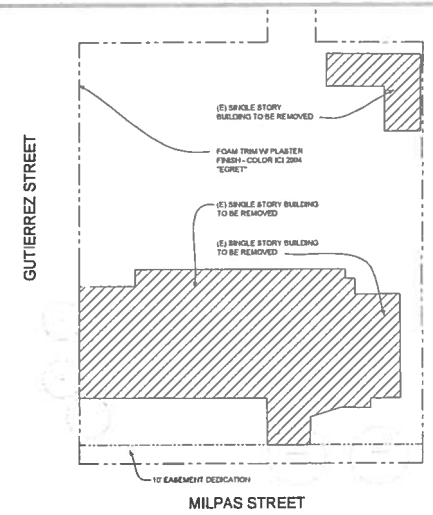
01 SITE PLAN
SCALE: 1:20

PROJECT STATISTICS

SITE ADDRESS:	336 N. MILPAS STREET SANTA BARBARA, CA 93103
OWNER'S INFORMATION:	FRESH & EASY NEIGHBORHOOD MARKET 2120 PARK PLACE, SUITE 200 EL SEGUNDO, CA 90245 (310) 341-1385
ARCHITECT'S INFORMATION:	PERKOWITZ + RUTH ARCHITECTS ATTN: MR. SEAN UNSELL SUNSELL@PRARCHITECTS.COM (562)628-8000
APN:	031-371-019 (12,919 SF) 031-371-002 (14,328 SF) 031-371-021 (11,895 SF)
LAND USE ZONE:	C-2
TYPE OF CONSTRUCTION:	V-NR
OCCUPANCEY GROUP:	M
FIRE SPRINKLER PROTECTION:	YES
SLOPE:	+/- 2%
EXISTING USE:	RESTAURANT/RETAIL
PROPOSED USE:	NEIGHBORHOOD MARKET
SEWER SYSTEM:	CITY OF SANTA BARBARA
WATER SYSTEM:	CITY OF SANTA BARBARA
PROPOSED PARKING:	
REGULAR	33 SPACES
COMPACT	12 SPACES
DISABLE	3 SPACES
REQUIRED PARKING:	48 SPACES
AREAS:	
TOTAL LOT AREA:	39,142 SF
EXISTING BUILDING AREA:	
BUILDING A	8,707 SF
BUILDING B	2,955 SF
BUILDING C	1,257 SF
EXISTING GROSS BUILDING AREA	12,919 SF
PROPOSED GROSS BUILDING AREA	11,986 SF
PROPOSED NET BUILDING AREA	11,671 SF

ALLOWABLE AREA CALCULATIONS: (V-B) BASED ON 2007 CBC

ALLOWABLE AREA: 9,000 SF
INCREASE FOR FIRE SPRINKLER =9,000 X 2 = 18,000 SF
THERERFORE = O.K.



Existing Site/Parcel Plan

SCALE: 1" = 30'

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SANTA BARBARA, CA

GUTIERREZ ST.

REVISIONS

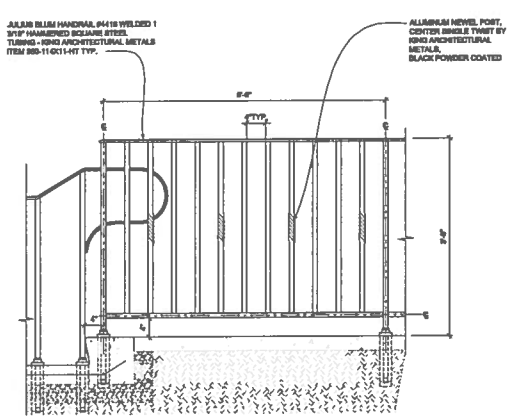
PROTOTYPE
F7

STORE NUMBER

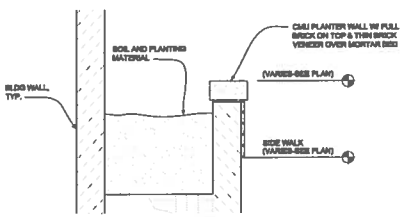
PROJECT NUMBER
09468-60

01 SITE PLAN

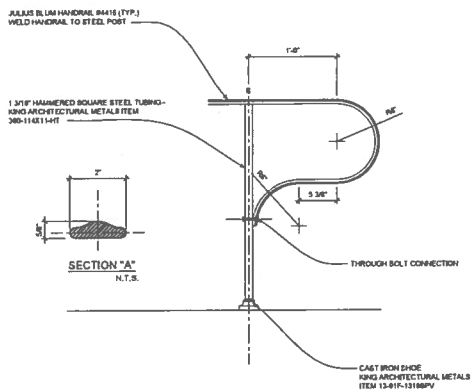
1-25-10 FINAL ABR APPROVED PLANS



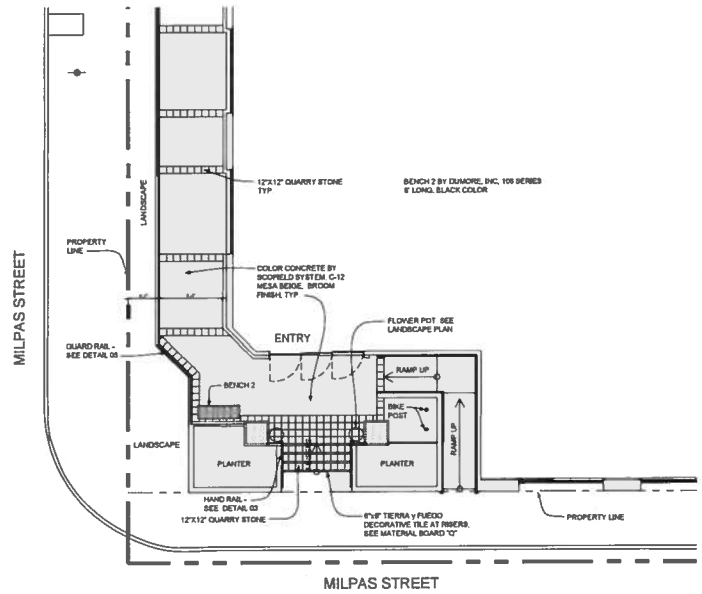
05 TYP. GUARDRAIL DETAIL
SCALE: 1" = 1'-0"



06 PLANTER SECTION
SCALE 1" = 1'-0"

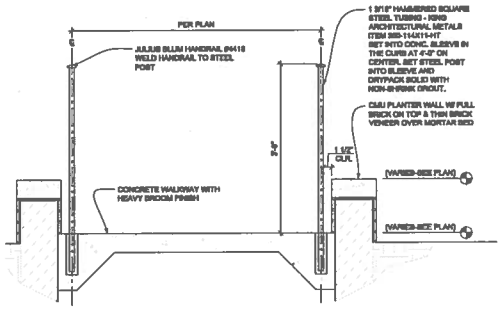


07 HANDRAIL END RETURN
SCALE: 1-1/2" = 1'-0"

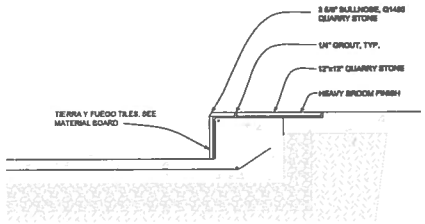


04 PARTIAL PLAN - PLAZA AREA
SCALE. 1/8" = 1'-0"

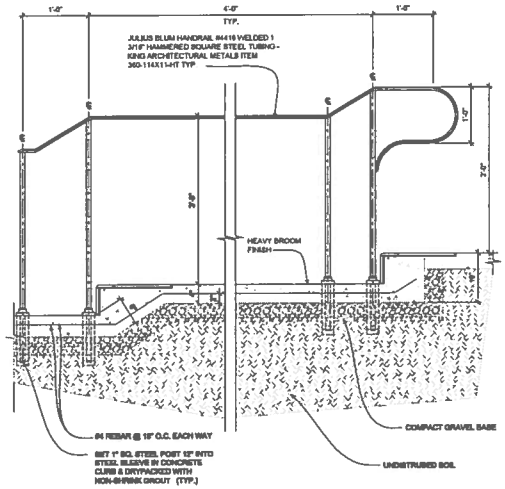
north



01 TYP. RAMP & PLANTER WALL SECTION
SCALE: 1" = 1'-0"



02 RISER & TREAD DETAIL
SCALE 1-1/2" = 1' 0"



03 TYP. STAIR HANDRAIL DETAIL
SCALE. 1" = 1'-0"

NOTES

1) TREADS = 5'-0" - SEE PLAN.
RISER = 7" MAX.
2) CONCRETE LANDING & STEPS TO RECEIVE HEAVY BROOM FINISH.
3) THE UPPER APPROACH AND LOWER TREAD OF EACH STAIR SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2" WIDE PLACED TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP OF LANDING. THE STRIP SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP-RESISTANT AS THE TREADS OF THE STAIR.
4) UNDERSIDE OF NOSINGS SHALL NOT BE ABRUPT
5) RADIUS OF CURVATURE AT LEADING TREAD EDGE SHALL NOT EXCEED 1/2"
6) RISERS SHALL BE SLOPED OR UNDERSIDE OF NOSING SHALL HAVE AN ANGLE NOT LESS THAN 60°
7) NOSINGS SHALL PROJECT NO MORE THAN 1-1/2"
8) PRIME & 2 COATS OF PAINT ON ALL EXPOSED METAL
9) MAX. CROSS SLOPE = 1/4" /FT

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93103

MILPAS ST. &
GUTIERREZ ST.

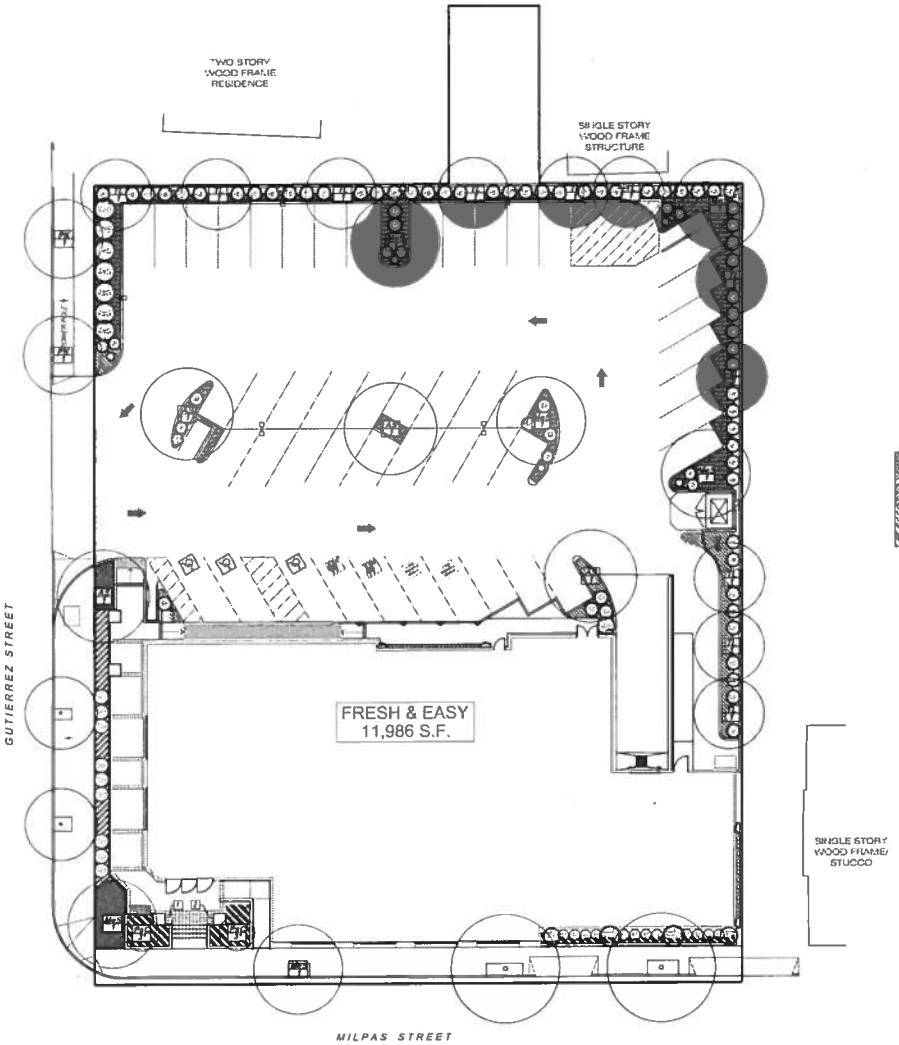
REVISIONS

PROTOTYPE
F7

STORE NUMBER
-

PROJECT NUMBER
09468-60

02.1 SITE DETAILS



Trees & Palms

I.D	Botanical Name	Common Name	Qty	Size	Notes
AS	Acacia stenophylla	Shoestring Acacia	4	15 Gal	Standard
FaP	Ficus nitida	Indian Laurel Fig	2	Existing	Existing on Site
MeS	Melaleuca alyphaloides	Prickly-Leaved Tea Tree	5	15 Gal	Standard
PsC	Psidium cattleianum	Strawberry Guava	2	36" Box	Multi-Trunk
PK	Pyrus kawakami	Evergreen Pear	2	Existing	Existing on Site
TL	Tristaniopsis laurina	Water Gum	11	15 Gal	Standard

Shrubs, Perennials, Vines & Groundcovers

I.D	Botanical Name	Common Name	Qty	Size	Notes
AO	Agapanthus orientalis	Lily-of-the-Nile	12	1 Gal	
AbR	Anigozanthos 'Big Red'	Kangaroo Paw	11	5 Gal	
AbH	Anigozanthos h. 'Harmony'	Kangaroo Paw	5	5 Gal	
AsK	Arbutus unedo 'Elfin King'	Dwarf Strawberry Tree	57	5 Gal	
DcK	Dianella caerulea 'King Alfred'	King Alfred Dianella	9	1 Gal	
MC	Macfadyena unguis-cati	Cat Claw Vine	8	1 Gal	Attach to wall
MaL	Mahonia lomariifolia	Mahonia	3	15 Gal	Multi stem
NeG	Nandina 'Gulf Stream'	Heavenly Bamboo	9	5 Gal	
PsT	Parthenocissus tricuspidata 'Veitchii Creeper'	Boston Ivy	5	5 Gal	
SR	Strelitzia reginae	Bird of Paradise	10	15 Gal	

Shrubs, Perennials & Groundcovers (Hatched Areas)

I.D	Botanical Name	Common Name	Size	SF	Notes
	Agapanthus 'Queen Anne'	Lily-of-the-Nile	1 Gal	189 SF	18" O.C.
	Carex parsa	Sedge	1 Gal	186 SF	12" O.C.
	Dianella caerulea 'King Alfred'	'King Alfred' Flax Lily	1 Gal	784 SF	Plant @ 24" O.C.
	Dianella tasmanica 'Tasred'	'Tasred' Tasman Flax Lily	1 Gal	331 SF	Plant @ 18" O.C.
	Lantana 'Gold Rush'	Yellow Trailing Lantana	1 Gal	230 SF	Plant at 42" O.C.

Pots 1 & 2	Architectural Pottery Low Bowl #LB-24, 24" diameter x 11" height		
Qty	Size	Botanical Name	Common Name
1	1 Gal	Rosmarinus 'Tuscan Blue'	Tuscan Blue Rosemary
2	1 Gal	Asparagus 'Myer Fennel'	Green Asparagus
2	1 Gal	Scaevola aemula 'Whitewater' or 'Blue Wonder'	Blue Wonder Fairy Fan Flower
2	4" Pots	Bulbine cortata 'Pineo Candy'	Blue Bacopa
		Jardinera 17" round reservoir system	See detail P.7, Sheet LP-2

Architectural Pottery www.architpot.com 714.892.3350
Jardinera www.jardinera-usa.com 949.722.2966
***All plant containers to be equipped with Jardinera foot 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 310-615-0118 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 such plants in the bid and credit the owner for such 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 must have legible identification tags.

17. Any tree shown on plan to be installed in less than 8' (eight feet) clear distance from any curb, walkway, or foundation is to be installed with root control barriers UB 18-2 by Deep Root Corp. 800-458-7668, based 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 from hole
1 Part soil amendment (nitrogen fortified redwood shavings and 18 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 ground as directed by soil analysis/specification.

21. Completely eradicate all bermuda, kikuyu grass, and other weed growth or other weeds 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) 247-8646 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. Planting mix for raised planters:
1 part washed plaster sand
1 part All Around Compost or approved equal (All Around Irrigation and Supply 805-686-4197).
3 parts class "a" topsoil.

25. Pottery planting mix by volume:
1/3 medium ground peat moss
1/3 #16 sand
1/3 medium vermiculite
plus
1/2 pound per cubic yard urea nitriform
1 pound per cubic yard single superphosphate

Thoroughly mix and moisten planter and in pots prior to placement. After installation, supplement planter soil as required to compensate for settling. Install gravel in bottoms of all pots to a depth of 2" and place a layer of filter fabric between the gravel and potting soil. Place a 1/8" mesh copper screen over the planter drain hole. Provide and install bark mulch in all pots. Bark mulch shall be walk on bark, spread evenly to a minimum depth of 1". Top of bark mulch layer should be approximately 2" below rim of pot.

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.

REGISTERED LANDSCAPE ARCHITECT
No. 1265
EXP. 9/30/11
STATE OF CALIFORNIA

Scale:
1/16" = 1'-0"

PR ARCHITECTS

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fax 805.962.5610
info@arcanala.com

PLANTING PLAN

LP-1

Drug Store

336 N Milpas Street
Santa Barbara, CA 93103

ABBREVIATIONS

AB	anchor bolt	F.H.	face of frame	F.Stl.	south bonnets	>	plate
ABV	above	FCM	face of masonry	PAR	parallel	+	centerline
A.C.	asphaltic concrete	FSL	face of stud	PBD	particle board	⊥	diameter
AF	air conditioner	FP	fireproof	PFB	pounds per foot Pad		square feet
ACO	access	FPL	fireplace	PERF	perforated		number
AD	area drain	FR	frame	PERIM	perimeter	℄	at
ADJ	adjacent	FUR	furring	PL	plate, property line	⊥	perpendicular
AFF	above finish floor	FUT	future	PL	plate & post		
AGG	aggregate	FUT	future	PL	property line		
AL	alternate			PLYD	plywood		
ALUM	aluminum	GA	gauge	PNL	panel		
ARC	arcade	GALV	galvanized	PNT	paint		
ANCHR	anchored	GB	grab bar	PNT	paint, paint		
ANCHR	anchorage	GC	general contractor	PSF	pounds per square foot		
AT	asphalt tile	GD	garbage disposal	PSF	pounds per square inch		
AVG	average	GD	grating	PT	paint		
		GI	galvanized iron	PT	pressure treated		
Bd	board	GL	glass, glazing	PT	pounds, level dispenser		
BFS	before	GLB	glue laminated	PTD	painted		
BLK	blockwork	GLBM	glue laminated beam	PVC	polyvinyl chloride		
BLDG	building	GPS	gypsum board	PVMT	pavement		
BLKD	blocked	GYPL	gypsum plaster				
BLKG	blocking	GRM	grade	Q	quarry tile		
BM	bench mark	GTM	galvanized sheet metal				
BOT	bottom	G.A.	general	(R)	remove		
BOTTOM	bottom of curb	GWB	gypsum wall board	(R)	remove and replace		
BOW	bottom of beam	GW	gypsum	R	riser		
BS	bottom of pier			RA	return air		
BRS	bearing	HB	hose bib	RAD	radius		
BRG	brick	HBD	hardboard	RFE	return air grille		
BRK	brass	HC	hollow core	RG	ridge board		
BRZ	brass	HD	heavy duty	RGB	rough grain		
BTS	bolts, bolts	HM	hollow metal	RGD	rigid		
BUR	built up roofing	HORM	header	RIDGE	roof ridge		
B.S.	bolt	HDR	hardware	REBAR	reinforcing steel bar		
BW	both ways	HDR	hardware	REF	reference		
				REFER	refrigerator		
C	channel	HFT	head joint	REG	register		
CAB	cabinet	HM	hollow metal	REINF	reinforcing		
CB	catch basin	HM	hollow metal	REQ	required		
CFM	cubic feet	HOR	horizontal	RES	resilient		
CTR	ceramic	HPT	high point	RET	return		
CFT	cubic feet	HT	height	RFG	roofing		
CHT	ceiling height	HTRG	heating	RH	right hand		
CI	cast iron	HVAC	heating, ventilating, AC	RM	room		
CIP	cast in place	HW	hardwood	RO	rough opening		
CJR	chair	HWD	hardwood	RLW	right of way		
CJ	ceiling joist	HWB	hot water boiler	RR	rain roofing		
CJ	control joint			RVR	reverse		
CLG	ceiling	ACCD	accumulating conference of building officials	RWD	redwood		
CLR	clear						
CLR	clear	ID	inside diameter	S	south		
CM	centimeters	INCL	include	SAB	sabbatical		
CMU	concrete masonry unit	INFOR	information	SCR	screen		
COND	condition dressing unit	INT	interior	SD	smoke detector		
CO	clean out	INTW	intermediate	SD	storm drain		
COL	column			CLG	ceiling		
COMP	compression	JST	joist	SHTG	sheathing		
CONC	concrete	JT	joint	SHTG	sheet		
CONN	connection				sheeting		
CONST	construction	KB	kick plate	SIM	similar		
CONT	continuous	KIT	kitchen	SPEC	specification		
CONTR	contractor	KW	kilowatt	SQ	square		
CPM	compound	KPL	kickplate	SQ FT	square feet		
CPT	carpet			SS	stainless steel		
CT	tiles	L	length	STC	sound transmission coefficient		
CL	centerline	L	plate angle				
CSWT	crosswort	LAV	lavatory	STD	standard		
CT	ceramic tile	LAW	landscape	STL	steel		
CTW	counterweight	LB	pound	STRUCTL	structural		
CW	cold water	LB	lb	S.P.	suspended		
CYD	cubic yard	LC	light cove	SPR	sprinkler		
		LH	left hand	SYS	system		
DB	demolition	LL	live load				
D	penny	LPS	lampshade	T&G	tongue and groove		
DA	dry area	LPT	low point	TB	towel bar		
DA	double acting	LTG	lighting	TC	top of curb		
DBL	double	LB	light weight	TEL	telephone		
DF	drinking fountain			TGF	top of gutter		
DF	dimensioned grounds	M	meter	TGB	top of beam		
DG	dimension	MAS	masonry	TGC	top of curb		
DIM	dimension	MAT	material	TGS	top of slab		
DIA	diameter	MAX	maximum	TOB	top of beam		
DM	door mat	MB	machine bolt	TOC	top of curb		
DM	dimension	MBR	drawer	TOS	top of slab		
DL	dead load	MC	machine screw	TOW	top of wall		
DN	down	MECH	mechanical	TS	tube steel		
DR	door	MEP	mechanical	TSB	tension bar		
DR	drain	MFGR	manufacturer	TV	television		
DS	downspout	MFR	manufacturer	TWD	tongue		
DS	down	MH	manhole	TZ	terrazzo		
DS	dishwasher	MIN	minimum				
DWG	drawing	MISC	miscellaneous	UNF	unfinished		
DWR	drawer	M.S.T.	mountainous	UNO	unless noted otherwise		
		MTL	metal	UR	urinal		
(E)	existing	MTG	mounting				
E	east	MTL	metal	VAR	varies		
EA	each way	MTD	mounted	VB	vapor barrier		
EB	expansion bolt	MWD	moulding	VB	vapor barrier		
EF	each face	M.B.	deep beam & wall	VCT	vinyl		
EJ	expansion joint	MZ	mezzanine	VF	verify in field		
ELEV	elevation	MZ	mezzanine	VF	verify in field		
E.O.S.	end of stairs			VIN	vinyl		
EWB	exterior wall	NC	natural	VTR	vertical		
EXT	exterior	NTS	not to scale	VWB	vertical bar		
EXT	exterior	NTS	not to scale	VWB	vertical bar		
		NTS	not to scale				
F.A.	fire alarm	NTS	not to scale	W	west		
FB	fresh air vent	(N)	new	W	wide		
FB	face brick			W	wide		
FBLT	furnished by others	PV	area	W	with		
FDN	foundation	PA	public address	W/O	without		
FDN	foundation	PC	pc. concrete	WB	water		
FE	fire extinguisher	CO	outside diameter	WC	water closet		
FF	floor, floor	(F.F.)	floor finished	WD	wood		
FFL	finish floor level			WF	wide flange		
FH&S	flathead machine screw	FHMS	flathead machine screw	WI	wrought iron		
FHWS	flathead wood screw	FHWS	flathead wood screw	WP	water proof		
FL	flat	FLD	field	WPT	water proof		
FL	floor	FLD	field	WT	weight		
FLCO	floor cleanout	UPS	uninterruptible power supply	WTR	water		
FLS	flashing			WW	welded wire fabric		
FLG	flashing						
FLT	flat						
FLUSH	flushmount						
FRP	fiberglass reinforced plastic						

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PROJECT DIRECTORY

OWNER:	UNTERMAN COMMERCIAL REAL ESTATE 3 RAND COURT COTO DE CAZA, CA 92679 PH: (949) 858-8189 FAX: (949) 858-8909
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PROJECT STATISTICS

SITE ADDRESS:	336 N. MILPAS STREET SANTA BARBARA, CA 93103
APN:	031-371-019 031-371-002 031-371-021
LAND USE ZONE:	C-2
TYPE OF CONSTRUCTION:	V-HR
OCCUPANCY GROUP:	B
FIRE SPRINKLER PROTECTION:	YES
SLOPE:	+/- 2%
EXISTING USE:	RESTAURANT/RETAIL
PROPOSED USE:	DRUG STORE
SEWER SYSTEM:	CITY OF SANTA BARBARA
WATER SYSTEM:	CITY OF SANTA BARBARA

EXISTING PARKING:

UNCOVERED SPACES	48 SPACES

PROPOSED PARKING:

REGULAR	48 SPACES
COMPACT	
HANDICAPPED	3 SPACES
51 TOTAL SPACES PROVIDED	

50.56 REQUIRED (12,640 S.F./250)

AREAS:

TOTAL LOT AREA:	39,130 S.F.
EXISTING BUILDING AREA:	
BUILDING A	8,707 S.F.
BUILDING B	2,955 S.F.
BUILDING C	1,257 S.F.
EXISTING GROSS BUILDING AREA	12,919 S.F.
PROPOSED GROSS BUILDING AREA	12,640 S.F.

ALLOWABLE AREA CALCULATIONS: (V-HR)

ALLOWABLE AREA:	8,000 S.F.

INCREASE FOR SEPARATION ON 3 SIDES (per 505.1.2)
= 57' X 2.5 = 100% INCREASE= 16,000 S.F.
PROPOSED 12,000 S.F. <16,000 S.F.
THEREFORE = O.K.

SCOPE OF WORK

THIS PROJECT INCLUDES THE NEW CONSTRUCTION OF A 12,640 SF BUILDING TO INCLUDE ARCHITECTURAL, CIVIL, ELECTRICAL, PLUMBING, MECHANICAL & LANDSCAPING.

CODE:
INTENT TO COMPLY WITH THE FOLLOWING CODES:

2007 CBC	2007 CMC
2007 CEC	2007 CFC
2007 CPC	

SANTA BARBARA COUNTY GRADING CODE 4477
2001 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE

VICINITY MAP

NOT TO SCALE!

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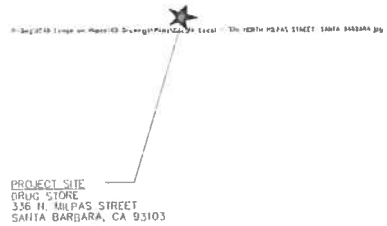


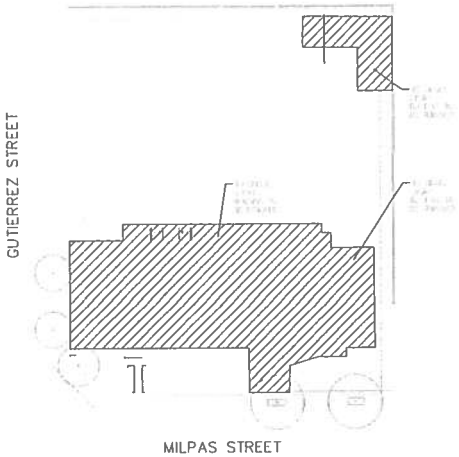
SHEET INDEX

A0.1	TITLE SHEET AND PROJECT DATA
A1.1	SITE PLAN
A1.4	TRASH ENCLOSURE
A3.1	EXTERIOR ELEVATIONS
L-1	LANDSCAPE PLAN

POIRIER + DAVID ARCHITECTS
156 West Alamar Ave. • Suite C, Santa Barbara, CA 93105
fax (805) 898-9683 telephone (805) 682-8894

A0.1

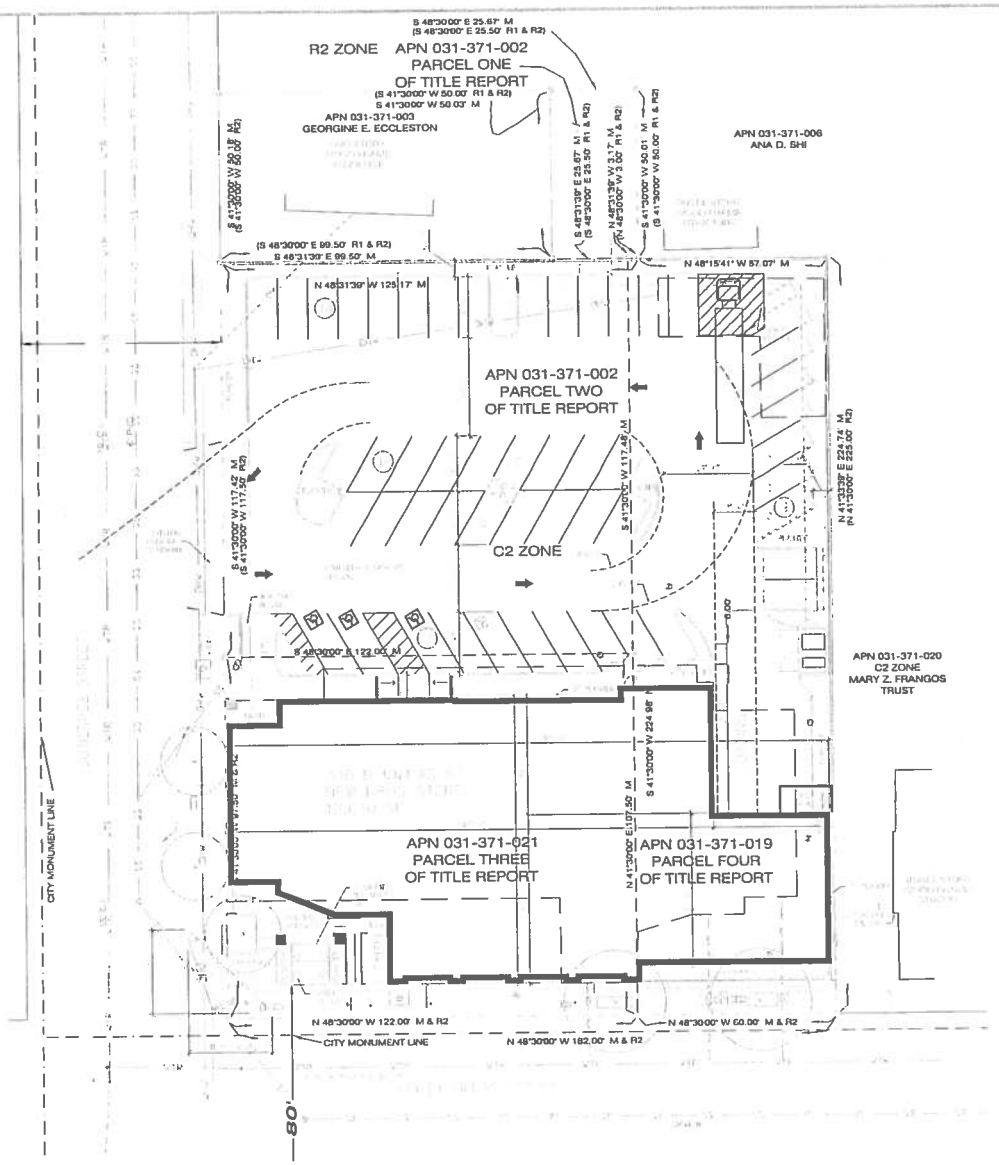
10-9-06 PRELIMINARY APPROVED PLANS



Existing Site/Parcel Plan

SCALE: 1" = 30'

LEGEND



Site Plan

SCALE: 1/16" = 1'-0"

(PROJECT)

A1.1