

Building Data Summary	
Project ID:	Residence *****
Location:	*****
Scope of Work:	Landscaping
Date:	

Item #	Ref. Sheet #	Item Description	Unit	Quantity	Wastage	Quantity w/ Wastage	Unit Material Cost	Total Material Cost	Unit Manhour	Hourly Wage	Unit Labor Cost	Total Labor Cost	Sub Cost	Total Trade Cost
DIVISION.01 GENERAL REQUIREMENTS														
1		Supervision and Coordination	LS	1	0%	1	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$ 4,880	
2		Submittals and Shop drawings	LS	1	0%	1	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$ -	
3		Final Cleaning	LS	1	0%	1	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$ 852	
4		Mobilization Costs	LS	1	0%	1	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$ 1,180	
5		Temporary Control & Facilities	LS	1	0%	1	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$ 1,075	
		Subtotal (General Requirements)												\$ 7,987
DIVISION 02- Demolition and Site Work														
Demolition														
6		Remove Stamped Concrete Walk	SF	340	0%	340	\$ -	\$ -	0.032	\$ 62.85	\$ 2.01	\$ 683.81	\$ 683.81	
7		Remove Island Cherry Tree	EA	1	0%	1	\$ -	\$ -	4.650	\$ 62.85	\$ 292.25	\$ 292.25	\$ 292.25	
8		Existing OAK Tree Protect in Place	EA	2	0%	2	\$ 50.00	\$ 100.00	1.000	\$ 62.85	\$ 62.85	\$ 125.70	\$ 225.70	
9		Remove 12" Palm Tree	EA	1	0%	1	\$ -	\$ -	4.650	\$ 62.85	\$ 292.25	\$ 292.25	\$ 292.25	
Site														
10		Permeable Paver -2-1/4" Bedding Course No.8 Aggregate -4" No.57 Stone Open Graded Base -6" 1-1/2" No.2 Stone Graded Washed Crushed Rock Subbase	SF	580	5%	609	\$ 3.37	\$ 2,052.33	0.032	\$ 62.85	\$ 2.01	\$ 1,224.82	\$ 3,277.15	
11		9"x9" Concrete Paver Edge Banding	LF	212	5%	223	\$ 8.62	\$ 1,918.81	0.085	\$ 62.85	\$ 5.34	\$ 1,189.18	\$ 3,108.00	
12		9"x9" Paver Decorative Band	LF	32	5%	34	\$ 8.62	\$ 289.63	0.085	\$ 62.85	\$ 5.34	\$ 179.50	\$ 469.13	
13		Sweet Water Oklahoma Flagstone Step Stones	EA	15	0%	15	\$ 152.32	\$ 2,284.80	1.250	\$ 62.85	\$ 78.56	\$ 1,178.44	\$ 3,463.24	
14		3/8" Crushed Handley Gravel Path W/ Round River Cobble Border	SF	208	5%	218	\$ 1.52	\$ 331.97	0.015	\$ 62.85	\$ 0.94	\$ 205.90	\$ 537.86	
15		Native Santa Barbara Sandstone Boulder	EA	35	0%	35	\$ 450.00	\$ 15,750.00	1.980	\$ 62.85	\$ 124.44	\$ 4,355.51	\$ 20,105.51	
16		Sweet Water Oklahoma Flagstone Landing	SF	37	5%	39	\$ 16.85	\$ 654.62	0.085	\$ 62.85	\$ 5.34	\$ 207.55	\$ 862.17	
17		Sweet Water Oklahoma Flagstone Steps	EA	11	0%	11	\$ 388.65	\$ 4,275.15	2.100	\$ 62.85	\$ 131.99	\$ 1,451.84	\$ 5,726.99	
18		Sweet Water Oklahoma Flagstone Patio	SF	366	5%	384	\$ 16.85	\$ 6,475.46	0.085	\$ 62.85	\$ 5.34	\$ 2,053.03	\$ 8,528.48	
19		Dry Creekbed, Native S.B. Sandstone Boulders, With S.B.Round River Cobble, 3" Round Sunburst Cobble & 5/8"-1" Sisqueuo Float Rock	SF	250	5%	263	\$ 1.68	\$ 441.00	0.032	\$ 62.85	\$ 2.01	\$ 527.94	\$ 968.94	
20		Vegetated Swale	SF	85	5%	89	\$ 2.65	\$ 236.51	0.022	\$ 62.85	\$ 1.38	\$ 123.41	\$ 359.92	
21		Strip Drain	LF	18	5%	19	\$ 3.10	\$ 58.59	0.092	\$ 62.85	\$ 5.78	\$ 109.28	\$ 167.87	
22		7.4" Machined Copper & Brass Path Light W/ Grand Top Assembly Manuf: FX LUMINAIRE Model: CA	EA	18	0%	18	\$ 129.99	\$ 2,339.82	1.450	\$ 62.85	\$ 91.13	\$ 1,640.39	\$ 3,980.21	
23		Stone Weir	LF	11	5%	12	\$ 15.32	\$ 176.95	0.102	\$ 62.85	\$ 6.41	\$ 74.04	\$ 250.99	
Irrigation														
24		3/4" Automatic Flush Valve Manuf: HUNTER Model: AFV-X	EA	4	0%	4	\$ 140.00	\$ 560.00	0.895	\$ 62.85	\$ 56.25	\$ 225.00	\$ 785.00	
25		1/2" FPT Connection Mnau: HUNTER Model: ECO-ID	EA	1	0%	1	\$ 61.97	\$ 61.97	0.510	\$ 62.85	\$ 32.05	\$ 32.05	\$ 94.02	
26		Micro Spray Full,Half & Quarter Circle Configuration Manuf: HUNTER Model: TS 090	EA	7	0%	7	\$ 3.17	\$ 22.19	0.152	\$ 62.85	\$ 9.55	\$ 66.87	\$ 89.06	
27		3/4"x3/4" Female NPT Hose Bibb, Red Brass Manuf: BUCKNER SUPERIOR Model: B401	EA	4	0%	4	\$ 4.71	\$ 18.84	0.320	\$ 62.85	\$ 20.11	\$ 80.45	\$ 99.29	
28		3/4" Ball Valve Shut-Off Valve Manuf: NIBCO Model: T-580-S6-R-66-LL	EA	3	0%	3	\$ 140.00	\$ 420.00	0.895	\$ 62.85	\$ 56.25	\$ 168.75	\$ 588.75	
29		1",1-1/2",2" & 3" Brass Electric Master Vlave Manuf: HUNTER Model: IBV	EA	1	0%	1	\$ 265.85	\$ 265.85	1.250	\$ 62.85	\$ 78.56	\$ 78.56	\$ 344.41	
30		3/4" Check Valve W/ 1/2" Male Pipe Thread Manuf: NETAFIM Model: TLCV050MI-B	EA	2	0%	2	\$ 4.95	\$ 9.90	0.320	\$ 62.85	\$ 20.11	\$ 40.22	\$ 50.12	
31		3/4" Reduced Pressure Backflow Preventer Manuf: FEBCO Model: 825YA	EA	1	0%	1	\$ 1,741.52	\$ 1,741.52	3.250	\$ 62.85	\$ 204.26	\$ 204.26	\$ 1,945.78	
32		8 Station Controller Manuf: HU8NTER Model: XC-800	EA	1	0%	1	\$ 152.62	\$ 152.62	1.250	\$ 62.85	\$ 78.56	\$ 78.56	\$ 231.18	
33		Wireless Solar,Rain Freeze Sensor W/ Outdoor Interface & Gutter Mount Bracket Manuf: HUNTER Model: WSS-SEN	EA	1	0%	1	\$ 184.91	\$ 184.91	1.320	\$ 62.85	\$ 82.96	\$ 82.96	\$ 267.87	
34		Flow Sensor Manuf: HUNTER Model: HFS-100	EA	1	0%	1	\$ 215.85	\$ 215.85	0.895	\$ 62.85	\$ 56.25	\$ 56.25	\$ 272.10	
35		3/4" Irrigation & Sub Meter Manuf: RAINBIRD Model: FM075B	EA	1	0%	1	\$ 644.85	\$ 644.85	2.150	\$ 62.85	\$ 135.13	\$ 135.13	\$ 779.98	
36		5/8" Water Meter W/ Pressure Regulator	EA	1	0%	1	\$ 348.65	\$ 348.65	1.850	\$ 62.85	\$ 116.27	\$ 116.27	\$ 464.92	
37		3/4" PVC Irrigation Lateral Pipe	LF	423	5%	444	\$ 2.88	\$ 1,279.15	0.085	\$ 62.85	\$ 5.34	\$ 2,372.76	\$ 3,651.91	
38		3/4" PVC Irrigation Main Pipe	LF	212	5%	223	\$ 2.88	\$ 641.09	0.085	\$ 62.85	\$ 5.34	\$ 1,189.18	\$ 1,830.27	
39		PVC Pipe Sleeve	LF	80	5%	84	\$ 3.10	\$ 260.40	0.092	\$ 62.85	\$ 5.78	\$ 485.70	\$ 746.10	
40		1" ICV Globe Valve W/ 1" Hy100 Filter System Manuf: HUNTER Model: ICZ101-25	EA	5	0%	5	\$ 179.25	\$ 896.25	0.852	\$ 62.85	\$ 53.55	\$ 267.74	\$ 1,163.99	
41		Pipe Transition	EA	23	0%	23	\$ 4.50	\$ 103.50	0.052	\$ 62.85	\$ 3.27	\$ 75.17	\$ 178.67	
42		Mulching	SF	1702	0%	1702	\$ 0.21	\$ 357.42	0.009	\$ 62.85	\$ 0.57	\$ 962.74	\$ 1,320.16	
Trees														
43		Mexican Palo Verde - 36" Box	EA	1	0%	1	\$ 410.55	\$ 410.55	4.200	\$ 62.85	\$ 263.97	\$ 263.97	\$ 674.52	
44		Moro Blood Orange Semi-Dwarf - 15 Gal	EA	1	0%	1	\$ 199.99	\$ 199.99	1.980	\$ 62.85	\$ 124.44	\$ 124.44	\$ 324.43	
45		Navel Orange Semi-Dwarf - 15 Gal	EA	1	0%	1	\$ 199.99	\$ 199.99	1.980	\$ 62.85	\$ 124.44	\$ 124.44	\$ 324.43	
46		Sweet Orange Semi-Dwarf - 15 Gal	EA	1	0%	1	\$ 199.99	\$ 199.99	1.980	\$ 62.85	\$ 124.44	\$ 124.44	\$ 324.43	
47		Satsuma Tangerine Semi-Dwarf - 15 Gal	EA	1	0%	1	\$ 1,285.62	\$ 1,285.62	4.200	\$ 62.85	\$ 263.97	\$ 263.97	\$ 1,549.59	
48		Shoestring Acacia - 24" Box	EA	1	0%	1	\$ 275.25	\$ 275.25	3.100	\$ 62.85	\$ 194.84	\$ 194.84	\$ 470.09	
Shrubs														
49		Green Platters Aeonium - 2 Gal	EA	5	0%	5	\$ 18.52	\$ 92.60	0.488	\$ 62.85	\$ 30.67	\$ 153.35	\$ 245.95	
50		Sunburst Aeonium - 5 Gal	EA	4	0%	4	\$ 61.97	\$ 247.88	0.510	\$ 62.85	\$ 32.05	\$ 128.21	\$ 376.09	
51		Ray Of Light Foxtail Agave - 5 Gal	EA	5	0%	5	\$ 69.95	\$ 349.75	0.535	\$ 62.85	\$ 33.62	\$ 168.12	\$ 517.87	
52		Nova Century Plant - 5 Gal	EA	1	0%	1	\$ 58.45	\$ 58.45	0.510	\$ 62.85	\$ 32.05	\$ 32.05	\$ 90.50	
53		Blue Flame Agave - 5 Gal	EA	5	0%	5	\$ 34.88	\$ 174.40	0.488	\$ 62.85	\$ 30.67	\$ 153.35	\$ 327.75	
54		Red Aloe - 5 Gal	EA	5	0%	5	\$ 29.99	\$ 149.95	0.488	\$ 62.85	\$ 30.67	\$ 153.35	\$ 303.30	
55		Nubian Aloe - 5 Gal	EA	4	0%	4	\$ 45.88	\$ 183.52	0.499	\$ 62.85	\$ 31.36	\$ 125.45	\$ 308.97	
56		Bitter Tree Aloe - 15 Gal	EA	4	0%	4	\$ 199.22	\$ 796.88	1.520	\$ 62.85	\$ 95.53	\$ 382.13	\$ 1,179.01	
57		Mountain Aloe - 5 Gal	EA	5	0%	5	\$ 70.35	\$ 351.75	0.510	\$ 62.85	\$ 32.05	\$ 160.27	\$ 512.02	
58		Arabian Aloe - 5 Gal	EA	6	0%	6	\$ 67.49	\$ 404.94	0.510	\$ 62.85	\$ 32.05	\$ 192.32	\$ 597.26	
59		James Walker Bougainvillea Trellis - 5 Gal	EA	2	0%	2	\$ 70.00	\$ 140.00	0.652	\$ 62.85	\$ 40.98	\$ 81.96	\$ 221.96	
60		Pride Of Madeira - 5 Gal	EA	6	0%	6	\$ 49.95	\$ 299.70	0.488	\$ 62.85	\$ 30.67	\$ 184.02	\$ 483.72	
61		Variegated Candelabra Tree - 15 Gal	EA	3	0%	3	\$ 310.85	\$ 932.55	1.698	\$ 62.85	\$ 106.72	\$ 320.16	\$ 1,252.71	
62		Boca Rosa Island Snapdragon - 1 Gal	EA	9	0%	9	\$ 12.00	\$ 108.00	0.320	\$ 62.85	\$ 20.11	\$ 181.01	\$ 289.01	
63		Peaches And Cream Grevillea - 15 Gal	EA	1	0%	1	\$ 188.62	\$ 188.62	1.680	\$ 62.85	\$ 105.59	\$ 105.59	\$ 294.21	
64		Goodwin Creek Gray Lavender - 1 Gal	EA	4	0%	4	\$ 16.99	\$ 67.96	0.320	\$ 62.85	\$ 20.11	\$ 80.45	\$ 148.41	
65		Safari Sunset Conebush - 15 Gal	EA	8	0%	8	\$ 285.32	\$ 2,282.56	1.680	\$ 62.85	\$ 105.59	\$ 844.70	\$ 3,127.26	
66		Little Ollie Olive - 5 Gal	EA	8	0%	8	\$ 78.65	\$ 629.20	0.565	\$ 62.85	\$ 35.51	\$ 284.08	\$ 913.28	
67		Marjorie Channon Tawhiwhi - 15 Gal	EA	7	0%	7	\$ 139.95	\$ 979.65	1.680	\$ 62.85	\$ 105.59	\$ 739.12	\$ 1,718.77	
68		Flame Vine - 5 Gal	EA	3	0%	3	\$ 166.99	\$ 500.97	0.740	\$ 62.85	\$ 46.51	\$ 139.53	\$ 640.50	

		PROJECTED COST	\$	102,897.4
		INSURANCE	3%	\$ 3,086.9
		CONTINGENCY	5%	\$ 5,144.9
		OVERHEAD AND PROFIT	15%	\$ 15,434.6
		TAX	6.50%	\$ 4,059.4
		SUGGESTED BID		\$ 130,623

LANDSCAPE PLANS FOR RESIDENCE

GENERAL NOTES

- ADJUST ANY VALVES CANS, VAULT FRAMES AND COVERS, MANHOLE FRAMES AND COVERS TO FINISH GRADE (TYP. FOR ALL UTILITY SURFACE FEATURES FOR THIS PROJECT) SEE LAYOUT & CIVIL GRADING PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES, AND MARK LOCATION ON SITE WHERE TRENCHING OR EXCAVATION IS TO OCCUR AND PROTECT ALL UTILITIES WITHIN SCOPE OF WORK AREA. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES. CONFIRM LOCATION WITH OWNER AND COORDINATE WITH GRADING AND LAYOUT PLANS.
- CONTRACTOR SHALL CONSTRUCT AND MAINTAIN PERIMETER EROSION CONTROL AND PROTECT ALL STORM DRAIN INLETS FOR THIS SCOPE OF WORK PER CIVIL ENGINEER'S EROSION CONTROL PLANS.
- ALL CONSTRUCTION AND INSTALLATION OF LANDSCAPE AND HARDSCAPE ITEMS SHALL BE PER LOCAL CODES AND ORDINANCES.
- ALL PAVED AREAS AND FINISH GRADE AREAS SHALL SLOPE TO DRAIN. REFERENCE CIVIL ENGINEER'S GRADING PLAN.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS. ALL DIMENSIONS SHALL BE VERIFIED AGAINST EXISTING CONDITIONS AND ALL DISCREPANCIES REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY. CONTRACTOR SHALL READ AND UNDERSTAND THE PROJECT SPECIFICATIONS ACCOMPANYING THESE PLANS PRIOR TO BIDDING. FAILURE TO ADHERE TO THE SPECIFICATIONS DURING CONSTRUCTION MAY RESULT IN A DELAY OF THE PROJECT AT THE CONTRACTOR'S EXPENSE. CONTRACTOR IS RESPONSIBLE FOR ANY LOSS DUE TO A DECISION TO ALTER THE DESIGN OR LAYOUT OF THIS PROJECT IN ANY WAY WITHOUT THE CONSENT OF THE LANDSCAPE ARCHITECT AND OWNER.

DEMOLITION NOTES:

- CONTRACTOR SHALL CONFIRM LOCATION OF ALL EXISTING UTILITIES AND WATER LINES ON SITE AND PROTECT ALL UTILITIES AND INFRASTRUCTURE WITHIN SCOPE OF WORK AREA. CONFIRM LOCATION WITH OWNER. CALL UNDERGROUND SERVICE ALERT AT LEAST TWO WORKING DAYS BEFORE TRENCHING, GRADING, OR EXCAVATING.
- CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES AS PRESCRIBED ON GRADING PLAN.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY REGARDING DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS.
- PROTECT EXISTING PLANT MATERIAL IN AREAS WHERE GRADE OR SURFACE IS NOT TO BE ALTERED, WHERE PLANTS ARE INDICATED TO REMAIN ON THIS PLAN. PROTECT ALL OAK TREES IN PLACE.
- SHALL DISPOSE OF ALL MATERIALS

EXISTING PLANT LEGEND

CODE	BOTANICAL NAME	COMMON NAME	WATER USE
CL	COTONEASTER LACTEUS *	RED CLUSTERBERRY	LOW
CS	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	LOW
FS	FELICIA SELLOIANA *	PIÑAAPPLE GUAVA	LOW
MA	MORUS ALBA *	WHITE MULBERRY	MEDIUM
PA	PERSEA AMERICANA *	AVOCADO	MEDIUM
PE	PITOSPORUM EUCENODES	TARATA	MEDIUM
PHC	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM	LOW
PC	FRUNUS CARUNIANA	CAROUNA LAUREL CHERRY	MEDIUM
PI	FRUNUS LUCIFUGA LYON	CATALINA CHERRY	LOW
PT	PTERACANTHA SPP., CVS	PIRETHORN	LOW
QA	QUERCUS AGRIFOLIA	COAST LIVE OAK	VERY LOW
SH	SCHNUS MOLLE	CAULFORDA PEPPER TREE	VERY LOW
SP	SYZYGUM PANGULATUM	EUGENIA	MEDIUM
SR	SYAGRUS ROMANZOFFIANUM	QUEEN PALM	MEDIUM
FN	ROBUS NITIDA *	ROBUS	MEDIUM

SHEET INDEX

SHEET	DESCRIPTION
L-1	TREE PRESERVATION & DEMOLITION PLAN
L-2	LAYOUT PLAN
L-3	IRRIGATION PLAN
L-4	PLANTING PLAN
L-5	LIGHTING PLAN
L-6	CONSTRUCTION DETAILS
L-6.2	IRRIGATION DETAILS
L-6.3	PLANTING DETAILS
L-7	IRRIGATION SPECIFICATIONS
L-8	LANDSCAPE SPECIFICATIONS

PROJECT INFORMATION

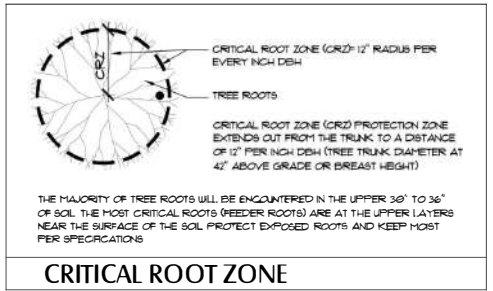
OWNERS:	ANNIE & PAUL DE BRUYN KOPS
DDRESS:	1239 E. COTA STREET SANTA BARBARA, CA 93103
APN:	031-190-041
COUNTY ZONING:	RS-6
GENERAL PLAN:	R-3
LOT SIZE:	7,030 SF / .16 AC
USE:	LOW DENSITY RES. 5DU/ACRE
FIRE HAZARD:	NO

DESIGN TEAM

OWNER:	ANNIE & PAUL DE BRUYN KOPS 2855 TORITO RD SANTA BARBARA, CA 93108 (805) 791-4538 PAULDEK@MAC.COM	STRUCTURAL ENGINEER:	ASHLEY & VANCE ENGINEERING, INC. 210 E. COTA STREET SANTA BARBARA, CA 93101 (805) 967-9966 INFO@ASHLEYVANCE.COM
LANDSCAPE ARCHITECT:	TRUE NATURE 430 W. QUINTO STREET SANTA BARBARA, CA 93105 CONTACT: KIMBERLY TRUE PHONE: 805-710-2100 KIM@TRUENATUREDESIGN.COM	SURVEYOR:	UW SURVEYING INC. 1121 STATE STREET, SUITE 25 SANTA BARBARA, CA 93101 (805) 748-3234
ARCHITECT:	JEFF SHELTON 519 FIG AVENUE SANTA BARBARA, CA 93101 PHONE: 805-708-2102 JEFF@JEFFSHELTONARCHITECT.COM	CIVIL ENGINEERING:	ASHLEY & VANCE ENGINEERING, INC. 210 E. COTA STREET SANTA BARBARA, CA 93101 (805) 967-9966 INFO@ASHLEYVANCE.COM

TREE PROTECTION:

- ALL EXISTING OAK TREES SHALL BE PROTECTED PER P.C. RESOLUTION 018-05 CONDITION A & B. IF ANY TREE IS INADEQUATELY PROTECTED SUCH THAT IT DOES NOT SURVIVE, IT SHALL BE REPLACED AT A THREE TO ONE RATIO WITH 2" BOX SIZE TREES. ALL OAKS TO BE PRESERVED AND PROTECTED SHALL BE FENCED DURING CONSTRUCTION AND GRADING. SEE TREE PROTECTION AND DEMOLITION PLAN THIS SET.
- THE USE OF HERBICIDES OR FERTILIZERS SHALL BE PROHIBITED WITHIN THE DRIPLINE OF ANY OAK TREE PER P.C. RESOLUTION 018-05 CONDITION A.1. TO AVOID COMPACTION OF SOIL AROUND THE CRITICAL ROOT ZONE OF THE EXISTING OAK TREES TO BE PROTECTED, ALL SPECIMEN OAK TREES ON THE SITE SHOULD BE FENCED WITH AT THE CRITICAL ROOT ZONE WITH 5" HT. HIGH VISIBILITY PLASTIC MESH FENCING ON STEEL T-BAR STAKES DRIVEN INTO THE GROUND MINIMUM OF 18". FENCING SHALL BE IN PLACE PRIOR TO ARRIVAL OF ANY CONSTRUCTION MATERIALS OR EQUIPMENT ON SITE, AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED AND FINAL APPROVAL IS GIVEN. GRADING, TRENCHING AND OTHER GROUND DISTURBANCE ACTIVITIES SHALL OCCUR OUTSIDE OF THE CRITICAL ROOT ZONE (CRZ) OF ALL ON-SITE OAK TREES TO REMAIN. IF TRENCHING MUST OCCUR WITHIN CRZ IT SHALL BE DONE BY HAND. ANY ROOTS ONE INCH IN DIAMETER OR GREATER ENCOUNTERED DURING GRADING OR TRENCHING SHALL BE CLEANLY CUT.
- CRITICAL ROOT ZONE (CRZ) IS DEFINED AS AN AREA OF 12" FOR EVERY 1" OF TRUNK DIAMETER EXTENDING OUT FROM TRUNK. SEE DETAIL 1 BELOW.
- ONLY TREES DESIGNATED FOR REMOVAL SHALL BE REMOVED.
- ALL TREES NOTED AS "TO BE PROTECTED" SHALL BE FENCED PER NOTES.
- CONSTRUCTION EQUIPMENT STAGING AND STORAGE AREAS SHALL BE LOCATED OUTSIDE OF THE PROTECTED AREA. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED, STORED OR OPERATED WITHIN THE PROTECTED AREA.
- REFERENCE GRADING PLANS FOR GRADING EXTENTS, EROSION CONTROL MEASURES, AND ADDITIONAL NOTES.



NOTE: SEE SHEET L-4 FOR LANDSCAPE COMPLIANCE CHECKLIST



SCALE: 1/8"=1'-0"

0' 4' 8' 16'

TREE PRESERVATION & DEMOLITION PLAN



Date 1/31/2022

Revisions

04/18/2022 City SFD/BLDG
08/16/2022 City SWAMP PLCK/STDB
02/07/2023 BLDG PLCK 1
03/14/2023 BLDG PLCK 2

Reduction of tree preservation and demolition plan for residence at 1239 E. Cota Street, Santa Barbara, CA 93103



Drawn By KJT

Sheet

L-1

Of 10

Job No. 2115

LAYOUT NOTES

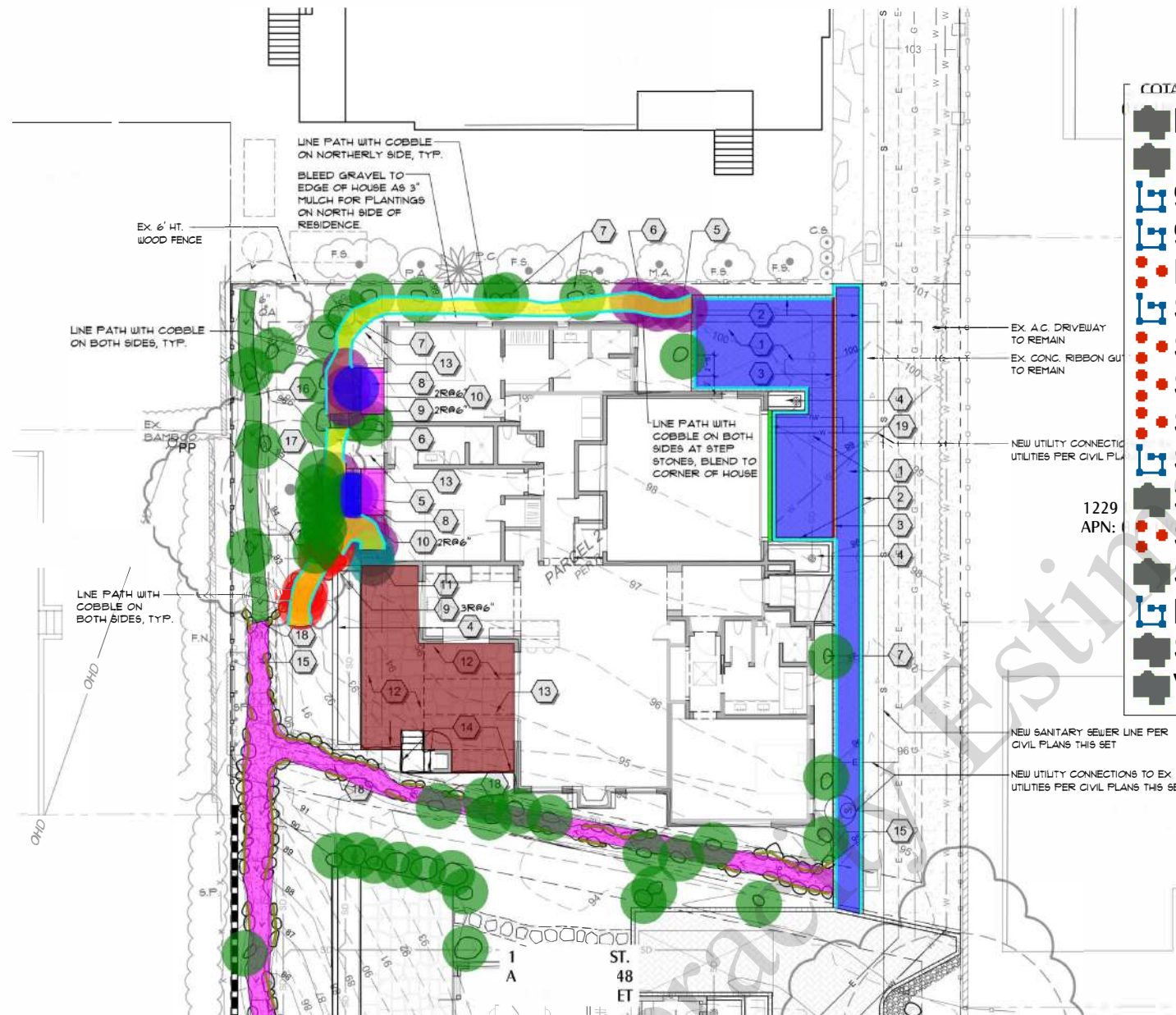
1. LOCATION OF FEATURES SHOWN ON DRAWINGS TO BE CONSTRUCTED WHICH ARE NOT SPECIFICALLY DIMENSIONED MAY BE DETERMINED BY SCALE. IN CASE OF DISCREPANCY, CONTACT LANDSCAPE ARCHITECT IMMEDIATELY IN WRITING FOR RESOLUTION PER SPECIFICATIONS.
2. OBTAIN A COPY OF THE STRUCTURAL SOILS REPORT FROM OWNER. ADHERE TO ALL APPLICABLE RECOMMENDATIONS. CONTACT LANDSCAPE ARCHITECT FOR DECISION IF DISCREPANCIES ARE NOTED.
3. INSTALL FLEXIBLE JOINTS BETWEEN PAVEMENT AND FIXED OBJECTS, BETWEEN NEW PAVING WORK AND EXISTING PAVEMENT, AND BETWEEN DISSIMILAR PAVING MATERIALS.
4. CONTRACTOR SHALL MARK OUT LOCATIONS OF HARDSCAPE FEATURES ON SITE AND REVIEW IN FIELD WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL	
①	PERMEABLE PAVEMENT DRIVEWAY - BELGARD ECO-DUBLIN PERMEABLE PAVEMENT, MONTEGLO COLOR, 3-PIECE MODULAR FIELD & LARGE SQUARE (9" X 9" X 2-3/8") BANDING PER DETAIL. REFERENCE CIVIL ENGINEER'S PLAN FOR SUB-GRADE PREPARATION, PERMEABLE RESERVOIR LAYERS, AND FINISH SURFACE GRADES.	1/L-2	①
②	CONCRETE PAVEMENT EDGE BANDING - MORTAR BELGARD ECO-DUBLIN PERMEABLE PAVEMENT, MONTEGLO COLOR (9" X 9" X 2-3/8"), TO TOP OF CONCRETE CURB/PAVEMENT RESTRAINT PER DETAIL. COORDINATE GRADES & STRUCTURAL SECTION/SUBGRADE W/ CIVIL ENGINEER'S PLANS.	1/L-2	②
③	9" X 9" BELGARD ECO-DUBLIN LARGE SQUARE PAVEMENT DECORATIVE BAND IN PAVEMENT FIELD TO DEFINE PEDESTRIAN WALKWAY.		③
④	RAISED PLANTER PER ARCHITECT'S PLANS (MESA BUFF COLORED BOARD FORMED CONCRETE WITH SWEETWATER FLAGSTONE CAP).		④

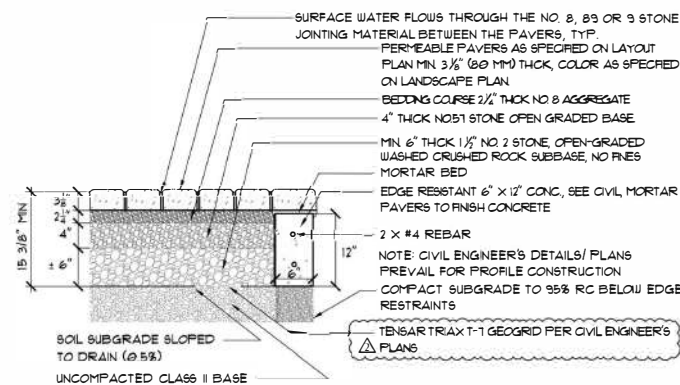


Date 1/31/2022

Revisions
04/16/2022 City SDOB/BLDG
08/16/2022 City SWMP/CKS/DB023 BLDG PICK 1
023 BLDG PICK 2

COTA ST

■ Permeable Paver	578.9 SQ FT
■ Dry Creekbed, Native S.B. Sandstone Boulders,...	358.8 SQ FT
■ 9"x9" Concrete Paver Edge Banding	211.2 FT
■ 9"x9" Paver Decorative Band	31.2 FT
● Native Santa Barbara Sandstone Boulder	47.0
■ Stone Weir	138.2 FT
● Sweet Water Oklahoma Flagstone Step Stones	15.0
● Sweet Water Oklahoma Flagstone Steps	2.0
● Sweet Water Oklahoma Flagstone Steps	6.0
■ Strip Drain	17.1 FT
■ 3/8" Crushed Handley Gravel Path	208.3 SQ FT
● Sweet Water Oklahoma Flagstone Steps	3.0
■ Sweet Water Oklahoma Flagstone Landing	36.5 SQ FT
■ Line Path W/ Cobble Border	156.2 FT
■ Sweet Water Oklahoma Flagstone Patio	365.8 SQ FT
■ Vegetated Swale	85.3 SQ FT



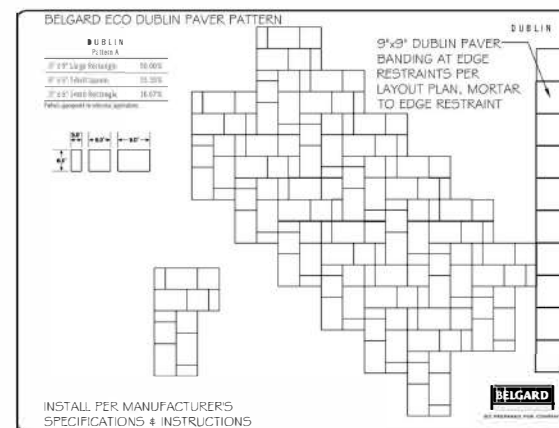
NOTES

1. AGGREGATE, STONE, AND PAVERS SHALL BE PLACED AND COMPACTED PER MANUFACTURER'S SPECIFICATIONS. PLACE AGGREGATE MATERIALS IN LIFTS AND DENSIFY BY VIBRATION PER PROJECT AND MANUFACTURER'S SPECIFICATIONS.
2. NO. 2 OR 1 1/2" STONE SUBBASE THICKNESS VARIES BASED ON ICP PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.
3. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL SUB-GRADE AND BASE PROFILE, CONSTRUCTION, GRADES.

①

SCALE: 1"=1'-0"

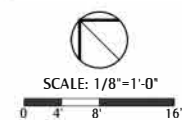
P.1239C-01



②

BELGARD ECO-DUBLIN PAVER PATTERN 'A'

P.1239C-02



esi nc r ie P I D Bruy

t S.

1 S ta B r a,a al rnia 93 0



Drawn By KJT

Sheet

L-2

Of 10

Job No. 2115

EXISTING PLANT LEGEND

CODE	BOTANICAL NAME	COMMON NAME	WATER USE
CL	COTONEASTER LACTEUS *	RED CLUSTERBERRY	LOW
CS	CUPRESSUS SEMPERVIRENS *	ITALIAN CYPRESS	LOW
FS	FELCIA SELLOUANA *	FINEAPPLE GUAVA	LOW
MA	MORUS ALBA *	WHITE MULBERRY	MEDIUM
FA	PERSEA AMERICANA *	AVOCADO	MEDIUM
PE	PISTIOPHYLLUM EUCALYPTOIDES *	TARATA	MEDIUM
PHC	PHOENIX CANARIENSIS *	CANARY ISLAND DATE PALM	LOW
PC	FRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	MEDIUM
PI	FRUNUS LUCIDOLIA LYON		
PT	PHYRACANTHA SP. CVG.		
QA	QUERULUS AGRIFOLIA		
SM	SCHNUS MOLLE		
SP	SYZIGIUM PANICULATUM		
SR	SYZIGIUM ROMANZOFFIANUM		
FN	ROBUS NITIDA *		

IRRIGATION NOTES

- SYSTEM DESIGN BASED ON THE FOLLOWING:
A. III PSI STATIC PRESSURE AT 1231 E. COTA ST. ACCORDING TO CITY OF SANTA BARBARA WATER RESOURCES
B. 2" MATERIAL COPPER SERVICE LINE
C. 5/8" WATER METER
D. AVAILABLE GPM = 15
- IRRIGATION LINES DIAGRAMMATIC RED CONDITIONS PREVAL CONTRACTOR SHALL SURVEY PROPOSED LINES THROUGH LOCATIONS AND SUGGEST ALTERNATE LAYOUT TO ACHIEVE DESIGN INTENT AS RED CONDITIONS OCCUR
- LOCATION OF LINES AND VALVES IS DIAGRAMMATIC ONLY LOCATE IN PLANTING AREAS WHEREVER POSSIBLE
- VERIFY DIMENSIONS AND MAKE ADJUSTMENTS IN SYSTEM AS REQUIRED TO PROVIDE COMPLETE HEAD TO HEAD OR DRIP IRRIGATION COVERAGE TO ALL PLANTINGS
- CONTRACTOR SHALL VERIFY POINT OF CONNECTION WITH OWNER 2" WATER METER EXISTING ON SITE TIE INTO EX. 2" POTABLE LINE AFTER METER WITH LINE SIZE BALL VALVE NOTAL NEW

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	DESIGN PSI	PSI	PSI @ P.O.C.	PRECP
1	HUNTER ICZ101-25	1"	AREA FOR DRIP EMITTERS	3.76	20	30.03	60.54	0.88 IN/H
2	HUNTER ICZ101-25	1"	AREA FOR DRIP EMITTERS	1.15	20	30.02	60.54	0.64 IN/H
3	HUNTER ICZ101-25	1"	AREA FOR DRIP EMITTERS	1.23	20	30.02	60.54	0.64 IN/H
4	HUNTER ICZ101-25	1"	DRIP EMITTER	2.73	20	30.26	61.33	0.81 IN/H
5	HUNTER ICZ101-25	1"	AREA FOR DRIP EMITTERS	4.60	20	30.3	61.35	0.45 IN/H

CRITICAL ANALYSIS

GENERATED:	2022-04-18 13:58
P.O.C. NUMBER: 01	III STATIC PSI AT HYDRANT 1231 (231 E. COTA) PER CITY OF SANTA BARBARA WATER RESOURCES REGULATE TO 80 PSI WITH PRESSURE REGULATOR PER DETAIL
WATER SOURCE INFORMATION:	
FLOW AVAILABLE:	15 GPM
WATER METER SIZE:	5/8"
FLOW AVAILABLE:	15 GPM
PRESSURE AVAILABLE:	50.00 PSI
STATIC PRESSURE AT P.O.C.	

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
ICV	HUNTER ICZ101-25 DRIP CONTROL ZONE KIT 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATOR 20PSI FLOW RANGE 2 GPM TO 20 GPM 150 MESH STAINLESS STEEL SCREEN	1
PT	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RIBBON TO ABOVE GRADE INSTALLATION	1
AFV	AUTOMATIC FLUSH VALVE HUNTER AFV-X MANUAL FLUSH/SHUT OFF VALVE BARBED NIBERT. TYPICALLY INSTALLED IN 1/2" BOX WITH ADEQUATE BLANK TUBING TO EXTEND VALVE OUT OF VALVE BOX. USE WITH HDL OR OTHER 3/4" DRIP LINE	1
ECO	HUNTER ECO-10 ECO-10 1/2" FPT CONNECTION WITH 1/2" 60 PSI OPERATING PRESSURE. SPECIFY WITH HUNTER 5/8" BUNG JOINT	1
TS	HUNTER TS 090 MICRO SPRAY FULL, HALF, AND QUARTER CIRCLE CONFIGURATIONS. FUNCTIONS LIKE BIG SPRAYS ON A MIC LEVEL. FOR COMMERCIAL AND RESIDENTIAL USE. OPERATING RANGE 10PSI TO 30PSI. TRIO-SPRAY WITH 10-32 THREADS	1
TS	AREA TO RECEIVE DRIP EMITTERS TORO T-CP-1-A SINGLE-OUTLET, SELF-FLUSHING, PRESSURE COMPENSATING EMITTER. MALE ADAPTER WITH BUG SHIELD, AND COLOR CODED 0.5GPH/BLEU: 1.0GPH/BLACK. 2.0GPH/RED	1,074 B.P.
TS	EMITTER NOTES: 1.0 GPH EMITTERS (1 ASSIGNED TO EACH PLANT PLANT) 1.0 GPH EMITTERS (1 ASSIGNED TO EACH 4" POT PLANT) 1.0 GPH EMITTERS (2 ASSIGNED TO EACH 1 GAL PLANT) 1.0 GPH EMITTERS (2 ASSIGNED TO EACH 2 GAL PLANT) 1.0 GPH EMITTERS (3 ASSIGNED TO EACH 3 GAL PLANT) 1.0 GPH EMITTERS (3 ASSIGNED TO EACH 5 OR 15 PLANT) 1.0 GPH EMITTERS (3 ASSIGNED TO EACH 15 GAL PLANT) 1.0 GPH EMITTERS (5 ASSIGNED TO EACH 24" BOX PLANT) 1.0 GPH EMITTERS (5 ASSIGNED TO EACH 36" BOX PLANT)	31 31 306 16 183 92 5
TS	AREA TO RECEIVE DRIP LINE HUNTER HDL-0918-0V HDL-0918-0V HUNTER DRIP LINE W/ 0.9 GPH EMITTERS AT 18" O.C. CHECK VALVE, DARK BROWN TUBING W/ BLACK STRIPING. DRIP LINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS	1413 LF
TS	MANUFACTURER/MODEL/DESCRIPTION	
TS	BUCKNER-SUPERIOR B401 BENT NOSE GARDEN VALVE 3/4" X 3/4" FEMALE NPT HOSE BIBB, RED BRASS	1
TS	NECOT T-580-56-R-66-LL STAINLESS STEEL BALL VALVE SHUT OFF VALVE	1
TS	HUNTER IBV 1" 1", 1/2", 3/4", AND 3" BRASS ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET FOR COMMERCIAL/MUNICIPAL USE	1
TS	NETARM TLOCV090M1B IN LINE CHECK VALVE WITH 1/2" MALE PIPE THREAD. LARGE INLET OPENING, AND PREVENTS BACK FLOW OF WATER AND DRAINAGE OF THE SYSTEM INTO LOW AREAS. FLOW RATE: 0.9GPM TO 4.4GPM	1
TS	FEBCO 882YA 3/4" REDUCED PRESSURE BACKFLOW PREVENTER	1
TS	HUNTER XC-800 8 STATION CONTROLLER, RESIDENTIAL USE. PLASTIC CABINET, OUTDOOR, WITH 3 INDEPENDENT PROGRAMS. 12V VAC	1
TS	HUNTER USS-SEN WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER X-CORE AND ACC CONTROLLERS. INSTALL AS NOTED. INCLUDES GUTTER MOUNT BRACKET. MODULE NOT INCLUDED	1
TS	HUNTER WFS-1000 FLOW SENSOR FOR USE WITH ACC CONTROLLER. 1" SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP	1
TS	RAINBIRD PM05B LANDSCAPE SUB-METER RAINBIRD 3/4" LANDSCAPE IRRIGATION METER, 0.50 - 3.0 GPM, BRASS BODY	1
TS	WATER METER 5/8" III STATIC PSI AT HYDRANT 1231 (231 E. COTA) PER CITY OF SANTA BARBARA WATER RESOURCES REGULATE TO 80 PSI WITH PRESSURE REGULATOR PER DETAIL	1
TS	IRRIGATION LATERAL LINE PVC SCHEDULE 40 IRRIGATION MAINLINE	423 LF
TS	IRRIGATION MAINLINE PVC SCHEDULE 40 IRRIGATION MAINLINE	201 LF
TS	IRRIGATION MAINLINE PVC SCHEDULE 40 EXISTING WATER SERVICE EXISTING WATER SERVICE	348 LF
TS	PIPE SLEEVE PVC CLASS 160 SDR 26 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION	753 LF
TS	VALVE CALLOUT	
TS	VALVE NUMBER	
TS	VALVE FLOW	
TS	HYDROZONE	
TS	VALVE SIZE	

TRUE NATURE
LANDSCAPE ARCHITECTURE
KIMBERLY TRUE, M.L.A.
315 Meigs Rd Suite A-131
Santa Barbara, CA 93109
TrueNatureDesign.com
805-770-2100

Date 1/31/2022
Revisions
04/16/2022 City SFD/BLDG
08/16/2022 City SWAMP/BLDG/STDB
02/07/2023 BLDG PLCK 1
03/14/2023 BLDG PLCK 2

IRRIGATION PLAN

yn k ps

ul D

r nni &

w e i n e r

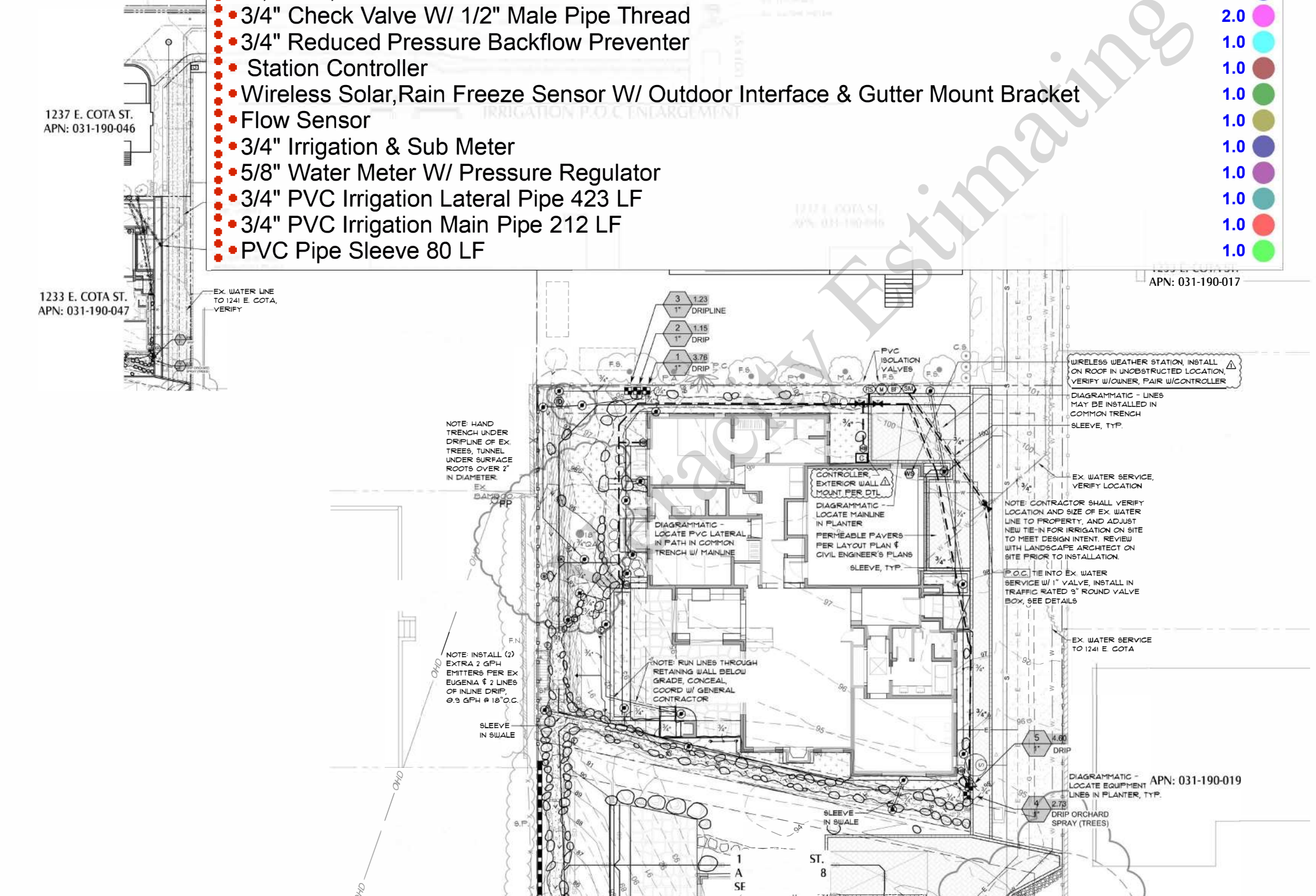
39 . o St.

S ta B b l

ia 93 03



Drawn By KJT
Sheet
L-3
Of 10
Job No. 2115



EQUIPMENT QUANTITY NOTE:
IRRIGATION EQUIPMENT QUANTITY COUNTS ARE FOR CONVENIENCE PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE TO CONFIRM ALL EQUIPMENT QUANTITIES AND REQUIRED ACCESSORY MATERIALS PRIOR TO FINAL BID AND INSTALLATION.

NOTE: SEE SHEET L-4 FOR LANDSCAPE COMPLIANCE CHECKLIST

Underground Service Alert
Call: 811
TWO WORKING DAYS BEFORE YOU DIG

SCALE: 1/8"=1'-0"
0 4' 8' 16'

IRRIGATION PLAN