

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	\$ -	\$ -	\$ -	\$ -	4,985
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	\$ -	\$ -	\$ -	\$ -	1,252
5		Temporary Control & Facilities	LS	1	0%	1	\$ -	\$ -	0.000	\$ -	\$ -	\$ -	\$ -	1,102
Subtotal (General Requirements)														\$ 8,191
DIVISION 02- Demolition and Site Work														
Demo														
6		Existing OAK Tree Protect in Place	EA	2	0%	2	\$ 50.00	\$ 100.00	1.000	\$ 62.85	\$ 62.85	\$ 125.70	\$ 225.70	
7		Remove 8" Pepper Tree	EA	5	0%	5	\$ -	\$ -	4.650	\$ 62.85	\$ 292.25	\$ 1,461.26	\$ 1,461.26	
8		Remove Palm Stump	EA	1	0%	1	\$ -	\$ -	5.880	\$ 62.85	\$ 369.56	\$ 369.56	\$ 369.56	
Site														
9		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	1045	5%	1097	\$ 3.37	\$ 3,697.73	0.032	\$ 62.85	\$ 2.01	\$ 2,206.79	\$ 5,904.52	
10		3/8" Crushed Handley Gravel Path W/ Round River Cobble Border	SF	148	5%	155	\$ 1.52	\$ 236.21	0.015	\$ 62.85	\$ 0.94	\$ 146.50	\$ 382.71	
11		9"x9" Concrete Paver Edge Banding	LF	179	5%	188	\$ 8.62	\$ 1,620.13	0.085	\$ 62.85	\$ 5.34	\$ 1,004.08	\$ 2,624.20	
12		Concrete Permeable Paving Edge Restraint Curb	LF	5	5%	5	\$ 11.25	\$ 59.06	0.125	\$ 62.85	\$ 7.86	\$ 41.25	\$ 100.31	
13		Dry Creekbed, Native S.B. Sandstone Boulders, With S.B.Round River Cobble, 3" Round Sunburst Cobble & 5/8"-1" Sisqueo Float Rock	SF	405	5%	425	\$ 1.68	\$ 714.42	0.032	\$ 62.85	\$ 2.01	\$ 855.26	\$ 1,569.68	
14		Native Santa Barbara Sandstone Boulder	EA	11	0%	11	\$ 450.00	\$ 4,950.00	1.980	\$ 62.85	\$ 124.44	\$ 1,368.87	\$ 6,318.87	
15		Retaining /Screen Wall (52 LF,8'H)	SF	416	5%	437	\$ 11.25	\$ 4,914.00	0.120	\$ 62.85	\$ 7.54	\$ 3,294.35	\$ 8,208.35	
16		S.B Sandstone Boulder Drystack Retaining Garden Wall	LF	20	5%	21	\$ 45.00	\$ 945.00	0.480	\$ 62.85	\$ 30.17	\$ 633.53	\$ 1,578.53	
17		Stone Weir	LF	25	5%	26	\$ 15.32	\$ 402.15	0.102	\$ 62.85	\$ 6.41	\$ 168.28	\$ 570.43	
18		Sweet Water Oklahoma Flagstone Patio	SF	435	5%	457	\$ 16.85	\$ 7,696.24	0.085	\$ 62.85	\$ 5.34	\$ 2,440.07	\$ 10,136.31	
19		Sweet Water Oklahoma Flagstone Stair Treads W/ Custom Tile Riser	EA	12	0%	12	\$ 452.62	\$ 5,431.44	2.365	\$ 62.85	\$ 148.64	\$ 1,783.68	\$ 7,215.12	
20		Sweet Water Oklahoma Flagstone Step Stones	EA	12	0%	12	\$ 152.32	\$ 1,827.84	1.250	\$ 62.85	\$ 78.56	\$ 942.75	\$ 2,770.59	
21		Sweet Water Oklahoma Flagstone Steps	EA	9	0%	9	\$ 388.65	\$ 3,497.85	2.100	\$ 62.85	\$ 131.99	\$ 1,187.87	\$ 4,685.72	
22		Vegetated Swale	SF	260	5%	273	\$ 2.65	\$ 723.45	0.022	\$ 62.85	\$ 1.38	\$ 377.48	\$ 1,100.93	
23		7.4" Machined Copper & Brass Path Light W/ Grand Top Assembly Manuf: FX LUMINAIRE Model: CA	EA	17	0%	17	\$ 129.99	\$ 2,209.83	1.450	\$ 62.85	\$ 91.13	\$ 1,549.25	\$ 3,759.08	
Irrigation														
24		1" ICV Globe Valve W/ 1" Hy100 Filter System Manuf: HUNTER Model: ICZ101-25	EA	7	0%	7	\$ 179.25	\$ 1,254.75	0.852	\$ 62.85	\$ 53.55	\$ 374.84	\$ 1,629.59	
25		Pipe Transition	EA	32	0%	32	\$ 4.50	\$ 144.00	0.052	\$ 62.85	\$ 3.27	\$ 104.58	\$ 248.58	
26		Micro Spray Full,Half & Quarter Circle Configuration Manuf: HUNTER Model: TS 090	EA	5	0%	5	\$ 3.17	\$ 15.85	0.152	\$ 62.85	\$ 9.55	\$ 47.77	\$ 63.62	
27		3/4"x3/4" Female NPT Hose Bibb, Red Brass Manuf: BUCKNER SUPERIOR Model: B401	EA	2	0%	2	\$ 4.71	\$ 9.42	0.320	\$ 62.85	\$ 20.11	\$ 40.22	\$ 49.64	
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	4	0%	4	\$ 4.95	\$ 19.80	0.320	\$ 62.85	\$ 20.11	\$ 80.45	\$ 100.25	
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: HUNTER 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		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	
36		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	
37		3/4" PVC Irrigation Lateral Pipe	LF	667	5%	700	\$ 2.88	\$ 2,017.01	0.085	\$ 62.85	\$ 5.34	\$ 3,741.44	\$ 5,758.45	
38		3/4" PVC Irrigation Main Pipe	LF	196	5%	206	\$ 2.88	\$ 592.70	0.085	\$ 62.85	\$ 5.34	\$ 1,099.44	\$ 1,692.14	
39		PVC Pipe Sleeve	LF	100	5%	105	\$ 3.10	\$ 325.50	0.092	\$ 62.85	\$ 5.78	\$ 607.13	\$ 932.63	
40		Mulching	SF	4296	5%	4511	\$ 0.21	\$ 947.27	0.009	\$ 62.85	\$ 0.57	\$ 2,551.53	\$ 3,498.80	
Trees														
41		Mexican Palo Verde - 36" Box	EA	1	0%	1	\$ 410.55	\$ 410.55	4.200	\$ 62.85	\$ 263.97	\$ 263.97	\$ 674.52	
42		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	
43		Navel Orange Semi-Dwarf - 15 Gal	EA	1	0%	1	\$ 199.99	\$ 199.99	1.980	\$ 62.85	\$ 124.44	\$ 124.44	\$ 324.43	
44		Sweet Orange Semi-Dwarf - 15 Gal	EA	1	0%	1	\$ 199.99	\$ 199.99	1.980	\$ 62.85	\$ 124.44	\$ 124.44	\$ 324.43	
45		Swan Hill Olive - 36" Box	EA	5	0%	5	\$ 1,285.62	\$ 6,428.10	4.200	\$ 62.85	\$ 263.97	\$ 1,319.85	\$ 7,747.95	
46		Pink Dawn Chitalpa - 24" Box	EA	1	0%	1	\$ 275.25	\$ 275.25	3.100	\$ 62.85	\$ 194.84	\$ 194.84	\$ 470.09	
Shrubs														
47		Green Platters Aeonium - 2 Gal	EA	1	0%	1	\$ 18.52	\$ 18.52	0.488	\$ 62.85	\$ 30.67	\$ 30.67	\$ 49.19	
48		Sunburst Aeonium - 5 Gal	EA	1	0%	1	\$ 61.97	\$ 61.97	0.510	\$ 62.85	\$ 32.05	\$ 32.05	\$ 94.02	
49		Voodoo Aeonium - 5 Gal	EA	6	0%	6	\$ 53.25	\$ 319.50	0.510	\$ 62.85	\$ 32.05	\$ 192.32	\$ 511.82	
50		Ray Of Light Foxtail Agave - 5 Gal	EA	7	0%	7	\$ 69.95	\$ 489.65	0.535	\$ 62.85	\$ 33.62	\$ 235.37	\$ 725.02	
51		Nova Century Plant - 5 Gal	EA	1	0%	1	\$ 58.45	\$ 58.45	0.510	\$ 62.85	\$ 32.05	\$ 32.05	\$ 90.50	
52		Blue Flame Agave - 5 Gal	EA	11	0%	11	\$ 34.88	\$ 383.68	0.488	\$ 62.85	\$ 30.67	\$ 337.38	\$ 721.06	
53		Red Aloe - 5 Gal	EA	5	0%	5	\$ 29.99	\$ 149.95	0.488	\$ 62.85	\$ 30.67	\$ 153.35	\$ 303.30	
54		Nubian Aloe - 5 Gal	EA	21	0%	21	\$ 45.88	\$ 963.48	0.499	\$ 62.85	\$ 31.36	\$ 658.61	\$ 1,622.09	
55		Bitter Tree Aloe - 15 Gal	EA	6	0%	6	\$ 199.22	\$ 1,195.32	1.520	\$ 62.85	\$ 95.53	\$ 573.19	\$ 1,768.51	
56		Mountain Aloe - 5 Gal	EA	1	0%	1	\$ 70.35	\$ 70.35	0.510	\$ 62.85	\$ 32.05	\$ 32.05	\$ 102.40	
57		Arabian Aloe - 5 Gal	EA	11	0%	11	\$ 67.49	\$ 742.39	0.510	\$ 62.85	\$ 32.05	\$ 352.59	\$ 1,094.98	
58		Pride Of Madeira - 5 Gal	EA	6	0%	6	\$ 49.95	\$ 299.70	0.488	\$ 62.85	\$ 30.67	\$ 184.02	\$ 483.72	
59		Candelabra Tree 15 Gal	EA	2	0%	2	\$ 198.62	\$ 397.24	1.620	\$ 62.85	\$ 101.82	\$ 203.63	\$ 600.87	
60		Variegated Candelabra Tree - 15 Gal	EA	1	0%	1	\$ 310.85	\$ 310.85	1.698	\$ 62.85	\$ 106.72	\$ 106.72	\$ 417.57	
61		Boca Rosa Island Snapdragon - 1 Gal	EA	12	0%	12	\$ 12.00	\$ 144.00	0.320	\$ 62.85	\$ 20.11	\$ 241.34	\$ 385.34	
62		Peaches And Cream Greivillea - 15 Gal	EA	7	0%	7	\$ 188.62	\$ 1,320.34	1.680	\$ 62.85	\$ 105.59	\$ 739.12	\$ 2,059.46	
63		Goodwin Creek Gray Lavender 1 Gal	EA	20	0%	20	\$ 16.99	\$ 339.80	0.320	\$ 62.85	\$ 20.11	\$ 402.24	\$ 742.04	
64		Safarai Sunset Conebush 15 Gal	EA	5	0%	5	\$ 285.32	\$ 1,426.60	1.680	\$ 62.85	\$ 105.59	\$ 527.94	\$ 1,954.54	
65		Little Ollie Olive - 5 Gal	EA	15	0%	15	\$ 78.65	\$ 1,179.75	0.565	\$ 62.85	\$ 35.51	\$ 532.65	\$ 1,712.40	
66		Marjorie Channon Tawhiwhi - 15 Gal	EA	9	0%	9	\$ 139.95	\$ 1,259.55	1.680	\$ 62.85	\$ 105.59	\$ 950.29	\$ 2,209.84	
67		Sierra San Antonio Sage - 5 Gal	EA	18	0%	18	\$ 68.52	\$ 1,233.36	0.562	\$ 62.85	\$ 35.32	\$ 635.79	\$ 1,869.15	
68		Toyon - 5 Gal	EA	1	0%	1	\$ 228.95	\$ 228.95	1.680	\$ 62.85	\$ 105.59	\$ 105.59	\$ 334.54	
69		Catalina Cherry - 15 Gal	EA	12	0%	12	\$ 276.32	\$ 3,315.84	1.650	\$ 62.85	\$ 103.70	\$ 1,244.43	\$ 4,560.27	
70		Brush Cherry - 15 Gal	EA	4	0%	4	\$ 499.25	\$ 1,997.00	1.980	\$ 62.85	\$ 124.44	\$ 497.77	\$ 2,494.77	
Vines														
71		James Walker Bougainvillea Trellis - 5 Gal	EA	2	0%	2	\$ 70.00	\$ 140.00	0.652	\$ 62.85	\$ 40.98	\$ 81.96	\$ 221.96	
72		Flame Vine - 5 Gal	EA	5	0%	5	\$ 166.99	\$ 834.95	0.740	\$ 62.85	\$ 46.51	\$ 232.55	\$ 1,067.50	
73		Creepinng Fig - 5 Gal	EA	4	0%	4	\$ 79.99	\$ 319.96	0.625	\$ 62.85	\$ 39.28	\$ 157.13	\$ 477.09	
Ground Covers														
74		Pacific Mist Manzanita - 1 Gal	EA	23	0%	23	\$ 25.99	\$ 597.77	0.320	\$ 62.85	\$ 20.11	\$ 462.58	\$ 1,060.35	

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
- CONTRACTOR SHALL READ AND UNDERSTAND THE PROJECT SPECIFICATIONS ACCOMPANYING THESE PLANS PRIOR TO BIDDING. FAILURE TO ADHERE TO THE SPECIFICATIONS DURING CONSTRUCTION RESULT IN A DELAY OF THE PROJECT AT THE CONTRACTOR'S RISK. CONTRACTOR IS RESPONSIBLE FOR ANY LOSS DUE TO A DELAY. 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. PROTECT EXISTING SITE FURNISHINGS INCLUDING BUT NOT LIMITED TO: ALL BOULDERS, LIGHTING FIXTURES, IRRIGATION VALVES, BOXES, AND WIRING, UTILITY VAULTS, AND ELECTRICAL JUNCTION BOXES
- ADJUST VALVE CANS, VAULT FRAMES AND COVERS, MANHOLE FRAME AND COVER TO FINISH GRADE AS REQUIRED, TYP. FOR ALL UTILITY SURFACE FEATURES FOR THIS PROJECT. SEE GRADING AND LAYOUT PLANS
- CONTRACTOR SHALL DISPOSE OF ALL MATERIALS

EXISTING PLANT LEGEND

CODE	BOTANICAL NAME	COMMON NAME	WATER USE
CL	COTONEASTER LACTEUS *	RED CLUSTERBERRY	LOW
CS	QUERCUS SEMPERVIRENS *	ITALIAN CYPRESS	LOW
FS	FELICIA SELAWANA *	PINEAPPLE GUAVA	LOW
MA	MORUS ALBA *	WHITE MULBERRY	MEDIUM
PA	PERSEA AMERICANA *	AVOCADO	MEDIUM
PE	PITIOSPORUM EUGENIENSIS *	TARATA	MEDIUM
PHC	PHOENIX CANARIENSIS *	CANARY ISLAND DATE PALM	LOW
PC	FRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	MEDIUM
PI	FRUNUS ILLINOENSIS	CATALINA CHERRY	LOW
PT	PHYRACANTHA SPP., CVS	PRETHORN	LOW
QA	QUERCUS AGROFOA	COAST LIVE OAK	VERY LOW
SM	SCHNUS MOULE	CAULIFLORA PEPPER TREE	VERY LOW
SP	SYZYGIUM PANICULATUM	EUGENIA	MEDIUM
SR	SYAGRUS ROMANZOFFIANUM	QUEEN PALM	MEDIUM
FN	ROUS NITIDA *	POUS *	MEDIUM

* INDICATES PLANT IS OFF-SITE

SHEET INDEX

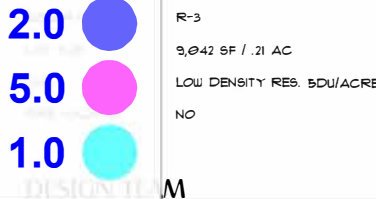
SHEET	DESCRIPTION
L-1	TREE PRESERVATION & DEMOLITION PLAN
L-2	LAYOUT PLAN
L-3	IRRIGATION PLAN
L-4	PLANTING PLAN
L-5	LIGHTING PLAN
L-6	CONSTRUCTION DETAILS
L-6.1	IRRIGATION DETAILS
L-6.2	PLANTING DETAILS
L-6.3	IRRIGATION SPECIFICATIONS
L-8	LANDSCAPE SPECIFICATIONS

PROJECT INFORMATION

OWNERS: ANNIE & PAUL DE BRUYN KOPS

ADDRESS: 1241 E. COTA STREET
SANTA BARBARA, CA 93103

APN: 031-190-048



OWNER:
ANNIE & PAUL DE BRUYN KOPS
2050 PORTO RD
SANTA BARBARA, CA 93108
(805) 797-4598
PAULDEBK@MAC.COM

LANDSCAPE ARCHITECT:
TRUE NATURE
438 W. QUINTO STREET
SANTA BARBARA, CA 93105
CONTACT: KIMBERLY TRUE
PHONE: 805-710-2100
KIM@TRUENATUREDESIGN.COM

ARCHITECT:
JEFF SHELTON
519 FIG AVENUE
SANTA BARBARA, CA 93101
PHONE: 805-108-2102
JEFF@JEFFSHELTONARCHITECT.COM

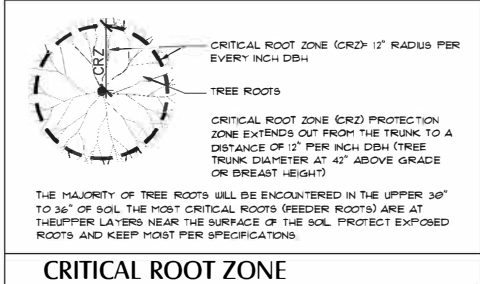
STRUCTURAL ENGINEER:
ASHLEY & VANCE ENGINEERING, INC.
210 E. COTA STREET
SANTA BARBARA, CA 93101
(805) 962-9366
INFO@ASHLEYVANCE.COM

SURVEYOR:
WJ SURVEYING INC.
1721 STATE STREET, SUITE 25
SANTA BARBARA, CA 93101
(805) 748-3234

CIVIL ENGINEER:
ASHLEY & VANCE ENGINEERING, INC.
210 E. COTA STREET
SANTA BARBARA, CA 93101
(805) 962-9366
INFO@ASHLEYVANCE.COM

TREE PROTECTION:

- ALL EXISTING OAK TREES SHALL BE PROTECTED PER P.C. RESOLUTION 018-05 CONDITION A. IF ANY TREE IS INADEQUATELY PROTECTED SUCH THAT IT DOES NOT SURVIVE, IT SHALL BE REPLACED AT A THREE TO ONE RATIO WITH 2 1/4" 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 SPECIFIC 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.



CRITICAL ROOT ZONE

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

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

TREE PRESERVATION & DEMOLITION PLAN



Date: 1/31/2022

Revisions:
4/18/2022 City SDB/BLDG
08/16/2022 City SWAMP/PLCK/SDB
02/07/2023 PLCK 1
03/16/2023 PLCK 2

TREE PRESERVATION & DEMOLITION PLAN

S

K

Y

D

P

I

n

f

e

n

a

41

S

t

a

r

a

l

o

3

0

EXISTING PLANT LEGEND

CODE	BOTANICAL NAME	COMMON NAME	WATER USE
CL	COTONEASTER LACTEUS *	RED CLUSTERBERRY	LOW
CS	CUPRESSUS SEMPERVERENS *	ITALIAN CYPRESS	LOW
FS	FELICIA SELLOWIANA *	PINEAPPLE GUAVA	LOW
MA	MORUS ALBA *	WHITE MULBERRY	MEDIUM
PA	PERSEA AMERICANA *	AVOCADO	MEDIUM
PE	PITTOCOPIUM EUGENOIDES *	TARATA	MEDIUM
PH.C.	PHOENIX CANARIENSIS *	CANARY ISLAND DATE PALM	LOW
P.C.	PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	MEDIUM
PL	PRUNUS LUCIDA LYON	CATALPA CHERRY	LOW
RY	RYTHMIDIA SPP. CV8	RESTRYUM	LOW
QA	QUERCUS AGROPHOLIA	COAST LIVE OAK	VERY LOW
SM	SCHNUS MOLLE	CALIFORNIA PEPPER TREE	VERY LOW
SF	SYZYGIUM PANICULATUM	EUGENIA	MEDIUM
SR	SYZYGIUM ROMANZOFFIANUM	QUEEN PALM	MEDIUM
FN	ROUS NTD *	ROUS *	MEDIUM

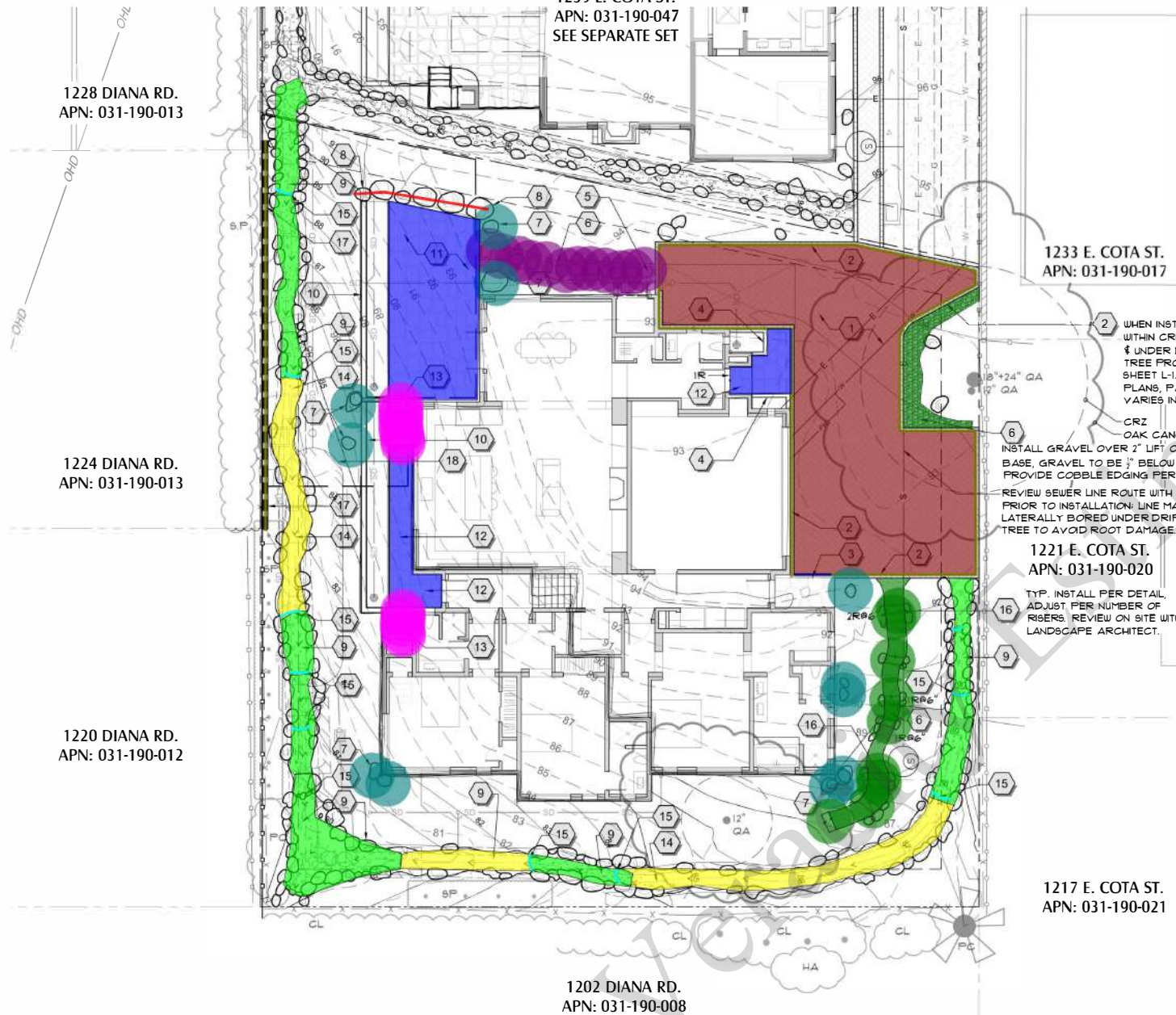
* INDICATES PLANT IS OFF-SITE

LAYOUT NOTES

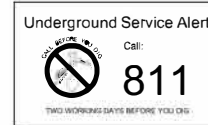
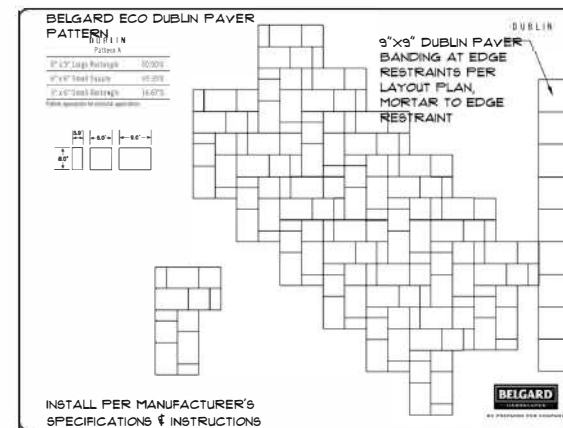
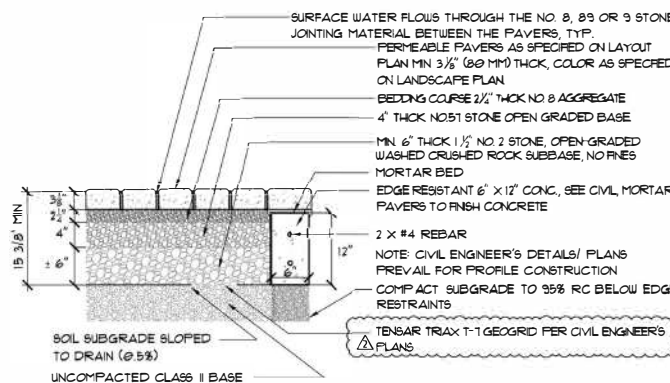
1. LOCATION OF FEATURES SHOWN ON DRAWINGS TO BE CONSTRUCTED WHICH ARE NOT SPECIFICALLY DIMENSIONED MAY BE DETERMINED BY SCALE. IN CASE OF DISCREPANCY, CONTACT LANDSCAPE ARCHITECT IMMEDIATELY IN WRITING FOR RESOLUTION PER SPECIFICATIONS.
2. OBTAIN A COPY OF THE STRUCTURAL SOILS REPORT FROM OWNER. ADHERE 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 DISMILAR PAVING MATERIALS. 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, MONTECITO 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 (2)
2	CONCRETE PAVEMENT EDGE BANDING - MORTAR BELGARD ECO-DUBLIN PERMEABLE PAVEMENT, MONTECITO COLOR (9" X 9" X 2-3/8"), TO TOP OF CONCRETE CURB/PAVER EDGE RESTRAINT PER DETAIL, COORDINATE GRADES & STRUCTURAL SECTION/SUBGRADE W/ CIVIL ENGINEER'S PLANS.	1/L-2 (2)
3	CONCRETE PERMEABLE PAVING EDGE RESTRAINT CURB. EXTEND BELOW FLAGSTONE PATIO/LANDSCAPING. FLAGSTONE PATIO TO ADJUT PAVEMENT RESTRAINT CURB & FLAGSTONE TO BE MORTARED TO TOP. SEE DETAIL. SEE CIVIL ENGINEER'S PLANS FOR SURFACE GRADES.	1/L-2 (2)
4	RAISED PLANTER PER ARCHITECT'S PLANS (MESA BUFF COLORED BOARD FORMED CONCRETE WITH SWEETWATER FLAGSTONE CAP).	1/L-2
5	SWEETWATER OKLAHOMA FLAGSTONE STEP STONES. INSTALL PER DETAIL ON MORTAR BED.	3/L-6
6	3/8" CRUSHED HANDLEY GRAVEL PATH. PROVIDE SANTA BARBARA SMOOTH ROUND RIVER COBBLE BORDER, 4"-6" DIA., PER DETAIL. SUBMIT SAMPLE OF BORDER ROCK FOR OWNER APPROVAL.	2/L-6
7	NATIVE SANTA BARBARA SANDSTONE BOULDER.	3/L-6
8	S.B. SANDSTONE BOULDER DRYSTACK RETAINING GARDEN WALL PER DETAIL, SEE CIVIL ENGINEER'S GRADING PLAN.	6/L-6
9	DRY CREEKBED. NATIVE S.B. SANDSTONE BOULDERS, 16" X 9" S.B. ROUND RIVER COBBLE, 1/2" ROUND SUBURST COBBLE, 1/2" X 1/2" X 1/2" S.B. SANDSTONE BOULDER, ARRANGE ROCK & CONSTRUCT PER DETAIL. LAYOUT BOULDERS IN FIELD W/ LANDSCAPE ARCHITECT. VERIFY SWALE WIDTHS & DEPTH, GRADES, SLOPE, W/ CIVIL ENGINEER'S PLANS. REVIEW CHECK DAM LOCATIONS & ELEVATIONS WITH LANDSCAPE ARCHITECT & CIVIL ENGINEER. CHALK OUT CREEK BED LOCATION ON SITE AND REVIEW WITH LANDSCAPE ARCHITECT PRIOR TO FINAL GRADING AND PLACEMENT OF ROCKS.	6/L-6
10	PLANTER / RETAINING WALL PER ARCHITECT'S PLANS (MESA BUFF COLORED BOARD FORMED CONCRETE WITH SWEETWATER FLAGSTONE CAP). REFERENCE CIVIL ENGINEER'S PLANS FOR WALL HEIGHT & STRUCTURAL DETAILS.	13/L-6
11	SWEETWATER OKLAHOMA FLAGSTONE PATIO, STONE ON MORTAR BED WITH PERMEABLE PEBBLE JOINTS, INSTALL PER DETAIL.	1/L-6
12	SWEETWATER OKLAHOMA FLAGSTONE PATIO WITH MORTARED JOINTS.	3/L-6
13	SWEETWATER OKLAHOMA FLAGSTONE STAIR TREADS WITH CUSTOM TILE RISERS. SEE ARCHITECT'S PLANS FOR STAIR STRUCTURAL DETAILS & CIVIL PLANS FOR GRADES.	8/L-6
14	VEGETATED SWALE, COORDINATE W/ PLANTING PLAN & CIVIL ENGINEER'S GRADING PLAN.	7/L-6
15	STONE WEIR/CHECKDAM. CHECK DAMS 19"-6" S.B. SANDSTONE ROUND RIVER COBBLE.	4/L-6
16	SWEETWATER OKLAHOMA FLAGSTONE STEPS ENGAGED IN S.B. SANDSTONE BOULDERS.	



■ Permeable Paver	1,043.0 SQ FT
■ 3/8" Crushed Handley Gravel Path W/ Round River Cob...	148.3 SQ FT
■ 9"x9" Concrete Paver Edge Banding	178.7 FT
■ Concrete Permeable Paving Edge Restraint Curb	5.0 FT
● Sweet Water Oklahoma Flagstone Step Stones	12.0
● Native Santa Barbara Sandstone Boulder	11.0
■ S.B. Sandstone Boulder Drystack Retaining Garden Wall	18.1 FT
■ Dry Creekbed, Native S.B. Sandstone Boulders, With S...	402.2 SQ FT
■ Vegetated Swale	258.8 SQ FT
■ Sweet Water Oklahoma Flagstone Patio	434.6 SQ FT
● Sweet Water Oklahoma Flagstone Stair Treads W/ Custom Til...	12.0
■ Stone Weir	24.2 FT
● Sweet Water Oklahoma Flagstone Steps	9.0
■ Retaining /Screen Wall 8'H	51.7 FT



SCALE: 1/8\"/>

LAYOUT PLAN



Date 1/31/2022

Revisions

4/18/2022 City SFDB/BLDG

08/16/2022 City SWAMP/PLCK/SDB

02/07/2023 PLCK 1

03/16/2023 PLCK 2

LAYOUT PLAN

New Residence for Annie & Paul Du Buyt Kops



Drawn By KJT

Sheet

L-2

Of 10

Job N^o. 2116

EXISTING PLANT LEGEND

CODE	BOTANICAL NAME	COMMON NAME	WATER USE
CL	COTONEASTER LACTEUS *	RED CLUSTERBERRY	LOW
CS	CUPRESSUS SEMPERVIRENS *	ITALIAN CYPRESS	LOW
FS	FELICIA SELLOUANA *	PINEAPPLE GUAVA	LOW
MA	MORUS ALBA *	WHITE MULBERRY	MEDIUM
PA	PERSEA AMERICANA *	AVOCADO	MEDIUM
P.E.	PITTOSPORUM EUGENOIDES	TARATA	MEDIUM
P.H.C.	PHACELIA CANTARENSIS *	CANARY ISLAND DATE PALM	LOW
P.C.	PRUNUS CAROLINANA	CAROLINA LAUREL CHERRY	MEDIUM
PI	PRUNUS ILICIFOLIA LYON	CATALINA CHERRY	LOW
PT	PHYRACANTHA SPFF., CVS.	PIRETHORN	LOW
QA	QUERCUS AGROFOLIA	COAST LIVE OAK	VERY LOW
SM	SCHNUS MOLLE	CALIFORNIA PEPPER TREE	VERY LOW
SP	SYZYGIUM PANICULATUM	EUGENIA	MEDIUM
SR	SYAGRUS POTANZOFANUM	QUEEN PALM	MEDIUM
RN	ROBUS NITIDA *	ROBUS *	MEDIUM

* INDICATES PLANT IS OFF-SITE

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	DESIGN PSI	PSI	PSI @ POC	PRECIP
1	HUNTER IC2101-25	1"	DRIP EMITTER	1.95	20	30.05	48.12	0.89 INH
2	HUNTER IC2101-25	1"	AREA FOR DRIP EMITTERS	2.14	20	30.46	48.18	0.14 INH
3	HUNTER IC2101-25	1"	AREA FOR DRIPLINE	1.44	25	35.11	50.06	0.64 INH
4	HUNTER IC2101-25	1"	AREA FOR DRIP EMITTERS	3.43	20	30.11	51.02	1.93 INH
5	HUNTER IC2101-25	1"	AREA FOR DRIP EMITTERS	4.94	20	30.65	58.82	0.34 INH
6	HUNTER IC2101-25	1"	AREA FOR DRIP EMITTERS	6.11	20	32.11	70.24	0.34 INH
7	HUNTER IC2101-25	1"	AREA FOR DRIP EMITTERS	2.58	20	30.03	41.3	1.26 INH

CRITICAL ANALYSIS

WATER SOURCE INFORMATION:	III STATIC PSI AT HYDRANT (231 E. COTA) PER CITY OF SANTA BARBARA WATER RE. REGULATE TO 80 PSI WITH PI REGULATOR PER DETAIL
FLOW AVAILABLE	5/8"
WATER METER SIZE	15 GPM
FLOW AVAILABLE	
PRESSURE AVAILABLE	80.00 PSI
STATIC PRESSURE AT POC	5.00 FT
ELEVATION CHANGE	2'
SERVICE LINE SIZE	20 FT
LENGTH OF SERVICE LINE	15.00 PSI
PRESSURE AVAILABLE	
DESIGN ANALYSIS	
MAXIMUM STATION FLOW	6.71 GPM
FLOW AVAILABLE AT POC	15 GPM
RESIDUAL FLOW AVAILABLE	8.23 GPM
CRITICAL STATION	
DESIGN PRESSURE	20 PSI
FRICTION LOSS	0.31 PSI
FITNESS LOSS	0.03 PSI
ELEVATION LOSS	0 PSI
LOSS THROUGH VALVE	11.71 PSI
PRESSURE REG. AT CRITICAL STATION	32.12 PSI
LOSS FOR FITTINGS	2.04 PSI
LOSS FOR MAIN LINE	20.42 PSI
LOSS FOR POC TO VALVE ELEVATION	0 PSI
LOSS FOR BACKFLOW	11.2 PSI
LOSS FOR MASTER VALVE	2.68 PSI
LOSS FOR WATER METER	1.18 PSI
CRITICAL STATION PRESSURE AT POC	10.24 PSI
PRESSURE AVAILABLE	18 PSI
RESIDUAL PRESSURE AVAILABLE	1.16 PSI

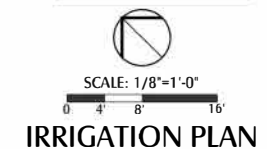
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
ICV	HUNTER IC2101-25 DRIP CONTROL ZONE KIT, 1" ICV GLOBE VALVE W/ HY100 FILTER SYSTEM, PRESSURE REGULATION 25 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 RISER TO ABOVE GRADE INSTALLATION	1
MS	HUNTER MS DRIP SPRAY MICRO SPRAY FULL, HALF, AND QUARTER CIRCLE CONFIGURATIONS FUNCTIONS LIKE BIG SPRAYS ON A MICRO LEVEL, FOR COMMERCIAL AND RESIDENTIAL USE OPERATING RANGE 10 PSI TO 30 PSI, TRIO-SPRAY WITH 10-32 THREADS.	1
AS	AREA TO RECEIVE DRIP EMITTERS FOR 1" DRIP LINE SINGLE-OUTLET, SELF-FLUSHING, PRESSURE COMPENSATING EMITTER, MALE ADAPTER WITH BUG SHIELD, AND COLOR-CODED 0.50 GPM/BLUE 1.00 GPM/BLACK/1.00 GPM/RED	2273 SF
1.0	1.0 GPH EMITTERS (1 ASSIGNED TO EACH FLAT PLANT)	61
1.0	1.0 GPH EMITTERS (1 ASSIGNED TO EACH 4" POT PLANT)	52
1.0	1.0 GPH EMITTERS (2 ASSIGNED TO EACH 1 GAL PLANT)	468
1.0	1.0 GPH EMITTERS (2 ASSIGNED TO EACH 2 GAL PLANT)	2
1.0	1.0 GPH EMITTERS (3 ASSIGNED TO EACH 5 GAL PLANT)	333
1.0	1.0 GPH EMITTERS (3 ASSIGNED TO EACH 5 OR 15 PLANT)	3
1.0	1.0 GPH EMITTERS (3 ASSIGNED TO EACH 15 GAL PLANT)	138
1.0	1.0 GPH EMITTERS (5 ASSIGNED TO EACH 24" BOX PLANT)	5
1.0	1.0 GPH EMITTERS (8 ASSIGNED TO EACH 36" BOX PLANT)	64
AS	AREA TO RECEIVE DRIPLINE HUNTER HDL-0918-CV HDL-0918-CV HUNTER DRIPLINE W/ 0.9 GPH EMITTERS AT 18" O.C. CHECK VALVE, DARK BROWN TUBING W/ BLACK STRIPING, DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS	2641 LF

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
BU	BUCKNER-SUPERIOR B401 BENT NOSE GARDEN VALVE, 3/4" x 3/4" FEMALE NPT HOSE BIBB, RED BRASS	1
NE	NECO T-580-56-R-66-LL STAINLESS STEEL BALL VALVE SHUT OFF VALVE	1
HV	HUNTER HV 1" 1", 1 1/2", 2", AND 3" BRASS ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE	1
ICV	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 0.50 GPM TO 4.00 GPM	1
BP	RECO B25TA 3/4" REDUCED PRESSURE BACKFLOW PREVENTER	1
SC	HUNTER SC-8000 8 STATION CONTROLLER, RESIDENTIAL USE, PLASTIC CABINET, INDOOR, WITH 13 INDEPENDENT PROGRAMS, 120 VAC	1
WS	HUNTER WS6-SEN WIRELESS SOLAR RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECT TO HUNTER X-CORE AND ACC CONTROLLERS, INSTALL AS NOTED, INCLUDES GUTTER MOUNT BRACKET, MODULE NOT INCLUDED	1
FS	HUNTER FS8-1000 FLOW SENSOR FOR USE WITH ACC CONTROLLER, 1" SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP	1
SM	RANBIRD PHOTO150 LANDSCAPE SUB-METER RANBIRD 3/4" LANDSCAPE IRRIGATION METER, 0.50 - 30 GPM, BRASS BODY	1
M	WATER METER 5/8" II STATIC PSI AT HYDRANT (231 E. COTA) PER CITY OF SANTA BARBARA WATER RESOURCES, REGULATE TO 80 PSI WITH PRESSURE REGULATOR	1
IRL	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	644.5 LF
IRL	IRRIGATION MAINLINE: PVC SCHEDULE 40	150.4 LF
IRL	IRRIGATION MAINLINE: PVC SCHEDULE 40 EX SERVICE EXISTING WATER SERVICE	408.1 LF
PS	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	600.3 LF
VS	VALVE NUMBER	
VF	VALVE FLOW	
VD	VALVE DRAINAGE	
VS	VALVE SIZE	

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 BIDDING AND INSTALLATION.

NOTE: SEE SHEET L-4 FOR LANDSCAPE COMPLIANCE CHECKLIST



IRRIGATION PLAN

1237 E. COTA ST.
APN: 031-190-046

1239 E. COTA ST.
APN: 031-190-047

1241 E. COTA ST.
APN: 031-190-048

IRRIGATION NOTES

- SYSTEM DESIGN BASED ON THE FOLLOWING:
 - III PSI STATIC PRESSURE AT 1231 E. COTA ST. ACCORDING TO CITY OF SANTA BARBARA WATER RESOURCES
 - 2" MATERIAL COPPER SERVICE LINE
 - 5/8" WATER METER
 - AVAILABLE GPM = 15
- IRRIGATION LINES DIAGNOSTIC FIELD CONDITIONS PREVAIL CONTRACTOR SHALL SURVEY PROPOSED LINE TRENCH LOCATIONS AND SUGGEST ALTERNATE LAYOUT TO ACHIEVE DESIGN INTENT AS FIELD CONDITIONS DICTATE
- LOCATION OF LINES AND VALVES IS DIAGNOSTIC 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'S 2" WATER METER EXISTING ON SITE, TEST TO EXIST 2" POTABLE LINE, AFTER METER WITH LINE SIZE BALL VALVE INSTALL NEW BACKFLOW PREVENTER AFTER IRRIGATION P.O.C. AS SHOWN, REFERENCE CIVIL ENGINEER'S PLANS THIS SET
- REFER TO WRITTEN SPECIFICATIONS ACCOMPANYING THESE PLANS
- HAND TRENCH UNDER DRIP LINE OF EXISTING TREES, ADJUST LINE LOCATIONS TO AVOID DAMAGING EXISTING TREE ROOTS, DO NOT CUT ROOTS OVER 2" IN DIAMETER
- ALL PIPE (PRESSURE AND NON-PRESSURE LINES) UNDER PAVING (ASPHALT, CONCRETE, ETC) SHALL BE INSTALLED IN MINIMUM OF 24" BELOW TOP OF PAVING IN CLASS 160 PVC SLEEVES
- CONTROLLER - EXTERIOR WALL MOUNT PER DETAILS LINE TO GROUND IN CONDUIT, CONNECT TO ELECTRICAL SOURCE PROVIDE BATTERIES
- LOCATE WEATHER STATION PER PLAN, VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION
- CONTRACTOR SHALL CONTINUOUSLY MAINTAIN A CLEAN JOB SITE, SLEEP HARDSCAPE AT THE END OF EACH DAY, DEPOSE OF TRASH IN TRASH CANS - NO LITTERING SHALL OCCUR ON JOB SITE
- ALL POTS SHALL BE HAND WATERED

1220 DIANA RD.
APN: 031-190-012

NOTE: INSTALL (2) EXTRA 2 GPH EMITTERS PER EX. EUGENIA & 2 LINES OF INLINE DRIP, @ 0.5 GPH @ 18" O.C.

NOTE: INSTALL (2) EXTRA 2 GPH EMITTERS PER EX. EUGENIA & 2 LINES OF INLINE DRIP, @ 0.5 GPH @ 18" O.C.

1202 DIANA RD.
APN: 031-190-008

DIAGNOSTIC - LOCATE LATERALS IN COMMON TRENCH WHEN POSSIBLE

NOTE: HAND TRENCH UNDER DRIPLINE OF EX. TREES, TUNNEL UNDER SURFACE ROOTS OVER 2" IN DIAMETER

1217 E. COTA ST.
APN: 031-190-021

1221 E. COTA ST.
APN: 031-190-020

NOTE: HAND TRENCH UNDER DRIPLINE OF EX. TREES, TUNNEL UNDER SURFACE ROOTS OVER 2" IN DIAMETER



Date 1/31/2022

Revisions
4/18/2022 City SDB/BLDG
08/16/2022 City SWAMP/PLN/SDB
02/07/2023 PLCK 1
03/16/2023 PLCK 2

IRRIGATION PLAN

ps

yn

u

ul

nie &

for

c

id

R

N

14 E.

S nt

rbar

al

nia 9 103

ta St.

Drawn By KJT

Sheet

L-3

Of 10

Job No. 2116