

**SITE PLAN**

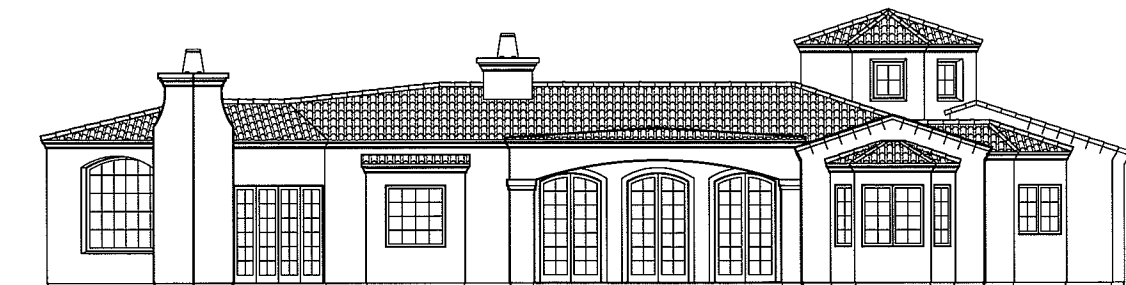
SCALE: 1" = 20'-0"

LEGEND	
PP	POWER POLE
CONC	CONCRETE
DBL	DOUBLE
DEC	DECIDUOUS
AC	ASPHALT CONCRETE
I.P.	IRON PIPE
⊕	TEMPORARY BENCHMARK
●	FOUND MONUMENT
○	NO FOUND MONUMENT
△	SET 1X2 HUB
DL	DRIP LINE OF TREES
TB	TOP OF NEW BANK
BB	BOTTOM OF NEW BANK

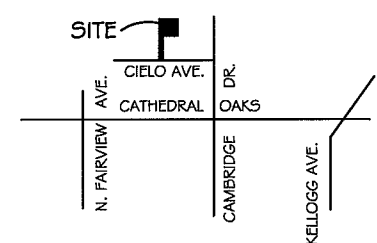
# MANN RESIDENCE

5632 CIELO AVE.  
GOLETA, CA.

PRESTON MANN  
438 VENADO DR.  
SANTA BARBARA, CA.  
(805) 680-5577



## VICINITY MAP



## PROJECT CONTACTS

**PROPERTY OWNER:**  
LINDSAY AND LESA MANN  
5928 WEST LISENDRA DR.  
VISALIA, CA 93277  
(559) 739-8145

**PROJECT REPRESENTATIVE / DESIGNER:**  
PRESTON MANN, CONTRACTOR  
438 VENADO DR.  
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**LAND SURVEYOR:**  
CARDENAS AND ASSOCIATES  
226 E. CANON PERDIDO ST., SUITE K  
SANTA BARBARA, CA 93101  
(805) 966-3713

**LANDSCAPE ARCHITECT:**  
5290 OVERPASS RD. SUITE 111  
SANTA BARBARA, CA 93111  
(805) 696-6864

**SOILS ENGINEER:**  
PACIFIC MATERIALS LAB  
35 SO. LA PATERA LN.  
SANTA BARBARA, CA

**RECEIVED**

**AUG 18 2010**

City of Goleta  
Planning & Environmental Svcs.

## PROJECT DATA

**DESCRIPTION:**  
A PROPOSED 3150 SQUARE FOOT ONE-STORY  
SINGLE FAMILY RESIDENCE WITH 1088 S.F. THREE-CAR GARAGE

SITE INFORMATION:	
STREET ADDRESS	5632 CIELO AVE., GOLETA
CASE NUMBER	09-198-DRB-LUP
APN	069-080-009
ZONING	R-1 SINGLE-FAMILY RESIDENTIAL
GENERAL PLAN DESIGNATION	I-E-1 SINGLE-FAMILY RESIDENTIAL
PROPOSED STRUCTURES	ATTACHED
RESIDENCE	3,150 S.F.
3-CAR GARAGE	1,088 S.F.
COVERED PORCHES	258 S.F.
BREEZEWAY	154 S.F.
DEDICATED PARKING SPACES	3, COVERED (per Sec. 35-256)

SETBACK CALCULATIONS:	
FRONT YARD	204.2' - 20' = 184.2'
SIDE YARD	216.72' x 10' = 2,167.2 SQ. FT.
SIDE YARD	216.72' x 10' = 2,167.2 SQ. FT.
REAR YARD	184.2' x 25' = 4,605.0 SQ.FT.

## SHEET INDEX

PROJECT DATA & SITE PLAN	T.1
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LANDSCAPE NOTES	L.7

**MANN RESIDENCE**  
5632 CIELO AVE.  
GOLETA, CA

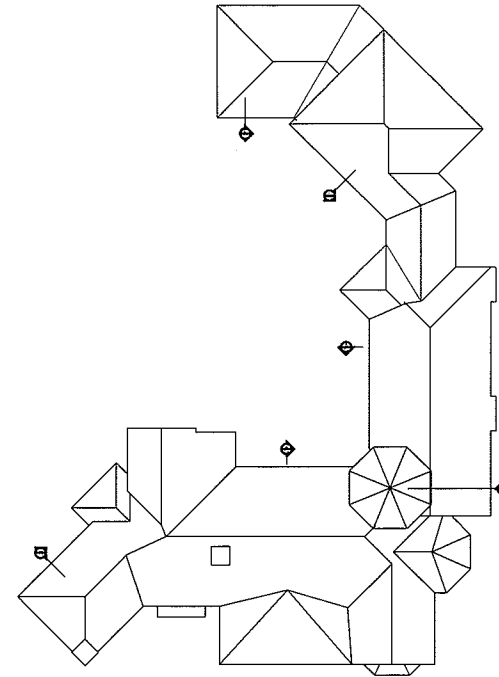
TITLE SHEET

DATE: 8.19.10

REVISION DATE:

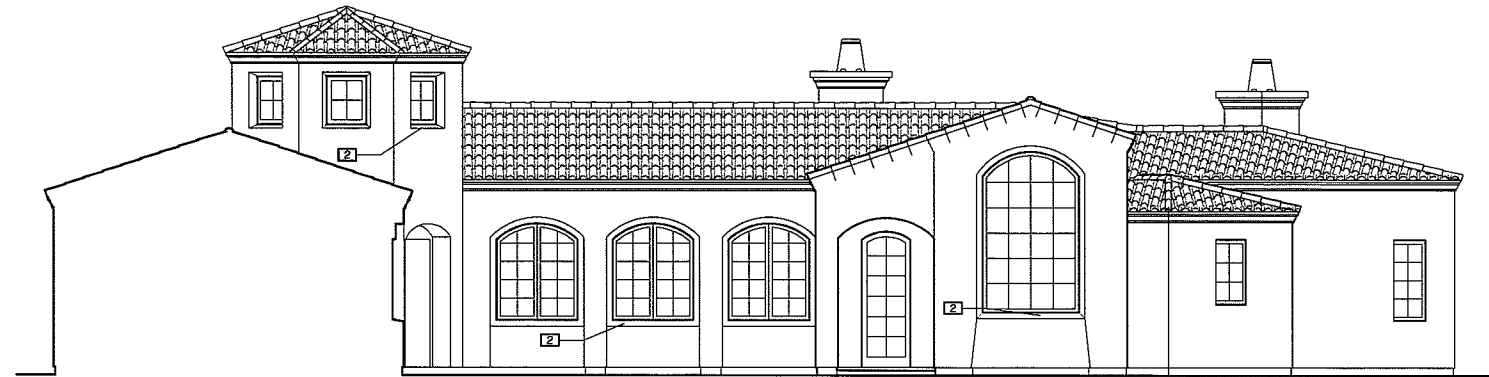
T.1





ROOF PLAN

1/16" = 1'-0"

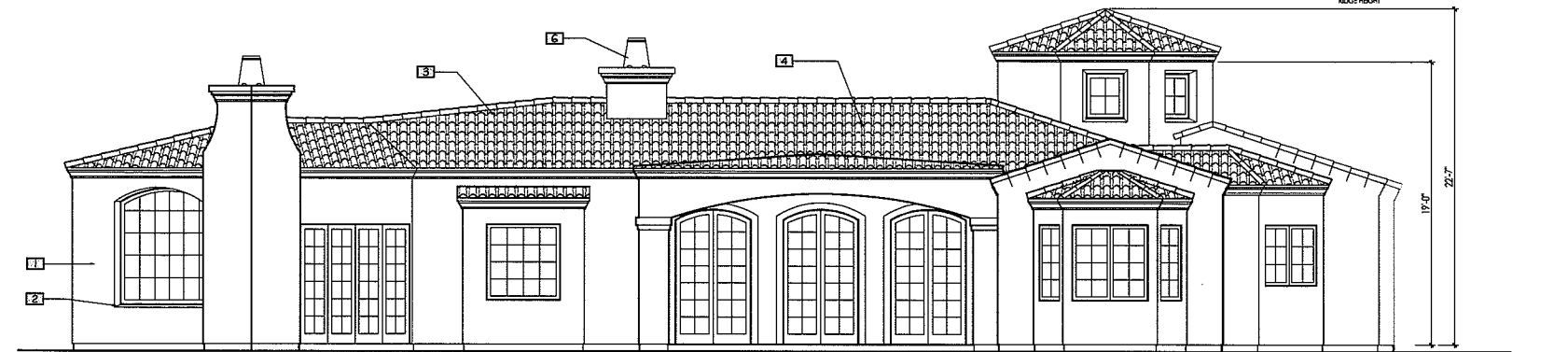


NORTH ELEVATION

3/16" = 1'-0"

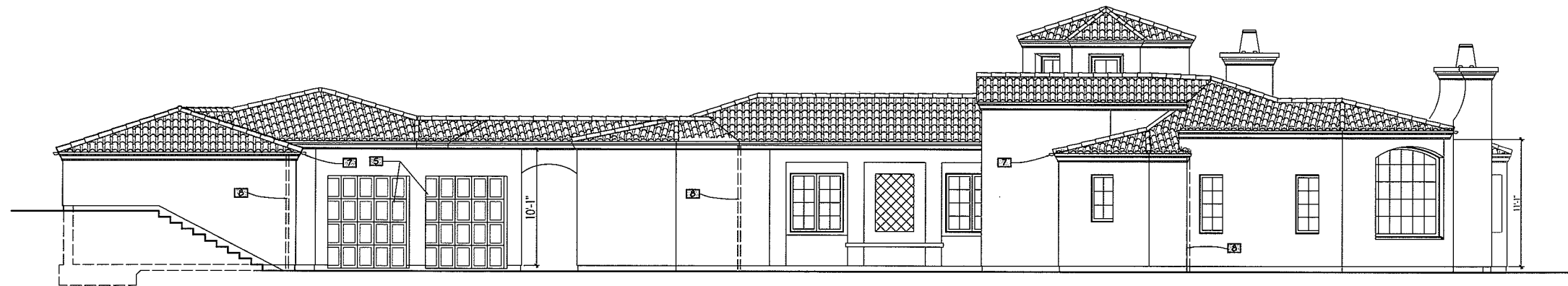
ELEVATION NOTES:

- 7 INDICATES ELEVATION NOTE
- 1. EXTERIOR PLASTER
- 2. SLOPED WINDOW SILL
- 3. TWO PIECE MISSION TILE ROOF
- 4. O'HAGIN 5-TILE ROOF VENT
- 5. WOOD SECTIONAL GARAGE DOOR
- 6. ROUND CHIMNEY CAP
- 7. 5" DIA. HALF-ROUND COPPER GUTTER
- 8. 3" DIA. COPPER DOWNSPOUT



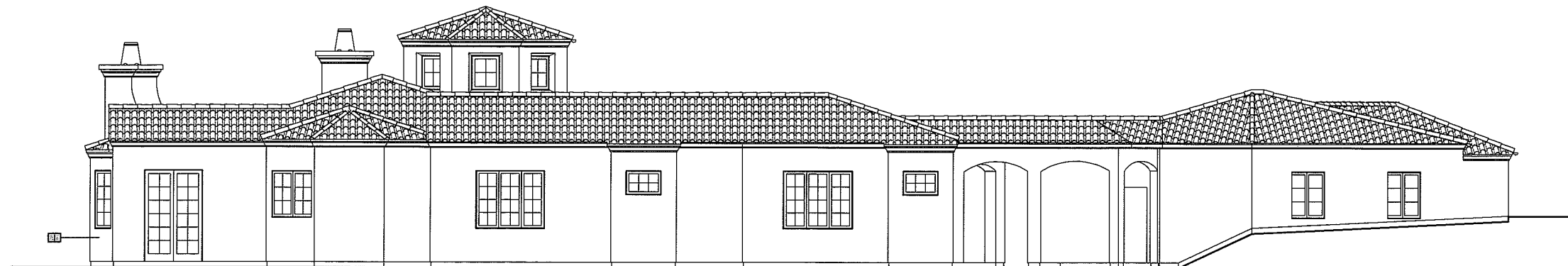
SOUTH ELEVATION

3/16" = 1'-0"



WEST ELEVATION

3/16" = 1'-0"



EAST ELEVATION

3/16" = 1'-0"

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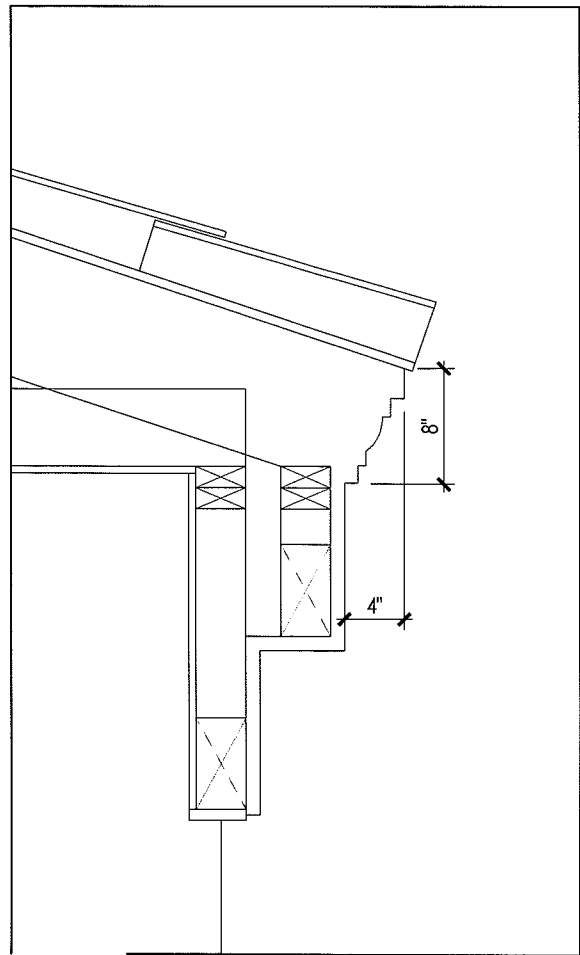
ELEVATIONS

DATE: 8.17.10

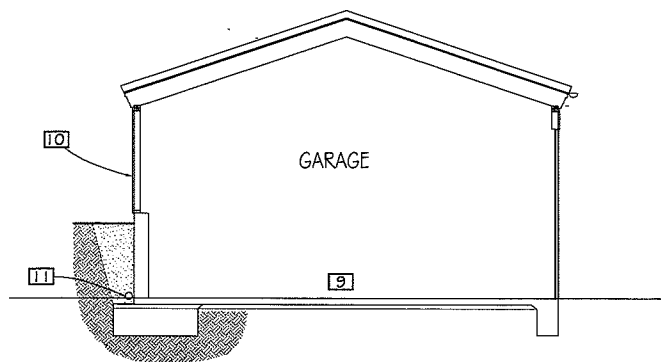
REVISION DATE:

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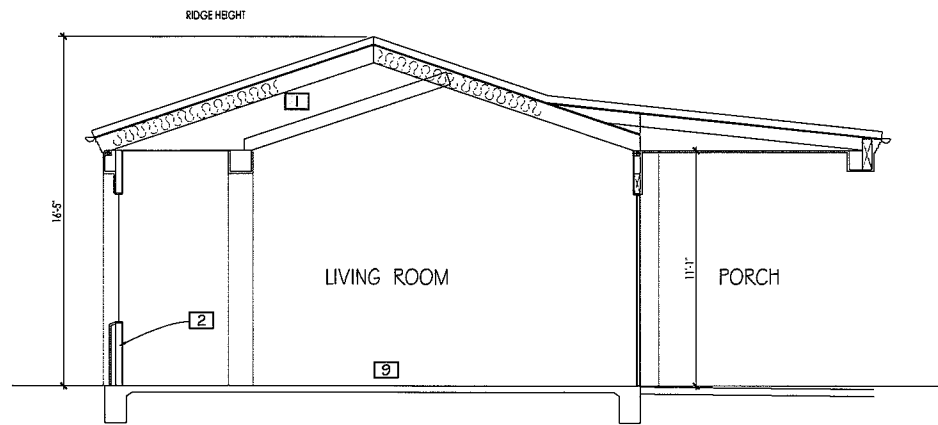
A.2



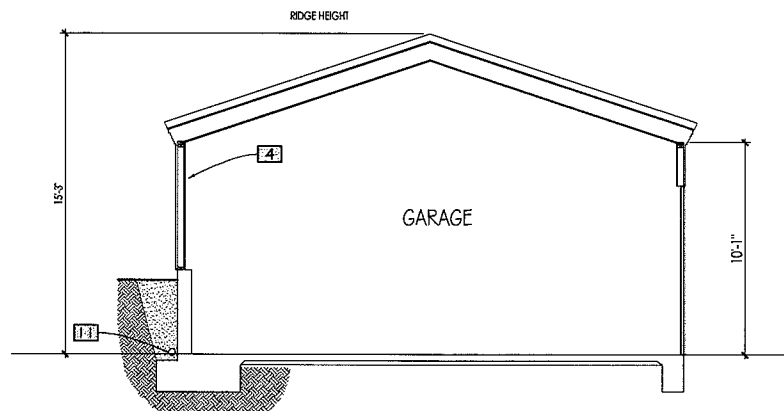
TYP. EAVE DETAIL 3" = 1'-0"



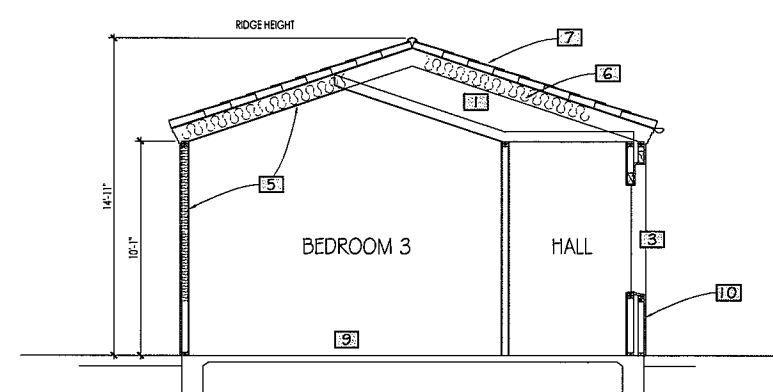
SECTION D 1/4" = 1'-0"



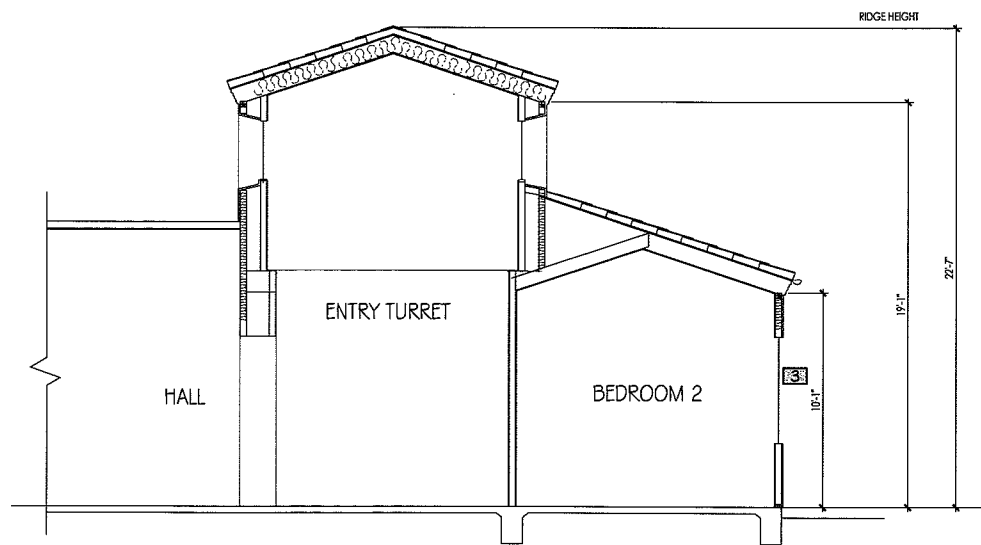
SECTION A 1/4" = 1'-0"



SECTION E 1/4" = 1'-0"



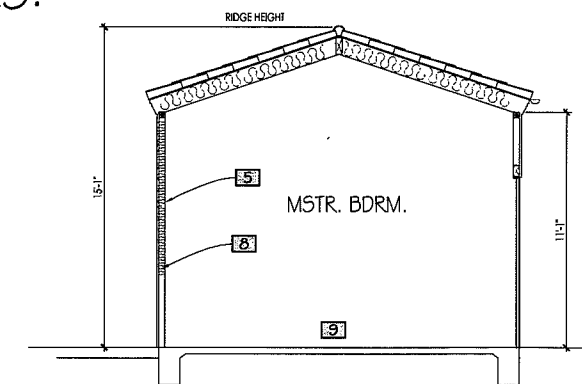
SECTION B 1/4" = 1'-0"



SECTION F 1/4" = 1'-0"

SECTION NOTES:

- # INDICATES SECTION NOTE
- 1. R-30 INSULATION
- 2. R-13 INSULATION
- 3. LOEWEN CLAD WINDOWS
- 4. 5/8" GYP. BD.
- 5. 1/2" GYP. BD.
- 6. 2 x ROOF FRAMING
- 7. TWO PIECE MISSION TILE ROOF
- 8. 2x4 WOOD STUDS @ 16" o.c.
- 9. CONCRETE SLAB-ON-GRADE
- 10. EXTERIOR PLASTER
- 11. RETAINING WALL w/ DRAIN



SECTION C 1/4" = 1'-0"

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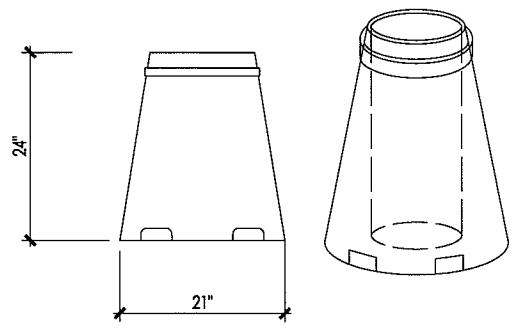
SECTIONS

DATE: 8.17.10

REVISION DATE:

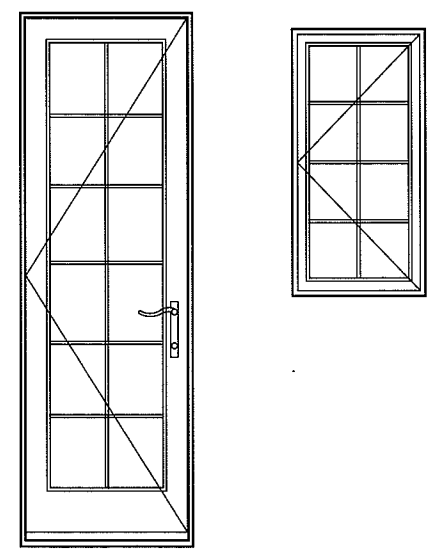
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A.3



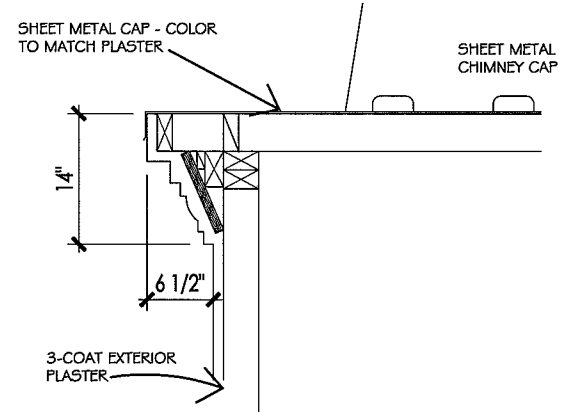
CHIMNEY CAP

N.T.S.



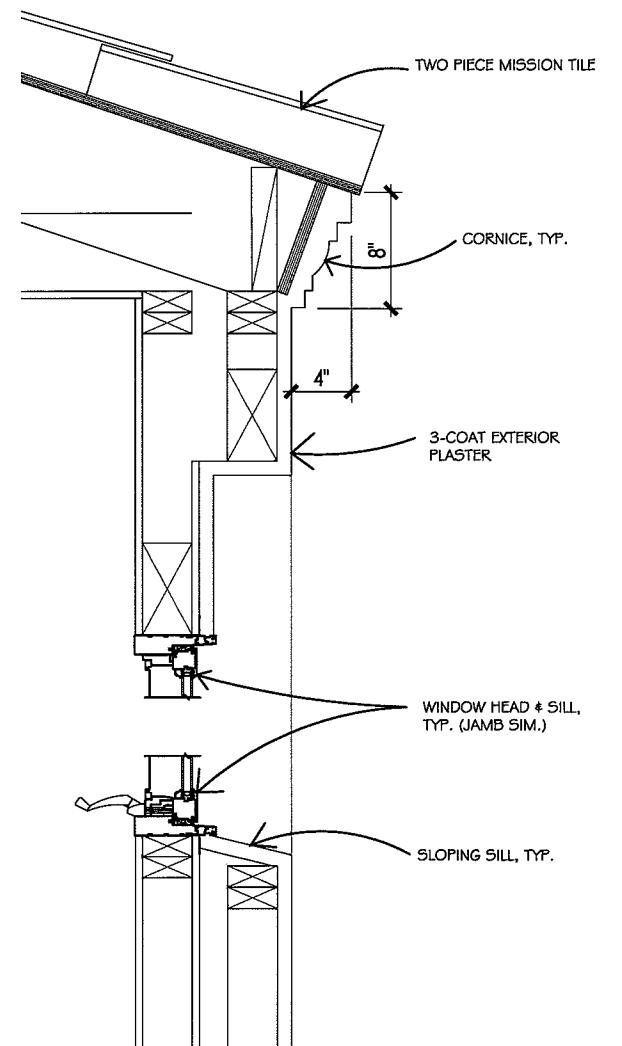
TYP. DOOR & WINDOW ELEV.

N.T.S.



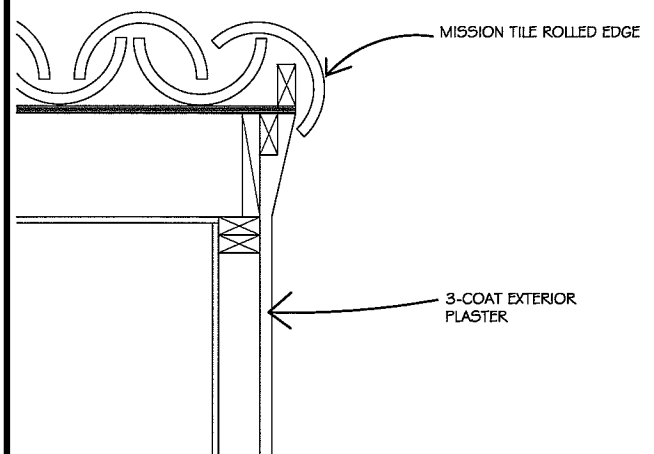
CHIMNEY EDGE DETAIL

N.T.S.



WINDOW & EAVE DETAIL

N.T.S.



RAKE DETAIL

N.T.S.

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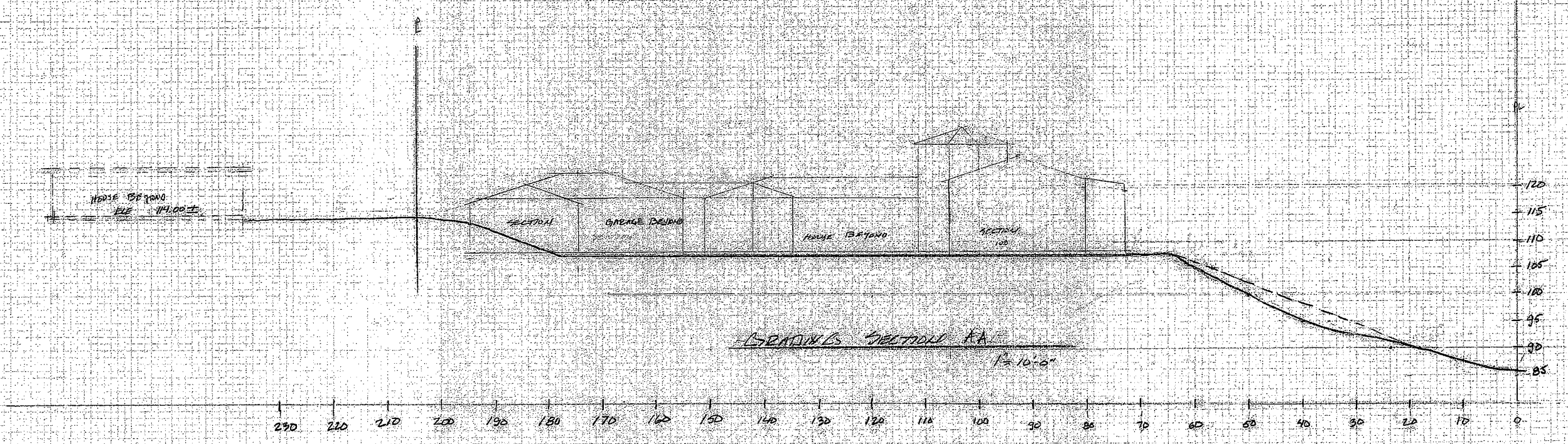
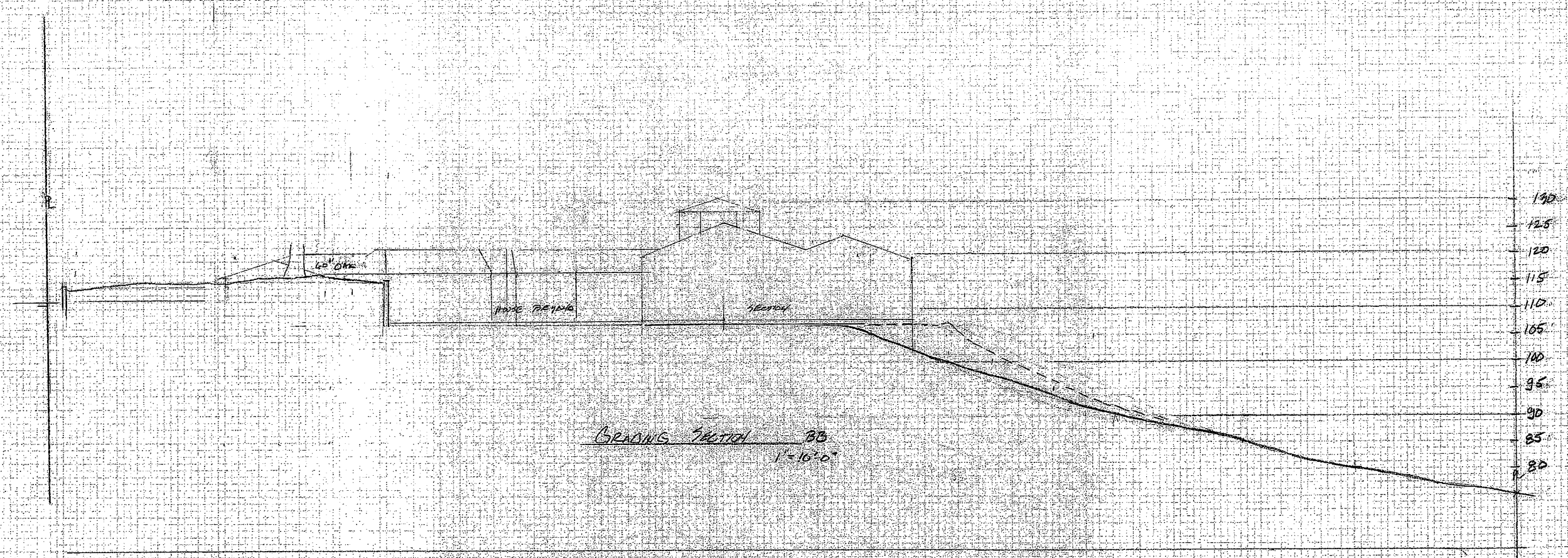
ARCH'L.  
DETAILS

DATE: 8.19.10

REVISION DATE:


A.4

REVISIONS	BY



GRADING ELEVATIONS

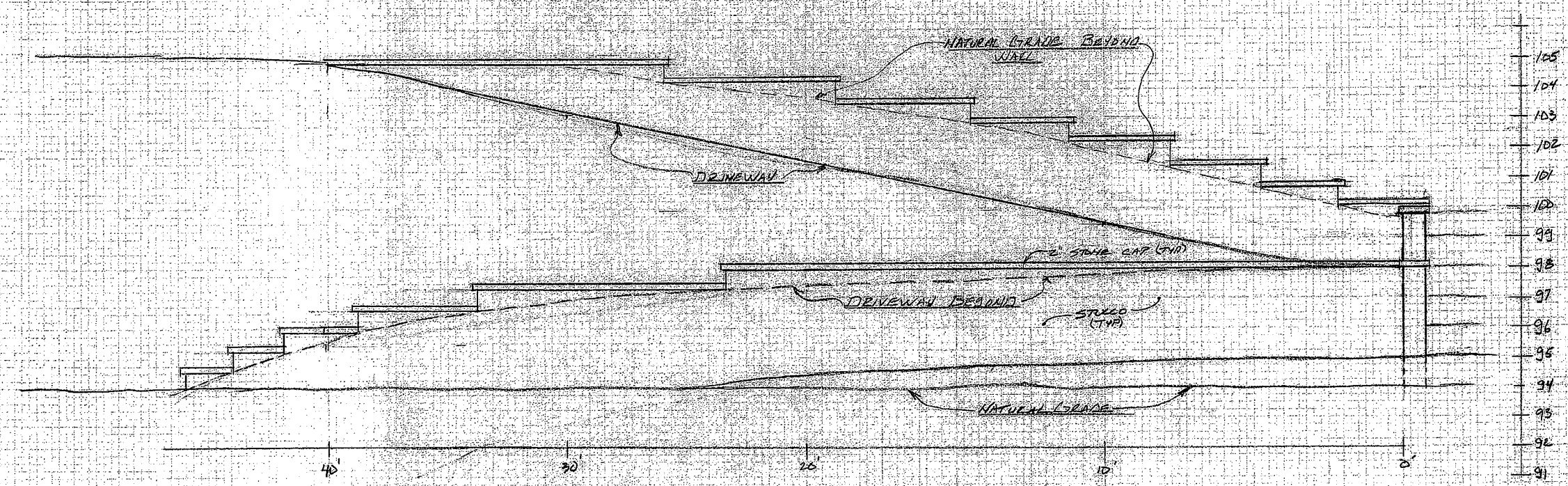
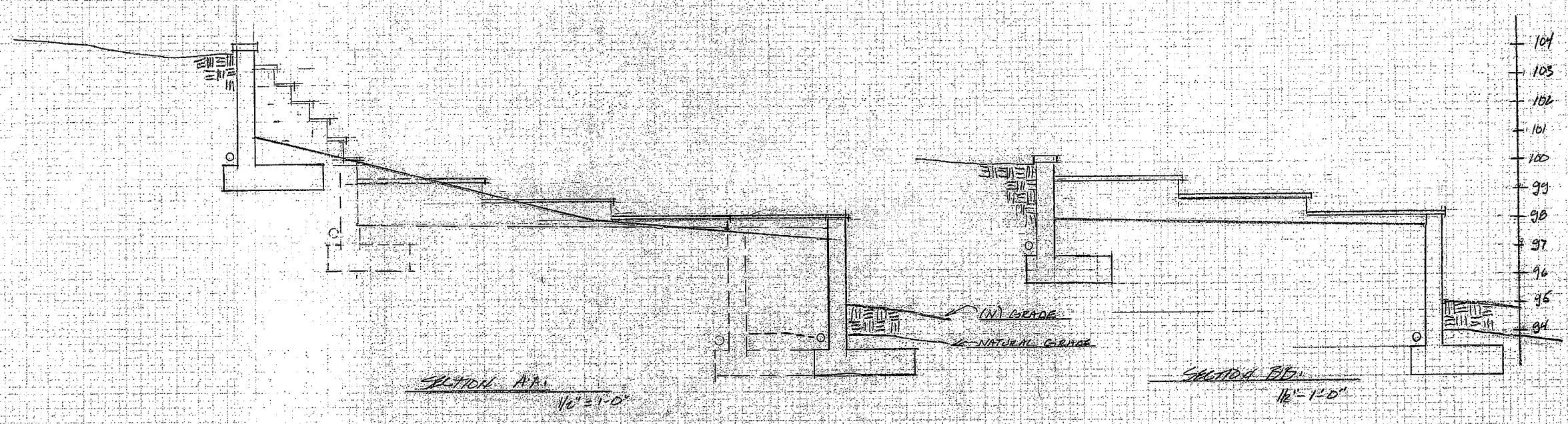
RESISTANCE FOR  
LIMITED ALLEYS  
BY CHAIR BRIDGE  
GARDEN CA 94017

Date	
Scale	
Drawn	
Job	
Sheet	
of	

1:5



REVISIONS	BY



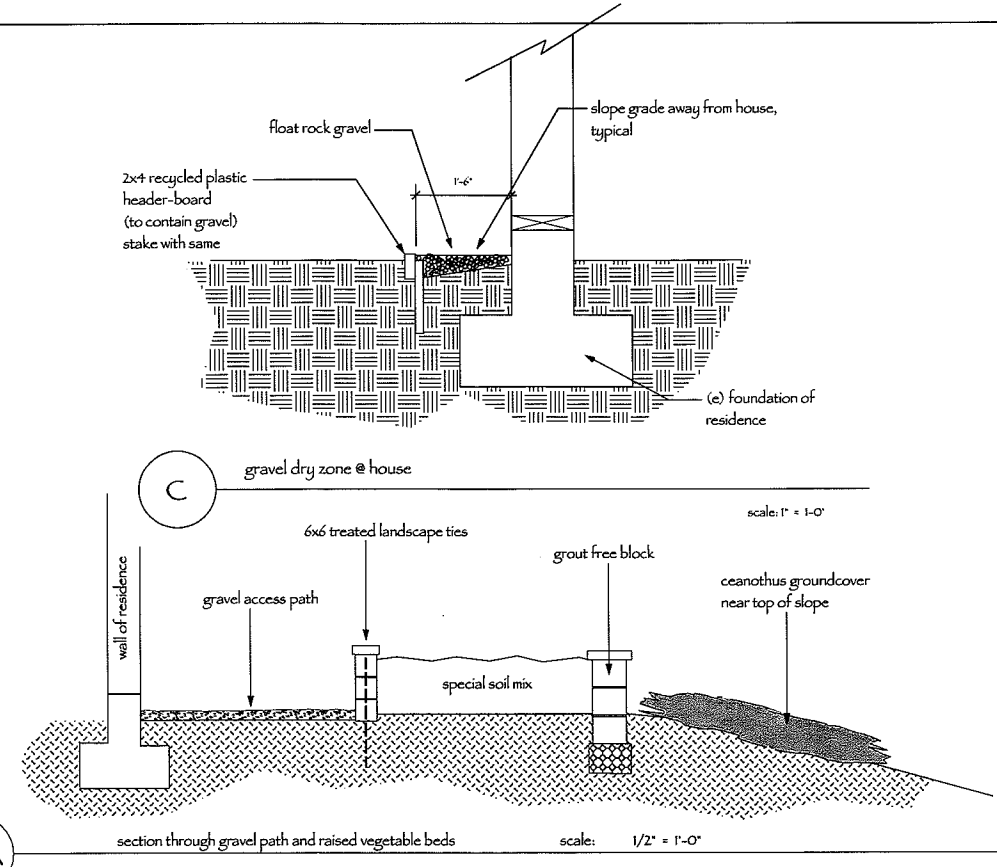
HAMMER HEAD WALL ELEVATIONS  
1/8" = 1'-0"

Date	
Scale	
Drawn	
Job	
Sheet	A-6
Of	
Sheets	



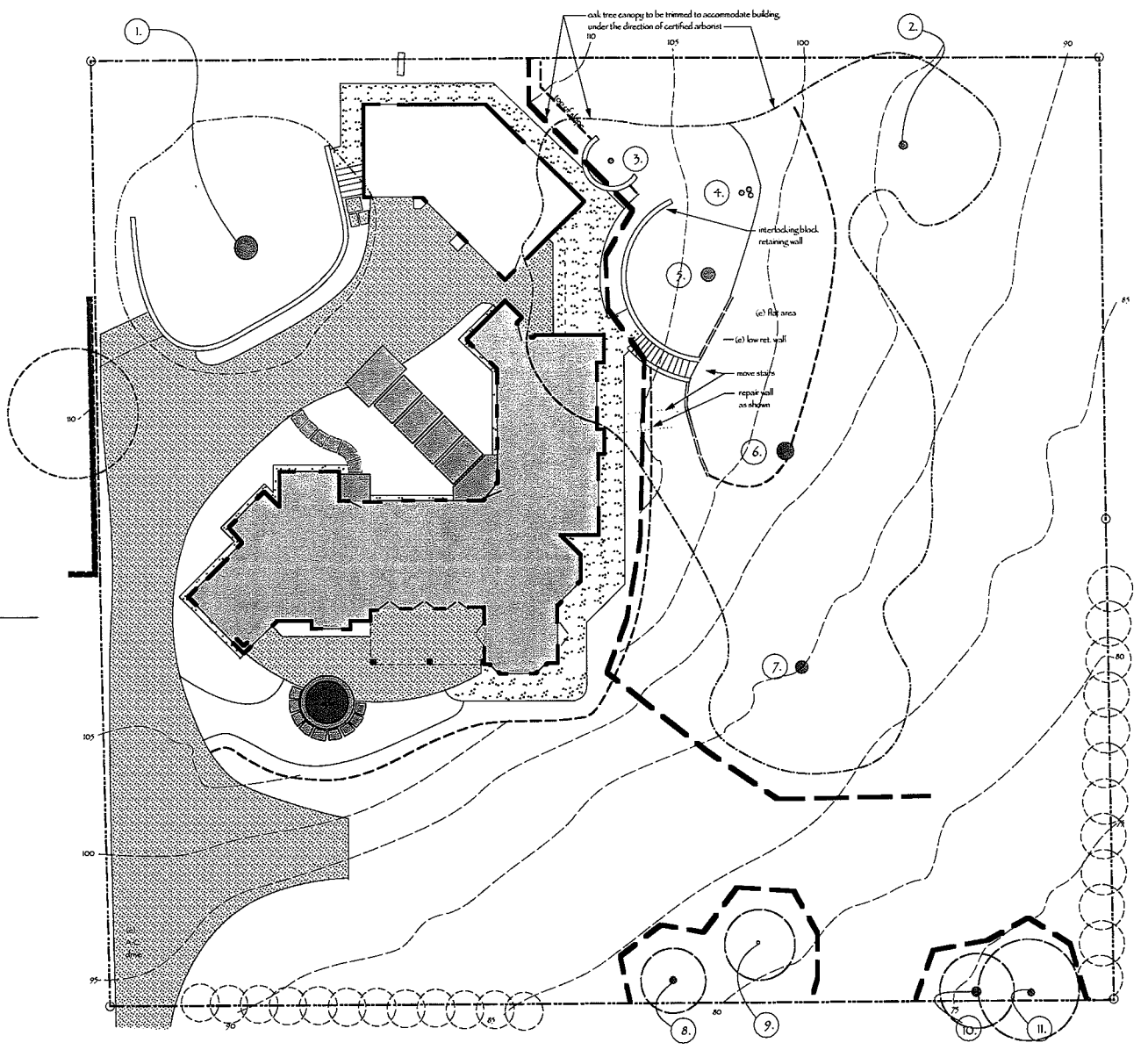


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**Existing Tree Protection Notes**

- Existing trees must be fenced off with temporary 48" fence. Install fencing fabric on steel posts driven into soil, no footings. Install fence as close to the locations as shown below as possible. Maximize tree non disturbance zone as is possible. The fence shall have signage stating "tree protection area" placed on the fence at 30" on center, see plan for locations. See detail (below) for signage design. The general contractor shall limit activities in this zone as described below.
- No grading other than what is shown on Civil plans shall occur. Do not back fill under the dripline of any trees. In general do not trench under the dripline of any tree. If called for by landscape architect, do this work by hand and avoid roots as much as possible. Any roots one inch in diameter or greater encountered during grading or trenching shall be cleanly cut and sealed.
- Do not store any materials or park any equipment or vehicles within the tree protection zone, nor under the driplines of trees. See irrigation plan for trenching locations, note, no trenching is specified for the area the east of the buildings. Do not handle any solvents, fuels, thinners, poisons, fertilizers, etc. within the tree protection zone. No mechanical equipment is allowed in the tree protection zone.
- Do not divert water toward existing trees. New plantings under existing trees shall be limited, and under the specification of the Landscape Architect.
- Should any trimming be performed for aesthetic or as to clear for proximate construction, this work shall be done under the recommendations of a certified arborist.
- (BIO-1) Trees not indicated for removal on site plan shall be preserved, protected, and maintained.
- (BIO-2) During construction, fencing or protective barriers shall be placed around the driplines of all trees within 25 feet of development.
- (BIO-3) No grading shall occur under any tree dripline except as indicated on the drainage and grading plan for construction of the driveway. Grading within the dripline during foundation construction shall be minimized and shall be done by hand. If use of larger equipment is necessary within the dripline of any tree, it shall only be operated under the supervision of a qualified arborist.
- (BIO-4) A qualified Arborist shall be present during any grading or excavation adjacent to or beneath the dripline of any tree. Any roots encountered shall be cleanly cut and sealed with a tree-seal compound. Any thinning or root pruning and trimming shall be done under the direction of a qualified Arborist.
- (BIO-5) No storage of heavy equipment or materials, or parking shall take place within 5 feet of the drip line on any tree(s).
- (BIO-6) Landscaping provided under the trees shall be compatible with preservation of the trees as determined by the Landscape Architect. (BAR) No irrigation systems shall be installed under any oak tree, except for drip irrigation as shown on the Irrigation Plan.
- (BIO-7) Oak Trees greater than 4" in diameter removed as a result of the project shall be replaced on a 3:1 ratio at a minimum five gallon.
- (BIO-8) Oak seedlings and saplings less than 4" in diameter that are removed during construction shall be transplanted where feasible. If transplantation is not feasible, replacement trees shall be planted at a minimum of 1:1 ratio. Replacement of trees shall be minimum 1-gallon size derived from local biological stock (local acorns).
- As per this plan set indicates on the following sheets, no utilities shall be run between the building and the east property line.
- All trees located within 25 feet of buildings shall be protected from stucco and or paint during construction.
- No permanent irrigation shall occur within the critical root zone of any native or specimen tree. Drainage plans have been designed to divert water away from specimen trees so that no pooling can occur.
- See planting plan for replacement trees for those removed to allow for construction.
- Any unanticipated damage that occurs to trees resulting from construction activities shall be mitigated in a manner approved by the City of Goleta Planning and Environmental Services Dept. The mitigation may include but is not limited to posting of a performance security, tree replacement on a 10:1 ratio and hiring of an outside consultant arborist to assess the damage and recommend mitigation. The required mitigation shall be done immediately under the direction of PES prior to any further work occurring on site. Any performance securities required for installation and maintenance of replacement trees will be released by PES after its inspection and approval of such installation.
- Monitoring. PES shall conduct site inspections throughout all phases of development to ensure compliance with and evaluate all tree protection and replacement measures. Release of performance security requires PES staff signature.



**Temporary Tree Fencing**

See legend of graphic symbols (below) Fencing shall consist of 48" orange or green vinyl staked into grade at 8' on center. This fencing shall be installed prior to any work on site. Fence location is per this plan. To be removed by landscape contractor at the time that the fence limits the installation of the landscape.

**Legend of Graphic Symbols**

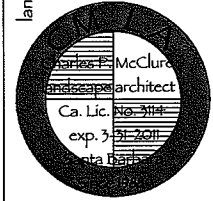
plan symbol	description	sheet index
	4" temporary vinyl (orange) fence staked at 8' on center, typical posts to be pounded into grade, no concrete footings	L-1 planting plan L-2 oak tree protection/fencing plan L-3 preliminary grading plan L-4 irrigation plan L-5 landscape details L-6 landscape details L-7 landscape specifications

**oak tree protection fencing, landscape details**

Scale: 1" = 16'-0"

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**Charles McClure + Landscape Architect & Associates, Inc.**  
 5290 Overpass Road Suite 115  
 SANTA BARBARA CA 93111  
 Ca. License No. 3114  
 Ph: (805) 696-6864 since 1989

landscape planning for:  
**Mann Residence**  
 2632 Cielo Avenue  
 Santa Barbara, California

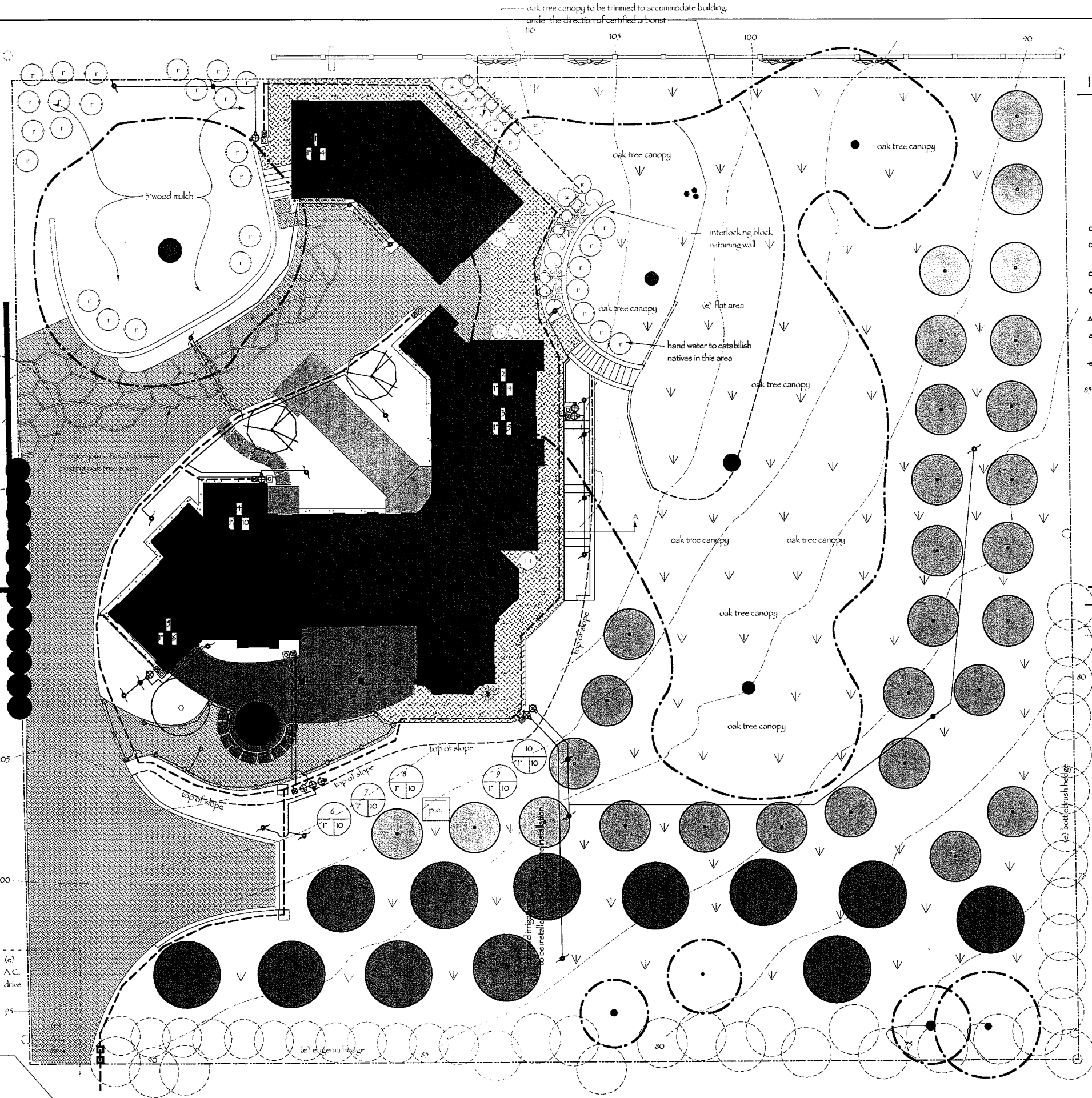


signature \_\_\_\_\_  
 date \_\_\_\_\_  
 REVISION: \_\_\_\_\_  
 \_\_\_\_\_  
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SHEET TITLE:  
 oak tree protection fencing, landscape details  
 DATE: August 16, 2010  
 SCALE: 1" = 16'-0"  
 DRAWN: C.M.  
 JOB: \_\_\_\_\_  
 SHEET:  
**L-2**  
 OF 7 SHEETS



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### Irrigation Legend

- PLAN SYMBOL DESCRIPTION Radius psi gpm notes
- Pop up Spray Heads Rainbird 1800 series body and nozzle according to schedule below. (6" pop-up bodies for lawn areas). Note radius of nozzles are shown, contractor to select exact nozzle (adjust down to avoid overspray where necessary)
  - Rainbird 4 & 6 VAN Q (90 degree) 8' 30 varies (contractor to select nozzle and adjust to avoid overspray)
  - Rainbird 8 Q (90 degree) 8' 30 .39
  - Rainbird 8 H (180 degree) 8' 30 .79
  - Rainbird 8 VAN (adjustable degree) 8' 30 varies
  - Rainbird 8 F (360 degree) 8' 30 1.57
  - Rainbird 12 Q (90 degree) 12' 30 .65
  - Rainbird 12 H (180 degree) 12' 30 .130
  - Rainbird 12 VAN (adjustable degree) 12' 30 varies
  - Rainbird 12 F (360 degree) 12' 30 2.60
  - △ Rainbird 15 Q (90 degree) 15' 30 .93
  - △ Rainbird 15 H (180 degree) 15' 30 1.85
  - △ Rainbird 15 VAN (adjustable degree) 15' 30 varies
  - △ Rainbird 12 F (360 degree) 15' 30 3.70
  - ⊖ Rainbird 15 EST (end strip) 4 x 15' 30 .61
  - ⊖ Rainbird 15 ECST (center strip) 4 x 15' 30 1.21
  - ⊙ Rainbird 1402 flood bubbler (pressure compensating) .50 GMP on fixed riser.
  - ⊠ BACKFLOW PREVENTER BACKFLOW PREVENTER. Wilkins 1" reduced pressure backflow preventer on 1.25" copper risers set in concrete. Also install Honeywell Dial-set pressure regulator downstream of backflow preventer.
  - ⊞ GATE VALVE, ball valve, line size in below grade valve box.
  - ⊞ AUTOMATIC IRRIGATION CONTROLLER by Rainbird ESP-SMT 12 stations. wall mount cabinet. Install per plan or at direction of Owners.
  - ⊞ AUTOMATIC VALVE. Weathermatic 11000 CR series Installed in below grade valve box, with valve number painted on lid of box.
  - ⊞ AUTOMATIC VALVE, (for drip irrigation) Same as above but with Y-filter (150 mesh strainer) and pressure regulator set to 20 psi. All in below grade valve box large enough to service the filter and regulator and valve. Contractor to use "drip" minispray heads wherever possible, but do not wet buildings or walks, or curbs. Use Hardie "turbo SC" pressure compensating emitters where mini-spray are not practical.
  - ⊞ HOSE BIB, by Champion 353 BV. No kink ball valve hose bib.
  - PRESSURE MAINLINE, Sch. 40 typical, bury 18" deep. Size per contractor. Contractor to verify P.O.C. prior to bidding. 2" typical. Include metallic tape with mainline, typ.
  - PVC LATERAL LINE, Sch. 40 PVC, size per plan, bury 12". purple reclaimed pipe
  - SLEEVING under walks Sch. 40 PVC 3" minimum, larger is OK. Size to allow for the free movement of pipe(s) inside.
  - ⊞ Valve identification symbol
  - ⊞ valve gallons per minute
  - ⊞ valve size
  - ⊞ DRIP RISER LOCATION. Install 3/4" sch. 40 pvc 12" deep underground from valve to these locations. This symbol indicates rigid pvc riser to ell or tee. Use compression fittings and run drip hose from this point to all plants. Drip hose by Salco for above grade us. Staple securely to grade, each plant to receive Hardie Turbo SC pressure compensating drip emitters. Emitter quantity based on plant size, see schedule this sheet. Note drip hose is not shown. Each plant in zone to be serviced by 1/2" or larger drip hose.
  - not shown DRIP IRRIGATION HOSE, by Salco or equal. Polyethylene/2 distribution pipe, stapled to soil at approx. 5' o.c. Install drip emitter (Hardie Turbo SC, pressure compensating emitter at each plant following this schedule:
  - 1 gallon plant: (1) 1 gal per hour emitter
  - 5 gallon plant: (2) 1 gal per hour emitter
  - 15 gallon plant: (4) 1 gal per hour emitter
  - 24" box: (4) 2 gal per hour emitter
  - note mainline has been sized at 1.5", valves have been sized, lateral pipe to be sized by contractor, velocities must not exceed 5' per second. Lateral pipe to be class 200 pvc with bid alternate of sch. 40 pvc.
  - ⊞ Thrustblocking @ changes in direction of mainline install a minimum of 1 cubic foot of concrete thrust blocking. Isolate pvc pipe from thrust blocking by wrapping with heavy plastic or tape for future demolition. PVC must not come in contact with concrete. Thrust block must be placed against undisturbed earth.

irrigation plan

Scale: 1/10" = 1'-0"

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landscape planning for:  
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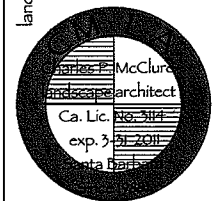
signature \_\_\_\_\_  
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 REVISION: \_\_\_\_\_

SHEET TITLE:  
 irrigation plan  
 DATE: August 16, 2010  
 SCALE: 1" = 10'  
 DRAWN: C.M.  
 JOB:  
 SHEET:  
**L-4**  
 OF 7 SHEETS

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 Santa Barbara, California



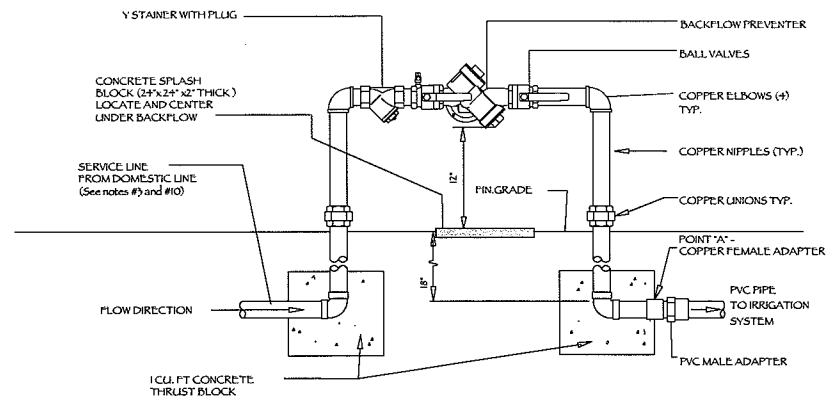
signature \_\_\_\_\_  
 date \_\_\_\_\_  
 REVISION: △

SHEET TITLE:  
 landscape details

DATE: August 16, 2010  
 SCALE: 1" = 10'  
 DRAWN: C.M.  
 JOB: \_\_\_\_\_

SHEET:  
**L-5**

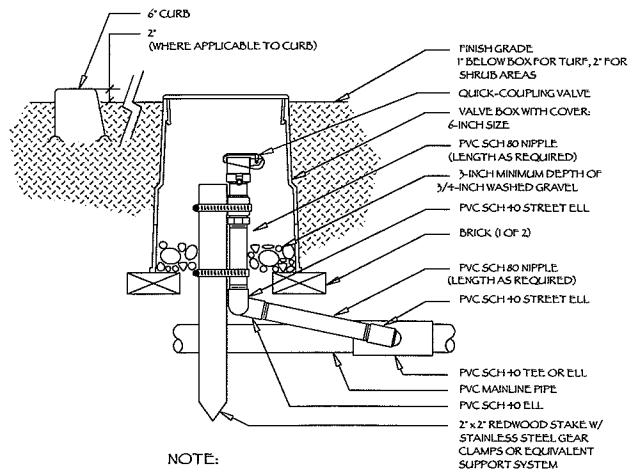
OF 7 SHEETS



- BACKFLOW PREVENTER NOTES:**
1. THE MECHANICAL BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED SUBJECT TO THE APPROVAL OF THE CITY OF STA BARBARA. ANY DEVIATIONS FROM THE METHODS DESCRIBED ABOVE MUST RECEIVE APPROVAL PRIOR TO INSTALLATION.
  2. TYPE OF BACKFLOW PREVENTION DEVICE, i.e., REDUCED PRESSURE PRINCIPLE OR DOUBLE CHECK VALVE ASSEMBLY, WILL BE DETERMINED BY THE WATER DIVISION.
  3. PIPE FROM DOMESTIC LINE TO BACKFLOW PREVENTION DEVICE AND POINT 'A' SHALL BE TYPE 'K' RIDGED OR BRONZED COPPER PIPE P.E. ENCASED INCLUDES SADDLE. EXPOSED COPPER SHALL BE PAINTED SAME AS LARGER BACKFLOW DEVICE. SEE 35-52.
  4. SERVICE AFTER METER TAILPIECE CAN BE NEXT PIPE SIZE LARGER. SIZE OF BACKFLOW UNIT SHALL BE SAME SIZE AS THE PIPE AFTER TAILPIECE.
  5. SERVICES FROM 3/4" TO 2" SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL DRAWINGS 304 & 305. LARGER SERVICES SHALL BE INSTALLED AS SPECIFIED BY STANDARD DRAWING 310.
  6. ALL COPPER JOINTS SHALL BE SOLDERED WITH #5-15.
  7. ALL IRRIGATION SERVICES ARE REQUIRED TO HAVE REDUCED PRESSURE PRINCIPLE ASSEMBLY.
  8. BACKFLOW PREVENTERS SHALL BE TESTED BY CERTIFIED TESTER IMMEDIATELY AFTER THEY ARE INSTALLED.
  9. NO CONNECTIONS PERMITTED BETWEEN DOMESTIC LINE AND BACKFLOW DEVICE.

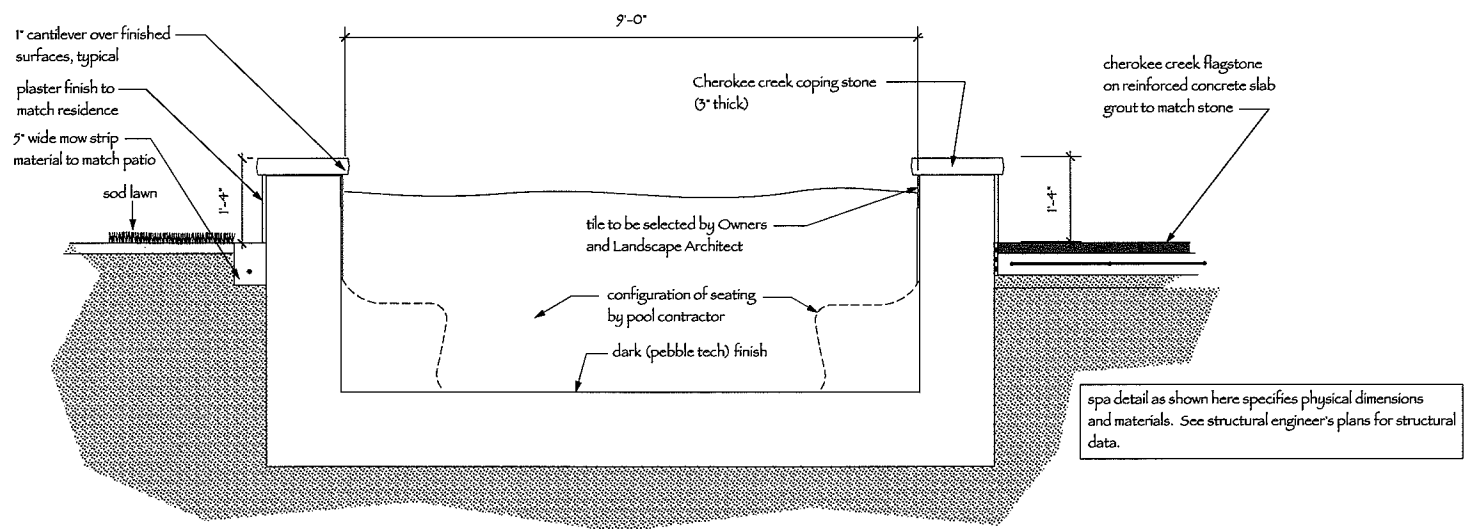
**B REDUCED PRESSURE BACKFLOW PREVENTOR**

NOT TO SCALE



NOTE:  
 FURNISH FITTINGS AND PIPING NOMINALLY SIZED TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

**E QUICK COUPLER VALVE**  
 NOT TO SCALE



**D-D inground spa, with raised coping** scale: 3/4" = 1'-0"  
 section

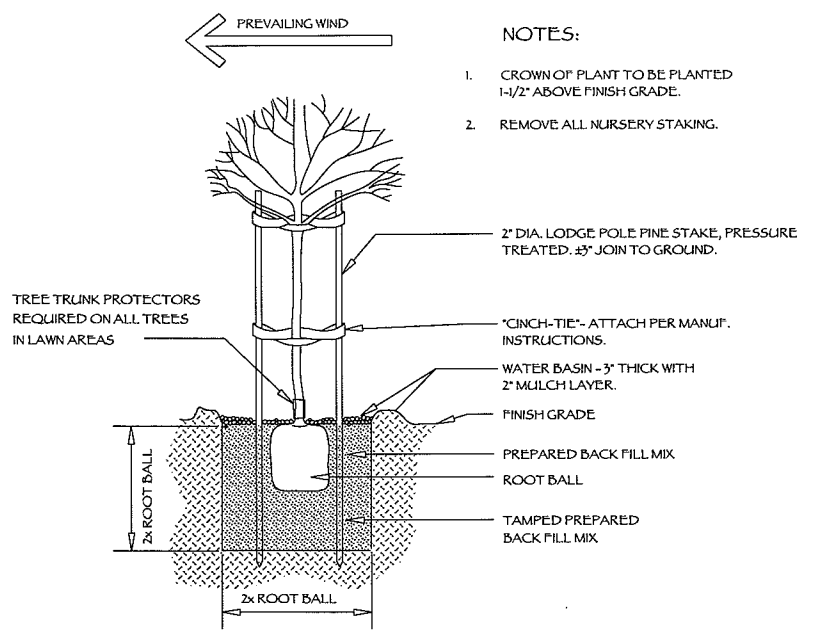
spa detail as shown here specifies physical dimensions and materials. See structural engineer's plans for structural data.

- sheet index
- L-1 planting plan
  - L-2 oak tree protection/fencing plan
  - L-3 preliminary grading plan
  - L-4 irrigation plan
  - L-5 landscape details
  - L-6 landscape details
  - L-7 landscape specifications

landscape details  
 Scale: varies

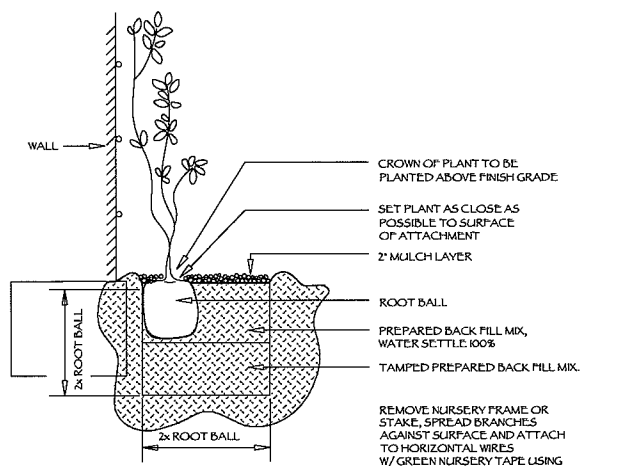


The landscape architect does not warrant or guarantee the accuracy and completeness of the work represented herein beyond a reasonable diligence. If any mistakes, omissions, or discrepancies are found within these drawings, the landscape architect shall be promptly notified so that he may have the opportunity to take whatever steps necessary to resolve them. Failure to promptly notify the landscape architect of such conditions shall absolve the landscape architect of any responsibility for the consequences of such discrepancies. Actions taken without the knowledge and consent of the landscape architect or in contradiction to the landscape architect's work or recommendations shall become the responsibility of the party responsible for taking such actions. This plan and design are the exclusive property of CM+LA, Charles McClure / Landscape Architect and cannot be used or reproduced without the landscape architect's written consent. These plans have been produced only for the complete implementation by licensed, insured and bonded professional contractors.

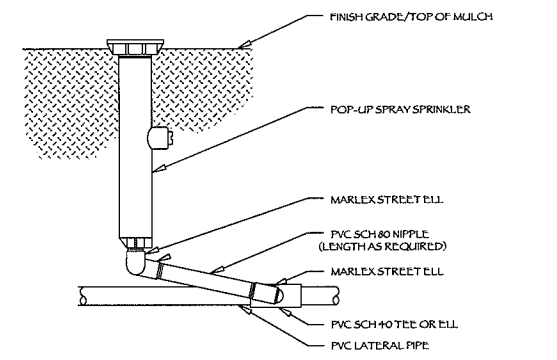


**I TREE PLANTING DETAIL**  
NOT TO SCALE

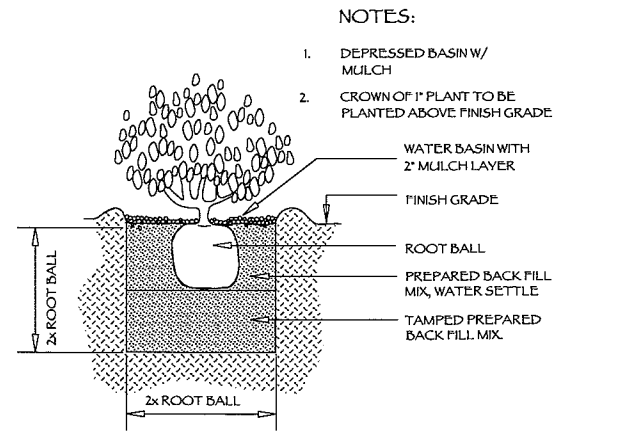
- NOTES:**
1. CROWN OF PLANT TO BE PLANTED 1-1/2" ABOVE FINISH GRADE.
  2. REMOVE ALL NURSERY STAKING.



**K VINE PLANTING & TYING DETAIL**  
NOT TO SCALE

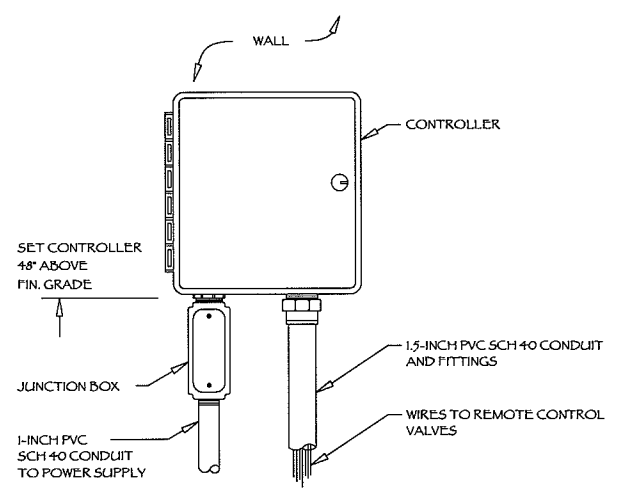


**F POP-UP HEAD**  
NOT TO SCALE



**J SHRUB PLANTING DETAIL**  
NOT TO SCALE

- NOTES:**
1. DEPRESSED BASIN W/ MULCH
  2. CROWN OF 1" PLANT TO BE PLANTED ABOVE FINISH GRADE.



**A CONTROLLER**  
NOT TO SCALE

sheet index

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Ph: (805) 696-6864  
since 1989

landscape planning for:  
**Mann Residence**  
7632 Cielo Avenue  
Santa Barbara, California



signature \_\_\_\_\_  
date \_\_\_\_\_

REVISION:

SHEET TITLE:  
landscape details and notes

DATE: August 16, 2010  
SCALE: varies  
DRAWN: P.M.  
JOB: \_\_\_\_\_

SHEET:  
**L-6**  
of 7 SHEETS

The landscape architect does not warrant or guarantee the accuracy and completeness of the work represented herein beyond a reasonable diligence. If any mistakes, omissions, or discrepancies are found within these drawings, the landscape architect shall be promptly notified so that he may have the opportunity to take whatever steps necessary to resolve them. Failure to promptly notify the landscape architect of such conditions shall become the responsibility of the landscape architect and consent of the landscape architect or in contradiction to the landscape architect and cannot be used or reproduced without the landscape architect's written consent. These plans have been produced only for the complete implementation by licensed, insured and bonded professional contractors. The landscape architect shall be promptly notified so that he may have the opportunity to take whatever steps necessary to resolve them. Failure to promptly notify the landscape architect of such conditions shall become the responsibility of the landscape architect but of the parties responsible for taken such actions. This plan and design are the exclusive knowledge and consent of the landscape architect or in contradiction to the landscape architect and cannot be used or reproduced without the landscape architect's written consent. These plans have been produced only for the complete implementation by licensed, insured and bonded professional contractors.

## General Notes

### General Notes and Specifications

If you work on this project you acknowledge and agree to abide to the following:

These plans are a part of any contract to perform work on this project. No sub-contract may exclude these plans or any aspect of these plans nor may the Owner or Owner's Representatives make changes to these plans. The Architect does not warrant or guarantee the accuracy and completeness of the work herein beyond a reasonable diligence. If any errors, omissions, mistakes or discrepancies are found to exist within the work product, the Architect shall be promptly notified so that he may have the opportunity to take whatever steps necessary to resolve them. Failure to promptly notify the Architect of such conditions shall absolve him from any responsibility for the consequences of such failure.

Unless otherwise written the Contractor shall furnish all labor, material (incl. taxes), equipment, tool, transportation, temporary toilets, phone, electricity, and services required to complete all of the work in accordance with these drawings so as to provide a complete project to the full and normal standard of the industry of local planting, irrigation, lighting construction and installation. The intent of these drawings is a complete project and the contractors and his trade contractors shall not permit any extras for what is normal and expected in local landscape construction and installation. No contractor working on this project is entitled to any extras unless such is approved by the Owner and Architect in writing prior to the extra work being performed.

The Architect shall be contacted in matters of any and all changes to the drawings. Herein without exception to include those specified by Governmental Agencies or Water Districts, Building Depts., etc. Many portions of these drawings, notes and/or specifications are the results of demands by various approving agencies, ordinances and governing building codes, and the Architect and his consultants specific design, that must be performed as part of this work. Any actions taken to change or contradict these drawings, notes and/or specifications without the knowledge and written consent of the Architect shall become the responsibility not of the Architect, but of the parties responsible for making the change and taking action to do so. The Architect shall be entitled to make changes to these drawings. Neither the Owner or Building Department has the authority to change these plans. These drawings and design may well exceed minimum Code as a matter of good design. The drawings where they exceed minimum Code shall govern then over the minimum Code. All work shall conform to the local ordinances and their adopted national codes to include quite specifically the Uniform Building Code, 1997 edition.

The Contractor shall verify all dimensions, elevations and existing conditions prior to starting any work. Where the layout is based on minimum setbacks from property lines, a licensed surveyor shall be used for the initial project layout. Assume that contour lines are estimates.

The Contractor shall supervise and direct the work using his best skill and attention. He shall be solely responsible for all construction means, methods, techniques, sequences and procedures and for coordinating all portions of the work under this contract. All work shall be in strict intent and accordance with the best standard specifications of materials and applications. All finish materials shall be approved by the Owner prior to installation.

All contractors shall be licensed and insured. Standard Workmen's Comp Certificates shall be kept by the Prime Contractor for all sub contractors on the project. Should any sub contractor not have such then the Prime Contractor shall pay for that sub contractors Workmen's Comp Insurance for labor performed on the project. Full lien releases from all trade contractors, materials suppliers and the Contractor's workers shall be presented with each billing to the Owner.

The Contractor is responsible for installing all required temporary bracing and shoring to insure the safety of the work and workmen until the project is completed. He shall insure that all applicable safety laws (Cal OSHA, etc.) are strictly enforced. He shall protect all work and materials from any damage. Having and using radios, alcoholic beverages, drugs, and pets shall be strictly prohibited by all workmen and visitors on the jobsite during the construction period. This policy shall be enforced by the Prime Contractor who is accountable to the Owner and the Architect for such enforcement.

All sub-contractors, workmen, suppliers, etc. shall remove all waste, debris, excess materials, tools and equipment from the jobsite that they have created or used on a timely basis or be subject to the Owner doing the same and back charging them for such removal.

The term approved equal, or equal approved, or Contractor proposed substitutions, means that the Architect is to have the final say as to whether or not to accept the equal substitute. Submittals should be made with product literature and/or examples. Reasons for the substitutes should be justified.

All reinforcing steel shall be intermediate grade, ASTM A 615, Grade 40. Splices shall be lapped a minimum of 30 bar diameters and securely wired together. Splices of adjacent bars shall be staggered.

## Irrigation Notes

1. Contractor shall call dig alert @ 1-800-422-4133. 5 days prior to any digging or trenching on site. Contractor shall walk the site and read all notes and specifications, verify P.O.C., existing valves, verify pressure and flow, etc. prior to bidding.

2. Contractor shall assume full responsibility for any damage caused to any and all underground structures, including utilities damaged in the installation of this irrigation system(s). Note, there are likely numerous existing pipes in the construction zone; numerous new pipes.

3. See Irrigation Legend for complete description of all symbols shown irrigation plan. Exact and final location of pipe to be determined at time of installation. Install pipes immediately adjacent to walks, footings, walls, etc. Avoid running pipes across open planting areas, keep pipes away from trees wherever possible.

4. Install all equipment as described. All equipment required but not specified on the drawings shall be provided by the contractor. Install Copper type K pipe for any and all above ground piping. No PVC shall be installed above grade.

5. Backflow preventer. There is an existing Atmospheric Breaking Valve, contractor to verify operation. Irrigation water and potable water must not co-mingle. Contractor shall size pipe and select nozzles for all heads.

6. Mainline shall be Sch. 40 PVC, buried 18" min. depth; Lateral pipe class 200 pvc with a bid alterante for heavier Sch. 40 PVC bury 12". Wire shall be taped or tied to the underside of the pressure mainline.

7. Sleeving. Typically all piping installed under paving, through walls or footings must be placed inside schedule 40 PVC sleeves. However pavings are existing, omit where impractical.

8. Valves shall be installed below grade in commercial plastic valve boxes by NDS. Boxes shall be green. Install drip valves to that Y-filter is accessible for cleaning. Top or lid of valve box shall be installed flush with finished grade, and the valve number shall be painted on the top of the box in oil based paint, or similar indelible paint.

9. Irrigation controller shall be located as show on plan, or at the direction of the project architect or general contractor. 120 volt J box will be provided by qualified project electricians.

10. Irrigation contractor shall make field changes as necessary where coverage is not shown on plan. Contractor shall guarantee 100% irrigation coverage for all drip and spray systems.

11. Contractor shall adjust all sprinklers, valves, filters, and pressure regulators for proper operation and coverage. All Sprinklers shall be adjusted so that no water is thrown onto the buildings, wood components, sidewalks, streets, drives, etc. Liability issues relating to water thrown onto walks, drives, buildings and wood components shall be the responsibility of the contractor. The contractor may adjust heads and nozzles to accomplish this. However as-builts are required, see below.

12. All valve controller wire shall be installed in same trench with mainline wherever possible and shall be solid copper mult-strand, direct burial wire using snaptite or scotch-loc wire connectors. At valves, coil at least 18" of extra wire for each connection.

13. All trench backfill soil shall be clean, free of rocks, trash, pieces of pipe, etc. Back fill trenches in 4" lifts with water. Contractor shall compact all trenches to a density equal to the undisturbed soil and shall be responsible for bringing any settled trenches back to finish grade.

14. Contractor shall flush all pipe lines prior to installing any heads or valves. Contractor shall install drip lateral in same trench with other piping wherever possible and shall double flush pipeline before installing emitters.

15. Contractor shall size pipe and keep velocities below 5' per second. 0-4 gal per minute = 1/2" pipe, 5-10 gpm = 3/4" pipe, 11-15 gpm = 1", 16-25 gpm = 1-1/4".

15. Contractor shall create as built drawings showing exact locations of all equipment, including underground pipe runs. Contractor shall program irrigation controller, and meet with maintenance contractor, and explain systems, etc. Failure of the contractor to produce the as-built drawings will result in a fine of \$2500.00

16. Contractor must keep a safe work site. Leave trenches open as little as possible, provide barriers in areas for the protection for the client and other trades. Clean up site each day.

## Planting Notes

1. The site must be cleared of all construction debris as a prerequisite for landscape installation. Construction refuse, such as spilled concrete, paint, wood scraps, all trash, solvent spills, all litter, etc. shall be removed from site, and taken to the remove existing lawn to accommodate this new design. Retain existing lawn for ever possible. Call dig alert prior to any digging on site. Wait until all utilities are located prior to digging. Damage to underground structures by the contractor shall be the responsibility of the contractor not the landscape architect. Coordinate with General.

2. Grading and drainage shall occur prior to landscape installation. Landscape contractor must understand drainage and grading and install landscape in accordance with grading and drainage plan. Slope grade away from building, typical.

3. Soil improvement: A soils test shall be performed after grading. Fruit Growers Labs shall be consulted. The contractor shall implement the specifications from the testing lab.

4. Landscape installation must occur after the installation of hardscape elements. Install sleeves (see irrigation plan) prior to pouring any pavings.

5. All plants are identified by typical symbols. It shall be the responsibility of the contractor to confirm all plant quantities prior to bidding. Contractor to calculate some quantities, the Landscape Architect has included additional quantities within the plan legend, for the Architect to spot at time of planting.

6. Contractor shall obtain correct plant cultivars, and all new plants should be of good quality and form. The Owner and contractor need to install the plantings per the plan, or they will be responsible for the consequences for not doing so, not the Landscape Architect. The Landscape Architect may be required to write a sign a letter of completion to the Owner at the completion of the project, so by installing other than what is described on this plan will make this task impossible. If changes are necessary bring the item to the attention of the Landscape Architect and the Owner so a solution can be made that is compatible with the approved plans.

7. Contractor to provide and install a 2-3" deep layer of generic wood mulch over all shrub and ground cover areas. Contractor shall provide and install jute matting on the rear slope of Schoneberger Residence. Staple securely into place.

8. Double stake new trees and use 2 commercial tree ties per each new tree.

9. All landscape maintenance is the responsibility of the Owner, however see #13 below. This includes root pruning, keeping plants away from powerlines, addressing any situation caused by the landscape prior to it becoming a hazard to the public or inhabitants. This maintenance must be performed indefinitely.

10. Lines between planting areas and gravel walks and planting areas are 2x4 plastic headerboard. Stake with same to secure.

11. Notify the Landscape Architect should anything on this plan be un-installable due to conditions not known at the time of drawing. Failure to do so will result the the transference of liability from the Landscape Architect to the person making such changes.

12. The Landscape Contractor must provide initial maintenance for 60 days. Terms of maintenance and guarantees, etc. shall be 60 days for groundcovers and shrubs and trees for 1 year.

13. See Irrigation Plan sheet for irrigation specification. Contractor shall adjust irrigation controllers adequately to keep all plantings sufficiently from time of planting onward.

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L-2 oak tree protection/fencing plan
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## landscape details and notes

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Ph: (805) 696-6864  
since 1989

landscape planning for:  
**Mann Residence**  
5632 Cielo Avenue  
Santa Barbara, California



signature

date

REVISION:

SHEET TITLE:

landscape details and notes

DATE: August 16, 2010

SCALE: NA

DRAWN: P.M.

JOB:

SHEET:

L-7

OF 7 SHEETS