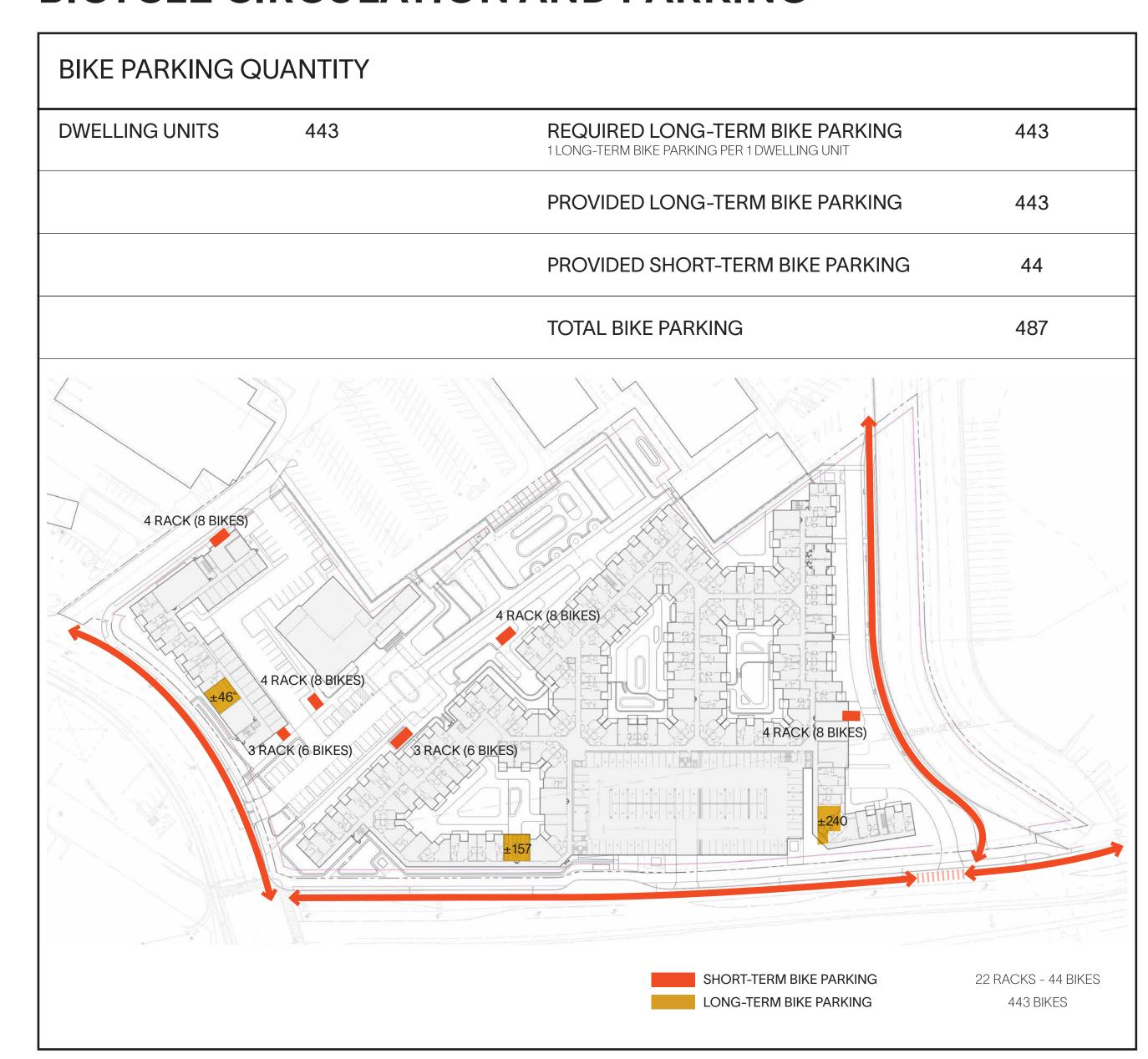
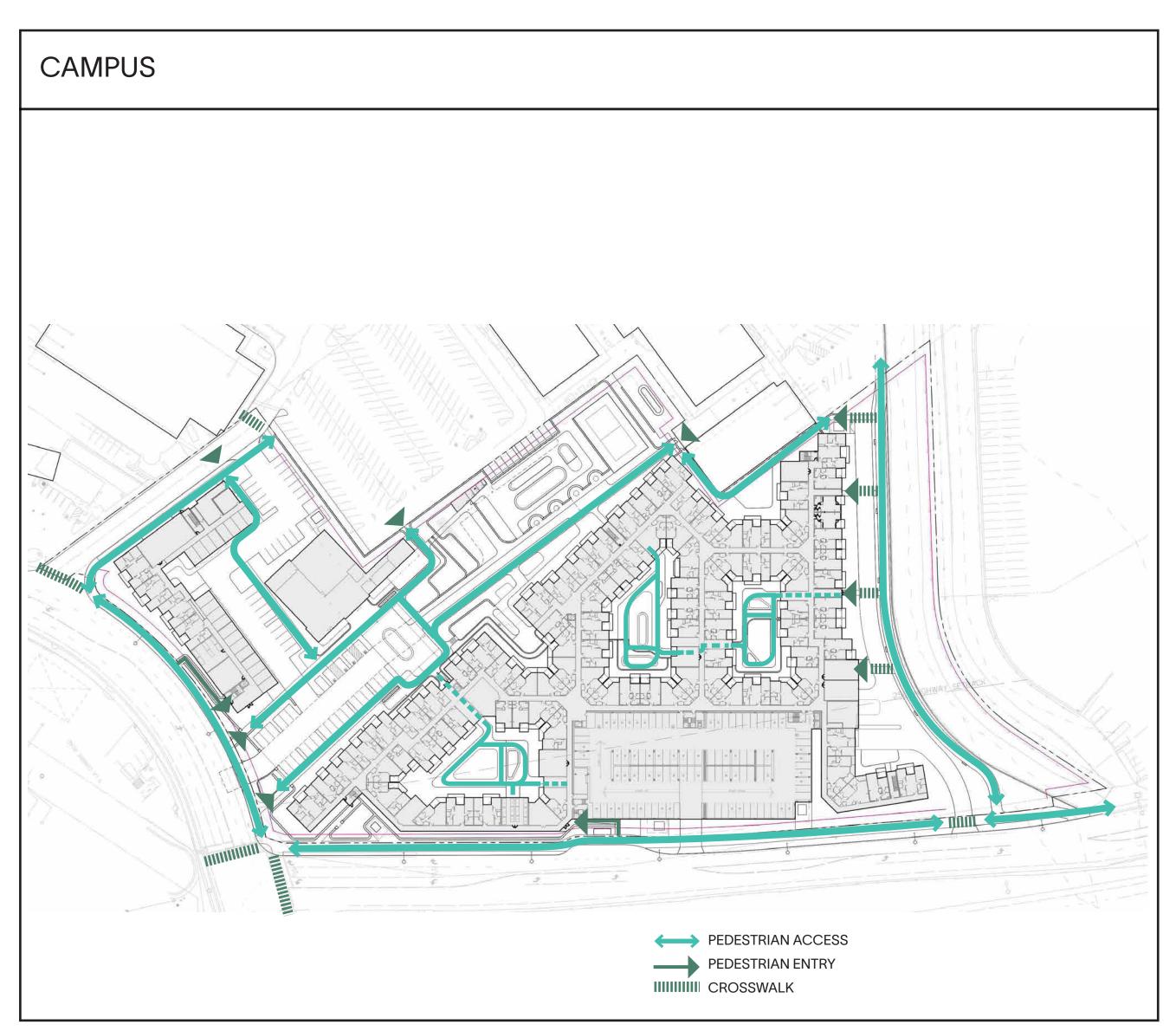
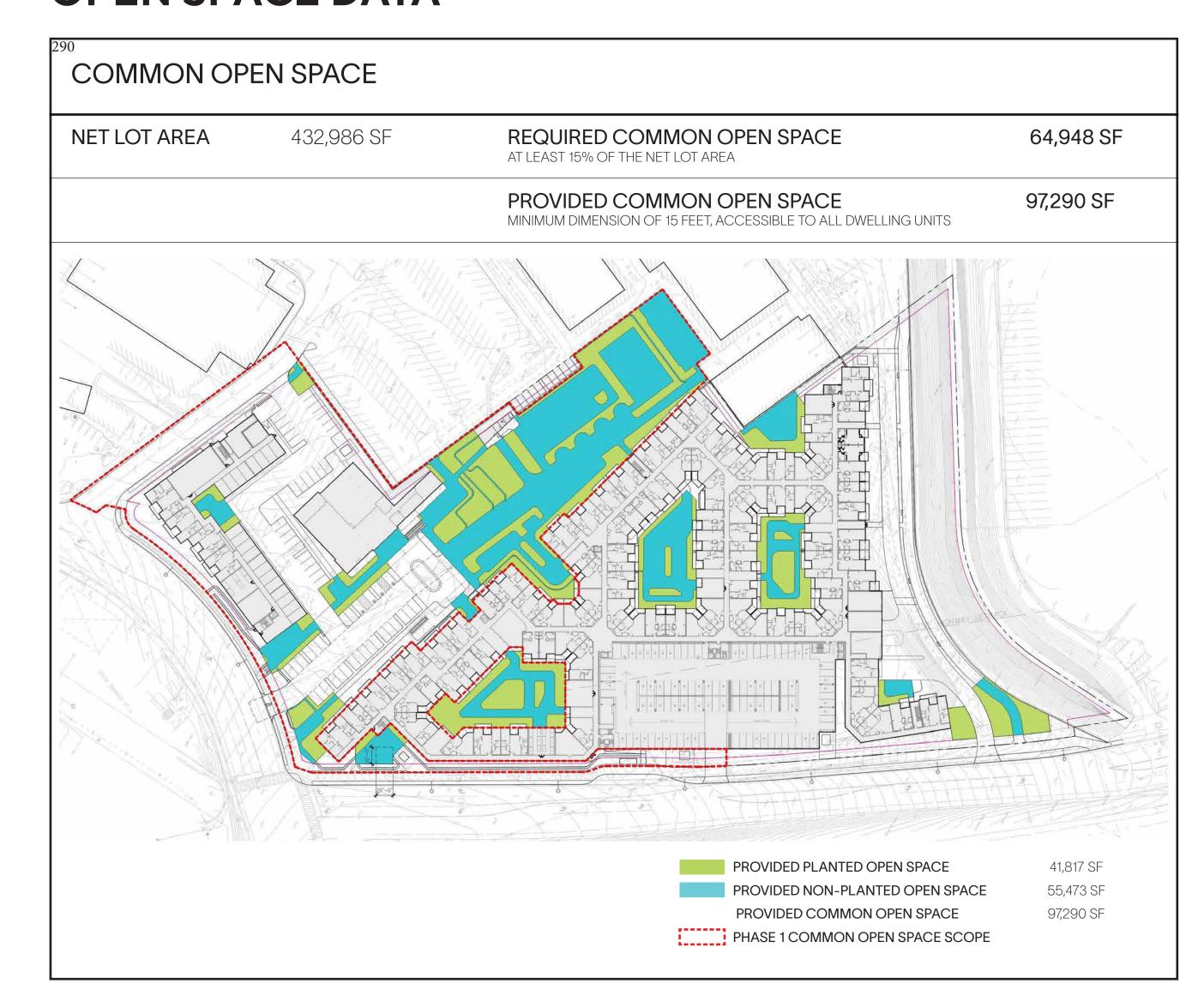
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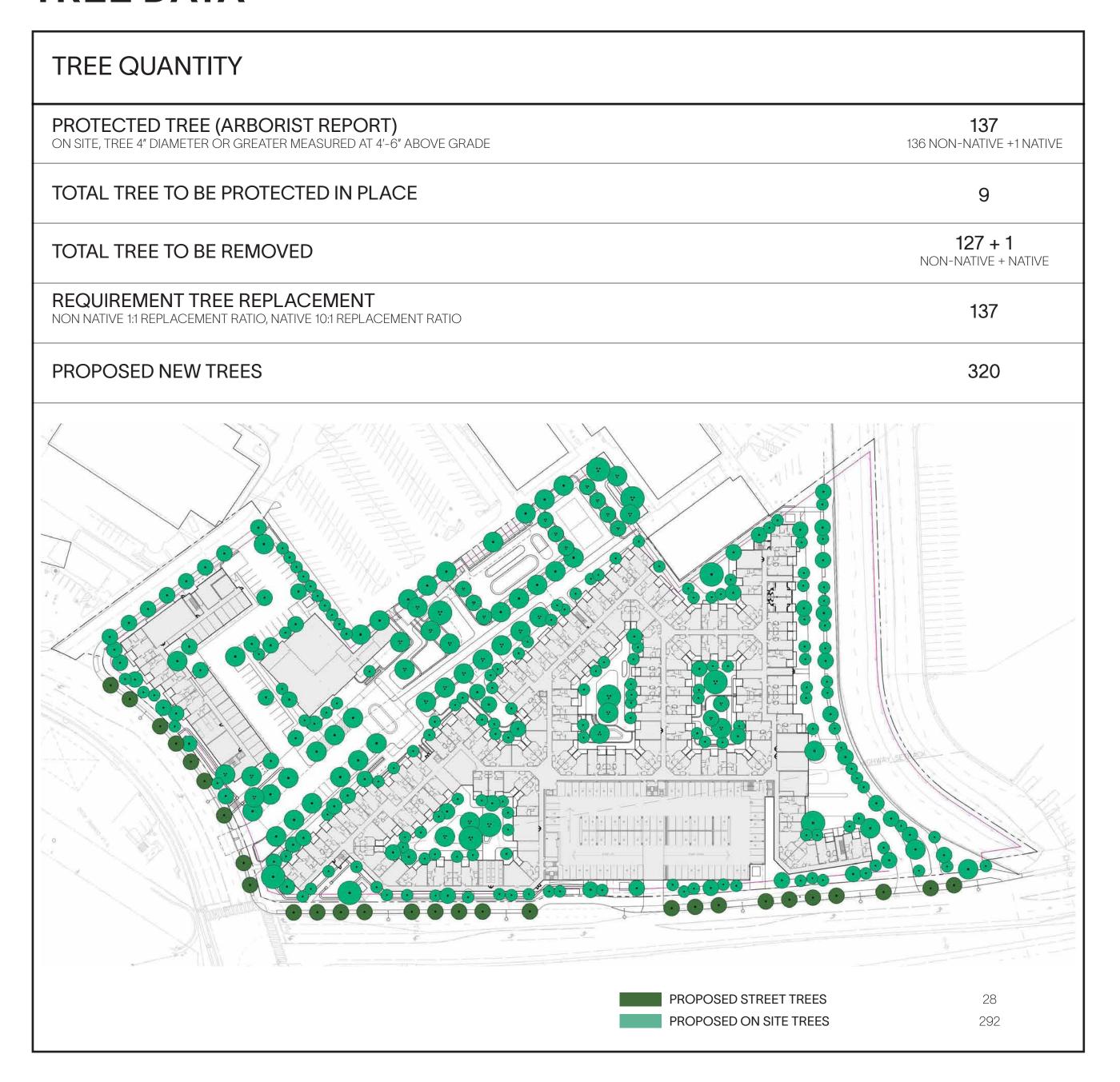
PEDESTRIAN ACCESSIBILITY AND CONNECTIVITY



OPEN SPACE DATA



TREE DATA

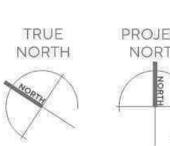


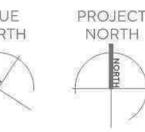
SHEET LIST

SHEET NO.	SHEET TITLE
L0.00	LANDSCAPE NOTES & SHEET INDEX
L0.01	TREE REMOVAL PLAN
L0.02	ARBORIST REPORT
L1.01	LANDSCAPE IMAGES
L1.02	LANDSCAPE IMAGES
L1.11	LANDSCAPE SITE PLAN
L1.12	ANNOTATED LANDSCAPE SITE PLAN
L2.01	SITE PLAN ENLARGEMENT
L2.02	SITE PLAN ENLARGEMENT
L2.03	SITE PLAN ENLARGEMENT
L2.04	SITE PLAN ENLARGEMENT
L3.01	SECTIONS - SITE PERIMETER
L3.02	SECTIONS - SITE PERIMETER
L3.03	SECTIONS - SITE PERIMETER
L3.04	SITE ELEVATION
L3.05	SITE SECTIONS
L3.06	SITE SECTIONS
L3.07	SITE SECTIONS
L4.01	MATERIALS PLAN
L4.02	MATERIALS PALETTE
L4.11	WALL & FENCE PLAN
L4.12	WALL & FENCE PALETTE
L5.01	IRRIGATION PLAN
L5.02	IRRIGATION SCHEDULE & NOTES
L6.01	TREE PLAN
L6.02	PLANTING PALETTE - TREES
L6.11	UNDERSTORY PLANTING PLAN
L6.12	PLANTING PALETTE - UNDERSTORY
L7.01	LIGHTING PLAN
L7.02	LIGHTING PALETTE
L8.01	SHORT TERM BIKE PARKING

L0.00







LO.01





February 18, 2025 Project No: 24-16982

Dave Eadie, Senior Vice President Kennedy Wilson

503 32nd Street, Suite 120 Newport Beach, California 92663 Via email: deadie@kennedywilson.com

Subject: Arborist Report for La Cumbre South Homes, Santa Barbara, California

This Arborist Report (Report) has been prepared by Rincon Consultants, Inc. (Rincon) for the La Cumbre South Homes project (project). As shown on Figure 1 (Attachment 1), the proposed project is located on an approximately 10-acre site at 3845 State Street, Santa Barbara, California on Assessor's Parcel Number 051-010-008 (project site).

This report documents the results of an inventory of all trees within the project site, including trees directly adjacent to the project site with overlapping canopy driplines. The report is organized as follows: Project Description, Regulatory Setting, Methods, Results, and Tree Protection Plan.

The project site is located within an existing commercial development, La Cumbre Plaza, and is currently developed with surface parking lots and former Sears department store and auto center building (now occupied by various commercial uses). The project site is bound by La Cumbre Road to the west, Calle Real to the southwest, additional commercial buildings and parking lot to the north, and Arroyo Burro Creek to the southeast (Attachment 1, Figure 2). The proposed project would involve demolition of existing buildings and parking lot, the development of two four-story multi-family residential buildings, as well as a leasing office, parking, and resident amenities. The current conceptual plan includes a four-story tuck-under building with 43 units in the north of the project site, a four-story wrap building with 400 units in the south of the project site, a 10,000-square foot (sf) leasing/amenities office, outdoor pools and recreation areas, a five-level parking structure within the wrap building, and surface parking near the tuck-under building. Although the property line extends into the center of Arroyo Burro Creek, the proposed project disturbance limits (i.e., project site) would be the fence line just southeast of the existing road (Attachment 1, Figure 2).

Regulatory Setting

Relevant Statutes

The project site is located within the City of Santa Barbara (City) and is therefore subject to local plans, policies and/or ordinances. Pursuant to Santa Barbara Municipal Code (SBMC) Chapter 15.24 (Preservation of Trees), it is unlawful to remove or significantly alter (e.g., severe pruning) any of the following trees:

- setback trees parking lot trees
- trees on approved plans
- trees designated as historic or specimen tree by the City Council

Exceptions include trees less than 4-inches diameter at standard height (DSH), and/or trees that are significantly diseased, injured, dead, or otherwise hazardous or poses a potential danger to persons or property. Excepted trees also include those ordered for removal by the Fire Department to maintain the required defensible space.

Permits for removal of a setback tree must be filed with the Parks and Recreation Department and may require review and approval by the Street Tree Advisory Committee and finally by the Parks and Recreation Commission (SBMC 15.24.040). Removal of parking lot trees, or trees on an approved plan require an application filed with the Community Development Department and approval from the and the Architectural Board of Review. Removal of historic or specimen trees is summarized in SBMC 185,24,060 but would not apply to this project. Chapter 15.20 (Tree Planting and Maintenance) known as the "Street Tree Ordinance" directs the

planting and maintenance of trees occupying the City's urban forest including tree wells, parkway strips and other public areas (herein referred to as street trees). The Director of the City Parks and Recreation Department administers the Master Street Tree Plan, and has the authority and responsibility for inspection, maintenance, removal, replacement, and installation of new trees during development activities. Section 15.20.110 outlines the permit application requirement for the alternation (prune, trim, maintain) or removal of a street tree. Applications must be filed with the Parks and Recreation Department and may be referred to the Street Tree Advisory Committee and/or the Parks and Recreation Commission. Section 15.20.1580 specifically covers unlawful acts including injuring or destroying a street tree by any means. The City's 2011 Environmental Resources Element policies (ER 4.0, 4.1, 4.2, 4.3, 4.4) require the

preservation and protection of mature trees. Mature trees removed as a result of development or other property improvements must be replaced by specimen trees on a minimum one for one basis. Protected tree classes specified in SBMC 15.20 and 15.24 are herein referred to as "protected trees" for the purposes of this report.

Other Related Statutes

As referenced in Chapter 15.24, the following provisions concerning the maintenance of trees and plants may also be relevant to the project: • Section 8.04.020.G.5 and 6: "Fire Code Vegetation Management" and "Defensible Space

- Chapter 8.20: "Vegetation Obstructing Public Places." Chapter 15.20: "Tree Planting and Maintenance."
- Chapter 22.10: "Vegetation Removal." Chapter 22.11: "Maintenance of Approved Landscape Plans."
- Chapter 22.68: "Architectural Board of Review" (Landscape Plans). Chapter 22.76: "View Dispute Resolution Process."
- Section 28. 87.170: "Fences, Walls, Screens and Hedges." Section 28.87.200: "Landscape or Planting Plan Approvals Standards."
- Section 28.90.050: "Landscaping and Lighting" (Parking Lot Design Standards). Section 30.140.120: "Fences and Hedges.
- The City's Coastal Land Use Plan Policy 4.1-20 and SBMC Chapter 22.10 protect native trees within the coastal zone and/or Hillside Design District, and it is typical for the City to require increased protection and replacement for native trees as a condition of development. However, the project is located outside of these areas, therefore, the Coastal Land Use Plan Policy 4.1-20 and SBMC Chapter

22.10 do not apply to this project.

The tree survey was conducted by International Society of Arboriculture (ISA) Certified Arborists Yuling Huo (WE-11975A) and Alicia McCracken (WE-15724A) on January 16, 2025, and by Alicia McCracken and biologist Sarah Markle on January 27, 2025. The survey included all trees with a portion of the canopy overlapping or directly adjacent to the project

site. The survey did not include shrubs (woody plant having multiple stems and bearing foliage from the ground level up, per SBMC Chapter 15.20). Trees associated with Arroyo Burro Creek were not included in the tree survey, and the surveyors did not access the area west of the project site fence line. However, a general assessment of the west

Tree locations were recorded using a Geode global positioning system (GPS) device capable of submeter accuracy. All surveyed trees were assigned a unique identification number, and a corresponding metal tag was affixed to the tree on the most accessible side of the trunk, except where inaccessible. Identification numbering started at 58 through 100, and 214 through 316, based on the numbering sequence of Rincon's tree tags. An assessment of risks or hazardous conditions was not

bank of the Arroyo Burro Creek riparian area was conducted including an estimate of number of trees

- included as part of this survey. The following information was documented for each tree: Trunk location (with a submeter GPS)
- Species DSH
- Number of trunks Tree height
- Canopy spread (in eight cardinal/ordinal directions)
- Overall conditions rating (A-excellent, B-average, C-fair, D-poor, F-dead/dying)
- Physical condition (i.e., damage caused by pathogens or insect pests or natural causes) and vigor (e.g., new growth, leaf color, dieback, and necrosis)
- Representative photograph

Surveyors measured the diameter of the trunk at 4.5 feet above the natural grade (DSH), recorded the number of trunks, estimated tree height and canopy spread, and assessed the tree's overall health based on vigor, presence of damage, and structure by comparison to the archetype tree of the same species using the criteria described in Table 1. Surveyors also noted the tree's general physical condition such as structural/mechanical damage or other injury caused by pathogens, insect pests or

Table 1 Overall Condition Rating Criteria

Excellent	The tree exhibits a well-developed root flare and is structurally stable. The crown is balanced and full of dark green leaves. Tree exhibits excellent vigor and there are no signs or symptoms of biotic or abiotic disorders. Provides shading and is aesthetically pleasing.
Good	Trunk is well developed with well-attached limbs and branches; some flaws exist but are hardly visible. Good foliage cover and density, annual shoot growth above average. Provides shading and has minor

- Flaw in trunk, limb and branch development are minimal and are typical of this species and geographic region. Minimal visual damage from biotic or abiotic disorders, such as insect infestation, disease, or fire damage, respectively; average foliage cover and annual growth.
- Limbs or branches are poorly attached or developed. Crown is not symmetrical and/or tree is leaning. Branches or trunks are unnaturally contacting the ground. May exhibit fire damage, responses to external encroachment/obstructions or existing insect/disease damage. Trunk, limbs, and branches have no visible sign of life. Crown leaves are non-seasonally absent or

uniformly brown throughout, with no evidence of new growth.

Tree Location Map

All trees surveyed were mapped and overlaid on an Ortho-rectified aerial image with the project site boundary in a Geographic Information Systems (GIS) database. The mapped trunk location is based on the GPS waypoint location which was recorded by the arborist from one side of the tree's trunk. Polygons depicting each individual tree dripline were created in GIS from field estimates of crown radius (dripline) recorded as 8 cardinal and ordinal directions.

Tree locations within the project site are depicted in Attachment 1, Figure 3 Tree Location Map. Individual tree data is summarized in Attachment 2, Tree Inventory Matrix including tree identification (ID) number, scientific name, common name, number of trunks, DSH, overall condition rating, canopy spread to the north, northeast, east, southeast, south, southwest, west, and northwest, and notes. Representative photographs of 28 trees are provided in Attachment 3; additional photographs of all surveyed trees can be provided upon request.

Tree Survey

A total of 145 trees were surveyed within, or directly adjacent to the project site. Eight of these trees have DSH less than 4-inches; the remaining 137 trees are considered "protected trees" according to the SBMC (see Regulatory Setting).

The represented tree species included various non-native ornamental species and one native species: coast live oak (Quercus agrifolia). One coast live oak was observed in the central portion of the project site, and approximately 57 others were observed in the riparian area associated with Arroyo Burro Creek. Common non-native species observed include Brazilian pepper tree (Schinus terebinthifolia), sugar gum (Eucalyptus cladocalyz), lemon scented gum (Corymbia citriodora), Southern magnolia (Magnolia grandiflora), and olive (Olea europaea). These species occur throughout the project site. The trees had overall health ratings ranging from good to poor. Trees with an overall condition rating of "good" were the most common, followed by fair, then poor. No trees were categorized as excellent, and no dead trees were recorded. Most trees exhibited signs of previous pruning.

Trees within the riparian area associated with Arroyo Burro Creek included an estimated 57 coast live oaks (Ouercus agrifolia) and 25 olive. Scattered Brazilian pepper trees, Peruvian pepper tree (Schinus molle), and Mexican fan palm (Washingtonia robusta) were also present.

Tree Impacts

An impact analysis (including major or minor impacts) was not conducted for this Report, because a detailed site plan is not available at this time. This Report assumes that all trees with trunks located inside the project site would be removed, and all other trees would be avoided to the extent feasible. Accordingly, of the 145 trees surveyed, 137 are rooted within the project site and are proposed for removal, and 8 trees rooted outside the project site may be subject to project encroachment. An estimated 89 trees associated with Arroyo Burro Creek would not be removed, however some of these trees located on the edge of the project site boundary may be subject to project encroachment.

The following tree protection plan provides a generic set of Best Management Practices (BMPs) related to tree protection. A site-specific tree protection plan was not developed for this project based on the project proponent's plan to remove all trees within the project site. However, trees planned for retention (i.e., preservation) in and adjacent to the project site may require clearance pruning or may be impacted by project activities (e.g., ground disturbance resulting in root impacts, dust, etc.) to the point where the tree is significantly altered. It is recommended that a site-specific tree protection plan be developed once the final disposition of all trees potentially affected by the project is established. Due to the nature of building development, the greatest concern to tree health and mortality associated with project activities (beyond removal) is root damage and crown pruning. Tree root impacts can be estimated based on the approximate amount (percentage) of encroachment of work areas or construction activities in the root zone and severity of impacts to the tree. In general, encroachments into the canopy dripline or "tree protection zone" (TPZ), such as root severance and soil compaction, increase the likelihood the tree will experience temporary or permanent negative health impacts including dieback, decline, decay, and death. Encroachments near the trunk, particularly root severance of larger roots (lateral or sinker roots and roots greater than two inches in diameter), increase the likelihood of tree destabilization (tree failure).

These measures are recommended to avoid, reduce, and/or eliminate impacts to trees planned for retention. The following measures are consistent with the Approved American National Standard (ANSI) A300 standards, developed by the Tree Care Industry Association, Inc.

Nesting Bird Surveys. Work will be scheduled outside the nesting bird season (typically February 1 through September 15), to the extent feasible. Any work occurring within the nesting bird season will be preceded by a nesting bird survey to confirm the absence of active nests within 50 feet of the work

Pre-Construction Worker Awareness Training. A training session will be held with construction personnel prior to initiation of work to discuss tree protection measures, including general best management practices, good housekeeping, designated work areas, etc.

Measures During Construction

Establish Tree Protection Zones (TPZ). The project Arborist will establish a TPZ around all trees to be retained. The TPZ can be calculated by DSH x 12 or canopy dripline + 15-feet. TPZs will be identified with flagging, paint, fencing or other method deemed appropriate by the arborist, and will be maintained throughout the work period. Operation and Staging of Materials and Equipment. All construction activities including staging and

operating equipment, spoils storage, materials staging, access routes, excavation, etc. will be excluded from TPZs, except where the project Arborist has approved a modification. Arborist Monitoring. The project Arborist, or their representative, will be present during any ground disturbing activities located adjacent to or within the TPZ of protected trees to be retained.

Root Zone Soil Protection. Backfilled areas within the TPZ will not be compacted. If temporary staging, access routes or equipment use will occur within a TPZ, the soil will be protected from compaction by a 3-inch layer of mulch and/or 0.75-inch sheets of plywood. Trunk Protection. No materials will be placed in the vicinity of the root crown or leaned against the trunk. Do not attach signs, fencing or other materials to trunks or branches; all temporary flagging will be removed as soon as possible. During the use of air tools, a stiff material such as plywood,

cardboard, heavy fabric or similar material will be temporarily erected to protect tree trunks from soil General Pruning. All pruning cuts will be made and/or supervised the project Arborist or their designee. Tree workers shall follow current industry standards for tree care including ANSI A300 Tree, Shrub, and Other Woody Plant Maintenance-Standard Practices (Pruning). All pruning cuts (canopy and roots) will be made with sharp, clean pruning equipment. Any limbs that will interfere with construction equipment or safe work practices (i.e., reduced visibility) will be cut to avoid breakage or

other equipment damage. Root Management. All excavation in and around roots should be completed by hand or with a pneumatic air spade. Any roots greater than 0.5-inch will be cleanly cut with sharp, clean pruning tools. No roots >2 inches in diameter will be cut or removed. Tree workers shall follow current industry standards for tree care including ANSI A300 Tree, Shrub, and Other Woody Plant Management-Standard Practices (Root Management). Also see measures General Pruning and Pruning

Pruning (Specifications). The following pruning specifications shown in Table 2 will direct any root or canopy pruning during construction. Any deviations from the following specifications may require

Table 2 Pruning Specifications

Pruning objectives	Remove the minimum amount of mater	al to safety complete the project
Location and extent of pruning	Immediate work area	Root pruning will be limited to areas of excavation, where existing roots interfere with demolition and/or redevelopment
Size range and/or type of pruning cuts	No canopy removal is anticipated, however minor pruning to establish a safe working zone and to avoid breakage may be necessary	No roots >2 inches in diameter will be removed; cuts will be made with sharp, clean pruning tools resulting in a flat surface with bark firmly attached; no roots will be left torn, crushed or broken
Percent of foliage to be removed	Removal will not exceed 25 percent of the live canopy of any protected tree	Not Available

Root Zone

Disposal of Pruned Material (Mulch). Pruned material will be disposed of off-site at an approved location and/or chipped into much and utilized on-site for soil compaction mitigation, or postconstruction tree care. Also see Post-Construction Tree Care. General BMPs/Good Housekeeping. Standard good housekeeping BMPs will be implemented,

including, but not limited to designated areas for equipment staging, refueling, etc., spill prevention and containment, litter management, etc. Dust Management. The contractor will provide water for supplemental irrigation and to periodically

Post-Construction Recommendations

Post-Construction Tree Care. Follow up tree care such as supplemental irrigation, mulching, and monitoring, aid in recovery from root loss, can increase tree health and longevity. In natural areas, a 4- to 6-inch layer of mulch should be applied immediately outside the root crown, out to the dripline. Post-Construction Monitoring. Trees that have sustained significant root loss (i.e., the loss of one or more roots greater than 2 inches in diameter) should be monitored regularly for stress, secondary pests and pathogens.

Rincon appreciates the opportunity to provide Kennedy Wilson with this Report and we look forward to supporting the project moving forward.

Keven Ann Colgate, ISA WE-11384A

Greg Ainsworth, ISA WE-7473A Director of Natural Resources & Urban Forestry

Tree ID #	Scientific Name	Common Name	Estimated Tree Height (feet)	Number of Trunks	DSH (inches)	Overall Condit Rating
58	Schinus terebinthifolia	Brazilian pepper tree	25	3	14, 8, 6	Good
59	Corymbia citriodora	Lemon scented gum	40	1	9	Good
60	Corymbia citriodora	Lemon scented gum	50	1	14	Good
61	Corymbia citriodora	Lemon scented gum	30	1	7	Good
62	Corymbia citriodora	Lemon scented gum	45	1	11	Good
63 64	Corymbia citriodora Corymbia citriodora	Lemon scented gum	45 55	1	11 13	Good
66	Corymbia citriodora	Lemon scented gum Lemon scented gum	50	1	13	Good
67	Tipuana tipu	Tipuana tipu	35	1	10	Good
68	Schinus terebinthifolia	Brazilian pepper tree	25	2	18, 16	Good
69	Tipuana tipu	Tipuana tipu	20	1	7	Good
70	Tipuana tipu	Tipuana tipu	25	1	16	Good
71	Tipuana tipu	Tipuana tipu	25	1	9	Good
72	Magnolia grandiflora	Southern magnolia	10	1	4	Good
73	Schinus terebinthifolia	Brazilian pepper tree	20	1	15	Fair
74	Magnolia grandiflora	Southern magnolia	10	1	5 7	Good
75 76	Magnolia grandiflora Magnolia grandiflora	Southern magnolia Southern magnolia	10	1	5	Good
77	Corymbia citriodora	Lemon scented gum	25	1	8	Fair
78	Corymbia citriodora	Lemon scented gum	50	1	16	Good
79	Corymbia citriodora	Lemon scented gum	60	1	15	Good
80	Corymbia citriodora	Lemon scented gum	35	1	13	Good
81	Tipuana tipu	Tipuana tipu	30	1	12	Good
82	Tipuana tipu	Tipuana tipu	30	1	10	Good
83	Olea europaea	Olive	30	1	8, 6	Good
84	Schinus terebinthifolia	Brazilian pepper	20	2	7, 7, 5	Good
85	Schinus terebinthifolia	Brazilian pepper	25	2	7, 9	Good
86	Schinus terebinthifolia	Brazilian pepper	25	1	6, 9	Good
87	Schinus terebinthifolia	Brazilian pepper	25	2	13, 9	Good
88	Magnolia grandiflora	Southern magnolia	20	1	10	Good
89	Tipuana tipu	Tipuana tipu	40	1	13	Good
90	Schinus terebinthifolia	Brazilian pepper	25	1	16	Good
91	Magnolia grandiflora	Southern magnolia	35	1	6	Good
92	Tipuana tipu	Tipuana tipu	40	1	21	Good
93	Olea europaea Corymbia citriodora	Olive Lemon scented gum	30 50	2 1	6, 8 15	Good
95	Corymbia citriodora	Lemon scented gum	15	1	7	Good
96	Corymbia citriodora	Lemon scented gum	60	1	21	Good
97	Syagrus romanzoffiana	Queen palm	15	1	8	Good
98	Magnolia grandiflora	Southern magnolia	20	1	7	Fair
99	Sobjeve torobjethifolia	Prozilion nannar	20	1	14	Good
100	Schinus terebinthifolia Tipuana tipu	Brazilian pepper Tipuana tipu	35	1	17	Good
214	Tipuana tipu	Tipuana tipu	30	1	16	Good
215	Tipuana tipu	Tipuana tipu	25	1	12	Good
216	Corymbia citriodora	Lemon scented gum	40	1	9	Good
217	Olea europaea	Olive	20	1	8, 7	Good
218	Tipuana tipu	Tipuana tipu	40	1	14	Good
219	Tipuana tipu	Tipuana tipu	40	1	16	Good
220	Tipuana tipu	Tipuana tipu	30	1	12	Good
221	Tipuana tipu	Tipuana tipu	30	1	12	Good
222	Magnolia grandiflora	Southern magnolia	20 10	1	7 1	Good Fair
224	Magnolia grandiflora Olea europaea	Southern magnolia Olive	30	1	22	Good
225	Washingtonia robusta	Mexican fan palm	70	1	20	Good
226	Washingtonia robusta	Mexican fan palm	60	1	18	Good
227	Magnolia grandiflora	Southern magnolia	10	1	6	Good
228	Schinus terebinthifolia	Brazilian pepper	15	1	5, 7	Good
229	Schinus terebinthifolia	Brazilian pepper	20	3	6, 7, 8	Good
230	Jacaranda mimosifolia	Jacaranda	10	1	5	Good
231	Olea europaea	Olive	30	1	14	Good
232	Magnolia grandiflora	Southern magnolia	15	<u>+</u> 1	7	Good
233	Jacaranda mimosifolia	Jacaranda	15	4	5, 3, 2, 1	Fair
234	Eucalyptus cladocalyx	Sugar gum	55	1	35	Good
235	Eucalyptus cladocalyx	Sugar gum	55	1	25	Good
236	Eucalyptus cladocalyx	Sugar gum	55	2	30, 10	Good
237	Eucalyptus cladocalyx	Sugar gum	45	1	11	Good
238	Eucalyptus cladocalyx	Sugar gum	45	1	22	Good
239	Olea europaea	Olive	30	4	14, 12, 12, 9	Good
	Schinus terebinthifolia	Brazilian pepper	15	1	9	Fair
240	0-11	Brazilian pepper	15	2	6, 7	Fair
240 241	Schinus terebinthifolia	***	25	4	4 -	O 1
240241242	Eucalyptus cladocalyx	Sugar gum	35 30	1	15	Good
240241242243	Eucalyptus cladocalyx Eucalyptus cladocalyx	Sugar gum Sugar gum	30	1	5	Good
240241242	Eucalyptus cladocalyx	Sugar gum				

Tree ID #	Scientific Name	Common Name	Estimated Tree Height (feet)	Number of Trunks	DSH (inches)	Overall Conditior Rating
247	Eucalyptus cladocalyx	Sugar gum	40	3	10, 16, 10	Good
248	Schinus terebinthifolia	Brazilian pepper trees	10	20	all under 2in	Good
249	Eucalyptus cladocalyx	Sugar gum	45	1	23	Good
250	Phoenix dactylifera	Date palm	25	1	40	Good
251	Schinus terebinthifolia	Brazilian pepper tree	15	80	all under 4in	Good
252	Eucalyptus cladocalyx	Sugar gum	25	1	3	Good
253	Schinus terebinthifolia	Brazilian pepper tree	15	3	4,4,6	Good
254 255	Schinus terebinthifolia Olea europaea	Brazilian pepper tree Olive	15 15	5 1	4, 3, 4, 5, 3 2, 3	Good
256	Corymbia citriodora	Lemon scented gum	45	1	10	Good
257	Corymbia citriodora	Lemon scented gum	45	1	10	Good
258	Corymbia citriodora	Lemon scented gum	45	1	13	Good
258	Corymbia citriodora	Lemon scented gum	45	1	12	Good
260 261	Olea europaea Corymbia citriodora	Olive Lemon scented gum	30 50	5 1	20, 8, 8, 6, 3	Good
262	Corymbia citriodora	Lemon scented gum	50	1	9	Good
263	Corymbia citriodora	Lemon scented gum	50	1	28	Good
264	Corymbia citriodora	Lemon scented gum	50	1	23	Good
265	Corymbia citriodora	Lemon scented gum	40	1	12	Good
266	Corymbia citriodora	Lemon scented	50	1	24	Good
267 268	Corymbia citriodora Schinus terebinthifolia	Lemon scented gum Brazilian pepper tree	45 20	1	14 19	Good
269	Tipuana tipu	Tipuana tipu	35	1	18	Good
270	Tipuana tipu	Tipuana tipu	35	1	18	Good
271	Tipuana tipu	Tipuana tipu	35	1	21	Good
272	Magnolia grandiflora	Southern magnolia	10	1	8	Good
273	Magnolia grandiflora	Southern magnolia	10	1	3	Good
274	Magnolia grandiflora	Southern magnolia	15	1	6	Good
275	Magnolia grandiflora	Southern magnolia	15	1	8	Good
276 277	Podocarpus sp. Podocarpus sp.	Podocarpus Podocarpus	20 10	1	6, 7	Good
278	Podocarpus sp.	Podocarpus	20	1	6	Good
279	Psidium guajava	Common guava	10	2	2, 3	Fair
280	Washingtonia robusta	Mexican fan palm	40	1	14	Good
281	Washingtonia robusta	Mexican fan palm	45	1	14	Good
282	Washingtonia robusta	Mexican fan palm	45	1	16	Good
283	Magnolia grandiflora	Southern magnolia	15	1	7	Good
284	Schinus terebinthifolia	Brazilian pepper tree	15	1	10	Good
285 286	Schinus terebinthifolia Schinus terebinthifolia	Brazilian pepper tree Brazilian pepper tree	15 15	1	24 8	Good Fair
287	Schinus terebinthifolia	Brazilian pepper tree	15	1	16	Good
288	Quercus agrifolia	Coast live oak	20	2	12, 8	Good
289	Eucalyptus cladocalyx	Sugar gum	45	1	15	Good
290	Eucalyptus cladocalyx	Sugar gum	45	1	12	Good
291	Eucalyptus cladocalyx	Sugar gum	45	1	14	Good
292	Eucalyptus cladocalyx	Sugar gum	45	1	18	Good
293	Eucalyptus cladocalyx	Sugar gum	10	1	13	Good
294 295	Eucalyptus cladocalyx Eucalyptus cladocalyx	Sugar gum Sugar gum	40 50	1	9 20	Good
296	Eucalyptus cladocalyx	Sugar gum	40	1	14	Good
297	Eucalyptus cladocalyx	Sugar gum	60	1	32	Good
298	Eucalyptus cladocalyx	Sugar gum	50	1	30	Good
299	Eucalyptus cladocalyx	Sugar gum	40	1	23	Good
300	Eucalyptus cladocalyx	Sugar gum	45	1	25	Good
301	Eucalyptus cladocalyx	Sugar gum	30	1	7	Good
302	Eucalyptus cladocalyx	Sugar gum	50	1	20	Good
303	Eucalyptus cladocalyx Schinus terebinthifolia	Sugar gum	40 25	1	26	Good
305	Tipuana tipu	Brazilian pepper tree Tipuana tipu	25	1	12	Good
306	Schinus terebinthifolia	Brazilian pepper tree	30	4	8, 9, 6, 5	Good
307	Schinus terebinthifolia	Brazilian pepper tree	30	2	10, 11	Good
308	Schinus terebinthifolia	Brazilian pepper tree	25	1	15	Good
309	Schinus terebinthifolia	Brazilian pepper tree	25	1	13	Good
310	Eucalyptus cladocalyx	Sugar gum	45	1	12	Good
311	Eucalyptus cladocalyx	Sugar gum	50	1	10	Good
312 313	Eucalyptus cladocalyx Washingtonia robusta	Sugar gum Mexican fan palm	50 60	1	14 25	Good
314	Washingtonia robusta	Mexican fan palm	50	1	17	Good
045					20	
315 316	Washingtonia robusta Camphora officinarum	Mexican fan palm Camphor	20	1	7	Good
Arroyo	Quercus agrifolia,	Coast live oak, Mexican fan	all less than 30	<u> </u>	vary, all under	Good
Burro Creek	Washingtonia robusta, Olea europaea, Schinus molle, Schinus terebinthifolia	palm, common olive, Peruvian pepper, and Brazilian pepper	3 1000 than 00		20 except fan palm	Good

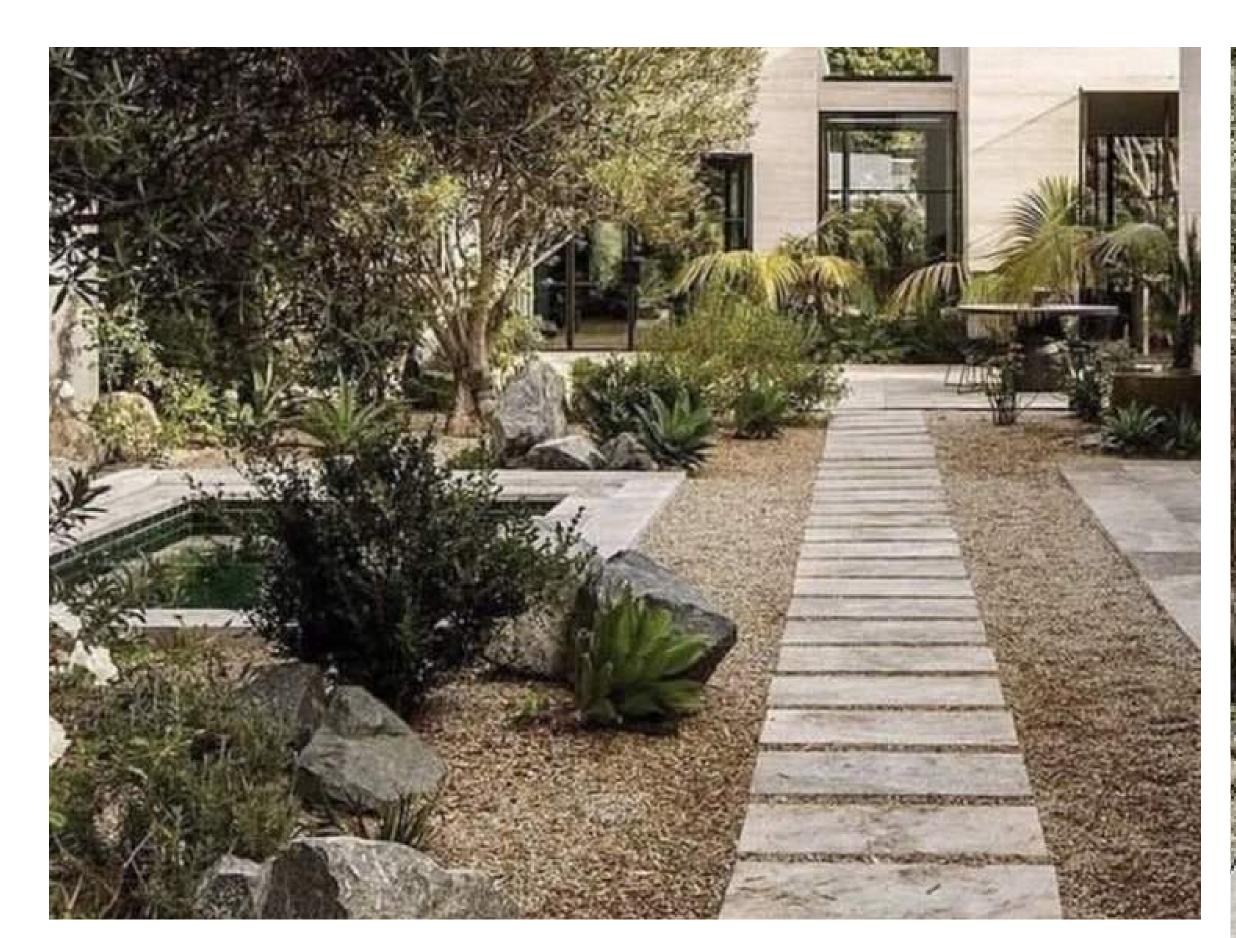
KENNEDY WILSON

LA CUMBRE SOUTH HOMES

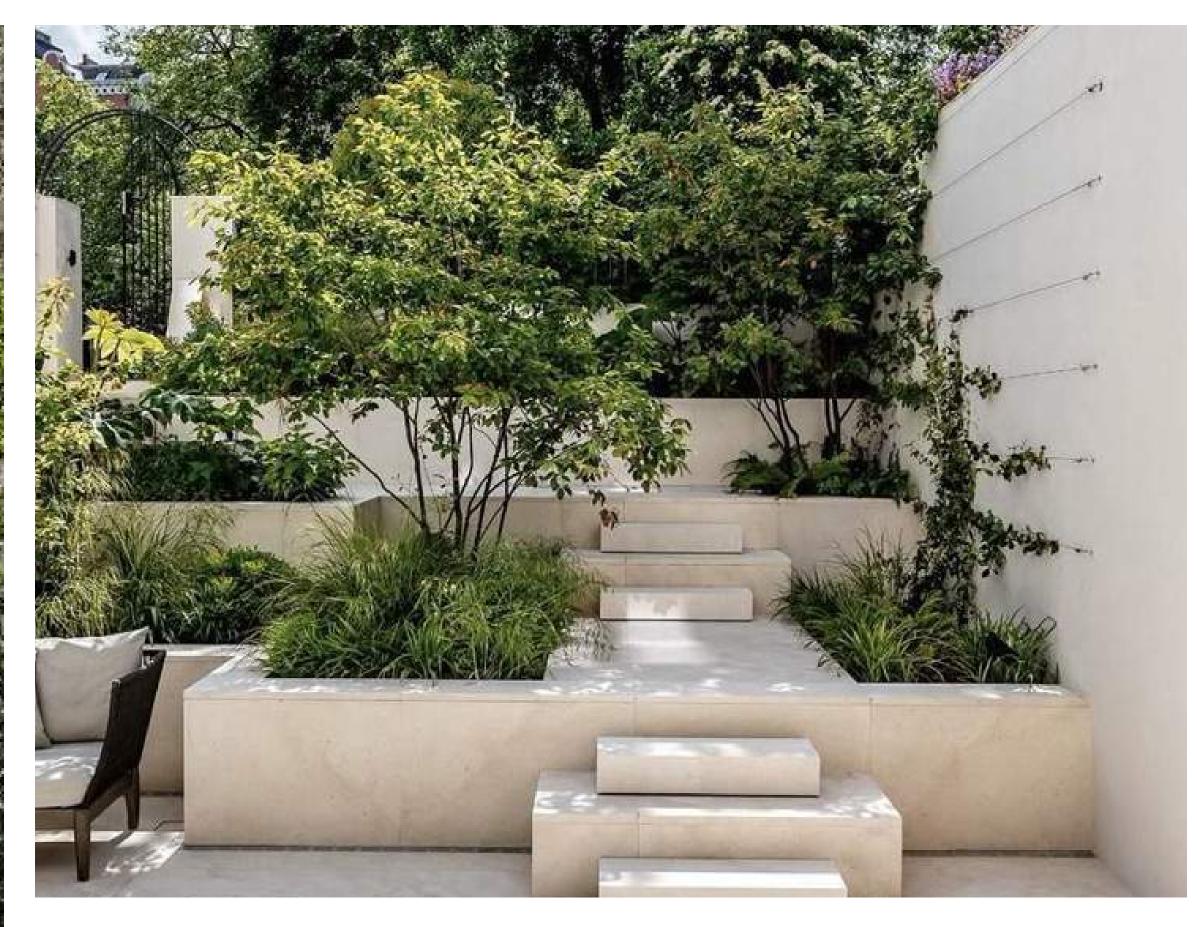
ARBORIST REPORT

L0.02





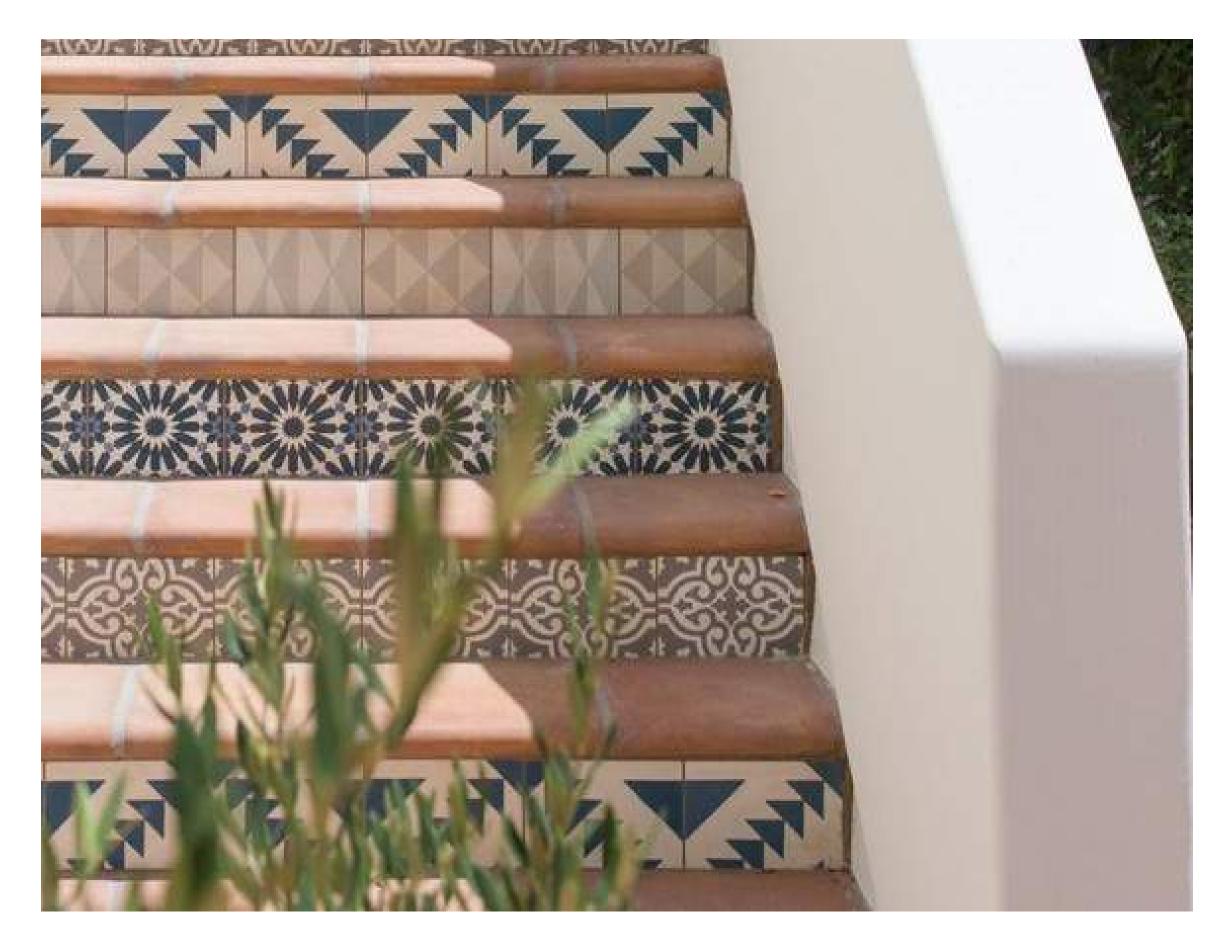




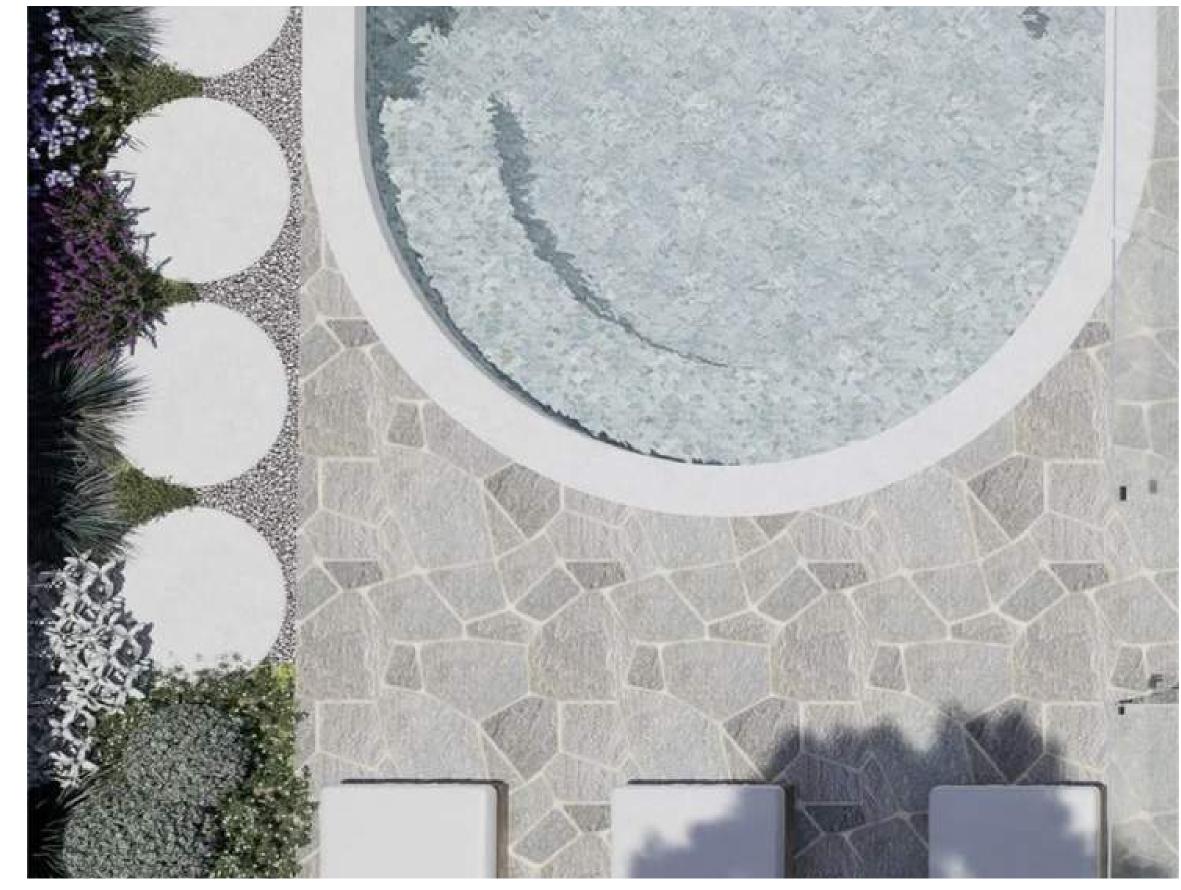










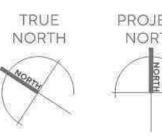


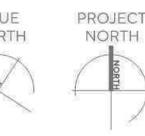










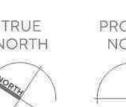


LA CUMBRE SOUTH HOMES

L1.11



- 1 ENTRY PLAZA
- PORTE CO-CHERE PLAZA
 AMENITY TERRACE - TEMPORARY PARKING
- 3 PROMENADE TREE GROVE - FIRE PITS - OUTDOOR SEATING
- 4 THE LAWN - STAGE / SCREEN
 - SPECIMEN TREES
 - KIDS PLAY SPACE
- 5 POOL TERRACE
 FAMILY POOL
 LAP POOL
 JACUZZI
 LOUNGE SEATING - CABANAS
- 6 SAND VOLLEYBALL COURT
- PLAZA
- 8 AMENITY PATIO
- 9 COURTYARD
 OUTDOOR SEATING
 PLANTING
- STREETSCAPE
- MULTI-USE PATH
 WALKING & JOGGING PATH
 BIKE PATH
 SEATING
- KIDS PLAYGROUND
- 13 DOG RUN
- 4 SURFACE PARKING
- 15 SHORT-TERM BIKE PARKING (44)
- 6 SHOPPING CENTER PARKING
- 17 POOL RESTROOMS AND SHOWERS
- 18 POOL EQUIPMENT
- 19 BUS STOP
- 20 TRASH PICKUP
- 41 TRANSFORMER
- 22 BUS PULLOUT





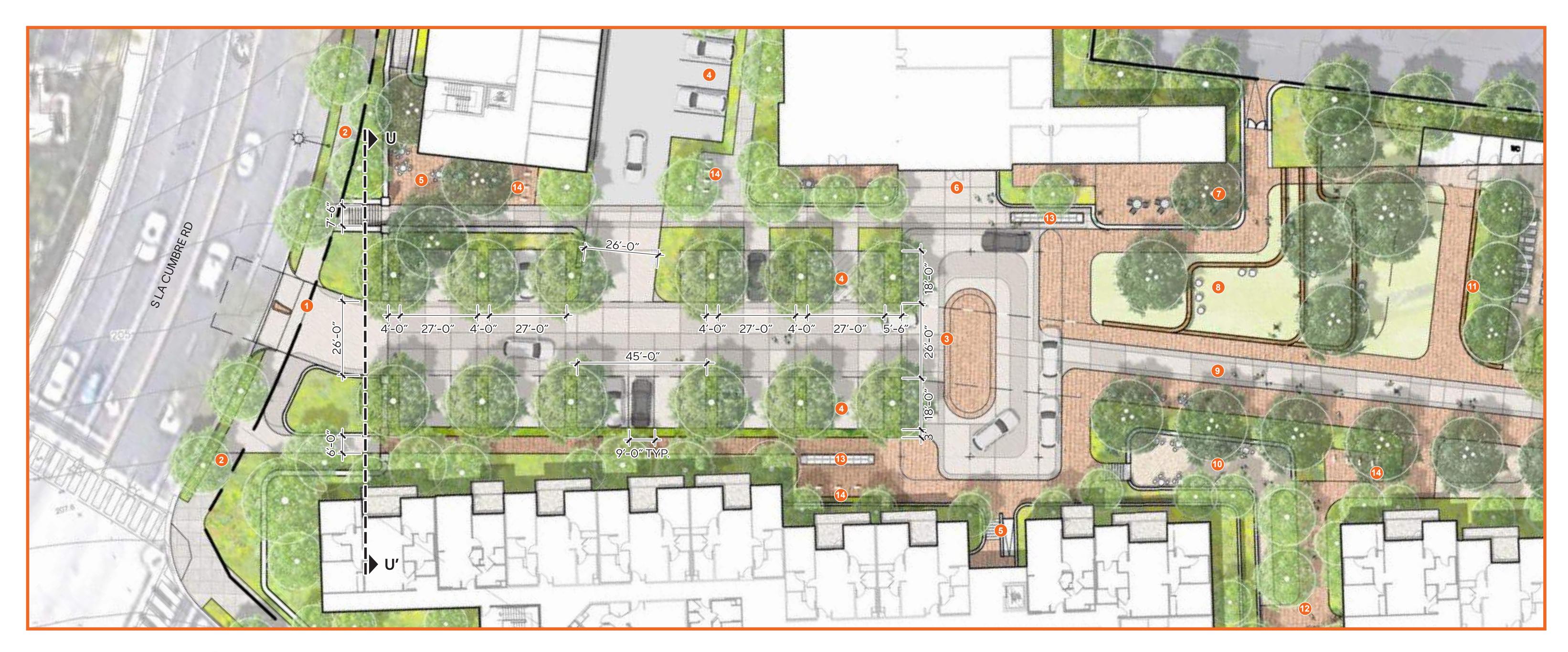
L1.12







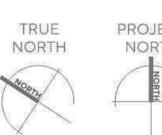
CHARACTER IMAGERY



- O ENTRY PLAZA
- 2 PROPOSED SIDEWALK
- 3 PORTE CO:CHERE PLAZA
- 4 SURFACE PARKING
- 5 LOBBY ENTRY
- 6 AMENITY ENTRY
- O AMENITY PATIO
- 8 THE LAWN
 AMPHITHEATER SEATING
 STAGE / SCREEN
 SPECIMEN TREES
 KIDS PLAY SPACE
- 9 PROMENADE
 TREE GROVE
 OUTDOOR SEATING
- OUTDOOR SEATING
- MOVIE WALL
- COURTYARD
 OUTDOOR SEATING
 PLANTING
- MAILBOXES
- BIKE RACKS



KENNEDY WILSON





L2.01

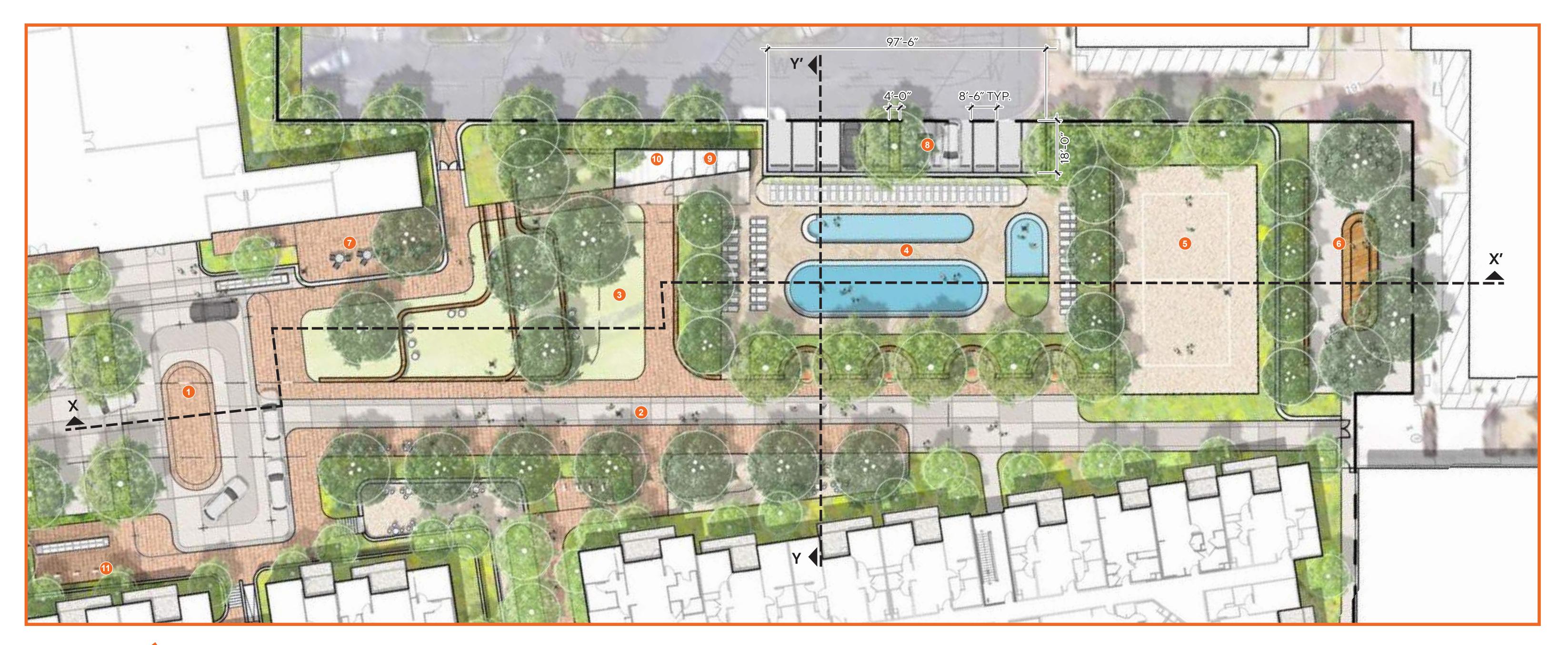








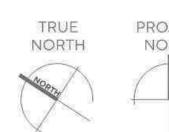
CHARACTER IMAGERY



- 1 PORTE CO: CHERE PLAZA
 AMENITY TERRACE
 TEMPORARY PARKING
- PROMENADE
 TREE GROVE
 FIRE PITS
 OUTDOOR SEATING
- 3 THE LAWN
 AMPHITHEATER SEATING
 STAGE / SCREEN
 SPECIMEN TREES
 KIDS PLAY SPACE
- 4 POOL TERRACE
 FAMILY POOL
 LAP POOL
 JACUZZI
 LOUNGE SEATING
 CABANAS
- 5 SAND VOLLEYBALL COURT
- 6 RETAIL PLAZA
- O AMENITY PATIO
- 8 SHOPPING CENTER PARKING
- 9 POOL RESTROOMS AND SHOWERS
- POOL EQUIPMENT
- BIKE RACKS



KENNEDY WILSON

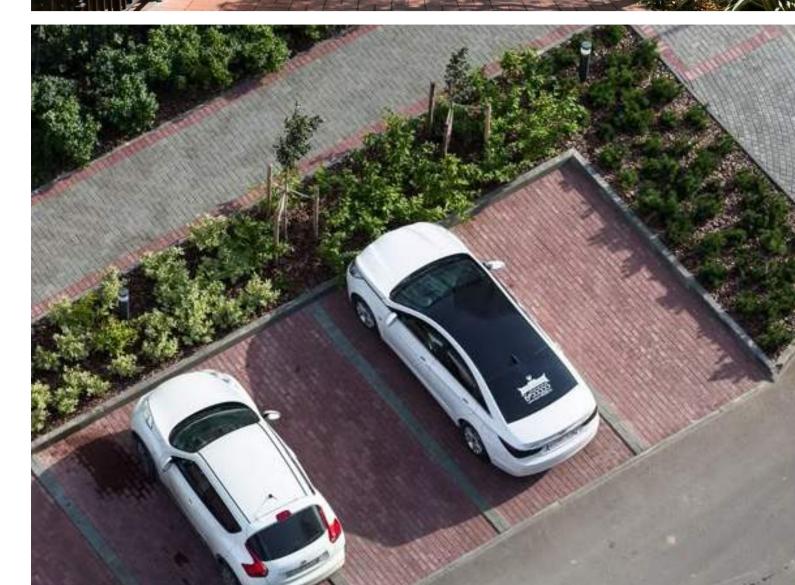




L2.02



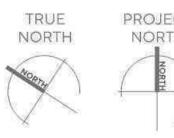


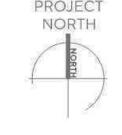




- 4 AMENITY PATIO
- 2 SURFACE PARKING
- 3 PROPOSED SIDEWALK
- 4 AMENITY ENTRY
- 6 LOBBY ENTRY 6 ADA RAMP
- MAILBOXES
- 8 TRANSFORMER
- 9 TRASH PICK UP
- 10 BIKE RACK





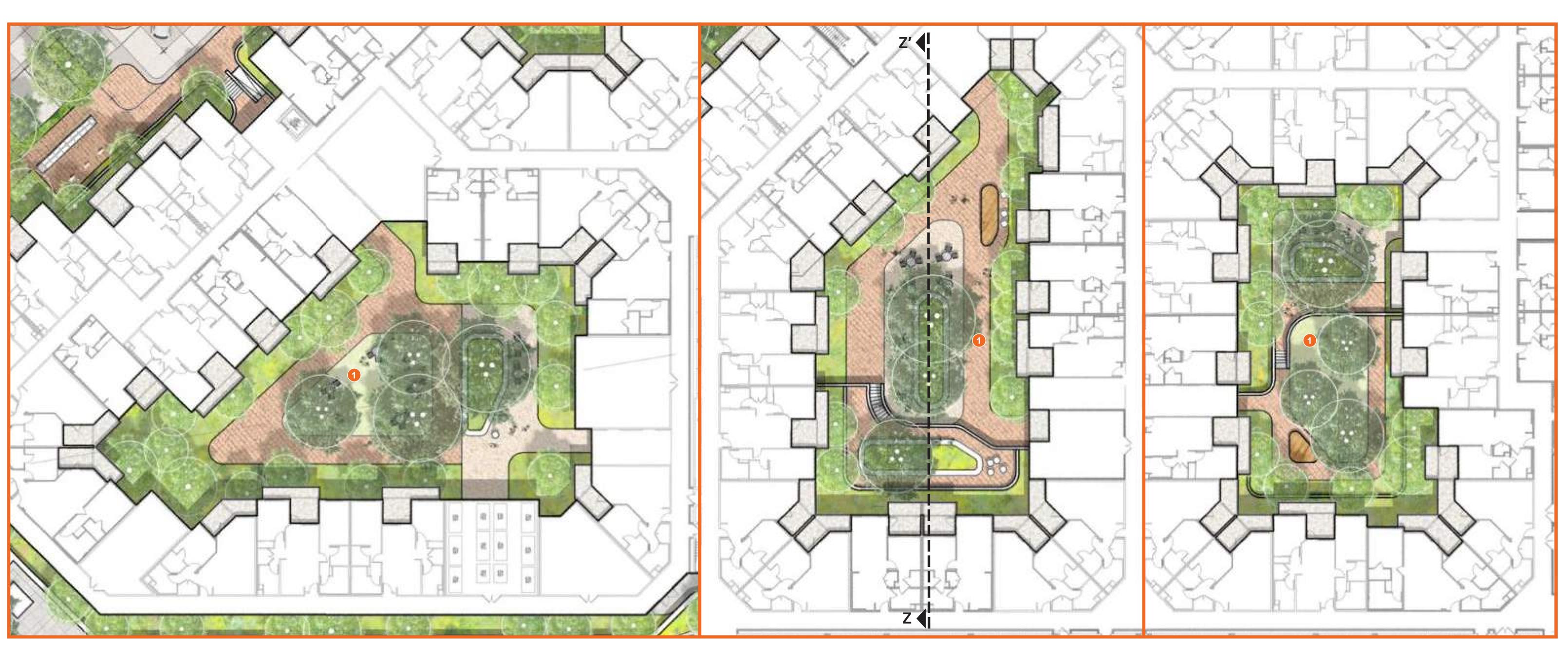






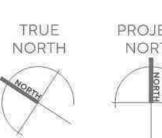


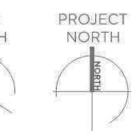


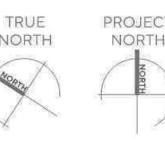










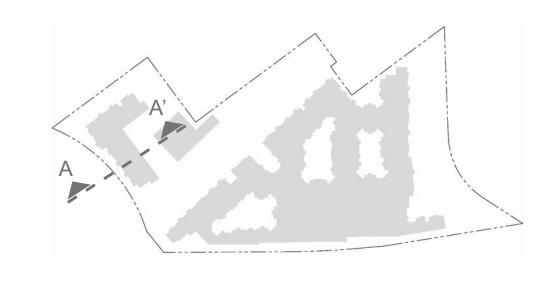


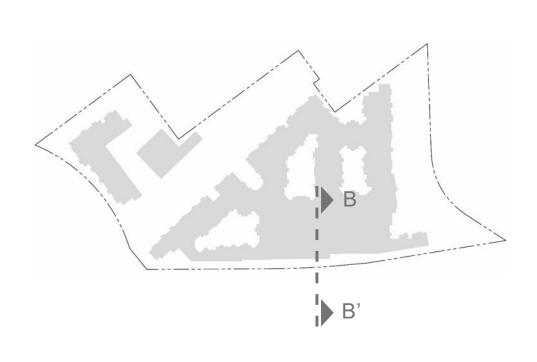


SECTION A-A'S. LA CUMBRE ROAD SEE SHEET L1.12



SECTION B-B' CALLE REAL SEE SHEET L1.12









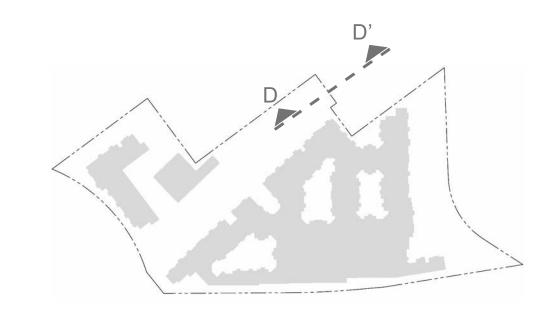


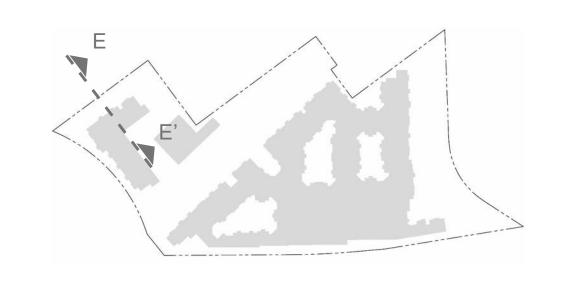






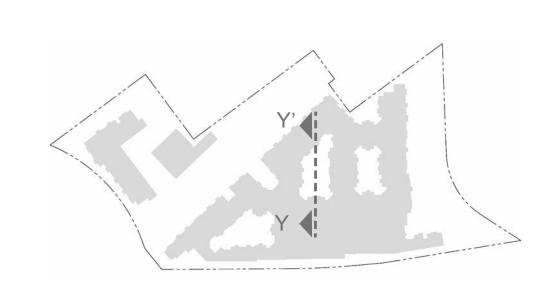
SECTION E-E' LA CUMBRE PLAZA ENTRYWAY SEE SHEET L1.12







ELEVATION U-U'S. LA CUMBRE RD GATEWAY PLAZA SEE SHEET L2.01

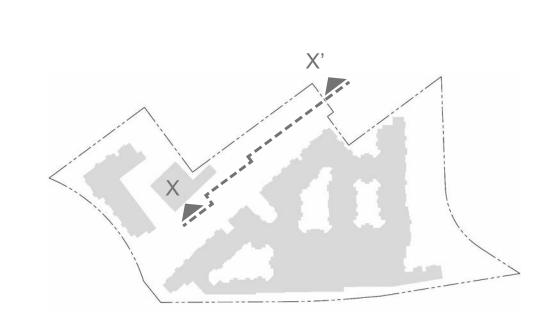






ARRIVAL PLAZA THE LAWN TERRACES POOL TERRACE SAND VOLLEYBALL COURT

> SECTION X-X' NEIGHBORHOOD COMMONS SEE SHEET L2.02







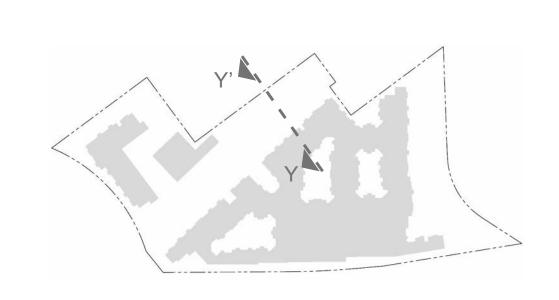
OUTDOOR SEATING

FIRE PIT NOOK

POOL TERRACE

SHOPPING CENTER PARKING PARKING LOT/DRIVE LANE

SECTION Y-Y' NEIGHBORHOOD COMMONS SEE SHEET L2.02

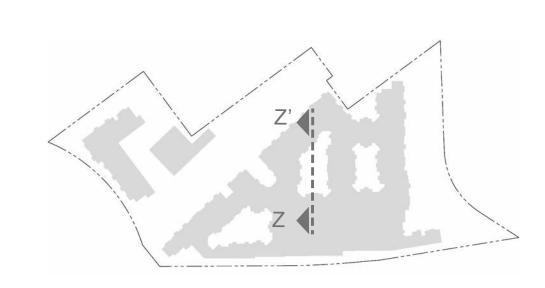




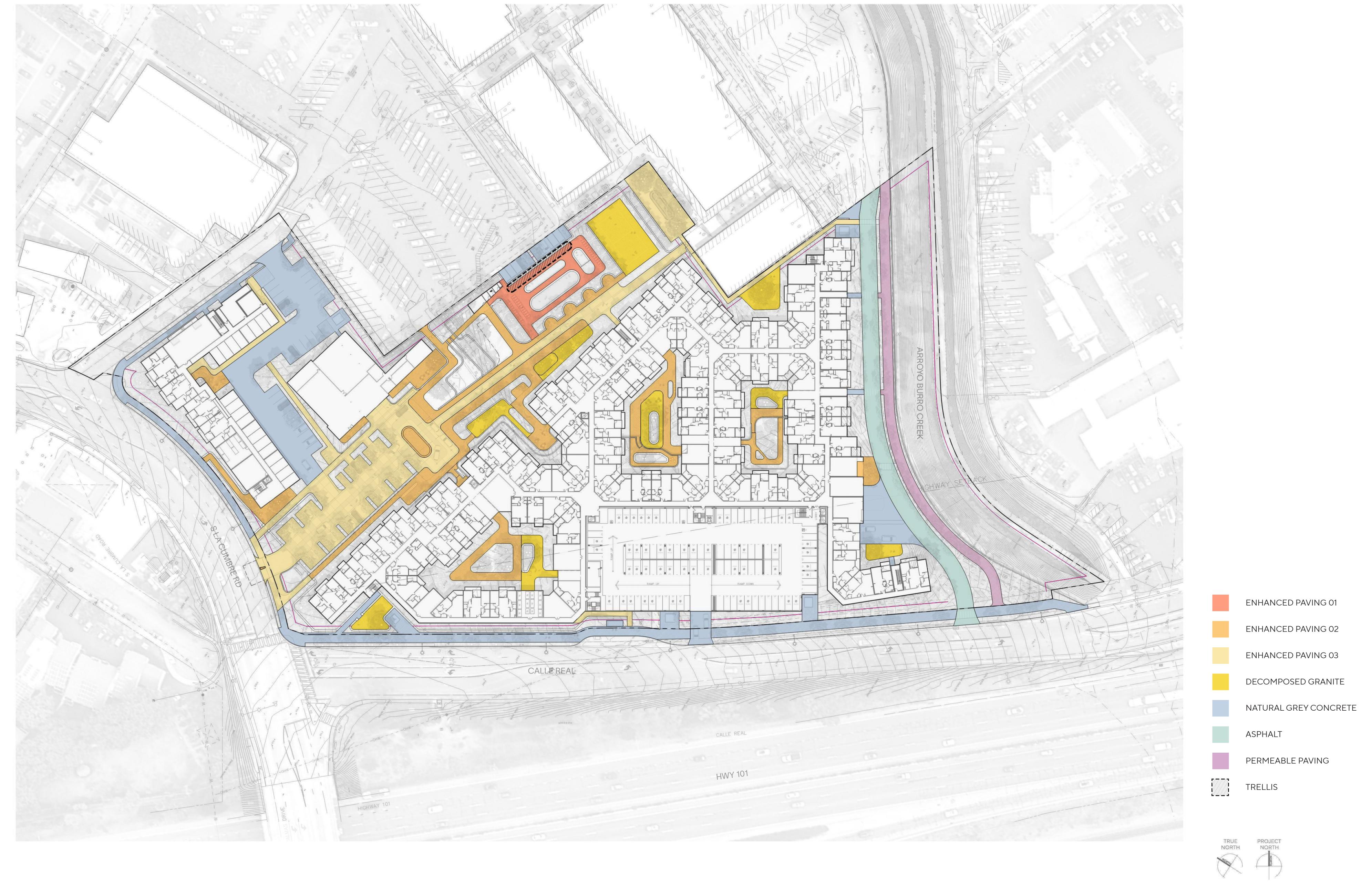
LA CUMBRE SOUTH HOMES



SECTION Z-Z' COURTYARD SEE SHEET L2.03

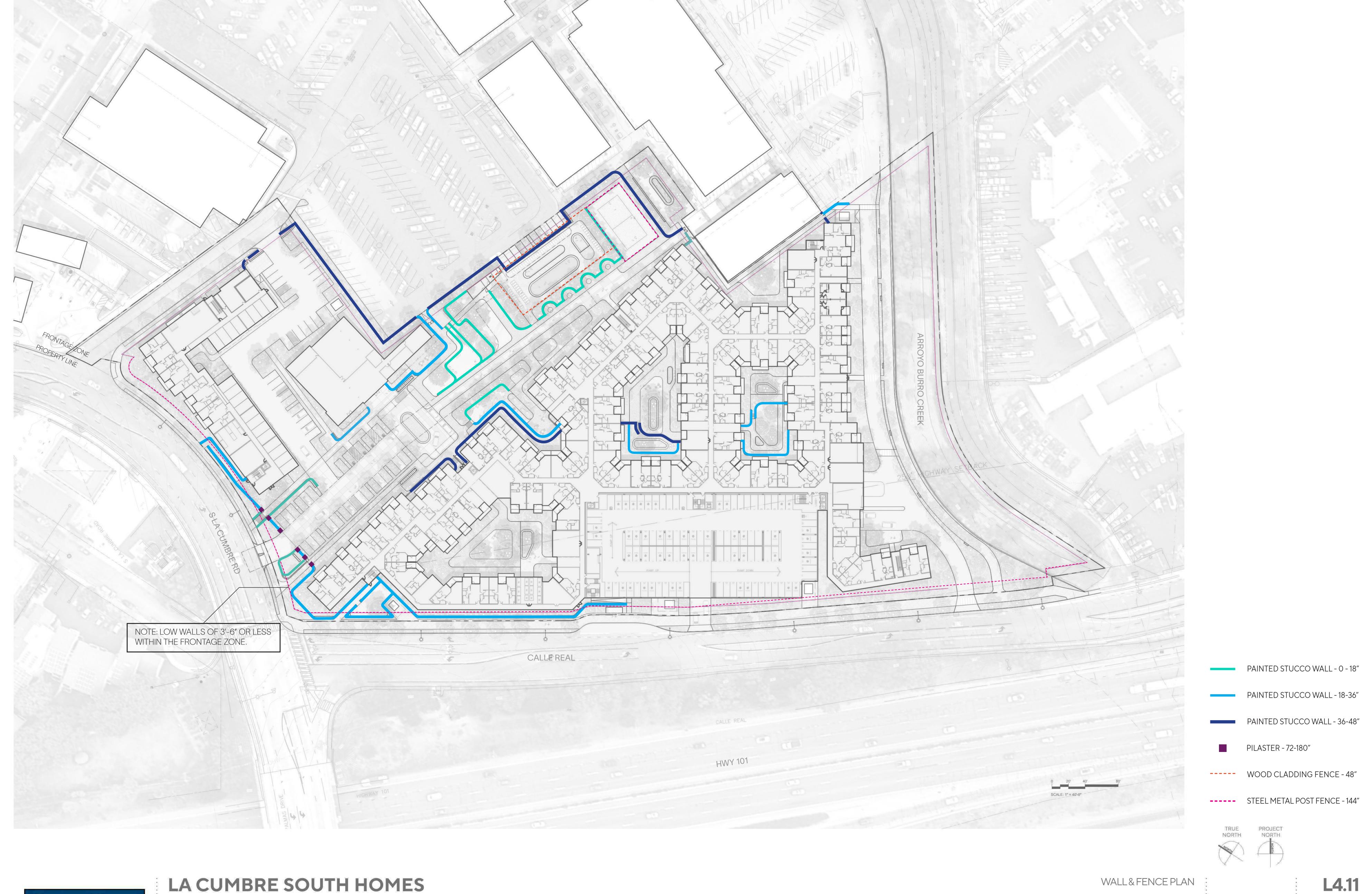






SANTA BARBARA, CA

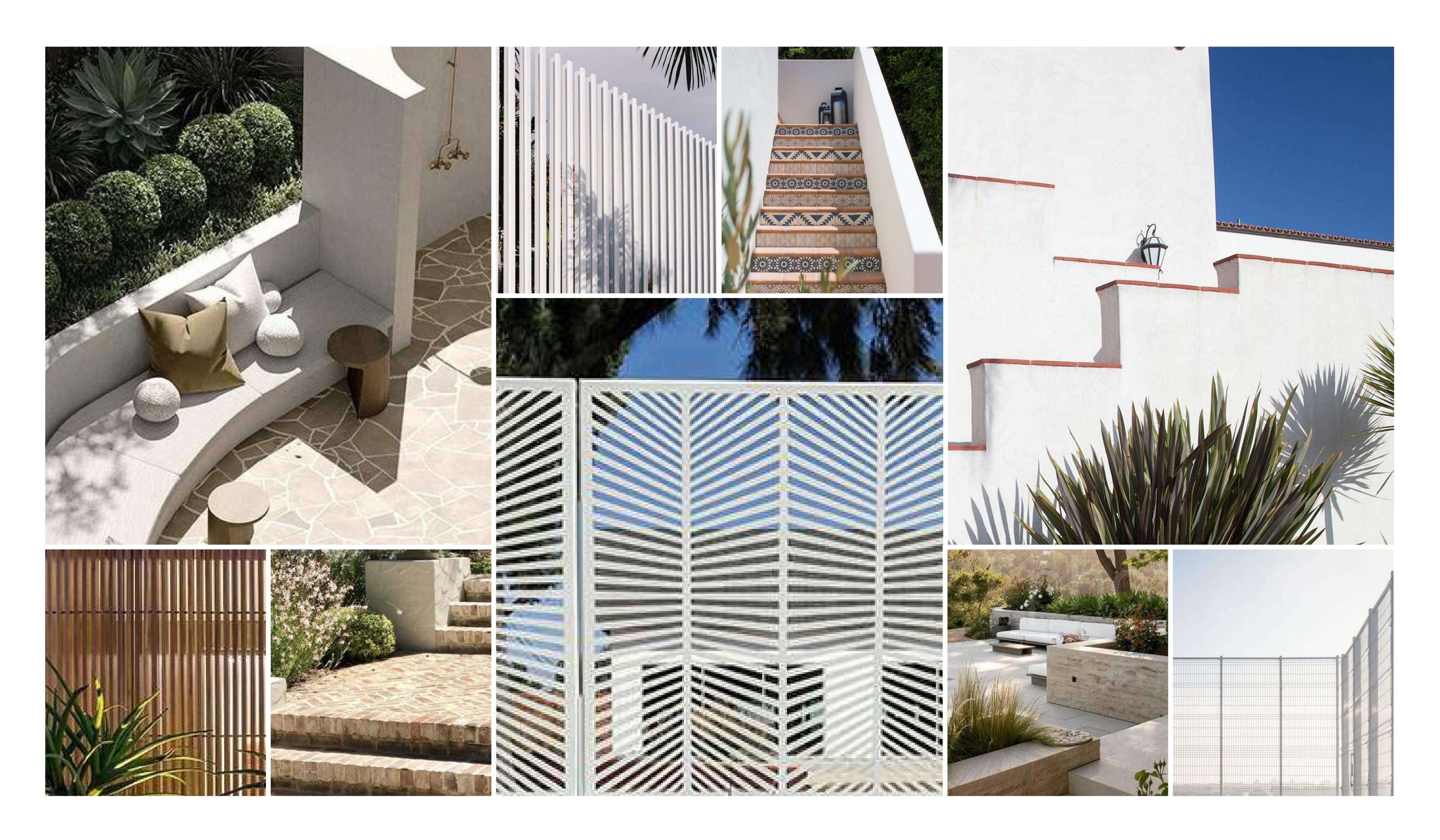


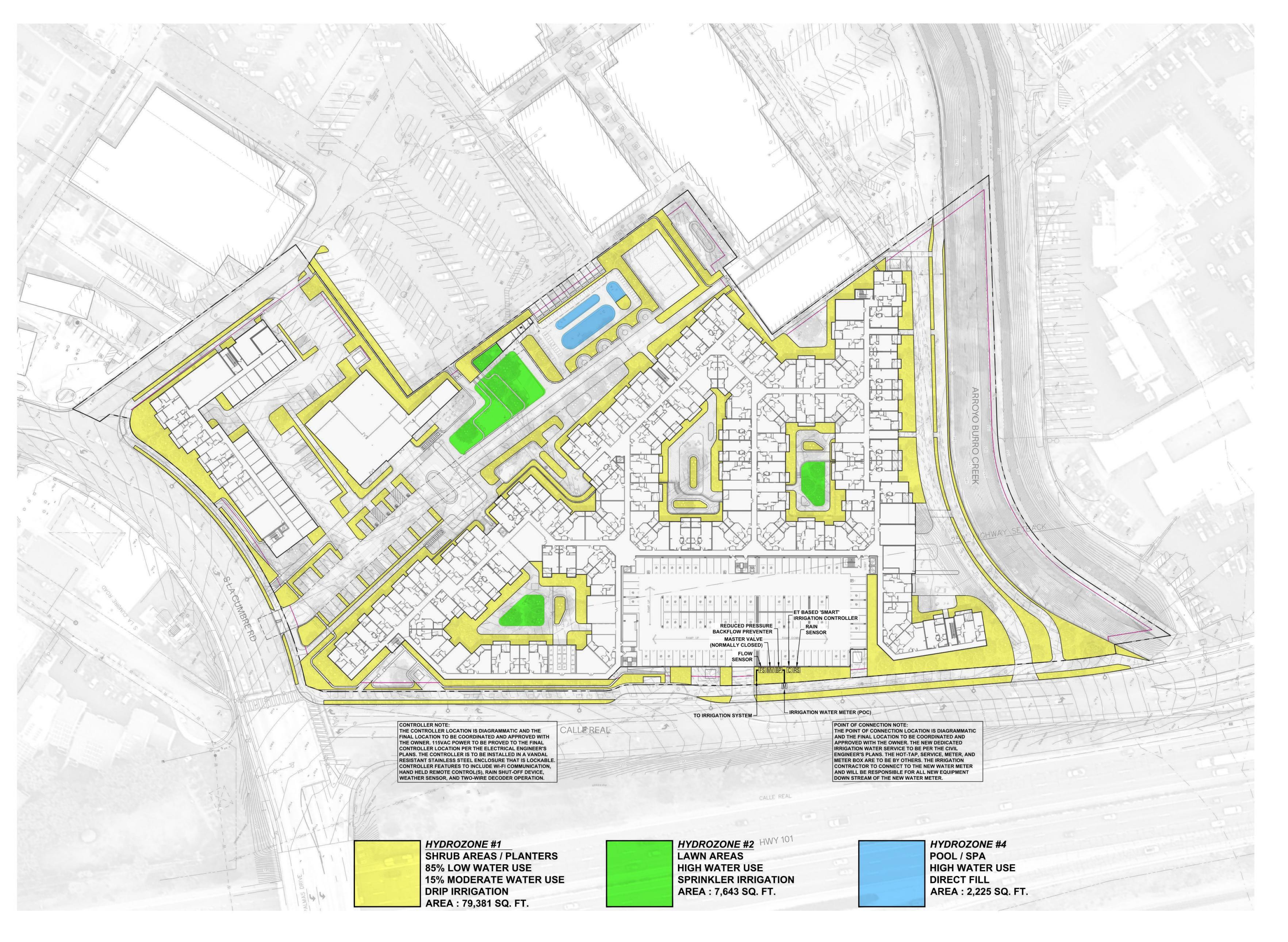


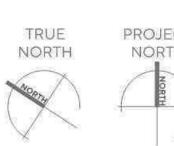
LA CUMBRE SOUTH HOMES

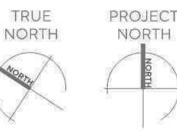
WALL& FENCE PLAN

0 40' 80' 120' RELM









THE PROJECT

- IRRIGATION SYSTEMS DESCRIBED BY THE PLANS ARE FOR THE DISTRIBUTION OF WATER TO SUPPORT DECORATIVE LANDSCAPE PLANTINGS.
- 2. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO ARRANGE FOR AND SCHEDULE A PRE-CONSTRUCTION MEETING AND ADHERE TO THE SPECIFICATIONS REGARDING THE SCHEDULE OF SITE OBSERVATIONS.
- UNOBSERVED, NON APPROVED, INADEQUATE INSTALLATIONS ARE THE SOLE RESPONSIBILITY OF THE INSTALLING CONTRACTOR AND WILL BE SUBJECT TO REMOVAL AND REINSTALLATION WITH NEW MATERIAL AT NO ADDITIONAL COST TO THE BUILDER/OWNER.

CONTRACTOR MUST BECOME VERY FAMILIAR WITH THESE CONDITIONS. THE CONTRACTOR ALL WORK AFFECTED BY EXISTING CONDITIONS WITH APPROPRIATE ON-SITE PERSONNEL.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL RECONNAISSANCE WORK REQUIRED TO COMPLETE THE INTENT OF THE DRAWINGS. TO INTERFACE WITH ALL EXISTING CONDITIONS THE
- 5. THE CONTRACTOR SHALL OBTAIN, STUDY AND COORDINATE ALL PERTINENT ENGINEERING AND/OR ARCHITECTURAL PLANS AND SPECIFICATION AND COORDINATE WITH WORK DESCRIBED BY THESE
- ALL LOCAL, MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF WORK DESCRIBED AND/OR DIRECTED BY THESE DRAWINGS ARE HEREBY
- INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS. THE CONTRACTOR SHALL PERFORM WORK ACCORDING TO PROVISIONS OF ALL GOVERNING LOCAL, MUNICIPAL, AND STATE LAWS, RULES AND REGULATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM WORK DESCRIBED BY THESE PLANS BEFORE BEGINNING WORK.
- IRRIGATION PLANS ARE DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS OR WITHIN BUILDINGS ID FOR CLARITY OF PLANS ONLY. ALL INSTALLATION DIRECTED BY THESE PLANS SHALL BE WITHIN PLANTING AREAS.

WATER SOURCE

- STATIC WATER PRESSURE FOR THIS PROJECT IS CALCULATED FROM A HYDRAULIC GRADIENT OF x FT. WATER PRESSURE AT THE WATER METER WILL BE APPROXIMATELY x PSI. THIS WATER PRESSURE INFORMATION WAS OBTAINED FROM EMAIL COMMUNICATION WITH x.
- THE CONTRACTOR SHALL VERIFY WATER PRESSURE BY DIRECT MEASUREMENT IN THE FIELD. IF EXISTING PRESSURE IS NOT AS STATED ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE OWNERS' REPRESENTATIVE BEFORE PURCHASE OF EQUIPMENT AND/OR BEGINNING INSTALLATION. PURCHASE OF EQUIPMENT AND ANY INSTALLATIONS WHEN EXISTING STATIC PRESSURE IS BELOW THAT STATED ABOVE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE IRRIGATION POINT OF CONNECTION SHALL BE DOWN STREAM OF A DEDICATED IRRIGATION WATER METER PROVIDED BY OTHERS (SEE CIVIL DRAWINGS). THE CONTRACTOR SHALL CONNECT DOWNSTREAM OF THE METER AND EXTEND COPPER OR BRASS PIPE AND FITTINGS TO THE SPECIFIED BACKFLOW PREVENTION DEVICE, STRAINER AND PRESSURE CONTROL EQUIPMENT. PVC PIPE AND FITTINGS SHALL BE INSTALLED DOWNSTREAM OF THE BACKFLOW PREVENTION DEVICE.

MEANS AND METHODS

10.1. IRRESPECTIVE OF ANY OTHER TERM IN THESE CONSTRUCTION DOCUMENTS, THE IRRIGATION CONSULTANT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES, OR PROCEDURES; OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS; OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH IRRIGATION CONSULTANT'S DOCUMENTS.

11. PROJECT MAINTENANCE

11.1. A LACK OF MAINTENANCE OR IMPROPER MAINTENANCE IN AREAS SUCH AS OR ASSOCIATED WITH, BUT NOT LIMITED TO, LANDSCAPE PLANTING, HARDSCAPE, LIGHTING, GRADING, DRAINAGE WATER FEATURES, FURNISHINGS, AND IRRIGATION OR WATER MANAGEMENT, WHETHER ASSOCIATED WITH THE PROJECT OR NOT MAY RESULT IN DAMAGE TO PROPERTY OR PERSONS. THE CONTRACTOR ACKNOWLEDGES AND AGREES THAT PROPER PROJECT MAINTENANCE IS REQUIRED AFTER THE PROJECT IS COMPLETE AND TO INFORM THE OWNER OF HIS/HER SOLE RESPONSIBILITY FOR THE RESULTS OF ANY LACK OF MAINTENANCE OR IMPROPER MAINTENANCE.

GENERAL

- 12.1. PLANS ARE DEVELOPED OVER BASE INFORMATION PROVIDED BY THE LANDSCAPE ARCHITECT AND CIVIL ENGINEER. DRAWINGS ARE DIAGRAMMATIC. THE SCALE OF THE PLANS SOMETIMES MAKES IT NECESSARY TO SHOW IRRIGATION PIPELINES WITHIN THE BUILDINGS, WALKS OR OTHERWISE OUTSIDE OF THE PLANTING AREAS. THIS IS ONLY FOR CLARITY OF THE PLANS. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED IN PLANTER AREAS WHEREVER POSSIBLE. IN THE FOLLOWING PLANS THE IRRIGATION MAINLINE IS OFTEN SHOWN IN THE WALKWAY OR STREET. IT IS TO BE INSTALLED 12" TO 18" FROM FACE OF WALKWAY WITHIN THE PLANTING AREA. ALTHOUGH VALVE LOCATIONS ARE SHOWN DIAGRAMMATICALLY, THEY ARE INTENDED TO BE INSTALLED OUT OF
- SIGHT. LOCATION OF ALL VALVE ASSEMBLIES WITH VALVE BOXES SHALL BE STAKED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THIS PROJECT INCLUDES CONFINED PLANTING AREAS. OVER-SPRAY IS NOT ACCEPTABLE. THE CONTRACTOR SHALL UTILIZE PRESSURE COMPENSATING SCREENS IF REQUIRED, OR A MORE APPROPRIATE NOZZLE THAN SPECIFIED ON THE DRAWINGS, OR ADJUST RADIUS OF SPRAY TO PREVENT OVER-SPRAY BEYOND INTENDED AREAS OF COVERAGE. UNLESS OTHERWISE SPECIFIED ON THE PLANS:
- ALL LATERAL END RUNS ARE TO BE 3/4" ALL SUB-MAINS (NON-PRESSURE LINE CONNECTED DIRECTLY DOWNSTREAM OF THE REMOTE CONTROL VALVE) SHALL BE ONE SIZE LARGER THAN THAT REMOTE CONTROL VALVE.
- MAINLINE END RUNS ARE TO BE 1 1/2".
- ALL PIPE SHALL BE DOWN-SIZED IN DIRECTION OF FLOW ONLY. 12.4. THE CONTRACTOR SHALL NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS THAT FIELD CONDITIONS SUCH AS OBSTRUCTIONS, GRADING DIFFERENCES OR DIFFERENCES IN SIZE AND SHAPE OF THE PLANTED AREAS MAY NOT HAVE BEEN ACCOMMODATED IN THE ORIGINAL DESIGN. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF SUCH CHANGE IN FIELD CONDITIONS. IF NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE INSTALLATION AND FOR ANY NEED OF SUBSEQUENT
- REVISIONS. ALL EQUIPMENT SHALL BE INSTALLED AS DETAILED. USE TEFLON TAPE ON MALE THREADS OF ALL THREADED CONNECTIONS. ALL SPRINKLER HEADS ADJACENT TO PEDESTRIAN WALKS, CURBS, ROADS, IN AND ADJACENT TO TURF AREAS SHALL BE POP-UP TYPE SPRINKLERS AS LISTED IN THE LEGEND AND AS INDICATED
- ON THE PLANS. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE, WITH THE EXCEPTION OF SLOPE CONDITIONS WHERE HEAD SHALL BE SET BETWEEN PLUMB AND NORMAL TO SLOPE.
- ALL SPRINKLER HEADS SHALL BE SET AT HEIGHT AS SHOWN IN THE DETAIL DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES WITHIN WORK AREA PRIOR TO START OF CONSTRUCTION. AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION, THE CONTRACTOR SHALL REQUEST MARK-OUT OF UNDERGROUND UTILITIES BY CALLING THE REGIONAL NOTIFICATION CENTER FOR AN INQUIRY IDENTIFICATION NUMBER. THE CONTRACTOR SHALL ALSO REFER TO ALL OTHER IMPROVEMENT PLANS FOR THIS PROJECT FOR UTILITY LOCATIONS.

13. CONTROLS

- SYSTEMS OF THIS PROJECT ARE CONTROLLED BY A SOLID STATE IRRIGATION CONTROLLER. THE CONTRACTOR SHALL EXERCISE STRICT COMPLIANCE WITH THE MANUFACTURER'S INSTRUCTIONS FOR PROPER GROUNDING, INSTALLATION AND USE.
- CONTROLLER LOCATIONS ARE SHOWN DIAGRAMMATICALLY. FINAL LOCATION TO BE APPROVED BY THE OWNER'S REPRESENTATIVE. POWER FOR THE IRRIGATION CONTROLLERS SHALL BE PROVIDED BY THE OWNER; LOCATED APPROXIMATELY WHERE SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF THE IRRIGATION CONTROLLERS AND CONNECTION TO THE POWER SOURCE IN COMPLIANCE WITH ALL GOVERNING CODES.
- 13.3. TO PREVENT UNNECESSARY IRRIGATION, SENSING DEVICES ARE USED TO GIVE INDICATION OF LANDSCAPE WATER REQUIREMENT AND THE OCCURRENCE OF SUBSTANTIAL RAINFALL.

OPERATIONAL INTENT THIS SYSTEM IS DESIGNED FOR A MINIMUM OF FOUR VALVES TO OPERATE AT THE SAME TIME, AT A PEAK FLOW OF ABOUT 160 GPM. USE ALL FEATURES OF THE CONTROL SYSTEM AS NECESSARY TO AID IN PROGRAMMING AND SYSTEM OPERATION.

GENERAL NOTES (AS APPLICABLE)

- IRRIGATION SYSTEMS DESCRIBED BY THE PLANS ARE FOR THE DISTRIBUTION OF WATER TO SUPPORT DECORATIVE LANDSCAPE PLANTINGS.
- IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO ARRANGE FOR AND SCHEDULE A PRE-CONSTRUCTION MEETING AND ADHERE TO THE SPECIFICATIONS REGARDING THE SCHEDULE OF SITE OBSERVATIONS.
- UNOBSERVED, NON APPROVED, INADEQUATE INSTALLATIONS ARE THE SOLE RESPONSIBILITY OF THE INSTALLING CONTRACTOR AND WILL BE SUBJECT TO REMOVAL AND REINSTALLATION WITH NEW MATERIAL AT NO ADDITIONAL COST TO THE BUILDER/OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL RECONNAISSANCE WORK REQUIRED TO COMPLETE THE INTENT OF THE DRAWINGS. TO INTERFACE WITH ALL EXISTING CONDITIONS THE CONTRACTOR MUST BECOME VERY FAMILIAR WITH THESE CONDITIONS. THE CONTRACTOR ALL WORK AFFECTED BY EXISTING CONDITIONS WITH APPROPRIATE ON-SITE PERSONNEL.
- THE CONTRACTOR SHALL OBTAIN, STUDY AND COORDINATE ALL PERTINENT ENGINEERING AND/OR ARCHITECTURAL PLANS AND SPECIFICATION AND COORDINATE WITH WORK DESCRIBED BY THESE PLANS.
- ALL LOCAL, MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF WORK DESCRIBED AND/OR DIRECTED BY THESE DRAWINGS ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS. THE CONTRACTOR SHALL PERFORM WORK ACCORDING TO PROVISIONS OF ALL GOVERNING LOCAL, MUNICIPAL, AND STATE LAWS, RULES AND REGULATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM WORK DESCRIBED BY THESE PLANS BEFORE BEGINNING WORK.
- IRRIGATION PLANS ARE DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS OR WITHIN BUILDINGS ID FOR CLARITY OF PLANS ONLY. ALL INSTALLATION DIRECTED BY THESE PLANS SHALL BE WITHIN PLANTING AREAS.

- THE STATIC PRESSURE IS AS PROVIDED BY THE x.
- THE CONTRACTOR SHALL VERIFY WATER PRESSURE BY DIRECT MEASUREMENT IN THE FIELD. IF EXISTING PRESSURE IS NOT AS STATED ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE OWNERS' REPRESENTATIVE BEFORE PURCHASE OF EQUIPMENT AND/OR BEGINNING INSTALLATION. PURCHASE OF EQUIPMENT AND ANY INSTALLATIONS WHEN EXISTING STATIC PRESSURE IS BELOW THAT STATED ABOVE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE IRRIGATION POINT OF CONNECTION SHALL BE DOWN STREAM OF A DEDICATED IRRIGATION WATER METER PROVIDED BY OTHERS (SEE CIVIL DRAWINGS). THE CONTRACTOR SHALL CONNECT DOWNSTREAM OF THE METER AND EXTEND COPPER OR BRASS PIPE AND FITTINGS TO THE SPECIFIED BACKFLOW PREVENTION DEVICE OR BASKET STRAINER AND PRESSURE CONTROL EQUIPMENT. PVC PIPE AND FITTINGS SHALL BE INSTALLED DOWNSTREAM OF THE BACKFLOW OR BASKET STRAINER ASSEMBLY.

IRRESPECTIVE OF ANY OTHER TERM IN THESE CONSTRUCTION DOCUMENTS, THE IRRIGATION CONSULTANT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES, OR PROCEDURES; OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS; OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH IRRIGATION CONSULTANT'S DOCUMENTS.

11.1. A LACK OF MAINTENANCE OR IMPROPER MAINTENANCE IN AREAS SUCH AS OR ASSOCIATED WITH, BUT NOT LIMITED TO, LANDSCAPE PLANTING, HARDSCAPE, LIGHTING, GRADING, DRAINAGE, WATER FEATURES, FURNISHINGS, AND IRRIGATION OR WATER MANAGEMENT WHETHER ASSOCIATED WITH THE PROJECT OR NOT MAY RESULT IN DAMAGE TO PROPERTY OR PERSONS. THE CONTRACTOR ACKNOWLEDGES AND AGREES THAT PROPER PROJECT MAINTENANCE IS REQUIRED AFTER THE PROJECT IS COMPLETE AND TO INFORM THE OWNER OF HIS/HER SOLE RESPONSIBLE FOR THE RESULTS OF ANY LACK OF MAINTENANCE OR IMPROPER MAINTENANCE.

- PLANS ARE DEVELOPED OVER BASE INFORMATION PROVIDED BY THE LANDSCAPE ARCHITECT AND CIVIL ENGINEER. DRAWINGS ARE DIAGRAMMATIC. THE SCALE OF THE PLANS SOMETIMES MAKES IT NECESSARY TO SHOW IRRIGATION PIPELINES WITHIN THE BUILDINGS, WALKS OR OTHERWISE OUTSIDE OF THE PLANTING AREAS. THIS IS ONLY FOR CLARITY OF THE PLANS. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED IN PLANTER AREAS WHEREVER POSSIBLE. IN THE FOLLOWING PLANS THE IRRIGATION MAINLINE IS OFTEN SHOWN IN THE WALKWAY. IT IS TO BE INSTALLED 12" TO 18" FROM FACE OF WALKWAY WITHIN THE PLANTING AREA. ALTHOUGH VALVE LOCATIONS ARE SHOWN DIAGRAMMATICALLY. THEY ARE INTENDED TO BE INSTALLED OUT OF SIGHT, LOCATION
- OF ALL VALVE ASSEMBLIES WITH VALVE BOXES SHALL BE STAKED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. 12.2. ALL LATERAL END RUNS ARE TO BE 3/4" ALL SUB-MAINS (NON-PRESSURE LINE CONNECTED DIRECTLY DOWNSTREAM OF THE REMOTE CONTROL VALVE) SHALL BE ONE SIZE LARGER THAN THAT REMOTE CONTROL VALVE OR AS

NOTED ON THE PLANS.

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- MAINLINE END RUNS ARE TO BE 1 1/2". ALL PIPE SHALL BE DOWN-SIZED IN DIRECTION OF FLOW ONLY.
- THE CONTRACTOR SHALL NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS THAT FIELD CONDITIONS SUCH AS OBSTRUCTIONS, GRADING DIFFERENCES OR DIFFERENCES IN SIZE AND SHAPE OF THE PLANTED AREAS MAY NOT HAVE BEEN ACCOMMODATED IN THE ORIGINAL DESIGN. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF SUCH CHANGE IN FIELD CONDITIONS. IF NOTIFICATION IS NOT PERFORMED. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE INSTALLATION AND FOR ANY NEED OF SUBSEQUENT
- ALL EQUIPMENT SHALL BE INSTALLED AS DETAILED. USE TEFLON TAPE ON MALE THREADS OF ALL THREADED CONNECTIONS ALL SPRINKLER HEADS ADJACENT TO PEDESTRIAN WALKS, CURBS, ROADS, IN AND ADJACENT TO TURF AREAS SHALL BE POP-UP TYPE SPRINKLERS AS LISTED IN THE LEGEND AND AS INDICATED
- ON THE PLANS ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE, WITH THE EXCEPTION OF SLOPE CONDITIONS WHERE HEAD SHALL BE SET BETWEEN PLUMB AND NORMAL TO SLOPE 12.6.
- ALL SPRINKLER HEADS SHALL BE SET AT HEIGHT AS SHOWN IN THE DETAIL DRAWINGS.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES WITHIN WORK AREA PRIOR TO START OF CONSTRUCTION. AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION, THE CONTRACTOR SHALL REQUEST MARK-OUT OF UNDERGROUND UTILITIES BY CALLING THE REGIONAL NOTIFICATION CENTER FOR AN INQUIRY IDENTIFICATION NUMBER. THE CONTRACTOR SHALL ALSO REFER TO ALL OTHER IMPROVEMENT PLANS FOR THIS PROJECT FOR UTILITY LOCATIONS.

- 13.1. SYSTEMS OF THIS PROJECT ARE CONTROLLED BY A SOLID STATE IRRIGATION CONTROLLER. THE CONTRACTOR SHALL EXERCISE STRICT COMPLIANCE WITH THE MANUFACTURER'S INSTRUCTIONS FOR PROPER GROUNDING, INSTALLATION AND USE. CONTROLLER LOCATIONS ARE SHOWN DIAGRAMMATICALLY. FINAL LOCATION TO BE APPROVED BY THE OWNER'S REPRESENTATIVE. POWER FOR THE IRRIGATION CONTROLLERS SHALL BE PROVIDED BY THE OWNER; LOCATED APPROXIMATELY WHERE SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF THE IRRIGATION CONTROLLERS AND
- CONNECTION TO THE POWER SOURCE IN COMPLIANCE WITH ALL GOVERNING CODES. 13.3. TO PREVENT UNNECESSARY IRRIGATION, SENSING DEVICES ARE USED TO GIVE INDICATION OF LANDSCAPE WATER REQUIREMENT AND THE OCCURRENCE OF SUBSTANTIAL RAINFALL

THE CONTROLLERS FOR THIS PROJECT ARE TWO-WIRE DECODER CONTROL SYSTEMS. IRRIGATION CONTRACTOR SHALL FOLLOW ALL THE INSTALLATION INSTRUCTIONS AS RECOMMENDED BY THE MANUFACTURER FOR THE INSTALLATION OF THESE SYSTEMS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO GROUNDING, SURGE PROTECTION, DECODER WIRING, DECODER CABLE, ETC. CONTRACTORS NOT FAMILIAR WITH THESE CONTROL SYSTEMS SHALL CONTACT THE MANUFACTURER'S REPRESENTATIVE PRIOR TO START OF WORK FOR ON-SITE PRODUCT TRAINING AND INSTALLATION GUIDANCE.

DECODER WIRE: 1.1. USE A DIFFERENT COLOR DECODER WIRE FOR EACH CONTROLLER ON THE PROJECT.

1.2. IF POWER AND SIGNAL WIRES ARE BURIED IN THE SAME TRENCH, THERE MUST BE A MINIMUM OF 12" SEPARATION BETWEEN THEM. USE A MANUFACTURER'S SPECIFIED TOOL FOR ALL WIRE STRIPPING.

- TWO-WIRE PATH TO DECODERS USE 3M DBY-6, OR EQUAL
- TWO-WIRE PATH, SPLICES AND TEES USE 3M DBR-6, OR EQUAL DECODER TO LINE SURGE PROTECTORS - USE 3M DBR-6, OR EQUAL DECODER TO VALVE SOLENOIDS - USE 3M DBY, OR EQUAL.
- SPLICES AND TEES IN THE TWO-WIRE PATH: 3.1. AVOID SPLICES IF POSSIBLE, BUT IF SPLICES ARE REQUIRED, USE 3M DBR-6, OR EQUAL, WATERPROOF CONNECTORS. ANY SPLICES WILL REQUIRE PRE-APPROVAL FROM THE LANDSCAPE

PUT SPLICES IN SEPARATE VALVE BOXES.

LEAVE SIX FEET OF SLACK WIRE COILED IN THE VALVE BOX AT SPLICE OR TEE. HALF WILL GO ON EACH SIDE OF THE SPLICE TO PERMIT WITHDRAWAL FROM THE VALVE BOX FOR INSPECTION AND SERVICE.

GROUNDING CONTROLLERS:

- 4.1. THE GROUNDING CIRCUIT WILL INCLUDE AN 8' COPPER-CLAD STEEL GROUND ROD, 15-17 FEET OF #6 BARE COPPER CABLE, A COPPER GROUND PLATE AND 50 POUNDS OF POWERSET® EARTH CONTACT MATERIAL. MAKE CONNECTIONS WITH CADWELD®.
- 4.2. INSTALL THE GROUNDING CABLE AND EARTH GROUND HARDWARE AT RIGHT ANGLES TO THE TWO-WIRE PATH(S). 4.3. LOCATE GROUND RODS 12 FEET FROM THE CONTROLLER.
- 4.4. THE SWEEP FROM THE CONTROLLER FOR THE #6 GROUNDING CABLE WILL BE NO SMALLER THAN 1 ½".

4.5. PLACE THE GROUND ROD IN A SEPARATE VALVE BOX TO FACILITATE MAINTENANCE.

GROUNDING DECODERS

- 5.1. INSTALL LINE SURGE PROTECTION GROUNDING RODS WITH VALVE DECODES AS SPECIFIED BY THE MANUFACTURER. MAKE THE CONNECTIONS WITH DBR-6 CONNECTORS 5.2. GROUNDING / SURGE PROTECTION IS TO BE AT EVERY 12TH DECODER OR 1000 FT. OF WIRE, WHICHEVER COMES FIRST.
- 5.3. GROUNDING / SURGE PROTECTION SHALL ALSO BE LOCATED AT THE FINAL DECODER IN ANY WIRE RUN.

ELECTRICAL POWER CONNECTIONS: PRIMARY AC POWER TO THE CONTROLLER SHALL BE WIRED AND GROUNDED PER THE MANUFACTURER'S DIRECTIONS

- 7.1. PLACE THE DECODERS IN SAME BOX AS CONTROL VALVE... 7.2. INSTALL PER DETAIL WITH SIX FEET OF SLACK WIRE COILED IN THE VALVE BOX AT EVERY DECODER CONNECTION. HALF WILL GO
- ON EACH SIDE OF THE DECODER TO PERMIT WITHDRAWAL OF THE DECODER FOR INSPECTION AND SERVICE. 7.3. THE DECODER CAN BE SECURED WITH A ZIP TIE TO A SMALL VERTICAL STAKE (WOOD, PVC OR REBAR) IN THE VALVE BOX, BOTTOM

MASTER VALVES AND FLOW SENSORS:

- 8.1. MASTER VALVE IS TO BE WIRED DIRECTLY TO THE CONTROLLER WITH DEDICATED WIRING.
- 8.2. FLOW SENSOR IS TO BE WIRED DIRECTLY TO THE CONTROLLER WITH DEDICATED SHIELDED WIRING PER THE MANUFACTURER. 8.3. MASTER VALVE AND FLOW SENSOR WIRES TO BE INSTALLED IN 1 1/4" CONDUIT TO THE CONTROLLER ENCLOSURE.

- DRIP LINE TUBING IS NOT SHOWN ON THE PLANS. ALL THE HATCHED AREAS REPRESENT DRIP LINE TUBING IN THE MANOR SPECIFIED ON THESE PLANS, LEGENDS, NOTES, AND DETAILS. CONTRACTOR
- SHALL ADJUST LAYOUT AS DETERMINED NECESSARY IN THE FIELD TO MATCH THE SITE CONDITIONS, DIMENSIONS, ETC. ALL DRIP LINE SYSTEMS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND DIRECTIONS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO SOIL TYPE CONSIDERATION, PLANT TYPE CONSIDERATION, SLOPES, TYPICAL TUBING LAYOUT, SUPPLY HEADERS, FLUSH HEADERS, FLUSH VALVES, SOIL STAPLES, AND OPERATION INDICATORS, ETC.
- EACH DRIP LINE SYSTEM SHALL HAVE A DRIP ZONE VALVE ASSEMBLY THAT INCLUDES A PRESSURE REGULATOR AND IN-LINE FILTER PER THE IRRIGATION LEGEND. EXTEND PVC LATERAL LINE PIPING PER IRRIGATION LEGEND FROM THE DRIP ZONE VALVE INTO THE PLANTING AREAS. ALL SUPPLY HEADERS AND FLUSH HEADERS SHALL BE PVC PIPING AS SPECIFIED ON THE DRAWINGS.
- CONNECT THE DRIP LINE TUBING INTO THE PVC HEADERS PER THE MANUFACTURER'S DIRECTIONS, USING FITTINGS AS SUPPLIED BY THE MANUFACTURER OF THE DRIP LINE TUBING. DRIP LINE TUBING RUNS SHALL BE SPACED AT APPROXIMATELY 18" O.C. OR AS NOTED ON THE PLANS.
- TUBING SHALL RUN GENERALLY PARALLEL TO THE LONG AXIS OF THE PLANTING AREAS. THE EXCEPTION TO THIS WOULD BE SLOPED AREAS WHERE THE TUBING SHALL RUN PARALLEL TO THE SLOPE FLUSH VALVES SHALL BE INSTALLED A THE TERMINAL ENDS AND/OR LOW POINTS OF ZONES IN ALL DIRECTIONS. AIR RELEASE VALVES ARE NOT REQUIRED FOR DRIP LINE SYSTEMS (PER THE MANUFACTURER) FOR THE DRIP LINE TYPE BEING USED. REFER TO THE MANUFACTURER'S DIRECTIONS FOR THE QUANTITY OF FLUSH VALVES RECOMMENDED FOR EACH ZONE.
- DRIP LINE TUBING SHALL BE BURIED 2"-3" BELOW FINISH GRADE, STAPLED DOWN, AND COVERED WITH MULCH PER THE PLANTING PLAN. 10. EACH DRIP LINE ZONE SHALL INCLUDE AN OPERATION INDICATOR, THE OPERATION INDICATOR SHALL BE INSTALL AT THE FARTHEST POINT AWAY FROM THE ZONE DRIP VALVE ASSEMBLY.
- 11. ALL FITTINGS USED FOR DRIP LINE TUBING CONNECTIONS AND DRIP LINE TUBING TO PVC CONNECTIONS SHALL BE AS PRODUCED AND SUPPLIED BY THE MANUFACTURER OF THE DRIP LINE TUBING. IRRIGATION MAINTENANCE SCHEDULE AND GUIDELINES

THE IRRIGATION MAINTENANCE SCHEDULE TASKS LISTED BELOW ARE INTENDED AS MINIMUM STANDARDS AND MORE FREQUENT ATTENTION MAY BE REQUIRED DEPENDING ON THE PARTICULAR SITE CONDITIONS.

FREQUENCY MAINTENANCE TASK

- CONTROLLER CABINET OPEN CABINET AND CLEAN OUT DEBRIS AND REPLACE BATTERY AS NECESSARY. CHECK WIRING AND REPAIR AS NEEDED AND CHECK CLOCK AND RESET IF QUARTERLY
- MONTHLY IRRIGATION SCHEDULE - ADJUST SCHEDULE FOR SEASONAL VARIATIONS AND OTHER CONDITIONS WHICH MAY AFFECT THE AMOUNT OF WATER NEEDED TO MAINTAIN PLANT HEALTH. ADJUST AS NECESSARY POC - VISUALLY INSPECT COMPONENTS FOR LEAKS, PRESSURE SETTINGS, SETTLEMENT OR OTHER DAMAGE AFFECTING THE OPERATION OF A COMPONENT. REPAIR AS NEEDED.
- REMOTE CONTROL VALVES, ISOLATION VALVES AND QUICK COUPLER VALVES VISUALLY INSPECT FOR LEAKS, SETTLEMENT, WIRE CONNECTIONS AND PRESSURE SETTINGS. REPAIR OR ADJUST AS NEEDED. MAINLINE AND LATERALS - VISUALLY INSPECT FOR LEAKS OR SETTLEMENT OF TRENCHES. REPAIR AS NEEDED.

1) Limit Your Lawn

WEEKLY SPRINKLERS - VISUALLY CHECK FOR ANY BROKEN, MISALIGNED OR CLOGGED HEADS, HEADS WITH INCORRECT ARC, INADEQUATE COVERAGE OR OVER-SPRAY AND LOW HEAD DRAINAGE. REPAIR AS NEEDED. CHECK FOR PROPER COVERAGE AFTER EACH MOWING (WHERE APPLICABLE IN LAWN AREAS). FILTERS AND STRAINERS - VISUALLY CHECK FOR LEAKS, BROKEN FITTINGS. CLEAN AND FLUSH SCREENS

Landscape Compliance Checklist

LANDSCAPE COMPLIANCE CHECKLIST The person who prepared the landscape plan must complete and sign this checklist and include it on the landscape

plans. Read each checked line and add sheet references to verify compliance, or indicate N/A if "not applicable".

✓ No turfgrass or high water using plants in parkways, medians, or areas with dimension of < 8 feet</p>
L6.01, L6.02, L6.11, L6.12 L6.01, L6.02, L6.11, L6.12 ✓ No turfgrass or high-water using plants located on slopes of 20% or greater 2) Plant Water-Wise Sheet # Nonresidential projects are designed with 100% water-wise plants, or City WELS Worksheet L6.01, L6.02, L6.11, L6.12 shows ETAF of 0.37 or less and is reproduced on plans Residential projects are designed with 80% water-wise plants, or City WELS Worksheet shows L6.01, L6.02, L6.11, L6.12 ETAF of 0.5 or less and is reproduced on plans ✓ Plant list includes botanical name, common name, and WUCOLS classification L6.02, L6.22 Plans show total square feet of all new/revised landscaping and provide total sub-areas of irrigated

3)	Mulch, Mulch, Mulch	Sheet #
1	All appropriate landscaped areas will be covered with at least 3" mulch, organic is preferred	L6.11
/	Compost incorporated into soil of landscaped area, if soil is <6% organic matter in top 6"	L6.11
4)	Irrigate Efficiently	Sheet #
/	A weather-based irrigation controller with a rain shutoff sensor is provided	L5.01
/	Drip irrigation, with emitters with < 2 GPH, is provided on at least 25% of the landscaped area	L5.01
/	If required, plans show private irrigation sub-meter or City issued dedicated irrigation meter	L5.01
1	Pressure regulators are provided for mainline, if necessary; inline regulators at each valve	L5.01
/	Manual shut-off valve close to point of connection provided	L5.01
/	For projects > 5,000 square feet, flow sensor and master shut-off valve is provided	L5.01
/	Hydrozones clearly demonstrated on plans and valves show hydrozones separated based on plant water needs. Hydrozones do not mix low, moderate and high water using plants	L5.01
/	Irrigation systems are designed to avoid overspray and runoff	L5.01
/	Areas less than 8' are irrigated with bubblers, pop-up rotating nozzle, sub-surface, or drip	L5.01
/	Overhead irrigation at least 24" setback of any non-permeable surface	L5.01
/	Sprinklers have matched precipitation rates within each valve and circuit	L5.02
/	Sprinklers have uniform distribution, head-to-head spacing, and setbacks from paved areas	L5.02

5) Certify

I certify that the foregoing is true and correct and that verification will be necessary upon final inspection. Scott D. Baker #6063, 5/31/2025

License # and Exp. Date

EQUIPMENT LEGEND - POTABLE WATER SYSTEMS SYMBOL SIZE DETAIL MANUFACTURER / MODEL NUMBER POTABLE WATER IRRIGATION WATER METER - PER CIVIL PLANS - VERIFY IN THE FIELD 2" FEBCO LF825YA REDUCED PRESSURE BACKFLOW PREVENTER (LEAD FREE) - IN STRONG BOX SBBC-30SS STAINLESS STEEL ENCLOSURE - WITH STRAINER PER DETAIL SUPERIOR 3200-150 SERIES NORMALLY CLOSED MASTER CONTROL VALVE - LOW FLOW - WIRE 1 1/2" DIRECTLY TO TWO-WIRE PATH WITH SINGLE STATION VALVE DECODER FLOWMEC QS-200-150 ULTRASONIC FLOW SENSOR IN PVC TEE - WIRE TO DIRECTLY TO 1 1/2" TWO-WIRE PATH WITH SENSOR DECODER NIBCO T-580-70 TWO-PIECE BRONZE BALL VALVE - FULL PORT LINE SIZE HUNTER HQ-44-LRC QUICK COUPLER WITH YELLOW LOCKING CAP HUNTER ICV-101G SERIES ELECTRIC CONTROL VALVE WITH FILTER SENTRY HUNTER ICZ-101-40 SERIES DRIP ZONE VALVE WITH REGULATING Y-STRAINER HUNTER IDWIRE1 DIRECT BURIAL TWO-WIRE DECODER CABLE W/ WATERPROOF CONNECTOR 14 GA UF SCH 80 PVC IRRIGATION PRESSURE MAINLINE BETWEEN WATER METER AND BACKFLOW ASSEMBLY - 18" MINIMUM COVER (1 1/2" AND SMALLER) - 24" MINIMUM COVER (2" AND LARGER) SCH 40 PVC IRRIGATION PRESSURE MAINLINE (1 1/2" AND SMALLER) - 18" MIN. COVER PLAN SIZE ------CLASS 315 PVC IRRIGATION MAINLINE (2" AND LARGER) - 24" MINIMUM COVER SCH 40 PVC NON-PRESSURE LATERAL LINE - 12" MINIMUM COVER CHART SIZE ===== SCH 40 PVC PIPE SLEEVING - EXTEND 6" PAST EDGE OF HARDSCAPE - 18" MIN. COVER CHART SIZE SCH 40 PVC WIRE SLEEVING - EXTEND 6" PAST EDGE OF HARDSCAPE - 18" MIN. COVER CHART SIZE MAINLINE AIR-RELEASE VALVE - JAIN IRRIGATION ARVC-1 - AT MAINLINE HIGH POINT(S) HUNTER 'RAIN CLIK' RAIN SENSOR / RAIN SHUT-OFF DEVICE IMPERIAL TECHNICAL SERVICES 2-WIRE AUTOMATIC ET ADJUSTING CONTROLLER ASSEMBLY: ICA6-HU4-75/SP/SOLSE/A2C-LTE/ROAM-A/IFS-150F/3200-150/(XX)ICD-1/ICD-1/MP-16/(XX)GRD-K 75 STATION CONTACT DARYL GREEN AT 949-584-7311 FOR INFORMATION AND ORDERING IN THE "(XX)ICD-1", THE "XX" IS THE QUANTITY OF VALVES FOR THAT SYSTEM. EACH VALVE TO GET A SINGLE STATION DECODER. IN THE "(XX)GRD-K", THE "XX" IS THE QUANTITY OF GROUNDING RODS. INSTALL ONE GROUNDING ROD A MIN. OF EVERY 1000' OR 12 DECODERS. HUNTER ICD-100 SINGLE STATION VALVE DECODER FOR EVERY VALVE. WIRE THE MASTER VALVE DIRECTLY TO THE CONTROLLER. THE ICD-100 INCLUDES SURGE PROTECTION AND GROUND WIRES. ADD GROUNDING NOT SHOWN RODS AT THE QUANTITY AND SPACING AS DIRECTED BY THE MANUFACTURER (ONE EVERY 12 DECODERS OR 1000' WHICHEVER IS SHORTEST) - PART OF CONTROLLER ASSEMBLY ABOVE - WIRE PER MANUFACTURER USE NDS PRO-SPEC SERIES VALVE BOXES OR APPROVED EQUAL. ALL BOXES TO BE BLACK WITH BLACK LOCKING LIDS.

S		
	DRIP LINE LEGEND - POTABLE WATER SYSTEMS	
SYMBOL	MANUFACTURER / MODEL NUMBER	DETAIL
	DRIP LINE IRRIGATION - SHRUBS AREAS	
HATCHED AREAS	NETAFIM TLHCVXR7-12XX DRIP LINE TUBING WITH INTEGRATED CUPRON ROOT PROTECTION	
	O HAVE 0.77 GPH EMITTERS AT 12" O.C ROWS OF TUBING TO BE ABOUT 18" O.C EVENLY BURY TUBING 2"-3" N, AND COVER WITH MULCH PER PLANTING PLAN. USE IN-LINE CHECK VALVES IN TUBING EVERY 2' AS NEEDED.	286
F	FIELD FABRICATED MANUAL FLUSH VALVE / OPERATION INDICATOR	9.70
SYSTEM SO WATER	E TUBING IS NOT SHOWN ON THE PLANS. LAYOUT SYSTEMS PER THE MANUFACTURER'S DIRECTIONS. PLUMB DR CONTINUALLY FLOWS THROUGH ALL PLANTING AREAS ON A ZONE TOWARDS THE FLUSH VALVE ASSEMBLIES AT IIZE "DEAD ENDS" IN THE DRIP LINES AS POSSIBLE. SIZE HEADERS AS FOLLOWS - ALL FLUSH HEADERS TO BE 3/4	THE END

JSE THE CORRESPONDING VALVE BOX EXTENSIONS AS REQUIRED FOR PROPER INSTALLATION.

	TREE IRRIGATION / BUBBLER IRRIGATION LEGENDS - POTABLE WATER SYSTEMS	
SYMBOL	MANUFACTURER / MODEL NUMBER	DETAIL
	SUPPLEMENTAL TREE IRRIGATION	,
•	HUNTER PROS-04-PRS30-CV SERIES WITH HUNTER MSBN-25Q STREAM BUBBLER NOZZLE	3-9
	BOL ON PLANS REPRESENTS TWO (2) SUPPLEMENTAL TREE BUBBLERS FOR EACH NEW TREE. SET HEADS ABOUT TREE ON OPPOSITE SIDES. LOCATE ON UP-HILL SIDE OF TREE IF ON A SLOPE. PRECIPITATION RATE = 3.00 IN / HR.	

SUPPLY HEADERS TO BE 3/4" (5 GPM OR LESS), 1" (5 GPM-10 GPM), OR 1 1/4" (10 GPM - 18 GPM). PRECIPITATION RATE = 0.8 IN / HR.

	ROTATOR	HEAD SPRINKLER	LEGEND								
CVMDOL	MANUEACTURER / MOREL NUMBER	NO77LE	DAD	DOL			FLOW	- GPN	1		DETA
SYMBOL	MANUFACTURER / MODEL NUMBER	NOZZLE	RAD	PSI	Q	Т	Н	210°	TQ	F	DETA
L	AWN POP-UP HEADS WITH RAIN BIRD R-VAN R	OTATOR NOZZLE,	CHECK VA	LVE, A	ND PR	ESSU	RE RE	GULA	TION	e (V	
	RAIN BIRD 1806-SAM-P45 SERIES	R-VAN-SST	5'-35'	40			0.48				
	RAIN BIRD 1806-SAM-P45 SERIES	R-VAN-14	8'-14'	40	0.32	0.42	0.63	0.73	0.94		
	RAIN BIRD 1806-SAM-P45 SERIES	R-VAN-14-360	8'-14'	40						1.27	
	RAIN BIRD 1806-SAM-P45 SERIES	R-VAN-18	13'-18'	40	0.50	0.65	1.01	1.27	1.51		9570
	RAIN BIRD 1806-SAM-P45 SERIES	R-VAN-18-360	13'-18'	40						1.85	
M	RAIN BIRD 1806-SAM-P45 SERIES	R-VAN-24	17'-24'	40	0.84	1.14	1.68	1.96	2.52		
M	RAIN BIRD 1806-SAM-P45 SERIES	R-VAN-24-360	17'-24'	40						3.48	

LATERAL	PIPE SIZING	SCH 40	PVC SLEEVING C	HART
	3/4" PIPE	1 1/4" SLEEVE	MV / FS WIRING	1/2" PIPE
	1" PIPE	1 1/2" SLEEVE	2-WIRE CABLE	3/4" PIPE
	1 1/4" PIPE	2" SLEEVE	25	1" PIPE
	1 1/2" PIPE	2 1/2" SLEEVE	21	1 1/4" PIPE
	2" PIPE 2 1/2" PIPE	3" SLEEVE	21	1 1/2" PIPE
	3" PIPE	4" SLEEVE	21	2" PIPE
	4" PIPE	6" SLEEVE	21	3" PIPE
	PURPLE SCH 40 PVC. L PIPING ALLOWED.		TO BE A MINIMUM OF 2X T VES FOR 2-WIRE CABLE TO	



Reference Evapotranspiration	n (ETo)	44.61	(SANTA BARBARA	\)	MAWA = Eto	X 0.62 X [(0.55 X	(LA)+(0.45 X SLA)]
Hydrozone Number	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF (PF/IE) x Area	Estimated Tota Water Use (ETWU)
	Va 20 80	RE	EGULAR LANDSCAF	PE AREAS	Xi		
HZ 1 - Planters Low	0.30	Drip Line	0.81	0.37	79,381	29,400	813,161
HZ 2 Lawn	0.80	Sprinkler	0.75	1.07	7,643	8,153	225,484
HZ 3 Pool / Spa	1.00	Direct Fill	1.00	1.00	2,225	2,225	61,539
	tu!	3-	7.0	Total	89,249	39,778	
				Total =	(A)	(B)	
	air	S	PECIAL LANDSCAP	E AREAS			·
Recycled Water Use				1,	0	0	0
Edible Plant Areas			[1.	0	0	0
Recreational Areas	-1			1.	0	0	0
				Total	0	0	
				Total =	(C)	(D)	
			<u> </u>			ETWU TOTAL	1,100,185
				MAXIMUM APP	LIED WATER ALLO	WANCE (MAWA)	1,357,657

ETAF CALCULATIONS	
Regular Landscape Areas	
Total ETAF x Area (B)	39,778
Total Area (A)	89,249
AVERAGE ETAF (B/A)	0.4457
All Landscape Areas	
Total ETAF x Area (B+D)	39,778
Total Area (A+C)	89,249
AVERAGE ETAF (B+D/A+C)	0.4457

IRRIGATION NOTES

LA CUMBRE SOUTH HOMES

SANTA BARBARA, CA

L5.02



STREET FRONT
TOTAL QTY 82

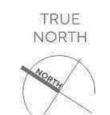
MIN. SIZE 24" BOX Water Use Name Coral Gum Eucalyptus Torquata Australian Willow Geijera Parviflora Queen Palm Syagrus Romanzoffiana Bay Laurel
Umbellularia Californica Sweet Acacia Bachellia Farnesiana

CREEK FRONT	
TOTAL QTY 52	MIN. SIZE 24" B
Name	Water Use
Coral Gum Eucalyptus Torquata	L

Paperbark Tree Melaeuca Quinquenervia	L
California Sycamore Platanus Sycamore	М

CAMPUS TOTAL QTY 132	MIN. SIZE 24" BO
Name	Water Use
Tree Aloe Aloidendron Barberae	L
Naked Coral Tree Erythrina Coralloides	L
Paperbark Tree Melaeuca Quinquenervia	L
Canary Island Date Palm Phoenix Canariensis	L
Tawhiwhi Pittosporum Tenuifolium	L
Coast Live Oak Quercus Agrifolia	VL

COURTYARD	
TOTAL QTY 54	MIN. SIZE 24" BOX
Name	Water Use
Desert Willow Chilopsis Linearis	VL
'Swan Hill' Olive Olea Europaea 'Swan Hill'	L
Tawhiwhi Pittosporum Tenuifolium	L
Coast Live Oak Quercus Agrifolia	VL





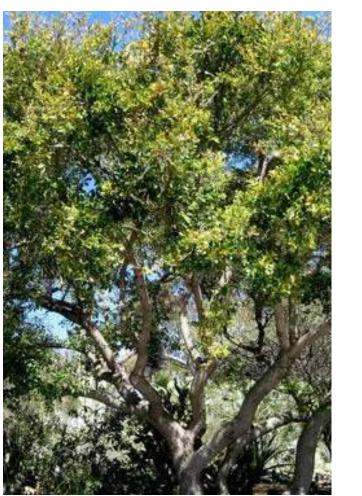
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California Sycamore Platanus Racemosa

Water: M Full Sun & Part Shade Mature Height: 30-80 Ft Mature Width: 20-50 Ft

California Native



Coast Live Oak Quercus Agrifolia

Water: VL Sun & Part Shade Mature Height: 35-75 Ft Mature Width: 35-50 Ft

California Native



Queen Palm Syagrus Romanzoffiana

Water: L Cool Sun To Part Shade Mature Height: 30-60 Ft Mature Width: 15-25



California Bay Umbellularia Californica

Water: L Sun & Shade Mature Height: 20-50 Ft Mature Width: 20-50 Ft

California Native



Paperbark Tree Melaleuca Quinquenervia

Water: L Full Sun Mature Height: 20-40 Ft Mature Width: 15-30 Ft



Swan Hill Olive Olea Europaea 'Swan Hill'

Water: L Full Sun Mature Height: 20-35 Ft Mature Width: 20-35 Ft



Canary Island Date Palm Phoenix Canariensis

Water: L Full Sun Mature Height: 30 Ft Mature Width: 30 Ft

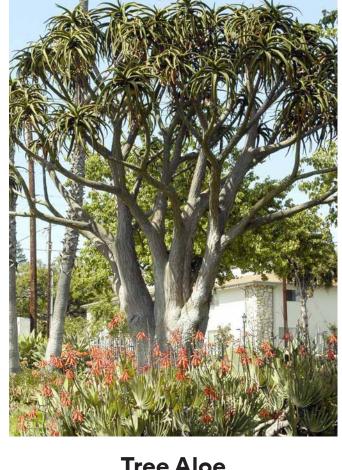


Naked Coral Tree Erythrina Coralloides

Water: L Full Sun Mature Height: 20-30 Ft Mature Width: 20-30 Ft

Coral Gum Eucalyptus Torquata

Water: L Sun Mature Height: 20-30 Ft Mature Width: 15-20



Tree Aloe Aloidendron Barberae

Water: L Full Sun & Part Shade Mature Height: 20-30 Ft Mature Width: 10-20 Ft



Australian Willow Geijera Parviflora

Water: L Sun To Light Shade Mature Height: 25-30 Ft Mature Width: 15-20





Desert Willow Chilopsis Linearis

Water: VL Full Sun Mature Height: 15-30 Ft Mature Width: 10-20 Ft California Native



Blackstem Pittosporum Pittosporum Tenuifolium

Water: L Full Sun Mature Height: 15-25 Ft Mature Width: 10-15 Ft



Sweet Acacia Vachellia Farnesiana

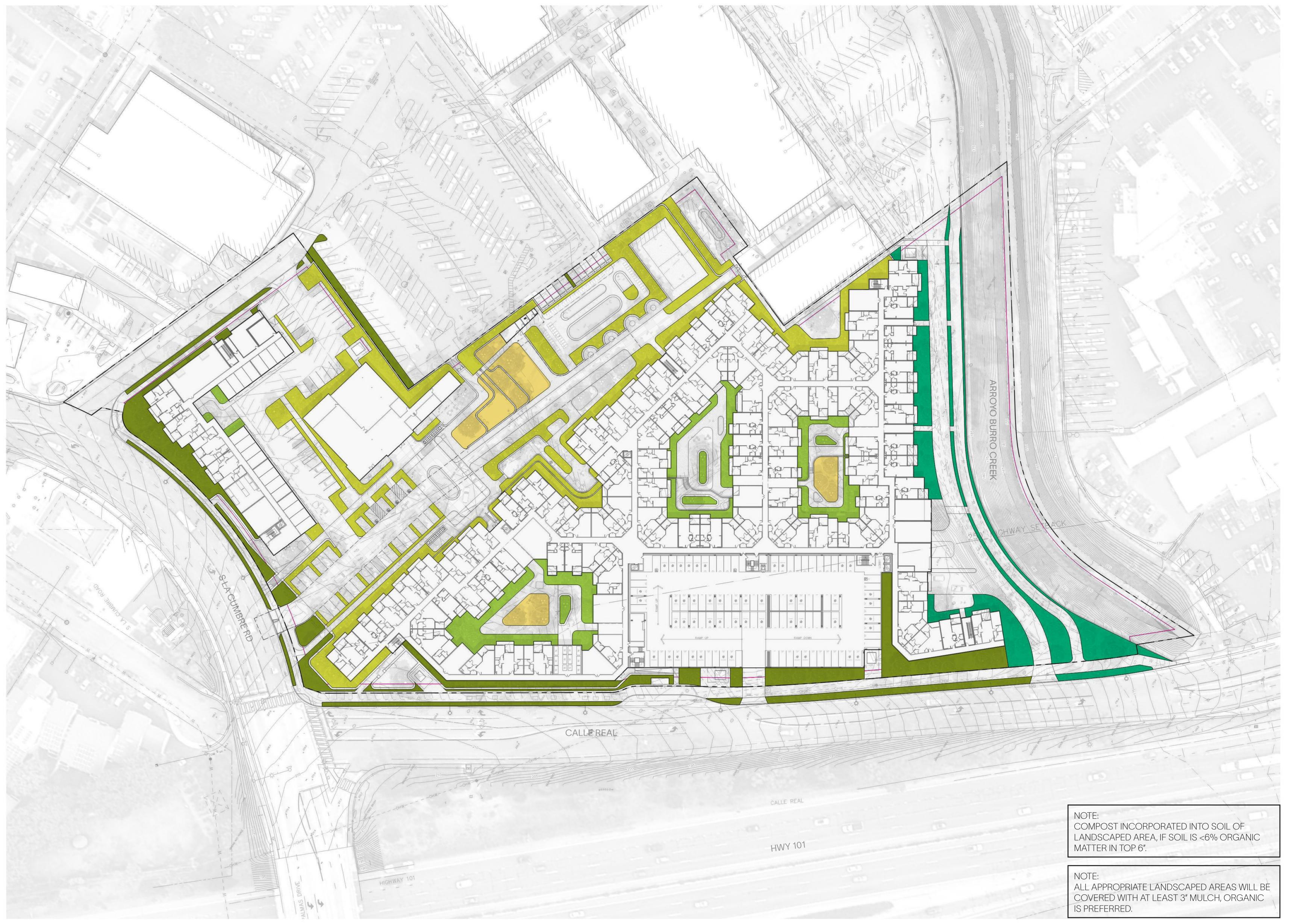
Water: L Sun Mature Height: 15- 20 Ft Mature Width: 15-20 Ft



Strawberry Tree Arbutus Unedo

Water: L Sun To Light Shade Mature Height: 10-20 Ft Mature Width: 10-20 Ft

L6.02



STREET FRONT

Candelabra Tree Euphorbia Ingens Milk Bush Euphorbia Tirucalli Prickly Pear 'Spineless'
Opuntia Ellisiana Yucca Hesperoyucca Spp Agave Agave Americana Yarrow Achillea 'Island Pink'

Leafy Reed Grass Calabagrostis Foliosa California Field Sedge Carex Praegracilis

CREEK FRONT

Foothill Sedge Carex Tumulicola

Toyon Heteromeles Arbutifolia Island Bush Snapdragon Gambelia Speciosa & Cvs. Gaura Gaura Lindheimeri & Cvs. Copper Leaf Acalypha Californica Cigar Plant Cuphea Ignea Canyon Prince Wild Rye Elymus Condensatus & Cvs. Blue Grama

Manzanita Cvs. Dr Hurd Arctostaphylos Manzanita Cvs.

CAMPUS

Bouteloua Gracilis & Cvs.

Mexican Fence Post Cactus
Pachycereus Marginatus Pincushion Bush Leucadendron Spp. Hybrids & Cvs. ConeBush Leucadendron Spp. Pride of Madeira Echium Candicans Lion's Taill Leonotis Leonurus White Sage Salvia Apiana Mexican Bush Sage Salvia Leucantha & Cvs. Yarrow Achillea 'Island Pink' Lilac Verbena Glandularia Lilacina & Cvs. California Field Sedge Carex Praegracilis

Fountain Grass
Pennisetum Setaceum Foothill Sedge Carex Tumulicola

California Beach Aster Lessingia Filaginifolia 'Silver Carpet' Silver Mound Artemisia Schmidtiana

COURTYARD

Manzanita Cvs. Dr Hurd Arctostaphylos Manzanita Cvs.. Cat Tails Euphorbia Euphorbia Leucodendron Pride of Medeira Echium Candicans White Sage Salvia Apiana Purple Sage Salvi Leucophylla & Cvs. Lilac Verbena Glandularia Lilacina & Cvs. California Field Sedge Carex Praegracilis Foothill Sedge Carex Tumulicola California Beach Aster Lessingia Filaginifolia 'Silver Carpet' Coral Bells Heuchera 'Spearmint'

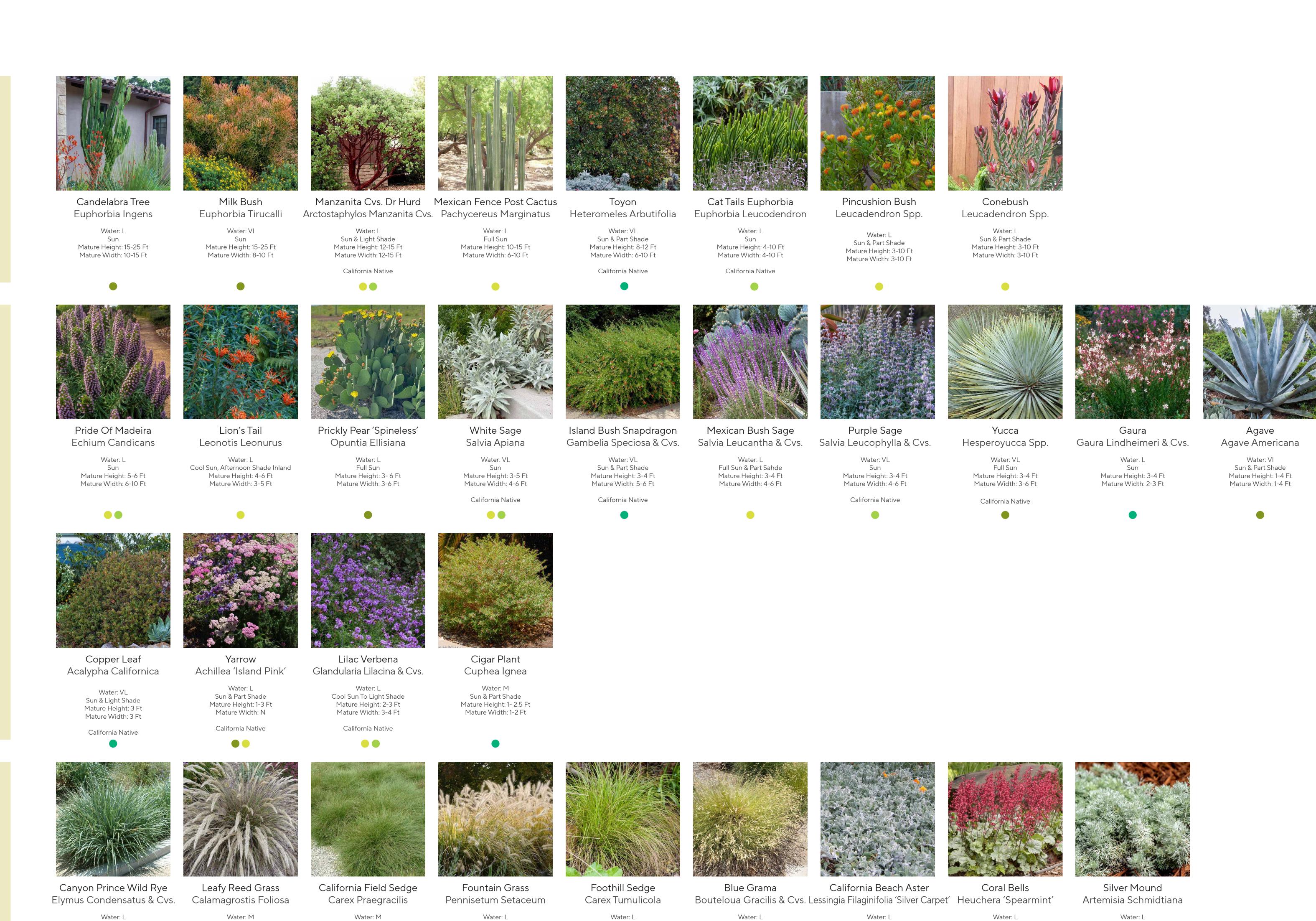




LA CUMBRE SOUTH HOMES

Kennedy Wilson

L6.11



Cool Sun & Part Shade

Mature Height: 2-4 Ft

Mature Width: 4 Ft

California Native

Cool Sun & Part Shade

Mature Height: 2-4 Ft

Mature Width: 4 Ft

Sun To Light Shade

Mature Height: 2-3 Ft

Mature Width: 2-3 Ft

Cool Sun & Part Shade

Mature Height: 0.75-1 Ft

Mature Width: 1-2 Ft

Full Sun

Mature Height: 0.5-1 Ft

Mature Width: 1 Ft

California Native

Sun & Part Shade

Mature Height: 1 Ft

Mature Width: 3-6 Ft

California Native

Cool Sun & Part Shade

Mature Height: 1 Ft

Mature Width: 2-3 Ft

California Native

Full Sun

Mature Height: 0.75- Ft

Mature Width: 3-5 Ft

Sun To Part Shade

Mature Height: 3-6 Ft

Mature Width: 3-6 Ft

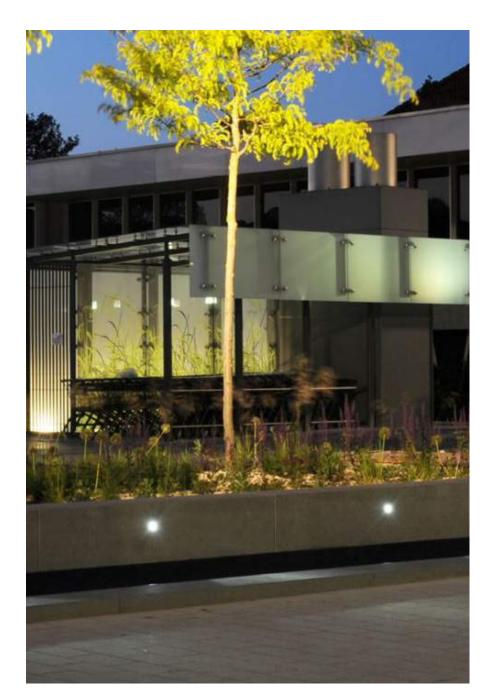


LA CUMBRE SOUTH HOMES

LIGHTING PLAN

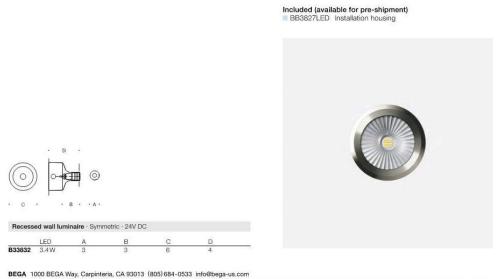
L7.01

Kennedy Wilson



RECESSED WALL LIGHT Mounting Height 18-24"

BEGA Application Recessed wall luminaires that can be used as floodlights. This family is designed for interior or exterior installation in walls and other vertical and horizontal surfaces. BEGA Product: Project: NRTL listed to North American Standards, suitable for wet locations Protection class IP 68 | Electrical | LED module wattage | 3.4 W | System wattage | 5.0 W | Color rendering index | Ra > 80 | Luminaire lumens | 266 lm | LED service life (L70) | 60000 hrs LED color temperature 4000K (K4) 53500K (K35) 3000K (K3) 2700K (K27) Finish #4 brushed stainless steel. Custom colors are not available. Available accessories B19580 Remote driver box · Static white B19591 Remote driver box · Static white See individual accessory spec sheet for details.

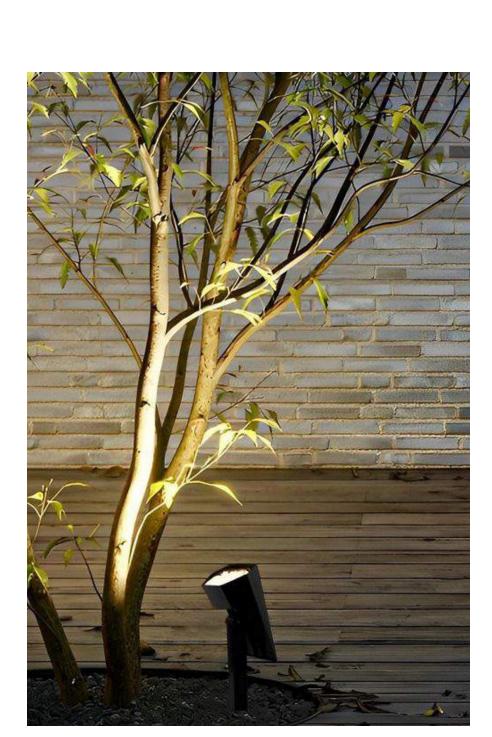




LED A B C **B84405** 35.3W 7½ 19½ 20¾

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

FXLuminaire.

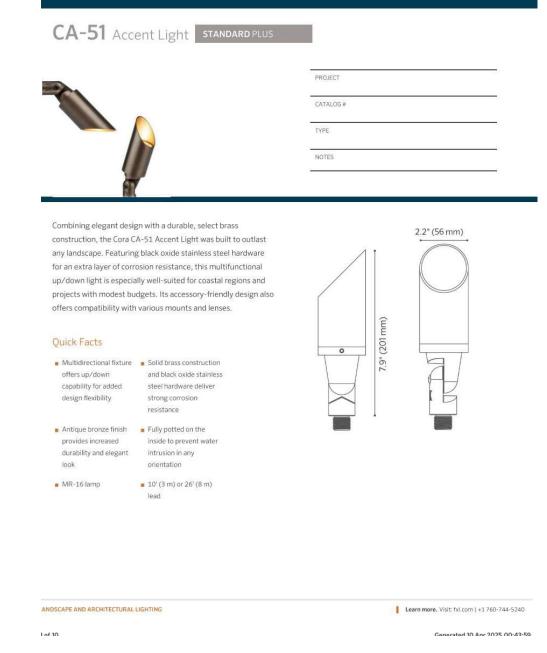


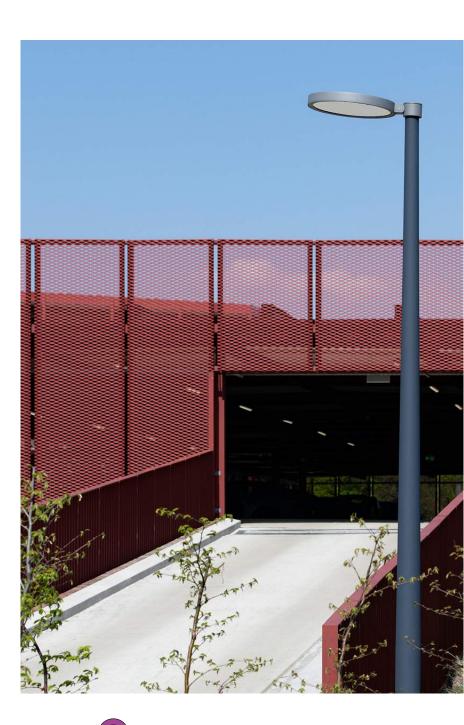
TREE UP LIGHT

Mounting Height TBD

∞ FESTOON LIGHT

Mounting Height 8-12'

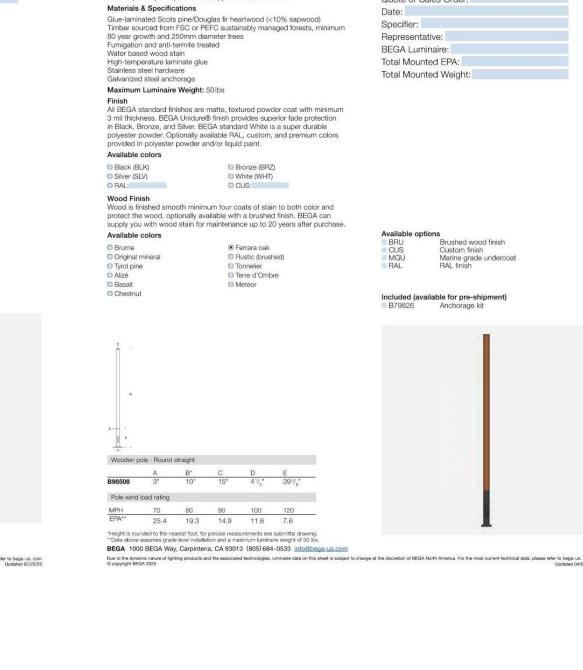




POLE LIGHT Height 7-9′



BEGA



Application
BEGA wooden poles soften the built environment by using natural materials of the highest quality. Compatible with pole-top luminaires that slip fit 3in.
O.D. tenon. CE Cerified, certificate 0679-CPR-0473. Poles specified

without pole tops require internal approval before release.

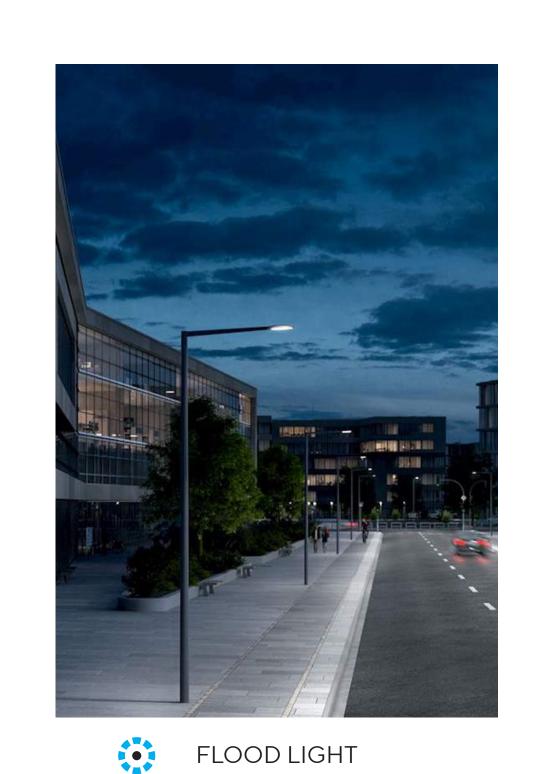
BEGA Pole:

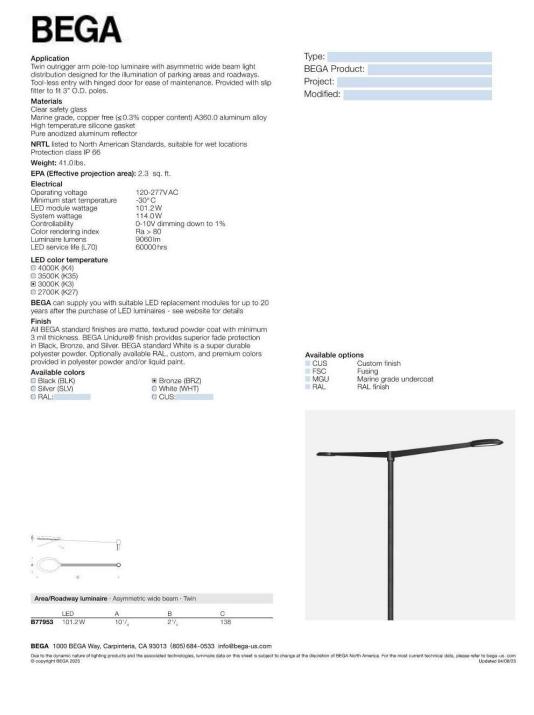














LED STRIP LIGHT

Mounting Height TBD





LA CUMBRE SOUTH HOMES

SHORTTERM BIKE PARKING

L8.01

SANTA BARBARA, CA

