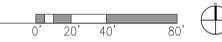


SHEET L1.0

1 PROJECT AREA



LAYOUT NOTES

The contractor shall verify all distances and dimensions in the field and bring any discrepancies to the attention of the Landscape Architect for a decision before proceeding with the work.

Contractor to take all necessary precautions to protect buildings and waterproof membranes from damage. Any damage caused by the Contractor to the Contractor's representatives during their activities shall be repaired at no cost to the Owner.

All written dimensions supersede all scaled dimensions and distances. Dimensions are shown from the face of the building wall, face of curb edge of walk, property line or centerline of column unless noted on the drawings.

All site survey, fencing and equipment design documentation is prepared by:
COAST Engineering & Survey Company

The Contractor is to verify the location of all-on site utilities before commencing with the work. The Contractor shall be responsible for the repair of any damage to utilities caused by the activities of the Contractor or the Contractor's representatives. All utilities shown on Landscape Drawings are for reference and coordination purposes only.

PROJECT INFORMATION

PARCEL SIZE:	5,227,200 SF
PROJECT TYPE:	AGRICULTURAL
LANDSCAPE AREA:	2,780 SF
TURF:	0 SF
LOW WATER USE:	2,780 SF
WATER PURVEYOR:	VISTA HILLS MUTUAL WATER COMPANY
WATER TYPE:	POTABLE

SHEET INDEX

L0.0	COVER SHEET
L1.0	LANDSCAPE PLAN
L1.1	DETAILS: PLANTING & IRRIGATION



PROJECT APPLICANT: JASON HILLENBRAND
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PROJECT ADDRESS: 5423 Rancho Santa Rita Road,
Lompoc, Santa Barbara County, CA
APN: 099-110-060

LANDSCAPE PLAN

REVISIONS:

NO.	DESCRIPTION	DATE
1	Planning Submittal	04.14.2021

IRRIGATION NOTES

- Point of connection for the irrigation system is at an existing 5000 gal water tank. Water tank is supplied by local water purveyor. Confirm size and static pressure at tank and report back to Landscape Architect. If available pressure is not adequate, provide separate line item cost to Owner to install a booster pump for the irrigation system. Verify location of backflow preventer, master control valves, controller and point of connection with Landscape Architect prior to installation.
- Provide allowance in bid for up to (3) drip valves to irrigate all new plantings indicated on plan.
- Install irrigation system per manufacturer's specifications, irrigation details, and local codes.
- The irrigation system shall be zoned according to microclimatic setting and plant requirements.
- Contractor to provide irrigation to ALL new plants. The contractor shall be responsible for making any and all adjustments to the irrigation system necessary to ensure 100% irrigation coverage of all planting areas.
- All local municipal and state laws, rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these specifications and their provisions shall be carried out by the contractor. In case of conflict between the specifications, drawings and / or code, the more stringent requirement shall prevail.
- The contractor shall verify the location of all existing utilities, structures and services before commencing work. The locations of utilities, structures and services show in these plans are approximate only. Any discrepancies between these plans and actual field conditions shall be reported to the Owner's representative.
- The Contractor shall obtain the pertinent engineering or architectural plans before beginning work.
- All piping installed under pathways or paved areas, through walls or footings shall be placed inside schedule 40 PVC sleeves of adequate size to allow free movement of the pipe in the sleeve. Do not place pipe under paving except where absolutely necessary.
- Install all valves in locking plastic valve boxes in groundcover area where it can be screened by plantings.
- Identify locations and flag on site for Landscape Architect's approval BEFORE excavating for installation.
- Do not trench within driplines of existing trees.
- Adjust controller run times and emitters to eliminate all runoff.
- Turn over all irrigation product manuals, irrigation product tools, and installation instructions to Owner at completion of project.
- Contractor shall guarantee to the Owner that the irrigation system is free from defects in materials and workmanship for a period of (1) year from completion of project.
- Test all pressure mainline under hydrostatic pressure of 150 pounds per square inch and prove watertight.
- Use Teflon tape for all threaded connections.
- Irrigation controller run times shall be adjusted to not allow any irrigation water overspray onto paved surfaces.
- Prior to project completion, provide Landscape Architect with full size as-built record drawings. Dimension from two (2) permanent points of reference, building corners, sidewalk, or road intersections, etc., the location of the following: connection to existing water lines, existing electrical power, ball valves, routing of sprinkler pressure lines (dimension max. 20' along routing), control valves, routing of control wiring, quick coupling or garden valves and other related equipment.
- Prior to project completion, install a reduced laminated controller chart inside controller box. The chart shall show the areas controlled by the automatic controller, colored coded for each station.
- Turn over all irrigation product manuals, irrigation product tools, and installation instructions to Owner at completion of project.
- Prior to backfilling trenches, test all pressure mainline under hydrostatic pressure of 150 pounds per square inch and prove watertight.
- The irrigation designer or landscape designer or landscape architect shall not be responsible under any circumstances for the quality or timeliness of performance of the work including but not limited to the installation of the backflow prevention assembly, mainline, laterals, valves, drip irrigation equipment, control wire, controllers and sensors (if applicable). The responsibility for same shall rest with the contractor performing the work.

OWNER'S RESPONSIBILITY

The Owner is responsible for the irrigation system to meet horticultural requirements and to insure that excessive soil saturation and / or soil erosion does not occur. The Owner is responsible for maintenance of the irrigation system. It is the Owner's responsibility to inspect the irrigation system periodically to insure that the system is operating efficiently and that all necessary repairs are made to protect the health, safety and welfare of the public.

GENERAL IRRIGATION NOTES

Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified devices. Check valves or anti-drain valves are required on all driplines where low-point drainage would occur. The certificate of completion shall be filled out and certified by the designer of the landscape plans, irrigation plans or the licensed landscape contractor for the project. An irrigation audit report shall be completed at the time of the final inspection.

PLANT LEGEND

SYMBOL	botanical name	common name	water use	qty.	size	spacing	estimated width x height at 5 years maturity
	<i>Lavandula x heterophylla</i>	Sweet Lavender	L	108	5 gal	5' o.c.	4' - 5' wide x 4' x 5' high

PLANTING NOTES

- Contractor shall confirm if gophers or ground squirrels exist on site. Provide optional price in bid for plants to be installed in gopher baskets. Wire for gopher baskets shall be gopher wire. Chicken wire is not acceptable.
- Contractor is responsible for finish grades and for fine grading required for surface drainage and uniformity to the satisfaction of the Landscape Architect. Advise Landscape Architect of drainage problems and make recommendations for solution.
- Contractor may not alter established existing drainage patterns without the knowledge and permission of the Landscape Architect.
- The Landscape Architect reserves the right to review all plant material at the nursery prior to delivery to job site. In lieu of nursery review the Landscape Architect may request photos and/or specifications of plant material to be provided prior to delivery.
- Landscape Architect reserves the right to refuse plants delivered to site that are substandard. Replacement plants are to be supplied by contractor at no additional cost to owner.
- Plant materials and installation to meet highest quality industry standard. Locate and secure all specified plants within two weeks of award of contract and show proof of to Landscape Architect in writing that plants have been secured. Notify Landscape Architect immediately of any plant sourcing difficulty.
- Contractor shall maintain all installed plants (on a weekly basis) for a period of 90 days from date of completion of installation.
- Failure to eradicate weeds and maintain areas may result in an extension of the maintenance period. Contractor shall guarantee all plant material for a period of 90 days from date of final completion and will replace dead plants and plants not in vigorous condition, without cost to the owner. After initial 90 day contractor maintenance period, Owner shall maintain the landscaping and (replace all dead plants) for a minimum of 5 years from date of final completion.
- Notify the Landscape Architect of intended planting schedule a minimum of 2 weeks prior to planting.
- Set out all plant materials as shown on plan. Final locations must be approved by the Landscape Architect prior to planting.
- Plant crown to be 2" above adjacent grade for 15 gallon and larger plants; 1" above adjacent grade or plants smaller than 15 gallon.
- All planting areas without headers to have shovel-cut edges.
- A minimum 3 inch layer of mulch shall be applied on all exposed soil surfaces of planting areas, except turf areas, creeping or rooting ground-covers or direct seeding applications where mulch is contraindicated.
- Contact Landscape Architect for a decision regarding proposed alternate plants or plant substitutions a minimum of 2 weeks prior to installation.
- Include clearing and grubbing in bid for areas to receive new plantings. Confirm any existing plants to be demolished with Landscape Architect prior to proceeding with demolition. Any existing plants to be removed shall have entire root system removed. Completely eradicate all weed growth or other visible or alleged invasive weeds from areas within project limits prior to installing planting.
- All plants delivered to the site must have legible identification tags.
- Provide and install bark mulch over all new planted areas. At flat areas, use Agromin ES-2 mulch. At slope areas, use Gonilla Hair mulch. Spread mulch evenly over all shrub and groundcover areas to a depth of 2" (two inches). Keep mulch away from plant stems.
- Submit mulch samples to Landscape Architect for approval prior to purchase and delivery.
- Take one soil sample from the project site. Send soil sample to Wallace Labs Soil Testing Laboratory(310-615-0116) for testing of suitability for California Climate Appropriate Plantings. Request that soils lab only provide recommendations for organic amendments and fertilizers are included in their reports. Make adjustments to the rate and analysis of fertilizer & amendments as recommended to provide a suitable backfill mix for planting. Notify the Landscape Architect of any potential problems which may result due to harmful substances found in the soil. Failure to act as specified may result in the contractor assuming financial responsibility for any damage to plants.

"I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OF THE MWEO."

SIGNATURE OF APPLICANT

DATE

AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE, AND SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

California AB 1881 / MWEO Compliance Notes

I have complied with the criteria of the State of California Water Conservation in Landscaping (AB 1881) and applied them accordingly for the efficient use of water in the irrigation design plan.

I have complied with the criteria of the MWEO and applied them accordingly for the efficient use of water in the irrigation design plan.

All irrigation emission devices will meet the criteria as set forth in MWEO Section 492.7(a)(1)(M) and shall be installed and operated according to the manufacturer's instructions and recommendations.

Slopes greater than 25% shall not be irrigated with an irrigation system with application rate exceeding 0.75 inches per hour unless an alternate technology is utilized and approved by the authority having jurisdiction.

A certificate of Completion in accordance with MWEO Section 492.9 will be submitted for review/approval by the Building and Safety Division prior to final occupancy of the project. The Certificate of Completion shall contain, at a minimum, the following:

Project Information
Certification by either the signer of the landscape design plan, the signer of the irrigation design plan, or the licensed landscape contractor that the landscape project has been installed per the approved Landscape Documentation Package (Notes: Where significant changes have been made in the field during installation, an "as-built" plan shall be included with the certification. A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes).

Irrigation scheduling parameters used to set the controller (see MWEO Section 492.10)

Landscape and irrigation maintenance schedule (see MWEO Section 492.11)

Irrigation audit report (see MWEO Section 492.12)

Soil analysis report (if not previously submitted with Landscape Documentation Package)

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (Eto)	41.1	Lompoc
Allowed ETAF	0.45	

Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (SF)	ETAF x Area	Estimated Total Water Use (ETWU)
REGULAR LANDSCAPE AREAS							
Hydrozone A: Lavender Hedge	0.3	DRIP	0.81	0.37	2,780.00	1,029.63	24,237.02
				Totals	2,780.00	1,029.63	
						ETWU Total	24,237.02
						(Maximum Allowed Water Allowance (MAWA))	59,905,378.98

MAWA (Maximum Allowed Water Allowance)							
Eto	Conversion	ETAF	Landscape	MAWA			
	Factor	(PF/IE)	Area (SF)				
41.1	0.62	0.45	5,224,200.00	59,905,378.98			

MAWA (annual gallons allowed) = Eto x .62 x (ETAF x LA) + (1-ETAF) X SLA

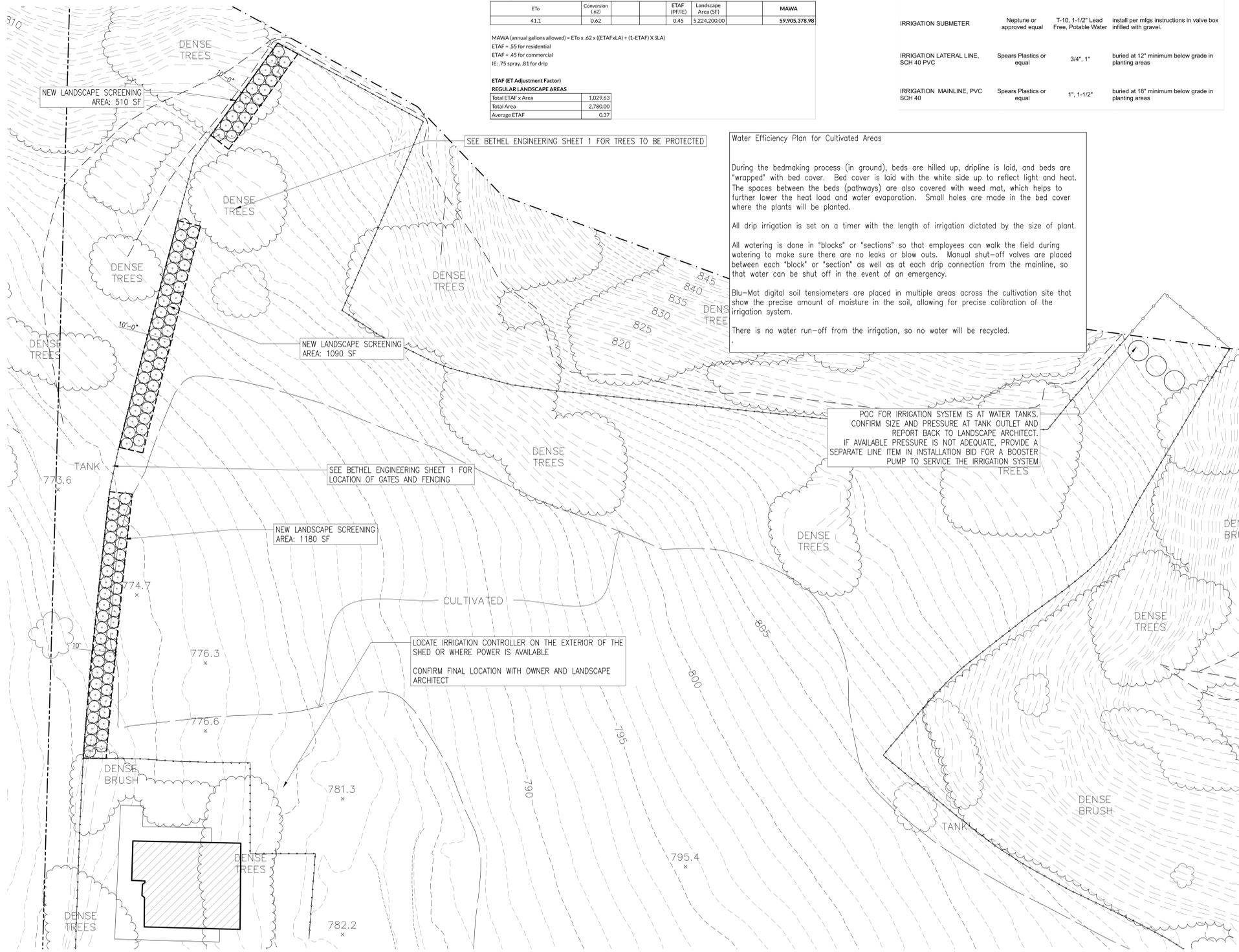
ETAF = .55 for residential

ETAF = .45 for commercial

IE: .75 spray, .81 for drip

ETAF (ET Adjustment Factor)

REGULAR LANDSCAPE AREAS							
Total ETAF x Area	1,029.63						
Total Area	2,780.00						
Average ETAF	0.37						



Water Efficiency Plan for Cultivated Areas

During the bedmaking process (in ground), beds are filled up, dripline is laid, and beds are "wrapped" with bed cover. Bed cover is laid with the white side up to reflect light and heat. The spaces between the beds (pathways) are also covered with weed mat, which helps to further lower the heat load and water evaporation. Small holes are made in the bed cover where the plants will be planted.

All drip irrigation is set on a timer with the length of irrigation dictated by the size of plant.

All watering is done in "blocks" or "sections" so that employees can walk the field during watering to make sure there are no leaks or blow outs. Manual shut-off valves are placed between each "block" or "section" as well as at each drip connection from the mainline, so that water can be shut off in the event of an emergency.

Blu-Mat digital soil tensiometers are placed in multiple areas across the cultivation site that show the precise amount of moisture in the soil, allowing for precise calibration of the irrigation system.

There is no water run-off from the irrigation, so no water will be recycled.

POC FOR IRRIGATION SYSTEM IS AT WATER TANKS. CONFIRM SIZE AND PRESSURE AT TANK OUTLET AND REPORT BACK TO LANDSCAPE ARCHITECT. IF AVAILABLE PRESSURE IS NOT ADEQUATE, PROVIDE A SEPARATE LINE ITEM IN INSTALLATION BID FOR A BOOSTER PUMP TO SERVICE THE IRRIGATION SYSTEM.

IRRIGATION EQUIPMENT			
Item Description	Manufacturer	Model #	Notes
GRID DRIP LAYOUT	Netafim	TLHCVXR5-18	see valve schedule for spacing - SEE SHEET L1.1 for installation details
MANUAL LINE FLUSH VALVE WITH INSERT INLET	Netafim	TL5OV	install at end of dripline
OPERATION INDICATOR SPIKE	Netafim	10-CV-01	install at end of dripline
LOW-FLOW ZONE KIT , 1" series 80 control valve, 3/4" disc filter, low flow pressure regulator 0.25 - 4.4 GPM range	Netafim	LVCZS8010075-LF	install in valve box located in planting beds
LOW-FLOW ZONE KIT , 1" series 80 control valve, 3/4" disc filter, low flow pressure regulator 4.5 - 17.5 GPM range	Netafim	LVC210075-HFHP	install in valve box located in planting beds
CONTROLLER Hunter Pro-C (6 stations)	Hunter	Hunter HCC	see valve schedule for valves, verify location onsite. Install in metal valve box
WEATHER SENSOR Hunter Solar-Sync, Wired	Hunter	SolarSync	wired to controller, see plan for installation location - required to conform with AB 1881
SHUTOFF - BALL VALVE	Nibco or equal	3/4, 1" Plastic Ball Valve	install before valve array
IRRIGATION SUBMETER	Neptune or approved equal	T-10, 1-1/2" Lead Free, Potable Water	install per mfgs instructions in valve box infilled with gravel.
IRRIGATION LATERAL LINE, SCH 40 PVC	Spears Plastics or equal	3/4", 1"	buried at 12" minimum below grade in planting areas
IRRIGATION MAINLINE, PVC SCH 40	Spears Plastics or equal	1", 1-1/2"	buried at 18" minimum below grade in planting areas

1 SCREENING PLAN



farmscope

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APN: 099-110-060

LANDSCAPE PLAN

REVISIONS:

DESCRIPTION	DATE
Planning Submittal	04.14.2021

PROJECT NAME: Rancho Santa Rita_Hillenbrand
 DATE ISSUED: 04.20.2021
 SCALE: as noted

SHEET NUMBER: **L1.0**
 SHEET TITLE: LANDSCAPE PLAN

