Ventura County,California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 03-23-2022
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RMAgis

County of Ventura
Mitigated Negative Declaration
PL20-0025 and PL20-0026
Attachment 1 - Aerial Map

0 25 50 Feet

RH

R. Sandefer Residence

Lot #1 - Upson Tract - Lake Sherwood

APN - 695-0-062-040 (no address)

Symbols & Abbreviations

- 1 — Keynote Item - See Drawing Sheets
- A — Window No. See Schedule
- 1 — Door No. See Schedule
- 3 — Revisions
- 100 — Room No. Plans and Sections
- 1 / A9.1 — Detail No. / Sheet No.
- A / A5.3 — Section Letter / Sheet No.
- 4 — 1 / A8.1 / 3 — 2 — Int. Elevation No. / Sheet No.

ABV	Above
ADJ	Adjacent
BB	Baseboard
BLKG	Blocking
BS	Base Shoe
BBST	Baseboard Stain Grade
C.J.	Ceiling Joist
C.L.	Center Line
CLG.	Ceiling
CLGTRM	Ceiling Trim
CLR	Color
COL	Column
CONC.	Concrete
CONT.	Continuous
CRPT	Carpet
CSG	Casing
CSGDR	Casing Door
CSGOP	Casing Opening
CSGSP	Casing Special
CSGWIN	Casing Window
CT	Ceramic Tile
CTFLR	Ceramic Tile Floor
CWN	Crown Moulding
CWNSP	Crown Moulding Special
CWNST	Crown Moulding Stain
D.F.	Douglas Fir
DOT	Dex-O-Tex (Decking System)
DPAV	Deck Pavers
DR	Door
EQ	Equal
EXIST	Existing
F.G.	Finish Grade
F.S.	Finish Surface
FIN.FLR.	Finish Floor
FLR.	Floor
F.O.C.	Face of Concrete
F.O.F.	Face of Framing
F.O.S.	Face of Stud
GLASENC	Glass Enclosure
GLAZ	Glazing
GYPBD	Gypsum Board
GYPCR	Gyp-Crete (Lt. Wt. Conc.)
HDWR	Hardware
HWD	Hardwood
MED	Medicine Cabinet
MIR	Mirror
MIRFR	Mirror Frame
MTL	Metal
N.I.C.	Not In Contract
PLYWD	Plywood
P.L.	Property Line
PNT	Paint
REQ'D	Required
SL	Sealant
SQFT	Square Feet
ST	Stain
STL	Steal
STN	Stone
STNFLR	Stone Floor
T.O.B.	Top of Beam
T.O.C.	Top of Concrete
T.O.W.	Top of Wall
TRM	Trim
TYP	Typical
U.N.O.	Unless Noted Otherwise
WD	Wood
W.I.C.	Woodworkers Institute of California
WIN	Window
WNSCB	Wainscot Base
WNSCM	Wainscot Moulding
WNSCR	Wainscot Chair Rail
WNSCT	Wainscot

Consultant Index

Structural Engineer
TBD

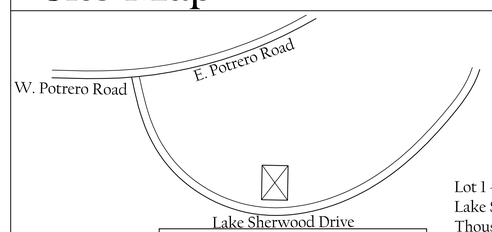
Civil Engineer
Hzayen Design Group, Inc.
360 Twilight Court, Camarillo CA 93012
(805) 233-7778

Soils Engineer
Heathcote Geotechnical
Soil Testing - Foundations-Inspection
1884 Eastman Ave., Suite 105, Ventura, CA 93003
(805) 644-9978

Mechanical, Plumbing & Electrical Engineers
TBD

Title 24 Energy Calculations
TBD

Site Map



Lot 1 - APN: 695-0-062-040
Lake Sherwood Drive
Thousand Oaks, Calif. 91361

County of Ventura
Mitigated Negative Declaration
PL20-0025 and PL20-0026
Attachment 2 - Plans for PL20-0025

Sheet Index

NOTE: ALL SHEETS LISTED IN THIS SECTION ARE PART OF THESE CONSTRUCTION DOCUMENTS, U.N.O. IF ANY SHEETS ARE MISSING FROM THESE DOCUMENT, NOTIFY CORONADO DESIGN GROUP PRIOR TO THE START OF ANY FORM OF CONSTRUCTION. SHEETS THAT ARE NOT LISTED AND ARE REFERRED TO IN THESE DOCUMENTS ARE NOT PART OF THESE CONSTRUCTION DOCUMENTS, U.N.O.

Square Feet

First Floor	2,331
Second Floor	2,220
Basement Floor	888
Garage	1,370
Decks	209
Total Habitable	5,439

Lot Coverage Calculation

Lot Size	=11,338.72
Lot Coverage	=2,585
Percentage	23%

Allowable Coverage per OS80
11,338.72 - 5,000 = 6338.72
6338.72 / 22.34 =283.8
2,500 + 283.8 =2,783.8
2,585 < 2,783.8 checks OK

Scope of Work:
New Single Family Dwelling Unit

Occupancy Classification:

Type of Construction: VB

Number of Sotries: 2 + Basement

Building Height - 25'-0" (Average)
Maximum Height - 25'-0"

Fire Hazard Severity Zone: Yes
FIRE SPRINKLERS REQUIRED (13D)
Provide automatic fire extinguishing system throughout

Contractor shall verify all field conditions for conformance to drawings before starting construction. All measurements are subject to verification by the Contractor and he shall notify Coronado Design Group of any discrepances prior to fabrication or construction.

Project:
R. Sandefer Residence
Lot #1
Lake Sherwood Dr.
Westlake Village,
Calif. 91361

Owner:

Designer:

Contractor:

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coronado design group
1014 S. Westlake Blvd. #14 185, Westlake Village, CA 91361
phone: (805) 262 2439 email: coronadodg@earthlink.net

Consultants:

Revisions:

Date:
Job No.:

Title Sheet

Sheet Title:
T.1
Sheet Number:

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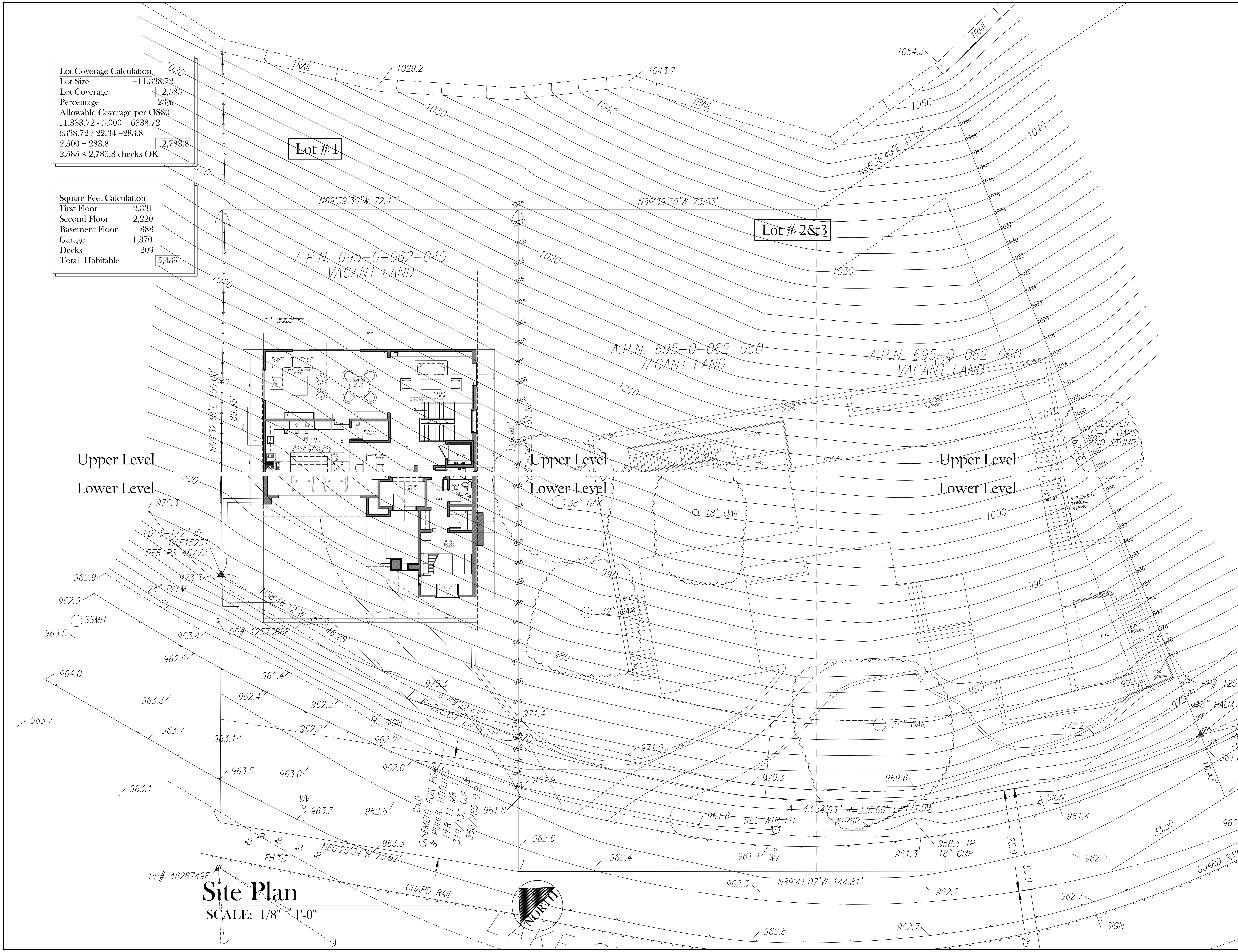

Site Plan

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

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Westlake Village,
Calif. 91361

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coronado design group
1014 S. Westlake Blvd. #14-185, Westlake Village, CA 91361
phone: (805) 262-2459 email: coronadodg@earthlink.net

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Revisions:

Date:

Job No.:

Site Plan

Sheet Title:

A1.1

Sheet Number:

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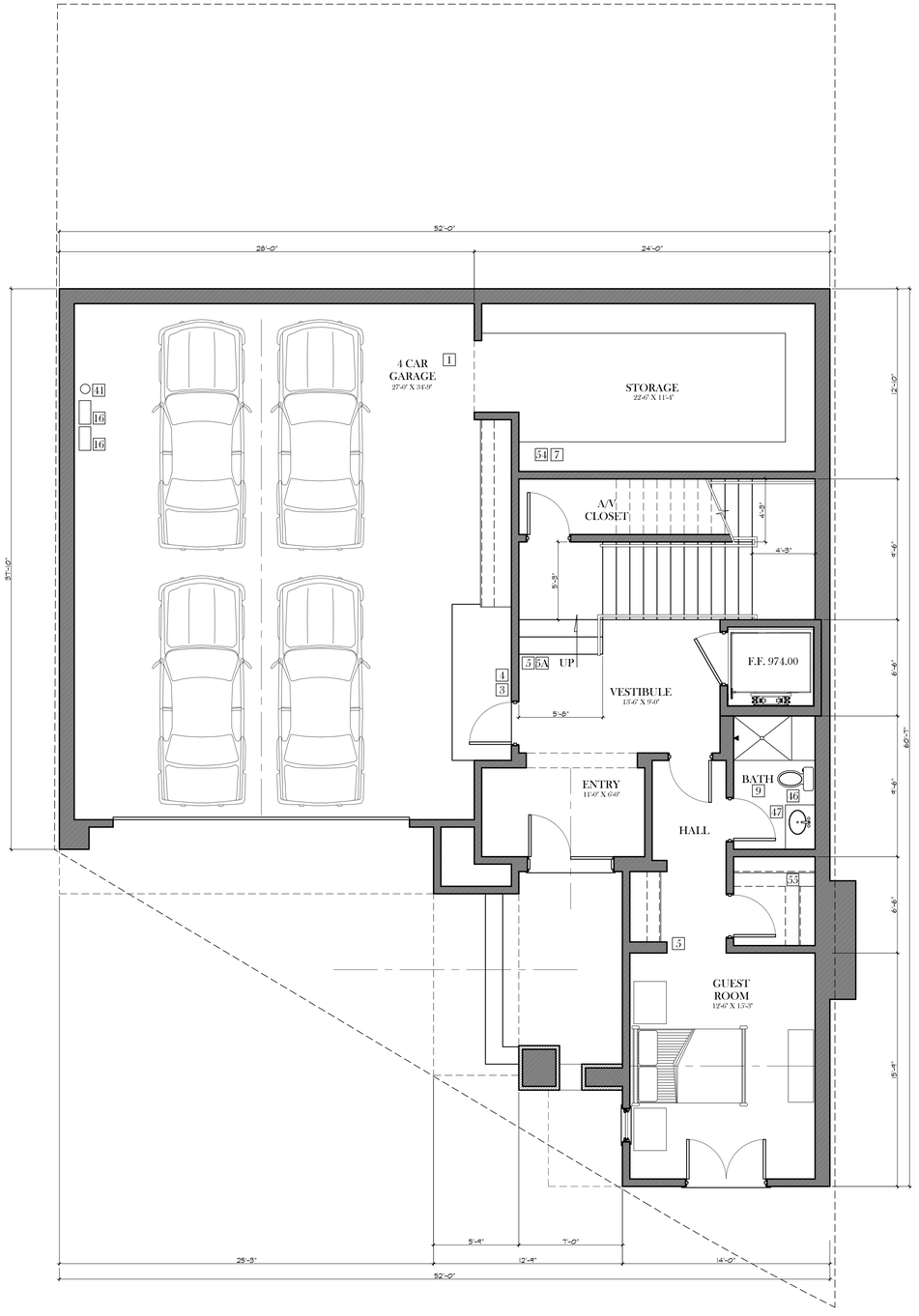

Basement Floor Plan

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

NORTH

NOTE:
SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AN SHALL BE INTERCONNECTED SO THAT WHEN ONE ALARM IS ACTIVATED ALL ALARMS WILL ACTIVATE.

BATHROOM EXHAUST FANS ARE PART OF A WHOLE HOUSE VENTILATION SYSTEM. HUMIDITY CONTROL NOT REQUIRED PER CGBC 4.506.1

NOTES

KEY NOTES:

NOTE: REFER TO "GENERAL NOTES" SHEETS FOR MORE INFORMATION. ALL PRODUCTS AND MATERIALS TO BE INSTALLED, PROTECTED, AND MAINTAINED IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS. CONTRACTOR IS RESPONSIBLE FOR ALL ITEMS FOR THIS PROJECT , INCLUDING, BUT NOT LIMITED TO:

1. PROVIDE 2- 5/8" TYPE "X" GYPSUM BOARD ON ALL GARAGE CEILING, POSTS AND BEAMS SUPPORTING DWELLING AND SHALL EXTEND FROM TOP OF CONCRETE TO, AND INCLUDING GARAGE CEILING. PROVIDE 1 - 5/8" TYPE "X" GYPSUM BOARD ON ALL GARAGE WALLS TO EXTEND FROM TOP OF CONCRETE TO CEILING.
2. SPECIAL CEILING CONDITION (SEE REFLECTED CEILING PLAN)
3. PROVIDE SELF-CLOSING DEVICE (SEE DOOR SCHEDULE)
4. GARAGE DOOR OPENER, PUSH BUTTON SHALL BE PRE-WIRED
5. (SD) PROVIDE STATE FIRE MARSHALL APPROVED SMOKE ALARMS (DETECTORS) AS SHOWN. DETECTORS SHALL BE HARDWIRED TO SEPARATE CIRCUITS WITH BATTERY BACKUP. DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM, HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM AND ON EACH STORY AND BASEMENT.
5A. (CM) CARBON MONOXIDE ALARMS SHALL BE INSTALLED AND LOCATED IN EACH AREA GIVING ACCESS TO A SLEEPING ROOM AND IN EACH STORY AND BASEMENT.
6. 30" X 20" ATTIC ACCESS HATCH - VERIFY WITH MECHANICAL PLANS
7. BUILT-IN CABINETRY. (SEE INTERIOR ELEVATIONS)
8. LOWER CABINETS WITH COUNTER + UPPER CABINETS - SEE INTERIORS
9. EXHAUST FAN CAPABLE OF PROVIDING TEN (10) COMPLETE AIR CHANGES PER HOUR (50 CFM MIN.)
10. RETURN AIR GRILLES. (SEE MECHANICAL PLANS)
11. DUCT SPACE- FIRE RATED PER CODE
12. WASHER. (VERIFY WITH OWNER)
13. DRYER - VENT TO OUTSIDE AIR. (VERIFY WOTH OWNER)
14. F.A.U. THERMOSTAT
15. PHONE PANEL-
16. WATER HEATER - TANKLESS - PROVIDE RE-CIRCULATION PUMP INSTALL HEATERS ON VIBRATIONS INSULATORS. VERIFY WITH TITLE 24 ENERGY CALCULATIONS.
17. ELECTRICAL SUB PANEL - SEE ELECTRICAL DRAWINGS
18. ACCESS PANEL TO BATHTUB TRAP, MECHANISM PER CODE. (VERIFY LOCATION)
19. N/A
20. PRE-FABRICATED FIREPLACE UNIT. SUPERIOR FIRE PLACE UL 127 ESR# 2542 SEE MODEL SPECIFICATIONS FOR SUPERIOR WRT455 SEE MODEL SPECIFICATIONS FOR FMI VG50H & VG42H
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22. VANITY CABINET- SEE INTERIOR ELEVATIONS.
23. TUB/SHOWER WITH TILE ON WALLS TO CEILING HEIGHT, UNLESS OTHERWISE NOTED. VERIFY WITH OWNER AND INTERIOR ELEVATIONS
24. SHOWER- CERAMIC TILE UNLESS OTHERWISE NOTED.
25. SOAP AND SHAMPOO NICHE SEE INTERIOR ELEVATIONS
26. BUILT-IN WHIRLOOL TUB - (VERIFY WITH OWNER) PROVIDE WOOD FRAMED PLATFORM WITH ACCESS TO MECHANISM AS REQUIRED BY MANUFACTURER. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
27. STEAM SHOWER- ENCLOSURE SHALL BE TEMPERED GLASS -SEE FINISH SCHEDULES
28. SINK WITH GARBAGE DISPOSAL (VERIFY WITH OWNER)
29. LAUNDRY SINK. (VERIFY WITH OWNER)
30. BAR SINK. (VERIFY WITH OWNER)
31. BUILT-IN WINE COOLER (VERIFY WITH OWNER)
32. BUILT-IN DISHWASHER. (VERIFY WITH OWNER)
33. PROVIDE A BUILT-IN WARMING DRAWER AREA
34. BUILT-IN CONVENTIONAL DOUBLE OVEN. (VERIFY WITH OWNER)
35. RECYCLING BIN. (VERIFY WITH OWNER)
36. PROVIDE A BUILT-IN MICROWAVE OVEN AREA. (VERIFY WITH OWNER)
37. BUILT-IN FREEZER. (VERIFY WITH OWNER)
38. BUILT-IN REFRIGERATOR / FREEZER. PROVIDE PURIFIED COLD WATER SUPPLY LINE TO ICEMAKER WITH RECESSED SHUT OFF VALVE. (VERIFY WITH OWNER)
39. COOKTOP / RANGE. (VERIFY WITH OWNER)
40. LINE OF EXHAUST HOOD ABOVE, VENT TO OUTSIDE AIR EXAUST FANS. VERIFY VENTING (50 CFM MIN.) WITH MANUFACTURER'S SPECIFICATIONS.
41. RE-CIRCULATION PUMP FOR TANKLESS WATERHEATERS
42. VACUM UNIT ATTACHED TO WALL, PER CODE
43. POLE AND SHELF - SEE INTERIOR ELEVATIONS - (VERIFY WITH OWNER)
44. TRASH ENCLOSURE WALL - SEE LANDSCAPE DRAWINGS
45. HARDSCAPE - SEE LANDSCAPE DRAWINGS
46. LOW FLOW TOILET (VERIFY WITH OWNER AND CODE)
47. LAVITORY WITH BASE CABINET (VERIFY WITH OWNER)
48. DRIP DRY - CERAMIC TILE TO CEILING, SHOWER PAN AND DRAIN
49. FLOOR DRAIN
50. EXTERIOR WOOD COLUMNS
51. MASTER BATHROOM TUB NITCH
52. BIDET (VERIFY WITH OWNER)
53. GAS KEY LOCATION - SEE INTERIOR ELEVATIONS, VERIFY LOCATION
54. FIVE EQUAL SHELVES- SEE INTERIOR DETAILS U.N.O.
55. DOUBLE SHELF AND POLE. SEE DETAILS U.N.O.
56. PROVIDE R-13 SOUND INSULATION AT WALLS INDICATED INSULATION REQUIRED BY TITLE 24 SHALL TAKE PRESIDENT
57. MIRROR - PROVIDE BACKING FOR ADEQUATE SUPPORT
58. BATHROOM TISSUE LOCATION AND SUPPORT
59. TOWEL RACK - PROVIDE BACKING FOR ADEQUATE SUPPORT
60. AUDIO/VIDEO RACK - PROVIDE ADEQUATE VENTILATION

BUILDING & SAFETY AND GENERAL FLOOR PLAN NOTES

1. DIMENSIONING
   - A. DO NOT SCALE DRAWINGS, REFER TO DIMENSIONS SHOWN.
   - B. VERIFY ALL EXISTING CONDITIONS AND INFORM DESIGNER OF ANY DISCREPANCY.
   - C. CONTACT DESIGNER FOR ANY MISSING DIMENSIONS OR INFORMATION.
   - D. DIMENSIONS OF THE FLOOR PLAN ARE SHOWN TO FACE OF STUD, OUTSIDE OF FOUNDATION WALL, AND FACE OF MASONRY WALLS, U.N.O.
2. INSULATION
   - A. INSULATION OF BUILDING ENVELOP SHALL BE CONTINUOUS. VERIFY R VALUES AND LOCATIONS WITH T-24
   - B. SOUND INSULATION SHALL BE MIN. R-13 AND INSTALLED AT SPECIFIED INTERIOR WALLS
3. FRAMING
   - A. ROUGH CARPENTER TO COORDINATE FRAMING LAYOUT WITH ELECTRICAL, PLUMBING AND MECHANICAL PLANS AND INFORM DESIGNER OF ANY DISCREPANCIES. ALL REQUIRED FURRING, SOFFITS AND CEILING JOISTS FOR VOLUME CEILINGS SHALL BE INCLUDED IN BID.
   - B. REFER TO BUILDING SECTIONS, INTERIOR ELEVATIONS, REFLECTED CEILING PLANS FOR VOLUME CEILINGS.
   - C. NON-STRUCTURAL FRAMING MAY NOT BE SHOWN ON STRUCTURAL PLANS. FRAMER TO REVIEW ALL DESIGN SHEETS FOR CLEAR UNDERSTANDING OF WORK TO BE INCLUDED IN BID.
   - D. ALL EXTERIOR AND INTERIOR STUDS SHALL BE 2 X 6 FRAMING OR MULTIPLE ROWS OF 2 X 6'S UNLESS OTHERWISE NOTED. SPACING AND SPECIFICATIONS PER STRUCTURAL ENGINEER.
   - E. CONTRACTOR TO COORDINATE FOUNDATION PLAN WITH FLOOR PLAN.
4. PROVIDE 40 LUMENS / WATT OR GREATER FOR GENERAL LIGHTING IN KITCHENS AND ROOMS WITH WATER CLOSETS.(FLUORESCENT) U.N.O. REFER TO ELECTRICAL DRAWINGS
5. PROVIDE ALL NECESSARY FUEL GAS SUPPLY LINES WITH SHUT-OFF VALVES TO ALL GAS FIRED OR OPERATED ITEMS (SEE MECHANICAL PLANS).
6. GAS COOKING APPLIANCES MUST HAVE AN INTERMITTENT IGNITED DEVICE.
7. SLEEPING ROOMS MUST HAVE A WINDOW FOR EMERGENCY EXIT, WITH SILL HEIGHT NOT OVER 44" ABOVE FLOOR, 24" CLEAR OPENING HEIGHT, AND 20" CLEAR OPENING WIDTH. VERIFY ALL ROUGH OPENING SIZE FOR WINDOWS AND DOORS WITH MANUFACTURER.
8. PLUMBING FIXTURES AND PLUMBING FITTING SHALL MEET THE STANDARDS NOTED BELOW: WATER CLOSETS= 1.28 GALLONS PER FLUSH MAX. URINALS=0.5 GALLONS PER FLUSH MAX. SHOWERHEADS= 2.0 GPM MAX. KITCHEN FAUCETS= 1.8 GPM MAX. LAVATORY FAUCETS= 1.5 GPM MAX
9. GLAZING SHALL BE TEMPERED IN HAZARDOUS LOCATIONS, SEE DOOR AND WINDOW SCHEDULES AND GENERAL NOTES GLAZING WITHIN A 24" ARC OF DOORWAY / GLAZING WITHIN 18" OF FLOOR / GLAZING IN SHOWER AND BATHTUB DOORS AND ENCLOSURES SHALL BE TEMPERED. GLAZING IN DOORS SHALL BE TEMPERED.
10. A. THE ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR FRONTAGE ROAD.
    - B. THE ADDRESS NUMBERS SHALL BE OF MINIMUM OF FOUR INCHES (4") IN HEIGHT.
    - C. THE ADRESS NUMBERS SHALL BE OF CONTRASTING COLOR TO THIER BACKGROUND. BRASS OR GOLD NUMBERS SHALL NOT BE POSITED.
    - D. PERMANENT ADDRESS NUMBERS SHALL BE PROVIDED ON THE MAILBOX OR ON A PERMANENT SIGN PR POST ADJACENT TO THE DRIVEWAY ENTRANCE OF A FLAG LOT.
11. PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT.
12. N/A
13. PROVIDE EMERGENCY EXIT DOOR OR WINDOW FROM BASEMENT AND /OR SLEEPING ROOM(S). NET CLEAR WINDOW OPENING AREA SHALL BE NOT LESS THAN 5.7 SQ FT. (821 SQ.IN.) MIN. NET WINDOW OPENING HEIGHT DIMENSION, 24" CLEAR. MIN. NET OPENING WIDTH DIMENSION, 20" CLEAR. FINISHED SILL HEIGHT MAX 44" ABOVE FLOOR

LEGEND

- 2 x 6 Stud Wall
- 2" - 3" Stone veneer
- Droped ceiling

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phone: (805) 262 2439 email: coronadosdg@earthlink.net

Consultants:

Revisions:

Date:
Job No.:

Basement Floor Plan

Sheet Title:

A1.2

Sheet Number:

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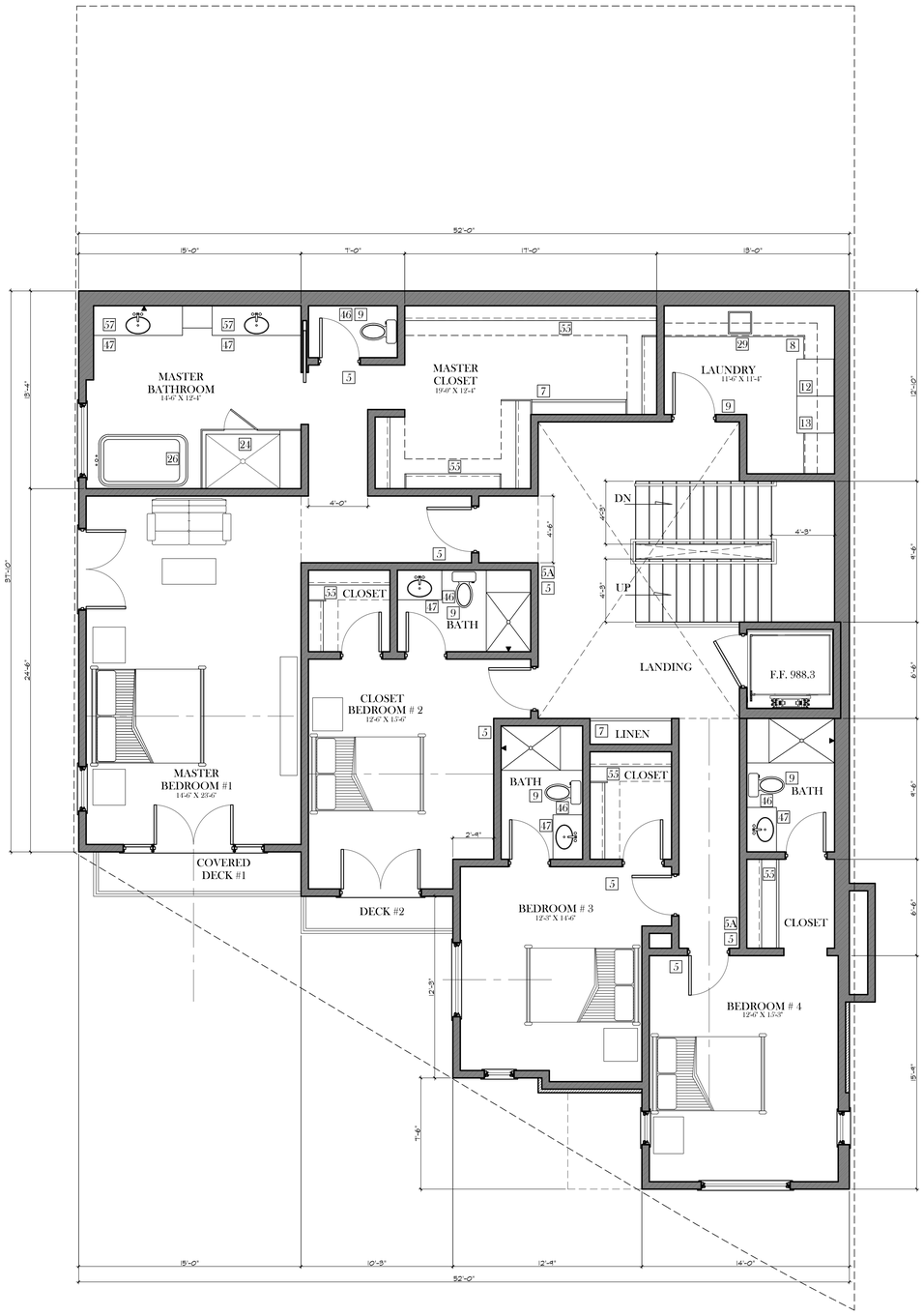

First Floor Plan

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

NORTH

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53. GAS KEY LOCATION - SEE INTERIOR ELEVATIONS, VERIFY LOCATION
54. FIVE EQUAL SHELVES- SEE INTERIOR DETAILS U.N.O.
55. DOUBLE SHELF AND POLE. SEE DETAILS U.N.O.
56. PROVIDE R-13 SOUND INSULATION AT WALLS INDICATED INSULATION REQUIRED BY TITLE 24 SHALL TAKE PRESIDENT
57. MIRROR - PROVIDE BACKING FOR ADEQUATE SUPPORT
58. BATHROOM TISSUE LOCATION AND SUPPORT
59. TOWEL RACK - PROVIDE BACKING FOR ADEQUATE SUPPORT
60. AUDIO/VIDEO RACK - PROVIDE ADEQUATE VENTILATION

BUILDING & SAFETY AND GENERAL FLOOR PLAN NOTES

1. DIMENSIONING
   A. DO NOT SCALE DRAWINGS, REFER TO DIMENSIONS SHOWN.
   B. VERIFY ALL EXISTING CONDITIONS AND INFORM DESIGNER OF ANY DISCREPANCY.
   C. CONTACT DESIGNER FOR ANY MISSING DIMENSIONS OR INFORMATION.
   D. DIMENSIONS OF THE FLOOR PLAN ARE SHOWN TO FACE OF STUD, OUTSIDE OF FOUNDATION WALL, AND FACE OF MASONRY WALLS, U.N.O.
2. INSULATION
   A. INSULATION OF BUILDING ENVELOP SHALL BE CONTINUOUS. VERIFY R VALUES AND LOCATIONS WITH T-24
   B. SOUND INSULATION SHALL BE MIN. R-13 AND INSTALLED AT SPECIFIED INTERIOR WALLS
3. FRAMING
   A. ROUGH CARPENTER TO COORDINATE FRAMING LAYOUT WITH ELECTRICAL, PLUMBING AND MECHANICAL PLANS AND INFORM DESIGNER OF ANY DISCREPANCIES. ALL REQUIRED FURRING, SOFFITS AND CEILING JOISTS FOR VOLUME CEILINGS SHALL BE INCLUDED IN BID.
   B. REFER TO BUILDING SECTIONS, INTERIOR ELEVATIONS, REFLECTED CEILING PLANS FOR VOLUME CEILINGS.
   C. NON-STRUCTURAL FRAMING MAY NOT BE SHOWN ON STRUCTURAL PLANS. FRAMER TO REVIEW ALL DESIGN SHEETS FOR CLEAR UNDERSTANDING OF WORK TO BE INCLUDED IN BID.
   D. ALL EXTERIOR AND INTERIOR STUDS SHALL BE 2 X 6 FRAMING OR MULTIPLE ROWS OF 2 X 6'S UNLESS OTHERWISE NOTED. SPACING AND SPECIFICATIONS PER STRUCTURAL ENGINGEER.
   E. CONTRACTOR TO COORDINATE FOUNDATION PLAN WITH FLOOR PLAN.
4. PROVIDE 40 LUMENS / WATT OR GREATER FOR GENERAL LIGHTING IN KITCHENS AND ROOMS WITH WATER CLOSETS.(FLUORESCENT) U.N.O. REFER TO ELECTRICAL DRAWINGS
5. PROVIDE ALL NECESSARY FUEL GAS SUPPLY LINES WITH SHUT-OFF VALVES TO ALL GAS FIRED OR OPERATED ITEMS (SEE MECHANICAL PLANS).
6. GAS COOKING APPLIANCES MUST HAVE AN INTERMITTENT IGNITED DEVICE.
7. SLEEPING ROOMS MUST HAVE A WINDOW FOR EMERGENCY EXIT, WITH SILL HEIGHT NOT OVER 44" ABOVE FLOOR, 24" CLEAR OPENING HEIGHT, AND 20" CLEAR OPENING WIDTH. VERIFY ALL ROUGH OPENING SIZE FOR WINDOWS AND DOORS WITH MANUFACTURER.
8. PLUMBING FIXTURES AND PLUMBING FITTING SHALL MEET THE STANDARDS NOTED BELOW: WATER CLOSETS= 1.28 GALLONS PER FLUSH MAX. URINALS=0.5 GALLONS PER FLUSH MAX. SHOWERHEADS= 2.0 GPM MAX. KITCHEN FAUCETS= 1.8 GPM MAX. LAVATORY FAUCETS= 1.5 GPM MAX.
9. GLAZING SHALL BE TEMPERED IN HAZARDOUS LOCATIONS, SEE DOOR AND WINDOW SCHEDULES AND GENERAL NOTES. GLAZING WITHIN A 24" ARC OF DOORWAY / GLAZING WITHIN 18" OF FLOOR / GLAZING IN SHOWER AND BATHTUB DOORS AND ENCLOSURES SHALL BE TEMPERED. GLAZING IN DOORS SHALL BE TEMPERED.
10. A. THE ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR FRONTAGE ROAD.
    B. THE ADDRESS NUMBERS SHALL BE OF MINIMUM OF FOUR INCHES (4") IN HEIGHT.
    C. THE ADRESS NUMBERS SHALL BE OF CONTRASTING COLOR TO THEIR BACKGROUND. BRASS OR GOLD NUMBERS SHALL NOT BE POLISTED.
    D. PERMANENT ADDRESS NUMBERS SHALL BE PROVIDED ON THE MAILBOX OR ON A PERMANENT SIGN PR POST ADJACENT TO THE DRIVEWAY ENTRANCE OF A FLAG LOT.
11. PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT.
12. N/A
13. PROVIDE EMERGENCY EXIT DOOR OR WINDOW FROM BASEMENT AND /OR SLEEPING ROOM(S). NET CLEAR WINDOW OPENING AREA SHALL BE NOT LESS THAN 5.7 SQ FT. (821 SQ.IN.) MIN. NET WINDOW OPENING HEIGHT DIMENSION, 24" CLEAR. MIN. NET OPENING WIDTH DIMENSION, 20" CLEAR. FINISHED SILL HEIGHT MAX 44" ABOVE FLOOR

LEGEND

- 2 x 6 Stud Wall
- 2" - 3" Stone veneer
- Droped ceiling

Contractor shall verify all field conditions for conformance to drawings before starting construction. All measurements are subject to verification by the Contractor and he shall notify Coronado Design Group of any discrepances prior to fabrication or construction.

Project:

R. Sandefer Residence
Lot #1
Lake Sherwood Dr.
Westlake Village,
Calif. 91361

Owner:

Designer:

Contractor:

These drawings are to be considered preliminary and are not approved for construction until Government Agencies have deemed this complete set as Permitted for Construction. Signatures above by Owner, Designer and Contractor indicates a complete review and acknowledgement of the scope, content and conditions as set forth in these Construction Documents.

coronado design group
1014 S. Westlake Blvd. #14 185, Westlake Village, CA 91361
phone (805) 262 2459 email: coronadosdg@earthlink.net

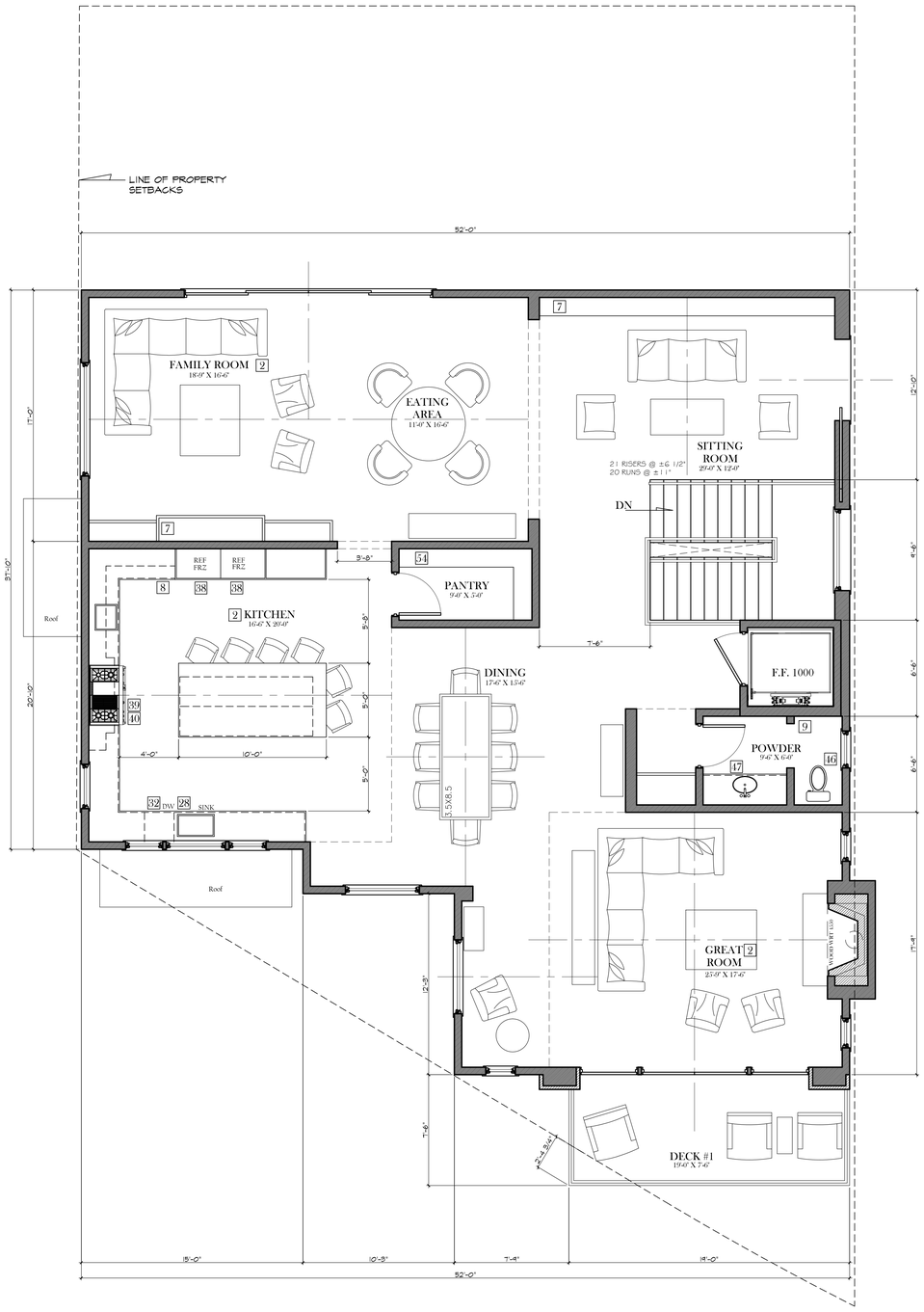
Consultants:

Revisions:

Date:
Job No.:
First Floor Plan
Sheet Title:
A1.3
Sheet Number:

Lot Coverage Calculation	
Lot Size	=11,338.72
Lot Coverage	=2,585
Percentage	23%
Allowable Coverage per OS80	
11,338.72 - 5,000 = 6338.72	
6338.72 / 22.34 =283.8	
2,500 + 283.8	=2,783.8
2,585 < 2,783.8 checks OK	

Square Feet Calculation	
First Floor	2,331
Second Floor	2,220
Basement Floor	888
Garage	1,370
Decks	209
Total Habitable	5,439



Second FLoor Plan

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

NORTH

NOTE:
SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AN SHALL BE INTERCONNECTED SO THAT WHEN ONE ALARM IS ACTIVATED ALL ALARMS WILL ACTIVATE.

BATHROOM EXHAUST FANS ARE PART OF A WHOLE HOUSE VENTILATION SYSTEM.
HUMIDITY CONTROL NOT REQUIRED PER CGBC 4.506.1

NOTES

KEY NOTES:

NOTE: REFER TO 'GENERAL NOTES' SHEETS FOR MORE INFORMATION. ALL PRODUCTS AND MATERIALS TO BE INSTALLED, PROTECTED, AND MAINTAINED IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS. CONTRACTOR IS RESPONSIBLE FOR ALL ITEMS FOR THIS PROJECT , INCLUDING, BUT NOT LIMITED TO:

1. PROVIDE 2- 5/8" TYPE 'X' GYPSUM BOARD ON ALL GARAGE CEILING, POSTS AND BEAMS SUPPORTING DWELLING AND SHALL EXTEND FROM TOP OF CONCRETE TO, AND INCLUDING GARAGE CEILING. PROVIDE 1 - 5/8" TYPE 'X' GYPSUM BOARD ON ALL GARAGE WALLS TO EXTEND FROM TOP OF CONCRETE TO CEILING.
2. SPECIAL CEILING CONDITION (SEE REFLECTED CEILING PLAN)
3. PROVIDE SELF-CLOSING DEVICE (SEE DOOR SCHEDULE)
4. GARAGE DOOR OPENER, PUSH BUTTON SHALL BE PRE-WIRED
5. (SD) PROVIDE STATE FIRE MARSHALL APPROVED SMOKE ALARMS (DETECTORS) AS SHOWN. DETECTORS SHALL BE HARDWIRED TO SEPARATE CIRCUITS WITH BATTERY BACKUP. DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM, HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM AND ON EACH STORY AND BASEMENT.
5A. (CM) CARBON MONOXIDE ALARMS SHALL BE INSTALLED AND LOCATED IN EACH AREA GIVING ACCESS TO A SLEEPING ROOM AND IN EACH STORY AND BASEMENT.
6. 30" X 20" ATTIC ACCESS HATCH - VERIFY WITH MECHANICAL PLANS
7. BUILT-IN CABINETRY. (SEE INTERIOR ELEVATIONS)
8. LOWER CABINETS WITH COUNTER + UPPER CABINETS - SEE INTERIORS
9. EXHAUST FAN CAPABLE OF PROVIDING TEN (10) COMPLETE AIR CHANGES PER HOUR (50 CFM MIN.)
10. RETURN AIR GRILLES. (SEE MECHANICAL PLANS)
11. DUCT SPACE- FIRE RATED PER CODE
12. WASHER. (VERIFY WITH OWNER)
13. DRYER - VENT TO OUTSIDE AIR. (VERIFY WOTH OWNER)
14. F.A.U. THERMOSTAT
15. PHONE PANEL-
16. WATER HEATER - TANKLESS - PROVIDE RE-CIRCULATION PUMP INSTALL HEATERS ON VIBRATIONS INSULATORS. VERIFY WITH TITLE 24 ENERGY CALCULATIONS.
17. ELECTRICAL SUB PANEL - SEE ELECTRICAL DRAWINGS
18. ACCESS PANEL TO BATHTUB TRAP, MECHANISM PER CODE. (VERIFY LOCATION)
19. N/A
20. PRE-FABRICATED FIREPLACE UNIT. SUPERIOR FIRE PLACE UL 127 ESR# 2542 SEE MODEL SPECIFICATIONS FOR SUPERIOR WRT455 SEE MODEL SPECIFICATIONS FOR FMI VG50H & VG42H
21. RECESSED MIRRORED MEDICINE CABINET. SEE INTERIOR ELEVATIONS
22. VANITY CABINET- SEE INTERIOR ELEVATIONS.
23. TUB/SHOWER WITH TILE ON WALLS TO CEILING HEIGHT, UNLESS OTHERWISE NOTED. VERIFY WITH OWNER AND INTERIOR ELEVATIONS
24. SHOWER- CERAMIC TILE UNLESS OTHERWISE NOTED.
25. SOAP AND SHAMPOO NICHE SEE INTERIOR ELEVATIONS
26. BUILT-IN WHIRLOOL TUB - (VERIFY WITH OWNER) PROVIDE WOOD FRAMED PLATFORM WITH ACCESS TO MECHANISM AS REQUIRED BY MANUFACTURER. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
27. STEAM SHOWER- ENCLOSURE SHALL BE TEMPERED GLASS -SEE FINISH SCHEDULES
28. SINK WITH GARBAGE DISPOSAL (VERIFY WITH OWNER)
29. LAUNDRY SINK. (VERIFY WITH OWNER)
30. BAR SINK. (VERIFY WITH OWNER)
31. BUILT-IN WINE COOLER (VERIFY WITH OWNER)
32. BUILT-IN DISHWASHER. (VERIFY WITH OWNER)
33. PROVIDE A BUILT-IN WARMING DRAWER AREA
34. BUILT-IN CONVENTIONAL DOUBLE OVEN. (VERIFY WITH OWNER)
35. RECYCLING BIN. (VERIFY WITH OWNER)
36. PROVIDE A BUILT-IN MICROWAVE OVEN AREA. (VERIFY WITH OWNER)
37. BUILT-IN FREEZER. (VERIFY WITH OWNER)
38. BUILT-IN REFRIGERATOR / FREEZER. PROVIDE PURIFIED COLD WATER SUPPLY LINE TO ICEMAKER WITH RECESSED SHUT OFF VALVE. (VERIFY WITH OWNER)
39. COOKTOP / RANGE. (VERIFY WITH OWNER)
40. LINE OF EXHAUST HOOD ABOVE - VENT TO OUTSIDE AIR EXAUST FANS. VERIFY VENTING (50 CFM MIN.) WITH MANUFACTURER'S SPECIFICATIONS.
41. RE-CIRCULATION PUMP FOR TANKLESS WATERHEATERS
42. VACUM UNIT ATTACHED TO WALL, PER CODE
43. POLE AND SHELF - SEE INTERIOR ELEVATIONS - (VERIFY WITH OWNER)
44. TRASH ENCLOSURE WALL - SEE LANDSCAPE DRAWINGS
45. HARDSCAPE - SEE LANDSCAPE DRAWINGS
46. LOW FLOW TOILET (VERIFY WITH OWNER AND CODE)
47. LAVITORY WITH BASE CABINET (VERIFY WITH OWNER)
48. DRIP DRY - CERAMIC TILE TO CEILING, SHOWER PAN AND DRAIN
49. FLOOR DRAIN
50. EXTERIOR WOOD COLUMNS
51. MASTER BATHROOM TUB NITCH
52. BIDET (VERIFY WITH OWNER)
53. GAS KEY LOCATION - SEE INTERIOR ELEVATIONS, VERIFY LOCATION
54. FIVE EQUAL SHELVES- SEE INTERIOR DETAILS U.N.O.
55. DOUBLE SHELF AND POLE. SEE DETAILS U.N.O.
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   - E. CONTRACTOR TO COORDINATE FOUNDATION PLAN WITH FLOOR PLAN.
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5. PROVIDE ALL NECESSARY FUEL GAS SUPPLY LINES WITH SHUT-OFF VALVES TO ALL GAS FIRED OR OPERATED ITEMS (SEE MECHANICAL PLANS).
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11. PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT.
12. N/A
13. PROVIDE EMERGENCY EXIT DOOR OR WINDOW FROM BASEMENT AND /OR SLEEPING ROOM(S). NET CLEAR WINDOW OPENING AREA SHALL BE NOT LESS THAN 5.7 SQ FT. (821 SQ.IN.) MIN. NET WINDOW OPENING HEIGHT DIMENSION, 24" CLEAR. MIN. NET OPENING WIDTH DIMENSION, 20" CLEAR. FINISHED SILL HEIGHT MAX 44" ABOVE FLOOR

LEGEND

- 2 x 6 Stud Wall
- 2" - 3" Stone veneer
- Droped ceiling

Contractor shall verify all field conditions for conformance to drawings before starting construction. All measurements are subject to verification by the Contractor and he shall notify Coronado Design Group of any discrepances prior to fabrication or construction.

Project:

R. Sandefer Residence
Lot #1
Lake Sherwood Dr.
Westlake Village,
Calif. 91361

Owner:

Designer:

Contractor:

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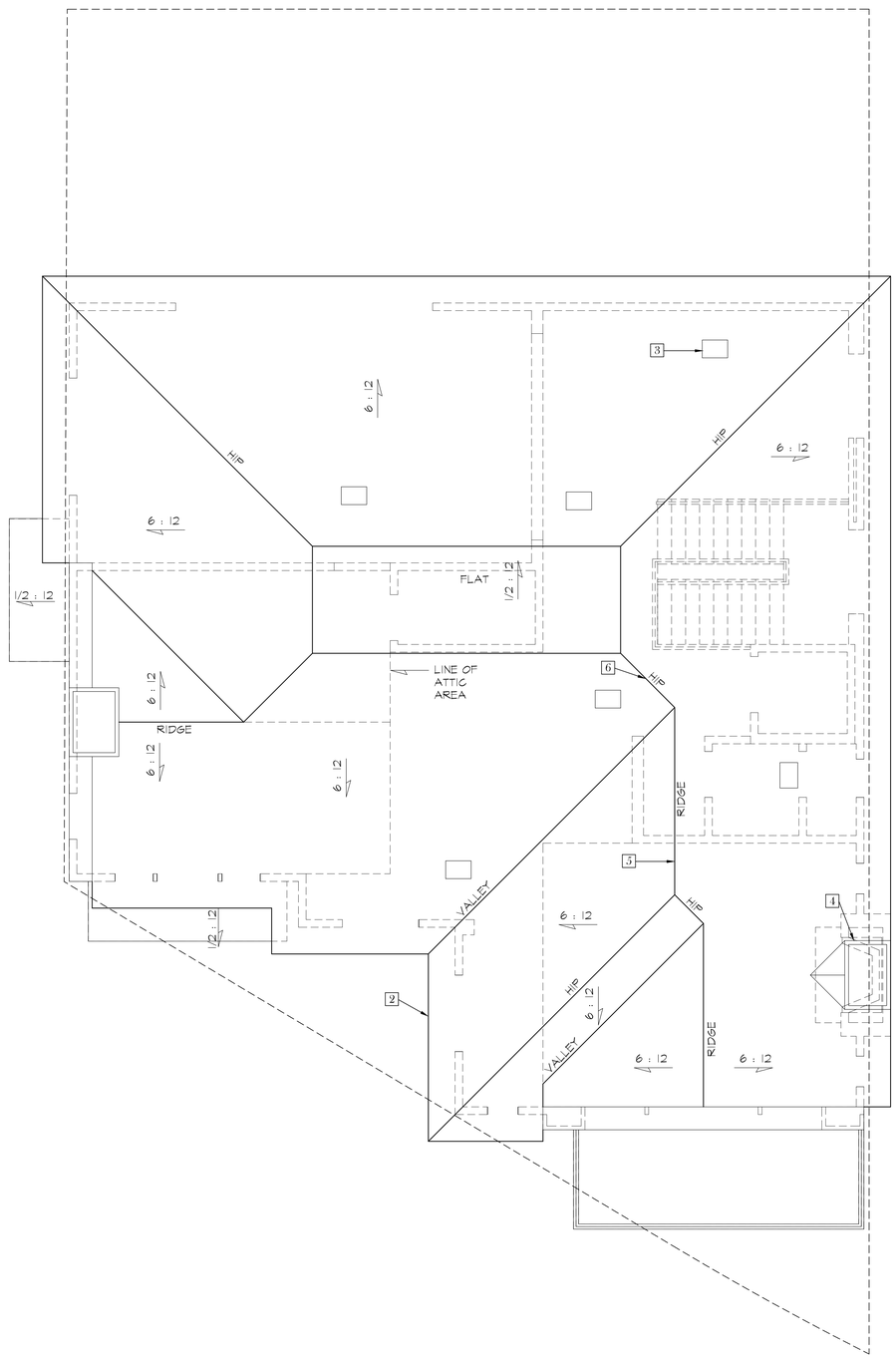
coronado design group
1014 S. Westlake Blvd. #14 185, Westlake Village, CA 91361
phone (805) 262.2459 email: coronadosdg@earthlink.net

Consultants:

Revisions:

Date:
Job No.:
Second Floor Plan
Sheet Title:
A1.4
Sheet Number:



Roof Plan

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

NORTH

KEY NOTES:

NOTE: REFER TO 'GENERAL NOTES' SHEETS FOR MORE INFORMATION. ALL PRODUCTS AND MATERIALS TO BE INSTALLED, PROTECTED, AND MAINTAINED IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS. CONTRACTOR IS RESPONSIBLE FOR ALL ITEMS FOR THIS PROJECT , INCLUDING, BUT NOT LIMITED TO:

1. CONCRETE SHAKE ROOF TILE -LIFETILE I.C.B.O. # ER2656 CLASS " A " ROOF
2. G.I. GUTTER AND SPOUT - SEE FINISH SCHEDULE
3. G.I. ROOF VENT - SEE TABULATION, FINISH SCHEDULE AND MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS FOR MORE INFORMATION O'HAGIN ROOF VENT MODEL NO. S0043 SBCCI - ICC-ES 9650A
4. CHIMNEY CAP - SEE DETAILS
5. RIDGE
6. HIP
7. VALLEY
8. G.I. CRICKET
9. N/A
10. DECK BELOW - SEE FINISH FLOOR PLAN

BUILDING & SAFETY AND GENERAL ROOF PLAN NOTES

1. DIMENSIONING
   - A. DO NOT SCALE DRAWINGS, REFER TO DIMENSIONS SHOWN.
   - B. VERIFY ALL EXISTING CONDITIONS AND INFORM DESIGNER OF ANY DISCREPANCY.
   - C. CONTACT DESIGNER FOR ANY MISSING DIMENSIONS OR INFORMATION.
2. ROOF SLOPE
   - A. ROOF SLOPES ARE SHOWN DIRECTLY ON ROOF PLAN DRAWING.
   - B. ALL FLAT ROOFS AND BALCONIES SHALL SLOPE A MINIMUM OF 2% TOWARD DRAINS, U.N.O.
   - C. WATER SHALL NOT BE ALLOWED TO PUDDLE ON ANY PART OF THE ROOF AND NO OBSTACLE SHALL PREVENT WATER TO FLOW TO DRAINS.
3. ROOFING
   - A. ALL ROOFING TO BE BUILT-UP CLASS "A" & "S1" CODE APPROVED SEE FINISH SCHEDULE
4. GUTTERS AND ROOF DRAINS
   - A. GUTTERS SHALL BE PROVIDED WITH 5/8" EXPANSION JOINTS EVERY 30 FEET MAXIMUM.
   - B. GUTTERS SHALL SLOPE 1/16" PER FOOT TOWARD RAIN WATER SPOUTS, U.N.O.
   - C. UNLESS SPECIFIED OTHERWISE, RAIN WATER LEADERS ARE EXPOSED AND LOCATION IS SHOWN ON ROOF PLAN.
   - D. DOWNSPOUTS AT FLAT ROOFS SHALL BE A MINIMUM OF 3" DIAMETER WITH OVERFLOW DRAINS.
   - E. PROVIDE DOME WIRE BASKET AT EACH RAIN WATER LEADER AND ROOF DRAIN.
   - F. ROOF DAINAGE TO BE CONNECTED TO EXISTING CITY APPROVED DRAINAGE DEVICE. ALL RAIN WATER TO BE DIRECTED TO STREET OR APPROVED OUTLET.
5. ROOF PENETRATION
   - A. VENTS AT FLAT ROOF AND ROOF STACKS SHALL PROJECT ABOVE ROOF BY THE MINIMUM DISTANCE REQUIRED BY APPLICABLE CODES AND SHALL BE LOCATED IN AREAS NOT VISIBLE FROM STREET. EXACT LOCATION TO BE COORDINATED WITH DESIGNER PRIOR TO INSTALLATION.
   - B. ALL VENTS AND ROOF STACKS TO HAVE RAIN PROTECTION CAPS.
   - C. DESIGNER TO APPROVE FINISH COLOR
6. ROOF VENTS
   - A. ROOF VENTILATION TYPICAL THROUGHOUT. OPENINGS SHALL BE COVERED WITH CORROSIVE-RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4" IN DIMENSION. ATTIC VENTS ARE TO BE LOCATED NO LESS THAN 36" MEASURED VERTICALLY FROM EAVES OR RAKES. VERTICAL FACE OF VENTS SHALL BE PLUMB, HORIZONTAL TOP OF VENT SHALL BE PLUMB, TYPICAL. SEE TYPICAL DETAIL. SEE MECHANICAL PLANS FOR MORE INFORMATION.

NOTE: SEE FINISH SCHEDULES FOR MATERIAL SPECIFICATIONS

VENT TABULATION

O'hagins Low profile - Model flat to match roof shake color
Model No: #5041300000 Flat SBCCI - ICC-ES 9650A
Net free area for #5041300000 = 98.75 per vent.

ATTIC SPACE - OVER SECOND FLOOR
1,215 SQFT / 300 SQIN = 584 SQIN OF AREA NEEDED

= 6 VENTS REQUIRED
3 PLACED HIGH & 3 PLACED LOW

Provide ventilation as required for all HVAC units.

NOTE: ATTIC VENTS LOCATED ON THE LOW PORTION OF THE ROOF SHALL BE AT A MIN. THREE FEET ABOVE EAVE. R 806.2 EXCEPTION

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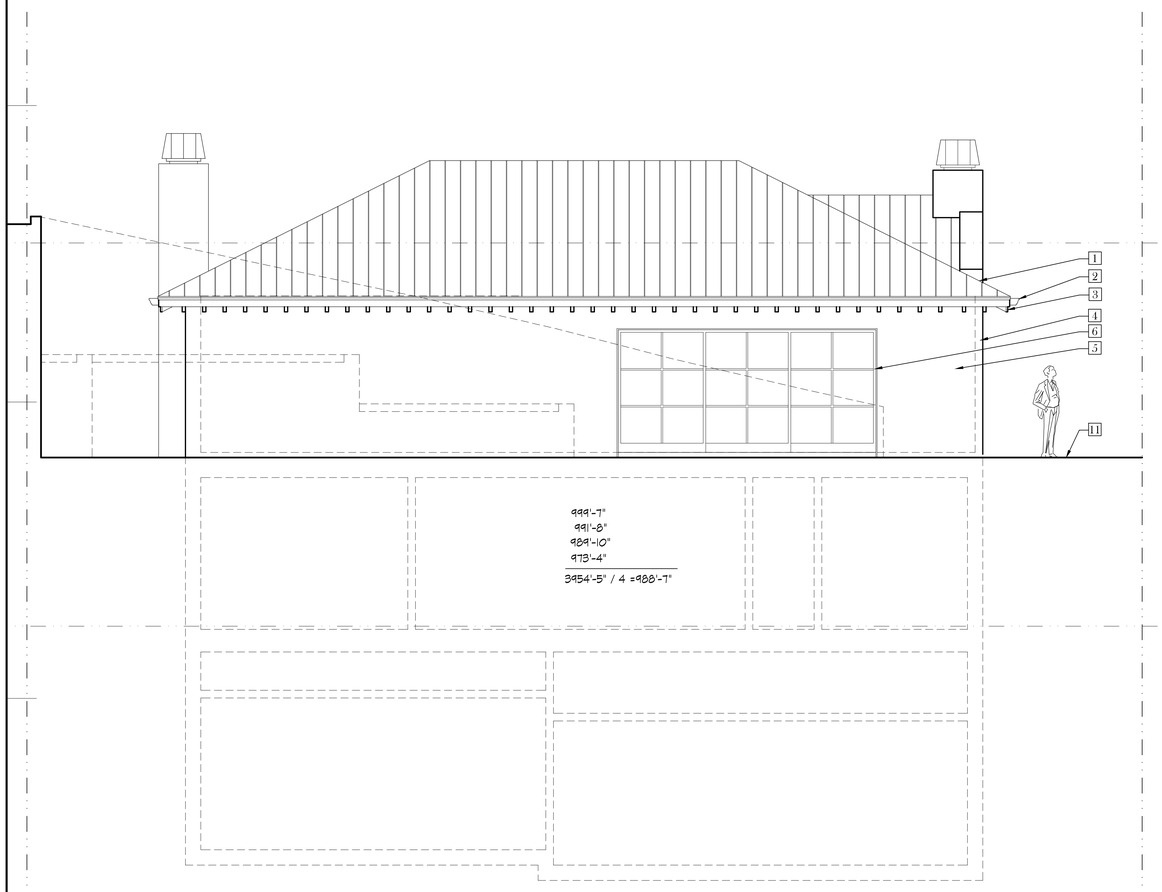

Rear Elevation - North

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

Front Elevation - South

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

NOTES

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1. CONCRETE ROOF SHAKE - SEE ROOF PLAN FOR SPECIFICATIONS
2. G.I. DOWN SPOUT & GUTTER. SEE FINISH SCHEDULE, DETAILS, ROOF PLAN AND ELEVATIONS FOR LOCATIONS AND CONFIGURATIONS OF GUTTERS AND DOWN SPOUT. PROVIDE A SPLASH BLOCK AT ALL DOWNSPOUTS AND CONDUCT WATER TO STREET VIE A NON-EROSIVE DEVISE, IF CALLED OUT ON SITE PLAN
3. PAINTED WOOD EAVE - SEE DETAILS
4. MILLED WOOD TRIM AT BUILDING CORNERS AND DOOR & WINDOW SURROUNDS.
5. HARDIE PLANK SIDING ICC-ESR 2290
6. ALUMINUM CLAD DOORS & WINDOWS- SEE SCHEDULE FOR SIZES.
7. RAILS AND GUARDRAILS SHALL BE A MINIMUM OF 42" ABOVE FINISH SURFACE UNLESS NOTED OTHERWISE HANDRAILS TO BE A MINIMUM OF 34" AND A MAXIMUM OF 38" ABOVE FINISH SURFACE UNLESS NOTED OTHERWISE. PICKETS SHALL BE SPACED SO AS A 4" DIA. SPHERE CANNOT PASS.
8. CULTURED STONE VENEER - 2" - 3" THICK.
9. SITE RETAINING WALLS - SEE CIVIL PLANS FOR MORE INFORMATION.
10. U.L. APPROVED SPARK ARRESTORS #UL 103
    NOTE: ALL CHIMNEYS SHALL TERMINATE NOT LESS THAN 2'-0" ABOVE THE HIGHEST POINT OF ROOF WITH IN 10'-0" OF CHIMNEY.
    METAL CHIMNEY CAP AND SHROUD - SEE DETAILS AND FABRICATORS SPECIFICATIONS FOR MORE INFORMATION
11. FINISH GRADE- SEE LANDSCAPE PLANS AND GRADING PLANS FOR INFORMATION. ALSO SEE ELEVATIONS FOR HIGHT LIMITS AND REFERENCE POINTS
- T. TEMPERED GLAZING - GLAZING WITHIN A 24" ARC OF THE DOORWAY / GLAZING WITHIN 18" OF FLOOR / GLAZING IN SHOWER AND BATHTUB DOORS AND ENCLOSURES SHALL BE TEMERED. GLAZING IN DOORS SHALL BE TEMPERED

BUILDING & SAFETY AND GENERAL ELEVATION NOTES

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   - A. DO NOT SCALE DRAWINGS, REFER TO DIMENSIONS SHOWN.
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2. CONTRACTOR TO VERIFY BUILDING HIEGHT PRIOR TO CONSTRUCTION INFORM DESIGNER OF ANY DISCREPENCIES.
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Project:

R. Sandefer Residence
Lot #1
Lake Sherwood Dr.
Westlake Village,
Calif. 91361

Owner:

Designer:

Contractor:

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coronado design group
104 S. Westlake Blvd. #14-185, Westlake Village, CA 91361
phone: (805) 262-2459 email: coronadodg@earthlink.net

Consultants:

Revisions:

- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

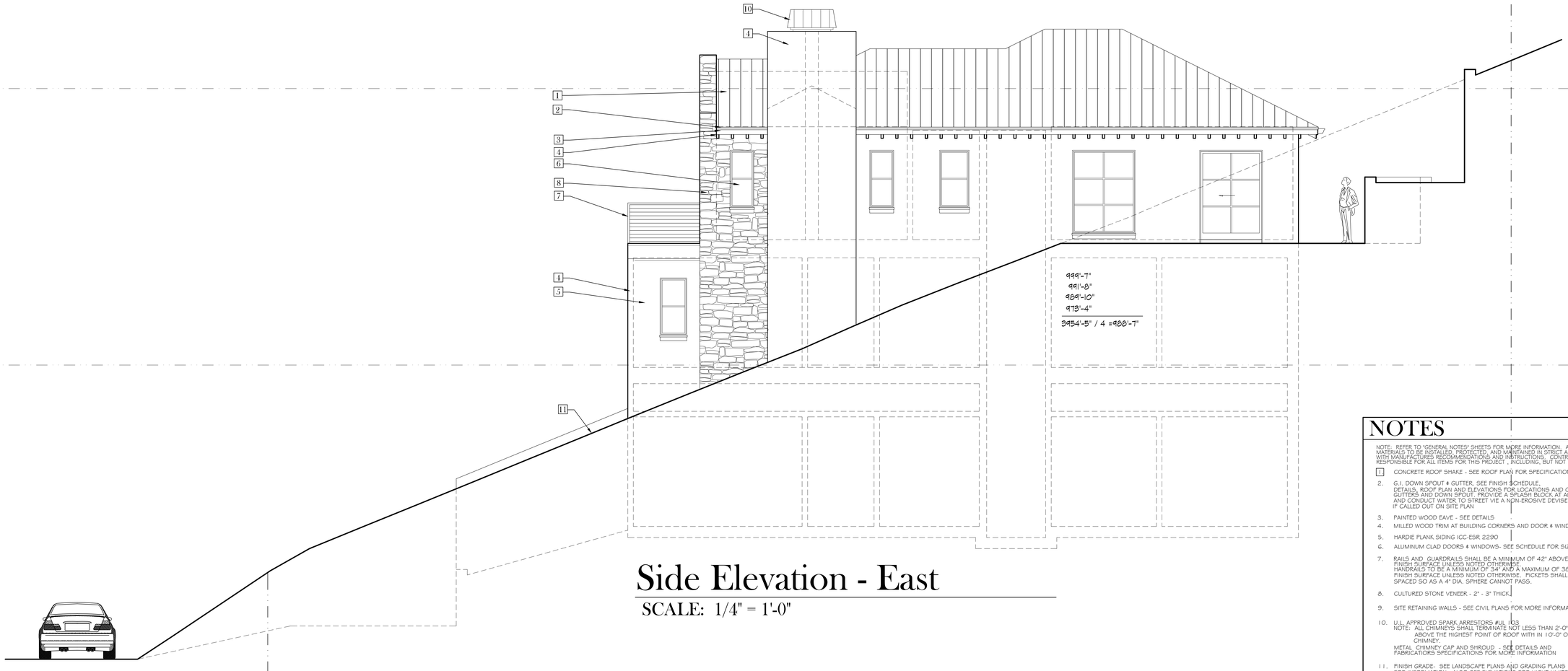
Date:
Job No.:

Elevations

Sheet Title:

A2.1

Sheet Number:



Side Elevation - East

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

NOTES

NOTE- REFER TO 'GENERAL NOTES' SHEETS FOR MORE INFORMATION. ALL PRODUCTS AND MATERIALS TO BE INSTALLED, PROTECTED, AND MAINTAINED IN STRICT ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND INSTRUCTIONS. CONTRACTOR IS RESPONSIBLE FOR ALL ITEMS FOR THIS PROJECT , INCLUDING, BUT NOT LIMITED TO:

1. CONCRETE ROOF SHAKE - SEE ROOF PLAN FOR SPECIFICATIONS
2. G.I. DOWN SPOUT & GUTTER. SEE FINISH SCHEDULE, DETAILS, ROOF PLAN AND ELEVATIONS FOR LOCATIONS AND CONFIGURATIONS OF GUTTERS AND DOWN SPOUT. PROVIDE A SPLASH BLOCK AT ALL DOWNSPOUTS AND CONDUCT WATER TO STREET VIE A NON-EROSIVE DEVISE, IF CALLED OUT ON SITE PLAN
3. PAINTED WOOD EAVE - SEE DETAILS
4. MILLED WOOD TRIM AT BUILDING CORNERS AND DOOR & WINDOW SURROUNDS.
5. HARDIE PLANK SIDING ICC-ESR 2290
6. ALUMINUM CLAD DOORS & WINDOWS- SEE SCHEDULE FOR SIZES.
7. RAILS AND GUARDRAILS SHALL BE A MINIMUM OF 42" ABOVE FINISH SURFACE UNLESS NOTED OTHERWISE HANDRAILS TO BE A MINIMUM OF 34" AND A MAXIMUM OF 38" ABOVE FINISH SURFACE UNLESS NOTED OTHERWISE. PICKETS SHALL BE SPACED SO AS A 4" DIA. SPHERE CANNOT PASS.
8. CULTURED STONE VENEER - 2" - 3" THICK.
9. SITE RETAINING WALLS - SEE CIVIL PLANS FOR MORE INFORMATION.
10. U.L. APPROVED SPARK ARRESTORS #UL 103 NOTE: ALL CHIMNEYS SHALL TERMINATE NOT LESS THAN 2'-0" ABOVE THE HIGHEST POINT OF ROOF WITH IN 10'-0" OF CHIMNEY. METAL CHIMNEY CAP AND SHROUD - SEE DETAILS AND FABRICATORS SPECIFICATIONS FOR MORE INFORMATION
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BUILDING & SAFETY AND GENERAL ELEVATION NOTES

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   - A. DO NOT SCALE DRAWINGS, REFER TO DIMENSIONS SHOWN.
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1014 S. Westlake Blvd. #14 185, Westlake Village, CA 91361
phone: (805) 262-2459 email: coronadodg@earthlink.net

Consultants:

Revisions:

Date:
Job No.:
Elevations

Sheet Title:
A2.2
Sheet Number:

Side Elevation - West

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

NOTES

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R. Sandefer Residence
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Lake Sherwood Dr.
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phone: (805) 262.2459 email: coronadodg@earthlink.net

Consultants:

Revisions:

Date:
Job No.:
Elevations

Sheet Title:
A2.3
Sheet Number:

Perspective # 1 - Top Left View

Perspective # 2 - Top Center View

Perspective # 3 - Top Right View

Perspective # 4 - Left View

Perspective # 5 - Center View

Perspective # 6 - Right View

Perspectives

SCALE: NONE

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Consultants:

Revisions:

Date:
Job No.:
Perspective

Sheet Title:
A2.P
Sheet Number:

Specification Sheet / Cabinet / L550

L550

Application	Indoor rated tiltable recessed mount cabinet.
IP Rating	40
Mounting	Recessed mount to cabinet millwork or drywall. Comes with 3" (610 mm) wire lead.
Electrical	Power by remote constant current driver. **See website for recommended drivers* **Remote emergency driver / inverter options available* (consult factory).
Power Consumption	3.0 Watt (at 700mA, 2.5 Watt)
Light Output	2.5 Watt, 107-133lm ** For photometric data, see page 02*
Warranty	5 years limited warranty Estimated useful life of LED is 50,000 hours.
Material	Solid anodized aluminum, RoHS compliant.
Weight	-
Approval	c UL us CE

Type:

Project:

Modified:

Quantity:

Notes: PLEASE READ - When using a control system, consult dimming system manufacturer with minimum load before installing 12V AC transformer. Malfunction and damage to product due to improper dimming system installation or misuse will not be covered under warranty. Only DC Drivers are recommended for dimming systems. Consult MP Lighting for recommended drivers.

Order Guide

Example: L550-2-W27S-S-W-NA-A-MA

Code	Wattage	Color	Beam	Reflector Color	Accessories	Input Voltage	Finish
L550 -	2						-
	2 = 2.5W	**W2SS** = 2000K, 80+CRI **W2ZS** = 2200K, 80+CRI **W27S** = 2700K, 80+CRI **W30S** = 3000K, 80+CRI **W35S** = 3500K, 85+CRI **W41S** = 4100K, 85+CRI **W27N** = 2700K, 90+CRI **W30N** = 3000K, 90+CRI **W35N** = 3500K, 90+CRI **W30SS AC only* **W30DS DC only*	**S** = spot (12°) **N** = narrow flood (30°) **F** = flood (40°) *(*12VDC input voltage only)*	**B** = black **W** = white **MA** = matte clear anodized **BZ** = bronze powder coating	**NA** = no accessories **SK** = Full shroud	**D** = DC **12VDC not available for W30SS* **A** = 12V AC **12VAC only available for W30SS/ W41S & both CRI*	**MA** = matte clear anodized **BA** = black anodized **BZ** = bronze powder coating **WH** = white

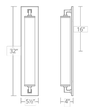
MP LIGHTING®
www.mplighting.com t 1.877.708.1184 f 604.708.1185

 07-2018

GATSBY Interior Sconces

MODERN FORMS

WS-53932



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION
Streamlined and slender. Add a classically aspirational touch to upscale décor in residences, resorts and restaurants with this modern LED luminaire. White ceramic-glazed mitered glass diffuses light perfectly with consistent illumination.

SPECIFICATIONS
Construction: Aluminum with mitered glass
Light Source: High output LED
Finish: Aged Brass (AG), Polished Nickel (PN)
Standards: ETL & cETL Damp Location listed, ADA Compliant, CEC Title 24 Compliant

FEATURES
- White ceramic-glazed mitered glass
- No transformer or driver needed
- Dimmer: ELV
- Rated Life: 50,000 hours
- Color temp: 3000K
- CRI: 90

ORDER NUMBER

Model	Height	Wattage	Voltage	LED Lumens	Delivered Lumens	Finish	
WS-53932	*32"*	*25W*	*120V*	*2000*	*1437*	AB PN	*Aged Brass* *Polished Nickel*

Example: WS-53932-AB

modernforms.com
Phone (866) 810.6615
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

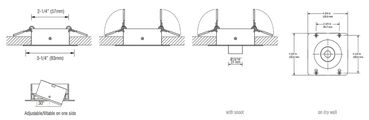
Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

Modern Forms retains the right to modify the design of our products at any time as part of the company's continuous improvement program. Feb 2019

Specification Sheet / Cabinet / L550

DIMENSION:

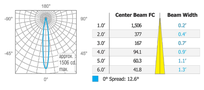


PHOTOMETRIC DATA:

2.5W, 3000K, Clear lens

Polar Candela Distribution **Illuminance at a Distance**

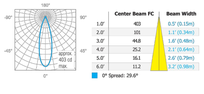
Lumen: 107lm, Spot beam (12°)



	Center Beam FC	Beam Width
1.0'	1,506	0.2'
2.0'	377	0.4'
3.0'	167	0.7'
4.0'	94.1	0.9'
5.0'	60.3	1.1'
6.0'	41.8	1.3'

0° Spread: 12.6°

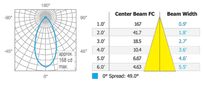
Lumen: 112lm, Narrow Flood Beam (30°)



	Center Beam FC	Beam Width
1.0'	403	0.5' (0.15m)
2.0'	101	1.1' (0.34m)
3.0'	44.8	1.6' (0.48m)
4.0'	25.2	2.1' (0.64m)
5.0'	16.1	2.6' (0.79m)
6.0'	11.2	3.2' (0.98m)

0° Spread: 29.6°

Lumen: 133lm, Flood Beam (120°)



	Center Beam FC	Beam Width
1.0'	167	0.9'
2.0'	41.7	1.8'
3.0'	18.5	2.7'
4.0'	10.4	3.6'
5.0'	6.67	4.4'
6.0'	4.63	5.3'

0° Spread: 45.0°

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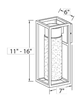
 07-2018

STRUCTURE – model: WS-W54

LED Outdoor

MODERN FORMS



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION
A refreshing look for refined tastes. A raindrop glass cylinder suspended within in an architectural frame. Beautifully illuminated with LED down lighting for a magical appearance of crystallized effervescence. Dark sky orientation preserves observation of star filled skies.

FEATURES
- ETL & cETL listed for wet locations
- Clear seeded crystal
- Dark sky friendly
- Universal driver (120V, 220V, 277V)
- Integral universal driver located in canopy
- Replaceable LED module
- **70,000 hour rated life**
- **Color Temp: 3000K**
- **CRI: 90**

SPECIFICATIONS
Construction: Aluminum raindrop glass cylinder
Light Source: High output LED
Dimming: Dims to 10% with an electronic low voltage (ELV) dimmer
Mounting: Mounts directly to junction box
Finish: Black (BK)

ORDER NUMBER

Model	Width	Watt	LED Lumens	Delivered Lumens	Finish	
WS-W54	11 16	*11"* *16"*	*11W* *11W*	*915* *915*	*530* *525*	BK *Black*

REPLACEMENT GLASS

Part#	Fixture
RPL-GLA-5416	WS-W5416
RPL-GLA-5411	WS-W5411

WS-W54 [ ] – BK

Example: **WS-W5416-BK**

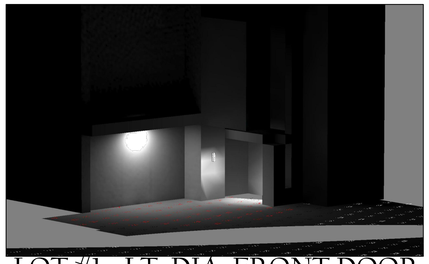
waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

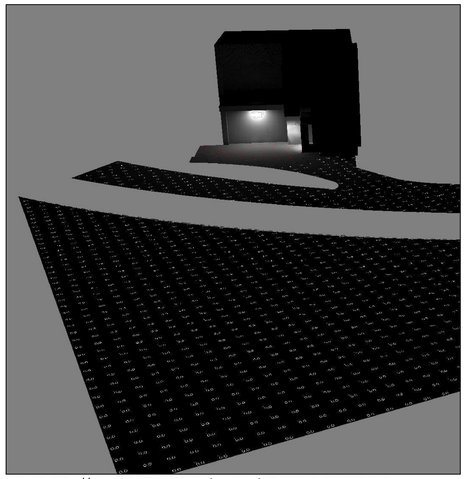
Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. AUG 2018

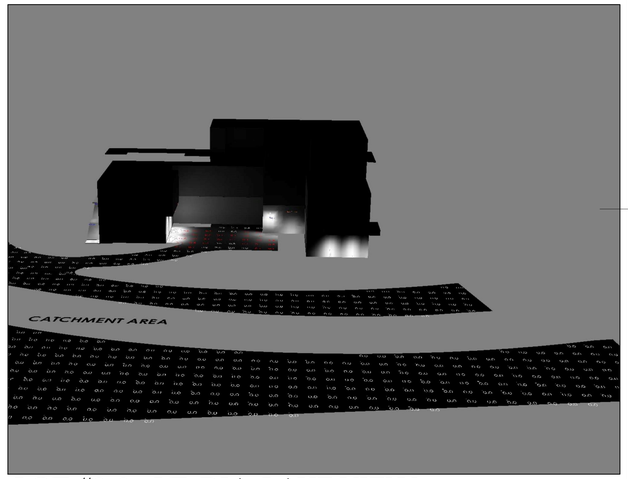


LOT #1 - LT. DIA. FRONT DOOR

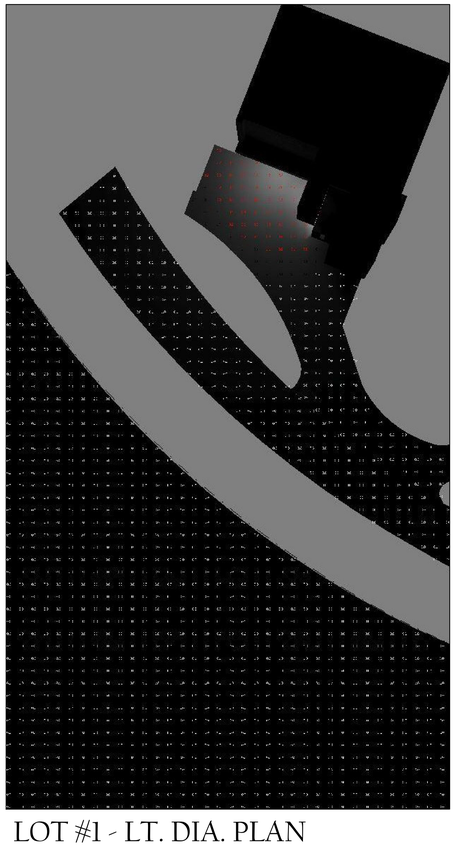
LOT #2-3 - LT. DIA. FRONT DOOR



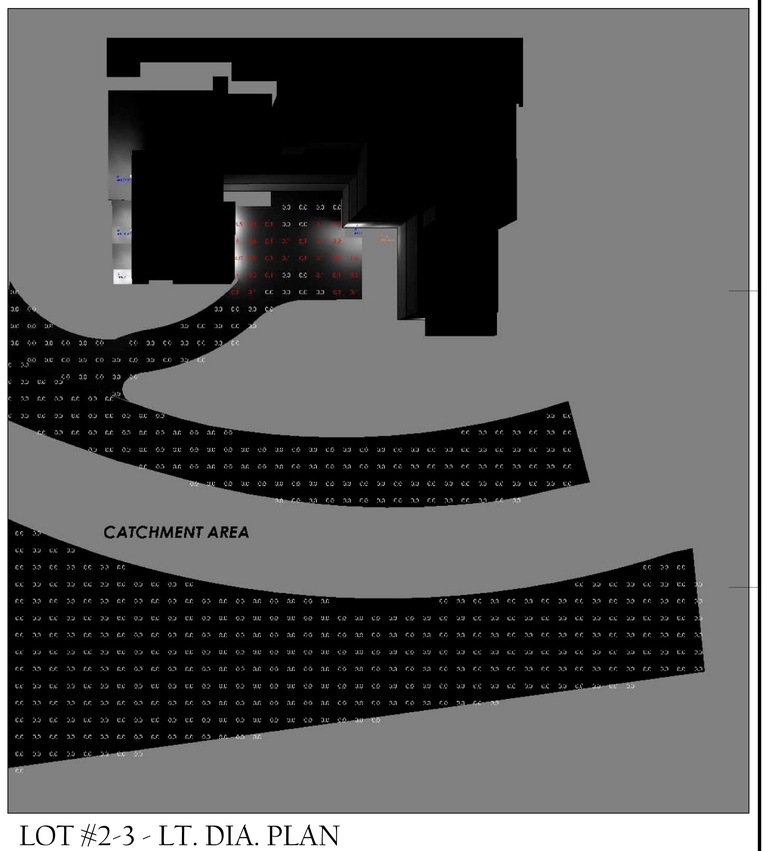
LOT #1 - LT. DIA. LAKE VIEW



LOT #2-3 - LT. DIA. LAKE VIEW



LOT #1 - LT. DIA. PLAN



LOT #2-3 - LT. DIA. PLAN

Lighting Concepts

SCALE: NONE

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Consultants:

Revisions:

Date:
Job No.:

Lighting Plans

Sheet Title:

E1.1

Sheet Number:

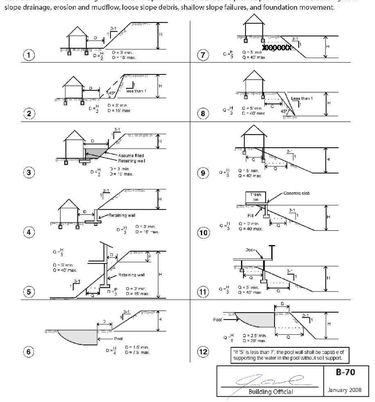
Building and Safety Division - Public Information

County of Ventura • Resource Management Agency • http://www.ventura.org/rma/build safe
Main Office • 800 S. Victoria Ave, Ventura, CA. 93009 • 805-654-2771
East County Office • 3855 F Alamo St., 2nd Fl. # 2019A, Simi Valley, CA. 93065 • 805-582-8064

SLOPE SETBACKS

Based on 2007 California Building Code Section 1805.3

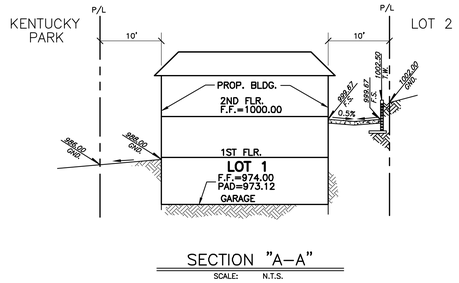
FOUNDATIONS ON OR ADJACENT TO SLOPES:
The placement of buildings and structures on or adjacent to slopes steeper than 3 horizontal to 1 vertical shall be in accordance with the following illustrations. The provisions are intended to provide protection for the building from slope drainage, erosion and mudflow, loose slope debris, shallow slope failures, and foundation movement.



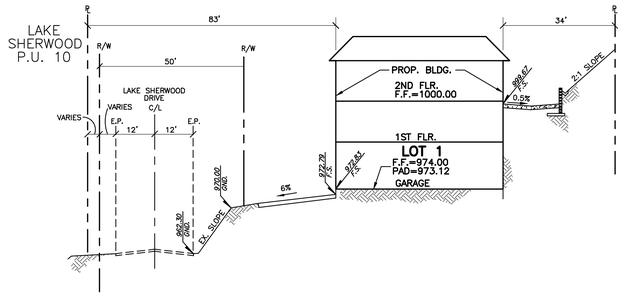
Building Official

B-70

January 2008



SECTION "A–A"
SCALE: N.T.S.



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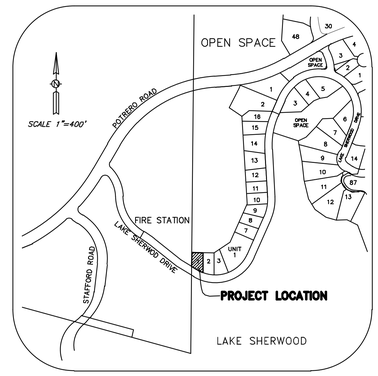
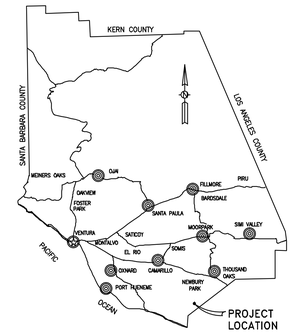
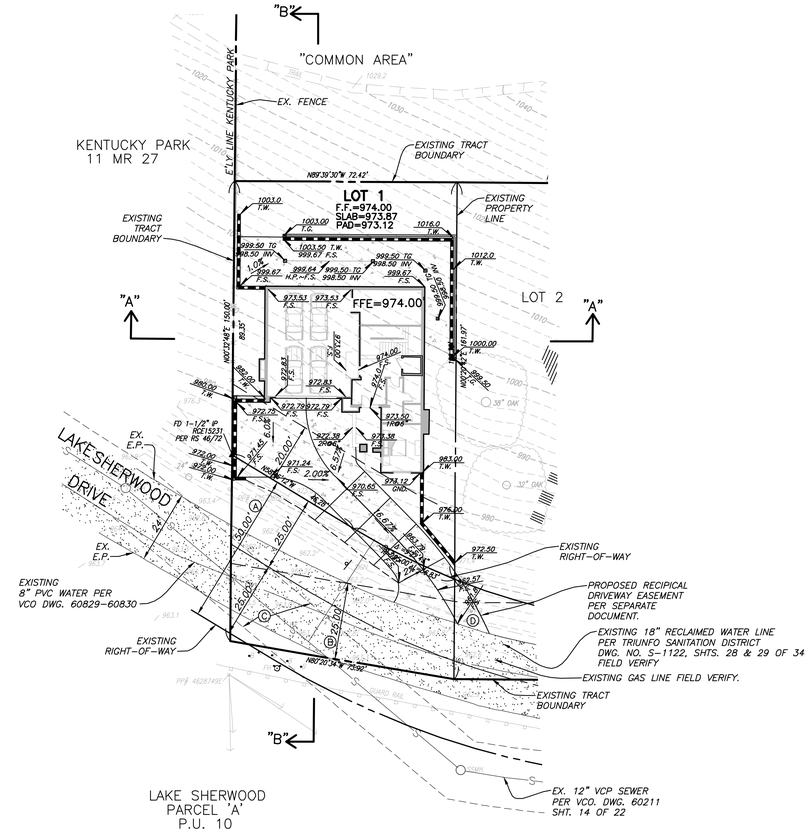


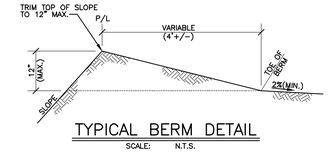
VICINITY MAP



LOCATION MAP



LAKE SHERWOOD
PARCEL 'A'
P.U. 10



TYPICAL BERM DETAIL
SCALE: N.T.S.

LEGEND

- PROPERTY LINE
- (650) EXISTING CONTOUR
- 650 PROPOSED CONTOUR
- EXISTING PAVEMENT
- 100.00 T.C. 99.50 F.S. PROPOSED ELEVATION
- CUT OR FILL SLOPE (AS INDICATED)
- DAYLIGHT LINE
- FLOWLINE
- FIRE HYDRANT
- ☐W.M. WATER METER
- ○M.H. SEWER MANHOLE
- 1.00% SLOPE GRADIENT

CONSTRUCTION NOTES:

1. SOIL COMPACTION REPORT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT THE JOB SITE PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.
2. SOILS ENGINEER SHALL INSPECT FOUNDATION PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.

NOTE: NO GRADING REQUIRED, EARTH MOVING QUANTITY LESS THAN 50 C.Y., HEIGHT OF FILL LESS THAN 3 FT. HEIGHT OF CUT SLOPE LESS THAN 5 FT. AND SLOPE LESS STEEPER THAN 1–1/2 HORIZ. TO 1 VERTICAL.

PROVIDE EXTRA DEPTH FOOTINGS TO ENSURE MINIMUM FOOTING EMBEDMENT WILL BE MAINTAINED WHERE EXTERIOR GRADE WILL BE LOWERED AS PART OF FINE GRADING.

NOTE: *WATER ELEVATION IS BASED ON SHERWOOD DAM CREST ELEVATION.

NOTE: **ELEVATIONS SHOWN HEREON ARE BASED ON NGVD 1929. PAD AREA DESIGN ELEVATIONS ARE ENTIRELY ABOVE FLOOD LIMITS. FLOOD ELEVATION IS 955.50

NOTE: ***ALL DEEPENED FOOTINGS TO HAVE 36" FROM LOWEST ADJACENT GRADE. SEE STRUCTURAL PLANS FOR EXACT LIMITS AND DETAILS

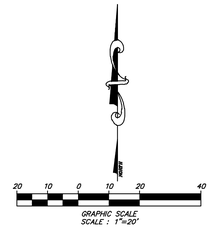
EASEMENTS

Ⓐ *EXISTING 50' WIDE EASEMENT FOR PRIVATE ROAD ACCESS AND PUBLIC UTILITIES PER BK319 PG137, & BK 350 PG 280*

Ⓑ *EXISTING 25' WIDE EASEMENT FOR PRIVATE ROAD ACCESS AND PUBLIC UTILITIES PER UPSON TRACT, 11 MR 1.*

Ⓒ *EXISTING 20' WIDE NORTH SHORE SEWER EASEMENT PER DOCUMENT 90–031333 O.R.*

Ⓓ *PROPOSED RECIPICAL DRIVEWAY EASEMENT PER SEPARATE DOCUMENT.*



ASSESSOR'S PARCEL No.

695–0–062–040

LAND USE

EXISTING LAND USE: *OPEN SPACE*

EXISTING ZONING: *OS–80 AC/SRP*

ENGINEER

HZAYEN DESIGN GROUP, INC.
360 TWILIGHT COURT,
CAMARILLO, CA 93012
(805) 233–7778
CONTACT: IBRAHIM HZAYEN

ARCHITECT

CORONADO DESIGN GROUP
1613 CHELSEA ROAD #251, SAN MARINO, CA 91108
PHONE: (805) 262–2459
CONTACT: SANTIAGO CORONADO

OWNER/APPLICANT

RYAN & CRISTINA SANDEFER
545D RALSTON STREET #105B
VENTURA, CA 93003
PHONE: (805) 207–4896

This Site Plan is Acceptable in Regard to Soils and Geologic Conditions and Conforms to the Recommendations of the Supportive Reports.

R.C.E. NO. EXP. DATE DATE

	REVISION DESCRIPTION	R.C.E.	DATE	APP.	DATE
D					
C					
B					
A					
△					

REGISTERED PROFESSIONAL ENGINEER — IBRAHIM HZAYEN — No. C71356 Exp.12–31–2019 — CIVIL — STATE OF CALIFORNIA

PREPARED BY: H|D|G
Hzayen Design Group, Inc
360 Twilight Court
Camarillo, CA 93012
Phone (805) 233-7778

IBRAHIM HZAYEN R.C.E. NO. 71356 EXP. DATE: 12/31/19 DATE

APPROVED: COUNTY OF VENTURA
DATE: _____
BY: _____ DEVELOPMENT SERVICES

COUNTY OF VENTURA
PUBLIC WORKS AGENCY
DEVELOPMENT SERVICES

SPEC. NO.
PROJ. NO.

SITE PLAN
UPSON TRACT
LAKE SHERWOOD
GRADING PERMIT NO. —

SHEET 1 OF 1
DRAWING NO.

LOT AREA = 11,338.72 sf/ 0.26 ac
BUILDING COVERAGE AREA = X sf = X%

APN – 695–0–062–040
LAKE SHERWOOD DRIVE
LOT NO. 1

PLOT DATE: 3/22/2019

ENGINEER
H|D|G
HZAYEN DESIGN GROUP, INC.
360 TWILIGHT COURT
CAMARILLO, CA 93012
805-233-7778

OWNER
RYAN & CRISTINA SANDEFER
5450 RALSTON ST. #105B
VENTURA, CA 93003
(805) 207-4896

SANDEFER RESIDENCE

LAKE SHERWOOD DRIVE
THOUSAND OAKS, CA 91361

APN - 695-0-062-040 UPSON TRACT

PROJECT

SITE PLAN

SHEET TITLE

DRAWING SCALE

DATE
FEBRUARY 1, 2019

REVISIONS
-

SHEET NO.
C1.1

STORM WATER POLLUTION PROTECTION PLAN
EROSION CONTROL PLAN

LOT 1-2-3 - UPSON TRACT

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NOTES

1. IN CASE OF EMERGENCY, CALL: AT ( ) -
2. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOV. 1 TO APR 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
3. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE GRADING INSPECTOR IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
4. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
5. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
6. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM.
7. EXCEPT AS OTHERWISE APPROVED BY THE GRADING INSPECTOR, ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR ON WEEKENDS WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
8. ALL LOOSE SOIL AND DEBRIS WHICH MAY CREATE A POTENTIAL HAZARD TO OFFSITE PROPERTY SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE GRADING INSPECTOR.
9. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER.
10. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR, WITHOUT THE APPROVAL OF THE GRADING INSPECTOR.
11. EROSION CONTROL DEVICES ARE TO BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES AND PLANS OF THESE CHANGES MUST BE SUBMITTED FOR APPROVAL AS REQUIRED.
12. ADD THE FOLLOWING NOTES (OR SIMILAR) TO THE PLANS TO DEFINE THE CURRENT STATE OF CONSTRUCTION.
    A. STORM DRAINS AND CATCH BASINS ARE NOT CONSTRUCTED.
    B. STREETS ARE PAVED, EXCEPT AS NOTED ON THE EROSION CONTROL PLANS
    C. DRAINAGE DEVICES ARE NOT CONSTRUCTED, EXCEPT AS NOTED ON PLANS.
13. STORMWATER POLLUTION CONTROL REQUIREMENTS MUST BE INTEGRATED INTO THE EROSION CONTROL PLANS PER THE COUNTY CODE FOR ANY CONSTRUCTION BETWEEN OCTOBER 1 AND APRIL 15.
14. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
15. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMP'S ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 40% CHANCE OF 0.25 INCHES OR GREATER OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL (COPIES OF THE SELF-INSPECTION CHECK LIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).
16. TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
17. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
18. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
19. AS THE ARCHITECTLENGINEER OF RECORD, I HAVE SELECTED APPROPRIATE BMPS TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMPS MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS. THE BMPS NOT SELECTED FOR IMPLEMENTATION ARE REDUNDANT OR DEEMED NOT APPLICABLE TO THE PROPOSED CONSTRUCTION ACTIVITY."

_____
CIVIL ENGINEERS/ARCHITECTS SIGNATURE DATE

THE FOLLOWING NOTES MUST BE ON THE PLAN (OR SUBMITTED AS A SEPARATE DOCUMENT – PRIOR TO PLAN APPROVAL).

20. AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I HAVE READ AND UNDERSTAND THE REQUIREMENTS TO CONTROL STORM WATER POLLUTION FROM SEDIMENTS, EROSION, AND CONSTRUCTION MATERIALS, AND I CERTIFY THAT I WILL COMPLY WITH THESE REQUIREMENTS. I, OR MY REPRESENTATIVE, CONTRACTOR, DEVELOPER, OR ENGINEER WILL MAKE CERTAIN THAT ALL BMP SHOWN ON THIS PLAN WILL BE FULLY IMPLEMENTED, AND ALL EROSION CONTROL DEVICES WILL BE KEPT CLEAN AND FUNCTIONING. PERIODIC INSPECTIONS OF THE BMPS WILL BE CONDUCTED AND A CURRENT LOG, SPECIFYING THE EXACT NATURE OF THE INSPECTION AND ANY REMEDIAL MEASURES, WILL BE KEPT AT THE CONSTRUCTION SITE AT ALL TIMES AND WILL BE AVAILABLE FOR THE REVIEW BY THE BUILDING OFFICIAL.

AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, "I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT SUBMITTING FALSE AND/OR INACCURATE INFORMATION, FAILING TO UPDATE THE LOCAL SWPPP TO REFLECT CURRENT CONDITIONS, OR FAILING TO PROPERLY AND/OR ADEQUATELY IMPLEMENT THE LOCAL SWPPP MAY RESULT IN REVOCATION OF GRADING AND/OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY LAW."

_____
OWNER OR AUTHORIZED REPRESENTATIVE (PERMITEE) DATE

STORMWATER POLLUTION PLAN NOTES:

CONSTRUCTION * MATERIALS

1. Every effort should be made to eliminate the discharge of non-stormwater from the project site at all times.
2. Eroded sediments and other pollutants must be retained on-site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses or wind.
3. Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
4. Fuels, oils, solvents, and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
5. Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on-site until they can be disposed of as solid waste.
6. Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
7. Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
8. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
9. As the project owner or authorized agent of the owner, I have read and understand the requirements listed above, necessary to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will comply with these requirements.

Print Name_____
(Owner or authorized agent of the owner)

Signature_____ Date_____
(Owner or authorized agent of the owner)

NOTE:
ANY CONSTRUCTION DOCUMENTS NOT APPROVED BY THE GOVERNING AGENCY/AGENCIES MAY UNDERGO MODIFICATIONS DURING THE DEVELOPEMENT OF THE PROJECT. ALL AFFECTED PARTIES SHALL BE AWARE OF THIS AND TAKE IT INTO CONSIDERATION AS NEEDED.

N.P.D.E.S. NOTES

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITY

I. THE FOLLOWING BMPS APPLY TO ALL JOBS:

WM1 MATERIAL DELIVERY AND STORAGE
Provide a material storage area with secondary containment and/or weather protection. note the maintenance practices and schedule proposed for this area.

WM2 MATERIAL USE
Hazardous materials, fertilizers, pesticides, plasters, solvents, paints, and other compounds must be properly handled in order to reduce the risk of pollution or contamination. training and information on procedures for the proper use of all materials must be available to the employees that apply such materials.

WM4 SPILL PREVENTION AND CONTROL
Identify spill prevention and control measures that will be taken for all proposed materials. Identify the proposed method of disposal and an special handling contracts that may be applicable.

WM5 SOLID WASTE MANAGEMENT
Provide designated waste collection areas and containers. arrange for regular disposal. provide covered storage with secondary containment. containers are required to protect waste from rain to prevent water pollution and prevent wind dispersal.

WM6 HAZARDOUS WASTE MANAGEMENT
Hazardous materials must be disposed of in accordance with state and federal regulations. identify the proposed method of disposal and any special handling contracts that may be applicable.

TC1 STABILIZED CONSTRUCTION ENTRANCE
A stabilized entrance is required for all construction sites to ensure that dirt and debris are not tracked onto the road or adjacent property. maintenance of such a system is required for the duration of the project. such stabilization may be of rock or paved.

SE3 SEDIMENT TRAP
Eroded sediments must be retained on site and not permitted to enter the drainage system.

II. THE FOLLOWING BMPS APPLY TO SITE CONSTRUCTION

WM8 CONCRETE WASTE MANAGEMENT
Store dry and wet materials under cover. Avoid on-site washout except in designated areas away from drains, ditches, streets, and streams. Concrete waste deposited on site shall set-up, be broken apart, and disposed of properly. containment and proper disposal is required for all concrete waste.

WM9 SANITARY/SEPTIC WASTE MANAGEMENT
Untreated raw wastewater is not to be discharged or buried. Sanitary sewer facilities n site are required to be in compliance with local health agency requirements. Sanitary or septic wastes must be treated or disposed of in accordance with state and local requirements.

III. FOR GENERAL SITE APPLICATIONS THE FOLLOWING BMPS MAY APPLY

EC2 PRESERVATION OF EXISTING VEGETATION
Identify the areas in which existing vegetation will remain undisturbed. sensitive areas which may require preservation include steep slopes, watercourses, and wooded sites. Protection is required for vernal pools, wetlands, marshes, and oak tree sites.

EC6 STRAW MULCH
Identify the specific locations that straw mulch will be used as a soil stabilizer. Specify the specific material mixture that the mulch will consist of.

EC7 GEOTEXTILES AND MATS
Identify the specific locations that geotextile mats will be used as a soil stabilizer. Include the manufacture specifications for the brand of matting to be used.

WE1 WIND EROSION CONTROL
Dust control is required for clearing, grading, construction, soil stockpiling, and site work during dry weather, as well as for unimproved roadways. Identify the means by which dust control will be performed on site and note the frequency in which it will occur. Non-compliance will be reported to the south coast air quality management district for additional enforcement.

SE4 CHECK DAMS
Check dams are required to reduce the velocity of concentrated flow. Identify the specific locations and design of the proposed check dams. Regular maintenance is required for such devices.

SE1 SILT FENCE
A silt fence is useful for retention of sediment in the location of sheet flow or wind erosion. Identify the specific locations silt fences will be used for sediment retention. Such devices require a maintenance schedule.

SE9 STRAW BALE BARRIER
Identify the specific locations where straw bales will be used for sediment retention or velocity reducers. A maintenance schedule is required for such devices.

SE8 SAND BAG BARRIER
Sand bag barriers are useful in a great variety of locations for the control of erosion. Sand bags will function in a similar manner as check dams, barriers, clarifiers and many other types of erosion control devices with similar uses. Sand bag devices may apply to a greater number of sites for reasons of versatility and standard use. Identify the specific locations and design of sand bag barriers and note the schedule by which they will be maintained.

SE5 FIBER ROLLS
Fiber rolls are placed at the toe and on the face of slopes, they intercept runoff, reduce its flow velocity, release the runoff as sheetflow, and provide removal of sediment from the runoff. By interrupting the length of a slope, fiber rolls can also reduce erosion.

SE10 STORM DRAIN INLET PROTECTION
All inlets which receive sediment laden runoff require storm drain inlet protection. Sediment traps, filter fabric fences, sand bag filters, gravel and wire mesh filters, are examples of inlet protection which may be applied at such locations. Identify the methods of processing each inlet.

IV. THE FOLLOWING BMPS WILL APPLY TO GRADING PROJECTS:

NS2 DEWATERING OPERATIONS
Sediment control devices must be provided in order to prevent discharge of pollutants in the storm water discharge. Testing for toxic substances and petroleum products and clearance from the regional water quality control board is required.

NS8 VEHICLE AND EQUIPMENT CLEANING
Prevent discharge of pollutants to storm water. Minimize water use. Identify the location that all vehicles and equipment will be cleaned. Provide secondary containment, or collection of waste waters. Use biodegradable, phosphate-frees soaps. Steam cleaning waste must be contained on-site, collected and properly disposed of.

NS9 VEHICLE AND EQUIPMENT FUELING
Perform all refueling at designated areas with containment to prevent spills. provide cover and/or secondary containment for stored fuels.

NS10 VEHICLE AND EQUIPMENT MAINTENANCE
On site maintenance must be in a designated dry area with secondary containment. segregate and recycle all vehicle waste and equipment. Do not allow ground spills or discharge into storm water. Identify the location, maintenance activities will be performed, and the method of containment.

SCHEDULING
Proper sequencing should be scheduled in order to reduce the site erosion potential. Minimize disturbance of highly erodible areas. Plan around heavy rains and make provisions for year round stabilization.

HYDROSEEDING
Seeding and planting is required for soil stabilization for sloped areas and disturbed ground. Such stabilization may be necessary as a temporary measure

TEMPORARY STREAM CROSSING
A temporary culvert, ford or bridge is required for all stream crossings and shall be in use for a period not exceed one year. Crossings must be provided for all perennial and intermittent streams.

EARTH DIKES AND DRAINAGE SWALES
Earth dikes and drainage swales are required for water runoff control or containment and are required as specified by an engineer as part of an overall erosion and construction related pollution control plan.

SLOPE DRAIN
A slope drain is required to convey runoff from the top of a slope via a pipe or lined channel to a stable discharge point at the bottom of the slope. Such devices are required to be engineered as part of an erosion and construction related pollution control plan.

VELOCITY DISSIPATION DEVICES
Outlet protection is required to reduce the erosion potential of high velocity concentrated flow from pipes or other drainage devices. Identify the methods and location of each outlet protection. A regular maintenance schedule is required for such devices in order to ensure proper function at all times.

SEDIMENT BASIN
The application of a sediment basin requires an engineer approval with calculations to justify the capacity of the device. A regular maintenance schedule is required for the sediment basin and outlet protection is required for the outflow.

PROJECTS WITH ROAD CONSTRUCTION:

PAVING OPERATIONS
Where paving will occur on private property, proper precautions and practices must be performed to ensure that pollutants do not become deposited into the storm runoff and that all spills, wastes, and products from various activities are disposed of properly.

STABILIZED CONSTRUCTION ROADWAY
All private roads and parking areas require stabilization by the application of road, watering or other form of dust control , or paving. Maintenance and necessary post construction BMP's are required for all roadways.

CONCRETE WASTE MANAGEMENT
Store dry and wet materials under cover. Avoid on-site washout except in designated areas away from drains, ditches, streets, and steams. Concrete waste deposited on site shall set-up, be broken apart, and disposed of properly. Containment and proper disposal is required for all concrete waste. NOTE

CONDITIONS OR DUE TO COMPLEX BMPS BEING IMPLEMENTED:

EMPLOYEE/SUBCONTRACTOR TRAINING
Integrate training regarding storm water quality management into existing training programs.

CONTAMINATED SOIL MANAGEMENT
Verify soil conditions on suspect sites by performing site assessment and regular inspections for discoloration, odors, or other signs of contamination. see table 4,2 of the California Storm Water BMP Handbook for disposal alternatives. Proper handling and disposal is required.

ATTACHMENT "B" NOTES

THE FOLLOWING BMPs AS OUTLINED IN, BUT NOT LIMITED TO, THE CALIFORNIA STORMWATER BEST MANAGEMENT PRACTICES HANDBOOK, JANUARY 2003, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE PROJECT ENGINEER OR THE BUILDING OFFICIAL).

EROSION CONTROL
EC1 – SCHEDULING
EC2 – PRESERVATION OF EXISTING VEGETATION
EC3 – HYDRAULIC MULCH
EC4 – HYDROSEEDING
EC5 – SOIL BINDERS
EC6 – STRAW MULCH
EC7 – GEOTEXTILES & MATS
EC8 – WOOD MULCHING
EC9 – EARTH DIKES AND DRAINAGE SWALES
EC10 – VELOCITY DISSIPATION DEVICES
EC11 – SLOPE DRAINS
EC12 – STREAMBANK STABILIZATION
EC13 – POLYACRYLAMIDE

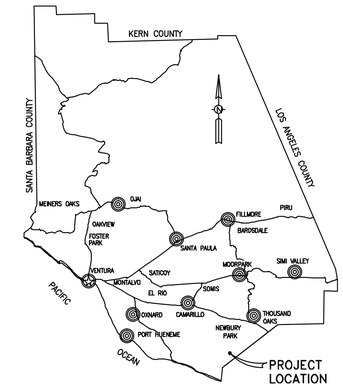
TEMPORARY SEDIMENT CONTROL
SE1 – SILT FENCE
SE2 – SEDIMENT BASIN
SE3 – SEDIMENT TRAP
SE4 – CHECK DAM
SE5 – FIBER ROLLS
SE6 – GRAVEL BAG BERM
SE7 – STREET SWEEPING AND VACUUMING
SE8 – SANDBAG BARRIER
SE9 – STRAW BALE BARRIER
SE10 – STORM DRAIN INLET PROTECTION

NON-STORMWATER MANAGEMENT
NS1 – WATER CONSERVATION PRACTICES
NS2 – DEWATERING OPERATIONS
NS3 – PAVING AND GRINDING OPERATIONS
NS4 – TEMPORARY STREAM CROSSING
NS5 – CLEAR WATER DIVERSION
NS6 – ILLICIT CONNECTION/DISCHARGE
NS7 – POTABLE WATER/IRRIGATION
NS8 – VEHICLE AND EQUIPMENT CLEANING
NS9 – VEHICLE AND EQUIPMENT FUELING
NS10 – VEHICLE AND EQUIPMENT MAINTENANCE
NS11 – PILE DRIVING OPERATIONS
NS12 – CONCRETE CURING
NS13 – CONCRETE FINISHING
NS14 – MATERIAL AND EQUIPMENT USE
NS15 – DEMOLITION ADJACENT TO WATER
NS16 – TEMPORARY BATCH PLANTS

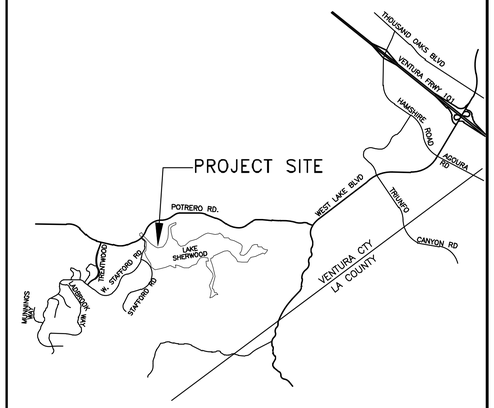
WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL
WM1 – MATERIAL DELIVERY AND STORAGE
WM2 – MATERIAL USE
WM3 – STOCKPILE MANAGEMENT
WM4 – SPILL PREVENTION AND CONTROL
WM5 – SOLID WASTE MANAGEMENT
WM6 – HAZARDOUS WASTE MANAGEMENT
WM7 – CONTAMINATION SOIL MANAGEMENT
WM8 – CONCRETE WASTE MANAGEMENT
WM9 – SANITARY/SEPTIC WASTE MANAGEMENT
WM10 – LIQUID WASTE MANAGEMENT

WIND EROSION CONTROL
WE1 – WIND EROSION CONTROL

EQUIPMENT TRACKING CONTROL
TC1 – STABILIZED CONSTRUCTION ENTRANCE EXIT
TC2 – STABILIZED CONSTRUCTION ROADWAY
TC3 – ENTRANCE/OUTLET TIRE WASH



LOCATION MAP



PROJECT SITE MAP

N.T.S.

811 Know what's below. Call before you dig.

DIAL TOLL FREE
811
AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

OWNER/DEVELOPER

JAMES P. & DORI A. SANDEFER
5450 RALSTON ST. #105B
VENTURA,CA 93003
PHONE: (805) 207-4894

DEVELOPER'S ENGINEER

HZAYEN DESIGN GROUP, INC.
360 TWILIGHT COURT
CAMARILLO, CA 93012
IBRAHIM HZAYEN
(805) 233-7778

SOILS ENGINEER

R.T. FRANKIAN & ASSOCIATES
26027 HUNTINGTON LANE SUITE A
SANTA CLARITA, CA 91355
JIM FRANKIAN
(818) 531-1501

INDEX OF DRAWINGS

SHEET NUMBER	DESCRIPTION	DWG. NO.
1	STORMWATER POLLUTION PREVENTION PLAN COVER SHEET	
2	STORMWATER POLLUTION PREVENTION PLAN	
3	STORMWATER POLLUTION PREVENTION PLAN DETAIL SHEET	

REGISTERED PROFESSIONAL ENGINEER – IBRAHIM HZAYEN – No. C71356 – Exp.12-31-2021 – CIVIL – STATE OF CALIFORNIA

D						
C						
B						
⚠	UPDATED SOILS ENGINEER.	I.H.	2/2019			
Δ	REVISION DESCRIPTION	APP.	DATE	APP.	DATE	

PREPARED BY:
Hzayen Design Group, Inc
360 Twilight Court
Camarillo, CA 93012
Phone (818) 461-2642
IBRAHIM HZAYEN QSD/P No. 992 DATE

COUNTY OF VENTURA
PUBLIC WORKS AGENCY

SPEC. NO.
PROJ. NO.

STORM WATER POLLUTION PROTECTION PLAN
WET WEATHER EROSION CONTROL PLAN
SANDEFER
LOTS 1-2-3

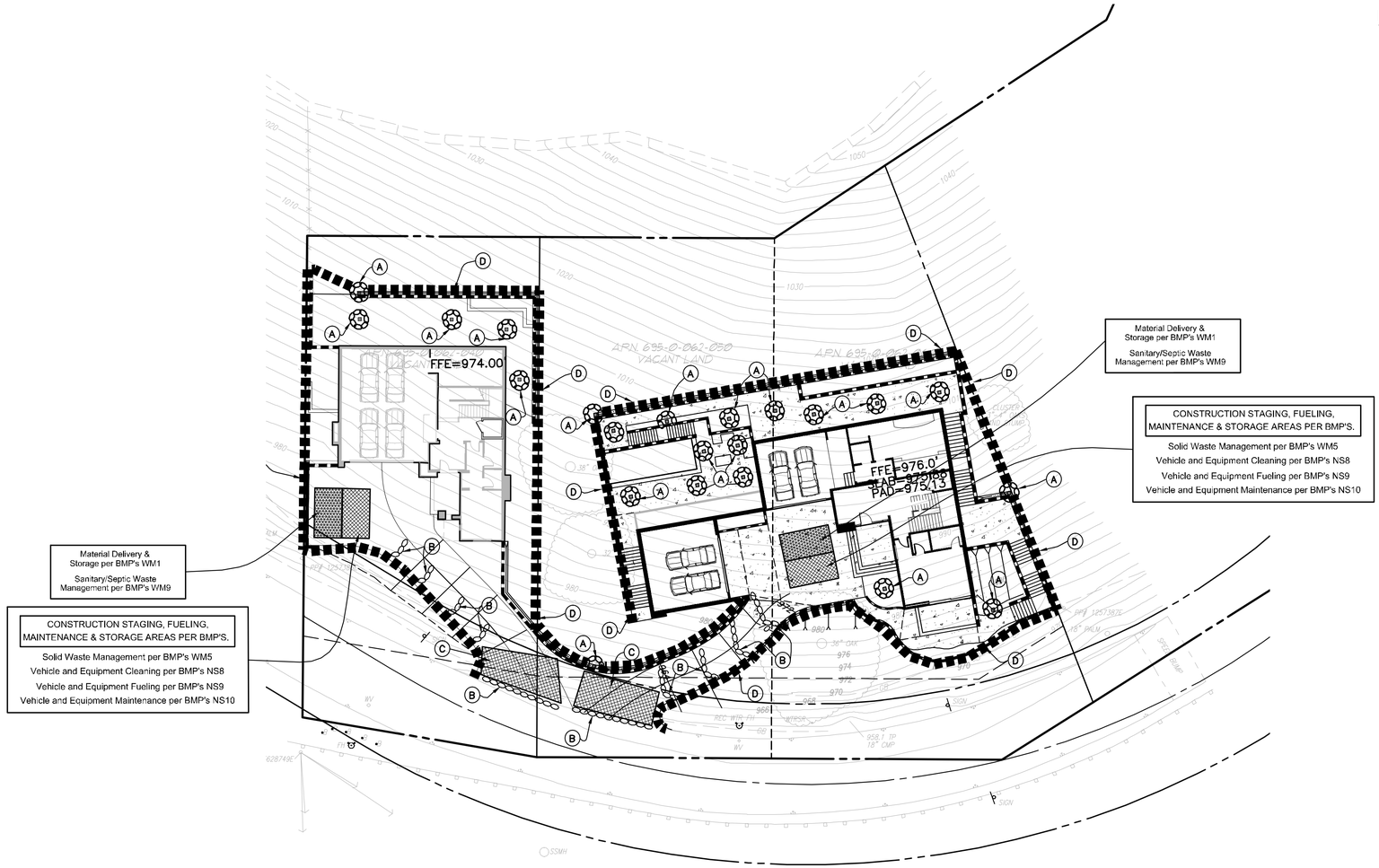
SHEET 1 OF 3
DRAWING NO. N/A

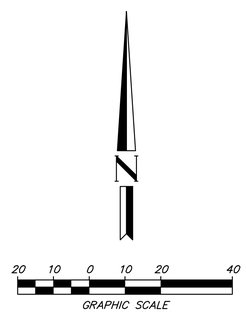
EROSION CONTROL GENERAL NOTES:

– ALL DRAIANGE STRUCTURE INCLUDING CONC. "V"–DITCH, INLET STRUCTURE & EARTH SWALE SHALL BE CLEANED OF ALL VEGETATION AND DEBRIS.
– ADDITIONAL SANDBAGS OF SUFFICIENT QUANTITY SHALL BE STOCKPILED WITHIN THE TRACT FOR POSSIBLE PLACEMENT AS NEEDED AS CONDITION MAY ARISE.

NOTE:

THE LOCATION AND DESIGN OF ALL EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE TENTATIVE AND SUBJECT TO REVISIONS AS DETERMINED BY THE RESIDENT INSPECTOR / RESTORATION ECOLOGIST, OR CITY ENGINEER. ACTUAL EROSION CONTROL SHALL BE INSTALLED TO THE SATISFACTION OF THE RESIDENT INSPECTOR AS CONDITION WARRANT. SILT, DEBRIS, AND MUD SHALL BE PROMPTLY REMOVED FROM ALL EROSION CONTROL STRUCTURES AFTER EACH RAIN TO THE SATISFACTION OF THE RESIDENT INSPECTOR. THE COUNTY MAY CONDUCT REGULAR SITE INSPECTIONS TO ASSESS CHANGING CONDITIONS AND DETERMINE THE NECESSITY OF ADDITIONAL EROSION CONTROL MEASURES.





GENERAL NOTES:

1. BEST MANAGEMENT PRACTICES (BMP'S) CONTAINED HEREIN REFLECT MINIMUM REQUIREMENTS. FOR ADDITIONAL BMP'S REFER TO CALIFORNIA STORMWATER BMP HANDBOOKS.
2. ALL CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN ACCORDANCE WITH A STORMWATER POLLUTION CONTROL PLAN (SWPCP) DEVELOPED AND IMPLEMENTED IN COMPLIANCE WITH REQUIREMENTS OF THE VENTURA COUNTYWIDE STORMWATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT NO. CAS063339.
3. THE SWPCP SHALL:
   A. IDENTIFY POTENTIAL POLLUTANT SOURCES AND INCLUDE THE DESIGN AND PLACEMENT OF BMP'S TO EFFECTIVELY PROHIBIT THE ENTRY OF POLLUTANTS FROM THE CONSTRUCTION SITE INTO AND ONTO THE STREET AND STORM DRAIN SYSTEM DURING CONSTRUCTION.
   B. BE KEPT ON SITE AND AMENDED TO REFLECT CHANGING CONDITIONS THROUGHOUT THE COARSE OF CONSTRUCTION.
   C. BE KEPT UP TO DATE. ANY ADDITIONAL UPDATES REQUESTED BY AGENCY REPRESENTATIVE ARE TO BE MADE IMMEDIATELY.
4. NON–STORMWATER DISCHARGES ARE PROHIBITED FROM ENTERING ANY STORM DRAIN SYSTEM AND/OR STREET.
5. DISCHARGES OF PUMPED GROUND WATER REQUIRE A DISCHARGE PERMIT FROM THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (RWQCB).
6. POLLUTANTS SHALL BE REMOVED FROM STORMWATER DISCHARGES TO THE MAXIMUM EXTENT PRACTICABLE (MEP) THROUGH DESIGN & IMPLEMENTATION OF THE SWPPP
7. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIME DURING THE RAINY SEASON (NOV. 1 TO APR. 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
8. PORTABLE SANITARY FACILITIES SHALL BE LOCATED ON RELATIVELY LEVEL GROUND AWAY FROM TRAFFIC AREAS, DRAINAGE COURSES, AND STORM DRAIN INLETS.
9. EMPLOYEES, SUBCONTRACTORS AND SUPPLIERS SHALL BE EDUCATED ON ALL BMP'S INCLUDING CONCRETE WASTE STORAGE AND DISPOSAL PROCEDURES.
10. SEDIMENT CONTROL PRACTICES SHALL EFFECTIVELY PREVENT A NET INCREASE OF SEDIMENT LOAD IN STORMWATER DISCHARGE.

LEGEND & ABBREVIATIONS:

- SILT FENCING
- SANDBAGS
- FIBER ROLLS

SWPPP NOTES:

- (A) INSTALL INLET PROTECTION PER SE–10.
- (B) INSTALL SANDBAGS PER SE–8 OR SE–6.
- (C) STABILIZE CONSTRUCTION ENTRANCE WITH RUMBLE STRIP OR APPROVED EQUAL PER TC–1 CONTRACTOR SHALL DEFINE THE NUMBER OF CONSTRUCTION ENTRANCES PRIOR TO CONSTRUCTION, AND MODIFY THE SWPPP AS NECESSARY.
- (D) INSTALL SILT FENCE PER SE–3
- (E) INSTALL FIBER ROLLS PER SE–5

D						
C						
B						
A						
Δ	REVISION DESCRIPTION	APP.	DATE	APP.	DATE	

PREPARED BY:
Hzayen Design Group, Inc
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Camarillo, CA 93012
Phone (818) 461-2642
IBRAHIM HZAYEN QSD/P No. 992 DATE

COUNTY OF VENTURA
PUBLIC WORKS AGENCY

SPEC. NO.
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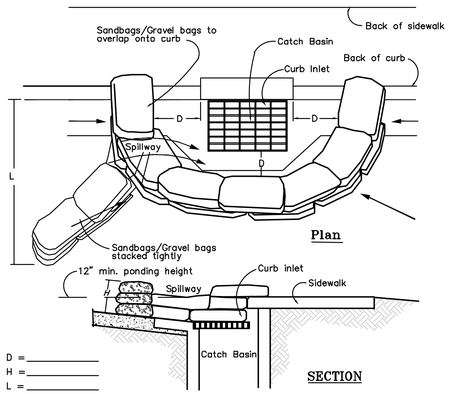
STORM WATER POLLUTION PROTECTION PLAN
WET WEATHER EROSION CONTROL PLAN
SANDEFER
LOTS 1–2–3

SHEET 2 OF 3
DRAWING NO. N/A

A

Catch Basin/Inlet Protection

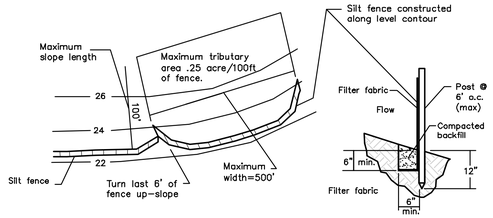


Notes:

1. Catch Basin/Inlet protection shall be installed wherever there is a potential of stormwater or non–stormwater being discharged into it.
2. Inlet protection is required along with other pollution prevention measures such as; erosion control, soil stabilization, and measures to prevent tracking onto paved surfaces.
3. Modify inlet protection as needed to avoid creating traffic hazards.
4. Include inlet protection measures at hillside v–ditches and misc. drainage swales.
5. Inlet protection shall be inspected and accumulated sediments removed. Sediment shall be disposed of properly and in a manner that assures that the sediment does not enter the storm drain system
6. Damaged bags shall be replaced immediately.
7. Additional sandbag sediment traps shall be placed at intervals as indicated on site plan.

B

Silt Fence

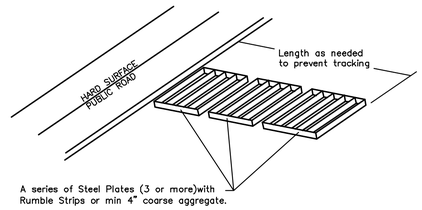


Notes:

1. Construct the silt fence along a level contour.
2. Silt fences shall remain in place until the disturbed area is permanently stabilized.
3. Provide sufficient room for runoff to pond behind the fence and allow sediment removal equipment to pass between the silt fence and toe of slope or other obstructions. About 1200 sq. ft. of ponding area shall be provided for every acre draining to the fence.
4. Turn the ends of the filter fence uphill to prevent stormwater from flowing around the fence.
5. Leave an undisturbed or stabilized area immediately downslope from the fence.
6. Do not place in live stream or intermittently flowing channels.
7. When standard filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy–duty wire staples at least 1 inch long, tie wires or hog rings.

C

Stabilized Construction Entrance



Notes:

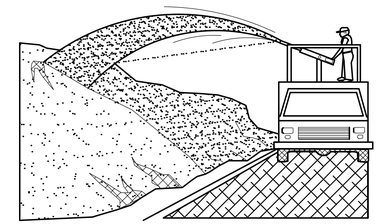
1. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways shall be stabilized so as to prevent sediments from being deposited into the public roads. Depositions must be swept up immediately and may not be washed down by rain or other means into the storm drain system.
2. Stabilized construction entrance shall be:
   a. Constructed on level ground.
   b. Reduce/Eliminate the tracking of sediment onto public rights of way/streets
3. Adding a wash rack with a sediment trap large enough to collect all wash water can greatly improve efficiency.
4. All vehicles accessing the construction site shall utilize the stabilized construction entrance sites.

Street Maintenance

1. Remove all sediment deposited on paved roadways immediately.
2. Sweep paved areas that receive construction traffic whenever sediment becomes visible.
3. Pavement washing with water is prohibited if it results in a discharge to the storm drain system.

D

Erosion Control

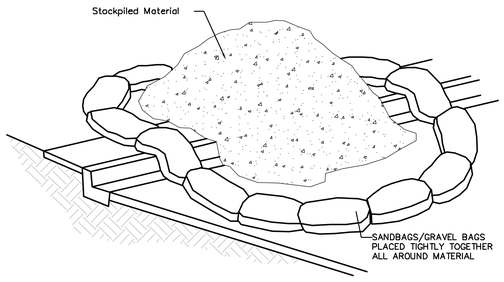


Notes:

1. Soil/Slope stabilization practices shall be designed to preserve existing vegetation where feasible and to revegetate open areas as soon as feasible after grading. These control practices shall include temporary seeding, permanent seeding, mulching, sod stabilization, vegetative buffer strips, protection of trees, or other soil stabilization practices.
2. Soil stabilization shall be implemented on all inactive disturbed areas from November 1 thru April 15 and on all disturbed areas during a rain event or potential rain.
3. Stabilization practices shall control/prevent erosion from the forces of wind and water.
4. Stabilization practices shall be implemented in conjunction with sediment trapping/filtering practices and practices to reduce the tracking of sediment onto paved roads.
5. When using straw mulching, the minimum application shall be 2 tons/acre. Mulch must be anchored immediately to minimize loss by wind or water.
6. When using hydroseeding/mulching, the minimum application of wood fiber shall be 1,500 lbs/acre, that does not contain more than 50 percent newsprint.
7. For seeding recommendations, contact: USDA, Natural Resources Conservation Service or Ventura County RCD.

E

Material Storage



Notes:

1. Dirt and other construction related materials placed in the street or on other impervious surfaces must be contained with sandbags or other measures to prevent transport to the stormdrain system.
2. Any construction material stored or stockpiled on–site shall be protected from being transported by the force of wind or water.

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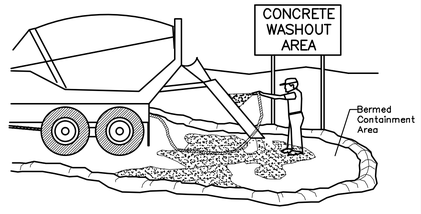
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER IBRAHIM HZAYEN No. C71356 Exp.12–31–2021 CIVIL STATE OF CALIFORNIA

F

Concrete Waste Management

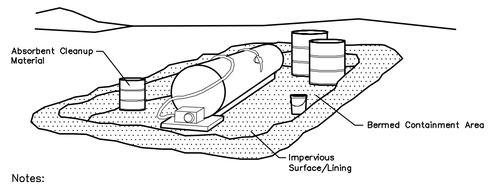


Notes:

1. Excess and waste concrete shall not be washed into the street or into a drainage system.
2. For washout of concrete and mortar products, a designated containment facility of sufficient capacity to retain liquid and solid waste shall be provided on site.
3. Slurry from concrete and asphalt saw cutting shall be vacuumed or contained, dried, picked up and disposed of properly.

G

Vehicle/Equipment Fueling

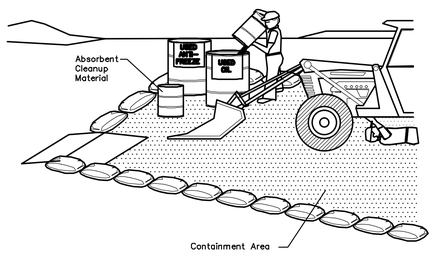


Notes:

1. Fueling shall be performed in a designated area, away from drainage courses.
2. Absorbent cleanup material shall be on site and used immediately in the event of a spill.

H

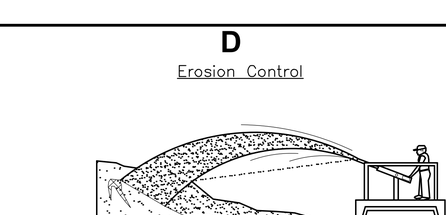
Equipment Repair/Maintenance



Notes:

1. Leaking vehicles and equipment shall not be allowed on–site. Equipment and vehicles shall be inspected frequently for leaks and shall be repaired immediately. Clean up spills and leaks promptly with absorbent materials; do not flush with water.
2. Vehicles and equipment shall be maintained, and repaired on–site only in designated areas. Prevent run–on and run–off from designated areas. Containment devices shall be provided and areas shall be covered if necessary.
3. Designate on–site vehicle and equipment maintenance areas, away from storm drain inlets and watercourses.
4. Always use secondary containment, such as a drain pan or drop cloth, to catch spills and leaks when removing or changing fluids.
5. Legally dispose of used oils, fluids, and lubricants.
6. Provide spill containment dikes or secondary containment around stored oil, fuel, and chemical drums.
7. Maintain an adequate supply of absorbent spill cleanup materials in designated area.

NOTE:
SANDBAGS SHALL BE PLACED WITHIN PARKWAY AREAS WHICH HAVE PAVED STREETS BUT NO LANDSCAPING. SPACING TO BE PER STREET SCHEDULE HEREON AND SHALL BE PLACED AS REQUIRED BY FIELD CONDITIONS.

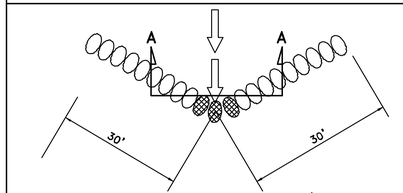


SCHEDULE

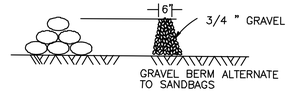
STREET GRADE	SANDBAG SPACING INTERVAL
0% TO 5%	100 FEET
5% TO 10%	50 FEET
GREATER THAN 10%	25 FEET

(NOTE: HAY BALES MAY BE USED IN LIEU OF SANDBAGS)

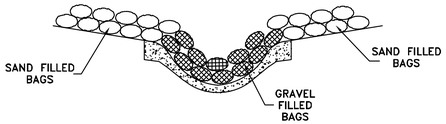
DETAIL "A" - SANDBAG INTERVAL DETAIL
NOT TO SCALE



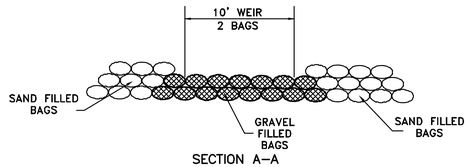
TYPICAL SANDBAG DETAIL W/WEIR
ALT "C"



NOTE: TOP ELEVATIONS OF SANBAGS OR GRAVEL SHALL BE EQUAL TO ADJACENT TOP OF CURB ELEVATION



CASE "B"



SECTION A–A

ESC52 - TEMPORARY DESILTING AND EROSION CONTROL DETAILS
NOT TO SCALE

D					
C					
B					
A					
Δ	REVISION DESCRIPTION	APP.	DATE	APP.	DATE

PREPARED BY: H|D|G
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IBRAHIM HZAYEN QSD/P No. 992 DATE

COUNTY OF VENTURA
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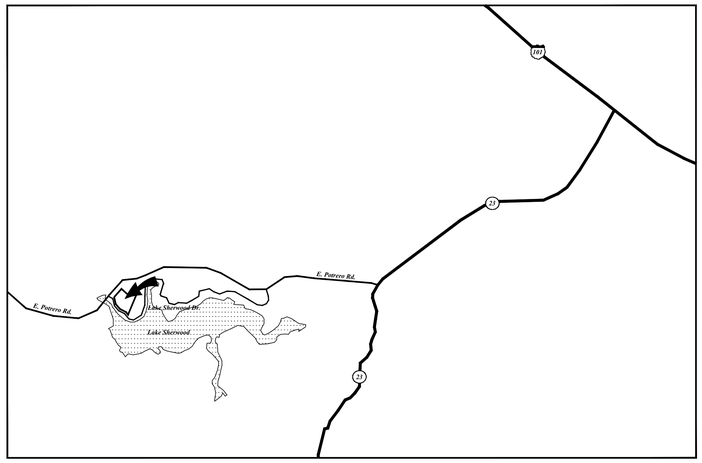
SANDEFER
LOTS 1–2–3

SHEET 3 OF 3
DRAWING NO. N/A

SANDEFER RESIDENCE



VICINITY MAP: N.T.S.

GENERAL CONDITIONS
The word "Contractor" means the General Contractor and where applicable by trade, Subcontractors.

Contractor shall be responsible for reviewing all notes prior to finalizing the construction contract.

Before submitting any proposal, it shall be the responsibility of the Contractor to familiarize him/her self with all conditions at the site relative to the existing work, materials to be matched, working space available, access and all other aspects effecting the scope of work to the making of an intelligent bid. Increase in cost or extension in performance time will be considered failure to know the site conditions.

The Contractor shall maintain a full set of drawings, specifications and all required permits on the job site at all times. They shall be made available to the Landscape Architect and Owner at request.

Prior to finalizing contract prices, Contractor shall be responsible for reviewing all notes and drawings to include and subcontract requirements or information which may not be indicated on Subcontractor sheets or notes, but which are indicated elsewhere in the construction documents.

Contractor shall review all items noted by Landscape Architect or Owner which might affect costs prior to finalizing construction contract and subcontracts, and shall confirm final decisions regarding selection, materials, color, finish or other specifications not yet decided regarding these items. Contractor shall include the cost of these items within the original contract price.

Unless items are specifically itemized as "not included in contract" (NIC), they will be assumed to be included in the estimate or contract price.

Any allowance items shall be specifically identified as allowances and included in the estimate or contract price.

Contractor shall immediately notify the Owner of any extra costs arising from the execution of their contract or subcontracts and shall receive Owner's written approval of the same prior to doing the work.

Construction schedules shall be made available to Owner and Landscape Architect. Landscape Architect shall be contacted regarding the layout of all construction items and for the observation of steel and forms in place prior to the further construction of said items.

Spot elevations and topography lines shown for reference only. If discrepancies occur between actual conditions and landscape plans, Contractor shall contact Landscape Architect immediately for resolution prior to construction.

Notes and details on drawings shall take precedence over general notes and typical details. Details marked "typical" shall apply in all cases, unless specifically noted otherwise. Otherwise, where no detail is shown, construction shall be shown for other similar work.

Written dimensions shall prevail over scaled dimensions on drawings. In no event are dimensions to be scaled off of the drawings without prior approval from the Landscape Architect.

All dimensions are from outside edge of wall, paving, etc., unless otherwise noted on plans.

Contractor shall verify all works, dimensions, and details, and report any discrepancies to the Landscape Architect prior to work commencing. During construction, the Landscape Architect is to be advised regarding any discrepancies in measurements, dimension, location, or details prior to the Contractor proceeding with that portion of the work. Contractor shall confirm any discrepancies between drawings and specifications and any job site conditions with the Landscape Architect prior to starting portions of the work affected.

Details are intended to show final effect of parts of construction. Minor modifications may be required to suit particular job site conditions or dimensions and shall be included with the scope of the work and construction contract. Any modifications required in details are to be first reviewed and confirmed with the Landscape Architect prior to construction.

Any discrepancies not brought to the attention of the Landscape Architect and related work commenced therein conflict with codes or documents shall be corrected by the Contractor at Contractor's own expense and no expense to the Owner or Landscape Architect.

The Landscape Architect preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of the plans.

If revisions to the plans are requested by the City, the Contractor will notify the Landscape Architect for revisions and/or change orders required for resubmittal, permit site inspections and approvals. A copy of final permit approval shall be provided to Owner upon completion.

Contractor shall be responsible for supervising that all general and subcontract work is being accomplished according to the most current construction documents, including revisions.

Contractor shall not use any potentially hazardous materials or products in the construction, and shall advise Owner of any potentially hazardous materials or products recommended, selected or specified prior to purchasing or installing.

Contractor shall provide temporary toilet facilities on job site if necessary or required by local code.

Contractor shall keep premises secure, clean and hazard free. Contractor shall be responsible for maintaining their equipment, materials, and work, in neat, clean, orderly and safe conditions at all times.

DEMOLITION
Contractor shall perform all removal and related work shown on the drawings, described in these notes and reasonably inferred as necessary to complete the final design.

Contractor shall provide and maintain pedestrian protection as required by the presiding city/county. Prior to demolition, Contractor shall obtain and pay for all required permits for sidewalk and street use.

Contractor shall be responsible for obtaining permits and shall pay all fees necessary for encroachment, grading, demolition, and disposal of said materials as required by private, local, and state jurisdictions. Contractor shall be responsible for a site inspection to fully acknowledge the extent of the demolition work.

The existing conditions and dimensions shown on the plan represent as accurately as possible existing conditions. However, it is the Contractor's responsibility to verify in the field all dimensions and conditions prior to any work by the effected trades. Any discrepancies shall be reported to the Landscape Architect and Owner.

If any conditions arise where it is necessary to remove additional existing structure or finishes for the completion of the work as outlined in the contract, the Contractor shall inform the Landscape Architect and Owner prior to commencing with any additional demolition or modification.

Demolition of vegetation shall include the removal of roots and organic materials.

Contractor shall verify and locate all existing above and underground utilities. Any locations shown on the plans are approximate and are shown for general information only.

Underground utilities are not to be disturbed unless otherwise noted.

Damage to any existing utilities and services to remain shall be the responsibility of the Contractor. Contractor shall repair and/or replace in kind.

Damage to any existing utilities and services to remain shall be the responsibility of the Contractor. Contractor shall repair and/or replace in kind.

All depressions and trenches from demolition shall be backfilled.

Demolition and removal of existing structures, concrete slabs, paving and equipment shall include removal of all foundations and subsurface construction as required.

Required demolition and removal shall be done in strict accordance with the presiding city/county ordinances and conducted during approved hours only. Contractor shall take all necessary precautions to minimize noise, dust, and other nuisances to neighbors and public right of way.

Erosion control measures shall be implemented to prevent debris and unsuitable materials from entering storm, sanitary sewers and streets.

Erosion control plans, if required by the City, shall be at the Contractor's expense and the responsibility of the Contractor to prepare said documents.

All damaged existing areas to remain and existing areas affected by demolition or new construction work shown on drawings shall be repaired as required to match immediate adjacent areas in materials, including fire rating, finish and color unless otherwise noted.

Contractor shall legally dispose of removed materials and debris daily at approved disposal sites, as required by the presiding city/county. Contractor shall obtain necessary permits for the transportation of material to and from the site.

Upon completion of work each day, premises shall be broom swept.

Except for those materials indicated to be removed, existing trees, shrubs, groundcover and sod are to remain throughout the duration of construction. Contractor shall ensure that particular care is taken to protect, preserve and maintain these items.

SITE WORK, GRADING, FOUNDATIONS, ETC.
Contractor shall inspect and be responsible for protecting and maintaining all new and existing work, facilities and improvements within the areas indicated under the contract. Any disturbances or damage to the work, the existing building and improvements, or any impairment of facilities resulting directly or indirectly from the Contractor's operation shall be promptly restored, repaired or replaced to the satisfaction of the Landscape Architect and at no additional cost to the Owner.

Work shown herein shall be done in accordance with the "Standard Specifications for Public Works Construction," latest edition and supplements, Chapter 70 of the Uniform Building Code (Excavation and Grading), and City of Thousand Oaks local ordinances as applicable.

All recommendations of the Geotechnical and Soils Engineers shall be made a part of these plans.

Existing topographical information shown herein is based on the existing survey.

Construction staking for improvements shown on these plans shall be performed by a licensed land surveyor.

Contractor shall contact underground service alert at 800-422-4133 prior to excavation.

Contractor shall take precautionary measures to protect any utility lines and any other lines so as not to disturb them.

Prior to commencing construction, Contractor shall verify all join conditions for grading, drainage and underground facilities including location and elevation of existing underground at crossings with proposed underground facilities. If conditions differ from those shown on plans, contractor shall notify the Engineer and Landscape Architect, and shall not begin construction until the changed conditions have been evaluated.

Contractor shall assume sole and complete responsibility for the job site conditions, including safety of all persons and property, during the course of construction on this project. This requirement shall apply continuously, and shall not be limited to normal working hours.

Contractor shall obtain an OSHA permit from the California Division of Industrial Safety prior to the construction of trenches or excavations which are 4 feet or deeper.

Contractor shall notify Landscape Architect and Owner of any unstable or questionable soil or geological conditions encountered during excavation. If at any time during grading operations, any unfavorable geological conditions are encountered, grading in that area will stop until approved corrective measures are obtained.

The proposed grade is the finish grade and not the rough grade. Contractor shall subtract the thickness of the paved section and/or landscape topsoil section to arrive at the rough grade elevation.

Straight grade shall be maintained between contour lines and spot elevations unless otherwise noted.

Areas within the scope of work shall be weed killed with an application of "Round Up" or an approved equal product ten days prior to the start of work. Contractor shall verify with Landscape Architect prior to application.

Areas to be graded or paved shall be grubbed and stripped of all vegetation, debris and other deleterious material. All loose soil disturbed by removal of trees, existing fill and loose or disturbed topsoil shall be removed.

After over excavation is completed, the exposed surface shall be compacted to at least 90%. All new fill shall be brought to near optimum moisture, placed in layers not exceeding 6" thick, and compacted to at least 90% in areas to be paved only. See Soils Report for additional information.

Fill shall be compacted to at least 85% in planted areas.

The existing subgrade soils in unfilled areas shall be compacted prior to construction of paving to secure uniform support and to minimize differential settlements. The degree of compaction within the upper 12" shall be at least 90%.

The compaction characteristics of all fill soils shall be determined by A.S.T.M. D-155778. The field density and degree of compaction shall be determined at A.S.T.M. D-1556.

Where Soils and/or Geology Report have been made, it shall be considered a part of the construction documents and Contractor shall follow any recommendations contained therein.

All concrete floor slabs set below exterior grades shall be poured over a continuous 6 mil. Waterproof membrane set on 2" sand bed over 4" crushed rock on natural soil. Crushed rock shall be drained to storm drain system or relieved at perimeter to prevent sub floor saturation. See Structural Drawings for additional information.

Contractor to provide 4" Class II base under all paving; compact to 90% compaction. Hold paving level 1.5" below stucco screen except where noted otherwise.

Contractor shall provide mastic expansion joints next to architecture, walls and steps. Color shall match paving.

All forms and alignment of paving shall be reviewed and approved by the Landscape Architect prior to pouring (minimum 48 hours notice).

Contractor shall provide positive drainage on all finished grade surfaces, sidewalks and patios away from structures and verify that areas affected by construction are properly drained, with no ponding.

Contractor shall remove all excess oil, debris and materials not required by construction. Confirm any items to remain with Landscape Architecture or Owner prior to start of construction.

Contractor shall erect and maintain temporary barricades and dust proof partitions as needed for protection against accident, and shall continuously maintain adequate protection of work and the Owner's property from damage or loss arising in connection with construction.

Water shall be provided onsite and used to control dust during construction operations.

FRAMING
In addition to any structural grade requirements, all exposed wood beams and posts shall be selected for best appearance within specified grade, with minimum knots, checks or cracks.

Contractor shall coordinate framing with proposed location of electrical, mechanical, and plumbing work so as to avoid changes in framing which might conflict with proposed equipment or fixture locations.

UTILITIES, PLUMBING, DRAINAGE, ETC.
Contractor shall consult representatives of local utilities, including: gas, water, power, sewer, telephone and television where applicable, concerning locations and availability of utilities prior to commencing work or connecting utilities. Contractor shall be responsible for any damage to existing utility lines. Locations and elevations existing and new mains shall be confirmed on the record drawings.

Contractor shall provide and install new underground water and gas supply lines, and verify meter, main, (tank when applicable) and line sizes are adequate to provide acceptable pressure and volume required.

Hose bibs and irrigation systems shall not be connected to building water system, but shall be fed from main water line before building system pressure regulator and main valve. See irrigation drawings for further system information and specifications.

Contractor shall flush out new and old water supply lines prior to connecting new fixtures.

Contractor shall maintain adequate and constant water supply to all existing plumbing fixtures, hose bibs and sprinklers desired and deemed necessary during construction. See MEP drawings for additional information.

All storm drain and sanitary sewer pipe, fittings and joints shall be polyvinyl chloride (PVC) SDR 35 in accordance with Section 207-17 unless otherwise stated.

Contractor to provide hardscape and landscape drainage below and above surface. Provide 4" SDR 35 drain line with 4" brass drain grate in hardscape. Contractor to connect all new drains to existing drains.

All waterlines shall be installed with 36" minimum cover from top of pipe to finished grade unless otherwise noted.

All waterlines shall be polyvinyl chloride (PVC) class 150 and shall meet the requirements of AWWA C900 PVC pressure pipe unless otherwise stated.

Thrust blocks shall be installed at waterline horizontal and vertical bends, tees, capped ends and reducers.

ELECTRICAL
Unless noted otherwise, all conduits shall be concealed in structure or underground. Any exceptions are to be reviewed and confirmed in writing by the Landscape Architect.

Contractor shall verify that any existing service, meter, main, panel, conduits, and wiring to remain are adequate. Contractor shall advise Owner prior to finalizing contract if changes are required.

If required, contractor shall provide additional panel, capacity, breakers, circuits, etc., as required for new electrical loads, and shall verify location and scope of new and expanded service with the Owner and Landscape Architect. Contractor shall confirm all electrical loads and requirements for new appliances, heating and air conditioning systems, pool/spa, and other electrical equipment/fixtures prior to finalizing contract.

All wiring shall be copper, in flexible or rigid conduit as specified by code. Bo "Romex" or other non-conduited wiring is permitted.

Contractor shall confirm material and color of all switches, outlets and cover plates with Landscape Architect prior to ordering.

Contractor shall provide Title 24, Form 5 if required.

Ground fault interrupters are required for all exterior outlets and other wet areas required by code.

All electrical junction boxes for line voltage lighting shall be below grade in planting areas, as approved by Landscape Architect. See lighting plans for additional information and specifications.

See MEP drawings for additional information.

FINISHES
Contractor shall submit 2' x 2' samples, or as otherwise noted in the specifications, of all paving and wall finishes and colors with joints in place. All samples shall be approved by the Landscape Architect prior to construction.

All stucco walls shall match architecture in color and texture.

Contractor to provide non-slip surface on all step treads with 2% slope for drainage.

Contractor shall submit actual material samples for Landscape Architect's review of all finish materials including but not limited to: stone, tile, plaster, paint, and stains prior to ordering materials.

When plastering on masonry or concrete, a two coat minimum with ½" thickness is acceptable.

All curved walls and walks shall have smooth continuous curves as indicated on plans.

Plaster surfaces shall be straight and plumb on straight walls, with no wobble, wave or irregularities over the course of any wall plane, straight or curved.

Contractor shall confirm plaster finish with Landscape Architect prior to finalizing estimate.

All masonry work shall be in accordance with the Masonry Institute of America and Building Stone Institute guidelines.

All masonry work shall be according to current standards and specifications of the Tile Council of America and Ceramic Tile Institute.

Contractor shall verify all tile layouts, trim shapes, grout selections and widths, and other specifications with Landscape Architect approval prior to ordering tile. Unless otherwise specified, tile shall be installed on a wired reinforced mortar bed over a cleavage membrane.

All dust shall be completely washed off of tile prior to the application of the bond coat. Bonding mortar shall cover 100% of both the tile and surface to be covered, approximately 1/8" thick.

On dark colored stone or ceramic tile gray bonding will be used. On light colored tile white bonding mortar will be used. Landscape Architect shall approve tile and stone joint layout as well as color of potential grout prior to installation.

Contractor shall be responsible for ordering all tile and other finish materials with enough lead time so that ordered material can be confirmed as acceptable, and any unacceptable material replaced, without delaying construction.

PAINTING/STAINING
Contractor shall include within the scope of work preparation, priming, and finish painting of the exterior walls affected by additions and remodeling. Confirm paint, stain, finish selections and specifications with Landscape Architect, submit color samples and apply sample colors on actual surfaces to be painted for Landscape Architect's review prior to ordering materials.

Before beginning, inspect all work to be painted and report to Landscape Architect any conditions which will prevent a quality finish from being accomplished. Commencing of work by the Contractor is indicated by acceptance of the surfaces.

All spaces shall be broom clean and all hard surfaces to be painted shall be dry and clean.

Remove all electrical plates, surface hardware, etc., before painting. Protect and replace when completed.

All paint and stain material shall arrive at the job in unbroken containers with manufacturer's label clearly visible. Unless otherwise noted, all paints shall be applied in strict accordance with the manufacturer's master specifications and recommendations.

Paint coats as specified are intended to cover surfaces completely, if they do not, further coats shall be applied.

Exterior stains shall match existing conditions or as otherwise noted on drawings. Follow manufacturer's recommendation for application rates.

All wood to be painted with one coat primer and two coats paint to match fascia on architecture. All wood to be S4S, No. 1 grade Douglas fir. Fill all cracks.

LANDSCAPE/IRRIGATION
Fence around pool to be standard iron fence, per City requirements for pool safety. 5'-0" iron gates to be self-closing and self-latching. Latch to be installed 54" above adjacent grade.

Provide waterproof material on all raised planters (Xypex or approved equal) with 4" perforated styrine drain line and 1 cu. foot of ¾" gravel. Wrap drain pipe with filter fabric and connect to drainage system.

Provide linear deep root barriers on all trees within 5' of any sidewalk, wall, planter, bldg. or other hardscape. Root barrier to extend 4' on ea. side from tree centerline. Root barrier to be 39" wide by Reemay or approved equal.

Provide 4"x3' deep ventilation hole filled with ¾" gravel in all tree pits (2 per tree).

Provide espalier supports.

Provide 15-5 gal. and 30-1-gal. extra plants (to be spotted by Landscape Architect).

Provide 50 flats of 4" annual color (to be spotted by Landscape Architect).

Provide soil amendments (per soils report).

Provide 100% irrigation to all planting areas from curb line. Separate shrub, lawn, and sun exposure irrigation systems.

Bury irrigation lines as follows: 18" minimum for mainline (PVC) and 12" minimum for lateral (sch 40).

Provide irrigation controller to be located per Owner. Power to be supplied by Owner.

Landscape Architect shall review completed installation and file landscape certification with city, confirming compliance with approved plans.

SHEET INDEX

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BRYAN R. BAILCETT
No. 2801
Signature
Expiration Date
STATE OF CALIFORNIA

SANDEFER RESIDENCE
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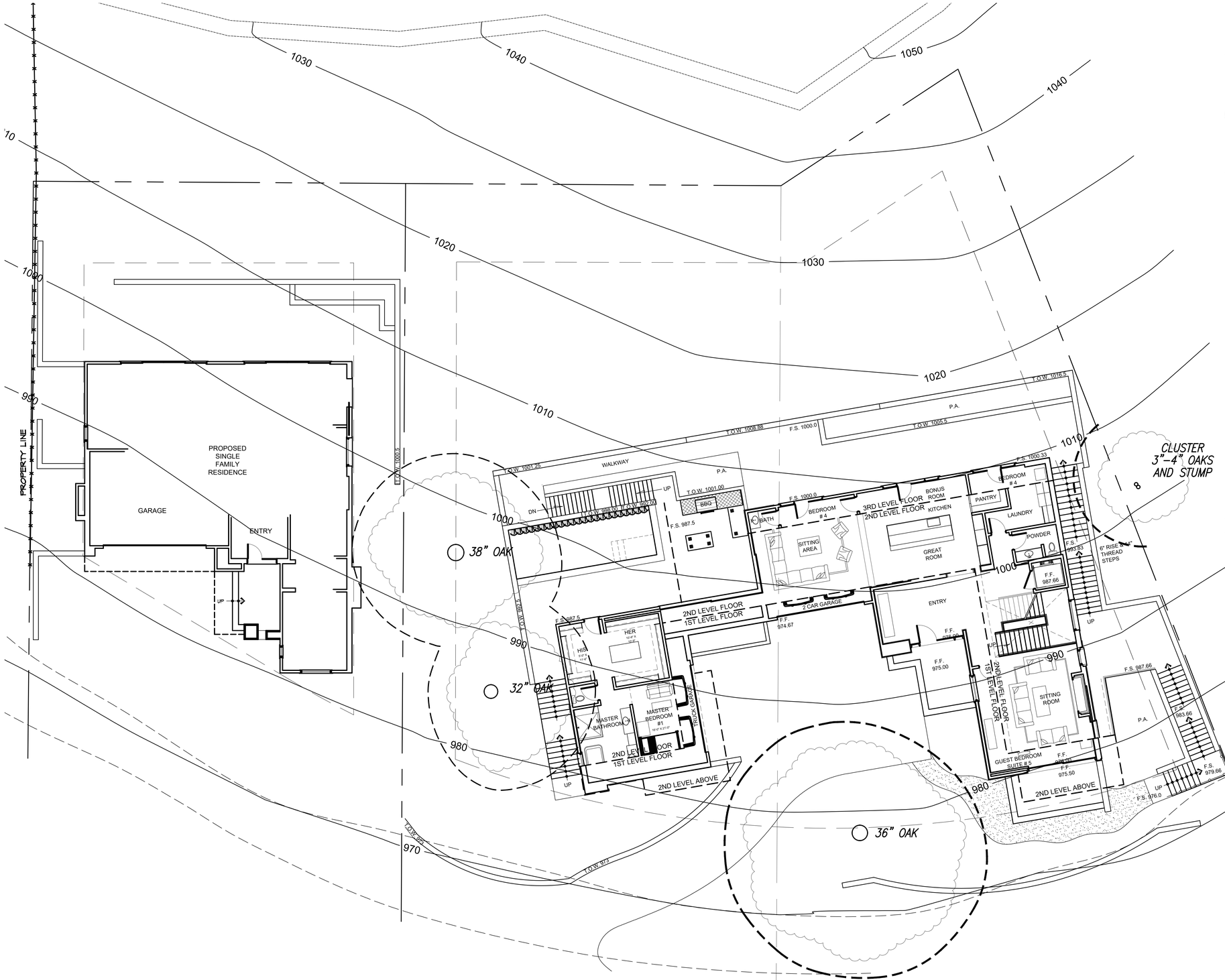
GENERAL NOTES

10/31/2019
Date
B.B./D.B./E.C./S.L
Drawn
#219000
Job
NO SCALE
Scale

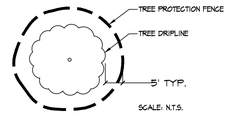
LG-1

OF: 9
PLOTTED: 10/31/19



TREE PROTECTION LEGEND:

- 5' HIGH ORANGE PLASTIC MESH WITH 5' HIGH METAL STICKS



SCALE: N.T.S.

TREE PROTECTION NOTES:

1. Temporary protective fencing shall be installed at the limit of the tree protection zone (5'-0" wider than the drip line) of each tree. When activities occur within the protected zone of a tree, Environmental Patterns/Arborist will temporarily relocate the protective fencing to the limit of the disturbance so that the activities can be conducted. Upon completion fencing will be moved back to the limit of the protected zone.
2. To the extent practicable, activities within the protected zones will be done by hand; however, mechanized equipment may be required for some activities within the protected zones. Activities performed within the protected zones will be under the supervision of Environmental Patterns/Arborist.
3. The amount of time that exhaust from mechanized equipment will pass within the protected zones shall be limited to one 8-hour day of exposure followed by 2-days of no exposure. On the days that the equipment is not to be use of had tools will be allowed.
4. Protected trees shall be lightly sprayed with water to wash off dust during and after construction as needed and where possible (rain may preclude the need for this).
5. All soil and debris removed from around the crown of the trunk of the trees shall be done by hand.
6. Environmental Patterns/Arborist shall make bi-montly site visits to review all protected trees and provided monitoring reports. If any protected tree are damaged tree addendum will need to be submitted to the planning division.
7. All protected trees (Quercus agrifolia) shall be protected and maintained before, during, and after ground disturbance activities and development in accordance with the recommendations of the Oak Tree Report (Dave Cragoe/Environmental Patterns, dated October 5, 2018) and the requirements of the Ventura County Resource Management Agency - Planning Division Tree Protection Plans (http://vcrma.org/planning/pdf/permits/tree/Tree-Protection-Plan-1-1-14.pdf).
8. all protected trees (Quercus agrifolia) shall be protected and maintained before, during, and after ground disturbance activities, and any alterations or felling of protected trees shall be done, in accordance with the recommendations of the Oak Tree Report (Dave Cragoe/Environmental Patterns, dated October 5, 2018) and the requirements of the Ventura County Resource Management Agency - Planning Division Tree Protection Plans (http://vcrma.org/planning/pdf/permits/tree/Tree-Protection-Plan-1-1-14.pdf).
9. The felling of oak trees (Quercus agrifolia) for development within the project site shall be limited to tree number #41 (Dave Cragoe/Environmental Patterns, revised date October 5, 2018). No other oak trees (Quercus agrifolia) may be felled or removed from the project site without the review and written consent of the Ventura County Planning Division.
10. The locations of the oak tree that is approved for removal (tree number #41, Oak Tree Report, Dave Cragoe/Environmental Patterns, revised date October 5, 2018) must be identified on plan sheet L1-3.
11. Development, grading or any other ground disturbance activities within the tree protection zone (TPZ) must be carried out in accordance with the Oak Tree Report Dave Cragoe, dated date October 5, 2018) and the Project Description. Development, grading or any other ground disturbance activity within the TPZ shall be monitored by the landscape architect/arborists. If grading will exceed 1,248 cubic yards, the landscape architect/arborist, site superintendent, or Permittee shall contact the Planning Director in order to determine if additional tree protection measures may be necessary for the remaining oak trees within the project site. "
12. No equipment, vehicles, soil, or construction materials shall be placed or stored within the tree protection zone (TPZ) No oil, gasoline, chemicals, paints, solvents, or other damaging materials may be deposited or stored within the TPZ or in drainage channels, swales or areas that may lead to the TPZ.
13. As recommended by Planning's arborist, demolition, development, or ground disturbance routes within the tree protection zones (TPZ) shall be covered with six inches of mulch in order to reduce compaction within the TPZ.
14. As recommended by Planning's arborist, deep-root drenching of the remaining oak trees shall be done once a month by your landscape architect or landscape architect's qualified agent.
15. Additional information or documentation may be necessary (e.g., arborist monitoring reports, Damaged Tree Addendum, etc.) and shall be provided to the Planning Division if recommended by the landscape architects/arborists or required by the Planning Director.
16. Tree protection fencing and signage must be installed in accordance with item 9.b. (pp. 8-4) of the Ventura County Resource Management Agency - Planning Division Tree Protection Plans (http://vcrma.org/planning/pdf/permits/tree/Tree-Protection-Plan-1-1-14.pdf).
17. The Permittee shall submit to the County of Ventura Planning Division for review and approval a landscape plan, prepared by a California registered landscape architect (or other qualified individual as approved by the Planning Director), demonstrating compliance with the requirements set forth in this condition (above) and the County's Landscape Design Criteria. The landscape architect (or other qualified individual) responsible for the work shall stamp the plan. After landscape installation, the Permittee shall submit to the County of Ventura Planning Division a statement from the project landscape architect (or other qualified individual) that all landscaping has been installed as shown on the approved landscape plan. Any changes to approved landscape plans that affect the character or quantity of the plant material or irrigation system design must be approved by the Planning Director prior to installation.
18. Add 6 inches of mulch within the development routes in the Tree Protection Zones. All mulch to be removed upon the completion of development and ground disturbance activities within the project site.

STORM WATER MANAGEMENT PROGRAM:

Environmental Patterns is in agreement with the erosion control plan and maintenance plan approved by MSPD and signed by [Insert Name] on [Insert Date]. See attached approval.

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BRYAN R. BARNETT
No. 2801
Signature
Expiration Date
STATE OF CALIFORNIA

SANDEFER RESIDENCE

LOT 1-2-3 LAKE SHERWOOD DRIVE
WESTLAKE VILLAGE, CA 91361

695-0-062-040
695-0-062-050
APN: 695-0-062-060

MAP:
TRACT:
BLOCK:
LOT:

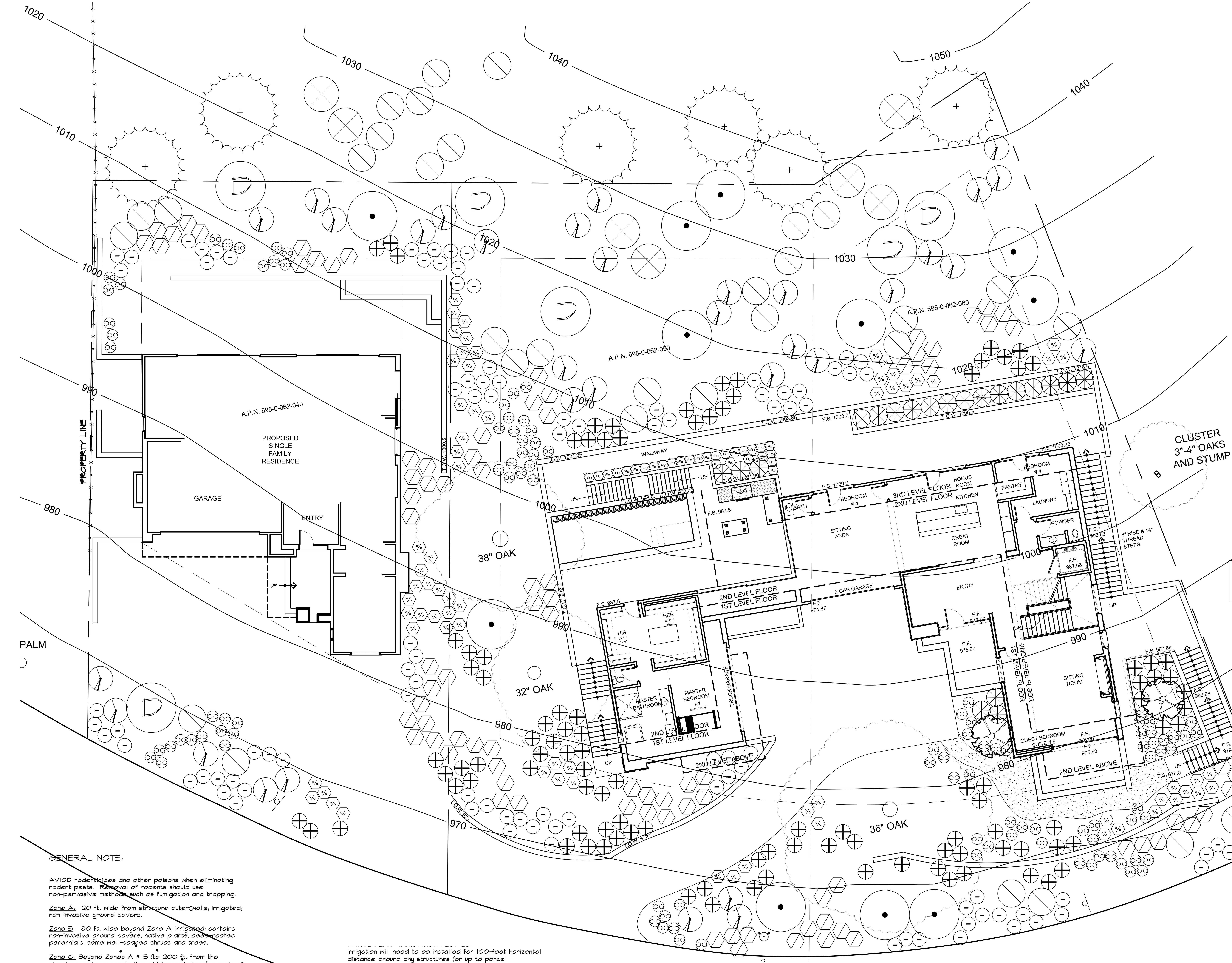
TREE PROTECTION PLAN

10/31/2019
Date
B.B./D.B./E.C./S.L
Drawn
#219000
Job
1/8"=1'-0"
Scale

NORTH

[LT▸2]

2 OF: 9
PLOTTED: 10/31/19



PLANT LEGEND:

SHRUBS

SYMBOL	QTY	SIZE	BOTANICAL NAME/ COMMON NAME	COMMENTS WUCOLS
	7	1 GAL	ARCTOSTAPHYLOS GLANDULOSA EASTWOOD MANZANITA	PERENNIAL VERY LOW - .2
	34	1 GAL	CEANOTHUS OLIGANTHUS HAIRY CEANOTHUS	EVERGREEN VERY LOW - .2
	33	5 GAL	CEANOTHUS SPINOSUS RED-HEART MOUNTAIN LILAC	EVERGREEN VERY LOW - .3
	11	1 GAL	DENDROMECON HARFORDII ISLAND BUSH POPPY	EVERGREEN VERY LOW - .2
	6	5 GAL	DENDROMECON RIGIDA BUSH POPPY	EVERGREEN VERY LOW - .2
	98	5 GAL	HELIANTHEMUM SCOPARIUM PEAK ROCKROSE	EVERGREEN VERY LOW - .2
	28	1 GAL	HEMEROCALLIS X 'MALJA' GOLDEN ZEBRA DAYLILY	PERENNIAL LOW - .3
	104	1 GAL	MALACOTHAMNUS FASCICULATUS BUSH MALLOW	EVERGREEN VERY LOW - .2
	20	1 GAL	PHORMIUM TENAX 'MAORI MAIDEN' TRICOLOR NEW ZEALAND FLAX	EVERGREEN LOW - .3
	6	1 GAL	RHUS OVATA SUGAR SOMAC	EVERGREEN LOW - .3
	104	1 GAL	RIBES SPECIOSUM FUCHSIA-FLOWERING GOOSEBERRY	DECIDUOUS LOW - .3
	91	5 GAL	SALVIA LEUCOPHYLLA PURPLE SAGE	SEMI EVERGREEN LOW - .3
	71	1 GAL	SYMPHORICARPOS MOLLIS CREEPING SNOWBERRY	PERENNIAL LOW - .3

TREES

SYMBOL	QTY	SIZE	BOTANICAL NAME/ COMMON NAME	COMMENTS WUCOLS
	1	5 GAL	ALOE BAINESII ALOE TREE	EVERGREEN LOW - .3

NOTE

1. APPLY 3" THICK MULCH ON ALL PLANTING BEDS.
2. APPLY JUTE NETTING ON ALL SLOPE TO 2:1 OR GREATER.
3. ALL PLANTS IS IN COMPLIANCE WITH DROUGHT TOLERANT LANDSCAPE (DTL).
4. THE TYPE OF SOIL IS SUITABLE FOR ALL THE PROPOSED PLANTS IN THIS LANDSCAPE.

LANDSCAPE AND IRRIGATION PLANS MEET AND EXCEED THE REQUIREMENTS SET FORTH IN THE VENTURA COUNTY LANDSCAPE DESIGN CRITERIA (OCTOBER 1992).

GENERAL NOTE:

AVIOD rodenticides and other poisons when eliminating rodent pests. Removal of rodents should use non-pervasive methods such as fumigation and trapping.

Zone A: 20 ft. wide from structure outer walls; irrigated; non-invasive ground covers.

Zone B: 80 ft. wide beyond Zone A; irrigated; contains non-invasive ground covers, native plants, deep-rooted perennials, some well-spaced shrubs and trees.

Zone C: Beyond Zones A & B (to 200 ft. from the structure or to property line, whichever is less), mosaic of thinned, clumped, native vegetation pruned on a staggered 2-3 year schedule, with clumps adjacent to one another in alternate pruning times.

In preparing Zone C for fuel modification:

1. Retain as many non-sprouting species as possible. (They usually have a single trunk.) Do not cut off the trunk in pruning, as this kills the plant.
2. Choose multiple-trunked, resprouting species for removal over non-sprouters. The remaining multi-trunked remaining shrubs should be pruned in a staggered, clumped pattern on an alternating schedule, allowing 2-3 years between prunings for any one clump. Resprouting species can be pruned to near ground level.

IRRIGATION:
Initially, you will need to irrigate to establish the native plants. After healthy establishment, irrigation only needs to occur during times of drought in the summer occasionally, about once a month in the summer.

NATIVE PLANT IRRIGATION REGIMES:
Irrigation will need to be installed for 100-feet horizontal distance around any structures (or up to parcel boundaries), but irrigation does not need to be used regularly. It needs to be in place and sufficient for fire protection and tested twice a year, before and following

Irrigation will need to be installed for 100-feet horizontal distance around any structures (or up to parcel boundaries), but irrigation does not need to be used regularly. It needs to be in place and sufficient for fire protection and tested twice a year, before and following fire season, and repaired at those testing times if necessary.

OAK TREE IRRIGATION AND MAINTENANCE:
Arrange soil around base of tree to slope away from tree so that rainfall drains away from the trunk; avoid ponding at the base of the trunk. Leave 6 to 10 feet around the trunk cleared of non-natives and dry. Protective native plant mulch can cover this area and protect the roots. Irrigation can be done with hoses once a month at 6 feet from the trunk until tree is established (several years) in the normal rainfall months, October-March, and then only once or twice in summer in times of severe drought. After establishment, only rainfall should irrigate oaks, and NO water should be applied April-September. In times of severe drought, native oaks may be irrigated once in mid-summer.
Any temporary irrigation system shall be removed when oaks are established.

NATIVE PLANT ZONE IRRIGATION AND MAINTENANCE:
Plants in these zones are watered like the oaks (but within 3-ft. of trunks) until established, once a month October-March, and then only once or twice in summer until established (several years). Usually, only rainfall should irrigate native plants after their establishment, and NO

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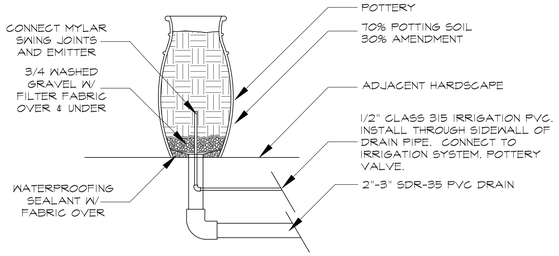
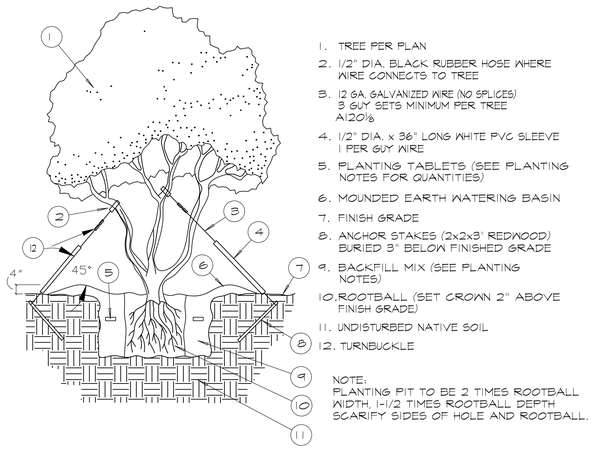


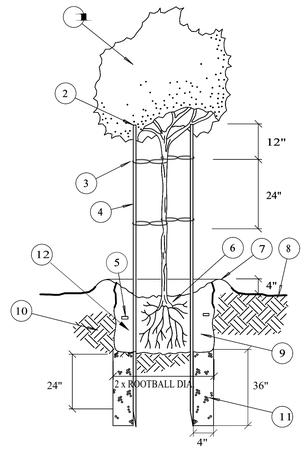
▸ D POTTERY PLUMBING
SCALE: N.T.S.



1. TREE PER PLAN
2. 1/2" DIA. BLACK RUBBER HOSE WHERE WIRE CONNECTS TO TREE
3. 12 GA. GALVANIZED WIRE (NO SPLICES) 3 GUY SETS MINIMUM PER TREE A1201/8
4. 1/2" DIA. x 36" LONG WHITE PVC SLEEVE 1 PER GUY WIRE
5. PLANTING TABLETS (SEE PLANTING NOTES FOR QUANTITIES)
6. MOUNDED EARTH WATERING BASIN
7. FINISH GRADE
8. ANCHOR STAKES (2x2x3' REDWOOD) BURIED 3" BELOW FINISHED GRADE
9. BACKFILL MIX (SEE PLANTING NOTES)
10. ROOTBALL (SET CROWN 2" ABOVE FINISH GRADE)
11. UNDISTURBED NATIVE SOIL
12. TURNBUCKLE

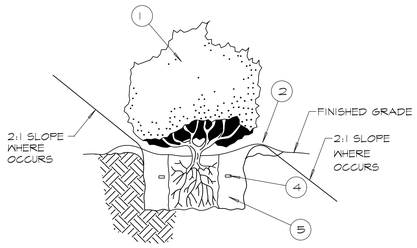
NOTE:
PLANTING PIT TO BE 2 TIMES ROOTBALL WIDTH, 1-1/2 TIMES ROOTBALL DEPTH SCARIFY SIDES OF HOLE AND ROOTBALL.

▸ C TREE GUYING
SCALE: N.T.S.



1. TREE PER PLAN
2. TRIM TOP OF STAKES BELOW LOWEST BRANCHES TO PREVENT DAMAGE
3. USE "GINCH TIE" OR EQUAL BETWEEN STAKE AND TREE PER PLANTING SPECIFICATIONS
4. 2" DIA. x 10' LONG LODGE POLE STAKES (INSTALL WIDER THAN ROOTBALL)
5. 21 GRAM PLANT TABLETS 5 GAL = 3, 15 GAL = 5, 24" BOX = 8
6. ROOTBALL (SET CROWN +/- 3" ABOVE FINISH GRADE)
7. EARTH WATERING BASIN (RAKE SMOOTH PRIOR TO SEEDING IN HYDROSEED AREAS; AT END OF PLANT ESTABLISHMENT PERIOD FOR ALL REMAINING BASINS)
8. FINISH GRADE
9. COMPACTED BACKFILL MIX (PER PLANTING SPECS/NOTES)
10. UNDISTURBED NATIVE SOIL
11. 4" X 3' DEEP VENTILATION HOLE FILLED WITH 3/4" GRAVEL BELOW PLANTING PIT. (OPPOSITE CORNERS)
12. 4" X 3' DEEP VENTILATION HOLE FILLED WITH 3/4" GRAVEL WITHIN PLANTING PIT. (OPPOSITE CORNERS)

▸ B TREE STAKING
SCALE: N.T.S.



1. PLANT AS SPECIFIED.
2. 3" EARTH BERM.
3. ADJACENT FINISHED GRADE.
4. PLANT TABLET-21 GRAM 1-1 GAL., 2-5 GAL., 3- 15 GAL.
5. PREMIXED SOIL BACKFILL (SEE SPECIFICATIONS).

NOTE:
PLANT PIT TO BE TWICE THE SIZE OF ROOTBALL.

▸ A SHRUB PLANTING
SCALE: N.T.S.

Environmental Patterns | inc.
31238 Via Colinas
Suite E
Westlake Village
California, 91362
License No. 2801
(818) 706-3344

REGISTERED LANDSCAPE ARCHITECT
BRYAN R. BAKOFF
No. 2801
Signature
Expiration Date
STATE OF CALIFORNIA

SANDEFER RESIDENCE
LOT 1-2-3 LAKE SHERWOOD DRIVE
WESTLAKE VILLAGE, CA 91361

▲

APN: 695-0-062-040
695-0-062-050
695-0-062-060

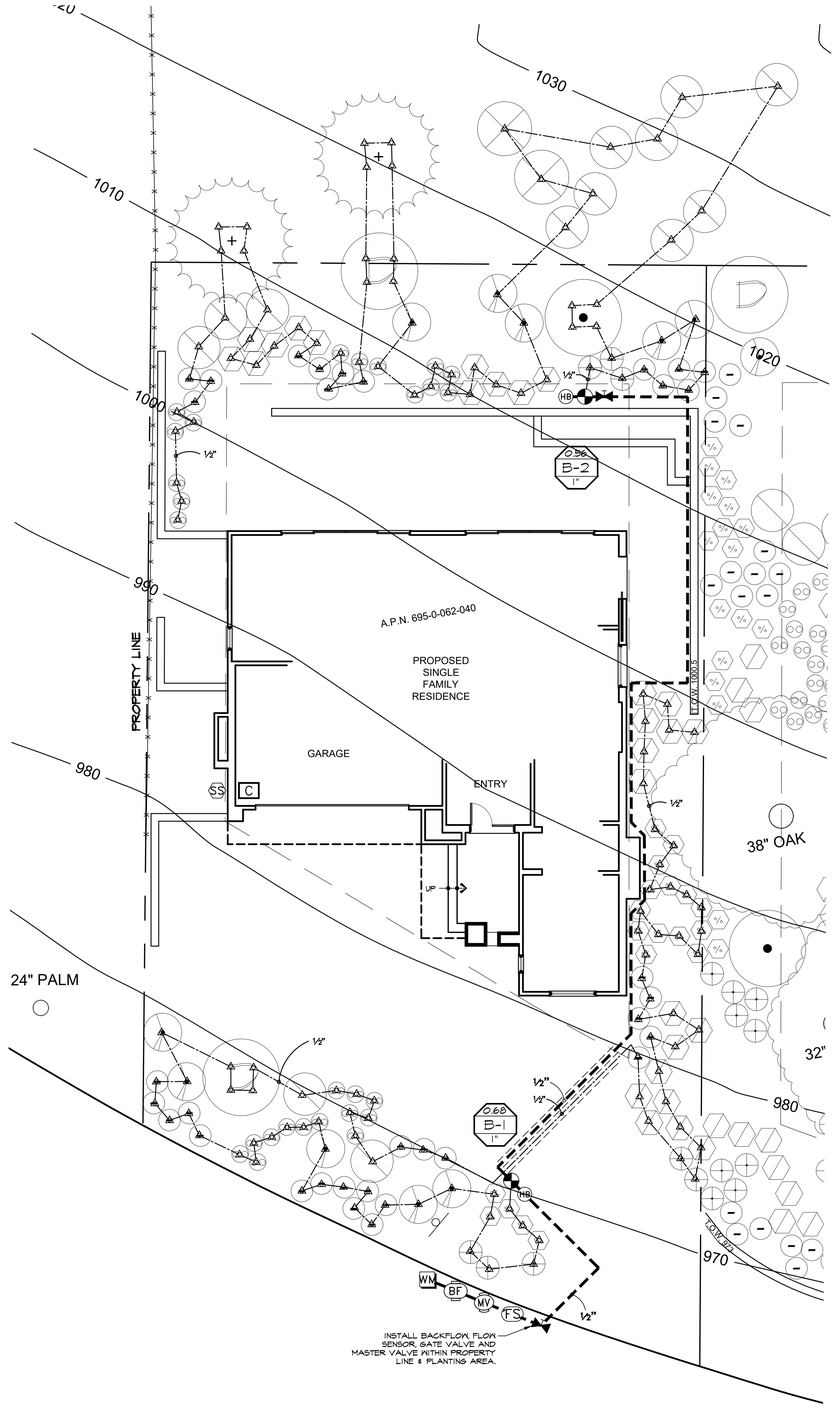
MAP:
TRACT:
BLOCK:
LOT:

PLANTING DETAILS

10/31/2019
Date
B.B./D.B./E.C./S.L
Drawn
#219000
Job
NO SCALE
Scale

[LP▸4]

4 OF: 9
PLOTTED: 10/31/19



IRRIGATION LINES NOTE:

IRRIGATION MAINLIINE AND LATERAL LINES SHOWN ON THIS PLAN REPRESENT MATERIALS INSTALLED IN THE PLANTING AREAS ONLY AND ARE DIAGRAMMATIC. ALL PIPE TYPES WITHIN THE BUILDING SHALL BE PER THE ARCHITECTURAL PLANS AND SPECIFICATIONS.

IRRIGATION MAINTENANCE SCHEDULE:

1. CHECK FOR IRRIGATION EQUIPMENT MALFUNCTION (CONTROLLER, VALVES, MAINLINE, LATERAL LINE, ETC.) - WEEKLY
2. CHECK AND ADJUST DRIP SYSTEM FOR MALFUNCTION - WEEKLY
3. CHECK FOR COVERAGE TO ENSURE PLANT LIFE - WEEKLY
4. FLUSH DRIPLINE SYSTEM (MANUAL FLUSH) TO REMOVE DIRT AND DEBRIS - BIMONTHLY
5. CLEAN DRIP SYSTEM SCREEN FILTER - BIMONTHLY
6. CHECK AND CLEAN IRRIGATION CONTROLLER CABINET - BIMONTHLY
7. CHECK IRRIGATION TIME/DAY SETTING ON CONTROLLER - BIMONTHLY
8. CHECK CONNECTION TO WEATHER STATION / RAIN SENSOR FOR PROPER OPERATION QUARTERLY.

IRRIGATION INSPECTION PLAN & SCHEDULE NOTE:

CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT A MINIMUM OF 48 HRS IN ADVANCE FOR IRRIGATION INSPECTION. THE INSPECTION WILL CONSIST OF BUT NOT LIMITED TO:

1. PRESSURE SUPPLY LINE LAYOUT AND TESTING.
2. POINT OF CONNECTION EQUIPMENT INSTALLATION LAYOUT AND TESTING.
3. IRRIGATION VALVES INSTALLATION AND TESTING.
4. LATERAL LINE AND SPRINKLER HEAD LAYOUT INSTALLATION AND TESTING.
5. DRIPLINE AND EMITTER LAYOUT INSTALLATION AND TESTING.
6. COVERAGE TEST PRIOR TO LANDSCAPE PLANTING.

AB1881 WATER CONSERVATION STATMENT

I HAVE CONPLED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

BRYAN BADGETT NO. 2801 _____ DATE _____

PRESSURE LOSS CALCULATION:

Generated:	2019-01-29
P.O.C.	NUMBER: 01
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	2"
Flow Available:	120.00 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	130.00 psi
Elevation Change:	5.00 ft
Service Line Size:	6"
Length of Service Line:	20.00 ft
Pressure Available:	127.00 psi
DESIGN ANALYSIS	
Maximum Multi-valve Flow:	130.00 gpm
Flow Available at POC:	120.00 gpm
Residual Flow Available:	-10.00 gpm
Critical Station:	2
Design Pressure:	40.00 psi
Friction Loss:	0.24 psi
Fittings Loss:	0.02 psi
Elevation Loss:	0.00 psi
Loss through Valve:	1.50 psi
Pressure Req. at Critical Station:	41.77 psi
Loss for Fittings:	0.05 psi
Loss for Main Line:	0.31 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	11.30 psi
Loss for Master Valve:	1.60 psi
Loss for Water Meter:	13.10 psi
Critical Station Pressure at POC:	68.33 psi
Pressure Available:	127.00 psi
Residual Pressure Available:	58.67 psi

IRRIGATION LEGEND:

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
▲ ■ ▲ 05 10 20	Netafim SPGV Single Outlet Emitter Single Outlet Pressure Compensating Drip Emitter, 1.5psi Internal Check Valve, with Self-Piercing Barb. Blue= 0.5gph, Blackx 1.0gph, Red= 2.0gph.	158	8
	Rain Bird XF XF Series Blank Tubing		8

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Hunter ICV-G 1" with HFR-100-75-40 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. Hunter Filter Regulator on 40 PSI, 150 mesh stainless steel screen.	2	4
HB	Hose Bibb - Champion Hose Bib Model B-401	2	
	Nibco T-113 Class 125 bronze gate shut off valve with wheel handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"	2	7
MV	Grismold 200GLRE 2" 2" Solenoid, Normally Closed Master Valve. Epoxy Coating and Purple Handle for Reclaimed Water. Cast Iron and Bronze Material. NPT End Connection.	1	2
BF	Febco 825Y 2" Reduced Pressure Backflow Preventer	1	12
C	Hunter XC-200I Fixed Controller, 2 stations, Indoor Model, Plastic Cabinet. Residential Use.	1	1
SS	Hunter Solar-Sync Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, Install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wired.	1	
FS	Flow Sensor Data Industrial / Badger Meter 1-1/2" series 220V Tee Type Flow Sensor PVC. Hard Wire to Controller Using 16 AWG Wire in Conduit.	1	9
WM	Water Meter 2" By Owner. Verify Size and Location in Field.	1	
	Irrigation Mainline: PVC Schedule 40		
	Pipe Sleeve Sleeves, SCH. 40 PVC, 4" Diameter Minimum for Pressure Main Line and Laterals 2" Diameter Minimum for Control and Common Wires. Provide 30" of Cover from Finished Grade to Top of Pipe.		

FLOW IN GPM — CONTROLLER AND STATION DESIGNATION — VALVE SIZE

NOTES:

1. THE SPRINKLER SYSTEM DESIGN IS BASED ON A DESIGN PRESSURE OF 62 PSI AND A MAXIMUM FLOW OF 130.0 GPM. THE IRRIGATION CONTRACTOR SHALL VERIFY THE PRESSURE AND FLOW PRIOR TO CONSTRUCTION. ANY VARIANCE FROM THE DESIGN PRESSURE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT WITHIN 24 HOURS AND PRIOR TO COMMENCEMENT OF ANY WORK. IF IT IS FOUND THAT THE PRESSURE AND/OR FLOW DEVIATE FROM THE DESIGN AND THE CONTRACTOR COMMENCES WORK WITHOUT NOTIFYING THE LANDSCAPE ARCHITECT, ALL CORRECTIVE ACTION NECESSARY TO ESTABLISH A FUNCTIONAL IRRIGATION SYSTEM SHALL BE AT THE CONTRACTOR'S EXPENSE.
2. ALL MAIN LINE, LATERAL PIPING AND CONTROL WIRES UNDER PAVING SHALL BE IN SEPARATE SLEEVES. MAIN LINE AND LATERAL SLEEVES SHALL BE A MINIMUM OF 4". FOR PIPING LARGER THAN 2", THE SLEEVES SHALL BE TWICE THE PIPE DIAMETER. WIRE SLEEVING SHALL BE 2" OR LARGER TO ACCOMODATE CONTROL AND COMMON WIRES.
3. PROVIDE 18" OF COVER FROM TOP OF PIPE TO FINISHED GRADE FOR MAIN LINE AND 12" OF COVER FOR ALL LATERALS. THESE DEPTHS ARE MINIMUMS.
4. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER SIZED PIPE SHALL BE ALLOWED. LARGER SIZES MAY BE SUBSTITUTED UPON REQUEST AND SUBSEQUENT APPROVAL BY THE LANDSCAPE ARCHITECT.
5. AFTER MAIN LINE HAS BEEN INSTALLED AND PRIOR TO COVERING THE MAIN LINE TRENCH A PRESSURE TEST SHALL BE CONDUCTED. ALL PRESSURE LINES SHALL BE TESTED UNDER A HYDROSTATIC PRESSURE OF 100 PSI FOR A PERIOD NO LESS THAN 24 HOURS. IF LEAKS DEVELOPER, THE JOINTS SHALL BE REPLACED AND THE TEST REPEATED UNTIL THE ENTIRE MAIN LINE IS PROVEN TO BE WATERTIGHT. CERTIFICATION, IN WRITING, SHALL BE SUBMITTED TO THE OWNER VERIFYING THAT THE TEST HAS BEEN CONDUCTED SUCCESSFULLY.
6. ANY CHANGES TO THE FINAL LOCATION OF THE BACK FLOW DEVICE OR CONTROLLER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT. PROVIDE MAINLINE AND WIRE AS BUILT PLANS AT TIME OF TESTING AND PRIOR TO BACKFILL.
7. 120 VAC POWER SHALL BE PROVIDED TO THE CONTROLLER LOCATION BY THE OWNER/DEVELOPER. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CONNECTION FROM THE POWER SOURCE TO THE CONTROLLER.
8. UNLESS OTHERWISE SPECIFIED, ALL BUBBLERS SHALL BE INSTALLED PERPENDICULAR TO THE FINISHED GRADE.
9. PRIOR TO INSTALLATION OF BUBBLERS, THE IRRIGATION CONTRACTOR SHALL FLUSH ALL LINES AND VALVES.
10. THIS DESIGN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT, BACK FLOW DEVICES, VALVES, ETC. SHALL BE PLACED WITHIN THE NEAREST GROUND COVER AND SHRUB AREAS. MAIN LINE WIRES AND LATERAL LINES SHALL ALSO BE PLACED WITHIN PLANTED AREAS. EXCEPTION TO THIS IS TAKEN WHERE THE PLAN SHOWS PIPING CROSSING PAVED AREAS AND SLEEVE SYMBOLS ARE PRESENT.
11. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL OF THE SITE FEATURES. THIS INCLUDES, BUT IS NOT LIMITED TO GRADES, WALL AND BUILDING LOCATIONS, PAVING AND UTILITIES, ETC. IF, DURING HIS SITE FAMILIARIZATION, THE CONTRACTOR DETERMINES THAT CONDITIONS EXIST WHICH WOULD HINDER HIM FROM INSTALLING THE IRRIGATION SYSTEMS AS DESIGNED, HE SHALL NOTIFY THE OWNER, OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT WITHIN 24 HOURS OF DETERMINING THAT A PROBLEM EXISTS. DO NOT BEGIN WORK UNTIL ANY AND ALL DISCREPANCIES ARE ELIMINATED. ANY WORK BEGUN PRIOR TO NOTIFICATION IS AT THE CONTRACTOR'S RISK. ALL CORRECTIONS DUE TO NON-NOTIFICATION BY THE CONTRACTOR SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE.
12. ANY FIELD MODIFICATIONS PERFORMED BY THE IRRIGATION CONTRACTOR SHALL MAINTAIN THE DESIGN GUIDELINES OF PROVIDING SEPARATE VALVES FOR TURF AND SHRUBBERY AREAS, SUN AND SHADE AREAS AND FLAT AND SLOPED AREAS.
13. ALL IRRIGATION EQUIPMENT NOT DETAILED SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.
14. NO SUBSTITUTIONS OF ANY EQUIPMENT MAY BE MADE WITHOUT THE CONTRACTOR SUBMITTING A WRITTEN REQUEST TO THE LANDSCAPE ARCHITECT AND THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL STATE THE REASONS FOR SUCH A REQUEST. DO NOT SUBSTITUTE ANY EQUIPMENT WITHOUT FIRST OBTAINING, IN WRITING, FROM THE LANDSCAPE ARCHITECT, HIS PERMISSION.
15. THE IRRIGATION CONTRACTOR SHALL GUARANTEE ALL MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE.
16. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION, A COVERAGE TESTS SHALL BE CONDUCTED WITH THE LANDSCAPE ARCHITECT PRESENT.
17. IRRIGATION PLANS ARE FOR SCHEMATIC PURPOSES ONLY. EXACT LOCATION OF IRRIGATION HEADS, VALVES, AND LINES TO BE DETERMINED IN FIELD (FIELD CONDITIONS MAY VARY).
18. TREE AND SHRUB IRRIGATION ARE SHOWN ON SEPARATE SHEETS FOR CLARIFICATION. CONTRACTOR TO BID ITEMS ON MAINLINE ONCE PER SET OF PLANS.
19. LENGTH FOR DRIP TUBING TO BE MAXIMUM 285 FT. EACH DIRECTION FROM LATERAL CONNECTION. CONTRACTOR TO PROVIDE MANIFOLD CONNECTIONS FOR VALVE LINES WITH LONG RUNS.

IRRIGATION CONSTRUCTION NOTES:

1. POINT OF CONNECTION. THE CONTRACTOR SHALL VERIFY THE FOLLOWING:
   1. METER SIZE TO BE MINIMUM 1" WITH A STATIC WATER PRESSURE OF 50 PSI.
   2. INSTALL BACKFLOW PREVENTER.
2. 2" CLASS 315 PRESSURE MAIN LINE. UNLESS OTHERWISE SPECIFIED ALL MAIN LINE TO BE BURIED A MINIMUM OF 18" BELOW FINISHED GRADE AND 18" BEHIND CURB, DRIVEWAY, OR WALK.
3. VALVES SHALL BE IN VALVE BOXES PARALLEL TO THE HARDSCAPE AND MAIN LINE. THESE VALVE BOXES SHALL BE BURIED AS SHOWN IN REMOTE CONTROL VALVE BOX DETAIL AND HEAT EMBOSSED WITH CONTROLLER AND VALVE NUMBER.
4. ALL MAIN LINE AND LATERALS BENEATH DRIVEWAYS, WALKS, AND ROADWAYS SHALL BE CONTAINED WITHIN SLEEVES. UNDERGROUND SLEEVES SHALL BE TWICE THE PIPE DIAMETER AND SHALL BE BURIED WITH 36" OF COVER FROM THE TOP OF SLEEVE TO FINISHED SURFACE. CONTROL WIRES SHALL BE PLACED IN A SEPARATE CONDUIT OF APPROPRIATE SIZE TO ALLOW FOR PULLING OF WIRES WITHOUT BINDING. SEE DETAILS FOR SLEEVING.
5. PRELIMINARY LOCATION OF WALL MOUNTED CONTROLLER. THE OWNER'S ELECTRICAL CONTRACTOR SHALL PROVIDE 117 VAC POWER TO CONTROLLER LOCATION. FINAL CONNECTION OF POWER TO THE CONTROLLER IS BY THE LANDSCAPE CONTRACTOR'S LICENSED ELECTRICIAN. FINAL LOCATION OF THE CONTROLLER SHALL BE COORDINATED WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND THE GENERAL CONTRACTOR.
6. IRRIGATION PLAN IS SHOWN GRAPHICALLY WITH ALL IRRIGATION EQUIPMENT AND PIPING TO BE PLANS IN LANDSCAPE AREA.

Environmental Patterns | inc.
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REGISTERED LANDSCAPE ARCHITECT
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695-0-062-040
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APN: 695-0-062-060

MAP:
TRACT:
BLOCK:
LOT:

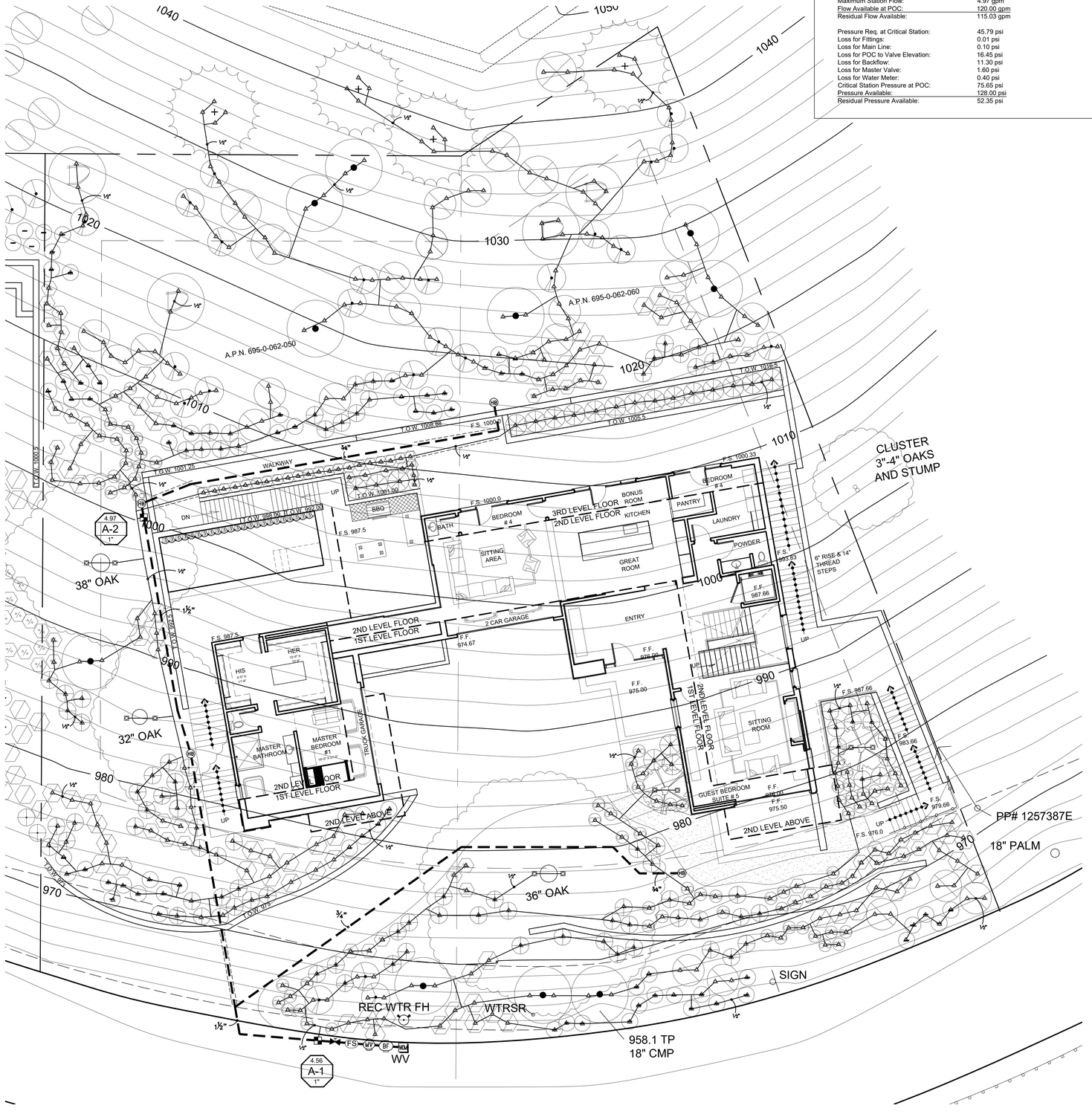
IRRIGATION PLAN

10/31/2019 Date
B.B./D.B./E.C./S.L Drawn
#219000 Job
1/8"=1'-0" Scale

NORTH

LI ▸ 5

5 OF: 9
PLOTTED: 10/31/19



PRESSURE LOSS CALCULATION

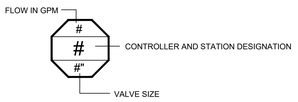
Generated:	2019-10-31 14:20
P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	2"
Flow Available:	120.00 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	130.00 psi
Elevation Change:	5.00 ft
Service Line Size:	6"
Length of Service Line:	20.00 ft
Pressure Available:	128.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	4.97 gpm
Flow Available at POC:	120.00 gpm
Residual Flow Available:	115.03 gpm
Pressure Req. at Critical Station:	45.79 psi
Loss for Fittings:	0.01 psi
Loss for Main Line:	0.10 psi
Loss for POC to Valve Elevation:	16.45 psi
Loss for Backflow:	11.30 psi
Loss for Master Valve:	1.60 psi
Loss for Water Meter:	0.40 psi
Critical Station Pressure at POC:	75.65 psi
Pressure Available:	128.00 psi
Residual Pressure Available:	52.35 psi

IRRIGATION LEGENDS:

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
1401 1402 1404 1408	Rain Bird RWS-B-C Root Watering System with 4.0" diameter x 36.0" long with locking grate, semi-rigid mesh tube, and check valve. Rain Bird bubbler option as indicated: 1401 0.25 gpm, 1402 0.5 gpm, 1404 1.0 gpm, 1408 2.0 gpm.	10	30	8

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Hunter ICZ-101-40-LF Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 40psi. Flow Range: .5 GPM to 15 GPM. 150 mesh stainless steel screen.	2	4
0.5 1.0 2.0	Netafim WPC with Barbed Adapter Single Outlet Emitter Single Outlet Pressure Compensating Drip Emitter, 5psi Internal Check Valve, with a Barb Inlet x Nipple Outlet, with Barbed Adapter. Red= 0.5gph, Black= 1.0gph, Green= 2.0gph.	546	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
HB	Hose Bibb - Champion Hose Bib Model B-401	4	
	Nibco T-113 Class 125 bronze gate shut off valve with wheel handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"	1	7
MV	Griswold 2000LRE 2" 2" Solenoid, Normally Closed Master Valve. Epoxy Coating and Purple Handle for Reclaimed Water. Cast Iron and Bronze Material. NPT End Connection.	1	2
BF	Febco 825Y 2" Reduced Pressure Backflow Preventer	1	12
FS	Hunter HFS-200 Flow Sensor for use with ACC controller, 2" Schedule 40 Sensor Body, 24 VAC, 2 amp.	1	
WM	Water Meter 2"	1	
	Irrigation Lateral Line: PVC Schedule 40	2,085 l.f.	
	Irrigation Mainline: PVC Schedule 40	281.9 l.f.	
	Pipe Sleeve: PVC Class 200 SDR 21	35.5 l.f.	



NOTES:

1. THE SPRINKLER SYSTEM DESIGN IS BASED ON A DESIGN PRESSURE OF 130 PSI AND A MAXIMUM FLOW OF 50.0 GPM. THE IRRIGATION CONTRACTOR SHALL VERIFY THE PRESSURE AND FLOW PRIOR TO CONSTRUCTION. ANY VARIANCE FROM THE DESIGN PRESSURE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT WITHIN 24 HOURS AND PRIOR TO COMMENCEMENT OF ANY WORK. IF IT IS FOUND THAT THE PRESSURE AND/OR FLOW DEVIATE FROM THE DESIGN AND THE CONTRACTOR COMMENCES WORK WITHOUT NOTIFYING THE LANDSCAPE ARCHITECT, ALL CORRECTIVE ACTION NECESSARY TO ESTABLISH A FUNCTIONAL IRRIGATION SYSTEM SHALL BE AT THE CONTRACTOR'S EXPENSE.
2. ALL MAIN LINE, LATERAL PIPING AND CONTROL WIRES, UNDER PAVING, SHALL BE IN SEPARATE SLEEVES. MAIN LINE AND LATERAL SLEEVES SHALL BE A MINIMUM OF 4". FOR PIPING LARGER THAN 2", THE SLEEVES SHALL BE TWICE THE PIPE DIAMETER. WIRE SLEEVING SHALL BE 2" OR LARGER TO ACCOMMODATE CONTROL AND COMMON WIRES.
3. PROVIDE 18" OF COVER FROM TOP OF PIPE TO FINISHED GRADE FOR MAIN LINE AND 12" OF COVER FOR ALL LATERALS. THESE DEPTHS ARE MINIMUMS.
4. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER SIZED PIPE SHALL BE ALLOWED. LARGER SIZES MAY BE SUBSTITUTED UPON REQUEST AND SUBSEQUENT APPROVAL BY THE LANDSCAPE ARCHITECT.
5. AFTER MAIN LINE HAS BEEN INSTALLED AND PRIOR TO COVERING THE MAIN LINE TRENCH, A PRESSURE TEST SHALL BE CONDUCTED. ALL PRESSURE LINES SHALL BE TESTED UNDER A HYDROSTATIC PRESSURE OF 100 PSI FOR A PERIOD NO LESS THAN 24 HOURS. IF LEAKS DEVELOPER, THE JOINTS SHALL BE REPLACED AND THE TEST REPEATED UNTIL THE ENTIRE MAIN LINE IS PROVEN TO BE WATERTIGHT. CERTIFICATION, IN WRITING, SHALL BE SUBMITTED TO THE OWNER VERIFYING THAT THE TEST HAS BEEN CONDUCTED SUCCESSFULLY.
6. ANY CHANGES TO THE FINAL LOCATION OF THE BACK FLOW DEVICE OR CONTROLLER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT. PROVIDE MAINLINE AND WIRE AS BUILT PLANS AT TIME OF TESTING AND PRIOR TO BACKFILL.
7. 120 VAC POWER SHALL BE PROVIDED TO THE CONTROLLER LOCATION BY THE OWNER/DEVELOPER. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CONNECTION FROM THE POWER SOURCE TO THE CONTROLLER.
8. UNLESS OTHERWISE SPECIFIED, ALL BUBBLERS SHALL BE INSTALLED PERPENDICULAR TO THE FINISHED GRADE.
9. PRIOR TO INSTALLATION OF BUBBLERS, THE IRRIGATION CONTRACTOR SHALL FLUSH ALL LINES AND VALVES.
10. THIS DESIGN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT, BACK FLOW DEVICES, VALVES, ETC. SHALL BE PLACED WITHIN THE NEAREST GROUND COVER AND SHRUB AREAS. MAIN LINE, WIRES AND LATERAL LINES SHALL ALSO BE PLACED WITHIN PLANTED AREAS. EXCEPTION TO THIS IS TAKEN WHERE THE PLAN SHOWS PIPING CROSSING PAVED AREAS AND SLEEVE SYMBOLS ARE PRESENT.
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15. THE IRRIGATION CONTRACTOR SHALL GUARANTEE ALL MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE.
16. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION, A COVERAGE TESTS SHALL BE CONDUCTED WITH THE LANDSCAPE ARCHITECT PRESENT.
17. IRRIGATION PLANS ARE FOR SCHEMATIC PURPOSES ONLY. EXACT LOCATION OF IRRIGATION HEADS, VALVES, AND LINES TO BE DETERMINED IN FIELD (FIELD CONDITIONS MAY VARY).
18. TREE AND SHRUB IRRIGATION ARE SHOWN ON SEPARATE SHEETS FOR CLARIFICATION. CONTRACTOR TO BID ITEMS ON MAINLINE ONCE PER SET OF PLANS.
19. LENGTH FOR DRIP TUBING TO BE MAXIMUM 285 FT. EACH DIRECTION FROM LATERAL CONNECTION. CONTRACTOR TO PROVIDE MANIFOLD CONNECTIONS FOR VALVE LINES WITH LONG RUNS.

IRRIGATION CONSTRUCTION NOTES:

1. POINT OF CONNECTION. THE CONTRACTOR SHALL VERIFY THE FOLLOWING:
   1. METER SIZE TO BE MINIMUM 1" WITH A STATIC WATER PRESSURE OF 50 PSI.
   2. INSTALL BACKFLOW PREVENTER.
2. 2" CLASS 315 PRESSURE MAIN LINE. UNLESS OTHERWISE SPECIFIED ALL MAIN LINE TO BE BURIED A MINIMUM OF 18" BELOW FINISHED GRADE AND 18" BEHIND CURB, DRIVEWAY, OR WALK.
3. VALVES SHALL BE IN VALVE BOXES PARALLEL TO THE HARDSCAPE AND MAIN LINE. THESE VALVE BOXES SHALL BE BURIED AS SHOWN IN REMOTE CONTROL VALVE BOX DETAIL AND HEAT EMBOSSED WITH CONTROLLER AND VALVE NUMBER.
4. ALL MAIN LINE AND LATERALS BENEATH DRIVEWAYS, WALKS, AND ROADWAYS SHALL BE CONTAINED WITHIN SLEEVES. UNDERGROUND SLEEVES SHALL BE TWICE THE PIPE DIAMETER AND SHALL BE BURIED WITH 36" OF COVER FROM THE TOP OF SLEEVE TO FINISHED SURFACE. CONTROL WIRES SHALL BE PLACED IN A SEPARATE CONDUIT OF APPROPRIATE SIZE TO ALLOW FOR PULLING OF WIRES WITHOUT BINDING. SEE DETAILS FOR SLEEVING.
5. PRELIMINARY LOCATION OF WALL MOUNTED CONTROLLER. THE OWNER'S ELECTRICAL CONTRACTOR SHALL PROVIDE 117 VAC POWER TO CONTROLLER LOCATION. FINAL CONNECTION OF POWER TO THE CONTROLLER IS BY THE LANDSCAPE CONTRACTOR'S LICENSED ELECTRICIAN. FINAL LOCATION OF THE CONTROLLER SHALL BE COORDINATED WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND THE GENERAL CONTRACTOR.
6. IRRIGATION PLAN IS SHOWN GRAPHICALLY WITH ALL IRRIGATION EQUIPMENT AND PIPING TO BE PLANS IN LANDSCAPE AREA.

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REGISTERED LANDSCAPE ARCHITECT
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695-0-062-040
695-0-062-050
APN: 695-0-062-060

MAP:

TRACT:

BLOCK:

LOT:

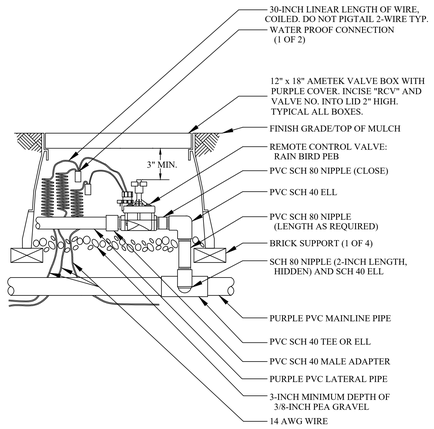
IRRIGATION PLAN

10/31/2019
Date
B.B./D.B./E.C./S.L
Drawn
#219000
Job
1/8"=1'-0"
Scale

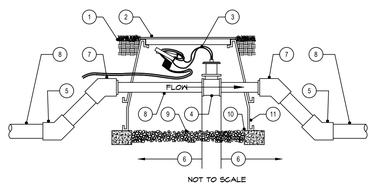
NORTH

LI ▸ 6

6 OF: 9
PLOTTED: 10/31/19



▸4 REMOTE CONTROL VALVE
SCALE: NONE

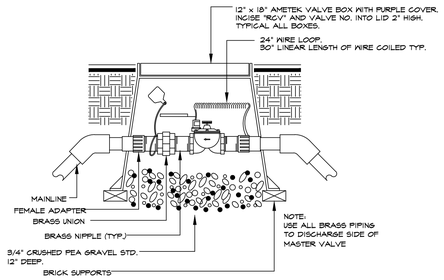


1. FINISH GRADE
2. 12" x 18" AMETEK VALVE BOX WITH PURPLE COVER. INCISE "RCV" AND VALVE NO. INTO LID 2" HIGH. TYPICAL ALL BOXES.
3. CONTROL WIRES WITH 12" MIN. 3M-DBY-6R CONNECTORS OR EQUAL. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS - WIRE COLORS PER SPECIFICATIONS 30" LINEAR LENGTH OF WIRE COILED.
4. FLOW SENSOR PER SPECIFICATIONS
5. PVC 45 DEGREE ELL (TYP.)
6. MINIMUM 10x PIPE DIAMETER UPSTREAM & MINIMUM 5x PIPE DIAMETER DOWNSTREAM OF STRAIGHT PIPE
7. PVC 45 DEGREE ELL (TYP.) BUSH DOWN TO FLOW METER SIZE AS NECESSARY
8. PVC MAINLINE - LENGTH AS REQUIRED - SEE SPECIFICATIONS FOR TYPE AND DEPTH
9. PEA GRAVEL STD. (1 CU. FT.)
10. CONTINUOUS BRICK SUPPORTS (1 OF 4)
11. VALVE BOX EXTENSIONS AS REQUIRED

NOTES:
SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.

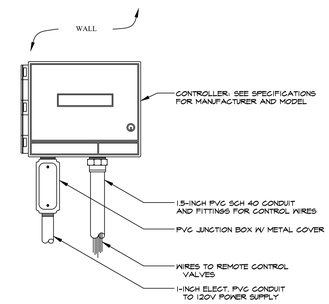
NOTES:
INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. HARD WIRE WITH 14 AWG WIRE TO IRRIGATION CLOCK. 14 AWG PAIGE ELECTRIC (#T354-D) WIRE OR EQUAL.

▸3 FLOW SENSOR
SCALE: NONE

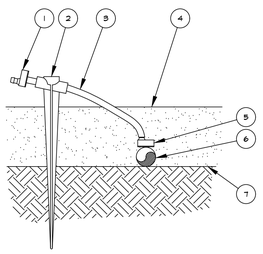


NOTE:
ALL VALVES ARE INSTALLED BELOW GRADE IN A VALVE BOX LABELED "MV". HEAT BRANDED WITH 2" LETTERS. THERE IS ONLY ONE VALVE PER VALVE BOX. HARD WIRE WITH 14 AWG WIRE TO IRRIGATION CLOCK. 14 AWG PAIGE ELECTRIC (#T354-D) WIRE OR EQUAL.

▸2 MASTER VALVE (CLOSED)
SCALE: NONE



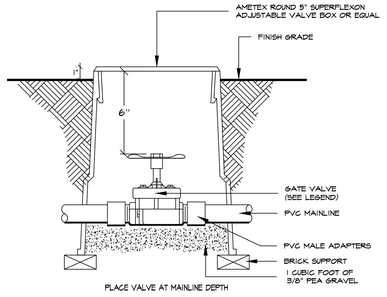
▸1 WALL-MOUNT ELECTRIC CONTROLLER
SCALE: NONE



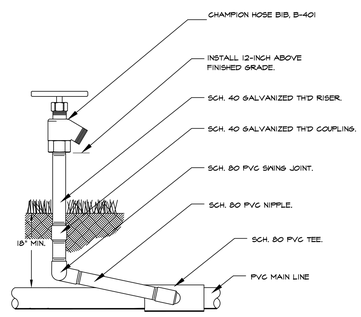
SINGLE-OUTLET BARB INLET x BARB OUTLET EMITTER:

1. EMITTER
2. UNIVERSAL ¼" TUBING STAKE
3. ¼" DISTRIBUTION TUBING
4. TOP OF MULCH
5. BARB CONNECTOR
6. POLYETHYLENE TUBING.
7. FINISH GRADE

▸8 BARB CONNECTOR INTO DRIP TUBE
SCALE: NONE

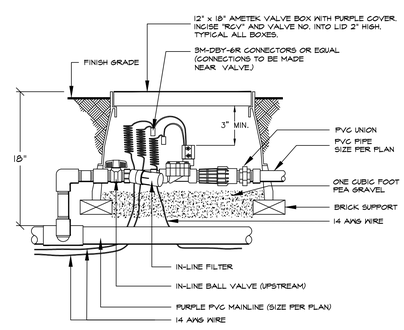


▸7 GATE VALVE
SCALE: NONE

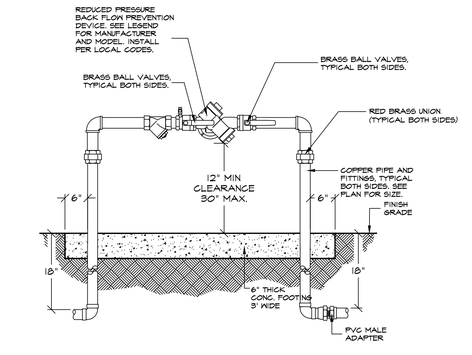


▸6 HOSE BIB
SCALE: NONE

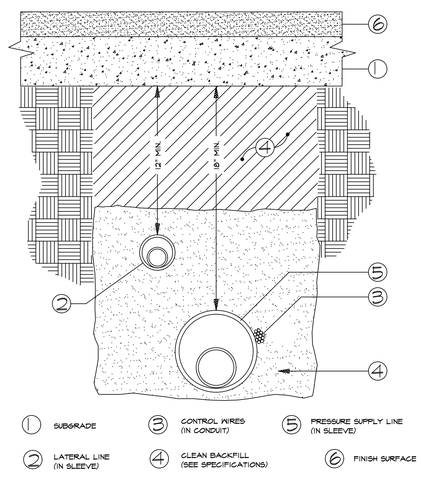
NOTES:
ALL WIRE TO BE INSTALLED PER LOCAL CODES. COMPACT SOIL AROUND VALVE BOX TO SAME DENSITY AS UNDISTURBED ADJACENT SOIL. DO NOT PIGTAILL 2-WIRE TYP.



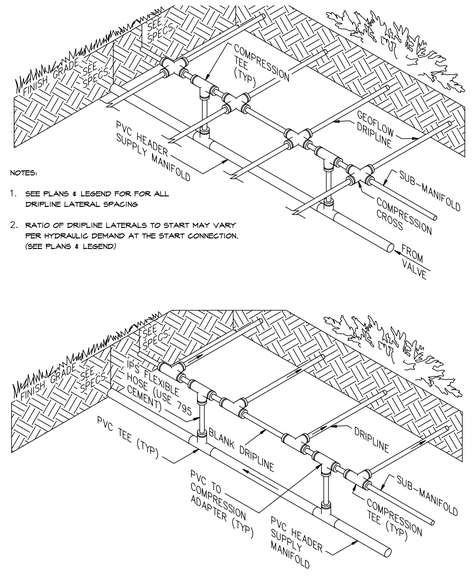
▸5 DRIP VALVE
SCALE: NONE



▸12 BACK FLOW PREVENTION DEVICE
SCALE: NONE



▸11 SLEEVES UNDER HARDSCAPE
SCALE: NONE

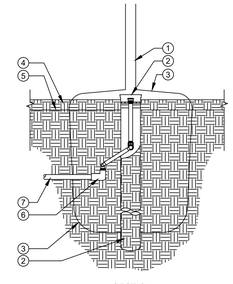


NOTES:
1. SEE PLANS & LEGEND FOR FOR ALL DRIPLINE LATERAL SPACING
2. RATIO OF DRIPLINE LATERALS TO START MAY VARY PER HYDRAULIC DEMAND AT THE START CONNECTION. (SEE PLANS & LEGEND)

▸10 SUB-MAINFOLD INSTALLATION CENTER and END FEED
SCALE: NONE

LEGEND:

1. TREE STEM
2. ROOT WATERING SYSTEM ASSEMBLY (WBUBBLER, RISER, SWING ASSEMBLY, AND GRATE COVER; SEE IRRIGATION LEGEND
3. ROOT BALL
4. BARK MULCH PER SPECIFICATIONS
5. FINISH GRADE
6. SCH 40 PVC TEE SxT 90
7. LATERAL PIPE



SECTION

▸9 ROOT WATERING SYSTEM,
SCALE: NONE

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Suite E
Westlake Village
California, 91362
License No. 2801
(818) 706-3344

REGISTERED LANDSCAPE ARCHITECT
BRYAN R. BADGETT
No. 2801
Signature
Expiration Date
STATE OF CALIFORNIA

SANDEFER RESIDENCE
LOT 1-2-3 LAKE SHERWOOD DRIVE
WESTLAKE VILLAGE, CA 91361

IRRIGATION DETAILS

695-0-062-040
695-0-062-050
APN: 695-0-062-060
MAP:
TRACT:
BLOCK:
LOT:

10/31/2019
Date
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Job
NO SCALE
Scale

[LI ▸ 7]

7 OF: 9
PLOTTED: 10/31/19

SECTION A1. HYDROZONE INFORMATION TABLE 050 & 060

Hydrozone*	Zone or Valve	Irrigation Method**	Area (Sq. Ft.)	% of Landscape Area
Low	A-1	Drip	5,483	34.89%
Low	A-2	Drip	10,230	65.11%
		Totals:	15,713	100%

*Hydrozone
High=High Water Use Plants
Moderate= Moderate Water Use Plants
Low= Low Water Use Plants

**Irrigation Method
Spray
Bubblers
Drip
Rotator

SECTION B1. WATER BUDGET CALCULATIONS - Maximum Applied Water Allowance (MAWA)

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo): 56.61" (Westlake Village)

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq, ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Low Water Use Shrubs/G.C.	.3	Dripline	.81	.37	15,713	5,814	204,054
				Totals	15,713	5,814	204,054
Special Landscape Areas							
				1			
				1			
				1			
				Totals	(C)	(D)	
						ETWU Total	204,054
						Maximum Allowed Water Allowance (MAWA)[e]	303,324

SECTION A2. HYDROZONE INFORMATION TABLE 040

Hydrozone*	Zone or Valve	Irrigation Method**	Area (Sq. Ft.)	% of Landscape Area	
Low	B-1	Drip	1,272	30.41%	
Low	B-2	Drip	2,911	69.59%	
		Totals:	4,183	100%	

*Hydrozone
High=High Water Use Plants
Moderate= Moderate Water Use Plants
Low= Low Water Use Plants

**Irrigation Method
Spray
Bubblers
Drip
Rotator

SECTION B2. WATER BUDGET CALCULATIONS - Maximum Applied Water Allowance (MAWA)

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo): 56.61" (Westlake Village)

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq, ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Low Water Use Shrubs/G.C.	.3	Dripline	.81	.37	4,183	1,548	54,321
				Totals	4,183	1,548	54,321
Special Landscape Areas							
				1			
				1			
				1			
				Totals	(C)	(D)	
						ETWU Total	54,321
						Maximum Allowed Water Allowance (MAWA)[e]	80,749

PART 1. PROJECT INFORMATION SHEET

CERTIFICATE OF COMPLETION

This certificate is filled out by the project applicant upon completion of the landscape project.

Date		
Project Name		
Name of Project Applicant	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Project Address and Location:

Street Address	Parcel, tract or lot number, if available.	
City	Latitude/Longitude (optional)	
State	Zip Code	

Property Owner or his/her designee:

Name	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Property Owner

"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

Property Owner Signature
Date

Please answer the questions below:

1. Date the Landscape Documentation Package was submitted to the local agency_____
2. Date the Landscape Documentation Package was approved by the local agency_____
3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor_____

PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

"I/we certify that based upon periodic site observations, the work has been substantially completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package."

Signature*	Date	
Name (print)	Telephone No.	
	Fax No.	
Title	Email Address	
License No. or Certification No.		
Company	Street Address	
City	State	Zip Code

*Signer of the landscape design plan, signer of the irrigation plan, or a licensed landscape contractor

Note:
Calculations and scheduling are for guidelines only. Actual site conditions may vary for individual zones. Irrigation should be monitored to maintain 100% water coverage while avoiding over-saturation and/or surface runoff. Climate, Heat index, evapotransporation, wind, solar, precipitation, humidy, plant type, soil type, rates of application, and irrigation method must be considered when adjusting irrigation times accordingly.

PART 3. IRRIGATION SCHEDULE

YEARLY ESTABLISHING WATERING SCHEDULE

NUMBER	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Drip Emitter	0.60 in/h	0.22	22	100.3	33.4
2	Drip Emitter	0.39 in/h	0.22	34	169.0	56.3
TOTALS:				56	269.4	89.8

YEARLY ESTABLISHING WATERING SCHEDULE

NUMBER	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
B-1	Drip Emitter	0.25 in/h	0.29	69	47.3	15.7
B-2	Drip Emitter	0.25 in/h	0.29	69	38.7	12.9
TOTALS:				138	86	28.6

Note:
Calculations and scheduling are for guidelines only. Actual site conditions may vary for individual zones. Irrigation should be monitored to maintain 100% water coverage while avoiding over-saturation and/or surface runoff. Climate, Heat index, evapotransporation, wind, solar, precipitation, humidy, plant type, soil type, rates of application, and irrigation method must be considered when adjusting irrigation times accordingly.

WATER AUDIT NOTE:
THE CONTRACTOR WILL CONDUCT AN IRRIGATION AUDIT USING A CERTIFIED IRRIGATION AUDITOR, AFTER THE FINAL FIELD OBSERVATION HAS BEEN COMPLETED AND ALL IRRIGATION COMPONENTS ARE INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE IRRIGATION SYSTEM IS ACCEPTED BY THE PROJECT ARCHITECT FOR MAINTENANCE.

THE IRRIGATION AUDIT WILL BE CONDUCTED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

1. **PLACE FLAGS AT EACH HEAD IN THE ZONE.**
2. **MEASURE SPACING AND MARK MID-POINTS BETWEEN HEADS.**
3. **PLACE WATER MEASURING RECEPTACLES.**
4. **TAKE READINGS OF WATER LEVEL IN RECEPTACLES AND RECORD RESULTS.**
5. **AFTER COMPLETING ZONE ADVANCE TO NEXT ZONE AND REPEAT PROCEDURE.**
6. **AFTER COMPLETING ZONE ADVANCE TO THE NEXT ZONE AND REPEAT PROCEDURE.**
7. **SUBMIT THE RESULTS OF THE AUDIT TO THE PROJECT ARCHITECT.**

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.

MAINTENANCE TASK
CONTROLLER CABINET (FREQUENTLY) - OPEN CABINET AND CLEAN OUT DEBRIS AND REPLACE BATTERY AS NECESSARY. CHECK WIRING AND REPAIR AS NEEDED AND CHECK CLOCK AND RESET IF NECESSARY.

IRRIGATION SCHEDULE (MONTHLY) - ADJUST SCHEDULE FOR SEASONAL VARIATIONS AND OTHER CONDITIONS WHICH MAY AFFECT THE AMOUNT OF WATER NEEEDED TO MAINTAIN PLANT HEALTH ADJUST AS NECESSARY.

POC (QUARTERLY) - 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 (QUARTERLY) - VISUALLY INSPECT FOR LEAKS, SETTLEMENT, WIRE CONNECTIONS AND PRESSURE SETTINGS. REPAIR OR ADJUST AS NEEDED.

MAINLINE & LATERALS (QUARTERLY) - VISUALLY INSPECT FOR LEAKS OR SETTLEMENT OF TRENCH.

SPRINKLERS (WEEKLY) - VISUALLY CHECK FOR ANY BROKEN MISALIGNED OR CLOGGED HEADS. HEADS WITH INCORRECT ARC, INADEQUATE COVERAGE OR OVERSPRAY AND LOW HEAD DRAINAGE. REPAIR AS NEEDED.

FILTERS AND STRAINERS (MONTHLY) - VISUALLY CHECK FOR LEAKS, BROKEN FITTING CLEAN AND FLUSH SCREENS.

AUDIT SHALL BE IN ACCORDANCE WITH THE LATEST STATE OF CALIFORNIA LANDSCAPE WATER MANAGMENT PROGRAM AS DESCRIBED IN THE LATEST LANDSCAPE IRRIGATION AUDITOR HANDBOOK. THE LANDSCAPE IRRIGATION AUDITS TO BE CONDUCTED BY A QUALIFIED INDIVIDUAL AND THE AUDIT SCHEDULE SHALL BE CONDUCTED AT LEAST ONCE EVERY FIVE YEARS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 20, DIVISION 1 OF THE LOS ANGELES COUNTY CODE.

Environmental Patterns | inc.
31238 Via Colinas
Suite E
Westlake Village
California, 91362
License No. 2801
(818) 706-3344

REGISTERED LANDSCAPE ARCHITECT
BRYAN R. BADGETT
No. 2801
Signature
Expiration Date
STATE OF CALIFORNIA

SANDEFER RESIDENCE

LOT 1-2-3 LAKE SHERWOOD DRIVE
WESTLAKE VILLAGE, CA 91361

IRRIGATION WATER USE CALCULATIONS

695-0-062-040
695-0-062-050
APN: 695-0-062-060

MAP:
TRACT:
BLOCK:
LOT:

10/31/2019
Date
B.B./D.B./E.C./S.L
Drawn
#219000
Job
NO SCALE
Scale

WC-8

IRRIGATION

1.SCOPE

Furnish all materials, equipment, services supervision, transportation and labor necessary to perform all irrigation work complete, including; drawings and specifications; service manuals; record drawings; loose equipment; guarantee; materials; and installation.

2.DRAWINGS AND SPECIFICATIONS

A. The intent of the Drawings and Specifications is to indicate and specify a complete and efficient sprinkler irrigation system.

B. Plot dimensions are approximate. Contractor shall carefully check and verify all dimensions and shall report any variations to the Architect.

C. Due to the scale of the Drawings, it is not possible to indicate all offsets, fittings, etc., which may be required. Contractor shall carefully investigate the structural and finished conditions affecting all his work, and plan his work accordingly. Drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in the most direct and workmanlike manner, so that conflicts between sprinkler systems, planting and architectural features will be avoided.

3.SERVICE MANUALS

Contractor shall furnish two (2) service manuals to Owner. Manuals may be loose leaf and shall contain complete exploded drawings of all equipment installed showing components and catalog numbers together with the manufacturer's name and address. Additional sheets shall cover operation instruction simple enough to be understood without specialized knowledge.

4.RECORD DRAWINGS

Contractor shall procure from Landscape Architect a sepia transparency of the sprinkler layout and mark the exact "as built" arrangement including locations of all equipment installed. Locations shall be shown from easily identified permanent features such as sprinkler heads, building and walks. The "as built" drawing shall be drafted employing a competent draftsman. After final payment, the transparency shall be delivered to Owner (via Landscape Architect).

5.LOOSE EQUIPMENT

Loose sprinkler equipment, operating keys and spare parts will be furnished by the Contractor in quantities as shown on plans or in specifications.

6.GUARANTEE

A. The entire sprinkler system shall be unconditionally guaranteed by contractor as material and workmanship, including settling of backfilled areas below grade for a period of one (1) year following the date of final acceptance of the work.

B. If within one year from the date of completion, settlement occurs, and adjustments in pipes, valves and sprinkler heads or paving to the proper level of the permanent grades, Contractor, as part of the work under his contract, shall make all adjustments without extra cost to Owner including the restoration of all damaged planting, paving or other improvements of any kind.

C. Should any difficulties develop within the specified guarantee period which L.A. feels may be due to inferior material and/or workmanship, these difficulties shall immediately corrected by Contractor to the satisfaction of Owner at no additional cost to owner, including any and all other damage caused by such defects.

7. MATERIALS

A. Pipe and Fittings

1. Brass – Brass pipe shall be IPS Standard weight 85% Red Brass. Fittings shall be with standard 125 pound cast bronze threaded fittings.

2. PVC Conduit – Pipe that is used for control wires shall be PVC conduit Schedule 40–Type 1220. All wires under paving shall be installed in PVC conduit.

3. PVC Normal Impact Pipe – Type 1220 (PVC Schedule 40 & 80)

a. Type II Grade I High impact pipe.

b. Outside diameter of pipe shall be the same size as iron pipe.

c. Pipe shall be marked at internals not to exceed 5' with the following information: Manufacturer's name, nominal pipe size, PVC type and grade (i.e. 1220) schedule, NSF approval and commercial standard designation CS 207–60.

d. PVC Schedule 40 pipe shall not be threaded.

e. Fittings shall be PVC Schedule 40, Type–II, NSF approved.

4. PVC Pressure Rated Pipe – Type 1220 (PVC Class 160, 200 and 315) and Type 1120 (PVC Schedule 40)

a. Type I Grade II Pressure Rated Pipe.

b. Materials shall meet the requirements set forth in ASTM D1784–60T

c. Outside diameter of pipe shall be the same size as iron pipe.

d. Pipe shall be marked at intervals with the following information (not to exceed 5'): Manufacturer's name, nominal size, PVC type and grade (i.e., PVC 1220) SCR rating class, NSF approval and commercial standard designation CS 256–63.

e. PVC Type I shall not be threaded.

f. PVC fittings shall be PVC Type II, Schedule 40 NSF approval.

g. Solvent shall be #175 Gray NSF approved as manufactured by Industrial Polychemical Service, Gardena, California.

h. Caution shall be utilized in handling Type I pipe due to the possibility of cracking or of splitting when dropped or handled carelessly.

i. When connection is plastic to metal, male adapters shall be hand tightened, plus one turn with the strap wrench. Joint compound shall be permatix Type–II.

B. Sprinkler Heads –
Sprinkler heads shall be as shown on plan.

C. Valves

1. Remote Control Valves – Electric remote control valves shall be as shown on plan.

2. Quick Coupling Valves – Quick coupling valves shall be as indicated on Plans and shall be a locking cover. Each quick coupling valve shall have a molded vinyl cover, yellow in color. All quick coupling valve keys and hose swivels shall be of the same manufacturer as the quick couplers.

D. Automatic Controllers –
Automatic controllers shall be as shown on Plans and Details.

E. Control Wire for RCV's –
All wiring to be used for connecting the automatic controller to the electrical solenoid actuated by remote control valve shall be Type UF–600V, 7–strand or solid copper, PVC insulation, single conductor, UL approved underground feeder cable. Each pilot or "hot" wire shall be black or color–coded with the common wire being white.

F. Valve Boxes –
All remote control valves, gate valves, and pressure relief valves shall be installed in suitable valve boxes as shown in details, complete with locking covers. All shall be Ametek, or approved equal, and shall be marked "G.V." or "RCV" with station numbers for control valves heat–embossed in 1–1/2" letters on valve cover by Contractor.

G. Backflow Prevention Units –
The backflow prevention units shall be shown on Plans on Details.

8. INSTALLATION

A. Trenching

1. Excavation shall be open vertical construction sufficiently wide to provide free working space around the work installed and to provide ample space for backfilling and compacting.

2. Trenches for pipe shall be cut to required grade lines, and trench bottom shall be compacted to provide an accurate grade and uniform bearing for the full length of the line.

3. When two (2) pipes are to be placed in the same trench, a 6" space shall be maintained between pipes.

B. Backfilling

1. Backfill materials shall be approved soil. Unsuitable material including clods and rocks over 1" in size shall be removed from the premises and disposed of legally at no cost to Owner.

2. All backfilling shall be done carefully and shall be properly compacted.

3. Depth of trenches shall be sufficient to provide a minimum cover above the top of the pipe as follows:
12" over PVC non–pressure lateral lines
18" over PVC non–pressure lateral lines for rotor system
18" over PVC main under pressure

C. PVC Pipe

1. PVC pipe shall be installed in a manner which will provide for expansion and contraction as recommended by the pipe manufacturer.

2. All plastic to metal joints shall be made with plastic male adapters, unless otherwise shown in details.

3. The joints shall be allowed to set at least twenty–four (24) hours before pressure is applied to the system on PVC pipe.

4. After all new sprinkler piping and risers are in place and connected, all necessary work has been completely and prior to the installation of sprinkler heads, control valves shall be opened and a full head of water used to flush out the system. After the system is thoroughly flushed, riser shall be capped off and the system pressure tested.

5. Sprinkler lines shall be tested in place before backfilling for a period of not less that twenty–four (24) hours, and shall show no leakage or loss of pressure. During the test period, minimum test pressure at the highest point of the section being tested, shall be 100 pounds per square inch.

6. At the conclusion of the pressure test, the head shall be installed and tested for operation in accordance with design requirements under normal operating pressure. Contractor shall verify head pressures with pitot tube and adjust valve to correspond with design pressure.

D. Sprinklers

1. All nozzles on stationary pop–up sprinklers shall be tightened after installation. All sprinklers having an adjustment stem shall be adjusted on a lateral line for the proper coverage (radius, diameter and/or precipitation rate).

2. Sprinkler heads and risers shall be installed according to details.

E. Valves

1. Remote control valves shall be adjusted so that the most remote sprinkler heads operate at the pressure recomended by the head manufacturer. Remote control valves shall be adjusted so a uniform distribution of water is applied by the sprinkler heads to the planting areas for each individual valve system.

2. Quick coupling valves shall be set in valve boxes approximately 12" from walks, curbs, headerboards or paved areas where applicable. Vertical positioning of quick coupling valves shall be such that sleeve top will be flush with the settled finish grade as determined after the turf is established and 3" above grade in ground cover areas.

F. Valve Boxes

1. Valve boxes shall be set one–half (1/2") above the designated finish grade in law areas and two inches (2") above finish grade in ground cover areas.

2. Valve boxes installed near walks, curbs, headerboards and paving shall abut those items. Top surfaces shall be flush with items listed above.

G. Automatic Controller Location and Installation

1. The automatic controller shall be installed at the approximate location shown on the Plan.

2. All local and other applicable codes shall take precedence in connecting the 120 VAC electrical service to the controller. Owner shall provide power to controller. Contractor shall complete hook–up to controller.

3. There shall be adequate coverage of earth (18" minimum) over the 24–volt control wire. Install wire in trench and tape to main lines on side of pipe at 10' intervals.

H. Control Wire

1. All electrical equipment and wiring shall comply with local and state codes and be installed by those skilled licensed in the trade.

2. Connecting and splicing of wire at the valves or in the field shall be made using a Rainbird Pen–Tite Connector.

I. Backflow Prevention Units –
The backflow prevention units shall be installed as shown on Plans and Details.

PLANTING

1. SCOPE

The work of the section includes all labor, materials and equipment required to complete work indicated the drawings. The work shall be performed in accordance with the best standards of practice relating to the various trades and under the continuous supervision of a competent foreman, capable of interpreting the drawings and these specifications. The work included in this section is as follows:

Finish grading for Planting; Soil Preparation: Fertilization: Planting, including lawn; Maintenance; Inspection and Certifications; Guarantees; Clean–up; Staking, Guying and Espaliering; Miscellaneous Allowances.

2. APPROVALS

A. All sprinkler work shall be inspected and approved prior to the start of any work.

B. Prior to excavation for planting or placing of stakes, locate all utilities, electric cables, conduits, sprinkler lines, heads, valves and valve control wires, and all utility lines so that proper precautions may be taken not to damage such improvements. In the event of a conflict between such lines and plant locations, promptly notify Architect who shall arrange for relocation for one or the other. Failure to follow this procedure places upon Contractor for the responsibility for, at his own expense, making any and all repairs for damages resulting from work hereunder.

3. QUANTITIES AND TYPES

Plant materials shall be as indicated on the drawings. The Landscape Contractor is to verify all sizes and quantities.

4. VERIFICATION OF DIMENSIONS AND QUANTITIES

Dimensions are approximate. Before proceeding with any work, Contractor shall verify all dimensions and quantities and shall immediately inform Architect of any discrepancies between the drawings and/or specifications and actual conditions. No work shall be done in any area where there is such a discrepancy until approval for same has been given by Architect.

5. INSPECTION

A. All inspections shall be made by the Landscape Architect. Contractor shall request (Landscape Architect) inspection at least two (2) days in advance of the time inspections is required. (Fridays only)

B. Inspection will be required for the following parts of the work:

1. During finish grading and soil preparation.

2. Plants, after delivery to site and prior to planting.

3. When vines, shrubs and trees are spotted for planting, but planting holes are not excavated.

4. Specimen trees at source, before deliver (to be selected by Landscape Architect).

5. Lawn areas prior to planting.

6. Planting areas prior to planting.

7. All landscape construction items, prior to the start of the calendar day maintenance period ("Final Inspection").

8. At completion of calendar day maintenance period ("Final Inspection").

9. Inspection reports shall be made for each inspection by the Landscape Architect and one copy shall be submitted to Architect and Contractor.

6. CERTIFICATION

Prior to job acceptance written certifications shall be submitted to the Architect for the following:

A. Quantity and Quality of Commercial Fertilizer and Organic Fertilizer.

B. Quantity and Quality of all Soil Amendments called for by Plans and Specifications.

7. MATERIALS

Plant materials indicated on the drawings and herein specified shall conform to the following:

A. Nomenclature –
Plant names indicated on the drawings conform to "Standard Plant Names"; established by the American Joint Committee on Horticulture. Except for names covered therein, the established custom of the nursery is followed.

B. Condition –
Plants shall be symmetrical, typical for variety and species, sound, healthy, vigorous, free from plant disease, insect pests, or their eggs, and shall have healthy, normal root systems, well filling their containers, but not to the point of being root bound. Plants shall not be pruned prior to delivery, except as authorized by L.A. or his representative. In no case shall trees be topped before delivery.

C. Dimensions –
The height and spread of all plant material shall be measured with branches in their normal position, and shall be as indicated on the drawing. The caliper of all trees shall be measured 4'–0" above the surface of the ground. Where caliper or other dimensions of any plant materials omitted from the "Plant Legend"; it shall be understood that these plant materials shall be normal stock for type listed.

D. Inspection –
All plant materials must have been previously inspected at the nursery by the County Horticultural Department, and shall be subject to the inspection and approval of the L.A. before planting.

E. Plant List –
As indicated on Landscape Drawings.

F. Sizes of Plants –
Shall be stated on the Plan. Container stock (1 gallon, 5 gallon and 15 gallon), shall have been grown in containers for at least one (1) year, but not over two (2) years.

G. Substitution –
No substitutions for the indicated plant materials will be permitted unless the substitute materials are approved in advance by the L.A. and the substitutions are made at no additional cost to Owner. Except for authorized variations, all substitute plant materials shall conform to the requirements of these specifications. If the accepted substitute materials are of a less value than those indicated or specified, the Contract price will be adjusted in accordance with the provisions of the Contract.

H. Plants Not Approved –
Plants not approved are to be removed from site immediately and replaced with suitable plants. The L.A. and/or Architect reserves the right to reject entire lots of plants represented by defective samples.

8. FERTILIZERS AND SOIL CONDITIONERS

Samples of all soil amendments, sod and plants shall be submitted for inspection and stored on the site until furnishing of materials is completed. Delivery may begin upon approval of samples or as directed by L.A. and the Owner.

A. Organic fertilizer shall be processed sewage sludge with a minimum content of 1% Nitrogen and 2% Phosphoric Acid similar to "Nitroloam". Method of processing shall not destroy normal bacterial content.

B. Nitrogen stabilized sawdust shall be bulk, with the following nitrogen content based on dry weight:

0.5% for Redwood Sawdust
0.7% for Fir Sawdust
1.0% for Bark or Pine Bark or Mixture

Salinity – the saturation extract conductivity shall not exceed 3.5 millimhos/cm at 25 C.

C. Commercial fertilizer shall be delivered in sacks with manufacturer's label showing weight and analysis attached to each sack.

9. STAKING MATERIALS

A. Tree Staking shall be as per plan.

B. Ties for holding trees shall be as per plan.

10. GRADING AND SOIL PREPARATION

A. Contractor is to finish grade to within 1/10th of a foot or 1" below paving where paving exists.

B. Moisture Content –
The soils shall not be worked when the moisture content is so great that excessive compaction will occur; and not when it is so dry that dust will form in the air or that clods will not break readily. Water shall be applied if necessary to provide ideal moisture content for tilling and planting.

C. Preliminary Grading –
Preliminary Grading shall be done in such a manner as to anticipate the finish grading. Excess soils shall be removed or redistributed before application of fertilizer and mulch. Where soil is to be replaced by plants and mulch, allowance shall be made so that when finish grading has begun, there shall be no deficiency in the specified depth of mulched planting beds.

D. Weeding –
Before and during preliminary and finish grading, all weeks and grasses shall be dug out by the roots and disposed of off site (except those weeks and grasses not of the perennial type, less that 2–1/2" high and not bearing seeds, which may be turned under). Oats more that 2–1/2" high and not bearing seeds may be turned under. Perennial weeds and grasses to be removed include, but are not limited to, the following:

Nut grass, Puncture Vine, Dallas Grass, Alfalfa, Johnson Grass, Wire Weed, Morning Glory, Mustard Plant, St. Augustine Grass

E. All Planting areas shall be scarified to a depth of 6–inches below grade with the spacing of the ripper teeth no greater than 18 inches on center prior to placing conditioners and fertilizers. All rock and debris more than 2" in diameter shall be removed from the site.

F. Trenches –
If sprinkler system is installed after grading and fertilizing is completed, the upper portion of the backfill shall be retiled and fertilized to the depth specified for the area required, to conform to the specifications.

11. SOIL CONDITIONERS

A. In all planting areas the following application shall be made per 1.00 square feet of area and shall be thoroughly cultivated in two directions into the top 6" of soil, and the area watered down: (see Plan)

B. Prepare soil mix for backfill in pits for trees, shrubs and vines, as follows:

See soils Report for all general conditions. See Note #32 (This Sheet) for acidic soil requirements.

Planting pits shall be excavated twice the diameter and twice the depth of the rootball. Backfill shall then be added as outlined above.

12. FINISH GRADING

When preliminary grading, including weeding and fertilizing, had been completed and the soil has dried sufficiently to be readily worked, all lawn and planting areas shall be graded to the elevations indicated on the drawing. Grades not otherwise indicated shall be uniform levels or slopes between points where elevations are given. Minor adjustments of finish grades shall be made at the direction of the L.A., if required.

13. METHOD OF PLANTING AND WORK PROCEDURE

A. No planting shall be done until all operations in conjunction with the installation of the sprinkler system have been completed, final grades have been established, the planting areas have been properly graded and prepared as specified, and the work approved by Architect.

B. The relative position of all trees and plants is subject to approval by L.A. and Architect and they shall, if necessary, be relocated as directed as part of the Contract.

C. All plants shall be removed from their container and set so that, when settled, they bear the same relation to the required grade that they bore to the natural grade before being transplanted. Each plant shall be planted in the center of the pit and backfilled unless otherwise specified, with the prepared soil. No soil is muddy condition shall be used for backfilling. No filling will be permitted around trunks or stems. All broken or frayed roots shall be properly cut off.

D. L.A. and/or Architect shall supervise the placing and planting of all plants.

E. In the event that underground construction work or obstructions are encountered in the planting operation, alternated locations for plant material will be selected by L.A. and Architect operation will be done at no extra cost to Owner.

14. PLANTING OF TREES

A. Position plants in plant location indicated on drawings and secure approval before excavating pits, making necessary adjustments as indicated.

B. All pits for trees shall be dug square with bottoms level, the length of sides a depth equal to two times the diameter of the tree ball. Compacted soils at sides and bottoms shall be loosened by scarifying or other approved method. Pits shall be backfilled with "prepared soil" to the required grade, and the balance of the pit filled with "prepared soil", thoroughly settled by water application.

C. Set plants in center of pit, in a vertical position, so that crown of ball with be level with finish grade after allowing for watering and settling and shall bear the same relationship to the finish grade that it did to the soil surface in the container.

D. Prepare depressed water basin as wide as plant balls at each plant. Water thoroughly backfilling any voids with additional prepared planting mix.

15. PLANTING VINES, SHRUBS AND GROUND COVER

A. Vines and shrubs shall be planted in pits as least 18" greater in diameter than their ball of earth and at least 12" below the bottom of the ball. Compacted soil at the bottom of pit shall be loosened and the pit filled with "prepared soil" to the bottom of the ball. When the plant has been properly set, the pit shall be filled to the required grade with "prepared soil" and thoroughly settled by tamping and watering. All vines shall be removed from stakes, untied, and securely fastened in an approved manner to the wall, fence or other surface next to which they are planted.

B. Prepare a depressed water basin as wide as plant balls at each plant. Water thoroughly backfilling any voids with additional prepared planting mix.

C. Ground Covers

1. Pits for flat sized plants to be at least 6"x6"x6". Ground cover areas shall be moistened prior to planting. No flat plants shall be planted in dry soil.

2. Set plants in center of pits so that crown of plant will be level with finished grade after settling of soil, then backfill and water.

3. Flatted plants shall be well–rooted with runners at least 4" but not more than 6" in length.

16. TREES AND VINES OCCURRING IN LAWN

Trees and vines occurring in lawn shall be planted before final preparation of those areas.

17. CARE OF PLANTS BEFORE AND DURING PLANTING

Plants shall not be allowed to dry out before or while being planted. Keep exposed roots moist by means of wet sawdust, peat moss or burlap at all times during planting operations. Do not expose roots to the air except while being placed in the ground. Wilted plants, whether in place or not, will not be accepted and shall be replaced at the Contractor's expense.

18. WATERING BASINS

A. Construct a firmly compacted mound of soil around each tree and shrub to form a watering basin at the edge of the rootball and following the shape of the planting pit area. Mounds for trees and vines from 5 gallon or larger containers, shall be at least 4" high. Mounds for all other trees, vines or plants not otherwise specified shall be at least 2" high. Excavated earth, if capable of retaining water, may be used. Any settlement within the basins retaining water shall be refilled to the required grade with prepared soil, and additional nitrogen stabilized sawdust worked into the surface as required to restore the mulched condition.

B. At the end of the 90 day maintenance period, all watering basins in lawn area shall be leveled to finish grade and be seeded with the specified seed.

19. SEEDED LAWN

A. Cultivate all lawn areas to a depth of 6". Rocks and debris larger than 1" in diameter which are brought to the surface by cultivation shall be removed from the site. If cultivation does not break lumps, a spike tooth harrow shall be pulled behind a mechanical seeder or tractor.

B. Areas to be planted in lawn shall be finished smooth to present a neat, and uniform grade prior to application of seed. The lawn bed shall be inspected by the L.A. to determine suitability for planting prior to seeding. Contractor shall obtain such approval before seeding.

C. All areas shall be thoroughly watered. Lawns are to be kept continuously moist by watering as often as required.

D. Any lawn areas that do not show a prompt catch of grass shall be re–seeded at ten day intervals until and acceptable stand of grass is assured.

E. (See plan for seed mix).

20. SODDED LAWN

A. Cultivate all lawn areas to a depth of 8". Rocks and debris larger than one–inch in diameter which are brought to the surface by cultivation shall be removed from the site. If cultivation does not break lumps, a spike tooth harrow shall be pulled behind a mechanical seeder or tractor.

B. Areas to be planted in lawn shall be finished smooth to present a neat and uniform grade prior to installation of sod. The lawn bed shall be inspected by the Landscape Architect to determine suitability for planting prior to sodding. The contractor shall obtain such approval before sodding.

C. All sodded areas shall be thoroughly watered. Lawns are to be kept continuously moist by watering as often as required.

D. Re–sodding: Any lawn areas that to not show a prompt catch of grass shall be re–sodded at then day intervals until an acceptable stand of grass is assured.

21. WATERING

A. Immediately after planting, water shall be applied to each tree by means of a hose. The water shall be applied in a moderate stream in the planting holes until the material about the roots is completely saturated from the bottom of the hole to the top of the ground.

B. Plants which cannot be watered efficiently with the existing water system shall be watered by means of a hose.

C. Apply water in sufficient quantities, and as often as seasonal conditions require, to keep the ground wet at all times, well below the root system of grass and planting. Care is to be taken in watering slopes so as not to cause erosion damage.

22. TREE STAKING/GUYING

A. Stake all non–guyed trees at time of planting by placing stake in the prepared hole and driving it 18" into solid ground. Plant the tree as close to the stake as possible without growing the roots. Fasten the tree to the upper end of stake in at least three places using "rubber cinch ties". (See Planting Details)

B. Trees 24" box size or larger, shall be immediately guyed after planting with not less than three guys per tree, or as directed by the L.A.

1. Rubber ties to be twisted and nailed to peeled lodgepole stake.

2. Guying shall be done according to details. Guy wires to be covered with protective material (PVC) from ground to tree.

23. ESPALIER OF VINES

All trellises and stakes are to be removed from plants and the plants shall be fastened and trained against fences or walls as directed by the L.A.

24. CERTIFICATES

A. In addition to any other certificates specified, Contractor shall furnish a certificate with each delivery of bulk material, stating the source, quantity and type of material and that the material conforms to the specification requirements. For bulk delivered organic fertilizer, the certificate shall also state the volume, net weight, percent of Nitrogen and percent of Phosphoric acid. For each fertilizer and soil conditioner, is similar certificate or invoice shall be furnished stating total quantities by weight and volume for each material. These certificates shall be submitted to the Architect prior to the start of the maintenance period.

25. PROTECTION

Contractor shall carefully and continuously protect all areas included in the contract, including plant materials, fences, supports, etc., until final acceptance of the work by the Architect, L.A. and Owner.

26. MAINTENANCE

A. Contractor shall maintain a sufficient number of men and adequate equipment to perform the work herein specified. Plant maintenance work shall consist of applying water, weeding, caring for plants, including ground covers, shrubs and trees, edging, aerating and moving of lawns, fertilizing and control of pests and diseases.

B. Damage to any planted area shall be repaired immediately. Depressions caused by vehicles or foot traffic shall be filled with topsoil, leveled and replanted. Exterminate gophers and moles, and repair damage.

C. The entire project shall be maintained for a period of ninety (90) days commencing from the time all items of work have been completed to the satisfaction of Architect, L.A. and Owner.

D. The project shall be cared for in a neat, clean condition at all times to the satisfaction of Architect, L.A. and Owner.

27. LAWN MAINTENANCE

A. Watering –
Water every day once per day for two weeks and thereafter gradually reduce frequency of watering to three times per week. Contractor shall continue to maintain the lawn until final acceptance by the Architect, L.A. and Owner.

B. Fertilizing –
Apply 16–6–8 at the rate of 5 pounds per 1,000 square feet three weeks after installation and water immediately thereafter.

C. Diseases and Pest Control –
Two weeks after installation of lawn, apply a granular mercurial fungicide of 1.8% mercurous chloride as per manufacturer's recommendation.

D. Mowing –
The lawn shall be mowed at a height of 1–1/2" with a rotary mower, equipped with rollers, before it reaches 2" in height. Collect grass clippings during mowing operations and remove from the site.

28. GROUND COVER AND SHRUB AREA MAINTENANCE

A. Watering –
New plantings shall be watered once per day for two (2) weeks after installation. Reduce watering to every other day for the next two (2) weeks. Water thereafter three (3) times per week until final acceptance.

B. Fertilization –
Fertilize three (3) weeks after planting with 5 pounds 16–6–8 per 1,000 square feet; fertilize thereafter every thirty (30) days.

C. Disease and Pest Control –
For control of slugs and snails, apply pelletized tricalcium arsenate 5% by weight and metaldeyde 5% by weight as per manufacturer's recommendations two (2) week after installation.

D. Pruning –
All Shrubs and trees shall be pinch pruned as necessary to encourage new growth and to eliminate rank sucker growth. Old flowers, and dead foliage and limbs shall be removed. No major pruning shall be done without the approval of the L.A.

E. Weeding –
All planting areas including lawn, ground cover and shrub areas shall be kept week free at all times. Weeds shall be dug out by the roots and disposed of offsite.

F. Weeding –
Upon completion of the 90–day maintenance period, the Contractor shall fertilize per Note #26 (Lawn Maintenance) and Note #27 (Ground Covers and Shrub Area Maintenance) of these Specifications.

29. GUARANTEE AND REPLACEMENTS

A. All shrubs and ground cover shall be guaranteed by Contractor as to growth and health for a period of ninety (90) days after completion of the specified maintenance period, and final acceptance by the L.A. All trees up to 20" boxes or larger, and all field grown specimens shall be guaranteed by Contractor to live and grow in an acceptable upright position for a period of one (1) year after completion of the specified maintenance period, and final acceptance by the L.A.

B. All plants that show signs of failing growth at any time during the life of the Contract, including the maintenance period, or those plants injured or damaged as to render them unsuitable for the purpose intended, shall be immediately replaced in kind and size at the expense of Contractor.

C. Contractor shall, within 5 days notice by the L.A., remove and replace all guaranteed plant materials which for any reason fail to meet the requirements of the guarantee. Replacement shall be made with plant materials as indicated or specified for the original planting, and all such replacement materials shall be guaranteed as specified for the original guaranteed materials.

30. CLEAN-UP

Upon completion of the work in this section, Contractor shall remove all rubbish, trash and debris resulting from the operations; remove disused equipment and implements of service; leave entire area involved in a neat and acceptable condition such as to meet the approval of the Architect and L.A.

31. FINAL INSPECTION AND CERTIFICATION

Final Inspection and Certification is required by Landscape Architect after receipt by City. The City's Landscape Architect will perform final inspection.

32. SOIL REQUIREMENTS

Backfill Mix (Amount Per Cubic Yard):
2 parts on site soil
1 part by volume nitrogen stabilized Redwood, fir or cedar shavings
15 lb/cu. Yd. 5–3 1 Grow–Powder Fertilizer
8 oz./cu. Yd. Iron Sulfate
4 oz./cu. Yd. Zinc Sulfate
4 oz./cu. Yd. Manganese Sulfate

Acidic Backfill Mix
For plants requiring acid soil: such as ferns, azaleas, camellias, gardenias, etc. (Amount per Cubic Yard):
1 part Sharp Sand
2 parts Peat Moss
3 parts Turf Supreme 16–6–8
1 ob. Suquestrine PE 330 Iron Chelate

*Verify all soil requirements w/soil report provided by contractor.

Environmental Patterns inc.
31238 Via Colinas
Suite E
Westlake Village
California, 91362
License No. 2801
(818) 706-3344

REGISTERED LANDSCAPE ARCHITECT
BRYAN R. BADGETT
No. 2801
Signature
Expiration Date
STATE OF CALIFORNIA

SANDEFER RESIDENCE
LOT 1-2-3 LAKE SHERWOOD DRIVE
WESTLAKE VILLAGE, CA 91361

SPECIFICATIONS

695-0-062-040
695-0-062-050
APN: 695-0-062-060

MAP:
TRACT:
BLOCK:
LOT:

10/31/2019
Date
B.B./D.B./E.C./S.L
Drawn
#219000
Job
NO SCALE
Scale

[LS▸9]

9 OF: 9
PLOTTED: 10/31/19

J. Sandefer Residence
Lot # 2 & 3 - Upson Tract - 87 Lake Sherwood
APN - 695-0-062-050 & 060

Symbols & Abbreviations

- 1 — Keynote Item - See Drawing Sheets
- A — Window No. See Schedule
- 1 — Door No. See Schedule
- 3 — Revisions
- 100 — Room No. Plans and Sections
- 1 / A9.1 — Detail No. / Sheet No.
- A / A5.3 — Section Letter / Sheet No.
- 4 — 1 / A8.1 / 3 — 2 — Int. Elevation No. / Sheet No.

ABV	Above
ADJ	Adjacent
BB	Baseboard
BLKG	Blocking
BS	Base Shoe
BBST	Baseboard Stain Grade
C.J.	Ceiling Joist
C.L.	Center Line
CLG.	Ceiling
CLGTRM	Ceiling Trim
CLR	Color
COL	Column
CONC.	Concrete
CONT.	Continuous
CRPT	Carpet
CSG	Casing
CSGDR	Casing Door
CSGOP	Casing Opening
CSGSP	Casing Special
CSGWIN	Casing Window
CT	Ceramic Tile
CTFLR	Ceramic Tile Floor
CWN	Crown Moulding
CWNSP	Crown Moulding Special
CWNST	Crown Moulding Stain
D.F.	Douglas Fir
DOT	Dex-O-Tex (Decking System)
DPAV	Deck Pavers
DR	Door
EQ	Equal
EXIST	Existing
F.G.	Finish Grade
F.S.	Finish Surface
FIN.FLR.	Finish Floor
FLR.	Floor
F.O.C.	Face of Concrete
F.O.F.	Face of Framing
F.O.S.	Face of Stud
GLASENC	Glass Enclosure
GLAZ	Glazing
GYPBD	Gypsum Board
GYPCR	Gyp-Crete (Lt. Wt. Conc.)
HDWR	Hardware
HWD	Hardwood
MED	Medicine Cabinet
MIR	Mirror
MIRFR	Mirror Frame
MTL	Metal
N.I.C.	Not In Contract
PLYWD	Plywood
P.L.	Property Line
PNT	Paint
REQ'D	Required
SL	Sealant
SQFT	Square Feet
ST	Stain
STL	Steal
STN	Stone
STNFLR	Stone Floor
T.O.B.	Top of Beam
T.O.C.	Top of Concrete
T.O.W.	Top of Wall
TRM	Trim
TYP	Typical
U.N.O.	Unless Noted Otherwise
WD	Wood
W.I.C.	Woodworkers Institute of California
WIN	Window
WNSCB	Wainscot Base
WNSCM	Wainscot Moulding
WNSCR	Wainscot Chair Rail
WNSCT	Wainscot

Consultant Index

Structural Engineer
TBD

Civil Engineer
Hzayen Design Group, Inc.
360 Twilight Court, Camarillo CA 93012
(805) 233-7778

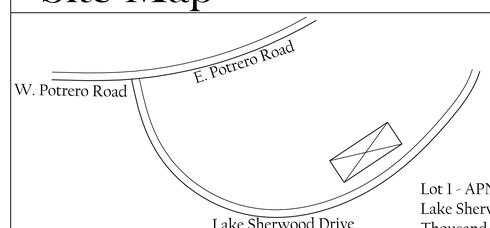
Soils Engineer
Heathcote Geotechnical
Soil Testing - Foundations-Inspection
1884 Eastman Ave., Suite 105, Ventura, CA 93003
(805) 644-9978

Mechanical, Plumbing & Electrical Engineers
TBD

Title 24 Energy Calculations
TBD

Biology Report
SWCA Environmental Consultants
51 W. Dayton Street , Pasadena, CA 91105
(805) 657-2837

Site Map



Lot 1 - APN: 695-0-062-050 & 060
Lake Sherwood Drive
Thousand Oaks, Calif. 91361

County of Ventura
Mitigated Negative Declaration
PL20-0025 and PL20-0026
Attachment 3 - Plans for PL20-0026

Sheet Index

NOTE: ALL SHEETS LISTED IN THIS SECTION ARE PART OF THESE CONSTRUCTION DOCUMENTS, U.N.O. IF ANY SHEETS ARE MISSING FROM THESE DOCUMENT, NOTIFY CORONADO DESIGN GROUP PRIOR TO THE START OF ANY FORM OF CONSTRUCTION. SHEETS THAT ARE NOT LISTED AND ARE REFERRED TO IN THESE DOCUMENTS ARE NOT PART OF THESE CONSTRUCTION DOCUMENTS, U.N.O.

Square Feet

First Floor	3,124	
Second Floor	1,470	
Basement Floor	1,688	
Total Habitable		6,282
Garages	1,320	

Lot Coverage Calculation

Lot Size	=24,181.81
Lot Coverage	=3,340
Percentage	7.24%
Allowable Coverage per OS80	
24,181.81 - 5,000 = 19,181.81	
19,181.18 / 22.334 =858.86	
2,500 + 858.86	=3,358.86
3,340 < 3,358.86 checks OK	

Scope of Work:
New Single Family Dwelling Unit

Occupancy Classification:

Type of Construction: VB

Number of Sotries: 2 + Basement

Building Height - 25'-0" (Average)
Maximum Height - 25'-0"

Fire Hazard Severity Zone: Yes
FIRE SPRINKLERS REQUIRED (13D)
Provide automatic fire extinguishing system throughout

Contractor shall verify all field conditions for conformance to drawings before starting construction. All measurements are subject to verification by the Contractor and he shall notify Coronado Design Group of any discrepances prior to fabrication or construction.

Project:
R. Sandefer Residence
Lot #1
Lake Sherwood Dr.
Westlake Village,
Calif. 91361

Owner:

Designer:

Contractor:

These drawings are to be considered preliminary and are not approved for construction until Government Agencies have deemed this complete set as Permitted for Construction. Signatures above by Owner, Designer and Contractor indicates a complete review and acknowledgement of the scope, content and conditions as set forth in these Construction Documents.

coronado design group
1014 S. Westlake Blvd. #14 185, Westlake Village, CA 91361
phone: (805) 262 2459 email: coronadodg@earthlink.net

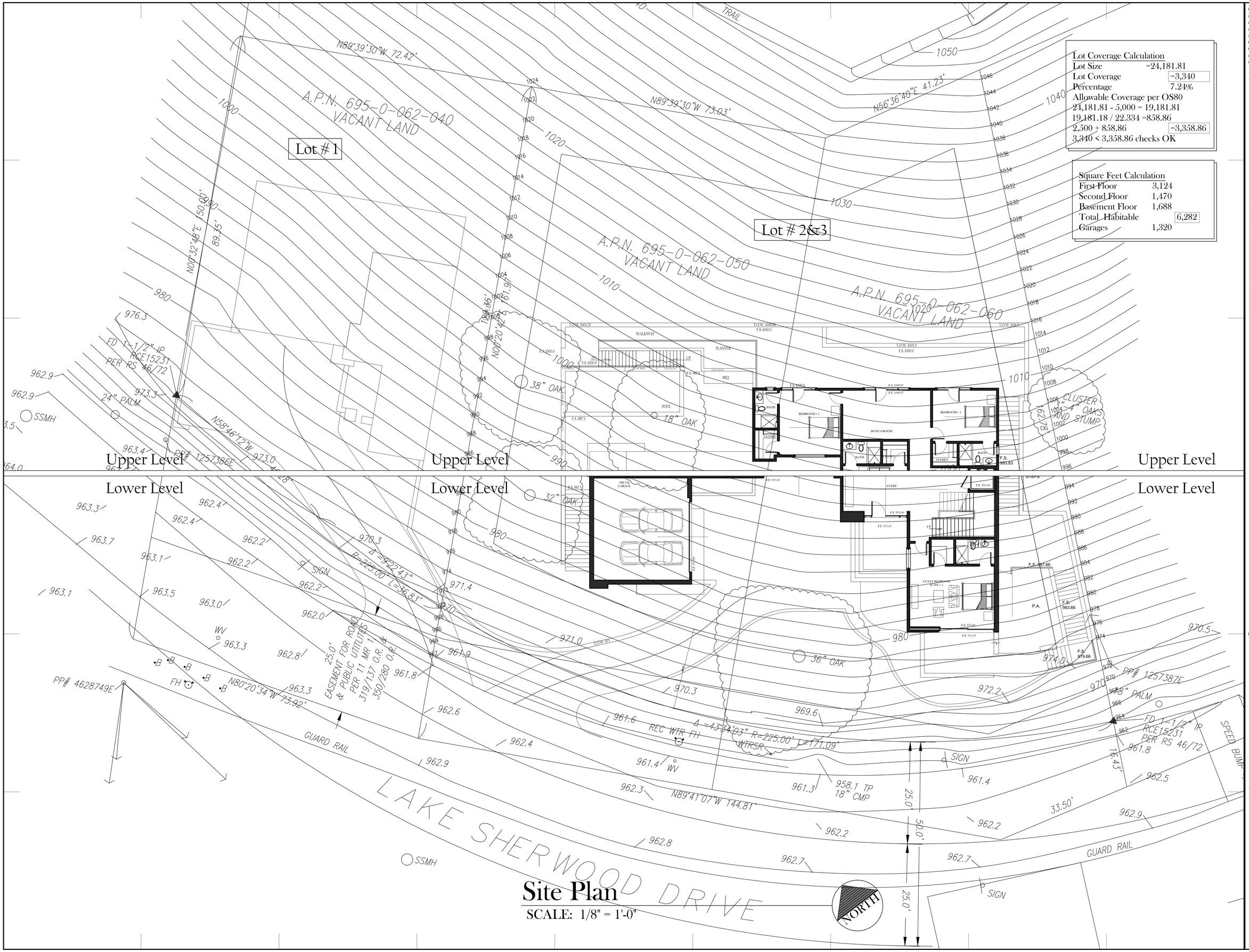
Consultants:

Revisions:

Date:
Job No.:

Sheet Title:
Title Sheet

Sheet Number:
T.1



Site Plan

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

Lot Coverage Calculation	
Lot Size	=24,181.81
Lot Coverage	=3,340
Percentage	7.24%

Allowable Coverage per OS80
24,181.81 - 5,000 = 19,181.81
19,181.18 / 22.334 =858.86
2,500 + 858.86 =3,358.86
3,340 < 3,358.86 checks OK

Square Feet Calculation		
First Floor	3,124	
Second Floor	1,470	
Basement Floor	1,688	
Total Habitable		6,282
Garages	1,320	

Contractor shall verify all field conditions for conformance to drawings before starting construction. All measurements are subject to verification by the Contractor and he shall notify Coronado Design Group of any discrepances prior to fabrication or construction.

Project:

Sandefer
Residence
87 Lake Sherwood Dr.
Westlake Village,
Calif. 91361

These documents are not to be reproduced or used for any other purpose other than originally intended unless authorized in writing by Coronado Design Group

Owner:

Designer:

Contractor:

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coronado design group
1014 S. Westlake Blvd. #14-185, Westlake Village, CA 91361
phone: (805) 262-2459 email: coronadodg@earthlink.net

Consultants:

Revisions:
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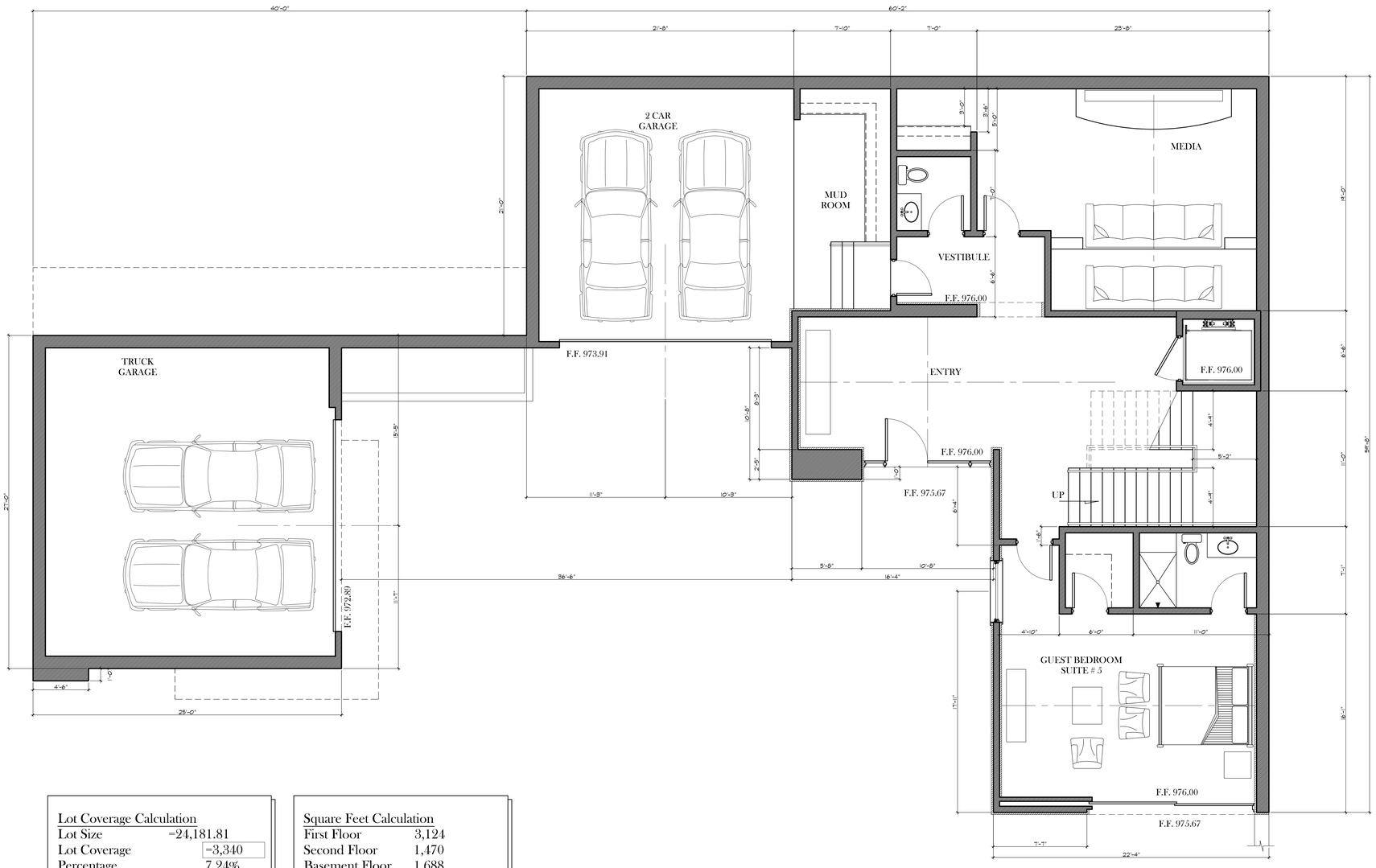
Date:
Job No.:
Site Plan

Sheet Title:
A1.1
Sheet Number:



Lot Coverage Calculation		
Lot Size	=24,181.81	
Lot Coverage		=3,340
Percentage	7.24%	
Allowable Coverage per OS80		
24,181.81 - 5,000 = 19,181.81		
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Square Feet Calculation		
First Floor	3,124	
Second Floor	1,470	
Basement Floor	1,688	
Total Habitable		6,282
Garages	1,320	

Basement Plan

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

NORTH

NOTES

NOTE: REFER TO 'GENERAL NOTES' SHEETS FOR MORE INFORMATION. ALL PRODUCTS AND MATERIALS TO BE INSTALLED, PROTECTED, AND MAINTAINED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS. CONTRACTOR IS RESPONSIBLE FOR ALL ITEMS FOR THIS PROJECT , INCLUDING, BUT NOT LIMITED TO:

1. PROVIDE 2- 5/8" TYPE 'X' GYPSUM BOARD ON ALL GARAGE CEILING, POSTS AND BEAMS SUPPORTING DWELLING AND SHALL EXTEND FROM TOP OF CONCRETE TO, AND INCLUDING GARAGE CEILING. PROVIDE 1 - 5/8" TYPE 'X' GYPSUM BOARD ON ALL GARAGE WALLS TO EXTEND FROM TOP OF CONCRETE TO CEILING.
2. SPECIAL CEILING CONDITION (SEE REFLECTED CEILING PLAN)
3. PROVIDE SELF-CLOSING DEVICE (SEE DOOR SCHEDULE)
4. GARAGE DOOR OPENER. PUSH BUTTON SHALL BE PRE-WIRED
5. PROVIDE STATE FIRE MARSHALL APPROVED SMOKE ALARMS (DETECTORS) AS SHOWN. DETECTORS SHALL BE HARDWIRED TO SEPARATE CIRCUITS WITH BATTERY BACKUP.
6. 30" X 30" ATTIC ACCESS HATCH - VERIFY WITH MECHANICAL PLANS
7. BUILT-IN CABINETRY. (SEE INTERIOR ELEVATIONS)
8. LOWER CABINETS WITH COUNTER & UPPER CABINETS - SEE INTERIORS
9. EXHAUST FAN CAPABLE OF PROVIDING FIVE (5) COMPLETE AIR CHANGES PER HOUR.
10. RETURN AIR GRILLES. (SEE MECHANICAL PLANS)
11. DUCT SPACE- FIRE RATED PER CODE
12. WASHER. (VERIFY WITH OWNER)
13. DRYER - VENT TO OUTSIDE AIR. (VERIFY WOTH OWNER)
14. F.A.U. THERMOSTAT
15. PHONE PANEL-
16. WATER HEATER/STORAGE TANK SECURE TO WALL FRAMING ON 18" HIGH PLATFORM PER CODE. VERIFY WITH TITLE 24 ENERGY CALCULATIONS.
17. ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS
18. ACCESS PANEL TO BATHTUB TRAP, MECHANISM PER CODE. (VERIFY LOCATION)
19. ISOKERN FIREBOX WITH METAL/BESTOS FLUE AND SPARK ARRESTOR SYSTEM BUILT IN ACCORDANCE WITH THE STRUCTURAL PLANS AND THE MASONRY INSTITUTE OF AMERICA STNDARDS, TITLE 24 AND ALL APPLICABLE CODES.
20. CONDENSING UNIT LOCATION
21. RECESSED MIRRORED MEDICINE CABINET. SEE INTERIOR ELEVATIONS
22. VANITY CABINET- SEE INTERIOR ELEVATIONS.
23. TUB/SHOWER WITH TILE ON WALLS TO CEILING HEIGHT, UNLESS OTHERWISE NOTED. VERIFY WITH OWNER AND INTERIOR ELEVATIONS
24. SHOWER- CERAMIC TILE UNLESS OTHERWISE NOTED. SHOWER ENCLOSURE SHALL BE TEMPERED GLASS
25. SOAP AND SHAMPOO NICHE SEE INTERIOR ELEVATIONS
26. BUILT-IN WHIRLOOL TUB - (VERIFY WITH OWNER) PROVIDE WOOD FRAMED PLATFORM WITH ACCESS TO MECHANISM AS REQUIRED BY MANUFACTURER. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
27. STEAM SHOWER- ENCLOSURE SHALL BE TEMPERED GLASS -SEE FINISH SCHEDULES
28. LAUNDRY SINK . (VERIFY WITH OWNER)
29. DOUBLE SINK WITH GARBAGE DISPOSAL (VERIFY WITH OWNER)
30. BAR SINK / VEGETABLE SINK. (VERIFY WITH OWNER)
31. BUILT-IN WINE COOLER (VERIFY WITH OWNER)
32. BUILT-IN DISHWASHER. (VERIFY WITH OWNER)
33. BUILT-IN WARMING DRAWER (VERIFY WITH OWNER)
34. BUILT-IN CONVENTIONAL DOUBLE OVEN. (VERIFY WITH OWNER)
35. RECYCLING BIN. (VERIFY WITH OWNER)
36. BUILT-IN MICROWAVE OVEN. (VERIFY WITH OWNER)
37. BUILT-IN FREEZER. (VERIFY WITH OWNER)
38. BUILT-IN REFRIGERATOR / FREEZER. PROVIDE PURIFIED COLD WATER SUPPLY LINE TO ICEMAKER WITH RECESSED SHUT OFF VALVE. (VERIFY WITH OWNER)
39. COOKTOP / RANGE. (VERIFY WITH OWNER)
40. LINE OF EXHAUST HOOD ABOVE. VENT TO OUTSIDE AIR EXAUST FANS. VERIFY VENTING REQUIREMENTS WITH MANUFACTURER'S SPECIFICATIONS.
41. COMBUSTION AIR VENT FOR WATER HEATERS
42. VACUM UNIT ATTACHED TO WALL, PER CODE
43. POLE AND SHELF - SEE INTERIOR ELEVATIONS - (VERIFY WITH OWNER)
44. TRASH ENCLOSURE WALL - SEE LANDSCAPE DRAWINGS
45. HARDSCAPE - SEE LANDSCAPE DRAWINGS.
46. LOW FLOW TOILET (VERIFY WITH OWNER AND CODE)
47. LAVITORY WITH BASE CABINET (VERIFY WITH OWNER)
48. DRIP DRY - CERAMIC TILE TO CEILING, SHOWER PAN AND DRAIN
49. FLOOR DRAIN
50. WATER SOFTENER
51. MASTER BATHROOM TUB NITCH
52. BIDET (VERIFY WITH OWNER)
53. GAS KEY LOCATION - SEE INTERIOR ELEVATIONS, VERIFY LOCATION
54. FIVE EQUAL SHELVES. SEE INTERIOR DETAILS U.N.O.
55. DOUBLE SHELF AND POLE. SEE DETAILS U.N.O.
56. PROVIDE R-13 SOUND INSULATION AT WALLS INDICATED INSULATION REQUIRED BY TITLE 24 SHALL TAKE PRESIDENT
57. MIRROR - PROVIDE BACKING FOR ADEQUATE SUPPORT
58. BATHROOM TISSUE LOCATION AND SUPPORT
59. TOWEL RACK - PROVIDE BACKING FOR ADEQUATE SUPPORT

BUILDING & SAFETY AND GENERAL FLOOR PLAN NOTES

1. DIMENSIONING
   - A. DO NOT SCALE DRAWINGS, REFER TO DIMENSIONS SHOWN.
   - B. VERIFY ALL EXISTING CONDITIONS AND INFORM DESIGNER OF ANY DISCREPANCY.
   - C. CONTACT DESIGNER FOR ANY MISSING DIMENSIONS OR INFORMATION.
   - D. DIMENSIONS OF THE FLOOR PLAN ARE SHOWN TO FACE OF STUD, OUTSIDE OF FOUNDATION WALL, AND FACE OF MASONRY WALLS, U.N.O.
2. INSULATION
   - A. INSULATION OF BUILDING ENVELOP SHALL BE CONTINUOUS. VERIFY R VALUES AND LOCATIONS WITH T-24
   - B. SOUND INSULATION SHALL BE MIN. R-13 AND INSTALLED AT SPECIFIED INTERIOR WALLS, AND AT ALL FLOOR JOISTS AT SECOND FLOOR AND AROUND ALL PLUMBING PIPES.
3. FRAMING
   - A. ROUGH CARPENTER TO COORDINATE FRAMING LAYOUT WITH ELECTRICAL, PLUMBING AND MECHANICAL PLANS AND INFORM DESIGNER OF ANY DISCREPANCIES. ALL REQUIRED FURRING, SOFFITS AND CEILING JOISTS FOR VOLUME CEILINGS SHALL BE INCLUDED IN BID.
   - B. REFER TO BUILDING SECTIONS, INTERIOR ELEVATIONS, REFLECTED CEILING PLANS FOR VOLUME CEILINGS.
   - C. NON-STRUCTURAL FRAMING MAY NOT BE SHOWN ON STRUCTURAL PLANS. PRIMER TO REVIEW ALL DESIGN SHEETS FOR CLEAR UNDERSTANDING OF WORK TO BE INCLUDED IN BID.
   - D. ALL EXTERIOR AND INTERIOR STUDS SHALL BE 2 X 6 FRAMING OR MULTIPLE ROWS OF 2 X 6'S UNLESS OTHERWISE NOTED. SPACING AND SPECIFICATIONS PER STRUCTURAL ENGINEER.
   - E. CONTRACTOR TO COORDINATE FOUNDATION PLAN WITH FLOOR PLAN.
4. PROVIDE 40 LUMENS / WATT OR GREATER FOR GENERAL LIGHTING IN KITCHENS AND ROOMS WITH WATER CLOSETS.(FLUORESCENT) U.N.O. REFER TO ELECTRICAL DRAWINGS
5. PROVIDE ALL NECESSARY FUEL GAS SUPPLY LINES WITH SHUT-OFF VALVES TO ALL GAS FIRED OR OPERATED ITEMS (SEE MECHANICAL PLANS).
6. GAS COOKING APPLIANCES MUST HAVE AN INTERMITTENT IGNITED DEVICE.
7. PROVIDE EMERGENCY EXIT DOOR OR WINDOW FROM BASEMENT AND /OR SLEEPING ROOM(S). NET CLEAR WINDOW OPENING AREA SHALL BE NOT LESS THAN 5.7 SQ FT. (821 SQ.IN.) MIN. NET WINDOW OPENING HEIGHT DIMENSION, 24" CLEAR, MIN. NET OPENING WIDTH DIMENSION, 20" CLEAR. FINISHED SILL HEIGHT MAX 44" ABOVE FLOOR
8. THE PLUMBING FIXTURES AND PLUMBING FITTING SHALL MEET THE STANDARDS NOTED BELOW: A. WATER CLOSET = 1.6 GALLONS PER FLUSH MAX. B. SHOWERHEAD = 2.5 GPM MAX C. LAVATORY FAUCETS = 2.2 GPM MAX D. SINK FAUCETSS = 2.2 GPM MAX
9. GLAZING SHALL BE TEMPERED IN HAZARDOUS LOCATIONS, SEE DOOR AND WINDOW SCHEDULS AND GENERAL NOTES. GLAZING WITHIN A 24" ARC OF DOORWAY / GLAZING WITHIN 18" OF FLOOR / GLAZING IN SHOWER AND BATHTUB DOORS AND ENCLOSURES SHALL BE TEMPERED. GLAZING IN DOORS SHALL BE TEMPERED.
10. PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT.
11. 6" WIDE JAMB TYPICAL AT ALL INTERIOR AND EXTERIOR DOOR AND WINDOW LOCATIONS
12. SEE FINISH FLOOR PLANS FOR ADDITIONAL FLOORING INFORMATION
13. PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. SEE LANDSCAPE AND POOL INSTALLER SPECIFICATIONS FOR PROPER ALARM CONFIGURATION.
14. ALL HANDRAILS SHAL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. HANDGRIP PORTION OF ALL HANDRAILS SHALL NOT BE LESS THAN 1.25" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSION, OF THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE.
15. A. THE ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR FRONTAGE ROAD. B. THE ADDRESS NUMBERS SHALL BE OF MINIMUM OF FOUR INCHES (4") IN HIEGHT C. THE ADRESS NUMBERS SHALL BE OF CONTRASTING COLOR TO THEIR BACKGROUND. BRASS OR GOLD NUMBERS SHALL NOT BE POLISTED D. PERMANENT ADDRESS NUMBERS SHALL BE PROVIDED ON THE MAILBOX OR ON A PERMANENT SIGN PR POST ADJACENT TO THE DRIVEWAY ENTRANCE OF A FLAG LOT.

FIRE ZONE 4 REQUIREMENTS
1. TILE ROOFS SHALL BE FIRE-STOPPED AT EAVES (1603B)
2. OPENINGS INTO ATTICS, UNDER FLOOR AREAS AND OTHER ENCLOSED AREAS SHALL BE COVERED WITH 1/4" OR 1/2" CORROSION RESISTEVANT WIRE MESH EXCEPT FOR OPENINGS WITH SASH OR DOORS (1603E)
3. CHIMNEYS SHALL HAVE SPARK ARRESTORS WITH 1/2" MAXIMUM SCREEN OPENINGS. (1603E)
4. CLASS 'A' ROOF SHALL BE USED

NOTE: SEE FINISH SCHEDULES FOR MATERIAL SPECIFICATIONS

LEGEND

- New Wall
- 2 x 6 Interior wall w/ insulation
- Droped ceiling
- Masonry

Contractor shall verify all field conditions for conformance to drawings before starting construction. All measurements are subject to verification by the Contractor and he shall notify Coronado Design Group of any discrepances prior to fabrication or construction.

Project:

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phone: (805) 262 2439 email: coronadosdg@earthlink.net

Consultants:

Revisions:

Date:
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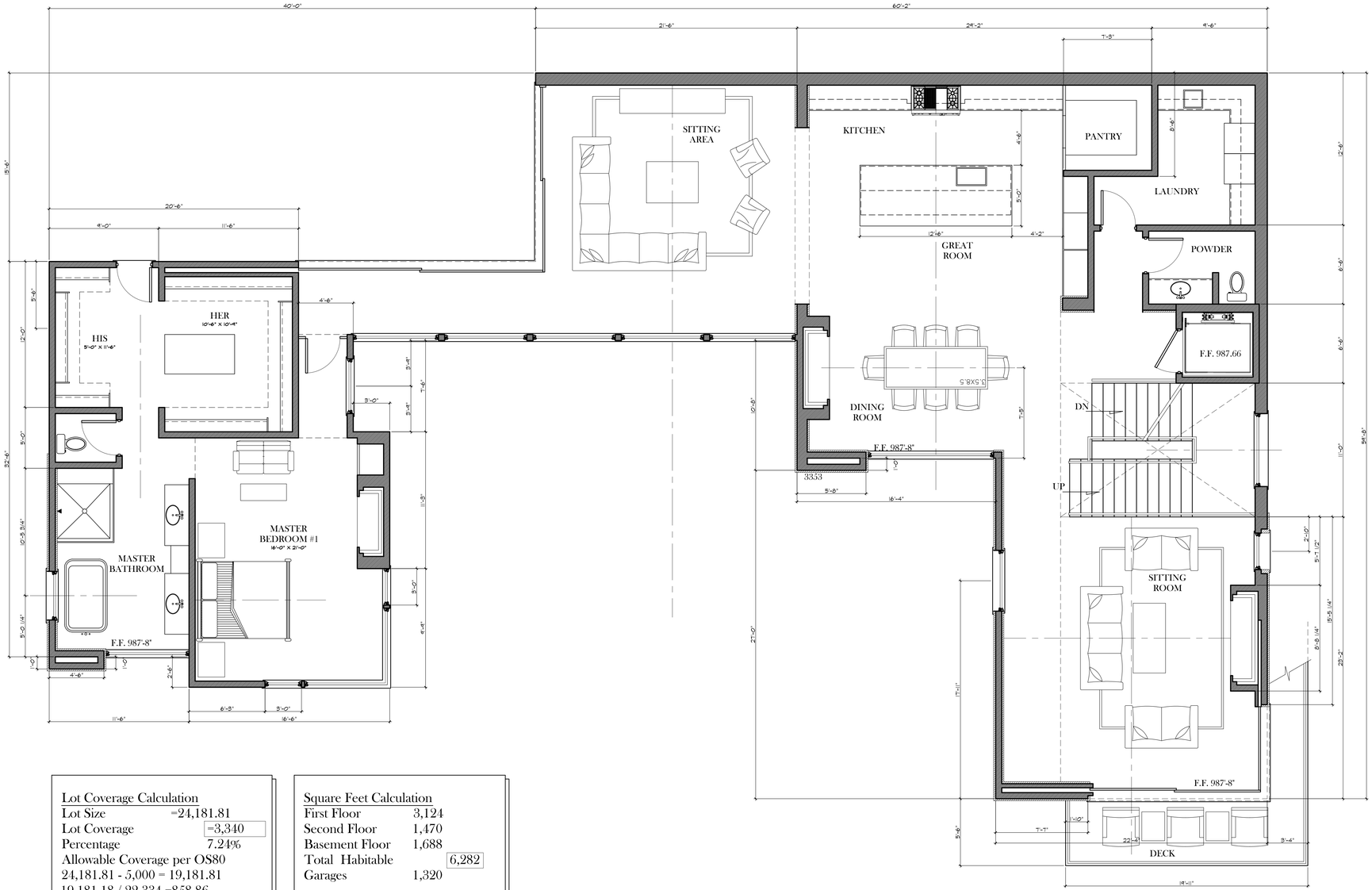
Basement Plan
Sheet Title:
A1.2
Sheet Number:



Lot Coverage Calculation		
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Percentage	7.24%	
Allowable Coverage per OS80		
24,181.81 - 5,000 = 19,181.81		
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2,500 + 858.86		=3,358.86
3,340 < 3,358.86 checks OK		

Square Feet Calculation		
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Garages	1,320	

First Floor Plan

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

NORTH

NOTES

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15. PHONE PANEL-
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18. ACCESS PANEL TO BATHTUB TRAP, MECHANISM PER CODE. (VERIFY LOCATION)
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42. VACUM UNIT ATTACHED TO WALL, PER CODE
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44. TRASH ENCLOSURE WALL - SEE LANDSCAPE DRAWINGS
45. HARDSCAPE - SEE LANDSCAPE DRAWINGS.
46. LOW FLOW TOILET (VERIFY WITH OWNER AND CODE)
47. LAVITORY WITH BASE CABINET (VERIFY WITH OWNER)
48. DRIP DRY - CERAMIC TILE TO CEILING, SHOWER PAN AND DRAIN
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52. BIDET (VERIFY WITH OWNER)
53. GAS KEY LOCATION - SEE INTERIOR ELEVATIONS, VERIFY LOCATION
54. FIVE EQUAL SHELVES. SEE INTERIOR DETAILS U.N.O.
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56. PROVIDE R-13 SOUND INSULATION AT WALLS INDICATED INSULATION REQUIRED BY TITLE 24 SHALL TAKE PRESIDENT
57. MIRROR - PROVIDE BACKING FOR ADEQUATE SUPPORT
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BUILDING & SAFETY AND GENERAL FLOOR PLAN NOTES

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   - C. CONTACT DESIGNER FOR ANY MISSING DIMENSIONS OR INFORMATION.
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   - A. INSULATION OF BUILDING ENVELOP SHALL BE CONTINUOUS. VERIFY R VALUES AND LOCATIONS WITH T-24
   - B. SOUND INSULATION SHALL BE MIN. R-13 AND INSTALLED AT SPECIFIED INTERIOR WALLS, AND AT ALL FLOOR JOISTS AT SECOND FLOOR AND AROUND ALL PLUMBING PIPES.
3. FRAMING
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   - B. REFER TO BUILDING SECTIONS, INTERIOR ELEVATIONS, REFLECTED CEILING PLANS FOR VOLUME CEILINGS.
   - C. NON-STRUCTURAL FRAMING MAY NOT BE SHOWN ON STRUCTURAL PLANS. FRAMER TO REVIEW ALL DESIGN SHEETS FOR CLEAR UNDERSTANDING OF WORK TO BE INCLUDED IN BID.
   - D. ALL EXTERIOR AND INTERIOR STUDS SHALL BE 2 X 6 FRAMING OR MULTIPLE ROWS OF 2 X 6'S UNLESS OTHERWISE NOTED. SPACING AND SPECIFICATIONS PER STRUCTURAL ENGINEER.
   - E. CONTRACTOR TO COORDINATE FOUNDATION PLAN WITH FLOOR PLAN.
4. PROVIDE 40 LUMENS / WATT OR GREATER FOR GENERAL LIGHTING IN KITCHENS AND ROOMS WITH WATER CLOSETS.(FLUORESCENT) U.N.O. REFER TO ELECTRICAL DRAWINGS
5. PROVIDE ALL NECESSARY FUEL GAS SUPPLY LINES WITH SHUT-OFF VALVES TO ALL GAS FIRED OR OPERATED ITEMS (SEE MECHANICAL PLANS).
6. GAS COOKING APPLIANCES MUST HAVE AN INTERMITTENT IGNITED DEVICE.
7. PROVIDE EMERGENCY EXIT DOOR OR WINDOW FROM BASEMENT AND /OR SLEEPING ROOM(S). NET CLEAR WINDOW OPENING AREA SHALL BE NOT LESS THAN 5.7 SQ FT. (821 SQ.IN.) MIN. NET WINDOW OPENING HEIGHT DIMENSION, 24" CLEAR. MIN. NET OPENING WIDTH DIMENSION, 20" CLEAR. FINISHED SILL HEIGHT MAX 44" ABOVE FLOOR
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14. ALL HANDRAILS SHAL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. HANDGRIP PORTION OF ALL HANDRAILS SHALL NOT BE LESS THAN 1.25" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSION, OF THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE.
15. A. THE ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR FRONTAGE ROAD. B. THE ADDRESS NUMBERS SHALL BE OF MINIMUM OF FOUR INCHES (4") IN HIEGHT C. THE ADRESS NUMBERS SHALL BE OF CONTRASTING COLOR TO THEIR BACKGROUND. BRASS OR GOLD NUMBERS SHALL NOT BE POLISTED D. PERMANENT ADDRESS NUMBERS SHALL BE PROVIDED ON THE MAILBOX OR ON A PERMANENT SIGN PR POST ADJACENT TO THE DRIVEWAY ENTRANCE OF A FLAG LOT.

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4. CLASS 'A' ROOF SHALL BE USED

NOTE- SEE FINISH SCHEDULES FOR MATERIAL SPECIFICATIONS

LEGEND

- New Wall
- 2 x 6 Interior wall w/ insulation
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Consultants:

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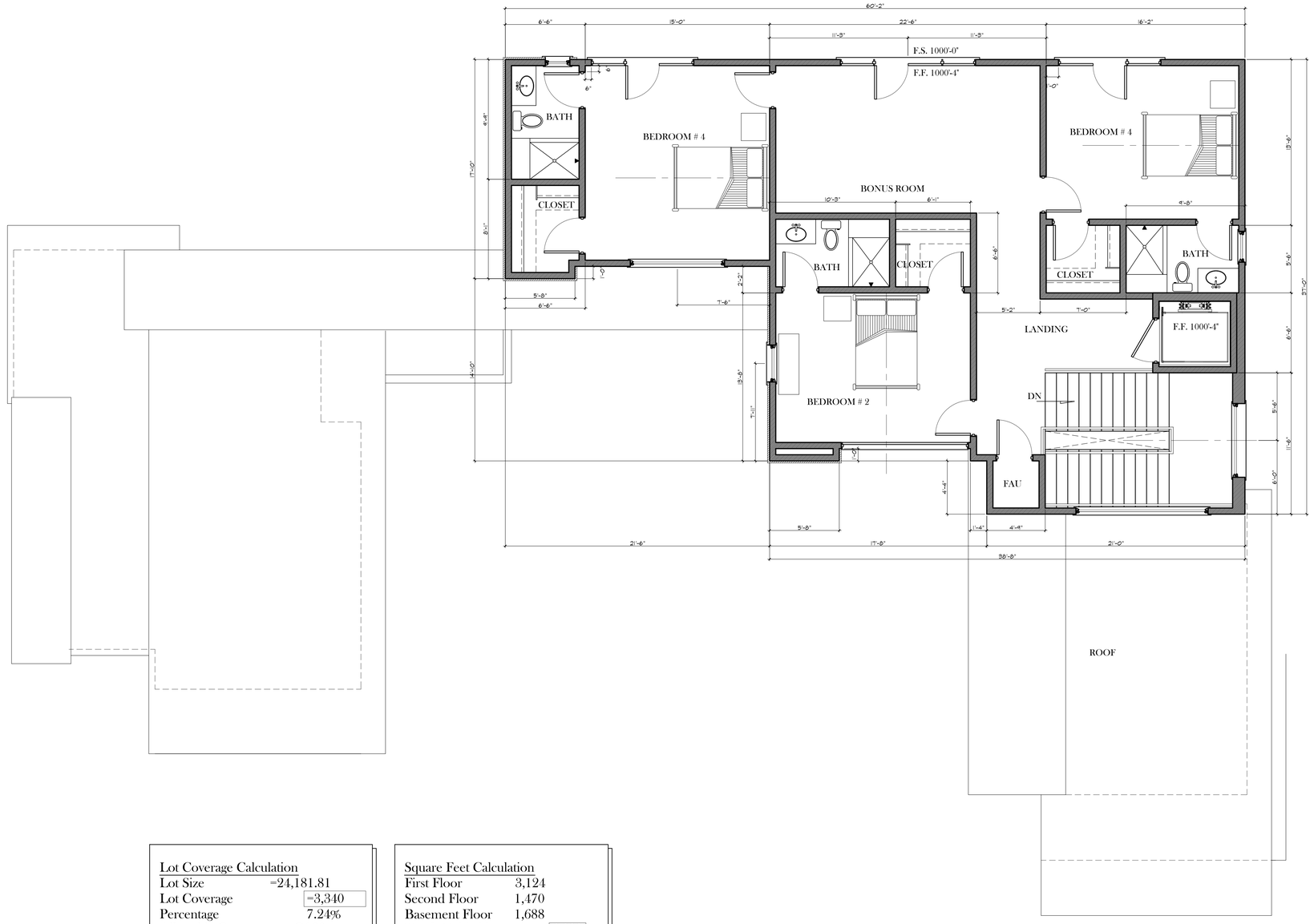
First Floor Plan
Sheet Title:
A1.3
Sheet Number:



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24,181.81 - 5,000 = 19,181.81	
19,181.18 / 22.334 =858.86	
2,500 + 858.86	=3,358.86
3,340 < 3,358.86 checks OK	

Square Feet Calculation		
First Floor	3,124	
Second Floor	1,470	
Basement Floor	1,688	
Total Habitable		6,282
Garages	1,320	

Second Floor Plan

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

NORTH

NOTES

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1. PROVIDE 2- 5/8" TYPE 'X' GYPSUM BOARD ON ALL GARAGE CEILING, POSTS AND BEAMS SUPPORTING DWELLING AND SHALL EXTEND FROM TOP OF CONCRETE TO, AND INCLUDING GARAGE CEILING. PROVIDE 1 - 5/8" TYPE 'X' GYPSUM BOARD ON ALL GARAGE WALLS TO EXTEND FROM TOP OF CONCRETE TO CEILING.
2. SPECIAL CEILING CONDITION (SEE REFLECTED CEILING PLAN)
3. PROVIDE SELF-CLOSING DEVICE (SEE DOOR SCHEDULE)
4. GARAGE DOOR OPENER, PUSH BUTTON SHALL BE PRE-WIRED
5. PROVIDE STATE FIRE MARSHALL APPROVED SMOKE ALARMS (DETECTORS) AS SHOWN. DETECTORS SHALL BE HARDWIRED TO SEPARATE CIRCUITS WITH BATTERY BACKUP.
6. 30" X 30" ATTIC ACCESS HATCH - VERIFY WITH MECHANICAL PLANS
7. BUILT-IN CABINETRY. (SEE INTERIOR ELEVATIONS)
8. LOWER CABINETS WITH COUNTER & UPPER CABINETS - SEE INTERIORS
9. EXHAUST FAN CAPABLE OF PROVIDING FIVE (5) COMPLETE AIR CHANGES PER HOUR.
10. RETURN AIR GRILLES. (SEE MECHANICAL PLANS)
11. DUCT SPACE- FIRE RATED PER CODE
12. WASHER. (VERIFY WITH OWNER)
13. DRYER - VENT TO OUTSIDE AIR. (VERIFY WOTH OWNER)
14. F.A.U. THERMOSTAT
15. PHONE PANEL-
16. WATER HEATER/STORAGE TANK SECURE TO WALL FRAMING ON 18" HIGH PLATFORM PER CODE. VERIFY WITH TITLE 24 ENERGY CALCULATIONS.
17. ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS
18. ACCESS PANEL TO BATHTUB TRAP, MECHANISM PER CODE. (VERIFY LOCATION)
19. ISOKERN FIREBOX WITH METAL/BESTOS FLUE AND SPARK ARRESTOR SYSTEM BUILT IN ACCORDANCE WITH THE STRUCTURAL PLANS AND THE MASONRY INSTITUTE OF AMERICA STNDARDS, TITLE 24 AND ALL APPLICABLE CODES.
20. CONDENSING UNIT LOCATION
21. RECESSED MIRRORED MEDICINE CABINET. SEE INTERIOR ELEVATIONS
22. VANITY CABINET- SEE INTERIOR ELEVATIONS.
23. TUB/SHOWER WITH TILE ON WALLS TO CEILING HEIGHT, UNLESS OTHERWISE NOTED. VERIFY WITH OWNER AND INTERIOR ELEVATIONS
24. SHOWER- CERAMIC TILE UNLESS OTHERWISE NOTED. SHOWER ENCLOSURE SHALL BE TEMPERED GLASS
25. SOAP AND SHAMPOO NICHE SEE INTERIOR ELEVATIONS
26. BUILT-IN WHIRLOOL TUB - (VERIFY WITH OWNER) PROVIDE WOOD FRAMED PLATFORM WITH ACCESS TO MECHANISM AS REQUIRED BY MANUFACTURER. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
27. STEAM SHOWER- ENCLOSURE SHALL BE TEMPERED GLASS -SEE FINISH SCHEDULES
28. LAUNDRY SINK . (VERIFY WITH OWNER)
29. DOUBLE SINK WITH GARBAGE DISPOSAL (VERIFY WITH OWNER)
30. BAR SINK / VEGETABLE SINK. (VERIFY WITH OWNER)
31. BUILT-IN WINE COOLER (VERIFY WITH OWNER)
32. BUILT-IN DISHWASHER. (VERIFY WITH OWNER)
33. BUILT-IN WARMING DRAWER (VERIFY WITH OWNER)
34. BUILT-IN CONVENTIONAL DOUBLE OVEN. (VERIFY WITH OWNER)
35. RECYCLING BIN. (VERIFY WITH OWNER)
36. BUILT-IN MICROWAVE OVEN. (VERIFY WITH OWNER)
37. BUILT-IN FREEZER. (VERIFY WITH OWNER)
38. BUILT-IN REFRIGERATOR / FREEZER. PROVIDE PURIFIED COLD WATER SUPPLY LINE TO ICEMAKER WITH RECESSED SHUT OFF VALVE. (VERIFY WITH OWNER)
39. COOKTOP / RANGE. (VERIFY WITH OWNER)
40. LINE OF EXHAUST HOOD ABOVE. VENT TO OUTSIDE AIR EXAUST FANS. VERIFY VENTING REQUIREMENTS WITH MANUFACTURER'S SPECIFICATIONS.
41. COMBUSTION AIR VENT FOR WATER HEATERS
42. VACUM UNIT ATTACHED TO WALL, PER CODE
43. POLE AND SHELF - SEE INTERIOR ELEVATIONS - (VERIFY WITH OWNER)
44. TRASH ENCLOSURE WALL - SEE LANDSCAPE DRAWINGS
45. HARDSCAPE - SEE LANDSCAPE DRAWINGS.
46. LOW FLOW TOILET (VERIFY WITH OWNER AND CODE)
47. LAVITORY WITH BASE CABINET (VERIFY WITH OWNER)
48. DRIP DRY - CERAMIC TILE TO CEILING, SHOWER PAN AND DRAIN
49. FLOOR DRAIN
50. WATER SOFTENER
51. MASTER BATHROOM TUB NITCH
52. BIDET (VERIFY WITH OWNER)
53. GAS KEY LOCATION - SEE INTERIOR ELEVATIONS, VERIFY LOCATION
54. FIVE EQUAL SHELVES. SEE INTERIOR DETAILS U.N.O.
55. DOUBLE SHELF AND POLE. SEE DETAILS U.N.O.
56. PROVIDE R-13 SOUND INSULATION AT WALLS INDICATED INSULATION REQUIRED BY TITLE 24 SHALL TAKE PRESIDENT
57. MIRROR - PROVIDE BACKING FOR ADEQUATE SUPPORT
58. BATHROOM TISSUE LOCATION AND SUPPORT
59. TOWEL RACK - PROVIDE BACKING FOR ADEQUATE SUPPORT

BUILDING & SAFETY AND GENERAL FLOOR PLAN NOTES

1. DIMENSIONING
   - A. DO NOT SCALE DRAWINGS, REFER TO DIMENSIONS SHOWN.
   - B. VERIFY ALL EXISTING CONDITIONS AND INFORM DESIGNER OF ANY DISCREPANCY.
   - C. CONTACT DESIGNER FOR ANY MISSING DIMENSIONS OR INFORMATION.
   - D. DIMENSIONS OF THE FLOOR PLAN ARE SHOWN TO FACE OF STUD, OUTSIDE OF FOUNDATION WALL, AND FACE OF MASONRY WALLS, U.N.O.
2. INSULATION
   - A. INSULATION OF BUILDING ENVELOP SHALL BE CONTINUOUS. VERIFY R VALUES AND LOCATIONS WITH T-24
   - B. SOUND INSULATION SHALL BE MIN. R-13 AND INSTALLED AT SPECIFIED INTERIOR WALLS, AND AT ALL FLOOR JOISTS AT SECOND FLOOR AND AROUND ALL PLUMBING PIPES.
3. FRAMING
   - A. ROUGH CARPENTER TO COORDINATE FRAMING LAYOUT WITH ELECTRICAL, PLUMBING AND MECHANICAL PLANS AND INFORM DESIGNER OF ANY DISCREPANCIES. ALL REQUIRED FURRING, SOFFITS AND CEILING JOISTS FOR VOLUME CEILINGS SHALL BE INCLUDED IN BID.
   - B. REFER TO BUILDING SECTIONS, INTERIOR ELEVATIONS, REFLECTED CEILING PLANS FOR VOLUME CEILINGS.
   - C. NON-STRUCTURAL FRAMING MAY NOT BE SHOWN ON STRUCTURAL PLANS. FRAMER TO REVIEW ALL DESIGN SHEETS FOR CLEAR UNDERSTANDING OF WORK TO BE INCLUDED IN BID.
   - D. ALL EXTERIOR AND INTERIOR STUDS SHALL BE 2 X 6 FRAMING OR MULTIPLE ROWS OF 2 X 6'S UNLESS OTHERWISE NOTED. SPACING AND SPECIFICATIONS PER STRUCTURAL ENGINEER.
   - E. CONTRACTOR TO COORDINATE FOUNDATION PLAN WITH FLOOR PLAN.
4. PROVIDE 40 LUMENS / WATT OR GREATER FOR GENERAL LIGHTING IN KITCHENS AND ROOMS WITH WATER CLOSETS.(FLUORESCENT) U.N.O. REFER TO ELECTRICAL DRAWINGS
5. PROVIDE ALL NECESSARY FUEL GAS SUPPLY LINES WITH SHUT-OFF VALVES TO ALL GAS FIRED OR OPERATED ITEMS (SEE MECHANICAL PLANS).
6. GAS COOKING APPLIANCES MUST HAVE AN INTERMITTENT IGNITED DEVICE.
7. PROVIDE EMERGENCY EXIT DOOR OR WINDOW FROM BASEMENT AND /OR SLEEPING ROOM(S). NET CLEAR WINDOW OPENING AREA SHALL BE NOT LESS THAN 5.7 SQ FT. (821 SQ.IN.) MIN. NET WINDOW OPENING HEIGHT DIMENSION, 24" CLEAR. MIN. NET OPENING WIDTH DIMENSION, 20" CLEAR. FINISHED SILL HEIGHT MAX 44" ABOVE FLOOR
8. THE PLUMBING FIXTURES AND PLUMBING FITTING SHALL MEET THE STANDARDS NOTED BELOW: A. WATER CLOSET = 1.6 GALLONS PER FLUSH MAX. B. SHOWERHEAD = 2.5 GPM MAX C. LAVATORY FAUCETS = 2.2 GPM MAX D. SINK FAUCETSS = 2.2 GPM MAX
9. GLAZING SHALL BE TEMPERED IN HAZARDOUS LOCATIONS, SEE DOOR AND WINDOW SCHEDULS AND GENERAL NOTES. GLAZING WITHIN A 24" ARC OF DOORWAY / GLAZING WITHIN 18" OF FLOOR / GLAZING IN SHOWER AND BATHTUB DOORS AND ENCLOSURES SHALL BE TEMPERED. GLAZING IN DOORS SHALL BE TEMPERED.
10. PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT.
11. 6" WIDE JAMB TYPICAL AT ALL INTERIOR AND EXTERIOR DOOR AND WINDOW LOCATIONS
12. SEE FINISH FLOOR PLANS FOR ADDITIONAL FLOORING INFORMATION
13. PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. SEE LANDSCAPE AND POOL INSTALLER SPECIFICATIONS FOR PROPER ALARM CONFIGURATION.
14. ALL HANDRAILS SHAL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. HANDGRIP PORTION OF ALL HANDRAILS SHALL NOT BE LESS THAN 1.25" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSION, OF THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE.
15. A. THE ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR FRONTAGE ROAD. B. THE ADDRESS NUMBERS SHALL BE OF MINIMUM OF FOUR INCHES (4") IN HIEGHT C. THE ADRESS NUMBERS SHALL BE OF CONTRASTING COLOR TO THEIR BACKGROUND. BRASS OR GOLD NUMBERS SHALL NOT BE POLISTED D. PERMANENT ADDRESS NUMBERS SHALL BE PROVIDED ON THE MAILBOX OR ON A PERMANENT SIGN PR POST ADJACENT TO THE DRIVEWAY ENTRANCE OF A FLAG LOT.

FIRE ZONE 4 REQUIREMENTS
1. TILE ROOFS SHALL BE FIRE-STOPPED AT EAVES (1603B)
2. OPENINGS INTO ATTICS, UNDER FLOOR AREAS AND OTHER ENCLOSED AREAS SHALL BE COVERED WITH 1/4" OR 1/2" CORROSION RESISTEVANT WIRE MESH EXCEPT FOR OPENINGS WITH DASH OR DOORS (1603E)
3. CHIMNEYS SHALL HAVE SPARK ARRESTORS WITH 1/2" MAXIMUM SCREEN OPENINGS. (1603E)
4. CLASS 'A' FOOR SHALL BE USED

NOTE- SEE FINISH SCHEDULES FOR MATERIAL SPECIFICATIONS

LEGEND

- New Wall
- 2 x 6 Interior wall w/ insulation
- Droped ceiling
- Masonry

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coronado design group
1014 S. Westlake Blvd. #14 185, Westlake Village, CA 91361
phone: (805) 262 2439 email: coronadosdg@earthlink.net

Consultants:

Revisions:

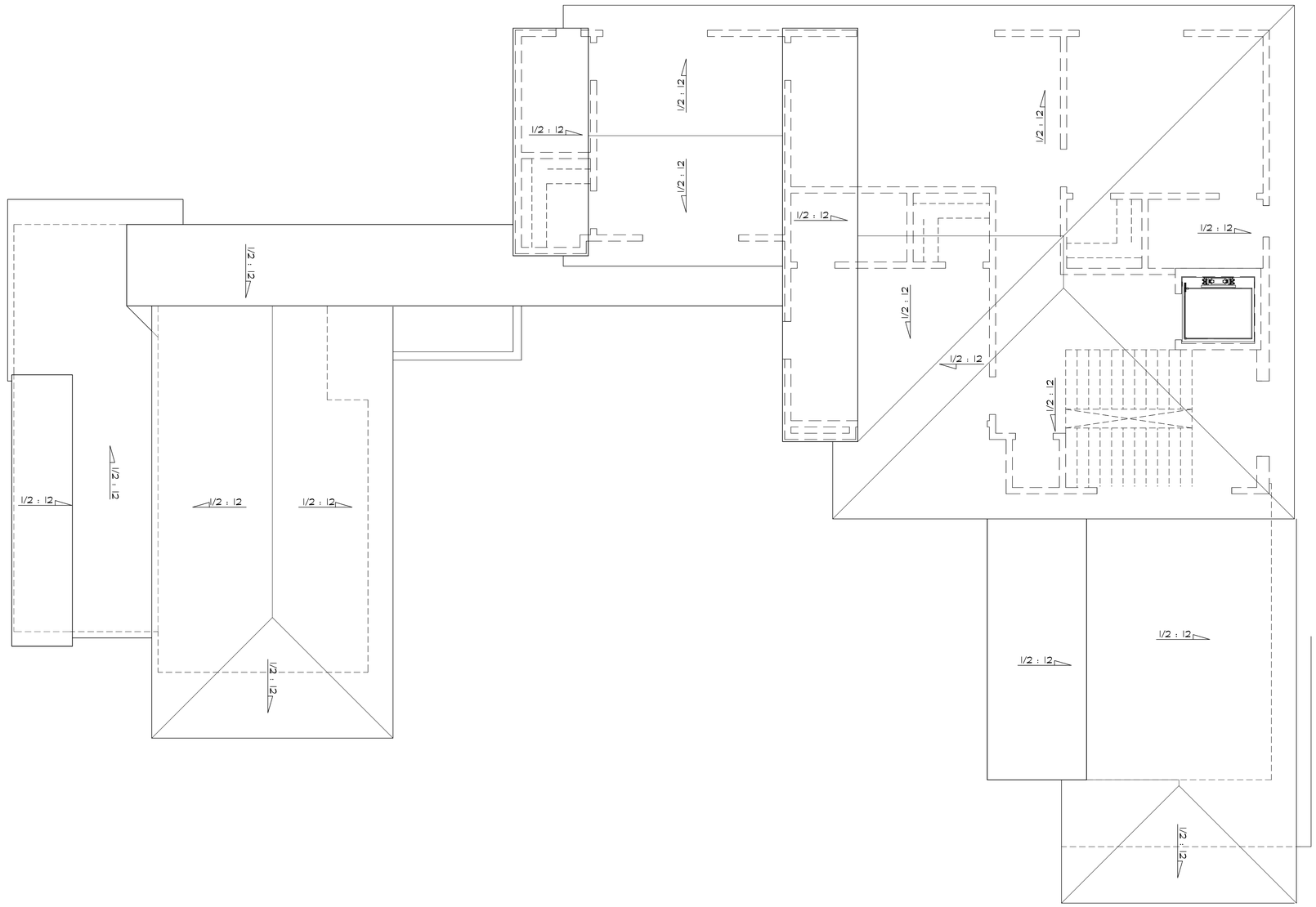
Date:
Job No.:

Second Floor Plan

Sheet Title:

A1.4

Sheet Number:



NOTES

KEY NOTES:

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1. ROLLED ROOF - MANUFACTURER CARLISLE- SURE WELD TPO - TAN COLOR
2. G.I. GUTTER AND SPOUT - SEE FINISH SCHEDULE
3. G.I. ROOF VENT - SEE TABULATION, FINISH SCHEDULE AND DETAILS FOR MORE INFORMATION
4. CHIMNEY CAP - SEE DETAILS
5. RIDGE
6. HIP
7. VALLEY
8. G.I. CRICKET
9. G.I. ROOF VENT - SEE TABULATION, FINISH SCHEDULE AND MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS FOR MORE INFORMATION

BUILDING & SAFETY AND GENERAL ROOF PLAN NOTES

1. DIMENSIONING
   - A. DO NOT SCALE DRAWINGS, REFER TO DIMENSIONS SHOWN.
   - B. VERIFY ALL EXISTING CONDITIONS AND INFORM DESIGNER OF ANY DISCREPANCY.
   - C. CONTACT DESIGNER FOR ANY MISSING DIMENSIONS OR INFORMATION.
2. ROOF SLOPE
   - A. ROOF SLOPES ARE SHOWN DIRECTLY ON ROOF PLAN DRAWING.
   - B. ALL FLAT ROOFS AND BALCONIES SHALL SLOPE A MINIMUM OF 2% TOWARD DRAINS, U.N.O.
   - C. WATER SHALL NOT BE ALLOWED TO PUDDLE ON ANY PART OF THE ROOF AND NO OBSTACLE SHALL PREVENT WATER TO FLOW TO DRAINS.
3. ROOFING
   - A. ALL ROOFING TO BE BUILT-UP CLASS "A" & "S I" CODE APPROVED SEE FINISH SCHEDULE
4. GUTTERS AND ROOF DRAINS
   - A. GUTTERS SHALL BE PROVIDED WITH 5/8" EXPANSION JOINTS EVERY 30 FEET MAXIMUM.
   - B. GUTTERS SHALL SLOPE 1/16" PER FOOT TOWARD RAIN WATER SPOUTS, U.N.O.
   - C. UNLESS SPECIFIED OTHERWISE, RAIN WATER LEADERS ARE EXPOSED AND LOCATION IS SHOWN ON ROOF PLAN.
   - D. DOWNSPOUTS AT FLAT ROOFS SHALL BE A MINIMUM OF 3" DIAMETER WITH OVERFLOW DRAINS.
   - E. PROVIDE DOME WIRE BASKET AT EACH RAIN WATER LEADER AND ROOF DRAIN.
   - F. ROOF DAINAGE TO BE CONNECTED TO EXISTING CITY APPROVED DRAINAGE DEVICE. ALL RAIN WATER TO BE DIRECTED TO STREET OR APPROVED OUTLET.
5. ROOF PENETRATION
   - A. VENTS AT FLAT ROOF AND ROOF STACKS SHALL PROJECT ABOVE ROOF BY THE MINIMUM DISTANCE REQUIRED BY APPLICABLE CODES AND SHALL BE LOCATED IN AREAS NOT VISIBLE FROM STREET. EXACT LOCATION TO BE COORDINATED WITH DESIGNER PRIOR TO INSTALLATION.
   - B. ALL VENTS AND ROOF STACKS TO HAVE RAIN PROTECTION CAPS.
   - C. DESIGNER TO APPROVE FINISH COLOR
6. ROOF VENTS
   - A. ROOF VENTILATION PORMERS TYPICAL THROUGHOUT. OPENINGS SHALL BE COVERED WITH CORROSIVE-RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4" DIMENSION. ATTIC VENTS ARE TO BE LOCATED NO LESS THAN 36" MEASURED VERTICALLY FROM EAVES OR RAKES. VERTICAL FACE OF VENTS SHALL BE PLUMB, HORIZONTAL TOP OF VENT SHALL BE PLUMB, TYPICAL. SEE TYPICAL DETAIL. SEE MECHANICAL PLANS FOR MORE INFORMATION.

NOTE: SEE FINISH SCHEDULES FOR MATERIAL SPECIFICATIONS

Roof Plan

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

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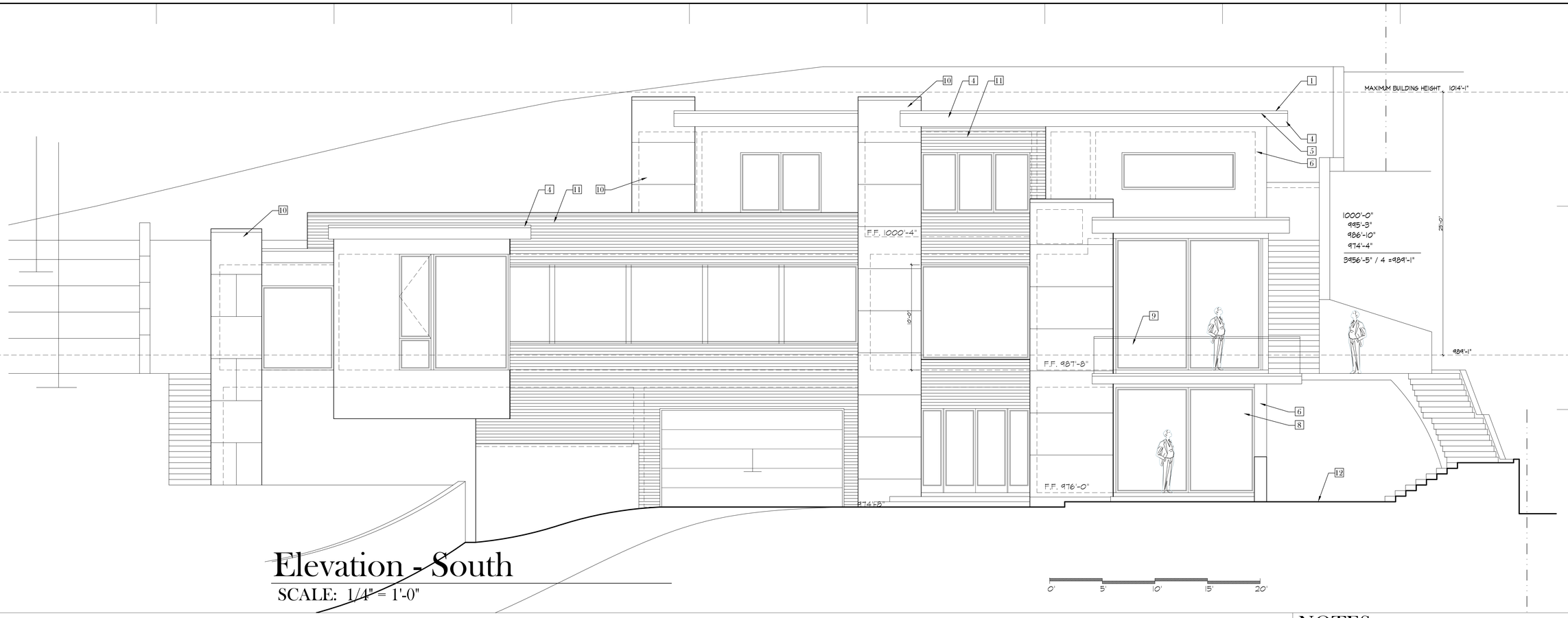
phone: (805) 262.2459 email: coronadodg@earthlink.net

Consultants:

Revisions:

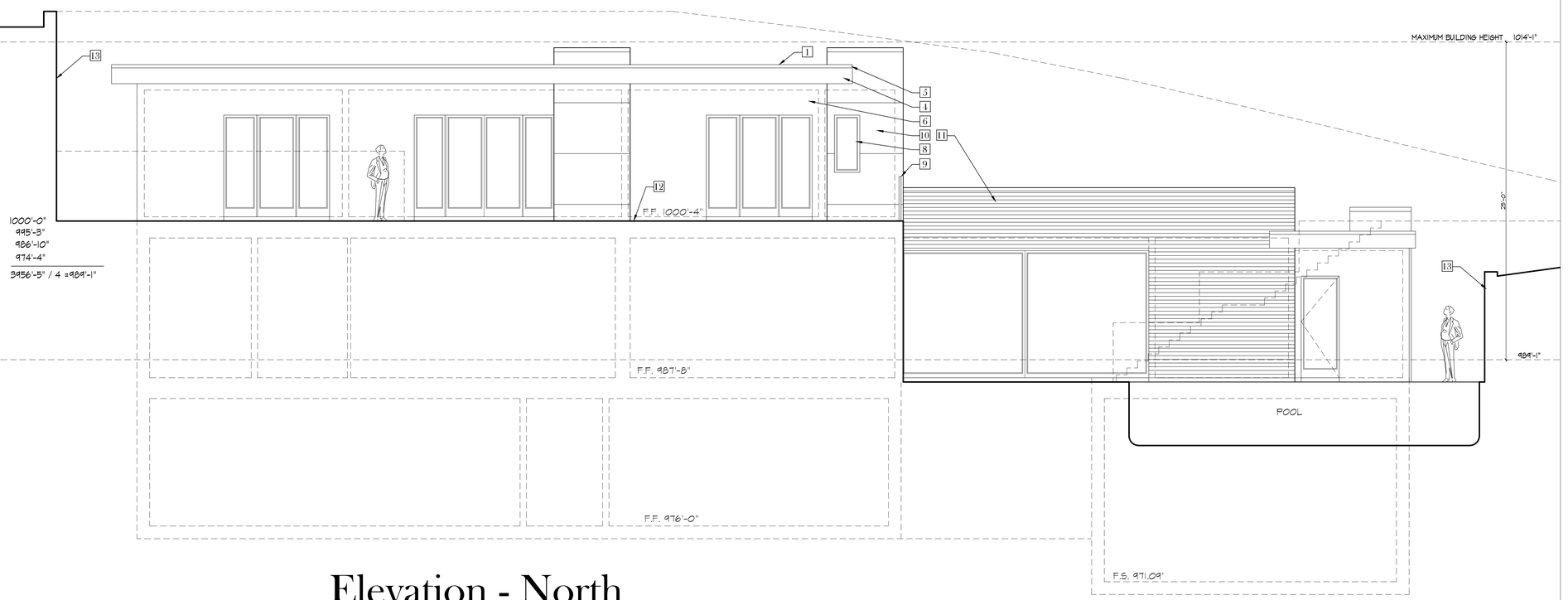
Date:
Job No.:
Roof Plan

Sheet Title:
A1.5
Sheet Number:



Elevation - South

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



Elevation - North

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

NOTES

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2. U.L. APPROVED SPARK ARRESTORS
   NOTE: ALL CHIMNEYS SHALL TERMINATE NOT LESS THAN 2'-0" ABOVE THE HIGHEST POINT OF ROOF WITH IN 10'-0" OF TOP OF CHIMNEY.
3. ROOF VENTS- G.I. PAINT TO MATCH ROOF COLOR
4. METAL EAVE- SEE DETAILS - COLOR TO BE DETERMINED.
5. G.I. DOWN SPOUT & GUTTER, COLOR TO MATCH TIE ROOF COLOR. DETAILS, ROOF PLAN AND ELEVATIONS FOR LOCATIONS AND CONFIGURATIONS OF GUTTERS AND DOWN SPOUT. PROVIDE A SPLASH BLOCK AT ALL DOWNSPOUTS AND CONDUCT WATER TO STREET VIE A NON-EROSIVE DEVISE. IF CALLED OUT ON GRADING PLAN
6. SMOOTH TROWELED STUCCO- 7/8" EXTERIOR CEMENT PLASTER - PAINT PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS U.N.O.
7. EXTERIOR LIGHTING- SEE ELECTRICAL PLANS.
8. DOORS & WINDOWS- SEE SCHEDULE FOR SIZES. FRONT DOOR TO BE DETERMINED.
9. TEMPERED GLASS GUARDRAILS SHALL BE A MINIMUM OF 42" ABOVE FINISH SURFACE UNLESS NOTED OTHERWISE. HANDRAILS TO BE A MINIMUM OF 34" AND A MAXIMUM OF 38" ABOVE FINISH SURFACE UNLESS NOTED OTHERWISE. BALUSTRADES AND BARS SHALL BE SPACED SO AS A 4" DIA. SPHERE CANNOT PASS.
10. VENEER STONE - MAXIMUM 2" THICK, SEE STRUCTURAL DRAWINGS FOR ATTACHMENT DETAIL STONE SLAB - TRISTONE - BASALT - INCA GRAY, USE 3/8" GROUT JOINT WIDTH SAMPLE OF STONE VENEER REQUIRED - VERIFY WITH DESIGNER AND OWNER
11. SHIP-LAP WOOD SIDING - SIZE AND COLOR TO BE DETERMINED
12. FINISH GRADE- SEE LANDSCAPE PLANS AND GRADING PLANS FOR INFORMATION. ALSO SEE ELEVATIONS FOR HIGHT LIMITS AND REFERENCE POINTS

BUILDING & SAFETY AND GENERAL ELEVATION NOTES

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2. CONTRACTOR TO VERIFY BUILDING HIEGHT PRIOR TO CONSTRUCTION INFORM DESIGNER OF ANY DISCREPENCIES.
3. CONTRACTOR TO COORDINATE W/ LANDSCAPE DRAWINGS FOR EXACT LOCATIONS AND ELEVATIONS OF HARDSCAPE. INFORM ARCHITECT OF ANY DISCREPENCIES.
4. A - THE ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR FRONTAGE ROAD

   B - THE ADDRESS NUMBERS SHALL BE OF MINIMUM OF FOUR INCHES (4") IN HEIGHT.

   C - THE ADDRESS NUMBERS SHALL BE OF CONTRASTING COLOR TO THEIR BACKGROUND. BRASS OR GOLD NUMBERS SHALL NOT BE POSTED. (ADDRESS NUMBERS ON CURBS ARE NOT ACCEPTABLE).

   D - PERMANENT ADDRESS NUMBERS SHALL BE PROVIDED ON THE MAILBOX OR ON A PERMANENT SIGN OR POST ADJACENT TO THE DRIVEWAY ENTRANCE OF A FLAG LOT.

T. TEMPERED GLAZING - GLAZING WITHIN A 24" ARC OF THE DOORWAY / GLAZING WITHIN 18" OF FLOOR / GLAZING IN SHOWER AND BATHTUB DOORS AND ENCLOSURES SHALL BE TEMERED. GLAZING IN DOORS SHALL BE TEMPERED

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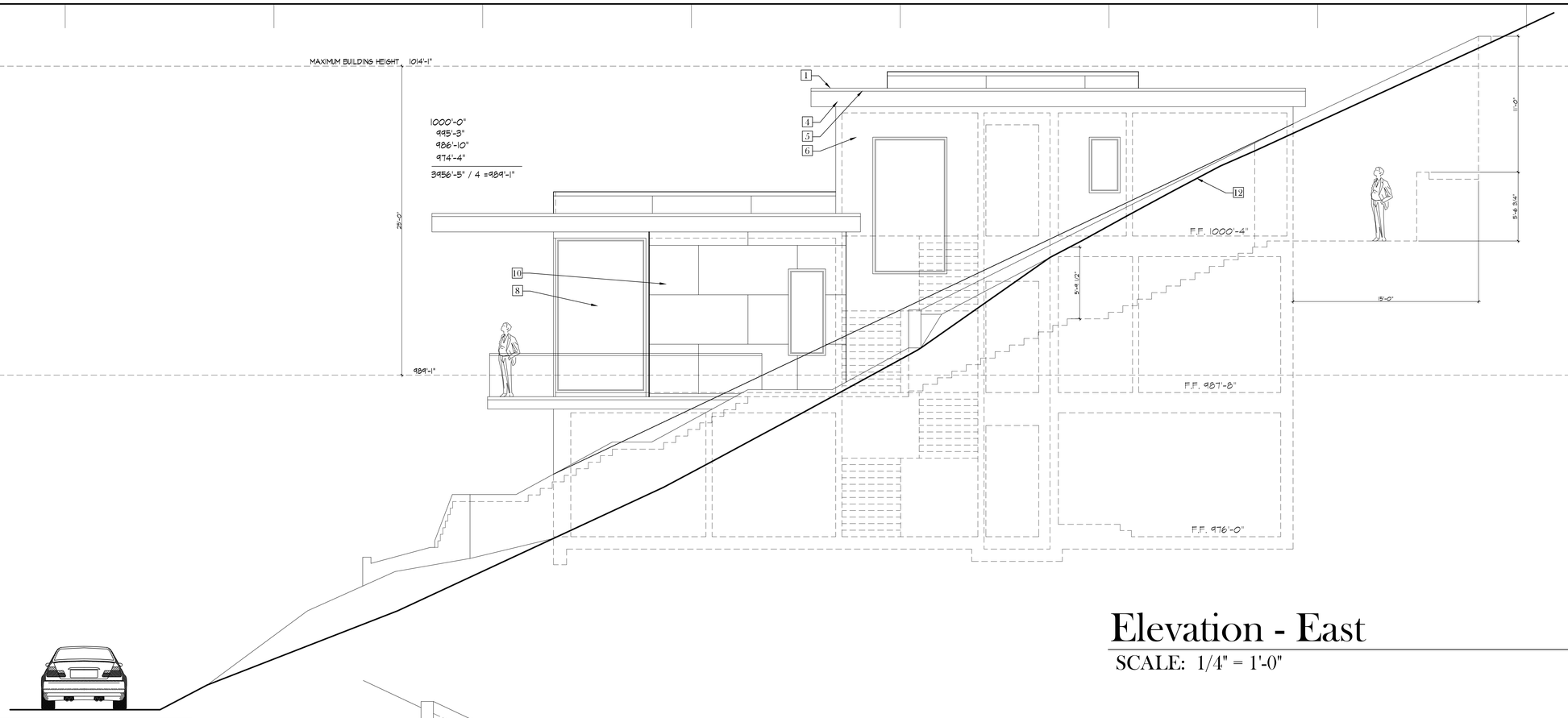
Consultants:

Revisions:

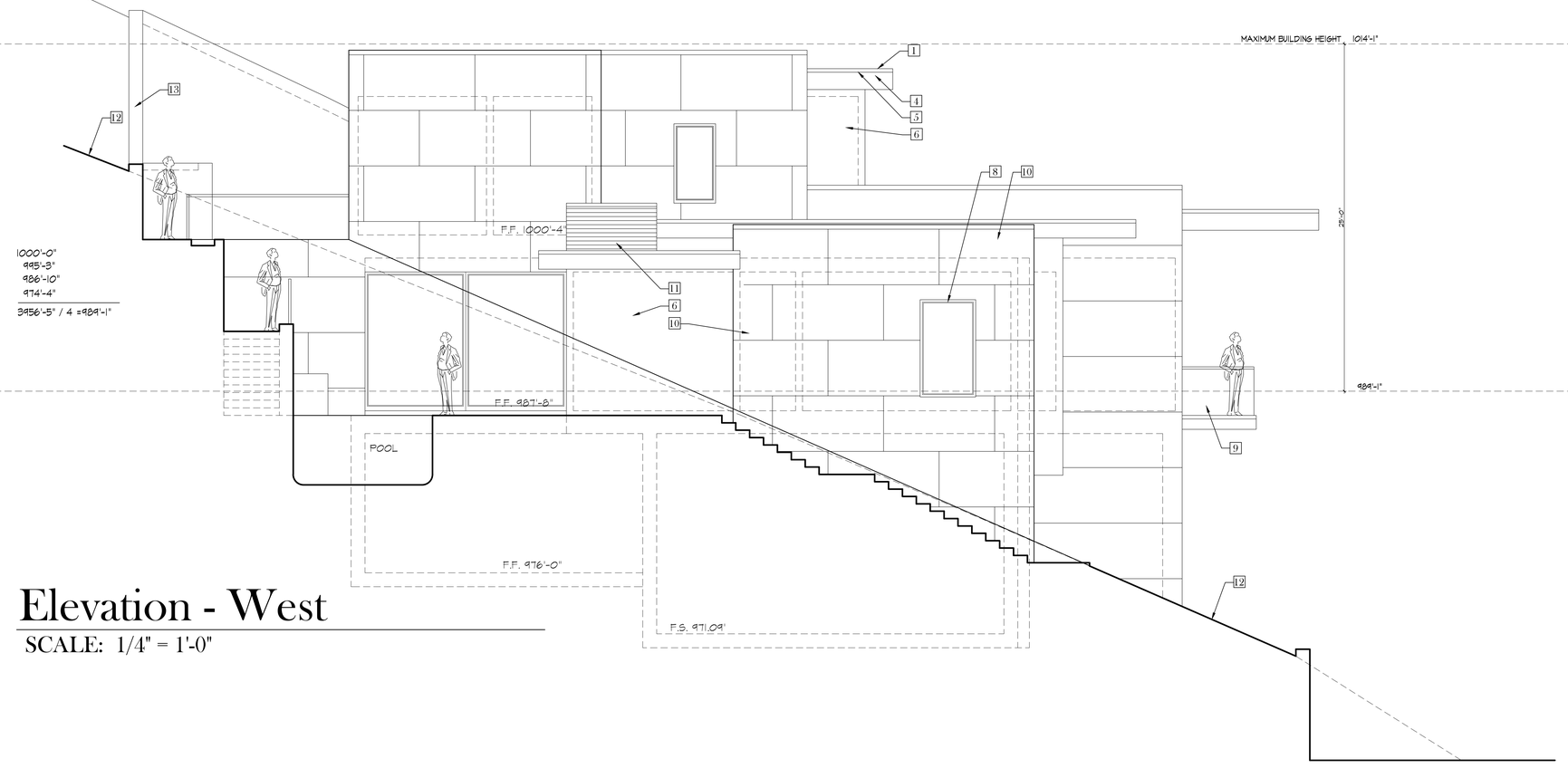
Date:
Job No.:
Elevations

Sheet Title:
A2.1
Sheet Number:



Elevation - East

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



Elevation - West

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   - B - THE ADDRESS NUMBERS SHALL BE OF MINIMUM OF FOUR INCHES (4") IN HEIGHT.
   - C - THE ADDRESS NUMBERS SHALL BE OF CONTRASTING COLOR TO THEIR BACKGROUND. BRASS OR GOLD NUMBERS SHALL NOT BE POSTED. (ADDRESS NUMBERS ON CURBS ARE NOT ACCEPTABLE).
   - D - PERMANENT ADDRESS NUMBERS SHALL BE PROVIDED ON THE MAILBOX OR ON A PERMANENT SIGN OR POST ADJACENT TO THE DRIVEWAY ENTRANCE OF A FLAG LOT.

T. TEMPERED GLAZING - GLAZING WITHIN A 24" ARC OF THE DOORWAY / GLAZING WITHIN 18" OF FLOOR / GLAZING IN SHOWER AND BATHTUB DOORS AND ENCLOSURES SHALL BE TEMERED. GLAZING IN DOORS SHALL BE TEMPERED

Contractor shall verify all field conditions for conformance to drawings before starting construction. All measurements are subject to verification by the Contractor and he shall notify Coronado Design Group of any discrepances prior to fabrication or construction.

Project:

Sandefer Residence
87 Lake Sherwood Dr.
Westlake Village,
Calif. 91361

Owner:

Designer:

Contractor:

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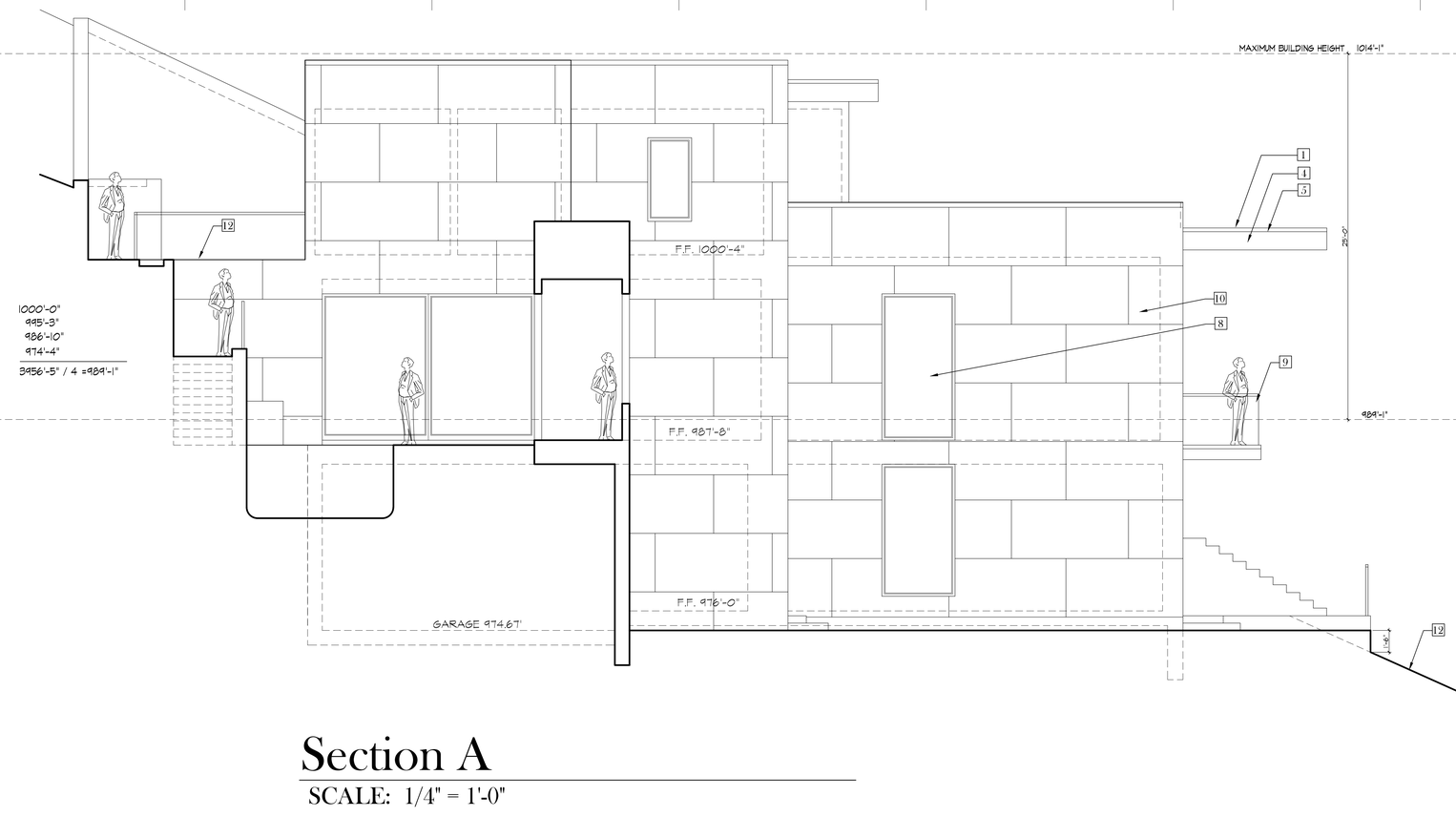
coronado design group
1014 S. Westlake Blvd. #14 185, Westlake Village, CA 91361
phone: (805) 262 2459 email: coronadodg@earthlink.net

Consultants:

Revisions:

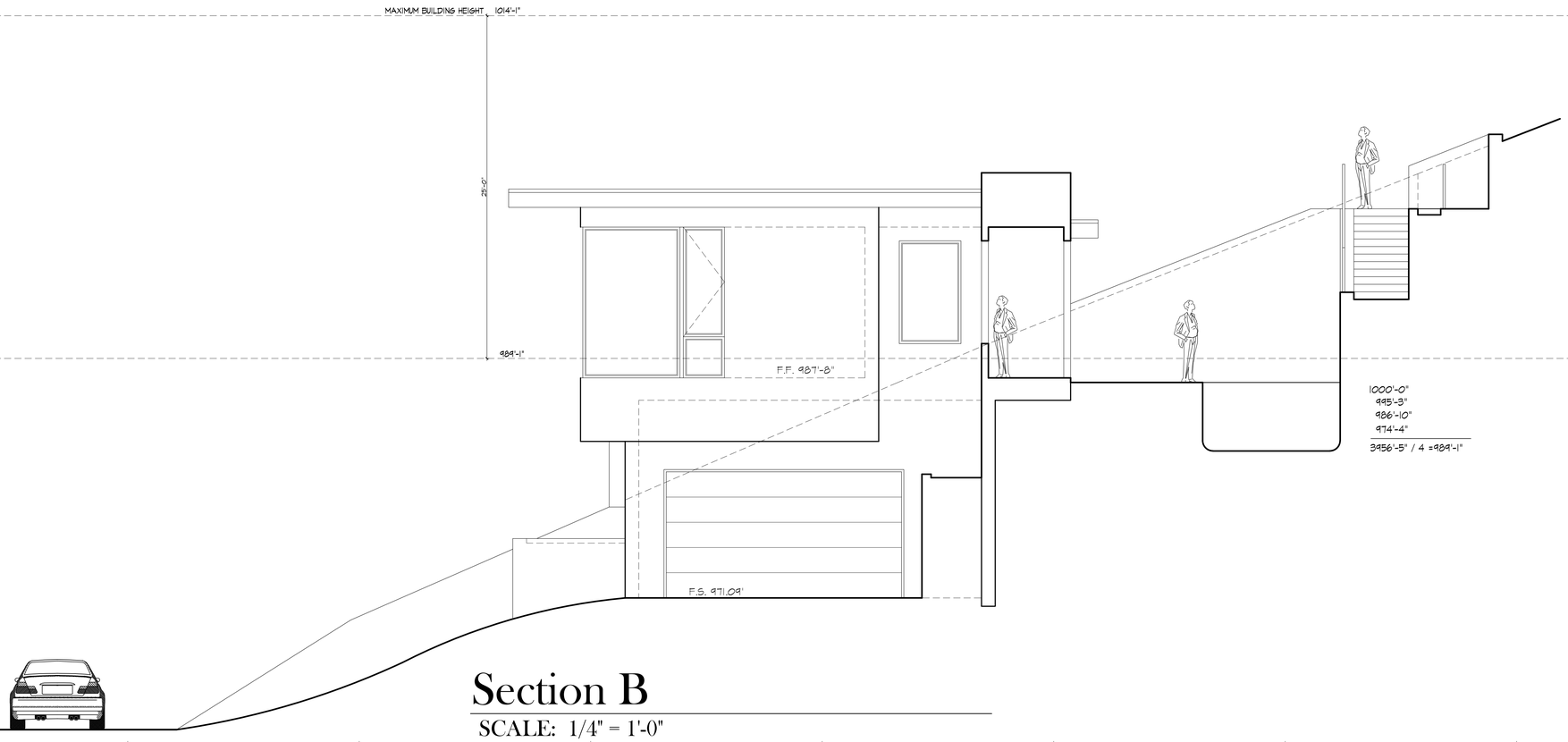
Date:
Job No.:
Elevations

Sheet Title:
A2.2
Sheet Number:



Section A

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



Section B

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

NOTES

NOTE: REFER TO "GENERAL NOTES" SHEETS FOR MORE INFORMATION. ALL PRODUCTS AND MATERIALS TO BE INSTALLED, PROTECTED, AND MAINTAINED IN STRICT ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND INSTRUCTIONS. CONTRACTOR IS RESPONSIBLE FOR ALL ITEMS FOR THIS PROJECT , INCLUDING, BUT NOT LIMITED TO:

1. ROLLED ROOF - MANUFACTURER CARLISLE- SURE WELD TPO - TAN COLOR
2. U.L. APPROVED SPARK ARRESTORS
   NOTE: ALL CHIMNEYS SHALL TERMINATE NOT LESS THAN 2'-0" ABOVE THE HIGHEST POINT OF ROOF WITH IN 10'-0" OF TOP OF CHIMNEY.
3. ROOF VENTS- G.I. PAINT TO MATCH ROOF COLOR
4. METAL EAVE - SEE DETAILS - COLOR TO BE DETERMINED.
5. G.I. DOWN SPOUT & GUTTER, COLOR TO MATCH TIE ROOF COLOR, DETAILS, ROOF PLAN AND ELEVATIONS FOR LOCATIONS AND CONFIGURATIONS OF GUTTERS AND DOWN SPOUT. PROVIDE A SPLASH BLOCK AT ALL DOWNSPOUTS AND CONDUCT WATER TO STREET VIE A NON-EROSIVE DEVISE, IF CALLED OUT ON GRADING PLAN
6. SMOOTH TROWELED STUCCO- 7/8" EXTERIOR CEMENT PLASTER - PAINT PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS U.N.O.
7. EXTERIOR LIGHTING- SEE ELECTRICAL PLANS.
8. DOORS & WINDOWS- SEE SCHEDULE FOR SIZES. FRONT DOOR TO BE DETERMINED.
9. TEMPERED GLASS GUARDRAILS SHALL BE A MINIMUM OF 42" ABOVE FINISH SURFACE UNLESS NOTED OTHERWISE. HANDRAILS TO BE A MINIMUM OF 34" AND A MAXIMUM OF 38" ABOVE FINISH SURFACE UNLESS NOTED OTHERWISE. BALUSTRADES AND BARS SHALL BE SPACED SO AS A 4" DIA. SPHERE CANNOT PASS.
10. VENEER STONE - MAXIMUM 2" THICK, SEE STRUCTURAL DRAWINGS FOR ATTACHMENT DETAIL STONE SLAB - TRISTONE - BASALT - INCA GRAY, USE 3/8" GROUT JOINT WIDTH SAMPLE OF STONE VENEER REQUIRED - VERIFY WITH DESIGNER AND OWNER
11. SHIP-LAP WOOD SIDING - SIZE AND COLOR TO BE DETERMINED
12. FINISH GRADE- SEE LANDSCAPE PLANS AND GRADING PLANS FOR INFORMATION. ALSO SEE ELEVATIONS FOR HIGHT LIMITS AND REFERENCE POINTS

BUILDING & SAFETY AND GENERAL ELEVATION NOTES

1. DIMENSIONING
   - A. DO NOT SCALE DRAWINGS, REFER TO DIMENSIONS SHOWN.
   - B. VERIFY ALL EXISTING CONDITIONS AND INFORM DESIGNER OF ANY DISCREPANCY.
   - C. CONTACT DESIGNER FOR ANY MISSING DIMENSIONS OR INFORMATION.
   - D. DIMENSIONS OF THE EXTERIOR ELEVATIONS ARE SHOWN TO TOP OF FOUNDATION SLAB, OR FOOTING, TOP OF PLATE, TOP OF SECOND FLOOR BOTTOM PLATE (TOP OF 1 1/2" LT. WTL CONC.)
2. CONTRACTOR TO VERIFY BUILDING HIEGHT PRIOR TO CONSTRUCTION INFORM DESIGNER OF ANY DISCREPENCIES.
3. CONTRACTOR TO COORDINATE W/ LANDSCAPE DRAWINGS FOR EXACT LOCATIONS AND ELEVATIONS OF HARDSCAPE. INFORM ARCHITECT OF ANY DISCREPENCIES.
4. A - THE ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR FRONTAGE ROAD
   - B - THE ADDRESS NUMBERS SHALL BE OF MINIMUM OF FOUR INCHES (4") IN HEIGHT.
   - C - THE ADDRESS NUMBERS SHALL BE OF CONTRASTING COLOR TO THEIR BACKGROUND. BRASS OR GOLD NUMBERS SHALL NOT BE POSTED. (ADDRESS NUMBERS ON CURBS ARE NOT ACCEPTABLE).
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Contractor shall verify all field conditions for conformance to drawings before starting construction. All measurements are subject to verification by the Contractor and he shall notify Coronado Design Group of any discrepances prior to fabrication or construction.

Project:

Sandefer Residence
87 Lake Sherwood Dr.
Westlake Village,
Calif. 91361

Owner:

Designer:

Contractor:

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coronado design group
1014 S. Westlake Blvd. #14-185, Westlake Village, CA 91361
phone: (805) 262-2439 email: coronadodg@earthlink.net

Consultants:

Revisions:

Date:
Job No.:
Sections

Sheet Title:
A3.1
Sheet Number:

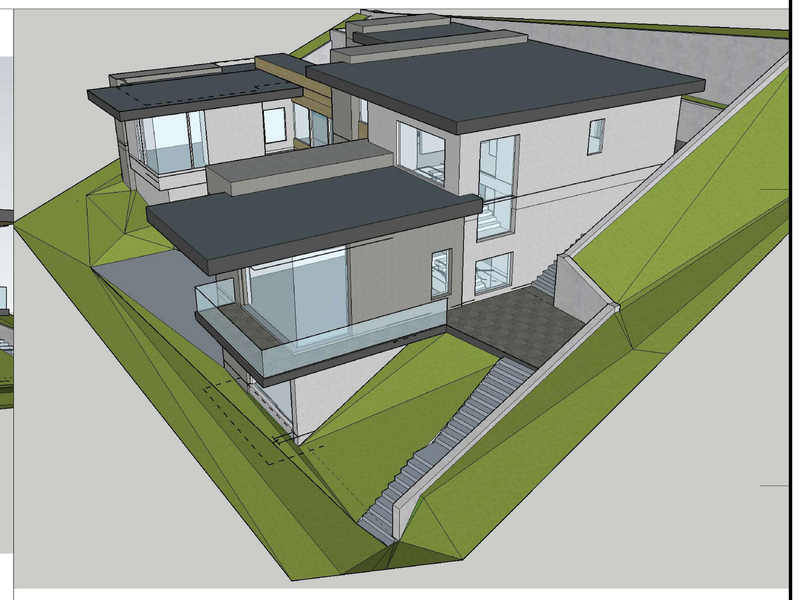
Perspective # 1 - Top Left

Perspective # 2 - Top Center

Perspective # 3 - Top Right

Perspective # 4 - Left

Perspective # 5 - Center



Perspective # 6 - Right

Perspectives

SCALE: NONE

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Project:

Sandefer Residence
87 Lake Sherwood Dr.
Westlake Village,
Calif. 91361

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Designer:

Contractor:

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coronado design group
104 S. Westlake Blvd. #14-185, Westlake Village, CA 91361
phone: (805) 262-2459 email: coronadodg@earthlink.net

Consultants:

Revisions:

Date:
Job No.:
Perspective

Sheet Title:
A2.P
Sheet Number:

Specification Sheet / Cabinet / L550

L550

Application	Indoor rated tiltable recessed mount cabinet.
IP Rating	40
Mounting	Recessed mount to cabinet millwork or drywall. Comes with 3" (610 mm) wire lead.
Electrical	Power by remote constant current driver. **See website for recommended drivers* **Remote emergency driver / inverter options available* (consult factory).
Power Consumption	3.0 Watt (at 700mA, 2.5 Watt)
Light Output	2.5 Watt, 107-133lm ** For photometric data, see page 02*
Warranty	5 years limited warranty Estimated useful life of LED is 50,000 hours.
Material	Solid anodized aluminum, RoHS compliant.
Weight	-
Approval	c UL us CE

Type:

Project:

Modified:

Quantity:

Notes: PLEASE READ - When using a control system, consult dimming system manufacturer with minimum load before installing 12V AC transformer. Malfunction and damage to product due to improper dimming system installation or misuse will not be covered under warranty. Only DC Drivers are recommended for dimming systems. Consult MP Lighting for recommended drivers.

Order Guide

Example: L550-2-W27S-S-W-NA-A-MA

Code	Wattage	Color	Beam	Reflector Color	Accessories	Input Voltage	Finish
L550 -	2						-
	2 = 2.5W	**W2SS** = 2000K, 80+CRI **W2ZS** = 2200K, 80+CRI **W27S** = 2700K, 80+CRI **W30S** = 3000K, 80+CRI **W35S** = 3500K, 85+CRI **W41S** = 4100K, 85+CRI **W27N** = 2700K, 90+CRI **W30N** = 3000K, 90+CRI **W35N** = 3500K, 90+CRI **W30SS AC only* **W30DS DC only*	**S** = spot (12°) **N** = narrow flood (30°) **F** = flood (40°) *(*12VDC input voltage only)*	**B** = black **W** = white **MA** = matte clear anodized **BZ** = bronze powder coating	**NA** = no accessories **SK** = Full shroud	**D** = DC **12VDC not available for W30SS* **A** = 12V AC **12VAC only available for W30SS/ W41S & both CRI*	**MA** = matte clear anodized **BA** = black anodized **BZ** = bronze powder coating **WH** = white

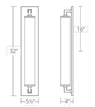
MP LIGHTING®
www.mplighting.com t 1.877.708.1184 f 604.708.1185

 07-2018

GATSBY Interior Sconces

MODERN FORMS

WS-53932



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION
Streamlined and slender. Add a classically aspirational touch to upscale décor in residences, resorts and restaurants with this modern LED luminaire. White ceramic-glazed mitered glass diffuses light perfectly with consistent illumination.

SPECIFICATIONS
Construction: Aluminum with mitered glass
Light Source: High output LED
Finish: Aged Brass (AG), Polished Nickel (PN)
Standards: ETL & cETL Damp Location listed, ADA Compliant, CEC Title 24 Compliant

FEATURES
- White ceramic-glazed mitered glass
- No transformer or driver needed
- Dimmer: ELV
- Rated Life: 50,000 hours
- Color temp: 3000K
- CRI: 90

ORDER NUMBER

Model	Height	Wattage	Voltage	LED Lumens	Delivered Lumens	Finish	
WS-53932	*32"*	*25W*	*120V*	*2000*	*1437*	AB PN	*Aged Brass* *Polished Nickel*

Example: WS-53932-AB

modernforms.com
Phone (866) 810.6615
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

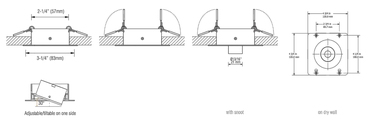
Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

Modern Forms retains the right to modify the design of our products at any time as part of the company's continuous improvement program. Feb 2019

Specification Sheet / Cabinet / L550

DIMENSION:

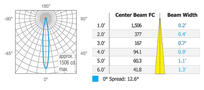


PHOTOMETRIC DATA:

2.5W, 3000K, Clear lens

Polar Candela Distribution **Illuminance at a Distance**

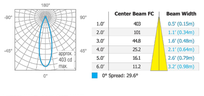
Lumen: 107lm, Spot beam (12°)



	Center Beam FC	Beam Width
1.0'	1,556	0.2'
2.0'	371	0.4'
3.0'	167	0.7'
4.0'	94.1	0.9'
5.0'	60.3	1.1'
6.0'	41.8	1.3'

0° Spread: 12.6°

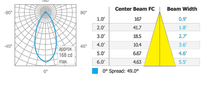
Lumen: 112lm, Narrow Flood Beam (30°)



	Center Beam FC	Beam Width
1.0'	403	0.5' (0.15m)
2.0'	101	1.1' (0.34m)
3.0'	44.8	1.6' (0.48m)
4.0'	25.2	2.1' (0.64m)
5.0'	16.1	2.6' (0.79m)
6.0'	11.2	3.2' (0.98m)

0° Spread: 29.6°

Lumen: 133lm, Flood Beam (120°)



	Center Beam FC	Beam Width
1.0'	167	0.9'
2.0'	41.7	1.8'
3.0'	18.5	2.7'
4.0'	10.4	3.6'
5.0'	6.67	4.4'
6.0'	4.63	5.3'

0° Spread: 45.2°

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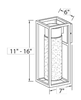
 07-2018

STRUCTURE – model: WS-W54

LED Outdoor

MODERN FORMS



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION
A refreshing look for refined tastes. A raindrop glass cylinder suspended within in an architectural frame. Beautifully illuminated with LED down lighting for a magical appearance of crystallized effervescence. Dark sky orientation preserves observation of star filled skies.

FEATURES
- ETL & cETL listed for wet locations
- Clear seeded crystal
- Dark sky friendly
- Universal driver (120V, 220V, 277V)
- Integral universal driver located in canopy
- Replaceable LED module
- **70,000 hour rated life**
- **Color Temp: 3000K**
- **CRI: 90**

SPECIFICATIONS
Construction: Aluminum raindrop glass cylinder
Light Source: High output LED
Dimming: Dims to 10% with an electronic low voltage (ELV) dimmer
Mounting: Mounts directly to junction box
Finish: Black (BK)

ORDER NUMBER

Model	Width	Watt	LED Lumens	Delivered Lumens	Finish	
WS-W54	11 16	*11"* *16"*	*11W* *11W*	*915* *915*	*530* *525*	BK	*Black*

REPLACEMENT GLASS

Part#	Fixture
RPL-GLA-5416	WS-W5416
RPL-GLA-5411	WS-W5411

WS-W54 [ ] – BK

Example: **WS-W5416-BK**

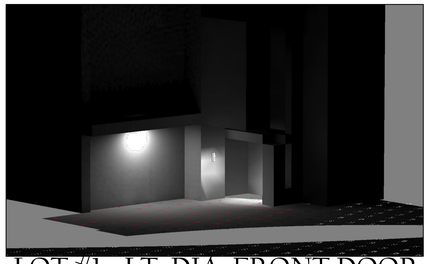
waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

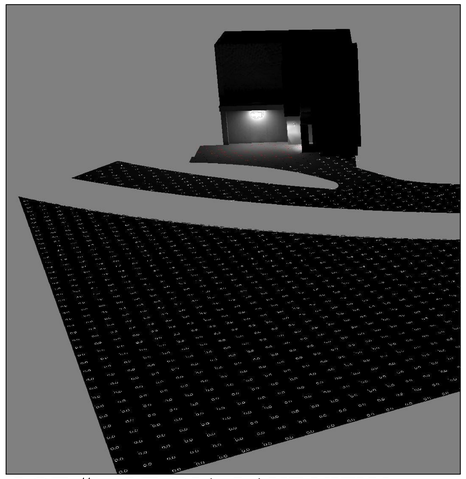
Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

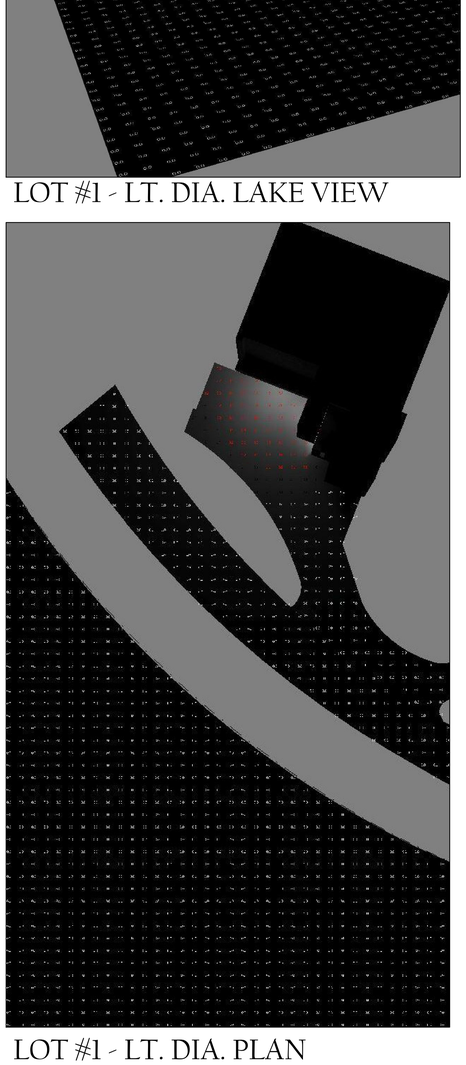
WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. AUG 2018



LOT #1 - LT. DIA. FRONT DOOR

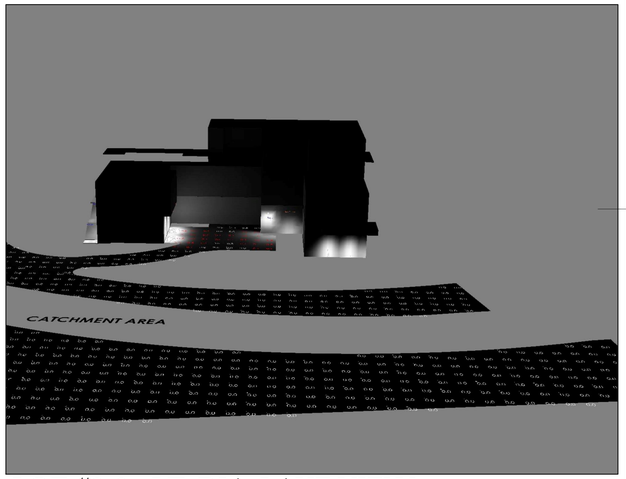


LOT #1 - LT. DIA. LAKE VIEW

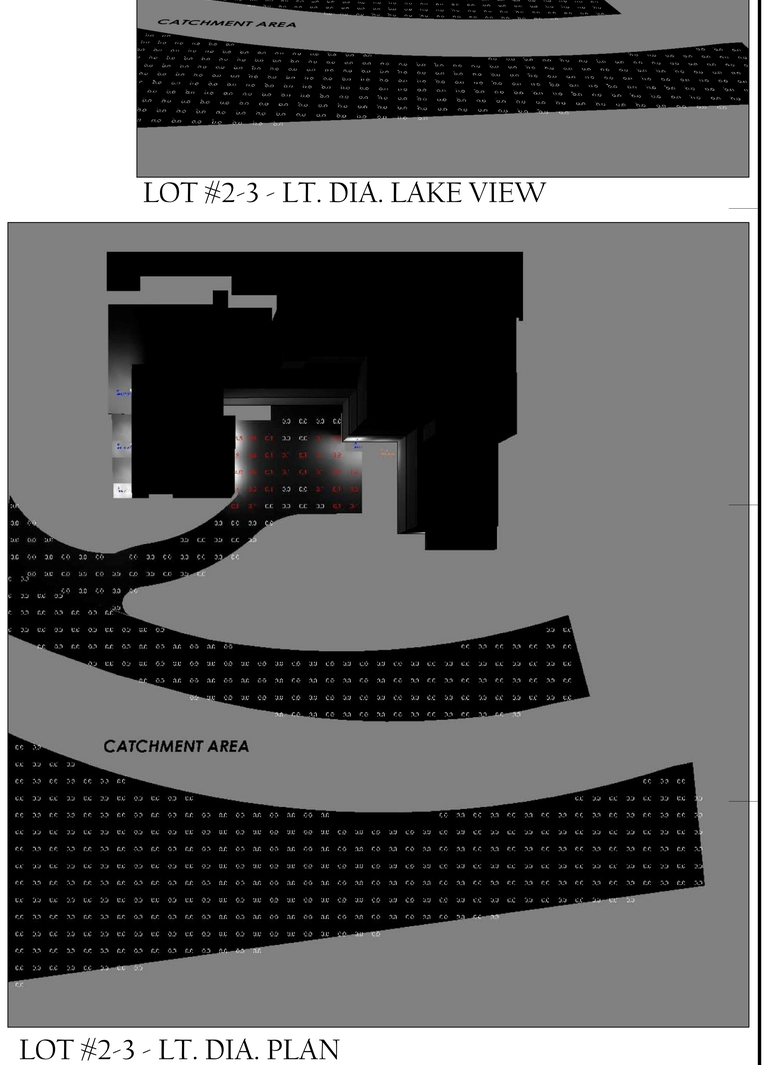


LOT #1 - LT. DIA. PLAN

LOT #2-3 - LT. DIA. FRONT DOOR



LOT #2-3 - LT. DIA. LAKE VIEW



LOT #2-3 - LT. DIA. PLAN

Lighting Concepts

SCALE: NONE

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phone: (805) 262-2459 email: coronadosdg@earthlink.net

Consultants:

Revisions:

Date:
Job No.:

Lighting Plans

Sheet Title:

E1.1

Sheet Number:

LEGEND

	PROPERTY LINE
(650)	EXISTING CONTOUR
650	PROPOSED CONTOUR
	EXISTING PAVEMENT
100.00 T.C. 99.50 F.S.	PROPOSED ELEVATION
	CUT OR FILL SLOPE (AS INDICATED)
	DAYLIGHT LINE
	FLOWLINE
	FIRE HYDRANT
W.M.	WATER METER
M.H.	SEWER MANHOLE
1.00%	SLOPE GRADIENT

CONSTRUCTION NOTES:

1. SOIL COMPACTION REPORT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT THE JOB SITE PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.
2. SOILS ENGINEER SHALL INSPECT FOUNDATION PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.

NOTE: NO GRADING REQUIRED, EARTH MOVING QUANTITY LESS THAN 50 C.Y., HEIGHT OF FILL LESS THAN 3 FT. HEIGHT OF CUT SLOPE LESS THAN 5 FT. AND SLOPE LESS STEEPER THAN 1-1/2 HORIZ. TO 1 VERTICAL.

PROVIDE EXTRA DEPTH FOOTINGS TO ENSURE MINIMUM FOOTING EMBEDMENT WILL BE MAINTAINED WHERE EXTERIOR GRADE WILL BE LOWERED AS PART OF FINE GRADING.

NOTE: *WATER ELEVATION IS BASED ON SHERWOOD DAM CREST ELEVATION.

NOTE: **ELEVATIONS SHOWN HEREON ARE BASED ON NGVD 1929. PAD AREA DESIGN ELEVATIONS ARE ENTIRELY ABOVE FLOOD LIMITS. FLOOD ELEVATION IS 955.50

NOTE: ***ALL DEEPENED FOOTINGS TO HAVE 36" FROM LOWEST ADJACENT GRADE. SEE STRUCTURAL PLANS FOR EXACT LIMITS AND DETAILS

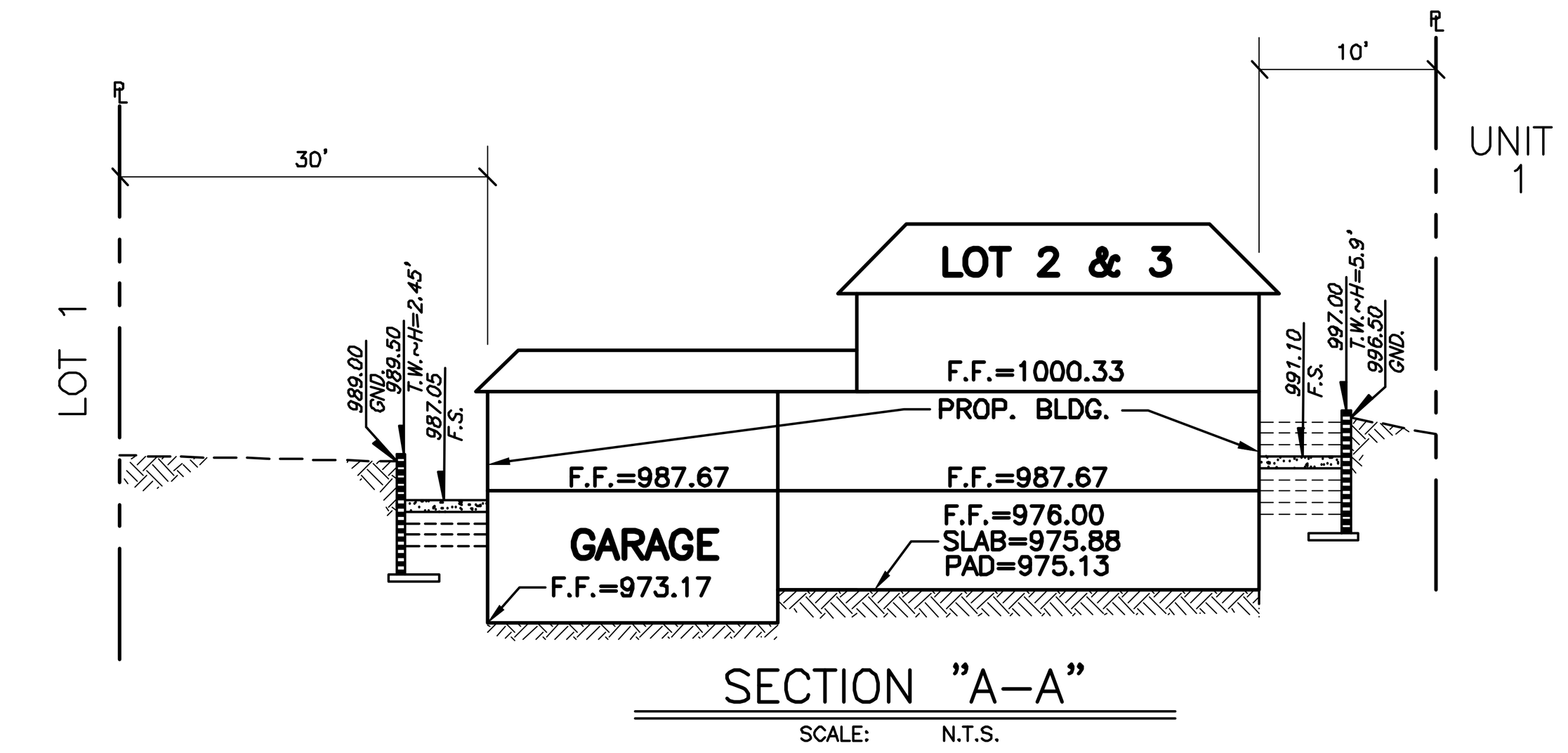
NOTE: FUEL MOD AROUND AND WITHIN THE PROPERTY AS REQUIRED BY THE FIRE DEPARTMENT IS THE SOLE RESPONSIBILITY OF THE CURRENT HOMEOWNER.

EASEMENTS

(A) EXISTING 50' WIDE EASEMENT FOR PRIVATE ROAD ACCESS AND PUBLIC UTILITIES PER BK319 PG137, & BK 350 PG 280.

(B) EXISTING 25' WIDE EASEMENT FOR PRIVATE ROAD ACCESS AND PUBLIC UTILITIES PER UPSON TRACT, 11 MR 1.

(C) PROPOSED RECIPICAL DRIVEWAY EASEMENT PER SEPARATE DOCUMENT.



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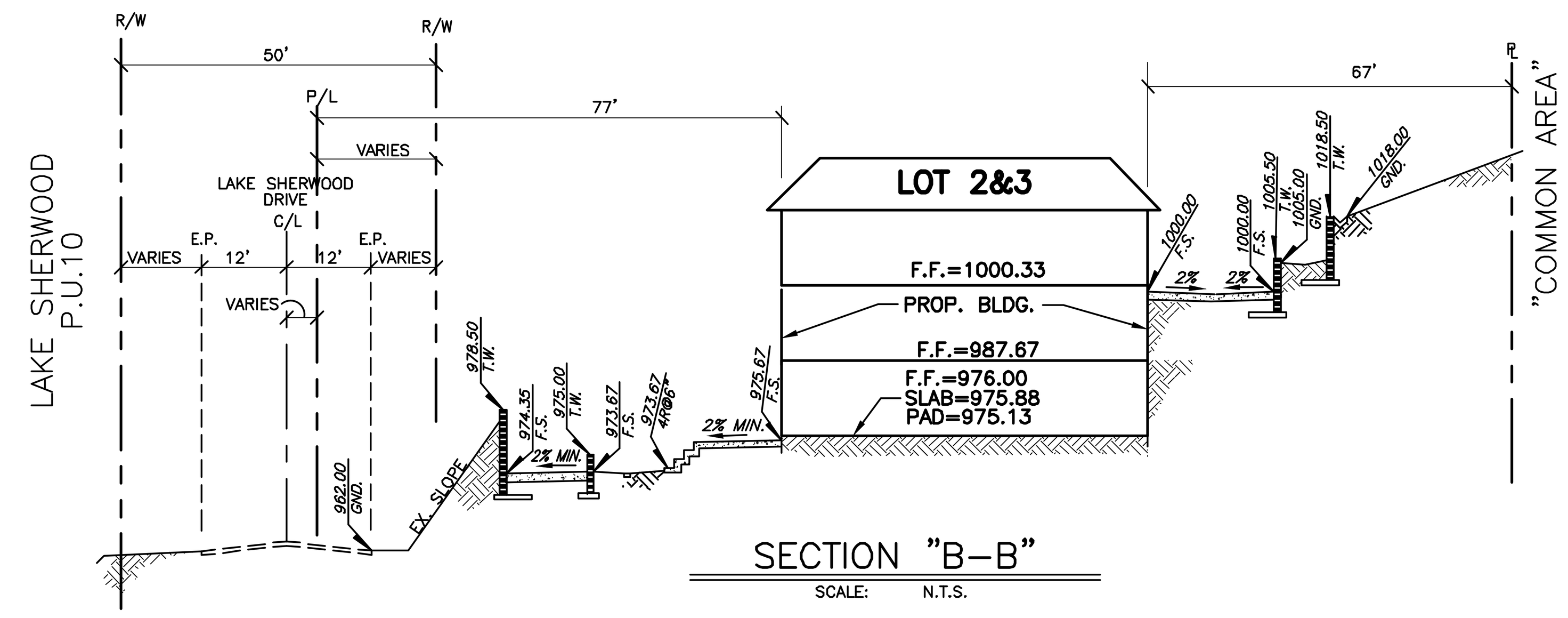

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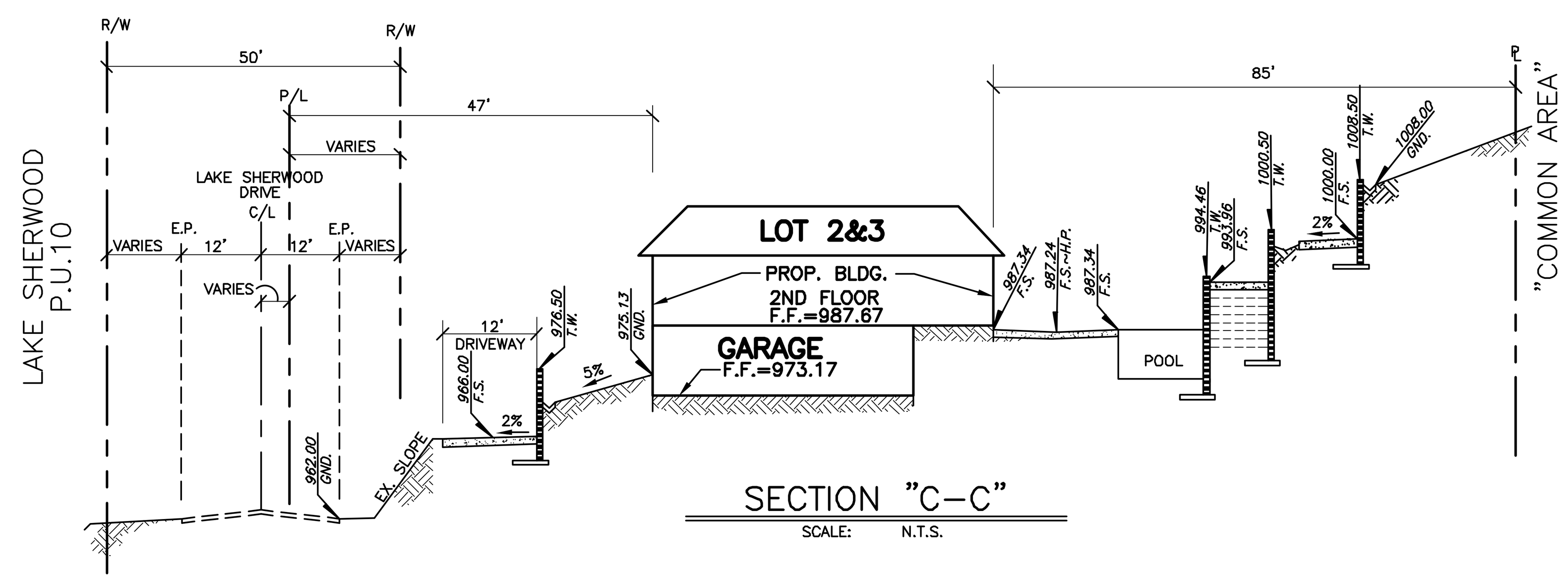

SECTION "C-C"
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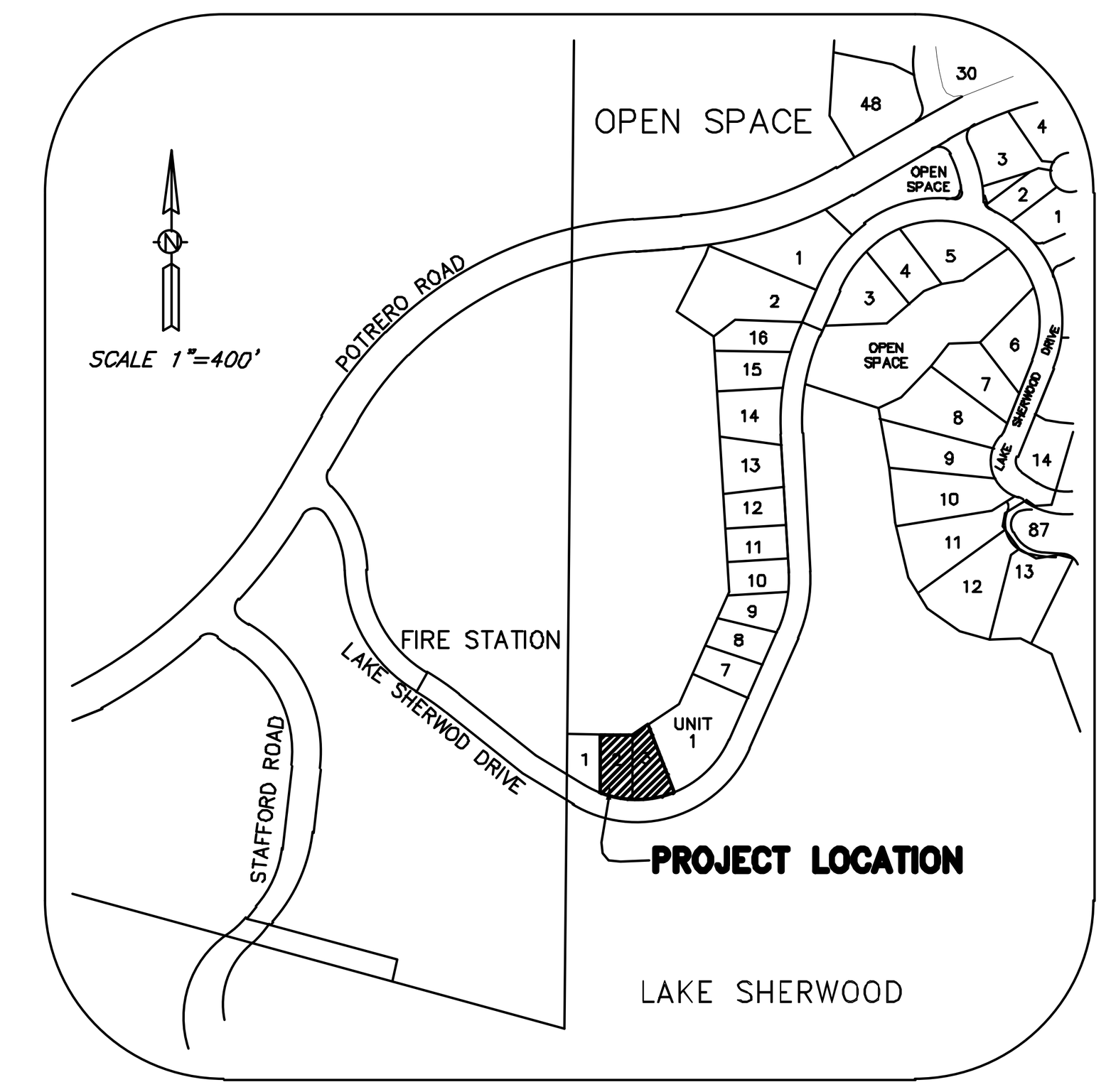
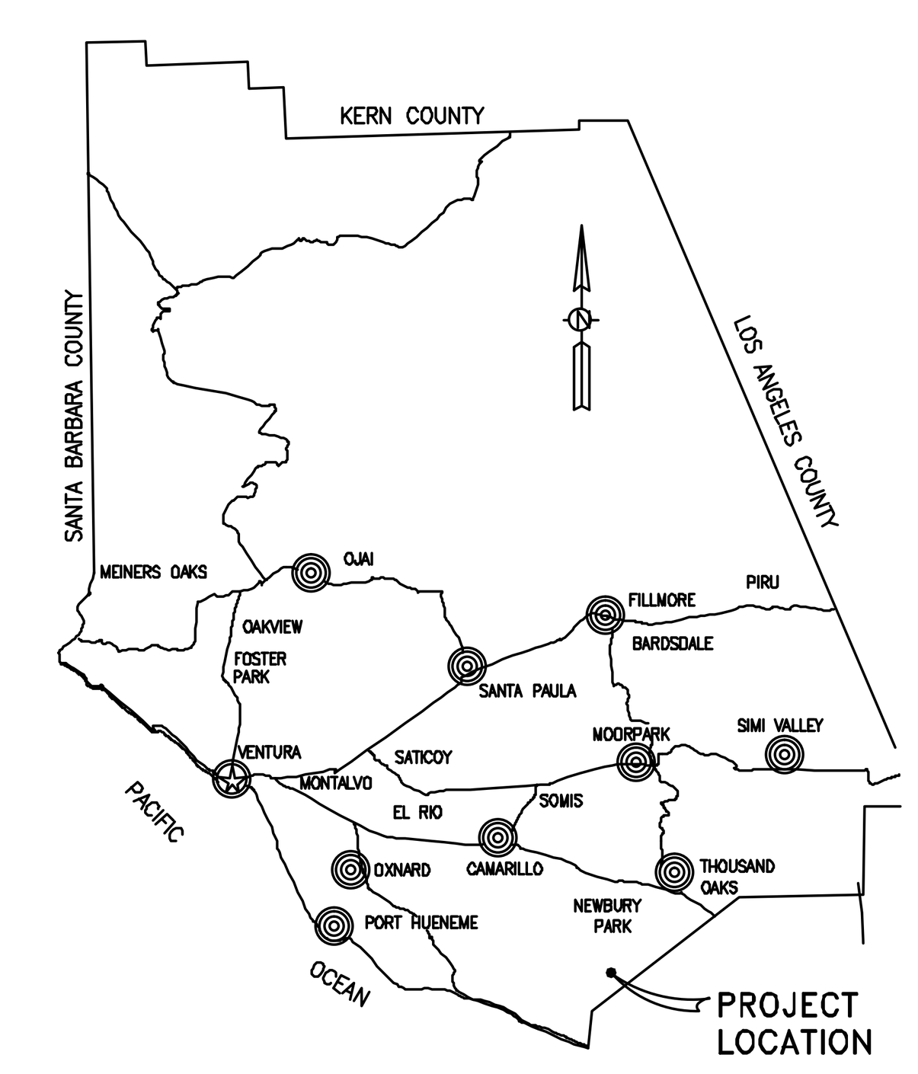




LOCATION MAP

ASSESSOR'S PARCEL No.

695-0-062-050 & -060

LAND USE

EXISTING LAND USE: OPEN SPACE

EXISTING ZONING: OS-80 AC/SRP

ENGINEER

HZAYEN DESIGN GROUP, INC.
360 TWILIGHT COURT,
CAMARILLO, CA 93012
(805) 233-7778
CONTACT: IBRAHIM HZAYEN

ARCHITECT

CORONADO DESIGN GROUP
1613 CHELSEA ROAD #251, SAN MARINO, CA 91108/
PHONE: (805) 262-2459
CONTACT: SANTIAGO CORONADO

OWNER/APPLICANT

JAMES P. AND DORI A. SANDEFER
5450 RALSTON STREET #105B
VENTURA, CA 93003
PHONE: (805) 207-4894

This Site Plan is Acceptable in Regard to Soils and Geologic Conditions and Conforms to the Recommendations of the Supportive Reports.

R.C.E. NO.	EXP. DATE	DATE		
D				
C				
B				
A				
REVISION DESCRIPTION	R.C.E.	DATE	APP.	DATE

REGISTERED PROFESSIONAL ENGINEER — IBRAHIM HZAYEN — No. C71356 — Exp.12-31-2021 — CIVIL — STATE OF CALIFORNIA

APN - 695-0-062-050 & -060
LAKE SHERWOOD DRIVE
LOT NO. 2 & 3

PLOT DATE: 1/8/2020

PREPARED BY: H|D|G

Hzayen Design Group, Inc
360 Twilight Court
Camarillo, CA 93012
Phone (805) 233-7778

IBRAHIM HZAYEN R.C.E. NO. 71356 EXP. DATE: 12/31/21 DATE

APPROVED: COUNTY OF VENTURA
DATE:
BY:
DEVELOPMENT SERVICES

COUNTY OF VENTURA
PUBLIC WORKS AGENCY

SPEC. NO.
PROJ. NO.

COVER SHEET
LOT 2 & 3
UPSON TRACT - LAKE SHERWOOD
GRADING PERMIT NO. ___

SHEET 1 OF 2
DRAWING NO.

ENGINEER
H|D|G
HZAYEN DESIGN GROUP, INC.
360 TWILIGHT COURT
CAMARILLO, CA 93012
805-233-7778

OWNER
JAMES P. & DORI A. SANDEFER
5450 RALSTON ST. #105B
VENTURA, CA 93003
(805) 207-4894

ARCHITECT
CORONADO DESIGN GROUP
1613 CHELSEA ROAD #251
SAN MARINO, CA 91108
(805) 262-2459

PROJECT
SANDEFER RESIDENCE
87 LAKE SHERWOOD DRIVE
THOUSAND OAKS, CA 91361
APN - 695-0-062-050 & 060 UPSON TRACT

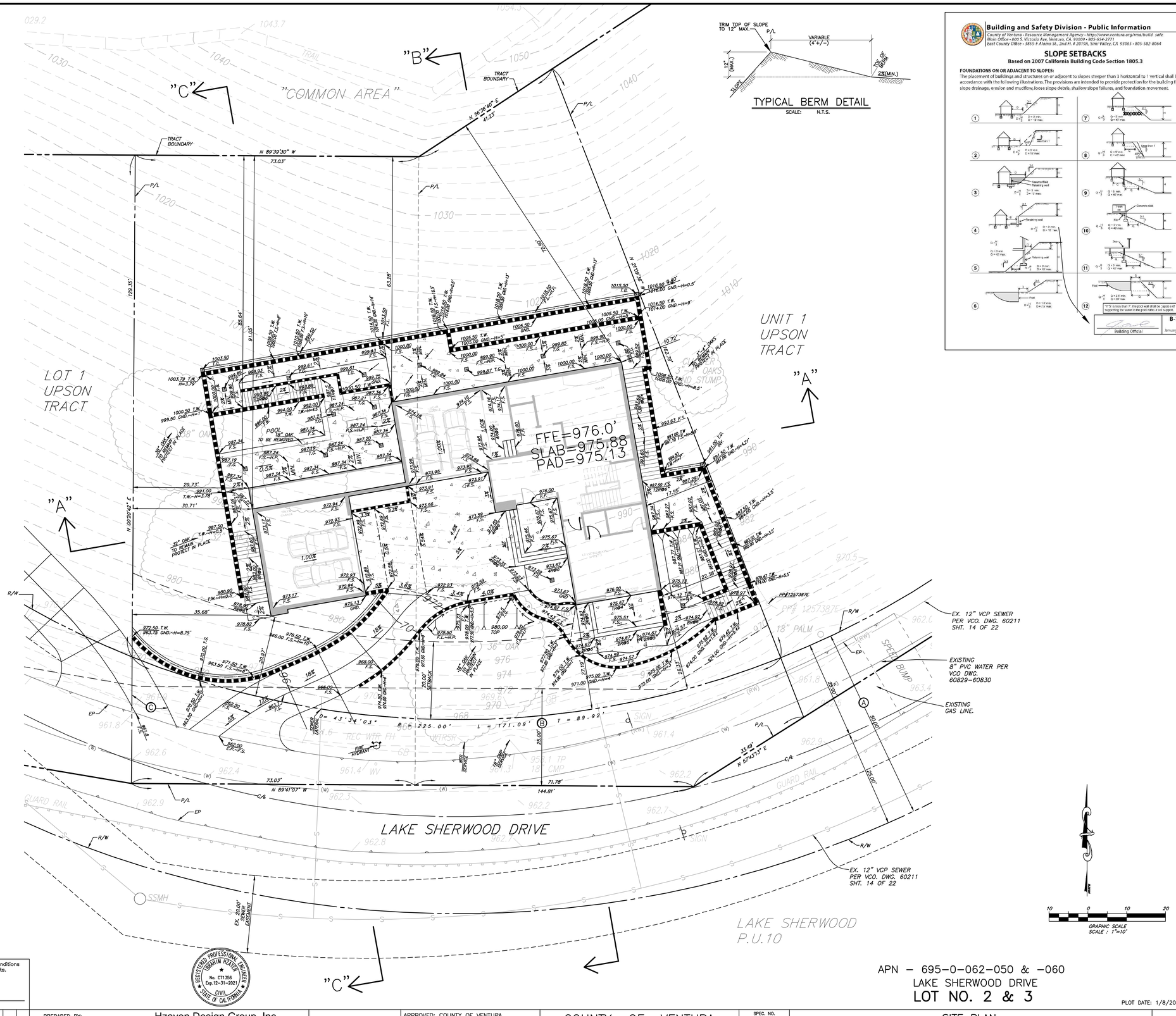
SHEET TITLE
COVER SHEET

DRAWING SCALE
1=10'

DATE
JANUARY 8, 2020

REVISIONS

SHEET NO.
C1.1



TRIM TOP OF SLOPE TO 12" MAX

P/L

VARIABLE (4'+/-)

12" (MAX.)

SLOPE

2%(MIN.)

TYPICAL BERM DETAIL

SCALE: N.T.S.

Building and Safety Division - Public Information

County of Ventura • Resource Management Agency • http://www.ventura.org/rma/build_safe
Main Office • 800 S. Victoria Ave, Ventura, CA. 93009 • 805-654-2771
East County Office • 3855 F Alamo St., 2nd Fl. # 2019A, Simi Valley, CA 93065 • 805-582-8064

SLOPE SETBACKS

Based on 2007 California Building Code Section 1805.3

FOUNDATIONS ON OR ADJACENT TO SLOPES:
The placement of buildings and structures on or adjacent to slopes steeper than 3 horizontal to 1 vertical shall be in accordance with the following illustrations. The provisions are intended to provide protection for the building from slope drainage, erosion and mudflow, loose slope debris, shallow slope failures, and foundation movement.

Building Official | B-70 | January 2008

This Site Plan is Acceptable in Regard to Soils and Geologic Conditions and Conforms to the Recommendations of the Supportive Reports.

R.C.E. NO. | EXP. DATE | DATE

	REVISION DESCRIPTION	R.C.E.	DATE	APP.	DATE
D					
C					
B					
A					
△					

REGISTERED PROFESSIONAL ENGINEER — IBRAHIM HZAYEN — No. C71356 Exp.12-31-2021 — CIVIL — STATE OF CALIFORNIA

PREPARED BY: H|D|G

Hzayen Design Group, Inc
360 Twilight Court
Camarillo, CA 93012
Phone (805) 233-7778

IBRAHIM HZAYEN R.C.E. NO. 71356 EXP. DATE: 12/31/21 DATE

APPROVED: COUNTY OF VENTURA

DATE: _____

BY: _____ DEVELOPMENT SERVICES

COUNTY OF VENTURA
PUBLIC WORKS AGENCY

SPEC. NO. _____

PROJ. NO. _____

SITE PLAN
UPSON TRACT
LAKE SHERWOOD
GRADING PERMIT NO. ___-___

SHEET 2 OF 2

DRAWING NO.

APN – 695-0-062-050 & -060
LAKE SHERWOOD DRIVE
LOT NO. 2 & 3

PLOT DATE: 1/8/2020

ENGINEER
H|D|G
HZAYEN DESIGN GROUP, INC.
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THOUSAND OAKS, CA 91361
APN - 695-0-062-050 & 060 UPSON TRACT

SHEET TITLE
SITE PLAN

DRAWING SCALE
1"=10'

DATE
JANUARY 8, 2020

REVISIONS
-

SHEET NO.
C1.2

STORM WATER POLLUTION PROTECTION PLAN
EROSION CONTROL PLAN

LOT 1-2-3 - UPSON TRACT

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NOTES

1. IN CASE OF EMERGENCY, CALL: AT ( ) -
2. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOV. 1 TO APR 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
3. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE GRADING INSPECTOR IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
4. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
5. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
6. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM.
7. EXCEPT AS OTHERWISE APPROVED BY THE GRADING INSPECTOR, ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR ON WEEKENDS WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
8. ALL LOOSE SOIL AND DEBRIS WHICH MAY CREATE A POTENTIAL HAZARD TO OFFSITE PROPERTY SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE GRADING INSPECTOR.
9. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER.
10. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR, WITHOUT THE APPROVAL OF THE GRADING INSPECTOR.
11. EROSION CONTROL DEVICES ARE TO BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES AND PLANS OF THESE CHANGES MUST BE SUBMITTED FOR APPROVAL AS REQUIRED.
12. ADD THE FOLLOWING NOTES (OR SIMILAR) TO THE PLANS TO DEFINE THE CURRENT STATE OF CONSTRUCTION.
    A. STORM DRAINS AND CATCH BASINS ARE NOT CONSTRUCTED.
    B. STREETS ARE PAVED, EXCEPT AS NOTED ON THE EROSION CONTROL PLANS
    C. DRAINAGE DEVICES ARE NOT CONSTRUCTED, EXCEPT AS NOTED ON PLANS.
13. STORMWATER POLLUTION CONTROL REQUIREMENTS MUST BE INTEGRATED INTO THE EROSION CONTROL PLANS PER THE COUNTY CODE FOR ANY CONSTRUCTION BETWEEN OCTOBER 1 AND APRIL 15.
14. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
15. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMP'S ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 40% CHANCE OF 0.25 INCHES OR GREATER OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL (COPIES OF THE SELF-INSPECTION CHECK LIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).
16. TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
17. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
18. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
19. AS THE ARCHITECTLENGINEER OF RECORD, I HAVE SELECTED APPROPRIATE BMPS TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMPS MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS. THE BMPS NOT SELECTED FOR IMPLEMENTATION ARE REDUNDANT OR DEEMED NOT APPLICABLE TO THE PROPOSED CONSTRUCTION ACTIVITY."

_____
CIVIL ENGINEERS/ARCHITECTS SIGNATURE DATE

THE FOLLOWING NOTES MUST BE ON THE PLAN (OR SUBMITTED AS A SEPARATE DOCUMENT – PRIOR TO PLAN APPROVAL).

20. AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I HAVE READ AND UNDERSTAND THE REQUIREMENTS TO CONTROL STORM WATER POLLUTION FROM SEDIMENTS, EROSION, AND CONSTRUCTION MATERIALS, AND I CERTIFY THAT I WILL COMPLY WITH THESE REQUIREMENTS. I, OR MY REPRESENTATIVE, CONTRACTOR, DEVELOPER, OR ENGINEER WILL MAKE CERTAIN THAT ALL BMP SHOWN ON THIS PLAN WILL BE FULLY IMPLEMENTED, AND ALL EROSION CONTROL DEVICES WILL BE KEPT CLEAN AND FUNCTIONING. PERIODIC INSPECTIONS OF THE BMPS WILL BE CONDUCTED AND A CURRENT LOG, SPECIFYING THE EXACT NATURE OF THE INSPECTION AND ANY REMEDIAL MEASURES, WILL BE KEPT AT THE CONSTRUCTION SITE AT ALL TIMES AND WILL BE AVAILABLE FOR THE REVIEW BY THE BUILDING OFFICIAL.

AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, "I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT SUBMITTING FALSE AND/OR INACCURATE INFORMATION, FAILING TO UPDATE THE LOCAL SWPPP TO REFLECT CURRENT CONDITIONS, OR FAILING TO PROPERLY AND/OR ADEQUATELY IMPLEMENT THE LOCAL SWPPP MAY RESULT IN REVOCATION OF GRADING AND/OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY LAW."

_____
OWNER OR AUTHORIZED REPRESENTATIVE (PERMITEE) DATE

STORMWATER POLLUTION PLAN NOTES:

CONSTRUCTION * MATERIALS

1. Every effort should be made to eliminate the discharge of non-stormwater from the project site at all times.
2. Eroded sediments and other pollutants must be retained on-site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses or wind.
3. Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
4. Fuels, oils, solvents, and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
5. Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on-site until they can be disposed of as solid waste.
6. Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
7. Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
8. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
9. As the project owner or authorized agent of the owner, I have read and understand the requirements listed above, necessary to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will comply with these requirements.

Print Name_____
(Owner or authorized agent of the owner)

Signature_____ Date_____
(Owner or authorized agent of the owner)

NOTE:
ANY CONSTRUCTION DOCUMENTS NOT APPROVED BY THE GOVERNING AGENCY/AGENCIES MAY UNDERGO MODIFICATIONS DURING THE DEVELOPEMENT OF THE PROJECT. ALL AFFECTED PARTIES SHALL BE AWARE OF THIS AND TAKE IT INTO CONSIDERATION AS NEEDED.

N.P.D.E.S. NOTES

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITY

I. THE FOLLOWING BMPS APPLY TO ALL JOBS:

WM1 MATERIAL DELIVERY AND STORAGE
Provide a material storage area with secondary containment and/or weather protection. note the maintenance practices and schedule proposed for this area.

WM2 MATERIAL USE
Hazardous materials, fertilizers, pesticides, plasters, solvents, paints, and other compounds must be properly handled in order to reduce the risk of pollution or contamination. training and information on procedures for the proper use of all materials must be available to the employees that apply such materials.

WM4 SPILL PREVENTION AND CONTROL
Identify spill prevention and control measures that will be taken for all proposed materials. Identify the proposed method of disposal and an special handling contracts that may be applicable.

WM5 SOLID WASTE MANAGEMENT
Provide designated waste collection areas and containers. arrange for regular disposal. provide covered storage with secondary containment. containers are required to protect waste from rain to prevent water pollution and prevent wind dispersal.

WM6 HAZARDOUS WASTE MANAGEMENT
Hazardous materials must be disposed of in accordance with state and federal regulations. identify the proposed method of disposal and any special handling contracts that may be applicable.

TC1 STABILIZED CONSTRUCTION ENTRANCE
A stabilized entrance is required for all construction sites to ensure that dirt and debris are not tracked onto the road or adjacent property. maintenance of such a system is required for the duration of the project. such stabilization may be of rock or paved.

SE3 SEDIMENT TRAP
Eroded sediments must be retained on site and not permitted to enter the drainage system.

II. THE FOLLOWING BMPS APPLY TO SITE CONSTRUCTION

WM8 CONCRETE WASTE MANAGEMENT
Store dry and wet materials under cover. Avoid on-site washout except in designated areas away from drains, ditches, streets, and streams. Concrete waste deposited on site shall set-up, be broken apart, and disposed of properly. containment and proper disposal is required for all concrete waste.

WM9 SANITARY/SEPTIC WASTE MANAGEMENT
Untreated raw wastewater is not to be discharged or buried. Sanitary sewer facilities n site are required to be in compliance with local health agency requirements. Sanitary or septic wastes must be treated or disposed of in accordance with state and local requirements.

III. FOR GENERAL SITE APPLICATIONS THE FOLLOWING BMPS MAY APPLY

EC2 PRESERVATION OF EXISTING VEGETATION
Identify the areas in which existing vegetation will remain undisturbed. sensitive areas which may require preservation include steep slopes, watercourses, and wooded sites. Protection is required for vernal pools, wetlands, marshes, and oak tree sites.

EC6 STRAW MULCH
Identify the specific locations that straw mulch will be used as a soil stabilizer. Specify the specific material mixture that the mulch will consist of.

EC7 GEOTEXTILES AND MATS
Identify the specific locations that geotextile mats will be used as a soil stabilizer. Include the manufacture specifications for the brand of matting to be used.

WE1 WIND EROSION CONTROL
Dust control is required for clearing, grading, construction, soil stockpiling, and site work during dry weather, as well as for unimproved roadways. Identify the means by which dust control will be performed on site and note the frequency in which it will occur. Non-compliance will be reported to the south coast air quality management district for additional enforcement.

SE4 CHECK DAMS
Check dams are required to reduce the velocity of concentrated flow. Identify the specific locations and design of the proposed check dams. Regular maintenance is required for such devices.

SE1 SILT FENCE
A silt fence is useful for retention of sediment in the location of sheet flow or wind erosion. Identify the specific locations silt fences will be used for sediment retention. Such devices require a maintenance schedule.

SE9 STRAW BALE BARRIER
Identify the specific locations where straw bales will be used for sediment retention or velocity reducers. A maintenance schedule is required for such devices.

SE8 SAND BAG BARRIER
Sand bag barriers are useful in a great variety of locations for the control of erosion. Sand bags will function in a similar manner as check dams, barriers, clarifiers and many other types of erosion control devices with similar uses. Sand bag devices may apply to a greater number of sites for reasons of versatility and standard use. Identify the specific locations and design of sand bag barriers and note the schedule by which they will be maintained.

SE5 FIBER ROLLS
Fiber rolls are placed at the toe and on the face of slopes, they intercept runoff, reduce its flow velocity, release the runoff as sheetflow, and provide removal of sediment from the runoff. By interrupting the length of a slope, fiber rolls can also reduce erosion.

SE10 STORM DRAIN INLET PROTECTION
All inlets which receive sediment laden runoff require storm drain inlet protection. Sediment traps, filter fabric fences, sand bag filters, gravel and wire mesh filters, are examples of inlet protection which may be applied at such locations. Identify the methods of processing each inlet.

IV. THE FOLLOWING BMPS WILL APPLY TO GRADING PROJECTS:

NS2 DEWATERING OPERATIONS
Sediment control devices must be provided in order to prevent discharge of pollutants in the storm water discharge. Testing for toxic substances and petroleum products and clearance from the regional water quality control board is required.

NS8 VEHICLE AND EQUIPMENT CLEANING
Prevent discharge of pollutants to storm water. Minimize water use. Identify the location that all vehicles and equipment will be cleaned. Provide secondary containment, or collection of waste waters. Use biodegradable, phosphate-frees soaps. Steam cleaning waste must be contained on-site, collected and properly disposed of.

NS9 VEHICLE AND EQUIPMENT FUELING
Perform all refueling at designated areas with containment to prevent spills. provide cover and/or secondary containment for stored fuels.

NS10 VEHICLE AND EQUIPMENT MAINTENANCE
On site maintenance must be in a designated dry area with secondary containment. segregate and recycle all vehicle waste and equipment. Do not allow ground spills or discharge into storm water. Identify the location, maintenance activities will be performed, and the method of containment.

SCHEDULING
Proper sequencing should be scheduled in order to reduce the site erosion potential. Minimize disturbance of highly erodible areas. Plan around heavy rains and make provisions for year round stabilization.

HYDROSEEDING
Seeding and planting is required for soil stabilization for sloped areas and disturbed ground. Such stabilization may be necessary as a temporary measure

TEMPORARY STREAM CROSSING
A temporary culvert, ford or bridge is required for all stream crossings and shall be in use for a period not exceed one year. Crossings must be provided for all perennial and intermittent streams.

EARTH DIKES AND DRAINAGE SWALES
Earth dikes and drainage swales are required for water runoff control or containment and are required as specified by an engineer as part of an overall erosion and construction related pollution control plan.

SLOPE DRAIN
A slope drain is required to convey runoff from the top of a slope via a pipe or lined channel to a stable discharge point at the bottom of the slope. Such devices are required to be engineered as part of an erosion and construction related pollution control plan.

VELOCITY DISSIPATION DEVICES
Outlet protection is required to reduce the erosion potential of high velocity concentrated flow from pipes or other drainage devices. Identify the methods and location of each outlet protection. A regular maintenance schedule is required for such devices in order to ensure proper function at all times.

SEDIMENT BASIN
The application of a sediment basin requires an engineer approval with calculations to justify the capacity of the device. A regular maintenance schedule is required for the sediment basin and outlet protection is required for the outflow.

PROJECTS WITH ROAD CONSTRUCTION:

PAVING OPERATIONS
Where paving will occur on private property, proper precautions and practices must be performed to ensure that pollutants do not become deposited into the storm runoff and that all spills, wastes, and products from various activities are disposed of properly.

STABILIZED CONSTRUCTION ROADWAY
All private roads and parking areas require stabilization by the application of road, watering or other form of dust control , or paving. Maintenance and necessary post construction BMP's are required for all roadways.

CONCRETE WASTE MANAGEMENT
Store dry and wet materials under cover. Avoid on-site washout except in designated areas away from drains, ditches, streets, and steams. Concrete waste deposited on site shall set-up, be broken apart, and disposed of properly. Containment and proper disposal is required for all concrete waste. NOTE

CONDITIONS OR DUE TO COMPLEX BMPS BEING IMPLEMENTED:

EMPLOYEE/SUBCONTRACTOR TRAINING
Integrate training regarding storm water quality management into existing training programs.

CONTAMINATED SOIL MANAGEMENT
Verify soil conditions on suspect sites by performing site assessment and regular inspections for discoloration, odors, or other signs of contamination. see table 4,2 of the California Storm Water BMP Handbook for disposal alternatives. Proper handling and disposal is required.

ATTACHMENT "B" NOTES

THE FOLLOWING BMPs AS OUTLINED IN, BUT NOT LIMITED TO, THE CALIFORNIA STORMWATER BEST MANAGEMENT PRACTICES HANDBOOK, JANUARY 2003, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE PROJECT ENGINEER OR THE BUILDING OFFICIAL).

EROSION CONTROL
EC1 – SCHEDULING
EC2 – PRESERVATION OF EXISTING VEGETATION
EC3 – HYDRAULIC MULCH
EC4 – HYDROSEEDING
EC5 – SOIL BINDERS
EC6 – STRAW MULCH
EC7 – GEOTEXTILES & MATS
EC8 – WOOD MULCHING
EC9 – EARTH DIKES AND DRAINAGE SWALES
EC10 – VELOCITY DISSIPATION DEVICES
EC11 – SLOPE DRAINS
EC12 – STREAMBANK STABILIZATION
EC13 – POLYACRYLAMIDE

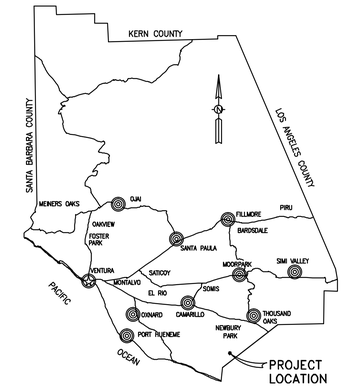
TEMPORARY SEDIMENT CONTROL
SE1 – SILT FENCE
SE2 – SEDIMENT BASIN
SE3 – SEDIMENT TRAP
SE4 – CHECK DAM
SE5 – FIBER ROLLS
SE6 – GRAVEL BAG BERM
SE7 – STREET SWEEPING AND VACUUMING
SE8 – SANDBAG BARRIER
SE9 – STRAW BALE BARRIER
SE10 – STORM DRAIN INLET PROTECTION

NON-STORMWATER MANAGEMENT
NS1 – WATER CONSERVATION PRACTICES
NS2 – DEWATERING OPERATIONS
NS3 – PAVING AND GRINDING OPERATIONS
NS4 – TEMPORARY STREAM CROSSING
NS5 – CLEAR WATER DIVERSION
NS6 – ILLICIT CONNECTION/DISCHARGE
NS7 – POTABLE WATER/IRRIGATION
NS8 – VEHICLE AND EQUIPMENT CLEANING
NS9 – VEHICLE AND EQUIPMENT FUELING
NS10 – VEHICLE AND EQUIPMENT MAINTENANCE
NS11 – PILE DRIVING OPERATIONS
NS12 – CONCRETE CURING
NS13 – CONCRETE FINISHING
NS14 – MATERIAL AND EQUIPMENT USE
NS15 – DEMOLITION ADJACENT TO WATER
NS16 – TEMPORARY BATCH PLANTS

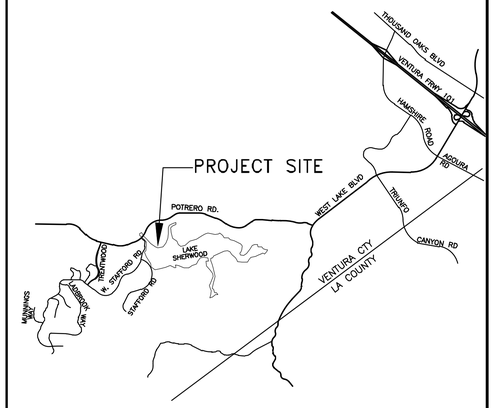
WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL
WM1 – MATERIAL DELIVERY AND STORAGE
WM2 – MATERIAL USE
WM3 – STOCKPILE MANAGEMENT
WM4 – SPILL PREVENTION AND CONTROL
WM5 – SOLID WASTE MANAGEMENT
WM6 – HAZARDOUS WASTE MANAGEMENT
WM7 – CONTAMINATION SOIL MANAGEMENT
WM8 – CONCRETE WASTE MANAGEMENT
WM9 – SANITARY/SEPTIC WASTE MANAGEMENT
WM10 – LIQUID WASTE MANAGEMENT

WIND EROSION CONTROL
WE1 – WIND EROSION CONTROL

EQUIPMENT TRACKING CONTROL
TC1 – STABILIZED CONSTRUCTION ENTRANCE EXIT
TC2 – STABILIZED CONSTRUCTION ROADWAY
TC3 – ENTRANCE/OUTLET TIRE WASH



LOCATION MAP



PROJECT SITE MAP

N.T.S.

811 Know what's below. Call before you dig.

DIAL TOLL FREE
811
AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

OWNER/DEVELOPER

JAMES P. & DORI A. SANDEFER
5450 RALSTON ST. #105B
VENTURA,CA 93003
PHONE: (805) 207-4894

DEVELOPER'S ENGINEER

HZAYEN DESIGN GROUP, INC.
360 TWILIGHT COURT
CAMARILLO, CA 93012
IBRAHIM HZAYEN
(805) 233-7778

SOILS ENGINEER

R.T. FRANKIAN & ASSOCIATES
26027 HUNTINGTON LANE SUITE A
SANTA CLARITA, CA 91355
JIM FRANKIAN
(818) 531-1501

INDEX OF DRAWINGS

SHEET NUMBER	DESCRIPTION	DWG. NO.
1	STORMWATER POLLUTION PREVENTION PLAN COVER SHEET	
2	STORMWATER POLLUTION PREVENTION PLAN	
3	STORMWATER POLLUTION PREVENTION PLAN DETAIL SHEET	

REGISTERED PROFESSIONAL ENGINEER – IBRAHIM HZAYEN – No. C71356 – Exp.12-31-2021 – CIVIL – STATE OF CALIFORNIA

D						
C						
B						
⚠	UPDATED SOILS ENGINEER.	I.H.	2/2019			
Δ	REVISION DESCRIPTION	APP.	DATE	APP.	DATE	

PREPARED BY:
Hzayen Design Group, Inc
360 Twilight Court
Camarillo, CA 93012
Phone (818) 461-2642
IBRAHIM HZAYEN QSD/P No. 992 DATE

COUNTY OF VENTURA
PUBLIC WORKS AGENCY

SPEC. NO.
PROJ. NO.

STORM WATER POLLUTION PROTECTION PLAN
WET WEATHER EROSION CONTROL PLAN
SANDEFER
LOTS 1-2-3

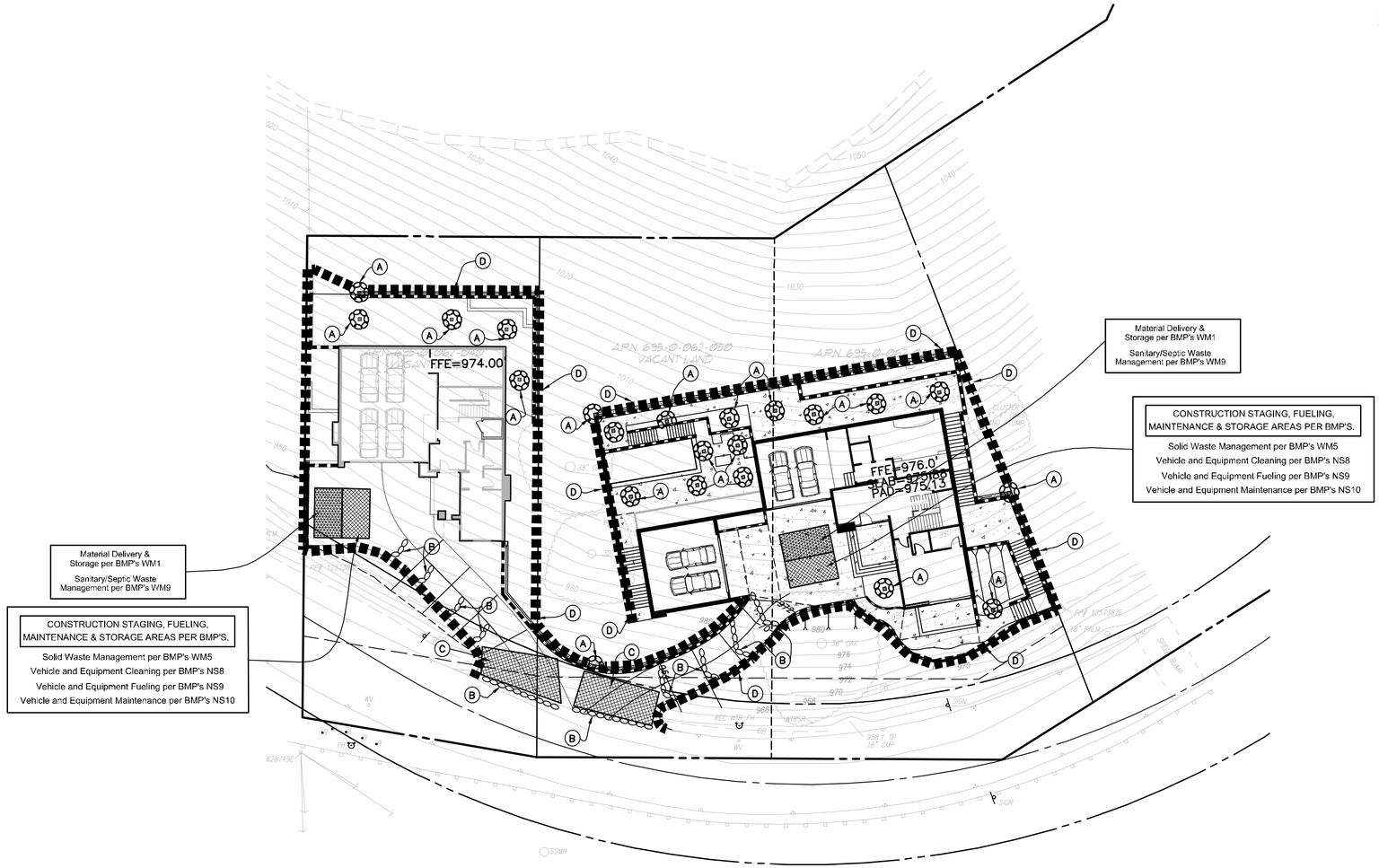
SHEET 1 OF 3
DRAWING NO. N/A

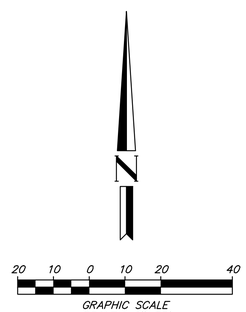
EROSION CONTROL GENERAL NOTES:

– ALL DRAIANGE STRUCTURE INCLUDING CONC. "V"–DITCH, INLET STRUCTURE & EARTH SWALE SHALL BE CLEANED OF ALL VEGETATION AND DEBRIS.
– ADDITIONAL SANDBAGS OF SUFFICIENT QUANTITY SHALL BE STOCKPILED WITHIN THE TRACT FOR POSSIBLE PLACEMENT AS NEEDED AS CONDITION MAY ARISE.

NOTE:

THE LOCATION AND DESIGN OF ALL EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE TENTATIVE AND SUBJECT TO REVISIONS AS DETERMINED BY THE RESIDENT INSPECTOR / RESTORATION ECOLOGIST, OR CITY ENGINEER. ACTUAL EROSION CONTROL SHALL BE INSTALLED TO THE SATISFACTION OF THE RESIDENT INSPECTOR AS CONDITION WARRANT. SILT, DEBRIS, AND MUD SHALL BE PROMPTLY REMOVED FROM ALL EROSION CONTROL STRUCTURES AFTER EACH RAIN TO THE SATISFACTION OF THE RESIDENT INSPECTOR. THE COUNTY MAY CONDUCT REGULAR SITE INSPECTIONS TO ASSESS CHANGING CONDITIONS AND DETERMINE THE NECESSITY OF ADDITIONAL EROSION CONTROL MEASURES.





GENERAL NOTES:

1. BEST MANAGEMENT PRACTICES (BMP'S) CONTAINED HEREIN REFLECT MINIMUM REQUIREMENTS. FOR ADDITIONAL BMP'S REFER TO CALIFORNIA STORMWATER BMP HANDBOOKS.
2. ALL CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN ACCORDANCE WITH A STORMWATER POLLUTION CONTROL PLAN (SWPCP) DEVELOPED AND IMPLEMENTED IN COMPLIANCE WITH REQUIREMENTS OF THE VENTURA COUNTYWIDE STORMWATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT NO. CAS063339.
3. THE SWPCP SHALL:
   A. IDENTIFY POTENTIAL POLLUTANT SOURCES AND INCLUDE THE DESIGN AND PLACEMENT OF BMP'S TO EFFECTIVELY PROHIBIT THE ENTRY OF POLLUTANTS FROM THE CONSTRUCTION SITE INTO AND ONTO THE STREET AND STORM DRAIN SYSTEM DURING CONSTRUCTION.
   B. BE KEPT ON SITE AND AMENDED TO REFLECT CHANGING CONDITIONS THROUGHOUT THE COARSE OF CONSTRUCTION.
   C. BE KEPT UP TO DATE. ANY ADDITIONAL UPDATES REQUESTED BY AGENCY REPRESENTATIVE ARE TO BE MADE IMMEDIATELY.
4. NON–STORMWATER DISCHARGES ARE PROHIBITED FROM ENTERING ANY STORM DRAIN SYSTEM AND/OR STREET.
5. DISCHARGES OF PUMPED GROUND WATER REQUIRE A DISCHARGE PERMIT FROM THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (RWQCB).
6. POLLUTANTS SHALL BE REMOVED FROM STORMWATER DISCHARGES TO THE MAXIMUM EXTENT PRACTICABLE (MEP) THROUGH DESIGN & IMPLEMENTATION OF THE SWPPP
7. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIME DURING THE RAINY SEASON (NOV. 1 TO APR. 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
8. PORTABLE SANITARY FACILITIES SHALL BE LOCATED ON RELATIVELY LEVEL GROUND AWAY FROM TRAFFIC AREAS, DRAINAGE COURSES, AND STORM DRAIN INLETS.
9. EMPLOYEES, SUBCONTRACTORS AND SUPPLIERS SHALL BE EDUCATED ON ALL BMP'S INCLUDING CONCRETE WASTE STORAGE AND DISPOSAL PROCEDURES.
10. SEDIMENT CONTROL PRACTICES SHALL EFFECTIVELY PREVENT A NET INCREASE OF SEDIMENT LOAD IN STORMWATER DISCHARGE.

LEGEND & ABBREVIATIONS:

- SILT FENCING
- SANDBAGS
- FIBER ROLLS

SWPPP NOTES:

- (A) INSTALL INLET PROTECTION PER SE–10.
- (B) INSTALL SANDBAGS PER SE–8 OR SE–6.
- (C) STABILIZE CONSTRUCTION ENTRANCE WITH RUMBLE STRIP OR APPROVED EQUAL PER TC–1 CONTRACTOR SHALL DEFINE THE NUMBER OF CONSTRUCTION ENTRANCES PRIOR TO CONSTRUCTION, AND MODIFY THE SWPPP AS NECESSARY.
- (D) INSTALL SILT FENCE PER SE–3
- (E) INSTALL FIBER ROLLS PER SE–5

D						
C						
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PREPARED BY:
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Phone (818) 461-2642
IBRAHIM HZAYEN QSD/P No. 992 DATE

COUNTY OF VENTURA
PUBLIC WORKS AGENCY

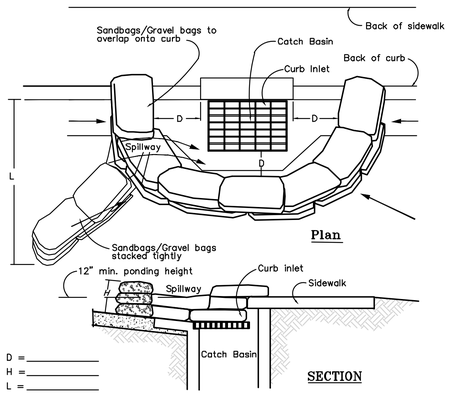
SPEC. NO.
PROJ. NO.

STORM WATER POLLUTION PROTECTION PLAN
WET WEATHER EROSION CONTROL PLAN
SANDEFER
LOTS 1–2–3

SHEET 2 OF 3
DRAWING NO. N/A

A

Catch Basin/Inlet Protection

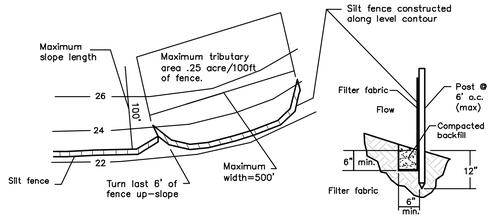


Notes:

1. Catch Basin/Inlet protection shall be installed wherever there is a potential of stormwater or non–stormwater being discharged into it.
2. Inlet protection is required along with other pollution prevention measures such as; erosion control, soil stabilization, and measures to prevent tracking onto paved surfaces.
3. Modify inlet protection as needed to avoid creating traffic hazards.
4. Include inlet protection measures at hillside v–ditches and misc. drainage swales.
5. Inlet protection shall be inspected and accumulated sediments removed. Sediment shall be disposed of properly and in a manner that assures that the sediment does not enter the storm drain system
6. Damaged bags shall be replaced immediately.
7. Additional sandbag sediment traps shall be placed at intervals as indicated on site plan.

B

Silt Fence

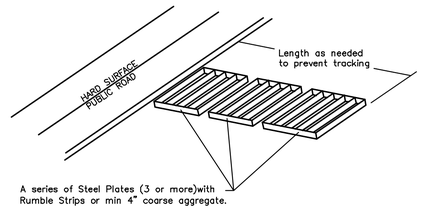


Notes:

1. Construct the silt fence along a level contour.
2. Silt fences shall remain in place until the disturbed area is permanently stabilized.
3. Provide sufficient room for runoff to pond behind the fence and allow sediment removal equipment to pass between the silt fence and toe of slope or other obstructions. About 1200 sq. ft. of ponding area shall be provided for every acre draining to the fence.
4. Turn the ends of the filter fence uphill to prevent stormwater from flowing around the fence.
5. Leave an undisturbed or stabilized area immediately downslope from the fence.
6. Do not place in live stream or intermittently flowing channels.
7. When standard filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy–duty wire staples at least 1 inch long, tie wires or hog rings.

C

Stabilized Construction Entrance



Notes:

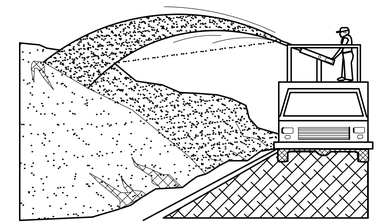
1. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways shall be stabilized so as to prevent sediments from being deposited into the public roads. Depositions must be swept up immediately and may not be washed down by rain or other means into the storm drain system.
2. Stabilized construction entrance shall be:
   a. Constructed on level ground.
   b. Reduce/Eliminate the tracking of sediment onto public rights of way/streets
3. Adding a wash rack with a sediment trap large enough to collect all wash water can greatly improve efficiency.
4. All vehicles accessing the construction site shall utilize the stabilized construction entrance sites.

Street Maintenance

1. Remove all sediment deposited on paved roadways immediately.
2. Sweep paved areas that receive construction traffic whenever sediment becomes visible.
3. Pavement washing with water is prohibited if it results in a discharge to the storm drain system.

D

Erosion Control

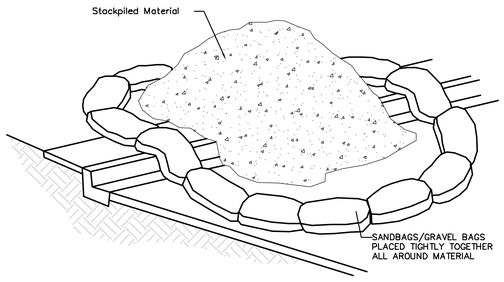


Notes:

1. Soil/Slope stabilization practices shall be designed to preserve existing vegetation where feasible and to revegetate open areas as soon as feasible after grading. These control practices shall include temporary seeding, permanent seeding, mulching, sod stabilization, vegetative buffer strips, protection of trees, or other soil stabilization practices.
2. Soil stabilization shall be implemented on all inactive disturbed areas from November 1 thru April 15 and on all disturbed areas during a rain event or potential rain.
3. Stabilization practices shall control/prevent erosion from the forces of wind and water.
4. Stabilization practices shall be implemented in conjunction with sediment trapping/filtering practices and practices to reduce the tracking of sediment onto paved roads.
5. When using straw mulching, the minimum application shall be 2 tons/acre. Mulch must be anchored immediately to minimize loss by wind or water.
6. When using hydroseeding/mulching, the minimum application of wood fiber shall be 1,500 lbs/acre, that does not contain more than 50 percent newsprint.
7. For seeding recommendations, contact: USDA, Natural Resources Conservation Service or Ventura County RCD.

E

Material Storage



Notes:

1. Dirt and other construction related materials placed in the street or on other impervious surfaces must be contained with sandbags or other measures to prevent transport to the stormdrain system.
2. Any construction material stored or stockpiled on–site shall be protected from being transported by the force of wind or water.

811 Know what's **below.** **Call** before you dig.

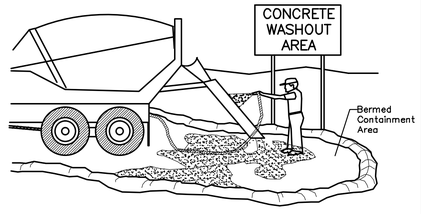
DIAL TOLL FREE
811
AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER IBRAHIM HZAYEN No. C71356 Exp.12–31–2021 CIVIL STATE OF CALIFORNIA

F

Concrete Waste Management

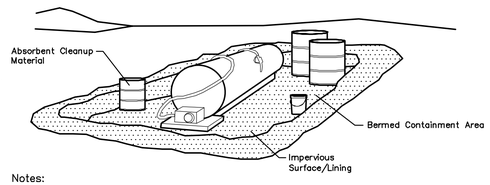


Notes:

1. Excess and waste concrete shall not be washed into the street or into a drainage system.
2. For washout of concrete and mortar products, a designated containment facility of sufficient capacity to retain liquid and solid waste shall be provided on site.
3. Slurry from concrete and asphalt saw cutting shall be vacuumed or contained, dried, picked up and disposed of properly.

G

Vehicle/Equipment Fueling

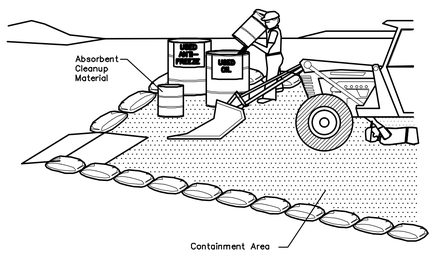


Notes:

1. Fueling shall be performed in a designated area, away from drainage courses.
2. Absorbent cleanup material shall be on site and used immediately in the event of a spill.

H

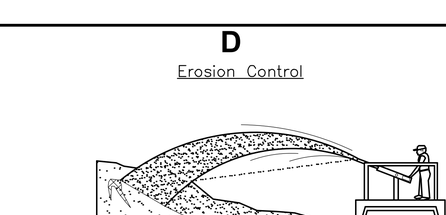
Equipment Repair/Maintenance



Notes:

1. Leaking vehicles and equipment shall not be allowed on–site. Equipment and vehicles shall be inspected frequently for leaks and shall be repaired immediately. Clean up spills and leaks promptly with absorbent materials; do not flush with water.
2. Vehicles and equipment shall be maintained, and repaired on–site only in designated areas. Prevent run–on and run–off from designated areas. Containment devices shall be provided and areas shall be covered if necessary.
3. Designate on–site vehicle and equipment maintenance areas, away from storm drain inlets and watercourses.
4. Always use secondary containment, such as a drain pan or drop cloth, to catch spills and leaks when removing or changing fluids.
5. Legally dispose of used oils, fluids, and lubricants.
6. Provide spill containment dikes or secondary containment around stored oil, fuel, and chemical drums.
7. Maintain an adequate supply of absorbent spill cleanup materials in designated area.

NOTE:
SANDBAGS SHALL BE PLACED WITHIN PARKWAY AREAS WHICH HAVE PAVED STREETS BUT NO LANDSCAPING. SPACING TO BE PER STREET SCHEDULE HEREON AND SHALL BE PLACED AS REQUIRED BY FIELD CONDITIONS.

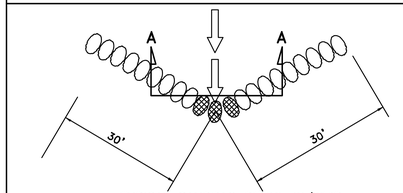


SCHEDULE

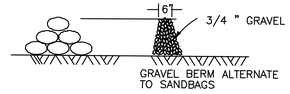
STREET GRADE	SANDBAG SPACING INTERVAL
0% TO 5%	100 FEET
5% TO 10%	50 FEET
GREATER THAN 10%	25 FEET

(NOTE: HAY BALES MAY BE USED IN LIEU OF SANDBAGS)

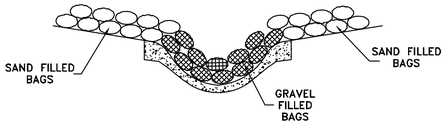
DETAIL "A" - SANDBAG INTERVAL DETAIL
NOT TO SCALE



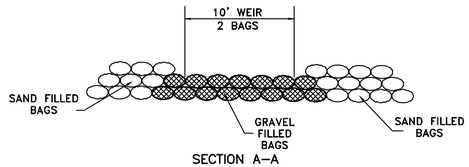
TYPICAL SANDBAG DETAIL W/WEIR
ALT "C"



NOTE: TOP ELEVATIONS OF SANBAGS OR GRAVEL SHALL BE EQUAL TO ADJACENT TOP OF CURB ELEVATION



CASE "B"



SECTION A–A

ESC52 - TEMPORARY DESILTING AND EROSION CONTROL DETAILS
NOT TO SCALE

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Δ	REVISION DESCRIPTION	APP.	DATE	APP.	DATE

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IBRAHIM HZAYEN QSD/P No. 992 DATE

COUNTY OF VENTURA
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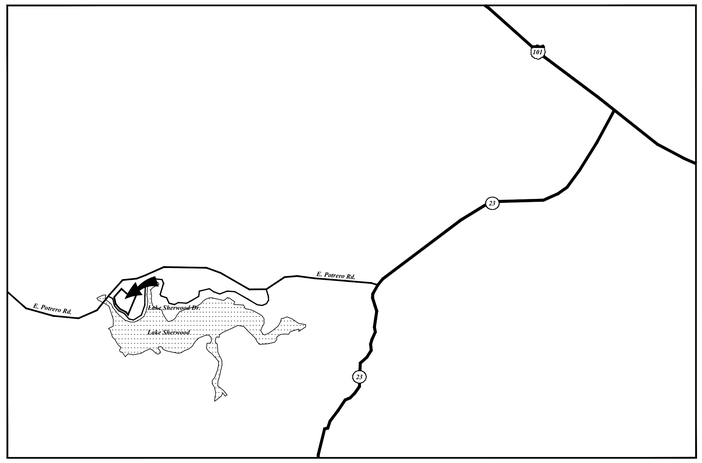
WET WEATHER EROSION CONTROL PLAN
SANDEFER
LOTS 1–2–3

SHEET 3 OF 3
DRAWING NO. N/A

SANDEFER RESIDENCE



VICINITY MAP: N.T.S.

GENERAL CONDITIONS
The word "Contractor" means the General Contractor and where applicable by trade, Subcontractors.

Contractor shall be responsible for reviewing all notes prior to finalizing the construction contract.

Before submitting any proposal, it shall be the responsibility of the Contractor to familiarize him/her self with all conditions at the site relative to the existing work, materials to be matched, working space available, access and all other aspects effecting the scope of work to the making of an intelligent bid. Increase in cost or extension in performance time will be considered failure to know the site conditions.

The Contractor shall maintain a full set of drawings, specifications and all required permits on the job site at all times. They shall be made available to the Landscape Architect and Owner at request.

Prior to finalizing contract prices, Contractor shall be responsible for reviewing all notes and drawings to include and subcontract requirements or information which may not be indicated on Subcontractor sheets or notes, but which are indicated elsewhere in the construction documents.

Contractor shall review all items noted by Landscape Architect or Owner which might affect costs prior to finalizing construction contract and subcontracts, and shall confirm final decisions regarding selection, materials, color, finish or other specifications not yet decided regarding these items. Contractor shall include the cost of these items within the original contract price.

Unless items are specifically itemized as "not included in contract" (NIC), they will be assumed to be included in the estimate or contract price.

Any allowance items shall be specifically identified as allowances and included in the estimate or contract price.

Contractor shall immediately notify the Owner of any extra costs arising from the execution of their contract or subcontracts and shall receive Owner's written approval of the same prior to doing the work.

Construction schedules shall be made available to Owner and Landscape Architect. Landscape Architect shall be contacted regarding the layout of all construction items and for the observation of steel and forms in place prior to the further construction of said items.

Spot elevations and topography lines shown for reference only. If discrepancies occur between actual conditions and landscape plans, Contractor shall contact Landscape Architect immediately for resolution prior to construction.

Notes and details on drawings shall take precedence over general notes and typical details. Details marked "typical" shall apply in all cases, unless specifically noted otherwise. Otherwise, where no detail is shown, construction shall be shown for other similar work.

Written dimensions shall prevail over scaled dimensions on drawings. In no event are dimensions to be scaled off of the drawings without prior approval from the Landscape Architect.

All dimensions are from outside edge of wall, paving, etc., unless otherwise noted on plans.

Contractor shall verify all works, dimensions, and details, and report any discrepancies to the Landscape Architect prior to work commencing. During construction, the Landscape Architect is to be advised regarding any discrepancies in measurements, dimension, location, or details prior to the Contractor proceeding with that portion of the work. Contractor shall confirm any discrepancies between drawings and specifications and any job site conditions with the Landscape Architect prior to starting portions of the work affected.

Details are intended to show final effect of parts of construction. Minor modifications may be required to suit particular job site conditions or dimensions and shall be included with the scope of the work and construction contract. Any modifications required in details are to be first reviewed and confirmed with the Landscape Architect prior to construction.

Any discrepancies not brought to the attention of the Landscape Architect and related work commenced therein conflict with codes or documents shall be corrected by the Contractor at Contractor's own expense and no expense to the Owner or Landscape Architect.

The Landscape Architect preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of the plans.

If revisions to the plans are requested by the City, the Contractor will notify the Landscape Architect for revisions and/or change orders required for resubmittal, permit site inspections and approvals. A copy of final permit approval shall be provided to Owner upon completion.

Contractor shall be responsible for supervising that all general and subcontract work is being accomplished according to the most current construction documents, including revisions.

Contractor shall not use any potentially hazardous materials or products in the construction, and shall advise Owner of any potentially hazardous materials or products recommended, selected or specified prior to purchasing or installing.

Contractor shall provide temporary toilet facilities on job site if necessary or required by local code.

Contractor shall keep premises secure, clean and hazard free. Contractor shall be responsible for maintaining their equipment, materials, and work, in neat, clean, orderly and safe conditions at all times.

DEMOLITION
Contractor shall perform all removal and related work shown on the drawings, described in these notes and reasonably inferred as necessary to complete the final design.

Contractor shall provide and maintain pedestrian protection as required by the presiding city/county. Prior to demolition, Contractor shall obtain and pay for all required permits for sidewalk and street use.

Contractor shall be responsible for obtaining permits and shall pay all fees necessary for encroachment, grading, demolition, and disposal of said materials as required by private, local, and state jurisdictions. Contractor shall be responsible for a site inspection to fully acknowledge the extent of the demolition work.

The existing conditions and dimensions shown on the plan represent as accurately as possible existing conditions. However, it is the Contractor's responsibility to verify in the field all dimensions and conditions prior to any work by the effected trades. Any discrepancies shall be reported to the Landscape Architect and Owner.

If any conditions arise where it is necessary to remove additional existing structure or finishes for the completion of the work as outlined in the contract, the Contractor shall inform the Landscape Architect and Owner prior to commencing with any additional demolition or modification.

Demolition of vegetation shall include the removal of roots and organic materials.

Contractor shall verify and locate all existing above and underground utilities. Any locations shown on the plans are approximate and are shown for general information only.

Underground utilities are not to be disturbed unless otherwise noted.

Damage to any existing utilities and services to remain shall be the responsibility of the Contractor. Contractor shall repair and/or replace in kind.

Damage to any existing utilities and services to remain shall be the responsibility of the Contractor. Contractor shall repair and/or replace in kind.

All depressions and trenches from demolition shall be backfilled.

Demolition and removal of existing structures, concrete slabs, paving and equipment shall include removal of all foundations and subsurface construction as required.

Required demolition and removal shall be done in strict accordance with the presiding city/county ordinances and conducted during approved hours only. Contractor shall take all necessary precautions to minimize noise, dust, and other nuisances to neighbors and public right of way.

Erosion control measures shall be implemented to prevent debris and unsuitable materials from entering storm, sanitary sewers and streets.

Erosion control plans, if required by the City, shall be at the Contractor's expense and the responsibility of the Contractor to prepare said documents.

All damaged existing areas to remain and existing areas affected by demolition or new construction work shown on drawings shall be repaired as required to match immediate adjacent areas in materials, including fire rating, finish and color unless otherwise noted.

Contractor shall legally dispose of removed materials and debris daily at approved disposal sites, as required by the presiding city/county. Contractor shall obtain necessary permits for the transportation of material to and from the site.

Upon completion of work each day, premises shall be broom swept.

Except for those materials indicated to be removed, existing trees, shrubs, groundcover and sod are to remain throughout the duration of construction. Contractor shall ensure that particular care is taken to protect, preserve and maintain these items.

SITE WORK, GRADING, FOUNDATIONS, ETC.
Contractor shall inspect and be responsible for protecting and maintaining all new and existing work, facilities and improvements within the areas indicated under the contract. Any disturbances or damage to the work, the existing building and improvements, or any impairment of facilities resulting directly or indirectly from the Contractor's operation shall be promptly restored, repaired or replaced to the satisfaction of the Landscape Architect and at no additional cost to the Owner.

Work shown herein shall be done in accordance with the "Standard Specifications for Public Works Construction," latest edition and supplements, Chapter 70 of the Uniform Building Code (Excavation and Grading), and City of Thousand Oaks local ordinances as applicable.

All recommendations of the Geotechnical and Soils Engineers shall be made a part of these plans.

Existing topographical information shown herein is based on the existing survey.

Construction staking for improvements shown on these plans shall be performed by a licensed land surveyor.

Contractor shall contact underground service alert at 800-422-4133 prior to excavation.

Contractor shall take precautionary measures to protect any utility lines and any other lines so as not to disturb them.

Prior to commencing construction, Contractor shall verify all join conditions for grading, drainage and underground facilities including location and elevation of existing underground at crossings with proposed underground facilities. If conditions differ from those shown on plans, contractor shall notify the Engineer and Landscape Architect, and shall not begin construction until the changed conditions have been evaluated.

Contractor shall assume sole and complete responsibility for the job site conditions, including safety of all persons and property, during the course of construction on this project. This requirement shall apply continuously, and shall not be limited to normal working hours.

Contractor shall obtain an OSHA permit from the California Division of Industrial Safety prior to the construction of trenches or excavations which are 4 feet or deeper.

Contractor shall notify Landscape Architect and Owner of any unstable or questionable soil or geological conditions encountered during excavation. If at any time during grading operations, any unfavorable geological conditions are encountered, grading in that area will stop until approved corrective measures are obtained.

The proposed grade is the finish grade and not the rough grade. Contractor shall subtract the thickness of the paved section and/or landscape topsoil section to arrive at the rough grade elevation.

Straight grade shall be maintained between contour lines and spot elevations unless otherwise noted.

Areas within the scope of work shall be weed killed with an application of "Round Up" or an approved equal product ten days prior to the start of work. Contractor shall verify with Landscape Architect prior to application.

Areas to be graded or paved shall be grubbed and stripped of all vegetation, debris and other deleterious material. All loose soil disturbed by removal of trees, existing fill and loose or disturbed topsoil shall be removed.

After over excavation is completed, the exposed surface shall be compacted to at least 90%. All new fill shall be brought to near optimum moisture, placed in layers not exceeding 6" thick, and compacted to at least 90% in areas to be paved only. See Soils Report for additional information.

Fill shall be compacted to at least 85% in planted areas.

The existing subgrade soils in unfilled areas shall be compacted prior to construction of paving to secure uniform support and to minimize differential settlements. The degree of compaction within the upper 12" shall be at least 90%.

The compaction characteristics of all fill soils shall be determined by A.S.T.M. D-155778. The field density and degree of compaction shall be determined at A.S.T.M. D-1556.

Where Soils and/or Geology Report have been made, it shall be considered a part of the construction documents and Contractor shall follow any recommendations contained therein.

All concrete floor slabs set below exterior grades shall be poured over a continuous 6 mil. Waterproof membrane set on 2" sand bed over 4" crushed rock on natural soil. Crushed rock shall be drained to storm drain system or relieved at perimeter to prevent sub floor saturation. See Structural Drawings for additional information.

Contractor to provide 4" Class II base under all paving; compact to 90% compaction. Hold paving level 1.5" below stucco screen except where noted otherwise.

Contractor shall provide mastic expansion joints next to architecture, walls and steps. Color shall match paving.

All forms and alignment of paving shall be reviewed and approved by the Landscape Architect prior to pouring (minimum 48 hours notice).

Contractor shall provide positive drainage on all finished grade surfaces, sidewalks and patios away from structures and verify that areas affected by construction are properly drained, with no ponding.

Contractor shall remove all excess oil, debris and materials not required by construction. Confirm any items to remain with Landscape Architecture or Owner prior to start of construction.

Contractor shall erect and maintain temporary barricades and dust proof partitions as needed for protection against accident, and shall continuously maintain adequate protection of work and the Owner's property from damage or loss arising in connection with construction.

Water shall be provided onsite and used to control dust during construction operations.

FRAMING
In addition to any structural grade requirements, all exposed wood beams and posts shall be selected for best appearance within specified grade, with minimum knots, checks or cracks.

Contractor shall coordinate framing with proposed location of electrical, mechanical, and plumbing work so as to avoid changes in framing which might conflict with proposed equipment or fixture locations.

UTILITIES, PLUMBING, DRAINAGE, ETC.
Contractor shall consult representatives of local utilities, including: gas, water, power, sewer, telephone and television where applicable, concerning locations and availability of utilities prior to commencing work or connecting utilities. Contractor shall be responsible for any damage to existing utility lines. Locations and elevations existing and new mains shall be confirmed on the record drawings.

Contractor shall provide and install new underground water and gas supply lines, and verify meter, main, (tank when applicable) and line sizes are adequate to provide acceptable pressure and volume required.

Hose bibs and irrigation systems shall not be connected to building water system, but shall be fed from main water line before building system pressure regulator and main valve. See irrigation drawings for further system information and specifications.

Contractor shall flush out new and old water supply lines prior to connecting new fixtures.

Contractor shall maintain adequate and constant water supply to all existing plumbing fixtures, hose bibs and sprinklers desired and deemed necessary during construction. See MEP drawings for additional information.

All storm drain and sanitary sewer pipe, fittings and joints shall be polyvinyl chloride (PVC) SDR 35 in accordance with Section 207-17 unless otherwise stated.

Contractor to provide hardscape and landscape drainage below and above surface. Provide 4" SDR 35 drain line with 4" brass drain grate in hardscape. Contractor to connect all new drains to existing drains.

All waterlines shall be installed with 36" minimum cover from top of pipe to finished grade unless otherwise noted.

All waterlines shall be polyvinyl chloride (PVC) class 150 and shall meet the requirements of AWWA C900 PVC pressure pipe unless otherwise stated.

Thrust blocks shall be installed at waterline horizontal and vertical bends, tees, capped ends and reducers.

ELECTRICAL
Unless noted otherwise, all conduits shall be concealed in structure or underground. Any exceptions are to be reviewed and confirmed in writing by the Landscape Architect.

Contractor shall verify that any existing service, meter, main, panel, conduits, and wiring to remain are adequate. Contractor shall advise Owner prior to finalizing contract if changes are required.

If required, contractor shall provide additional panel, capacity, breakers, circuits, etc., as required for new electrical loads, and shall verify location and scope of new and expanded service with the Owner and Landscape Architect. Contractor shall confirm all electrical loads and requirements for new appliances, heating and air conditioning systems, pool/spa, and other electrical equipment/fixtures prior to finalizing contract.

All wiring shall be copper, in flexible or rigid conduit as specified by code. Bo "Romex" or other non-conduited wiring is permitted.

Contractor shall confirm material and color of all switches, outlets and cover plates with Landscape Architect prior to ordering.

Contractor shall provide Title 24, Form 5 if required.

Ground fault interrupters are required for all exterior outlets and other wet areas required by code.

All electrical junction boxes for line voltage lighting shall be below grade in planting areas, as approved by Landscape Architect. See lighting plans for additional information and specifications.

See MEP drawings for additional information.

FINISHES
Contractor shall submit 2' x 2' samples, or as otherwise noted in the specifications, of all paving and wall finishes and colors with joints in place. All samples shall be approved by the Landscape Architect prior to construction.

All stucco walls shall match architecture in color and texture.

Contractor to provide non-slip surface on all step treads with 2% slope for drainage.

Contractor shall submit actual material samples for Landscape Architect's review of all finish materials including but not limited to: stone, tile, plaster, paint, and stains prior to ordering materials.

When plastering on masonry or concrete, a two coat minimum with ½" thickness is acceptable.

All curved walls and walks shall have smooth continuous curves as indicated on plans.

Plaster surfaces shall be straight and plumb on straight walls, with no wobble, wave or irregularities over the course of any wall plane, straight or curved.

Contractor shall confirm plaster finish with Landscape Architect prior to finalizing estimate.

All masonry work shall be in accordance with the Masonry Institute of America and Building Stone Institute guidelines.

All masonry work shall be according to current standards and specifications of the Tile Council of America and Ceramic Tile Institute.

Contractor shall verify all tile layouts, trim shapes, grout selections and widths, and other specifications with Landscape Architect approval prior to ordering tile. Unless otherwise specified, tile shall be installed on a wired reinforced mortar bed over a cleavage membrane.

All dust shall be completely washed off of tile prior to the application of the bond coat. Bonding mortar shall cover 100% of both the tile and surface to be covered, approximately 1/8" thick.

On dark colored stone or ceramic tile gray bonding will be used. On light colored tile white bonding mortar will be used. Landscape Architect shall approve tile and stone joint layout as well as color of potential grout prior to installation.

Contractor shall be responsible for ordering all tile and other finish materials with enough lead time so that ordered material can be confirmed as acceptable, and any unacceptable material replaced, without delaying construction.

PAINTING/STAINING
Contractor shall include within the scope of work preparation, priming, and finish painting of the exterior walls affected by additions and remodeling. Confirm paint, stain, finish selections and specifications with Landscape Architect, submit color samples and apply sample colors on actual surfaces to be painted for Landscape Architect's review prior to ordering materials.

Before beginning, inspect all work to be painted and report to Landscape Architect any conditions which will prevent a quality finish from being accomplished. Commencing of work by the Contractor is indicated by acceptance of the surfaces.

All spaces shall be broom clean and all hard surfaces to be painted shall be dry and clean.

Remove all electrical plates, surface hardware, etc., before painting. Protect and replace when completed.

All paint and stain material shall arrive at the job in unbroken containers with manufacturer's label clearly visible. Unless otherwise noted, all paints shall be applied in strict accordance with the manufacturer's master specifications and recommendations.

Paint coats as specified are intended to cover surfaces completely, if they do not, further coats shall be applied.

Exterior stains shall match existing conditions or as otherwise noted on drawings. Follow manufacturer's recommendation for application rates.

All wood to be painted with one coat primer and two coats paint to match fascia on architecture. All wood to be S4S, No. 1 grade Douglas fir. Fill all cracks.

LANDSCAPE/IRRIGATION
Fence around pool to be standard iron fence, per City requirements for pool safety. 5'-0" iron gates to be self-closing and self-latching. Latch to be installed 54" above adjacent grade.

Provide waterproof material on all raised planters (Xypex or approved equal) with 4" perforated styrine drain line and 1 cu. foot of ¾" gravel. Wrap drain pipe with filter fabric and connect to drainage system.

Provide linear deep root barriers on all trees within 5' of any sidewalk, wall, planter, bldg. or other hardscape. Root barrier to extend 4' on ea. side from tree centerline. Root barrier to be 39" wide by Reemay or approved equal.

Provide 4"x3' deep ventilation hole filled with ¾" gravel in all tree pits (2 per tree).

Provide espalier supports.

Provide 15-5 gal. and 30-1-gal. extra plants (to be spotted by Landscape Architect).

Provide 50 flats of 4" annual color (to be spotted by Landscape Architect).

Provide soil amendments (per soils report).

Provide 100% irrigation to all planting areas from curb line. Separate shrub, lawn, and sun exposure irrigation systems.

Bury irrigation lines as follows: 18" minimum for mainline (PVC) and 12" minimum for lateral (sch 40).

Provide irrigation controller to be located per Owner. Power to be supplied by Owner.

Landscape Architect shall review completed installation and file landscape certification with city, confirming compliance with approved plans.

SHEET INDEX

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No. 2801
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Expiration Date
STATE OF CALIFORNIA

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GENERAL NOTES

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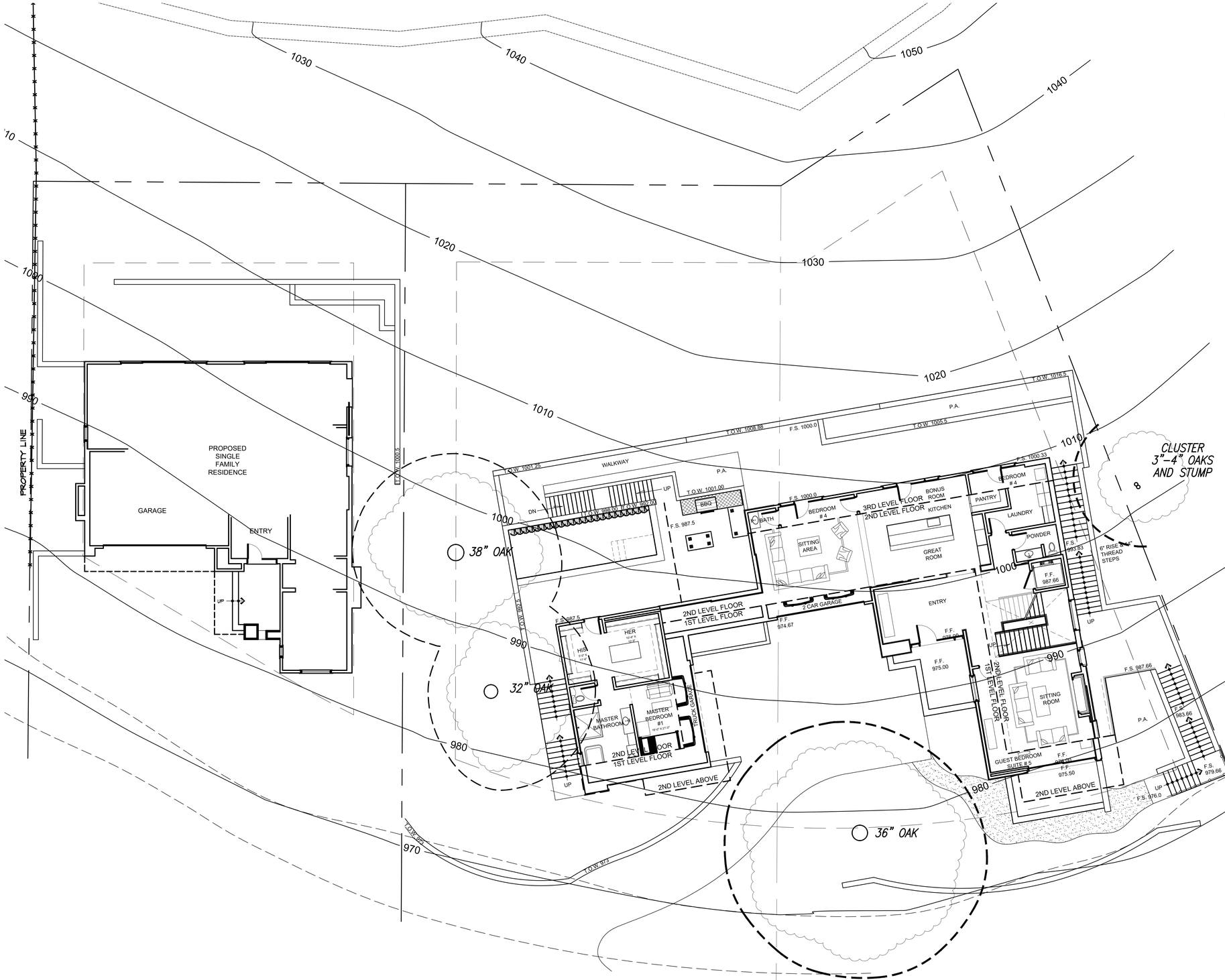
#219000
Job
NO SCALE
Scale

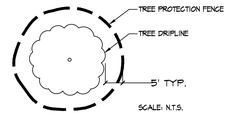
LG-1

OF: 9
PLOTTED: 10/31/19



TREE PROTECTION LEGEND:

- 5' HIGH ORANGE PLASTIC MESH WITH 5' HIGH METAL STICKS



SCALE: N.T.S.

TREE PROTECTION NOTES:

1. Temporary protective fencing shall be installed at the limit of the tree protection zone (5'-0" wider than the drip line) of each tree. When activities occur within the protected zone of a tree, Environmental Patterns/Arborist will temporarily relocate the protective fencing to the limit of the disturbance so that the activities can be conducted. Upon completion fencing will be moved back to the limit of the protected zone.
2. To the extent practicable, activities within the protected zones will be done by hand; however, mechanized equipment may be required for some activities within the protected zones. Activities performed within the protected zones will be under the supervision of Environmental Patterns/Arborist.
3. The amount of time that exhaust from mechanized equipment will pass within the protected zones shall be limited to one 8-hour day of exposure followed by 2-days of no exposure. On the days that the equipment is not to be use of had tools will be allowed.
4. Protected trees shall be lightly sprayed with water to wash off dust during and after construction as needed and where possible (rain may preclude the need for this).
5. All soil and debris removed from around the crown of the trunk of the trees shall be done by hand.
6. Environmental Patterns/Arborist shall make bi-montly site visits to review all protected trees and provided monitoring reports. If any protected tree are damaged tree addendum will need to be submitted to the planning division.
7. All protected trees (Quercus agrifolia) shall be protected and maintained before, during, and after ground disturbance activities and development in accordance with the recommendations of the Oak Tree Report (Dave Cragoe/Environmental Patterns, dated October 5, 2018) and the requirements of the Ventura County Resource Management Agency - Planning Division Tree Protection Plans (http://vcrma.org/planning/pdf/permits/tree/Tree-Protection-Plan-1-1-14.pdf).
8. all protected trees (Quercus agrifolia) shall be protected and maintained before, during, and after ground disturbance activities, and any alterations or felling of protected trees shall be done, in accordance with the recommendations of the Oak Tree Report (Dave Cragoe/Environmental Patterns, dated October 5, 2018) and the requirements of the Ventura County Resource Management Agency - Planning Division Tree Protection Plans (http://vcrma.org/planning/pdf/permits/tree/Tree-Protection-Plan-1-1-14.pdf).
9. The felling of oak trees (Quercus agrifolia) for development within the project site shall be limited to tree number #41 (Dave Cragoe/Environmental Patterns, revised date October 5, 2018). No other oak trees (Quercus agrifolia) may be felled or removed from the project site without the review and written consent of the Ventura County Planning Division.
10. The locations of the oak tree that is approved for removal (tree number #41, Oak Tree Report, Dave Cragoe/Environmental Patterns, revised date October 5, 2018) must be identified on plan sheet L1-3.
11. Development, grading or any other ground disturbance activities within the tree protection zone (TPZ) must be carried out in accordance with the Oak Tree Report Dave Cragoe, dated date October 5, 2018) and the Project Description. Development, grading or any other ground disturbance activity within the TPZ shall be monitored by the landscape architect/arborists. If grading will exceed 1,248 cubic yards, the landscape architect/arborist, site superintendent, or Permittee shall contact the Planning Director in order to determine if additional tree protection measures may be necessary for the remaining oak trees within the project site. "
12. No equipment, vehicles, soil, or construction materials shall be placed or stored within the tree protection zone (TPZ) No oil, gasoline, chemicals, paints, solvents, or other damaging materials may be deposited or stored within the TPZ or in drainage channels, swales or areas that may lead to the TPZ.
13. As recommended by Planning's arborist, demolition, development, or ground disturbance routes within the tree protection zones (TPZ) shall be covered with six inches of mulch in order to reduce compaction within the TPZ.
14. As recommended by Planning's arborist, deep-root drenching of the remaining oak trees shall be done once a month by your landscape architect or landscape architect's qualified agent.
15. Additional information or documentation may be necessary (e.g., arborist monitoring reports, Damaged Tree Addendum, etc.) and shall be provided to the Planning Division if recommended by the landscape architects/arborists or required by the Planning Director.
16. Tree protection fencing and signage must be installed in accordance with item 9.b. (pp. 8-4) of the Ventura County Resource Management Agency - Planning Division Tree Protection Plans (http://vcrma.org/planning/pdf/permits/tree/Tree-Protection-Plan-1-1-14.pdf).
17. The Permittee shall submit to the County of Ventura Planning Division for review and approval a landscape plan, prepared by a California registered landscape architect (or other qualified individual as approved by the Planning Director), demonstrating compliance with the requirements set forth in this condition (above) and the County's Landscape Design Criteria. The landscape architect (or other qualified individual) responsible for the work shall stamp the plan. After landscape installation, the Permittee shall submit to the County of Ventura Planning Division a statement from the project landscape architect (or other qualified individual) that all landscaping has been installed as shown on the approved landscape plan. Any changes to approved landscape plans that affect the character or quantity of the plant material or irrigation system design must be approved by the Planning Director prior to installation.
18. Add 6 inches of mulch within the development routes in the Tree Protection Zones. All mulch to be removed upon the completion of development and ground disturbance activities within the project site.

STORM WATER MANAGEMENT PROGRAM:

Environmental Patterns is in agreement with the erosion control plan and maintenance plan approved by MSPD and signed by [Insert Name] on [Insert Date]. See attached approval.

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TREE PROTECTION PLAN

10/31/2019
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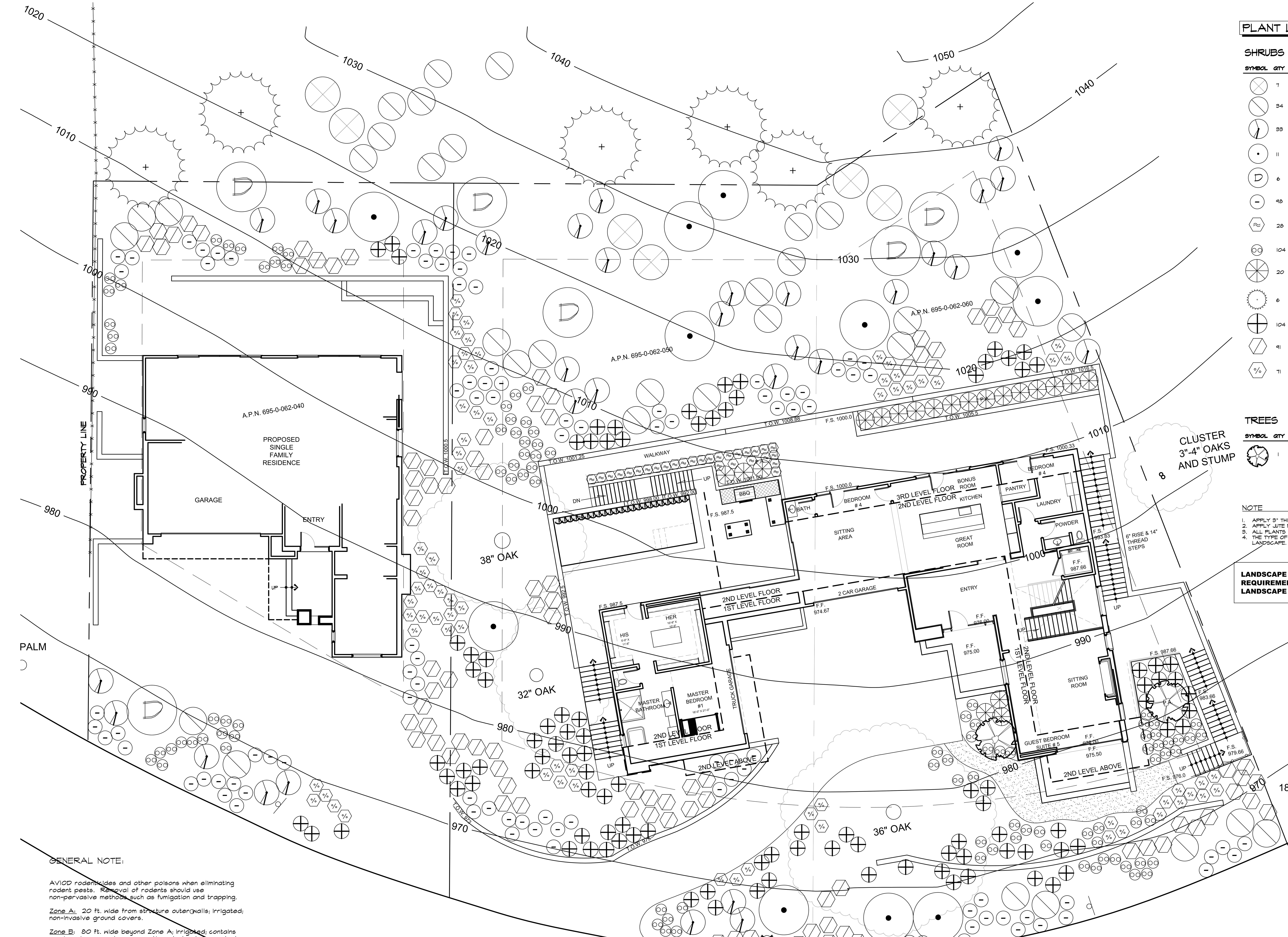
B.B./D.B./E.C./S.L
Drawn
#219000
Job
1/8"=1'-0"
Scale

NORTH

[LT▸2]

2 OF: 9
PLOTTED: 10/31/19



PLANT LEGEND:

SHRUBS

SYMBOL	QTY	SIZE	BOTANICAL NAME/ COMMON NAME	COMMENTS WUCOLS
	7	1 GAL	ARCTOSTAPHYLOS GLANDULOSA EASTWOOD MANZANITA	PERENNIAL VERY LOW - .2
	34	1 GAL	CEANOTHUS OLIGANTHUS HAIRY CEANOTHUS	EVERGREEN VERY LOW - .2
	33	5 GAL	CEANOTHUS SPINOSUS RED-HEART MOUNTAIN LILAC	EVERGREEN VERY LOW - .3
	11	1 GAL	DENDROMECON HARFORDII ISLAND BUSH POPPY	EVERGREEN VERY LOW - .2
D	6	5 GAL	DENDROMECON RIGIDA BUSH POPPY	EVERGREEN VERY LOW - .2
	98	5 GAL	HELIANTHEMUM SCOPARIUM PEAK ROCKROSE	EVERGREEN VERY LOW - .2
	28	1 GAL	HEMEROCALLIS X 'MALJA' GOLDEN ZEBRA DAYLILY	PERENNIAL LOW - .3
	104	1 GAL	MALACOTHAMNUS FASCICULATUS BUSH MALLOW	EVERGREEN VERY LOW - .2
	20	1 GAL	PHORMIUM TENAX 'MAORI MAIDEN' TRICOLOR NEW ZEALAND FLAX	EVERGREEN LOW - .3
	6	1 GAL	RHUS OVATA SUGAR SOMAC	EVERGREEN LOW - .3
	104	1 GAL	RIBES SPECIOSUM FUCHSIA-FLOWERING GOOSEBERRY	DECIDUOUS LOW - .3
	91	5 GAL	SALVIA LEUCOPHYLLA PURPLE SAGE	SEMI EVERGREEN LOW - .3
%	71	1 GAL	SYMPHORICARPOS MOLLIS CREEPING SNOWBERRY	PERENNIAL LOW - .3

TREES

SYMBOL	QTY	SIZE	BOTANICAL NAME/ COMMON NAME	COMMENTS WUCOLS
	1	5 GAL	ALOE BAINESII ALOE TREE	EVERGREEN LOW - .3

NOTE

1. APPLY 3" THICK MULCH ON ALL PLANTING BEDS.
2. APPLY JUTE NETTING ON ALL SLOPE TO 2:1 OR GREATER.
3. ALL PLANTS IS IN COMPLIANCE WITH DROUGHT TOLERANT LANDSCAPE (DTL).
4. THE TYPE OF SOIL IS SUITABLE FOR ALL THE PROPOSED PLANTS IN THIS LANDSCAPE.

LANDSCAPE AND IRRIGATION PLANS MEET AND EXCEED THE REQUIREMENTS SET FORTH IN THE VENTURA COUNTY LANDSCAPE DESIGN CRITERIA (OCTOBER 1992).

GENERAL NOTE:

AVIOD rodenticides and other poisons when eliminating rodent pests. Removal of rodents should use non-pervasive methods such as fumigation and trapping.

Zone A: 20 ft. wide from structure outer walls; irrigated; non-invasive ground covers.

Zone B: 80 ft. wide beyond Zone A; irrigated; contains non-invasive ground covers, native plants, deep-rooted perennials, some well-spaced shrubs and trees.

Zone C: Beyond Zones A & B (to 200 ft. from the structure or to property line, whichever is less), mosaic of thinned, clumped, native vegetation pruned on a staggered 2-3 year schedule, with clumps adjacent to one another in alternate pruning times.

In preparing Zone C for fuel modification:
1. Retain as many non-sprouting species as possible. (They usually have a single trunk.) Do not cut off the trunk in pruning, as this kills the plant.
2. Choose multiple-trunked, resprouting species for removal over non-sprouters. The remaining multi-trunked remaining shrubs should be pruned in a staggered, clumped pattern on an alternating schedule, allowing 2-3 years between prunings for any one clump. Resprouting species can be pruned to near ground level.

IRRIGATION:
Initially, you will need to irrigate to establish the native plants. After healthy establishment, irrigation only needs to occur during times of drought in the summer occasionally, about once a month in the summer.

NATIVE PLANT IRRIGATION REGIMES:
Irrigation will need to be installed for 100-feet horizontal distance around any structures (or up to parcel boundaries), but irrigation does not need to be used regularly. It needs to be in place and sufficient for fire protection and tested twice a year, before and following

Irrigation will need to be installed for 100-feet horizontal distance around any structures (or up to parcel boundaries), but irrigation does not need to be used regularly. It needs to be in place and sufficient for fire protection and tested twice a year, before and following fire season, and repaired at those testing times if necessary.

OAK TREE IRRIGATION AND MAINTENANCE:
Arrange soil around base of tree to slope away from tree so that rainfall drains away from the trunk; avoid ponding at the base of the trunk. Leave 6 to 10 feet around the trunk cleared of non-natives and dry. Protective native plant mulch can cover this area and protect the roots. Irrigation can be done with hoses once a month at 6 feet from the trunk until tree is established (several years) in the normal rainfall months, October-March, and then only once or twice in summer in times of severe drought. After establishment, only rainfall should irrigate oaks, and NO water should be applied April-September. In times of severe drought, native oaks may be irrigated once in mid-summer.
Any temporary irrigation system shall be removed when oaks are established.

NATIVE PLANT ZONE IRRIGATION AND MAINTENANCE:
Plants in these zones are watered like the oaks (but within 3-ft. of trunks) until established, once a month October-March, and then only once or twice in summer until established (several years). Usually, only rainfall should irrigate native plants after their establishment, and NO

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SHRUB PLAN

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1/8"=1'-0"
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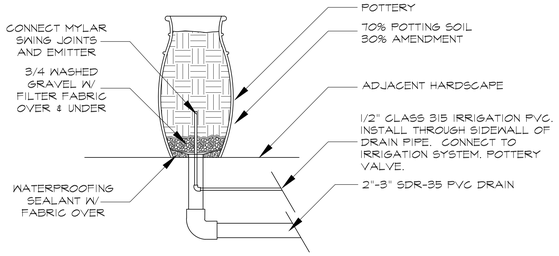
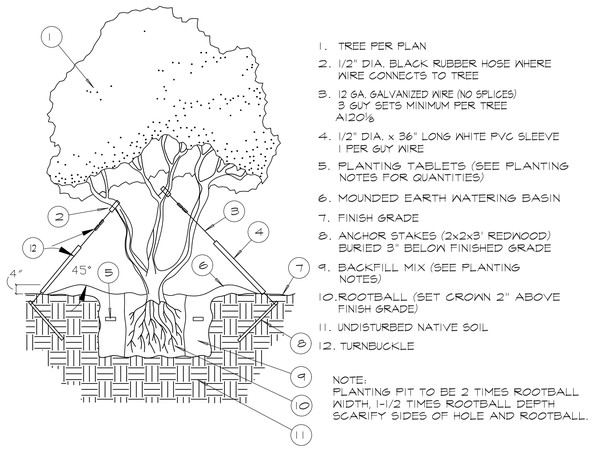
[LP ▸ 3]



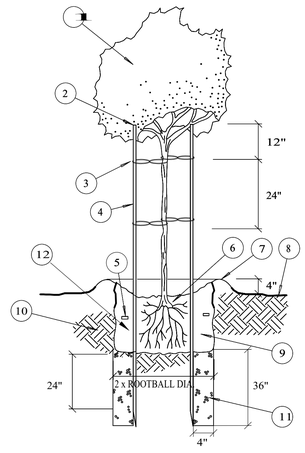
▸ D POTTERY PLUMBING
SCALE: N.T.S.



1. TREE PER PLAN
2. 1/2" DIA. BLACK RUBBER HOSE WHERE WIRE CONNECTS TO TREE
3. 12 GA. GALVANIZED WIRE (NO SPLICES) 3 GUY SETS MINIMUM PER TREE A1201/8
4. 1/2" DIA. x 36" LONG WHITE PVC SLEEVE 1 PER GUY WIRE
5. PLANTING TABLETS (SEE PLANTING NOTES FOR QUANTITIES)
6. MOUNDED EARTH WATERING BASIN
7. FINISH GRADE
8. ANCHOR STAKES (2x2x3' REDWOOD) BURIED 3" BELOW FINISHED GRADE
9. BACKFILL MIX (SEE PLANTING NOTES)
10. ROOTBALL (SET CROWN 2" ABOVE FINISH GRADE)
11. UNDISTURBED NATIVE SOIL
12. TURNBUCKLE

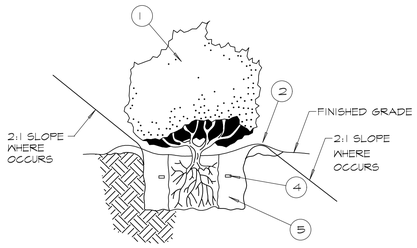
NOTE:
PLANTING PIT TO BE 2 TIMES ROOTBALL WIDTH, 1-1/2 TIMES ROOTBALL DEPTH SCARIFY SIDES OF HOLE AND ROOTBALL.

▸ C TREE GUYING
SCALE: N.T.S.



1. TREE PER PLAN
2. TRIM TOP OF STAKES BELOW LOWEST BRANCHES TO PREVENT DAMAGE
3. USE "GINCH TIE" OR EQUAL BETWEEN STAKE AND TREE PER PLANTING SPECIFICATIONS
4. 2" DIA. x 10' LONG LODGE POLE STAKES (INSTALL WIDER THAN ROOTBALL)
5. 21 GRAM PLANT TABLETS 5 GAL = 3, 15 GAL = 5, 24" BOX = 8
6. ROOTBALL (SET CROWN +/- 3" ABOVE FINISH GRADE)
7. EARTH WATERING BASIN (RAKE SMOOTH PRIOR TO SEEDING IN HYDROSEED AREAS; AT END OF PLANT ESTABLISHMENT PERIOD FOR ALL REMAINING BASINS)
8. FINISH GRADE
9. COMPACTED BACKFILL MIX (PER PLANTING SPECS/NOTES)
10. UNDISTURBED NATIVE SOIL
11. 4" X 3' DEEP VENTILATION HOLE FILLED WITH 3/4" GRAVEL BELOW PLANTING PIT. (OPPOSITE CORNERS)
12. 4" X 3' DEEP VENTILATION HOLE FILLED WITH 3/4" GRAVEL WITHIN PLANTING PIT. (OPPOSITE CORNERS)

▸ B TREE STAKING
SCALE: N.T.S.



1. PLANT AS SPECIFIED.
2. 3" EARTH BERM.
3. ADJACENT FINISHED GRADE.
4. PLANT TABLET-21 GRAM 1-1 GAL., 2-5 GAL., 3- 15 GAL.
5. PREMIXED SOIL BACKFILL (SEE SPECIFICATIONS).

NOTE:
PLANT PIT TO BE TWICE THE SIZE OF ROOTBALL.

▸ A SHRUB PLANTING
SCALE: N.T.S.

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PLANTING DETAILS

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Scale

[LP▸4]

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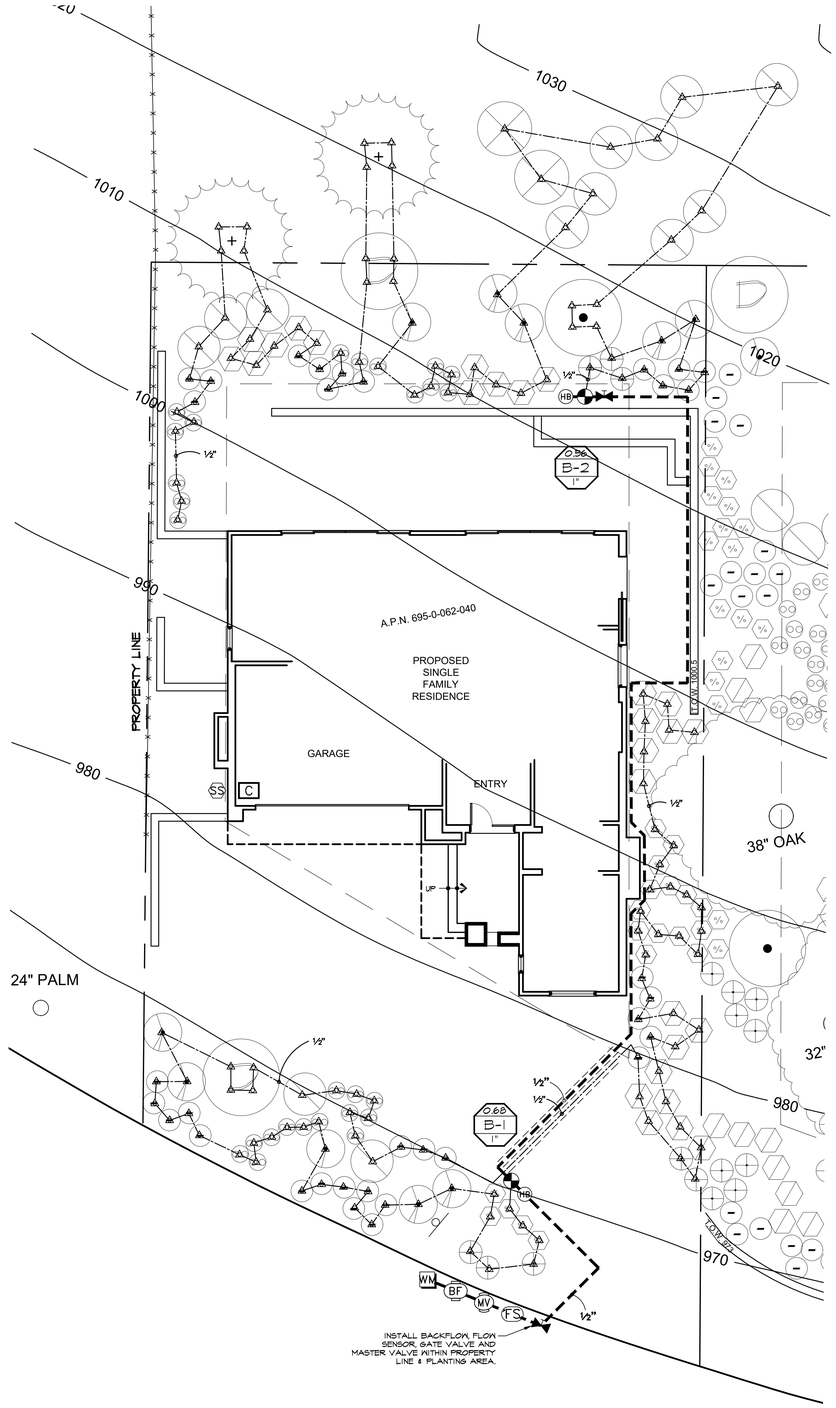

IRRIGATION LINES NOTE:

IRRIGATION MAINLIINE AND LATERAL LINES SHOWN ON THIS PLAN REPRESENT MATERIALS INSTALLED IN THE PLANTING AREAS ONLY AND ARE DIAGRAMMATIC. ALL PIPE TYPES WITHIN THE BUILDING SHALL BE PER THE ARCHITECTURAL PLANS AND SPECIFICATIONS.

IRRIGATION MAINTENANCE SCHEDULE:

1. CHECK FOR IRRIGATION EQUIPMENT MALFUNCTION (CONTROLLER, VALVES, MAINLINE, LATERAL LINE, ETC.) - WEEKLY
2. CHECK AND ADJUST DRIP SYSTEM FOR MALFUNCTION - WEEKLY
3. CHECK FOR COVERAGE TO ENSURE PLANT LIFE - WEEKLY
4. FLUSH DRIPLINE SYSTEM (MANUAL FLUSH) TO REMOVE DIRT AND DEBRIS - BIMONTHLY
5. CLEAN DRIP SYSTEM SCREEN FILTER - BIMONTHLY
6. CHECK AND CLEAN IRRIGATION CONTROLLER CABINET - BIMONTHLY
7. CHECK IRRIGATION TIME/DAY SETTING ON CONTROLLER - BIMONTHLY
8. CHECK CONNECTION TO WEATHER STATION / RAIN SENSOR FOR PROPER OPERATION QUARTERLY.

IRRIGATION INSPECTION PLAN & SCHEDULE NOTE:

CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT A MINIMUM OF 48 HRS IN ADVANCE FOR IRRIGATION INSPECTION. THE INSPECTION WILL CONSIST OF BUT NOT LIMITED TO:

1. PRESSURE SUPPLY LINE LAYOUT AND TESTING.
2. POINT OF CONNECTION EQUIPMENT INSTALLATION LAYOUT AND TESTING.
3. IRRIGATION VALVES INSTALLATION AND TESTING.
4. LATERAL LINE AND SPRINKLER HEAD LAYOUT INSTALLATION AND TESTING.
5. DRIPLINE AND EMITTER LAYOUT INSTALLATION AND TESTING.
6. COVERAGE TEST PRIOR TO LANDSCAPE PLANTING.

AB1881 WATER CONSERVATION STATMENT

I HAVE CONPLED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

BRYAN BADGETT NO. 2801 _____ DATE _____

PRESSURE LOSS CALCULATION:

Generated:	2019-01-29
P.O.C.	NUMBER: 01
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	2"
Flow Available:	120.00 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	130.00 psi
Elevation Change:	5.00 ft
Service Line Size:	6"
Length of Service Line:	20.00 ft
Pressure Available:	127.00 psi
DESIGN ANALYSIS	
Maximum Multi-valve Flow:	130.00 gpm
Flow Available at POC:	120.00 gpm
Residual Flow Available:	-10.00 gpm
Critical Station:	2
Design Pressure:	40.00 psi
Friction Loss:	0.24 psi
Fittings Loss:	0.02 psi
Elevation Loss:	0.00 psi
Loss through Valve:	1.50 psi
Pressure Req. at Critical Station:	41.77 psi
Loss for Fittings:	0.05 psi
Loss for Main Line:	0.31 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	11.30 psi
Loss for Master Valve:	1.60 psi
Loss for Water Meter:	13.10 psi
Critical Station Pressure at POC:	68.33 psi
Pressure Available:	127.00 psi
Residual Pressure Available:	58.67 psi

IRRIGATION LEGEND:

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
▲ ■ ▲ 05 10 20	Netafim SPGV Single Outlet Emitter Single Outlet Pressure Compensating Drip Emitter, 1.5psi Internal Check Valve, with Self-Piercing Barb. Blue= 0.5gph, Blackx 1.0gph, Red= 2.0gph.	158	8
	Rain Bird XF XF Series Blank Tubing		8

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Hunter ICV-G 1" with HFR-100-75-40 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. Hunter Filter Regulator on 40 PSI, 150 mesh stainless steel screen.	2	4
HB	Hose Bibb - Champion Hose Bib Model B-401	2	
	Nibco T-113 Class 125 bronze gate shut off valve with wheel handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"	2	7
MV	Grismold 200GLRE 2" 2" Solenoid, Normally Closed Master Valve. Epoxy Coating and Purple Handle for Reclaimed Water. Cast Iron and Bronze Material. NPT End Connection.	1	2
BF	Febco 825Y 2" Reduced Pressure Backflow Preventer	1	12
C	Hunter XC-200I Fixed Controller, 2 stations, Indoor Model, Plastic Cabinet. Residential Use.	1	1
SS	Hunter Solar-Sync Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, Install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wired.	1	
FS	Flow Sensor Data Industrial / Badger Meter 1-1/2" series 220V Tee Type Flow Sensor PVC. Hard Wire to Controller Using 16 AWG Wire in Conduit.	1	9
WM	Water Meter 2" By Owner. Verify Size and Location in Field.	1	
	Irrigation Mainline: PVC Schedule 40		
	Pipe Sleeve Sleeves, SCH. 40 PVC, 4" Diameter Minimum for Pressure Main Line and Laterals 2" Diameter Minimum for Control and Common Wires. Provide 30" of Cover from Finished Grade to Top of Pipe.		

FLOW IN GPM — CONTROLLER AND STATION DESIGNATION — VALVE SIZE

NOTES:

1. THE SPRINKLER SYSTEM DESIGN IS BASED ON A DESIGN PRESSURE OF 62 PSI AND A MAXIMUM FLOW OF 130.0 GPM. THE IRRIGATION CONTRACTOR SHALL VERIFY THE PRESSURE AND FLOW PRIOR TO CONSTRUCTION. ANY VARIANCE FROM THE DESIGN PRESSURE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT WITHIN 24 HOURS AND PRIOR TO COMMENCEMENT OF ANY WORK. IF IT IS FOUND THAT THE PRESSURE AND/OR FLOW DEVIATE FROM THE DESIGN AND THE CONTRACTOR COMMENCES WORK WITHOUT NOTIFYING THE LANDSCAPE ARCHITECT, ALL CORRECTIVE ACTION NECESSARY TO ESTABLISH A FUNCTIONAL IRRIGATION SYSTEM SHALL BE AT THE CONTRACTOR'S EXPENSE.
2. ALL MAIN LINE, LATERAL PIPING AND CONTROL WIRES UNDER PAVING SHALL BE IN SEPARATE SLEEVES. MAIN LINE AND LATERAL SLEEVES SHALL BE A MINIMUM OF 4". FOR PIPING LARGER THAN 2", THE SLEEVES SHALL BE TWICE THE PIPE DIAMETER. WIRE SLEEVING SHALL BE 2" OR LARGER TO ACCOMODATE CONTROL AND COMMON WIRES.
3. PROVIDE 18" OF COVER FROM TOP OF PIPE TO FINISHED GRADE FOR MAIN LINE AND 12" OF COVER FOR ALL LATERALS. THESE DEPTHS ARE MINIMUMS.
4. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER SIZED PIPE SHALL BE ALLOWED. LARGER SIZES MAY BE SUBSTITUTED UPON REQUEST AND SUBSEQUENT APPROVAL BY THE LANDSCAPE ARCHITECT.
5. AFTER MAIN LINE HAS BEEN INSTALLED AND PRIOR TO COVERING THE MAIN LINE TRENCH A PRESSURE TEST SHALL BE CONDUCTED. ALL PRESSURE LINES SHALL BE TESTED UNDER A HYDROSTATIC PRESSURE OF 100 PSI FOR A PERIOD NO LESS THAN 24 HOURS. IF LEAKS DEVELOPER, THE JOINTS SHALL BE REPLACED AND THE TEST REPEATED UNTIL THE ENTIRE MAIN LINE IS PROVEN TO BE WATERTIGHT. CERTIFICATION, IN WRITING, SHALL BE SUBMITTED TO THE OWNER VERIFYING THAT THE TEST HAS BEEN CONDUCTED SUCCESSFULLY.
6. ANY CHANGES TO THE FINAL LOCATION OF THE BACK FLOW DEVICE OR CONTROLLER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT. PROVIDE MAINLINE AND WIRE AS BUILT PLANS AT TIME OF TESTING AND PRIOR TO BACKFILL.
7. 120 VAC POWER SHALL BE PROVIDED TO THE CONTROLLER LOCATION BY THE OWNER/DEVELOPER. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CONNECTION FROM THE POWER SOURCE TO THE CONTROLLER.
8. UNLESS OTHERWISE SPECIFIED, ALL BUBBLERS SHALL BE INSTALLED PERPENDICULAR TO THE FINISHED GRADE.
9. PRIOR TO INSTALLATION OF BUBBLERS, THE IRRIGATION CONTRACTOR SHALL FLUSH ALL LINES AND VALVES.
10. THIS DESIGN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT, BACK FLOW DEVICES, VALVES, ETC. SHALL BE PLACED WITHIN THE NEAREST GROUND COVER AND SHRUB AREAS. MAIN LINE WIRES AND LATERAL LINES SHALL ALSO BE PLACED WITHIN PLANTED AREAS. EXCEPTION TO THIS IS TAKEN WHERE THE PLAN SHOWS PIPING CROSSING PAVED AREAS AND SLEEVE SYMBOLS ARE PRESENT.
11. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL OF THE SITE FEATURES. THIS INCLUDES, BUT IS NOT LIMITED TO GRADES, WALL AND BUILDING LOCATIONS, PAVING AND UTILITIES, ETC. IF, DURING HIS SITE FAMILIARIZATION, THE CONTRACTOR DETERMINES THAT CONDITIONS EXIST WHICH WOULD HINDER HIM FROM INSTALLING THE IRRIGATION SYSTEMS AS DESIGNED, HE SHALL NOTIFY THE OWNER, OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT WITHIN 24 HOURS OF DETERMINING THAT A PROBLEM EXISTS. DO NOT BEGIN WORK UNTIL ANY AND ALL DISCREPANCIES ARE ELIMINATED. ANY WORK BEGUN PRIOR TO NOTIFICATION IS AT THE CONTRACTOR'S RISK. ALL CORRECTIONS DUE TO NON-NOTIFICATION BY THE CONTRACTOR SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE.
12. ANY FIELD MODIFICATIONS PERFORMED BY THE IRRIGATION CONTRACTOR SHALL MAINTAIN THE DESIGN GUIDELINES OF PROVIDING SEPARATE VALVES FOR TURF AND SHRUBBERY AREAS, SUN AND SHADE AREAS AND FLAT AND SLOPED AREAS.
13. ALL IRRIGATION EQUIPMENT NOT DETAILED SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.
14. NO SUBSTITUTIONS OF ANY EQUIPMENT MAY BE MADE WITHOUT THE CONTRACTOR SUBMITTING A WRITTEN REQUEST TO THE LANDSCAPE ARCHITECT AND THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL STATE THE REASONS FOR SUCH A REQUEST. DO NOT SUBSTITUTE ANY EQUIPMENT WITHOUT FIRST OBTAINING, IN WRITING, FROM THE LANDSCAPE ARCHITECT, HIS PERMISSION.
15. THE IRRIGATION CONTRACTOR SHALL GUARANTEE ALL MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE.
16. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION, A COVERAGE TESTS SHALL BE CONDUCTED WITH THE LANDSCAPE ARCHITECT PRESENT.
17. IRRIGATION PLANS ARE FOR SCHEMATIC PURPOSES ONLY. EXACT LOCATION OF IRRIGATION HEADS, VALVES, AND LINES TO BE DETERMINED IN FIELD (FIELD CONDITIONS MAY VARY).
18. TREE AND SHRUB IRRIGATION ARE SHOWN ON SEPARATE SHEETS FOR CLARIFICATION. CONTRACTOR TO BID ITEMS ON MAINLINE ONCE PER SET OF PLANS.
19. LENGTH FOR DRIP TUBING TO BE MAXIMUM 285 FT. EACH DIRECTION FROM LATERAL CONNECTION. CONTRACTOR TO PROVIDE MANIFOLD CONNECTIONS FOR VALVE LINES WITH LONG RUNS.

IRRIGATION CONSTRUCTION NOTES:

1. POINT OF CONNECTION. THE CONTRACTOR SHALL VERIFY THE FOLLOWING:
   1. METER SIZE TO BE MINIMUM 1" WITH A STATIC WATER PRESSURE OF 50 PSI.
   2. INSTALL BACKFLOW PREVENTER.
2. 2" CLASS 315 PRESSURE MAIN LINE. UNLESS OTHERWISE SPECIFIED ALL MAIN LINE TO BE BURIED A MINIMUM OF 18" BELOW FINISHED GRADE AND 18" BEHIND CURB, DRIVEWAY, OR WALK.
3. VALVES SHALL BE IN VALVE BOXES PARALLEL TO THE HARDSCAPE AND MAIN LINE. THESE VALVE BOXES SHALL BE BURIED AS SHOWN IN REMOTE CONTROL VALVE BOX DETAIL AND HEAT EMBOSSED WITH CONTROLLER AND VALVE NUMBER.
4. ALL MAIN LINE AND LATERALS BENEATH DRIVEWAYS, WALKS, AND ROADWAYS SHALL BE CONTAINED WITHIN SLEEVES. UNDERGROUND SLEEVES SHALL BE TWICE THE PIPE DIAMETER AND SHALL BE BURIED WITH 36" OF COVER FROM THE TOP OF SLEEVE TO FINISHED SURFACE. CONTROL WIRES SHALL BE PLACED IN A SEPARATE CONDUIT OF APPROPRIATE SIZE TO ALLOW FOR PULLING OF WIRES WITHOUT BINDING. SEE DETAILS FOR SLEEVING.
5. PRELIMINARY LOCATION OF WALL MOUNTED CONTROLLER. THE OWNER'S ELECTRICAL CONTRACTOR SHALL PROVIDE 117 VAC POWER TO CONTROLLER LOCATION. FINAL CONNECTION OF POWER TO THE CONTROLLER IS BY THE LANDSCAPE CONTRACTOR'S LICENSED ELECTRICIAN. FINAL LOCATION OF THE CONTROLLER SHALL BE COORDINATED WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND THE GENERAL CONTRACTOR.
6. IRRIGATION PLAN IS SHOWN GRAPHICALLY WITH ALL IRRIGATION EQUIPMENT AND PIPING TO BE PLANS IN LANDSCAPE AREA.

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Suite E
Westlake Village
California, 91362
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(818) 706-3344

REGISTERED LANDSCAPE ARCHITECT
BRYAN R. BADGETT
No. 2801
Signature
Expiration Date
STATE OF CALIFORNIA

SANDEFER RESIDENCE

LOT 1-2-3 LAKE SHERWOOD DRIVE
WESTLAKE VILLAGE, CA 91361

695-0-062-040
695-0-062-050
APN: 695-0-062-060

MAP:
TRACT:
BLOCK:
LOT:

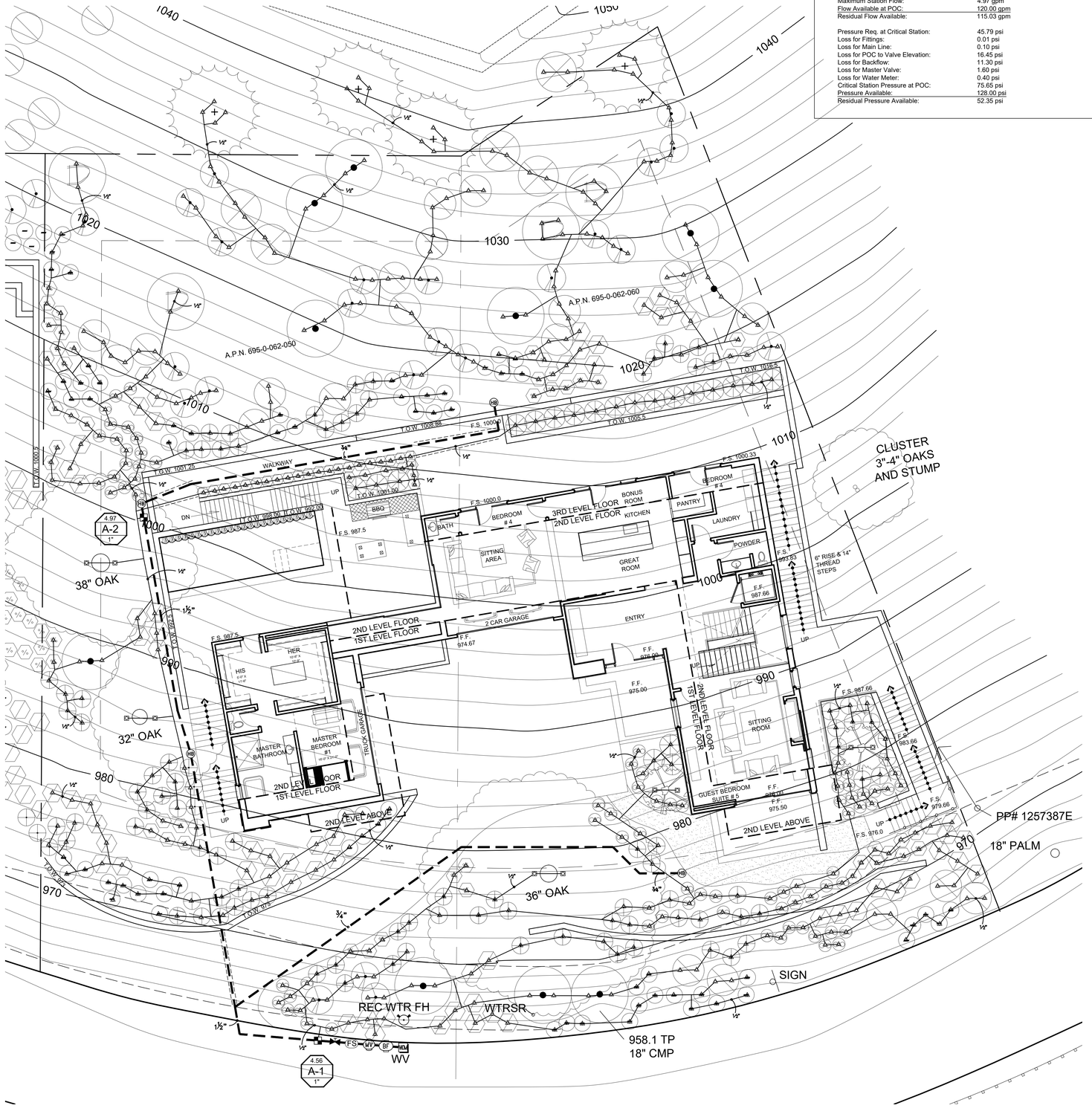
IRRIGATION PLAN

10/31/2019 Date
B.B./D.B./E.C./S.L Drawn
#219000 Job
1/8"=1'-0" Scale

NORTH

LI ▸ 5

5 OF: 9
PLOTTED: 10/31/19



PRESSURE LOSS CALCULATION

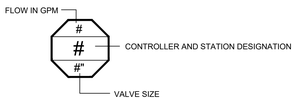
Generated:	2019-10-31 14:20
P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	2"
Flow Available:	120.00 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	130.00 psi
Elevation Change:	5.00 ft
Service Line Size:	6"
Length of Service Line:	20.00 ft
Pressure Available:	128.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	4.97 gpm
Flow Available at POC:	120.00 gpm
Residual Flow Available:	115.03 gpm
Pressure Req. at Critical Station:	45.79 psi
Loss for Fittings:	0.01 psi
Loss for Main Line:	0.10 psi
Loss for POC to Valve Elevation:	16.45 psi
Loss for Backflow:	11.30 psi
Loss for Master Valve:	1.60 psi
Loss for Water Meter:	0.40 psi
Critical Station Pressure at POC:	75.65 psi
Pressure Available:	128.00 psi
Residual Pressure Available:	52.35 psi

IRRIGATION LEGENDS:

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
1401 1402 1404 1408	Rain Bird RWS-B-C Root Watering System with 4.0" diameter x 36.0" long with locking grate, semi-rigid mesh tube, and check valve. Rain Bird bubbler option as indicated: 1401 0.25 gpm, 1402 0.5 gpm, 1404 1.0 gpm, 1408 2.0 gpm.	10	30	8

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Hunter ICZ-101-40-LF Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 40psi. Flow Range: .5 GPM to 15 GPM. 150 mesh stainless steel screen.	2	4
0.5 1.0 2.0	Netafim WPC with Barbed Adapter Single Outlet Emitter Single Outlet Pressure Compensating Drip Emitter, 5psi Internal Check Valve, with a Barb Inlet x Nipple Outlet, with Barbed Adapter. Red= 0.5gph, Black= 1.0gph, Green= 2.0gph.	546	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
HB	Hose Bibb - Champion Hose Bib Model B-401	4	
	Nibco T-113 Class 125 bronze gate shut off valve with wheel handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"	1	7
MV	Griswold 2000LRE 2" 2" Solenoid, Normally Closed Master Valve. Epoxy Coating and Purple Handle for Reclaimed Water. Cast Iron and Bronze Material. NPT End Connection.	1	2
BF	Febco 825Y 2" Reduced Pressure Backflow Preventer	1	12
FS	Hunter HFS-200 Flow Sensor for use with ACC controller, 2" Schedule 40 Sensor Body, 24 VAC, 2 amp.	1	
WM	Water Meter 2"	1	
	Irrigation Lateral Line: PVC Schedule 40	2,085 l.f.	
	Irrigation Mainline: PVC Schedule 40	281.9 l.f.	
	Pipe Sleeve: PVC Class 200 SDR 21	35.5 l.f.	



NOTES:

1. THE SPRINKLER SYSTEM DESIGN IS BASED ON A DESIGN PRESSURE OF 130 PSI AND A MAXIMUM FLOW OF 50.0 GPM. THE IRRIGATION CONTRACTOR SHALL VERIFY THE PRESSURE AND FLOW PRIOR TO CONSTRUCTION. ANY VARIANCE FROM THE DESIGN PRESSURE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT WITHIN 24 HOURS AND PRIOR TO COMMENCEMENT OF ANY WORK. IF IT IS FOUND THAT THE PRESSURE AND/OR FLOW DEVIATE FROM THE DESIGN AND THE CONTRACTOR COMMENCES WORK WITHOUT NOTIFYING THE LANDSCAPE ARCHITECT, ALL CORRECTIVE ACTION NECESSARY TO ESTABLISH A FUNCTIONAL IRRIGATION SYSTEM SHALL BE AT THE CONTRACTOR'S EXPENSE.
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3. PROVIDE 18" OF COVER FROM TOP OF PIPE TO FINISHED GRADE FOR MAIN LINE AND 12" OF COVER FOR ALL LATERALS. THESE DEPTHS ARE MINIMUMS.
4. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER SIZED PIPE SHALL BE ALLOWED. LARGER SIZES MAY BE SUBSTITUTED UPON REQUEST AND SUBSEQUENT APPROVAL BY THE LANDSCAPE ARCHITECT.
5. AFTER MAIN LINE HAS BEEN INSTALLED AND PRIOR TO COVERING THE MAIN LINE TRENCH, A PRESSURE TEST SHALL BE CONDUCTED. ALL PRESSURE LINES SHALL BE TESTED UNDER A HYDROSTATIC PRESSURE OF 100 PSI FOR A PERIOD NO LESS THAN 24 HOURS. IF LEAKS DEVELOPER, THE JOINTS SHALL BE REPLACED AND THE TEST REPEATED UNTIL THE ENTIRE MAIN LINE IS PROVEN TO BE WATERTIGHT. CERTIFICATION, IN WRITING, SHALL BE SUBMITTED TO THE OWNER VERIFYING THAT THE TEST HAS BEEN CONDUCTED SUCCESSFULLY.
6. ANY CHANGES TO THE FINAL LOCATION OF THE BACK FLOW DEVICE OR CONTROLLER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT. PROVIDE MAINLINE AND WIRE AS BUILT PLANS AT TIME OF TESTING AND PRIOR TO BACKFILL.
7. 120 VAC POWER SHALL BE PROVIDED TO THE CONTROLLER LOCATION BY THE OWNER/DEVELOPER. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CONNECTION FROM THE POWER SOURCE TO THE CONTROLLER.
8. UNLESS OTHERWISE SPECIFIED, ALL BUBBLERS SHALL BE INSTALLED PERPENDICULAR TO THE FINISHED GRADE.
9. PRIOR TO INSTALLATION OF BUBBLERS, THE IRRIGATION CONTRACTOR SHALL FLUSH ALL LINES AND VALVES.
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16. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION, A COVERAGE TESTS SHALL BE CONDUCTED WITH THE LANDSCAPE ARCHITECT PRESENT.
17. IRRIGATION PLANS ARE FOR SCHEMATIC PURPOSES ONLY. EXACT LOCATION OF IRRIGATION HEADS, VALVES, AND LINES TO BE DETERMINED IN FIELD (FIELD CONDITIONS MAY VARY).
18. TREE AND SHRUB IRRIGATION ARE SHOWN ON SEPARATE SHEETS FOR CLARIFICATION. CONTRACTOR TO BID ITEMS ON MAINLINE ONCE PER SET OF PLANS.
19. LENGTH FOR DRIP TUBING TO BE MAXIMUM 285 FT. EACH DIRECTION FROM LATERAL CONNECTION. CONTRACTOR TO PROVIDE MANIFOLD CONNECTIONS FOR VALVE LINES WITH LONG RUNS.

IRRIGATION CONSTRUCTION NOTES:

1. POINT OF CONNECTION. THE CONTRACTOR SHALL VERIFY THE FOLLOWING:
   1. METER SIZE TO BE MINIMUM 1" WITH A STATIC WATER PRESSURE OF 50 PSI.
   2. INSTALL BACKFLOW PREVENTER.
2. 2" CLASS 315 PRESSURE MAIN LINE. UNLESS OTHERWISE SPECIFIED ALL MAIN LINE TO BE BURIED A MINIMUM OF 18" BELOW FINISHED GRADE AND 18" BEHIND CURB, DRIVEWAY, OR WALK.
3. VALVES SHALL BE IN VALVE BOXES PARALLEL TO THE HARDSCAPE AND MAIN LINE. THESE VALVE BOXES SHALL BE BURIED AS SHOWN IN REMOTE CONTROL VALVE BOX DETAIL AND HEAT EMBOSSED WITH CONTROLLER AND VALVE NUMBER.
4. ALL MAIN LINE AND LATERALS BENEATH DRIVEWAYS, WALKS, AND ROADWAYS SHALL BE CONTAINED WITHIN SLEEVES. UNDERGROUND SLEEVES SHALL BE TWICE THE PIPE DIAMETER AND SHALL BE BURIED WITH 36" OF COVER FROM THE TOP OF SLEEVE TO FINISHED SURFACE. CONTROL WIRES SHALL BE PLACED IN A SEPARATE CONDUIT OF APPROPRIATE SIZE TO ALLOW FOR PULLING OF WIRES WITHOUT BINDING. SEE DETAILS FOR SLEEVING.
5. PRELIMINARY LOCATION OF WALL MOUNTED CONTROLLER. THE OWNER'S ELECTRICAL CONTRACTOR SHALL PROVIDE 117 VAC POWER TO CONTROLLER LOCATION. FINAL CONNECTION OF POWER TO THE CONTROLLER IS BY THE LANDSCAPE CONTRACTOR'S LICENSED ELECTRICIAN. FINAL LOCATION OF THE CONTROLLER SHALL BE COORDINATED WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND THE GENERAL CONTRACTOR.
6. IRRIGATION PLAN IS SHOWN GRAPHICALLY WITH ALL IRRIGATION EQUIPMENT AND PIPING TO BE PLANS IN LANDSCAPE AREA.

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Suite E
Westlake Village
California, 91362
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(818) 706-3344

REGISTERED LANDSCAPE ARCHITECT
BRYAN R. BARNETT
No. 2801
Signature
Expiration Date
STATE OF CALIFORNIA

SANDEFER RESIDENCE

LOT 1-2-3 LAKE SHERWOOD DRIVE
WESTLAKE VILLAGE, CA 91361

695-0-062-040
695-0-062-050
APN: 695-0-062-060

MAP:

TRACT:

BLOCK:

LOT:

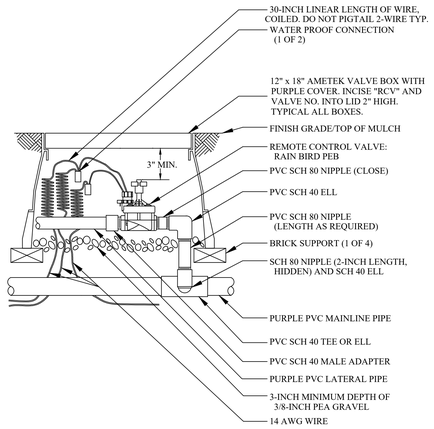
IRRIGATION PLAN

10/31/2019
Date
B.B./D.B./E.C./S.L
Drawn
#219000
Job
1/8"=1'-0"
Scale

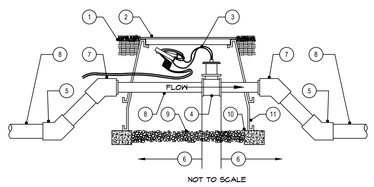
NORTH

LI ▸ 6

6 OF: 9
PLOTTED: 10/31/19



▸4 REMOTE CONTROL VALVE
SCALE: NONE

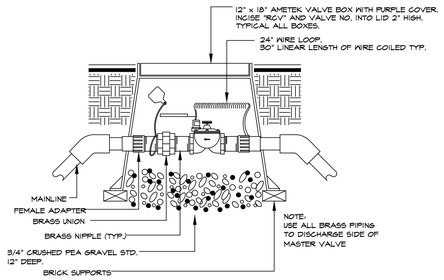


1. FINISH GRADE
2. 12" x 18" AMETEK VALVE BOX WITH PURPLE COVER. INCISE "RCV" AND VALVE NO. INTO LID 2" HIGH. TYPICAL ALL BOXES.
3. CONTROL WIRES WITH 12" MIN. 3M-DBY-6R CONNECTORS OR EQUAL. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS - WIRE COLORS PER SPECIFICATIONS 30" LINEAR LENGTH OF WIRE COILED.
4. FLOW SENSOR PER SPECIFICATIONS
5. PVC 45 DEGREE ELL (TYP.)
6. MINIMUM 10x PIPE DIAMETER UPSTREAM & MINIMUM 5x PIPE DIAMETER DOWNSTREAM OF STRAIGHT PIPE
7. PVC 45 DEGREE ELL (TYP.) BUSH DOWN TO FLOW METER SIZE AS NECESSARY
8. PVC MAINLINE - LENGTH AS REQUIRED - SEE SPECIFICATIONS FOR TYPE AND DEPTH
9. PEA GRAVEL STD. (1 CU. FT.)
10. CONTINUOUS BRICK SUPPORTS (1 OF 4)
11. VALVE BOX EXTENSIONS AS REQUIRED

NOTES:
SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.

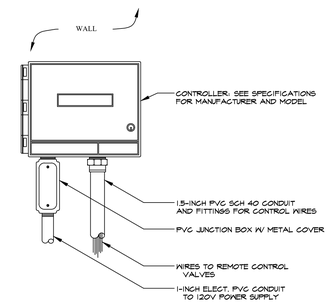
NOTES:
INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. HARD WIRE WITH 14 AWG WIRE TO IRRIGATION CLOCK. 14 AWG PAIGE ELECTRIC (#T354-D) WIRE OR EQUAL.

▸3 FLOW SENSOR
SCALE: NONE

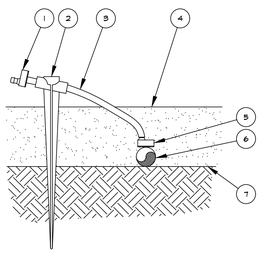


NOTE:
ALL VALVES ARE INSTALLED BELOW GRADE IN A VALVE BOX LABELED "MV". HEAT BRANDED WITH 2" LETTERS. THERE IS ONLY ONE VALVE PER VALVE BOX. HARD WIRE WITH 14 AWG WIRE TO IRRIGATION CLOCK. 14 AWG PAIGE ELECTRIC (#T354-D) WIRE OR EQUAL.

▸2 MASTER VALVE (CLOSED)
SCALE: NONE



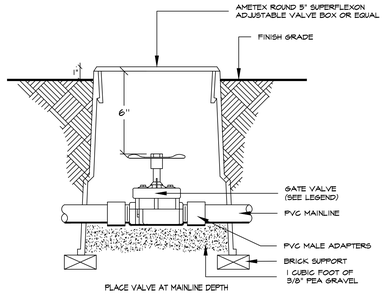
▸1 WALL-MOUNT ELECTRIC CONTROLLER
SCALE: NONE



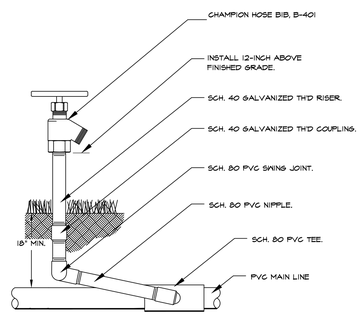
SINGLE-OUTLET BARB INLET x BARB OUTLET EMITTER:

1. EMITTER
2. UNIVERSAL ¼" TUBING STAKE
3. ¼" DISTRIBUTION TUBING
4. TOP OF MULCH
5. BARB CONNECTOR
6. POLYETHYLENE TUBING.
7. FINISH GRADE

▸8 BARB CONNECTOR INTO DRIP TUBE
SCALE: NONE

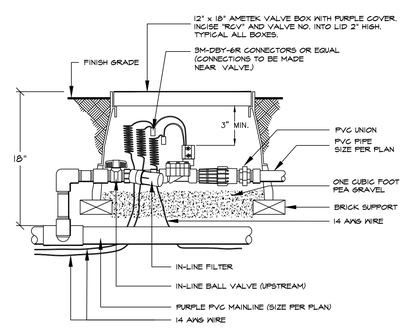


▸7 GATE VALVE
SCALE: NONE

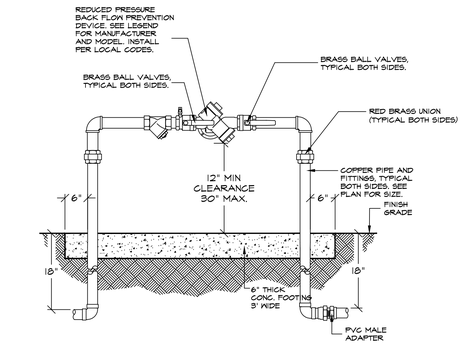


▸6 HOSE BIB
SCALE: NONE

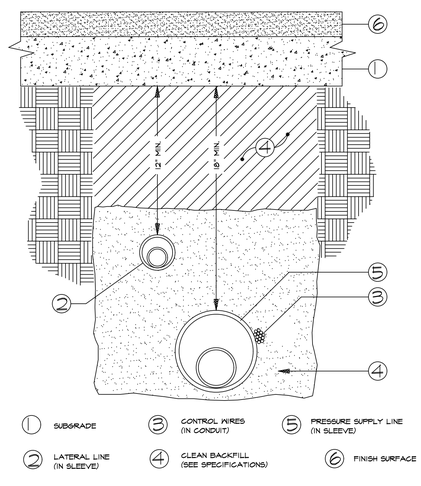
NOTES:
ALL WIRE TO BE INSTALLED PER LOCAL CODES. COMPACT SOIL AROUND VALVE BOX TO SAME DENSITY AS UNDISTURBED ADJACENT SOIL. DO NOT PIGTAILL 2-WIRE TYP.



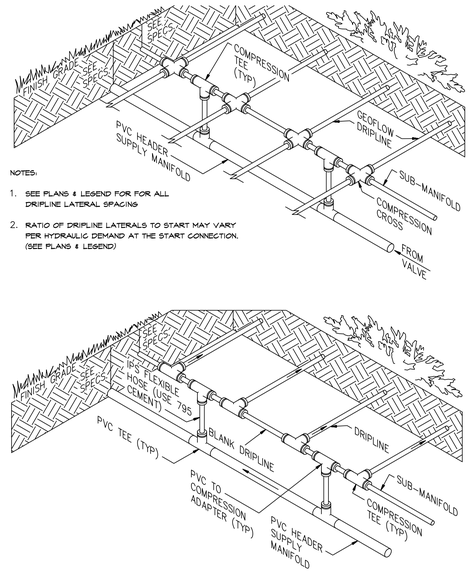
▸5 DRIP VALVE
SCALE: NONE



▸12 BACK FLOW PREVENTION DEVICE
SCALE: NONE



▸11 SLEEVES UNDER HARDSCAPE
SCALE: NONE

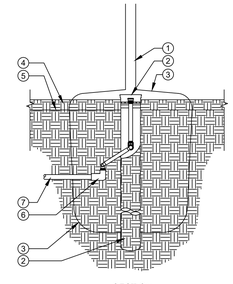


NOTES:
1. SEE PLANS & LEGEND FOR FOR ALL DRIPLINE LATERAL SPACING
2. RATIO OF DRIPLINE LATERALS TO START MAY VARY PER HYDRAULIC DEMAND AT THE START CONNECTION. (SEE PLANS & LEGEND)

▸10 SUB-MAINFOLD INSTALLATION CENTER and END FEED
SCALE: NONE

LEGEND:

1. TREE STEM
2. ROOT WATERING SYSTEM ASSEMBLY (WBUBBLER, RISER, SWING ASSEMBLY, AND GRATE COVER; SEE IRRIGATION LEGEND
3. ROOT BALL
4. BARK MULCH PER SPECIFICATIONS
5. FINISH GRADE
6. SCH 40 PVC TEE SxT 90
7. LATERAL PIPE



SECTION

▸9 ROOT WATERING SYSTEM,
SCALE: NONE

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BRYAN R. BADGETT
No. 2801
Signature
Expiration Date
STATE OF CALIFORNIA

SANDEFER RESIDENCE
LOT 1-2-3 LAKE SHERWOOD DRIVE
WESTLAKE VILLAGE, CA 91361

IRRIGATION DETAILS

695-0-062-040
695-0-062-050
APN: 695-0-062-060
MAP:
TRACT:
BLOCK:
LOT:

10/31/2019
Date
B.B./D.B./E.C./S.L
Drawn
#219000
Job
NO SCALE
Scale

[LI ▸ 7]

7 OF: 9
PLOTTED: 10/31/19

SECTION A1. HYDROZONE INFORMATION TABLE 050 & 060

Hydrozone*	Zone or Valve	Irrigation Method**	Area (Sq. Ft.)	% of Landscape Area
Low	A-1	Drip	5,483	34.89%
Low	A-2	Drip	10,230	65.11%
		Totals:	15,713	100%

*Hydrozone
High=High Water Use Plants
Moderate= Moderate Water Use Plants
Low= Low Water Use Plants

**Irrigation Method
Spray
Bubblers
Drip
Rotator

SECTION B1. WATER BUDGET CALCULATIONS - Maximum Applied Water Allowance (MAWA)

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo): 56.61" (Westlake Village)

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq, ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Low Water Use Shrubs/G.C.	.3	Dripline	.81	.37	15,713	5,814	204,054
				Totals	15,713	5,814	204,054
Special Landscape Areas							
				1			
				1			
				1			
				Totals	(C)	(D)	
						ETWU Total	204,054
						Maximum Allowed Water Allowance (MAWA)[e]	303,324

SECTION A2. HYDROZONE INFORMATION TABLE 040

Hydrozone*	Zone or Valve	Irrigation Method**	Area (Sq. Ft.)	% of Landscape Area	
Low	B-1	Drip	1,272	30.41%	
Low	B-2	Drip	2,911	69.59%	
		Totals:	4,183	100%	

*Hydrozone
High=High Water Use Plants
Moderate= Moderate Water Use Plants
Low= Low Water Use Plants

**Irrigation Method
Spray
Bubblers
Drip
Rotator

SECTION B2. WATER BUDGET CALCULATIONS - Maximum Applied Water Allowance (MAWA)

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo): 56.61" (Westlake Village)

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq, ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Low Water Use Shrubs/G.C.	.3	Dripline	.81	.37	4,183	1,548	54,321
				Totals	4,183	1,548	54,321
Special Landscape Areas							
				1			
				1			
				1			
				Totals	(C)	(D)	
						ETWU Total	54,321
						Maximum Allowed Water Allowance (MAWA)[e]	80,749

PART 1. PROJECT INFORMATION SHEET

CERTIFICATE OF COMPLETION

This certificate is filled out by the project applicant upon completion of the landscape project.

Date		
Project Name		
Name of Project Applicant	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Project Address and Location:

Street Address	Parcel, tract or lot number, if available.	
City	Latitude/Longitude (optional)	
State	Zip Code	

Property Owner or his/her designee:

Name	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Property Owner

"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

Property Owner Signature
Date

Please answer the questions below:

1. Date the Landscape Documentation Package was submitted to the local agency_____
2. Date the Landscape Documentation Package was approved by the local agency_____
3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor_____

PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

"I/we certify that based upon periodic site observations, the work has been substantially completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package."

Signature*	Date	
Name (print)	Telephone No.	
	Fax No.	
Title	Email Address	
License No. or Certification No.		
Company	Street Address	
City	State	Zip Code

*Signer of the landscape design plan, signer of the irrigation plan, or a licensed landscape contractor

Note:
Calculations and scheduling are for guidelines only. Actual site conditions may vary for individual zones. Irrigation should be monitored to maintain 100% water coverage while avoiding over-saturation and/or surface runoff. Climate, Heat index, evapotransporation, wind, solar, precipitation, humidy, plant type, soil type, rates of application, and irrigation method must be considered when adjusting irrigation times accordingly.

PART 3. IRRIGATION SCHEDULE

YEARLY ESTABLISHING WATERING SCHEDULE

NUMBER	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Drip Emitter	0.60 in/h	0.22	22	100.3	33.4
2	Drip Emitter	0.39 in/h	0.22	34	169.0	56.3
TOTALS:				56	269.4	89.8

YEARLY ESTABLISHING WATERING SCHEDULE

NUMBER	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
B-1	Drip Emitter	0.25 in/h	0.29	69	47.3	15.7
B-2	Drip Emitter	0.25 in/h	0.29	69	38.7	12.9
TOTALS:				138	86	28.6

Note:
Calculations and scheduling are for guidelines only. Actual site conditions may vary for individual zones. Irrigation should be monitored to maintain 100% water coverage while avoiding over-saturation and/or surface runoff. Climate, Heat index, evapotransporation, wind, solar, precipitation, humidy, plant type, soil type, rates of application, and irrigation method must be considered when adjusting irrigation times accordingly.

WATER AUDIT NOTE:
THE CONTRACTOR WILL CONDUCT AN IRRIGATION AUDIT USING A CERTIFIED IRRIGATION AUDITOR, AFTER THE FINAL FIELD OBSERVATION HAS BEEN COMPLETED AND ALL IRRIGATION COMPONENTS ARE INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE IRRIGATION SYSTEM IS ACCEPTED BY THE PROJECT ARCHITECT FOR MAINTENANCE.

THE IRRIGATION AUDIT WILL BE CONDUCTED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

1. **PLACE FLAGS AT EACH HEAD IN THE ZONE.**
2. **MEASURE SPACING AND MARK MID-POINTS BETWEEN HEADS.**
3. **PLACE WATER MEASURING RECEPTACLES.**
4. **TAKE READINGS OF WATER LEVEL IN RECEPTACLES AND RECORD RESULTS.**
5. **AFTER COMPLETING ZONE ADVANCE TO NEXT ZONE AND REPEAT PROCEDURE.**
6. **AFTER COMPLETING ZONE ADVANCE TO THE NEXT ZONE AND REPEAT PROCEDURE.**
7. **SUBMIT THE RESULTS OF THE AUDIT TO THE PROJECT ARCHITECT.**

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.

MAINTENANCE TASK
CONTROLLER CABINET (FREQUENTLY) - OPEN CABINET AND CLEAN OUT DEBRIS AND REPLACE BATTERY AS NECESSARY. CHECK WIRING AND REPAIR AS NEEDED AND CHECK CLOCK AND RESET IF NECESSARY.

IRRIGATION SCHEDULE (MONTHLY) - ADJUST SCHEDULE FOR SEASONAL VARIATIONS AND OTHER CONDITIONS WHICH MAY AFFECT THE AMOUNT OF WATER NEEEDED TO MAINTAIN PLANT HEALTH ADJUST AS NECESSARY.

POC (QUARTERLY) - 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 (QUARTERLY) - VISUALLY INSPECT FOR LEAKS, SETTLEMENT, WIRE CONNECTIONS AND PRESSURE SETTINGS. REPAIR OR ADJUST AS NEEDED.

MAINLINE & LATERALS (QUARTERLY) - VISUALLY INSPECT FOR LEAKS OR SETTLEMENT OF TRENCH.

SPRINKLERS (WEEKLY) - VISUALLY CHECK FOR ANY BROKEN MISALIGNED OR CLOGGED HEADS. HEADS WITH INCORRECT ARC, INADEQUATE COVERAGE OR OVERSPRAY AND LOW HEAD DRAINAGE. REPAIR AS NEEDED.

FILTERS AND STRAINERS (MONTHLY) - VISUALLY CHECK FOR LEAKS, BROKEN FITTING CLEAN AND FLUSH SCREENS.

AUDIT SHALL BE IN ACCORDANCE WITH THE LATEST STATE OF CALIFORNIA LANDSCAPE WATER MANAGMENT PROGRAM AS DESCRIBED IN THE LATEST LANDSCAPE IRRIGATION AUDITOR HANDBOOK. THE LANDSCAPE IRRIGATION AUDITS TO BE CONDUCTED BY A QUALIFIED INDIVIDUAL AND THE AUDIT SCHEDULE SHALL BE CONDUCTED AT LEAST ONCE EVERY FIVE YEARS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 20, DIVISION 1 OF THE LOS ANGELES COUNTY CODE.

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Suite E
Westlake Village
California, 91362
License No. 2801
(818) 706-3344

REGISTERED LANDSCAPE ARCHITECT
BRYAN R. BADGETT
No. 2801
Signature
Expiration Date
STATE OF CALIFORNIA

SANDEFER RESIDENCE

LOT 1-2-3 LAKE SHERWOOD DRIVE
WESTLAKE VILLAGE, CA 91361

IRRIGATION WATER USE CALCULATIONS

695-0-062-040
695-0-062-050
APN: 695-0-062-060

MAP:
TRACT:
BLOCK:
LOT:

10/31/2019
Date
B.B./D.B./E.C./S.L
Drawn
#219000
Job
NO SCALE
Scale

WC-8

IRRIGATION

1.SCOPE

Furnish all materials, equipment, services supervision, transportation and labor necessary to perform all irrigation work complete, including; drawings and specifications; service manuals; record drawings; loose equipment; guarantee; materials; and installation.

2.DRAWINGS AND SPECIFICATIONS

A. The intent of the Drawings and Specifications is to indicate and specify a complete and efficient sprinkler irrigation system.

B. Plot dimensions are approximate. Contractor shall carefully check and verify all dimensions and shall report any variations to the Architect.

C. Due to the scale of the Drawings, it is not possible to indicate all offsets, fittings, etc., which may be required. Contractor shall carefully investigate the structural and finished conditions affecting all his work, and plan his work accordingly. Drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in the most direct and workmanlike manner, so that conflicts between sprinkler systems, planting and architectural features will be avoided.

3.SERVICE MANUALS

Contractor shall furnish two (2) service manuals to Owner. Manuals may be loose leaf and shall contain complete exploded drawings of all equipment installed showing components and catalog numbers together with the manufacturer's name and address. Additional sheets shall cover operation instruction simple enough to be understood without specialized knowledge.

4.RECORD DRAWINGS

Contractor shall procure from Landscape Architect a sepia transparency of the sprinkler layout and mark the exact "as built" arrangement including locations of all equipment installed. Locations shall be shown from easily identified permanent features such as sprinkler heads, building and walks. The "as built" drawing shall be drafted employing a competent draftsman. After final payment, the transparency shall be delivered to Owner (via Landscape Architect).

5.LOOSE EQUIPMENT

Loose sprinkler equipment, operating keys and spare parts will be furnished by the Contractor in quantities as shown on plans or in specifications.

6.GUARANTEE

A. The entire sprinkler system shall be unconditionally guaranteed by contractor as material and workmanship, including settling of backfilled areas below grade for a period of one (1) year following the date of final acceptance of the work.

B. If within one year from the date of completion, settlement occurs, and adjustments in pipes, valves and sprinkler heads or paving to the proper level of the permanent grades, Contractor, as part of the work under his contract, shall make all adjustments without extra cost to Owner including the restoration of all damaged planting, paving or other improvements of any kind.

C. Should any difficulties develop within the specified guarantee period which L.A. feels may be due to inferior material and/or workmanship, these difficulties shall immediately corrected by Contractor to the satisfaction of Owner at no additional cost to owner, including any and all other damage caused by such defects.

7. MATERIALS

A. Pipe and Fittings

1. Brass – Brass pipe shall be IPS Standard weight 85% Red Brass. Fittings shall be with standard 125 pound cast bronze threaded fittings.

2. PVC Conduit – Pipe that is used for control wires shall be PVC conduit Schedule 40–Type 1220. All wires under paving shall be installed in PVC conduit.

3. PVC Normal Impact Pipe – Type 1220 (PVC Schedule 40 & 80)

a. Type II Grade I High impact pipe.

b. Outside diameter of pipe shall be the same size as iron pipe.

c. Pipe shall be marked at internals not to exceed 5' with the following information: Manufacturer's name, nominal pipe size, PVC type and grade (i.e. 1220) schedule, NSF approval and commercial standard designation CS 207–60.

d. PVC Schedule 40 pipe shall not be threaded.

e. Fittings shall be PVC Schedule 40, Type–II, NSF approved.

4. PVC Pressure Rated Pipe – Type 1220 (PVC Class 160, 200 and 315) and Type 1120 (PVC Schedule 40)

a. Type I Grade II Pressure Rated Pipe.

b. Materials shall meet the requirements set forth in ASTM D1784–60T

c. Outside diameter of pipe shall be the same size as iron pipe.

d. Pipe shall be marked at intervals with the following information (not to exceed 5'): Manufacturer's name, nominal size, PVC type and grade (i.e., PVC 1220) SCR rating class, NSF approval and commercial standard designation CS 256–63.

e. PVC Type I shall not be threaded.

f. PVC fittings shall be PVC Type II, Schedule 40 NSF approval.

g. Solvent shall be #175 Gray NSF approved as manufactured by Industrial Polychemical Service, Gardena, California.

h. Caution shall be utilized in handling Type I pipe due to the possibility of cracking or of splitting when dropped or handled carelessly.

i. When connection is plastic to metal, male adapters shall be hand tightened, plus one turn with the strap wrench. Joint compound shall be permatix Type–II.

B. Sprinkler Heads –
Sprinkler heads shall be as shown on plan.

C. Valves

1. Remote Control Valves – Electric remote control valves shall be as shown on plan.

2. Quick Coupling Valves – Quick coupling valves shall be as indicated on Plans and shall be a locking cover. Each quick coupling valve shall have a molded vinyl cover, yellow in color. All quick coupling valve keys and hose swivels shall be of the same manufacturer as the quick couplers.

D. Automatic Controllers –
Automatic controllers shall be as shown on Plans and Details.

E. Control Wire for RCV's –
All wiring to be used for connecting the automatic controller to the electrical solenoid actuated by remote control valve shall be Type UF–600V, 7–strand or solid copper, PVC insulation, single conductor, UL approved underground feeder cable. Each pilot or "hot" wire shall be black or color–coded with the common wire being white.

F. Valve Boxes –
All remote control valves, gate valves, and pressure relief valves shall be installed in suitable valve boxes as shown in details, complete with locking covers. All shall be Ametek, or approved equal, and shall be marked "G.V." or "RCV" with station numbers for control valves heat–embossed in 1–1/2" letters on valve cover by Contractor.

G. Backflow Prevention Units –
The backflow prevention units shall be shown on Plans on Details.

8. INSTALLATION

A. Trenching

1. Excavation shall be open vertical construction sufficiently wide to provide free working space around the work installed and to provide ample space for backfilling and compacting.

2. Trenches for pipe shall be cut to required grade lines, and trench bottom shall be compacted to provide an accurate grade and uniform bearing for the full length of the line.

3. When two (2) pipes are to be placed in the same trench, a 6" space shall be maintained between pipes.

B. Backfilling

1. Backfill materials shall be approved soil. Unsuitable material including clods and rocks over 1" in size shall be removed from the premises and disposed of legally at no cost to Owner.

2. All backfilling shall be done carefully and shall be properly compacted.

3. Depth of trenches shall be sufficient to provide a minimum cover above the top of the pipe as follows:
12" over PVC non–pressure lateral lines
18" over PVC non–pressure lateral lines for rotor system
18" over PVC main under pressure

C. PVC Pipe

1. PVC pipe shall be installed in a manner which will provide for expansion and contraction as recommended by the pipe manufacturer.

2. All plastic to metal joints shall be made with plastic male adapters, unless otherwise shown in details.

3. The joints shall be allowed to set at least twenty–four (24) hours before pressure is applied to the system on PVC pipe.

4. After all new sprinkler piping and risers are in place and connected, all necessary work has been completely and prior to the installation of sprinkler heads, control valves shall be opened and a full head of water used to flush out the system. After the system is thoroughly flushed, riser shall be capped off and the system pressure tested.

5. Sprinkler lines shall be tested in place before backfilling for a period of not less that twenty–four (24) hours, and shall show no leakage or loss of pressure. During the test period, minimum test pressure at the highest point of the section being tested, shall be 100 pounds per square inch.

6. At the conclusion of the pressure test, the head shall be installed and tested for operation in accordance with design requirements under normal operating pressure. Contractor shall verify head pressures with pitot tube and adjust valve to correspond with design pressure.

D. Sprinklers

1. All nozzles on stationary pop–up sprinklers shall be tightened after installation. All sprinklers having an adjustment stem shall be adjusted on a lateral line for the proper coverage (radius, diameter and/or precipitation rate).

2. Sprinkler heads and risers shall be installed according to details.

E. Valves

1. Remote control valves shall be adjusted so that the most remote sprinkler heads operate at the pressure recomended by the head manufacturer. Remote control valves shall be adjusted so a uniform distribution of water is applied by the sprinkler heads to the planting areas for each individual valve system.

2. Quick coupling valves shall be set in valve boxes approximately 12" from walks, curbs, headerboards or paved areas where applicable. Vertical positioning of quick coupling valves shall be such that sleeve top will be flush with the settled finish grade as determined after the turf is established and 3" above grade in ground cover areas.

F. Valve Boxes

1. Valve boxes shall be set one–half (1/2") above the designated finish grade in law areas and two inches (2") above finish grade in ground cover areas.

2. Valve boxes installed near walks, curbs, headerboards and paving shall abut those items. Top surfaces shall be flush with items listed above.

G. Automatic Controller Location and Installation

1. The automatic controller shall be installed at the approximate location shown on the Plan.

2. All local and other applicable codes shall take precedence in connecting the 120 VAC electrical service to the controller. Owner shall provide power to controller. Contractor shall complete hook–up to controller.

3. There shall be adequate coverage of earth (18" minimum) over the 24–volt control wire. Install wire in trench and tape to main lines on side of pipe at 10' intervals.

H. Control Wire

1. All electrical equipment and wiring shall comply with local and state codes and be installed by those skilled licensed in the trade.

2. Connecting and splicing of wire at the valves or in the field shall be made using a Rainbird Pen–Tite Connector.

I. Backflow Prevention Units –
The backflow prevention units shall be installed as shown on Plans and Details.

PLANTING

1. SCOPE

The work of the section includes all labor, materials and equipment required to complete work indicated the drawings. The work shall be performed in accordance with the best standards of practice relating to the various trades and under the continuous supervision of a competent foreman, capable of interpreting the drawings and these specifications. The work included in this section is as follows:

Finish grading for Planting; Soil Preparation: Fertilization: Planting, including lawn; Maintenance; Inspection and Certifications; Guarantees; Clean–up; Staking, Guying and Espaliering; Miscellaneous Allowances.

2. APPROVALS

A. All sprinkler work shall be inspected and approved prior to the start of any work.

B. Prior to excavation for planting or placing of stakes, locate all utilities, electric cables, conduits, sprinkler lines, heads, valves and valve control wires, and all utility lines so that proper precautions may be taken not to damage such improvements. In the event of a conflict between such lines and plant locations, promptly notify Architect who shall arrange for relocation for one or the other. Failure to follow this procedure places upon Contractor for the responsibility for, at his own expense, making any and all repairs for damages resulting from work hereunder.

3. QUANTITIES AND TYPES

Plant materials shall be as indicated on the drawings. The Landscape Contractor is to verify all sizes and quantities.

4. VERIFICATION OF DIMENSIONS AND QUANTITIES

Dimensions are approximate. Before proceeding with any work, Contractor shall verify all dimensions and quantities and shall immediately inform Architect of any discrepancies between the drawings and/or specifications and actual conditions. No work shall be done in any area where there is such a discrepancy until approval for same has been given by Architect.

5. INSPECTION

A. All inspections shall be made by the Landscape Architect. Contractor shall request (Landscape Architect) inspection at least two (2) days in advance of the time inspections is required. (Fridays only)

B. Inspection will be required for the following parts of the work:

1. During finish grading and soil preparation.

2. Plants, after delivery to site and prior to planting.

3. When vines, shrubs and trees are spotted for planting, but planting holes are not excavated.

4. Specimen trees at source, before deliver (to be selected by Landscape Architect).

5. Lawn areas prior to planting.

6. Planting areas prior to planting.

7. All landscape construction items, prior to the start of the calendar day maintenance period ("Final Inspection").

8. At completion of calendar day maintenance period ("Final Inspection").

9. Inspection reports shall be made for each inspection by the Landscape Architect and one copy shall be submitted to Architect and Contractor.

6. CERTIFICATION

Prior to job acceptance written certifications shall be submitted to the Architect for the following:

A. Quantity and Quality of Commercial Fertilizer and Organic Fertilizer.

B. Quantity and Quality of all Soil Amendments called for by Plans and Specifications.

7. MATERIALS

Plant materials indicated on the drawings and herein specified shall conform to the following:

A. Nomenclature –
Plant names indicated on the drawings conform to "Standard Plant Names"; established by the American Joint Committee on Horticulture. Except for names covered therein, the established custom of the nursery is followed.

B. Condition –
Plants shall be symmetrical, typical for variety and species, sound, healthy, vigorous, free from plant disease, insect pests, or their eggs, and shall have healthy, normal root systems, well filling their containers, but not to the point of being root bound. Plants shall not be pruned prior to delivery, except as authorized by L.A. or his representative. In no case shall trees be topped before delivery.

C. Dimensions –
The height and spread of all plant material shall be measured with branches in their normal position, and shall be as indicated on the drawing. The caliper of all trees shall be measured 4'–0" above the surface of the ground. Where caliper or other dimensions of any plant materials omitted from the "Plant Legend"; it shall be understood that these plant materials shall be normal stock for type listed.

D. Inspection –
All plant materials must have been previously inspected at the nursery by the County Horticultural Department, and shall be subject to the inspection and approval of the L.A. before planting.

E. Plant List –
As indicated on Landscape Drawings.

F. Sizes of Plants –
Shall be stated on the Plan. Container stock (1 gallon, 5 gallon and 15 gallon), shall have been grown in containers for at least one (1) year, but not over two (2) years.

G. Substitution –
No substitutions for the indicated plant materials will be permitted unless the substitute materials are approved in advance by the L.A. and the substitutions are made at no additional cost to Owner. Except for authorized variations, all substitute plant materials shall conform to the requirements of these specifications. If the accepted substitute materials are of a less value than those indicated or specified, the Contract price will be adjusted in accordance with the provisions of the Contract.

H. Plants Not Approved –
Plants not approved are to be removed from site immediately and replaced with suitable plants. The L.A. and/or Architect reserves the right to reject entire lots of plants represented by defective samples.

8. FERTILIZERS AND SOIL CONDITIONERS

Samples of all soil amendments, sod and plants shall be submitted for inspection and stored on the site until furnishing of materials is completed. Delivery may begin upon approval of samples or as directed by L.A. and the Owner.

A. Organic fertilizer shall be processed sewage sludge with a minimum content of 1% Nitrogen and 2% Phosphoric Acid similar to "Nitroloam". Method of processing shall not destroy normal bacterial content.

B. Nitrogen stabilized sawdust shall be bulk, with the following nitrogen content based on dry weight:

0.5% for Redwood Sawdust
0.7% for Fir Sawdust
1.0% for Bark or Pine Bark or Mixture

Salinity – the saturation extract conductivity shall not exceed 3.5 millimhos/cm at 25 C.

C. Commercial fertilizer shall be delivered in sacks with manufacturer's label showing weight and analysis attached to each sack.

9. STAKING MATERIALS

A. Tree Staking shall be as per plan.

B. Ties for holding trees shall be as per plan.

10. GRADING AND SOIL PREPARATION

A. Contractor is to finish grade to within 1/10th of a foot or 1" below paving where paving exists.

B. Moisture Content –
The soils shall not be worked when the moisture content is so great that excessive compaction will occur; and not when it is so dry that dust will form in the air or that clods will not break readily. Water shall be applied if necessary to provide ideal moisture content for tilling and planting.

C. Preliminary Grading –
Preliminary Grading shall be done in such a manner as to anticipate the finish grading. Excess soils shall be removed or redistributed before application of fertilizer and mulch. Where soil is to be replaced by plants and mulch, allowance shall be made so that when finish grading has begun, there shall be no deficiency in the specified depth of mulched planting beds.

D. Weeding –
Before and during preliminary and finish grading, all weeks and grasses shall be dug out by the roots and disposed of off site (except those weeks and grasses not of the perennial type, less that 2–1/2" high and not bearing seeds, which may be turned under). Oats more that 2–1/2" high and not bearing seeds may be turned under. Perennial weeds and grasses to be removed include, but are not limited to, the following:

Nut grass, Puncture Vine, Dallas Grass, Alfalfa, Johnson Grass, Wire Weed, Morning Glory, Mustard Plant, St. Augustine Grass

E. All Planting areas shall be scarified to a depth of 6–inches below grade with the spacing of the ripper teeth no greater than 18 inches on center prior to placing conditioners and fertilizers. All rock and debris more than 2" in diameter shall be removed from the site.

F. Trenches –
If sprinkler system is installed after grading and fertilizing is completed, the upper portion of the backfill shall be retiled and fertilized to the depth specified for the area required, to conform to the specifications.

11. SOIL CONDITIONERS

A. In all planting areas the following application shall be made per 1.00 square feet of area and shall be thoroughly cultivated in two directions into the top 6" of soil, and the area watered down: (see Plan)

B. Prepare soil mix for backfill in pits for trees, shrubs and vines, as follows:

See soils Report for all general conditions. See Note #32 (This Sheet) for acidic soil requirements.

Planting pits shall be excavated twice the diameter and twice the depth of the rootball. Backfill shall then be added as outlined above.

12. FINISH GRADING

When preliminary grading, including weeding and fertilizing, had been completed and the soil has dried sufficiently to be readily worked, all lawn and planting areas shall be graded to the elevations indicated on the drawing. Grades not otherwise indicated shall be uniform levels or slopes between points where elevations are given. Minor adjustments of finish grades shall be made at the direction of the L.A., if required.

13. METHOD OF PLANTING AND WORK PROCEDURE

A. No planting shall be done until all operations in conjunction with the installation of the sprinkler system have been completed, final grades have been established, the planting areas have been properly graded and prepared as specified, and the work approved by Architect.

B. The relative position of all trees and plants is subject to approval by L.A. and Architect and they shall, if necessary, be relocated as directed as part of the Contract.

C. All plants shall be removed from their container and set so that, when settled, they bear the same relation to the required grade that they bore to the natural grade before being transplanted. Each plant shall be planted in the center of the pit and backfilled unless otherwise specified, with the prepared soil. No soil is muddy condition shall be used for backfilling. No filling will be permitted around trunks or stems. All broken or frayed roots shall be properly cut off.

D. L.A. and/or Architect shall supervise the placing and planting of all plants.

E. In the event that underground construction work or obstructions are encountered in the planting operation, alternated locations for plant material will be selected by L.A. and Architect operation will be done at no extra cost to Owner.

14. PLANTING OF TREES

A. Position plants in plant location indicated on drawings and secure approval before excavating pits, making necessary adjustments as indicated.

B. All pits for trees shall be dug square with bottoms level, the length of sides a depth equal to two times the diameter of the tree ball. Compacted soils at sides and bottoms shall be loosened by scarifying or other approved method. Pits shall be backfilled with "prepared soil" to the required grade, and the balance of the pit filled with "prepared soil", thoroughly settled by water application.

C. Set plants in center of pit, in a vertical position, so that crown of ball with be level with finish grade after allowing for watering and settling and shall bear the same relationship to the finish grade that it did to the soil surface in the container.

D. Prepare depressed water basin as wide as plant balls at each plant. Water thoroughly backfilling any voids with additional prepared planting mix.

15. PLANTING VINES, SHRUBS AND GROUND COVER

A. Vines and shrubs shall be planted in pits as least 18" greater in diameter than their ball of earth and at least 12" below the bottom of the ball. Compacted soil at the bottom of pit shall be loosened and the pit filled with "prepared soil" to the bottom of the ball. When the plant has been properly set, the pit shall be filled to the required grade with "prepared soil" and thoroughly settled by tamping and watering. All vines shall be removed from stakes, untied, and securely fastened in an approved manner to the wall, fence or other surface next to which they are planted.

B. Prepare a depressed water basin as wide as plant balls at each plant. Water thoroughly backfilling any voids with additional prepared planting mix.

C. Ground Covers

1. Pits for flat sized plants to be at least 6"x6"x6". Ground cover areas shall be moistened prior to planting. No flat plants shall be planted in dry soil.

2. Set plants in center of pits so that crown of plant will be level with finished grade after settling of soil, then backfill and water.

3. Flatted plants shall be well–rooted with runners at least 4" but not more than 6" in length.

16. TREES AND VINES OCCURRING IN LAWN

Trees and vines occurring in lawn shall be planted before final preparation of those areas.

17. CARE OF PLANTS BEFORE AND DURING PLANTING

Plants shall not be allowed to dry out before or while being planted. Keep exposed roots moist by means of wet sawdust, peat moss or burlap at all times during planting operations. Do not expose roots to the air except while being placed in the ground. Wilted plants, whether in place or not, will not be accepted and shall be replaced at the Contractor's expense.

18. WATERING BASINS

A. Construct a firmly compacted mound of soil around each tree and shrub to form a watering basin at the edge of the rootball and following the shape of the planting pit area. Mounds for trees and vines from 5 gallon or larger containers, shall be at least 4" high. Mounds for all other trees, vines or plants not otherwise specified shall be at least 2" high. Excavated earth, if capable of retaining water, may be used. Any settlement within the basins retaining water shall be refilled to the required grade with prepared soil, and additional nitrogen stabilized sawdust worked into the surface as required to restore the mulched condition.

B. At the end of the 90 day maintenance period, all watering basins in lawn area shall be leveled to finish grade and be seeded with the specified seed.

19. SEEDED LAWN

A. Cultivate all lawn areas to a depth of 6". Rocks and debris larger than 1" in diameter which are brought to the surface by cultivation shall be removed from the site. If cultivation does not break lumps, a spike tooth harrow shall be pulled behind a mechanical seeder or tractor.

B. Areas to be planted in lawn shall be finished smooth to present a neat, and uniform grade prior to application of seed. The lawn bed shall be inspected by the L.A. to determine suitability for planting prior to seeding. Contractor shall obtain such approval before seeding.

C. All areas shall be thoroughly watered. Lawns are to be kept continuously moist by watering as often as required.

D. Any lawn areas that do not show a prompt catch of grass shall be re–seeded at ten day intervals until and acceptable stand of grass is assured.

E. (See plan for seed mix).

20. SODDED LAWN

A. Cultivate all lawn areas to a depth of 8". Rocks and debris larger than one–inch in diameter which are brought to the surface by cultivation shall be removed from the site. If cultivation does not break lumps, a spike tooth harrow shall be pulled behind a mechanical seeder or tractor.

B. Areas to be planted in lawn shall be finished smooth to present a neat and uniform grade prior to installation of sod. The lawn bed shall be inspected by the Landscape Architect to determine suitability for planting prior to sodding. The contractor shall obtain such approval before sodding.

C. All sodded areas shall be thoroughly watered. Lawns are to be kept continuously moist by watering as often as required.

D. Re–sodding: Any lawn areas that to not show a prompt catch of grass shall be re–sodded at then day intervals until an acceptable stand of grass is assured.

21. WATERING

A. Immediately after planting, water shall be applied to each tree by means of a hose. The water shall be applied in a moderate stream in the planting holes until the material about the roots is completely saturated from the bottom of the hole to the top of the ground.

B. Plants which cannot be watered efficiently with the existing water system shall be watered by means of a hose.

C. Apply water in sufficient quantities, and as often as seasonal conditions require, to keep the ground wet at all times, well below the root system of grass and planting. Care is to be taken in watering slopes so as not to cause erosion damage.

22. TREE STAKING/GUYING

A. Stake all non–guyed trees at time of planting by placing stake in the prepared hole and driving it 18" into solid ground. Plant the tree as close to the stake as possible without growing the roots. Fasten the tree to the upper end of stake in at least three places using "rubber cinch ties". (See Planting Details)

B. Trees 24" box size or larger, shall be immediately guyed after planting with not less than three guys per tree, or as directed by the L.A.

1. Rubber ties to be twisted and nailed to peeled lodgepole stake.

2. Guying shall be done according to details. Guy wires to be covered with protective material (PVC) from ground to tree.

23. ESPALIER OF VINES

All trellises and stakes are to be removed from plants and the plants shall be fastened and trained against fences or walls as directed by the L.A.

24. CERTIFICATES

A. In addition to any other certificates specified, Contractor shall furnish a certificate with each delivery of bulk material, stating the source, quantity and type of material and that the material conforms to the specification requirements. For bulk delivered organic fertilizer, the certificate shall also state the volume, net weight, percent of Nitrogen and percent of Phosphoric acid. For each fertilizer and soil conditioner, is similar certificate or invoice shall be furnished stating total quantities by weight and volume for each material. These certificates shall be submitted to the Architect prior to the start of the maintenance period.

25. PROTECTION

Contractor shall carefully and continuously protect all areas included in the contract, including plant materials, fences, supports, etc., until final acceptance of the work by the Architect, L.A. and Owner.

26. MAINTENANCE

A. Contractor shall maintain a sufficient number of men and adequate equipment to perform the work herein specified. Plant maintenance work shall consist of applying water, weeding, caring for plants, including ground covers, shrubs and trees, edging, aerating and moving of lawns, fertilizing and control of pests and diseases.

B. Damage to any planted area shall be repaired immediately. Depressions caused by vehicles or foot traffic shall be filled with topsoil, leveled and replanted. Exterminate gophers and moles, and repair damage.

C. The entire project shall be maintained for a period of ninety (90) days commencing from the time all items of work have been completed to the satisfaction of Architect, L.A. and Owner.

D. The project shall be cared for in a neat, clean condition at all times to the satisfaction of Architect, L.A. and Owner.

27. LAWN MAINTENANCE

A. Watering –
Water every day once per day for two weeks and thereafter gradually reduce frequency of watering to three times per week. Contractor shall continue to maintain the lawn until final acceptance by the Architect, L.A. and Owner.

B. Fertilizing –
Apply 16–6–8 at the rate of 5 pounds per 1,000 square feet three weeks after installation and water immediately thereafter.

C. Diseases and Pest Control –
Two weeks after installation of lawn, apply a granular mercurial fungicide of 1.8% mercurous chloride as per manufacturer's recommendation.

D. Mowing –
The lawn shall be mowed at a height of 1–1/2" with a rotary mower, equipped with rollers, before it reaches 2" in height. Collect grass clippings during mowing operations and remove from the site.

28. GROUND COVER AND SHRUB AREA MAINTENANCE

A. Watering –
New plantings shall be watered once per day for two (2) weeks after installation. Reduce watering to every other day for the next two (2) weeks. Water thereafter three (3) times per week until final acceptance.

B. Fertilization –
Fertilize three (3) weeks after planting with 5 pounds 16–6–8 per 1,000 square feet; fertilize thereafter every thirty (30) days.

C. Disease and Pest Control –
For control of slugs and snails, apply pelletized tricalcium arsenate 5% by weight and metaldeyde 5% by weight as per manufacturer's recommendations two (2) week after installation.

D. Pruning –
All Shrubs and trees shall be pinch pruned as necessary to encourage new growth and to eliminate rank sucker growth. Old flowers, and dead foliage and limbs shall be removed. No major pruning shall be done without the approval of the L.A.

E. Weeding –
All planting areas including lawn, ground cover and shrub areas shall be kept week free at all times. Weeds shall be dug out by the roots and disposed of offsite.

F. Weeding –
Upon completion of the 90–day maintenance period, the Contractor shall fertilize per Note #26 (Lawn Maintenance) and Note #27 (Ground Covers and Shrub Area Maintenance) of these Specifications.

29. GUARANTEE AND REPLACEMENTS

A. All shrubs and ground cover shall be guaranteed by Contractor as to growth and health for a period of ninety (90) days after completion of the specified maintenance period, and final acceptance by the L.A. All trees up to 20" boxes or larger, and all field grown specimens shall be guaranteed by Contractor to live and grow in an acceptable upright position for a period of one (1) year after completion of the specified maintenance period, and final acceptance by the L.A.

B. All plants that show signs of failing growth at any time during the life of the Contract, including the maintenance period, or those plants injured or damaged as to render them unsuitable for the purpose intended, shall be immediately replaced in kind and size at the expense of Contractor.

C. Contractor shall, within 5 days notice by the L.A., remove and replace all guaranteed plant materials which for any reason fail to meet the requirements of the guarantee. Replacement shall be made with plant materials as indicated or specified for the original planting, and all such replacement materials shall be guaranteed as specified for the original guaranteed materials.

30. CLEAN-UP

Upon completion of the work in this section, Contractor shall remove all rubbish, trash and debris resulting from the operations; remove disused equipment and implements of service; leave entire area involved in a neat and acceptable condition such as to meet the approval of the Architect and L.A.

31. FINAL INSPECTION AND CERTIFICATION

Final Inspection and Certification is required by Landscape Architect after receipt by City. The City's Landscape Architect will perform final inspection.

32. SOIL REQUIREMENTS

Backfill Mix (Amount Per Cubic Yard):
2 parts on site soil
1 part by volume nitrogen stabilized Redwood, fir or cedar shavings
15 lb/cu. Yd. 5–3 1 Grow–Powder Fertilizer
8 oz./cu. Yd. Iron Sulfate
4 oz./cu. Yd. Zinc Sulfate
4 oz./cu. Yd. Manganese Sulfate

Acidic Backfill Mix
For plants requiring acid soil: such as ferns, azaleas, camellias, gardenias, etc. (Amount per Cubic Yard):
1 part Sharp Sand
2 parts Peat Moss
3 parts Turf Supreme 16–6–8
1 ob. Suquestrine PE 330 Iron Chelate

*Verify all soil requirements w/soil report provided by contractor.

Environmental Patterns inc.
31238 Via Colinas
Suite E
Westlake Village
California, 91362
License No. 2801
(818) 706-3344

REGISTERED LANDSCAPE ARCHITECT
BRYAN R. BADGETT
No. 2801
Signature
Expiration Date
STATE OF CALIFORNIA

SANDEFER RESIDENCE
LOT 1-2-3 LAKE SHERWOOD DRIVE
WESTLAKE VILLAGE, CA 91361

SPECIFICATIONS

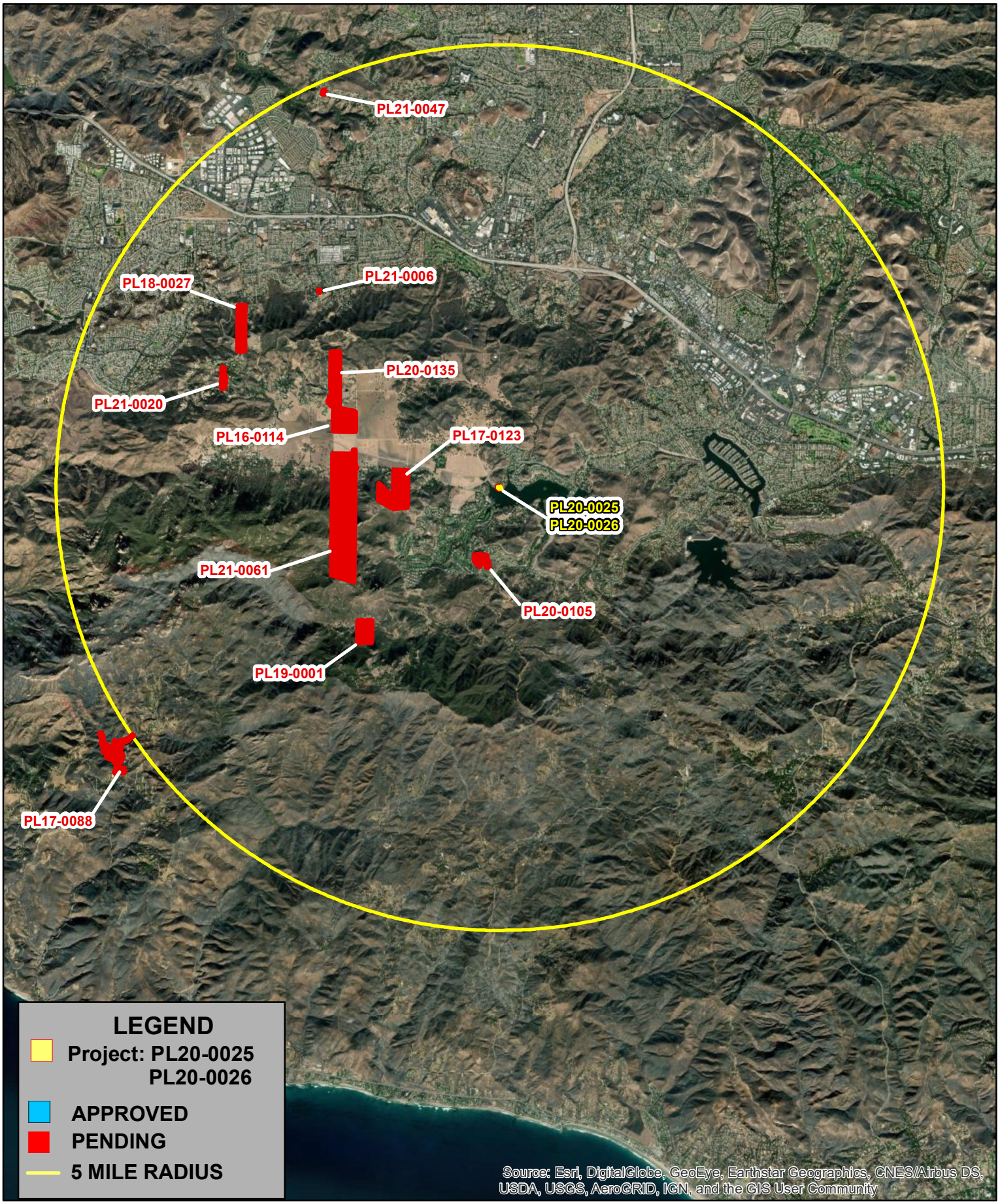
695-0-062-040
695-0-062-050
APN: 695-0-062-060

MAP:
TRACT:
BLOCK:
LOT:

10/31/2019
Date
B.B./D.B./E.C./S.L
Drawn
#219000
Job
NO SCALE
Scale

[LS▸9]

9 OF: 9
PLOTTED: 10/31/19



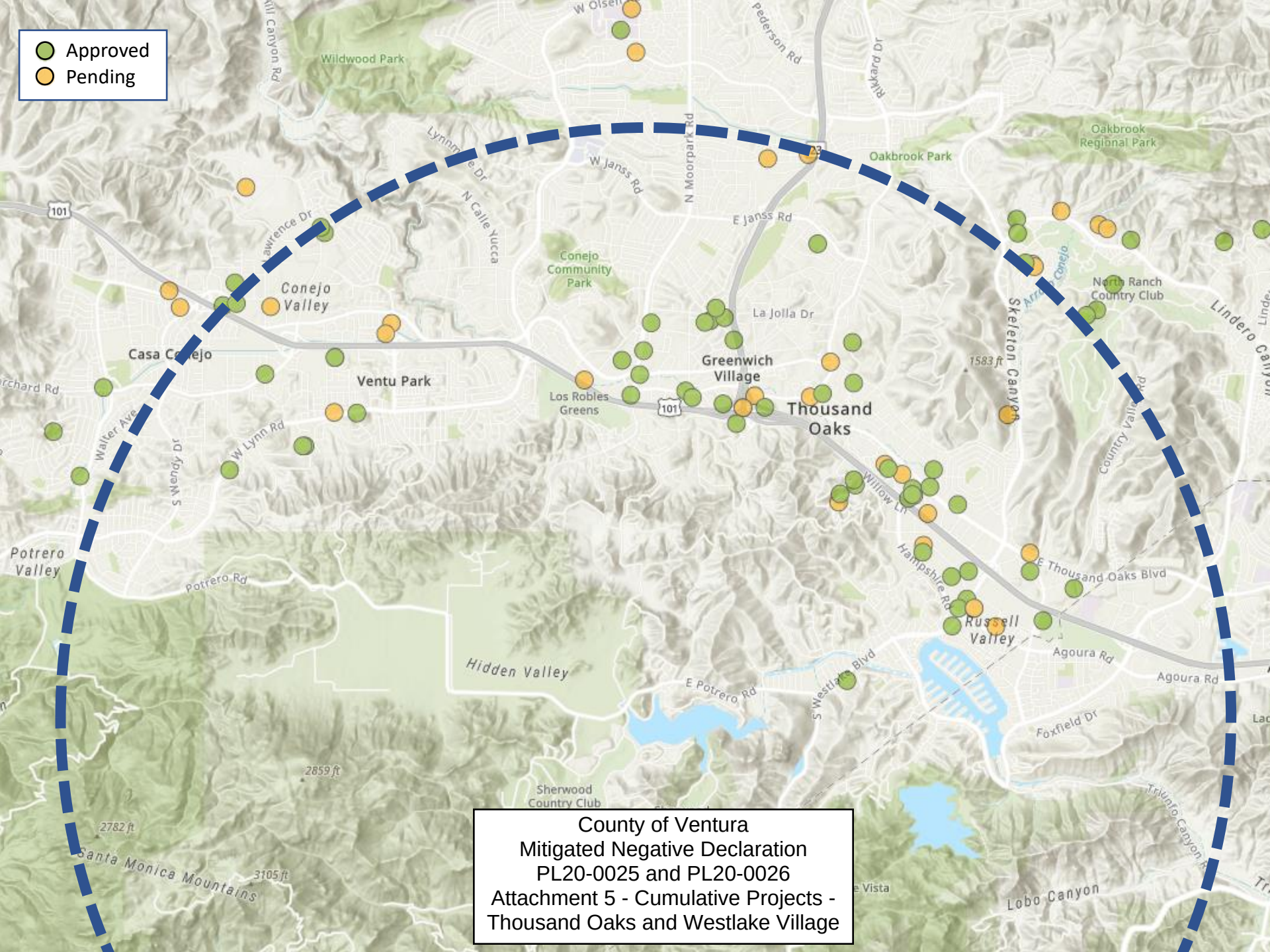
Ventura County,California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 10-12-2021
This aerial imagery is under the copyrights of Pictometry: DEC. 2019

County of Ventura
Mitigated Negative Declaration
PL20-0025 and PL20-0026
Attachment 4 - Cumulative Projects (Unincorporated County)

0 2,500 5,000 Feet

Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does no twarrant the accuracy of this mapand no decision involving a risk of economic loss or physical injury should be made in reliance thereon.

RH



County of Ventura
Mitigated Negative Declaration
PL20-0025 and PL20-0026
Attachment 5 - Cumulative Projects -
Thousand Oaks and Westlake Village

INITIAL STUDY BIOLOGICAL ASSESSMENT

Original ISBA report date: March 2020; Revised April 2021; Revised June 2021
Case number: PL20-0025 and PL20-0026
Permit type: PD
Applicant: Jim Sandefer
Case Planner: Angela Georgeff
Total parcel(s) size: Lot 1: 11, 11,338.72 square feet (0.26 acre); Lots 2-3: 24,176 square feet/ 0.555 acre
Assessor Parcel Number(s): 695-0-062-0404, 050 & 060
Development proposal description: Two new single family residences are proposed.

Prepared for Ventura County Planning Division by:

As a Qualified Biologist, approved by the Ventura County Planning Division, I hereby certify that this Initial Study Biological Assessment was prepared according to the Planning Division's requirements and that the statements furnished in the report and associated maps are true and correct to the best of my knowledge.

<table>
<tr><td colspan="2">Qualified Biologist (signature):
  </td><td>Date:

March 2020
Rev Apr 2021
Rev June 2021</td></tr>
<tr><td>Name (printed): Jacqueline Bowland Worden</td><td>Title: Senior Biologist; Natural Resources Project Manager</td><td>Company: SWCA Environmental Consultants</td></tr>
<tr><td>Phone: 805-657-2837</td><td colspan="2">email: jacqueline.worden@swca.com</td></tr>
<tr><td colspan="3">Role: Ms. Worden conducted the field work, literature search, and prepared the report.</td></tr>
</table>

INITIAL STUDY CHECKLIST

This Biological Assessment DID provide adequate information to make recommended CEQA findings regarding potentially significant impacts.

Biological Resources	Project Impact Degree of Effect				Cumulative Impact Degree of Effect			
	N	LS	PS-M*	PS	N	LS	PS-M*	PS
Species			X		X			
Ecological Communities	X				X			
Habitat Connectivity	X				X			

N: No impact
LS: Less than significant impact
PS-M: Potentially significant unless mitigation incorporated.
PS: Potentially significant

Contents

Maps All figures are presented at the end of the report.

Appendices

Summary

This biological analysis was focused on the assessment of existing biological conditions on the project site and Survey Area. The field survey **did not** discover special status species of flora and **did not** find special status fauna on the project site.

SECTION 1: CONSTRUCTION FOOTPRINT DESCRIPTION

Two new single-family residences are proposed, with two driveways and ancillary retaining walls.

Six coast live oak trees (*Quercus agrifolia*) of protected size were identified in the Survey Area; one would be removed to accommodate construction. The Tree Protected Zone of three oaks would be encroached into. A Discretionary Tree Permit would be required.

Fuel modification would be required per county Fire Department standards, including Zone 1 (30 feet from the house) plus Zone 2 (an additional 70 feet from building, structures and decks {or to property line}).

SECTION 2: SURVEY INFORMATION

2.1 SURVEY PURPOSE

Discretionary actions undertaken by public agencies are required to demonstrate compliance with the California Environmental Quality Act (CEQA). The purpose of this Initial Study Biological Assessment (ISBA) is to gather enough information about the biological resources associated with the proposed project, and potential project impacts, to make a CEQA Initial Study significance finding for biological resources. In general, ISBA's are intended to:

- Provide an inventory of the biological resources on a project site and the values of those resources.
- Determine if a proposed project has the potential to impact any significant biological resources.
- Recommend project redesign to avoid, minimize or reduce impacts to significant biological resources.
- Recommend additional studies necessary to adequately assess potential impacts and/or to develop adequate mitigation measures.
- Develop mitigation measures, when necessary, in cases where adequate information is available.

2.2 SURVEY AREA DESCRIPTION

The Survey Area included all of Lots 1, 2 and 3, along with a buffer zone extending 100-feet outward from the project boundary (with the exclusion of Lake Sherwood).

Location

Figure 1 provides the regional and site location on the USGS topographic map for the Thousand Oaks 7.5' quadrangle. The Survey Area is located in the Lake Sherwood area of the unincorporated Ventura County in. Undeveloped parcels surround the property on the other three sides, with Lake Sherwood Road to the south of the southern parcel boundary. The lake lies south of the road. The property is specifically identified as APNs 695-006-2-040, 050 & 060 and is zoned RE-10,000 (Rural Exclusive 10,000 sq.ft.).

Survey Area Environmental Setting

The Survey Area is vacant land, which slopes steeply to the south-southeast. Six coast live oak trees are present. Chaparral and ruderal land dominate the parcels. No watercourses, drainages, wetlands or other aquatic features occur on or near the Survey Area, other than Lake Sherwood and small areas of riparian/wetland along its margins.

Surrounding Area Environmental Setting

The Lake Sherwood housing development comprises the surrounding land uses in the project vicinity. Undeveloped parcels border the subject parcel on three sides, with Lake Sherwood Drive and the lake to the south. A large parcel zoned OS-80 ac/SRP (Open Space; 80-acres minimum/Scenic Resource Protection) lies to the north and northwest of the site. The lake is a created recreational feature with boating and fishing activities.

There are no protected lands in the vicinity of the Survey Area.

Survey Area Cover

Percent Cover	Cover Type
2.44	Native vegetation – excluding oak trees; including rock outcrops
0.98	Non-Native included in "bare ground/cleared/graded" below
n/a	Recently burned
n/a	Ag/grazing
0.0	Bare ground/cleared/graded
0.37	Buildings, paved roads and other impervious cover
n/a	Other

2.3 METHODOLOGY

Literature Search

The California Natural Diversity Data Base (CNDDB)[1] and California Native Plant Society (CNPS)[2] were queried for the 10-mile radius including the project site. The Survey Area is located on the Thousand Oaks, California USGS 7.5-minute quadrangle.

Field Survey

A field survey was conducted by SWCA Senior Biologist Jacqueline Worden on May 9, 2019. The Survey Area was surveyed using transects of opportunity to access all habitat types present on- site. Visual survey using unaided and binocular-aided vision was used to check trees, shrubs and densely vegetated areas for wildlife. The entire property and Survey Area were accessible. The potential for the occurrence of special-status species as reported in the literature search was assessed based on the presence and condition of on-site habitats. Species lists of observed flora and fauna were compiled, and vegetation cover types were mapped using aerial photographs and direct observation.

References & Nomenclature

References are provided as footnotes throughout the report. Plant alliance definitions were based on the MCV except as noted; nomenclature was taken from the listed sources.

- **MCV2:** *A Manual of California Vegetation*. 2009 Second Edition. Sawyer, J.O., T. Keeler-Wolf, and J.M. Evens. California Native Plant Society, Sacramento

- **VCSMM:** *Vegetation Classification of the Santa Monica Mountains, National Recreation Area and Environs in Ventura and Los Angeles Counties, California.* 2006. The National Park Service. VCSMM was used where the MCV did not provide suitable plant alliance descriptions.

- **Plant Nomenclature:** *The Jepson Manual* (Baldwin, B.G., D.H. Goldman, D.J. Keil, R. Patterson, T.J. Rosatti, and D.H. Wilken, editors) 2012. TJM2: The Jepson manual: vascular plants of California, second edition. as updated on the Jepson Online Interchange for California Floristics: http://ucjeps.berkeley.edu/interchange.html

- **Oak Tree Report:** An arborist report was prepared in October 2018 and updated June 5, 2020 for the applicant by Environmental Patterns, Inc.[3]

- **Reptiles and amphibians:** (Nafis, Gary). *A Guide to the Amphibians and Reptiles of California*.

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[1]California Department of Fish and Wildlife (CDFW). Natural Diversity Data Base. Commercial Version, accessed May 2019 and January 2020.

[2] California Native Plant Society. Inventory of Rare, Threatened, and Endangered Plants of California. Online database available at: http://www.rareplants.cnps.org; accessed May 2019 and January 2020.

[3] Environmental Patterns, Inc. October 5, 2018 Updated June 5, 2020. *Arborist Report*. Sandefer Residence, 33 Lake Sherwood Drive, Lake Sherwood, California. Prepared by Bryan Badgett, Landscape Architect and David L.A. Cragoe, ISA Certified Arborist.

http://www.californiaherps.com

- **Birds:** American Ornithologist's Union (*AOU Checklist of North American Birds, 7th edition* (with updates). http://www.californiabirds.org/ca_list.asp

- **Mammals:** Smithsonian National Museum of Natural History. *North American Mammals. http://www.mnh.si.edu*

Survey Date & Details							
Survey	**Survey**	**Survey**	**Survey**	**Time**	**Methods/ Constraints**	**GPS**	**Surveyor**
Entire site is one area	5/9/2019	Entire	ISBA	7:00 am– 2:00 pm	Walking transects. The entire was accessible	n/a	Jackie Worden

SECTION 3: THE BIOLOGICAL INVENTORY

3.0 ECOLOGICAL COMMUNITIES: PLANT COMMUNITIES, PHYSICAL FEATURES AND WETLAND

Background Research

Refer to Section 2.3 for a description of the literature search conducted prior to the field survey.

Plant Communities

Locally important or rare plant communities **were not found** within the survey area(s).

Plant community descriptions are based on the *A Manual of California Vegetation* (MCV), except when applicable plant alliance descriptions were not provided. In that case, the National Park Service *Vegetation Classification of the Santa Monica Mountains, National Recreation Area and Environs in Ventura and Los Angeles Counties, California* (VCSMM) was used.

The Project site is dominated by lands cleared to meet fuel modification requirements (mapped herein as cleared land), with scattered individual oak trees, and chamise chaparral. The Survey Area also encompasses Upland Mustards/Phacelia, Buckwheat Scrub, Rock Outcrop, and Riparian Wetland (the latter on the south side of Lake Sherwood Road along the edge of the lake). Figure 2 illustrates the distribution of these covertypes, along with the proposed building and development footprints and photo points. The table below provides the estimated areal extent of each covertype, presented in descending order of relative abundance.

Vegetation Alliance (MVC2) & Map Unit	Status	Condition	Acres Total	Acres Impacted: Disturbance Footprint	Acres Impacted: Building Footprint	Acres Impacted: 100ft Fuel Modification
Calif. Sagebrush Scrub/Cleared Land	N/A	Disturbed by fuel modification	0.44 acre 19,101 sf	0.29 acre 12,763 sf	0.08 acre 3,371 sf	0.79 acre 34,634 sf
Chamise Chaparral	N/A	Disturbed by fuel modification	0.22 acre 9,151 sf	0.09 acre 4,123 sf	0.05 acre 2,230 sf	0.73 acre 31,963 sf
Developed (road)	N/A	Disturbed by fuel modification	0.146 acre 6,312 sf	--	--	0.35 acre
Upland Mustards/Phacelia	N/A	Disturbed by fuel modification	331 sf	1.45 sf	--	0.08 acre 3,504 sf
Riparian Wetland	N/A	Disturbed by fuel modification	--	--	--	0.08 acre 3459 sf
Buckwheat Scrub	N/A	Disturbed by fuel modification	371.5 sf	310 sf	3.69 sf	668 sf
Rock Outcrops	N/A	Disturbed by fuel modification	235 sf	119 sf	24 sf	282 sf
Totals:			**0.815 acre 35,501.54 sf**	**0.40 acre 17,316 sf**	**0.13 acre 5,628 sf**	**2.06 acres 89,756 sf**

California Sagebrush Scrub/Cleared Land: Bromus Semi-Natural Herbaceous Stands - Disturbed/Ruderal/Annual Grassland (MCV2)

The majority of the Project site has been disturbed by previous and ongoing fuel modification for fire safety compliance and is characterized as cleared land with an intermittent shrub layer dominated by California sagebrush (*Artemisia californica*) scrub. In addition to the California sagebrush, this scrub layer is characterized by California buckwheat (*Eriogonum fasciculatum*), purple sage (*Salvia leucophylla*), and chamise (*Adenostoma fasciculatum*) which were found scattered throughout this community, along with six coast live oaks (*Quercus agrifolia*). The herbaceous layer between and under the scrub layer is vegetated with non-native annual grasses and other weedy species such as bromes (*Bromus spp.*), Mediterranean mustard (*Hirschfeldia incana*), tocalote (*Centaurea melitensis*) and tumbleweed (*Salsola tragus*). These trees and shrubs have been pruned and limbed upward off the ground in accordance with fire safety requirements.

s

Disturbed annual grassland and disturbed chaparral forms the understory under the oak trees. "Oak savannah" is not defined as an alliance or covertype, in either the MCV or the SVC. The Santa Monica Mountains vegetation classification system defines this covertype as *Quercus agrifolia*/Annual Grass-Herb Woodland/Forest Association as follows:

> *"Stands of Quercus agrifolia/Annual Grass-Herb Woodland/Forest form a sparse to intermittent tree layer (2–59%, mean 23.1%) with conifers at 0–15 m tall and hardwoods at*

2–15 m tall, a sparse to intermittent shrub layer (0–41%, mean 6.8%) at 0–5 m tall, and a sparse to continuous herbaceous layer (4–70%, mean 24.1%) at 0–2 m tall. Total vegetation cover is 11–78%, mean cover is 50.1%".[4]

Chamise Chaparral (*Adenostoma fasciculatum* Shrubland Alliance) – MCV2

Chamise chaparral occupies the western and northern areas of the Survey Area and parcel boundary. Hoary-leaved ceanothus (*Ceanothus crassifolius var. crassifolius*), black sage (*Salvia mellifera*) and scattered California sagebrush are found in the openings between dense clusters of chamise, along with lemonade berry (*Rhus integrifolia*), yerba santa (*Eriodictyon crassifolium*), Spanish bayonet (*Hesperoyucca whipplei*), and laurel sumac (*Malosma laurina*). This community is dense and intact in the west and northwest, but other areas have been disturbed by fuel modification activities.

Developed

This category encompasses Lake Sherwood Drive, a paved two-lane roadway entirely outside the subject property.

Upland Mustards/Phacelia - MCV2

An area outside the parcel boundary but within the Survey Area was dominated by shortpod mustard (*Hirschfeldia incana*) and phacelia (*Phacelia spp.*). This mustard is a non-native invasive plant, typical of disturbed areas.

Riparian Wetland

No wetlands occur inside the development envelop. Two areas of riparian wetland occur along the margin of Lake Sherwood, within the Survey Area. A detailed assessment of these habitats was not conducted.

California Buckwheat Scrub (*Eriogonum fasciculatum* Shrubland Alliance) - MCV2

A small patch of California buckwheat scrub was found inside the Survey Area, dominated by California buckwheat along with scattered non-native annual grasses. Individual California buckwheat plants were found throughout the site.

Rock Outcrop

One volcanic rock outcrop and many scattered boulders and rocks were found inside the parcel boundary

[4] National Park Service, January 2006. *Vegetation Classification of the Santa Monica Mountains, National Recreation Area and Environs in Ventura and Los Angeles Counties, California.*

and the Survey Area. Lichens and bryophytes are present on these rocks.

Physical Features

One rock outcrop occurs near the eastern building site, with smaller boulders and loose rocks scattered about the Survey Area. The subject property slopes steeply to the south.

Physical Features		
Map Key	**Physical Feature**	**Comments**
Rock Outcrop	Outcrops	Bryophytes and lichens were present on the rock outcrop and smaller boulders, and lichens were found on boulders and tree limbs.

Waters and Wetlands

There are no watercourses, drainages, wetlands or other aquatic features present on the subject parcel or in the project boundary. Lake Sherwood is to the southeast of the property, separated by Lake Sherwood Drive. Although the lake and a small riparian area bordering the lake are within the Survey Area, they would not be impacted by the proposed development.

Waters or wetlands **were not found** within the Survey Area, with the exception of Lake Sherwood.

3.2 SPECIES OBSERVED SPECIES

All species of flora and fauna identified during the field survey were recorded and are presented in Appendix 1 and are discussed below.

Protected Trees

Coast live oak (*Quercus agrifolia*) is the only protected tree species were found in the Survey Area. The Ventura County Tree Protection Regulations are contained in Section 8107-25 of the Non-Coastal Zoning Ordinance.[5] Protected oaks are defined as trees in *Quercus* genus having a single trunk with a circumference (girth) of 9.5 inches (~2.24" diameter) or larger (≥), or multiple trunks cumulatively equaling a girth of 6.25" (1.99" diameter) measured at 4.5 feet above ground level (diameter breast height; DBH). Heritage Trees are defined as having a single trunk of ≥90" girth (28.65" diameter) or multiple trunks with two collectively measuring 72" girth (22.92" diameter). The County defines a "Protected Zone" around each protected tree as "the surface and subsurface area within the dripline and extending a minimum of five (5) feet outside the dripline, or 15 feet from the trunk of a tree, whichever is greater."

[5] Division 8, Chapter 1 Ventura County Non-Coastal Zoning Ordinance

A protected tree inventory was not conducted as part of this assessment but was prepared separately by an arborist.[6] There are six protected coast live oak trees in the Survey Area, with four on the subject property and two outside the parcel boundary to the east. The oaks have been limbed up off the ground and trimmed in compliance with fuel modification requirements, and none have natural, undisturbed ground within the dripline. One protected tree would be removed to accommodate construction. The Protected Zone of the other five oaks would be encroached upon to varying degrees, as summarized in the table below. Figure 3 illustrates the location of the oak tree trunks and canopies in relation to the proposed development footprint.

Oak tree encroachment estimates

Protected Trees – Coast Live Oak (*Quercus agrifolia)*		
Tree Number	**Canopy Area (sf)**	**Encroachment (sf)**
90	1282.69	414.81
91	*592.76*	*Total removal*
92	659.89	98.43
93	743.48	18.16
OP 14 & OP 15	305.02	0.81

Fauna

Wildlife activity noted during the field surveys was limited to birds typical of residential areas including northern mockingbird (*Mimus polyglottos*), California scrub-jay (*Aphelocoma californica*), American crow (*Corvus brachyrhynchos*), Anna's hummingbird (*Calypte anna*), and bushtit (*Psaltriparus minimus*). No reptile species were seen, but common species such as rattlesnake (*Crotalus oreganus helleri*), gopher snake (*Pituophis catenifer* spp.), western fence lizard (*Sceloporus occidentalis*) and side-blotched lizard (*Uta stansburiana*) are likely to occur. Habitat is limited for amphibians, though salamanders (*Batrachoseps* sp.; *Ensatina* sp.) could occur. Numerous gopher holes were present, assumed to be those of Botta's pocket gopher (*Thomomys bottae*). Woodrat middens were found, associated with oak trees (refer to additional discussion, below). These middens were comprised of dry sticks and did not appear to be active or occupied, as evidenced by the lack of fresh plant material or scat piles. Trapping is required to identify the species of woodrat present.

Special Status Species and Nests

Special-status species include plants and animals listed as endangered, threatened, or candidate for listing as endangered or threatened under the federal Endangered Species Act, the California Endangered

[6] Environmental Patterns, Inc. October 5, 2018 Updated June 5, 2020. *Arborist Report*. *Sandefer Residence, 33 Lake Sherwood Drive, Lake Sherwood, California*. Prepared by Bryan Badgett, Landscape Architect and David L.A. Cragoe, ISA Certified Arborist.

Species Act, or both. This term also includes all plant species listed by the state as rare and those species listed by the California Native Plant Society (CNPS) with a Rare Plant Rank of 1, 2 or 3, and wildlife species designated by the California.[7] Department of Fish and Wildlife (CDFW) as Fully Protected, Species of Special Concern, Watch List species, and other wildlife included in the most current CDFW "Special Animals" list.[8]

Nesting Bird Summary

Suitable habitat is present in the Survey Area for nesting birds protected by the federal Migratory Bird Treaty Act, primarily in the individual oak trees and the chaparral in the north and northwestern portions of the site. A nesting bird survey was not conducted as part of this ISBA.

Special Status Species Summary

The CNDDB 10-mile radius search for special-status species revealed that 33 special-status plant and 23 special-status animal.[9]

Appendix 2 provides tables summarizing the potential for each of the previously reported special-status species to occur on the Survey Area. Occurrence potential is based on an evaluation of on-site vegetation and habitat quality, topography, elevation, soils, surrounding land uses, habitat requirements, and geographic ranges of special-status plant and wildlife species reported as occurring in the region as well as the proximity of the project site to previously recorded occurrences in the CNDDB database, and the date of the prior reported occurrences.

The potential for occurrence for special status species are defined as follows:

> *Not Expected: There is no suitable habitat present on the property (i.e., habitats on the property are clearly unsuitable for the species requirements [e.g., foraging, breeding, cover, substrate, elevation hydrology, plant community, disturbance regime, etc.]). The species has an extremely low probability of being found on the property.*
>
> *Low Potential: Either significantly limited quantity and/or quality of suitable habitat is present on the property (i.e., not enough suitable habitat is present to support the species, few of the habitat components meeting the species requirements are present and/or the majority of habitat on the property is unsuitable or of very low quality). And, there are no or few recent records of occurrence in or near the project site. The species has a low probability of being found on the property.*
>
> *Moderate Potential: Some suitable habitat is present on the property (i.e., some of the habitat components meeting the species requirements are present and/or the quantity of habitat on the property is marginal). Additionally, there are known records of occurrences in the region of the site, but not*

[7] California Native Plant Society. Inventory of Rare, Threatened, and Endangered Plants of California, Online database available at: http://www.rareplants.cnps.org/; accessed May 2019 & January 2020.

[8] Department of Fish and Wildlife. Special Animals. The Natural Resources Agency, Biogeographic Data Branch, California Natural Diversity Database. State of California. May 2019 & January 2020.

[9] California Natural Diversity Database. Department of Fish and Wildlife, Biogeographic Data Branch. May 2019 & January 2020.

necessarily in the immediate vicinity. The species has a moderate probability of being found on the property.

<u>High Potential</u>: Suitable quantity and quality of habitat is present on the property (i.e., all habitat components meeting the species requirements are present and/or habitat(s) on the property is highly suitable or of high quality). Additionally, there are recent records of occurrences in the vicinity of the property. This species has a high probability of being found on the property.

<u>Present</u>: Species was observed on the property during surveys associated with this report or by other persons.

Special Status Species

Flora

Lyon's pentachaeta (*Pentachaeta lyonii*) were searched for during the May 2019 field survey a time when this plant was known to be flowering in the project vicinity. Site conditions during field surveys were suitable for detecting special status plants (based on ambient weather and known occurrences in the vicinity.

Lyon's pentachaeta (Pentachaeta lyonii) – State Endangered; RPR 1B.1

No Lyon's pentachaeta was found during the spring field survey, and none have been previously reported occurring on-site. The steep slope and presence of dense ruderal and annual grassland plants create unfavorable conditions for this annual plant. Prior to that field survey, research indicated that other populations of Lyon's pentachaeta were flowering in the vicinity. Had this plant been present on the subject property, it would have been found.

Observed Fauna

No special status fauna was detected in the Survey Area. Woodrat middens were found.

San Diego desert woodrat (*Neotoma lepida intermedia*) – CDFW Species of Special Concern: This subspecies of woodrat is most commonly associated with areas of sparse chaparral and scrub where rocky outcrops are common and may occur in open, scrubby areas without rocks. Suitable habitat is present for the more common big-eared woodrat (*N. macrotis*), which are assumed to be present. Woodrat middens were seen under oak trees and could be those of the special status animal; however, trapping is required to identify the presence and species of woodrat (midden type and location alone is not a reliable indicator of species). The observed middens did not appear to be occupied at the time of the field surveys, as evidenced by the lack of fresh vegetation or scat.

Nesting Birds

No nesting birds were encountered in the Survey Area; however, a focused breeding bird survey was not conducted as part of this analysis and suitable habitat is present.

Habitat suitable for nests of birds protected under the Migratory Bird Treaty Act **does exist** within the survey area(s).

See Appendix 3 for definitions of the types of special status species that have federal, state or local protection and for more information on the regulations that protect nesting birds.

3.3 WILDLIFE MOVEMENT AND CONNECTIVITY

Wildlife movement or connectivity features, or evidence thereof, **were not found** within the survey area.

Connectivity Features

The survey area does not connect with or lie close to any part of a documented Corridor or Linkage, nor are any present in the immediate vicinity. Existing residences are present immediately to the east of the survey area, as well as surrounding Lake Sherwood, including habitat disturbance ancillary to required fuel modification zones. Fragmented habitat is common throughout the project area, with pockets of undisturbed habitat interspersed between additional residences and cleared/thinned areas. Busy roadways are nearby, including East Potrero Road west of the subject property. Although the site itself allows for unrestricted localized wildlife movement and foraging, the overall developed condition of the vicinity and the fragmented condition of natural habitats are anticipated to decrease the likelihood of wildlife utilizing the site for access from one site to another. Because the site does not provide a link between adjacent high quality habitats or large contiguous open space areas, it would not be considered to be a corridor or habitat link.

SECTION 4: IMPACT ASSESSMENT & MITIGATIONS

4.1 SUFFICIENCY OF BIOLOGICAL DATA

Additional information needed to make CEQA findings and develop mitigation measures:

No additional studies or information is necessary. There is sufficient information to make CEQA findings, assess impacts, and propose mitigation measures at this time.

Additional biology-related surveys or permits needed prior to issuance of land use permit:

A Discretionary Oak Tree Permit is required for the removal of one protected tree and encroachment into the protected zone of five additional protected trees.

4.2 IMPACTS AND MITIGATION

IMPACTS

A. Species	Project: PS-M; Cumulative: N

4.A.1 *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

No candidate or listed species have been found on to the project site. Special status species may be impacted; however, the application of the mitigation measures described below would avoid or reduce these impacts to less than significant levels.

Oak Trees: The proposed development would result in the removal of one coast live oak tree and encroachment into the protected zone of five additional oaks. Impacts to oak trees are potentially significant; however, mitigations are available to reduce impacts to less than significant levels. Impacts and mitigation are discussed in separate arborist report.

Breeding Birds: If work would occur during the breeding bird season (generally March to September), adverse impacts to breeding and nesting birds could occur. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 CFR Section 10.13). The California Fish and Game Code (Sections 3503, 3503.5 and 3513) prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).

San Diego Desert Woodrat: Woodrat middens were found under two oak trees. Middens in the construction zone would be impacted by direct removal. As previously noted, trapping would be required to identify if these middens are occupied, and by what species of woodrat.

Mitigation Measures

Oak Trees: One oak tree would be removed and the protected zone of five additional oaks would be encroached upon for project completion. The County Tree Protection Ordinance requires that removed oak trees be replaced on a cross-sectional basis (Section 8107-25.10). Replacement may occur on or offsite, provided offsite replacement occurs in Ventura County and includes the same species of oak as those removed. Offset mitigation is also possible, as explained in the ordinance. Oak trees outside of the construction area could be adversely impacted during construction. The oak tree protection measures provided by the arborist shall be followed to reduce potentially significant adverse impacts to less than significant levels. These include standard measures such as avoidance of the protected zone (five feet outward from dripline) and temporary fencing to mark the area.

Breeding Birds: If activities associated with vegetation removal, construction, or grading are planned during the bird nesting/breeding season (generally February 1 through September 15), it is recommended that a qualified biologist conduct surveys for active nests. To determine the presence/absence of active nests, preconstruction nesting bird surveys should be conducted weekly beginning 30 days prior to initiation of ground-disturbing activities, with the last survey conducted no more than three days prior to the start of clearance/construction work. If ground-disturbing activities are delayed, additional preconstruction surveys should be conducted so that no more than three days have elapsed between the survey and ground-disturbing activities.

Protected bird nests found within or adjacent to the construction zone should be delineated on site with a buffer deemed suitable by a qualified biologist and verified by the California Department of Fish and Wildlife. Typically, a 300-foot buffer is required for most passerine species and a 500-foot buffer for raptors. Buffer areas should be delineated with highly visible construction fencing or other exclusionary material that would inhibit access within the buffer zone. Installation of the exclusionary material delineating the buffer zone should be verified by a qualified biologist prior to initiation of construction activities. The buffer zone should remain intact and maintained while the nest is active (i.e., occupied or being constructed by at least one adult bird) and until young birds have fledged and no continued use of the nest is observed, as determined by a qualified biologist.

San Diego Desert Woodrat: Woodrat middens should be avoided and left in place. Middens associated with oak trees to be removed should be carefully dismantled, and the midden's sticks relocated to an area outside the disturbance zone.

B. Ecological Communities **Project: N; Cumulative: N**

4.B.1 *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?*

There is no riparian habitat or other sensitive natural community on or adjacent to the project site; no impact.

c) *Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

There are no wetlands on the project site; no impact.

d) *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

The project site is not within a mapped corridor; no impact.

e) *Would the project conflict with any local policies or ordinances protecting biological resources, such as*

a tree preservation policy or ordinance?

Refer to previous discussion regarding oak trees, above.

f) *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

Lake Sherwood Hidden Valley Area Plan: The Biological Resources section of the Lake Sherwood – Hidden Valley area plan provides the following goals (Section 2.1.1):

1. Protect the significant biological resources of the Lake Sherwood/Hidden Valley Area.
2. Protect wildlife migration corridors and habitat where feasible.
3. Preserve "threatened" and "endangered" species.
4. Protect the biology of Sherwood Lake.
6. Protect, to the maximum extent feasible, natural habitat/vegetation.
7. Compensate for the destruction or degradation of natural habitat/vegetation.

Policies applicable to the proposed project as provided in Section 2.1.2 require the following mitigation measures:

- Policy 1: Protected oak trees shall be mitigated at 3:1 using two 24-inch box oak trees and one 15-gallon oak tree.
- Policy 4: Fuel modification zones as required by the Fire Prevention District shall be planted with fire- retardant native plants and irrigated until vegetation is well established.
- Policy 6: Landscape plans shall use non-invasive, fire-resistant native species, to the maximum extent feasible.
- Policy 12: All night lighting within proposed development shall be shielded and directed to the ground. Transient light from lighting shall not exceed one foot-candle at 100 feet from the light pole, except for tennis court areas.

Polices 13 – 20 are specific to the Lake Sherwood Community; only Policy 20 applies to the proposed project and is provided below. All discretionary development shall comply with the following policies which are intended to minimize and mitigate the loss of oak trees.

a. If an oak tree has a rating of C/B or better for health/aesthetics, all reasonable efforts should be made to preserve the tree through project design. If, in the opinion of the developer, such a tree cannot be reasonably preserved, a written statement of the reasons why shall be provided to the Planning Division as part of the project application. The final decision for removal will rest with the Planning Manager.

b. Any oak tree to be preserved within development areas shall be preserved as follows:

(1) If possible, the tree shall be on land maintained by a Homeowners Association or a public agency. This is to encourage proper maintenance of the tree through use of professional landscape personnel.

(2) The property owner responsible for oak tree maintenance shall keep on file and implement oak tree maintenance instructions to be provided by the Planning Division.

(3) Landscaping within 5 feet of the dripline of oak trees shall consist of drought-resistant plant species compatible with the water requirements of the trees.

(4) Prior to approval of grading plans, the trees to be preserved shall be inspected by an arborist approved by the Planning Division. The arborist shall make written recommendations

to the County and developer concerning a program to maintain, and if need be, to enhance the health of individual trees. This program shall include plans to protect the trees during grading and construction activities. The developer and/or maintenance agency shall implement the appropriate portions of the program as approved by the Planning Division. (Note: See the Newman Reports for details). Failure to adhere to the mitigation plan to the satisfaction of the Planning Division shall result in a $3,500 assessment per affected tree to be made by the developer to the appropriate public agency for use in habitat enhancement. Said fee shall be paid prior to issuance of any further permits for the project.

c. If trees are to be removed, a mitigation schedule shall be approved by the County. The baseline fee is calculated as the cost of purchasing and planting two 24 inch box and one 15 gallon oak trees. This baseline may be modified periodically by the Planning Division to reflect changes in the cost of trees or labor. The Baseline is based on the aesthetic and biological value of an isolated grade C/C oak tree. For a tree to be more valuable than grade C/C, both the health and aesthetic values must have a grade of C or better. For example, a D+/B tree is not considered to be more valuable than a grade C/C tree. For a tree to be less valuable than grade C/C, both values must have a grade of less than C. In the example of a D+/B tree, this tree would be treated as a C/C tree for mitigation purposes. (Note: These fees apply to dead trees as they have ecological value).

(1) Isolated Trees - Defined as trees shown with a separate canopy which is not merged with another tree canopy:

- Trees of grade C/C or better = Baseline mitigation.
- Trees of less than grade C/C = 1/2 of Baseline mitigation.

d. The largely intact trunk and major limbs of removed trees shall be offered to an appropriate agency, as determined by the Planning Division, for use on public park or open space lands. If accepted by said agency, such trees shall be delivered by the developer to an area located within 1 mile of the development parcel as designated by the agency. If a previously dead tree as identified in the Newman Reports is accepted by said agency, the mitigation fee is waived. Payment of the mitigation fee and delivery of the removed trees to the appropriate agency shall occur prior to final inspection of the first unit of a project.

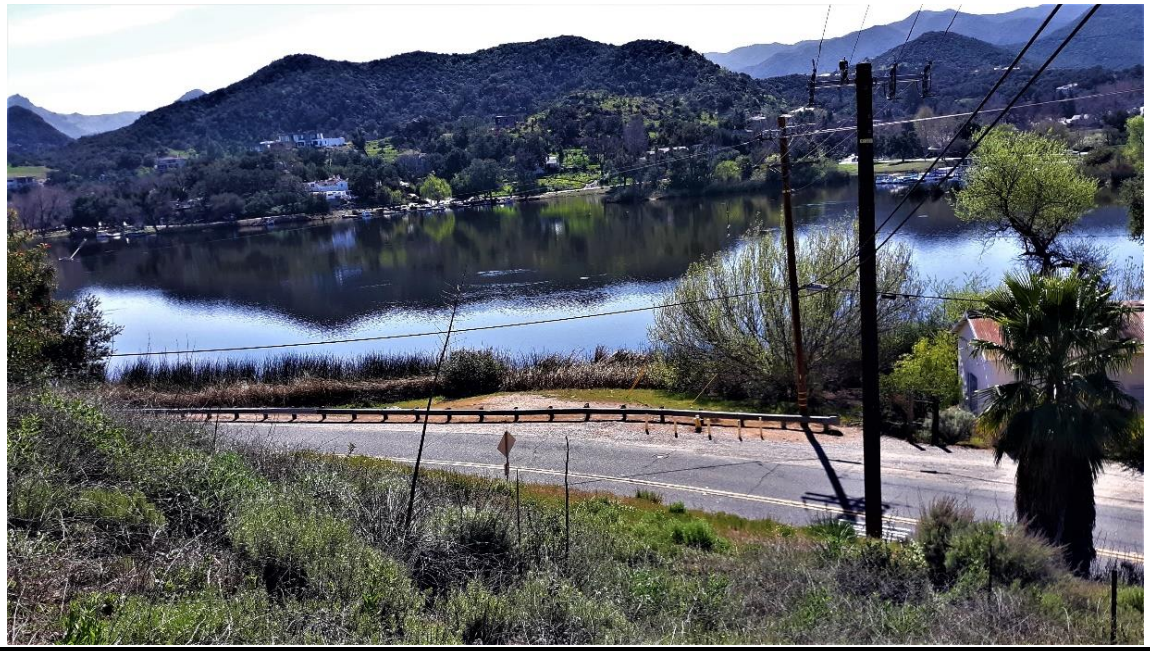
e. The recommendations for tree health maintenance, protection from grading and construction activities, and long-term water and fertilization made in the Newman Reports shall be implemented through written Homeowners Association and other CC&Rs, or other written documents as appropriate.

SECTION 5: PHOTOS

Representative photos illustrating the project site are presented below.

Photos

Location	
	
Map Key	
P1	
View Direction	
NE	
Description	
View from Lake Sherwood Drive across parcel. Palm tree & pole are at SW corner of parcel.	

Location	
	
Map Key	
P2	
View Direction	
SE	
Description	
View from NW corner of parcel across lot. Lake Sherwood Dr. and lake in mid-ground. Palm tree & pole are at SW corner of parcel.	

Location	
Map Key	
P3	
View Direction	
NW	
Description	
View from Lake Sherwood Drive across parcel. Palm tree & pole are at SE corner of parcel.	
Location	
Map Key	
P4	
View Direction	
SW	
Description	
View from NE corner of parcel across lot. Lake Sherwood Dr. and lake in mid-ground. Palm tree & pole are at SE corner of parcel.	

Location **Map Key** P5 **View Direction** NNE **Description** View of center of project site from Lake Sherwood Drive.	
Location **Map Key** P6 **View Direction** W **Description** View of project site from eastern parcel boundary.	

LAKE SHERWOOD INITIAL STUDY
BIOLOGICAL ASSESSMENT

- Project Area
- Township and Range
- USGS 7.5-minute Quadrangle

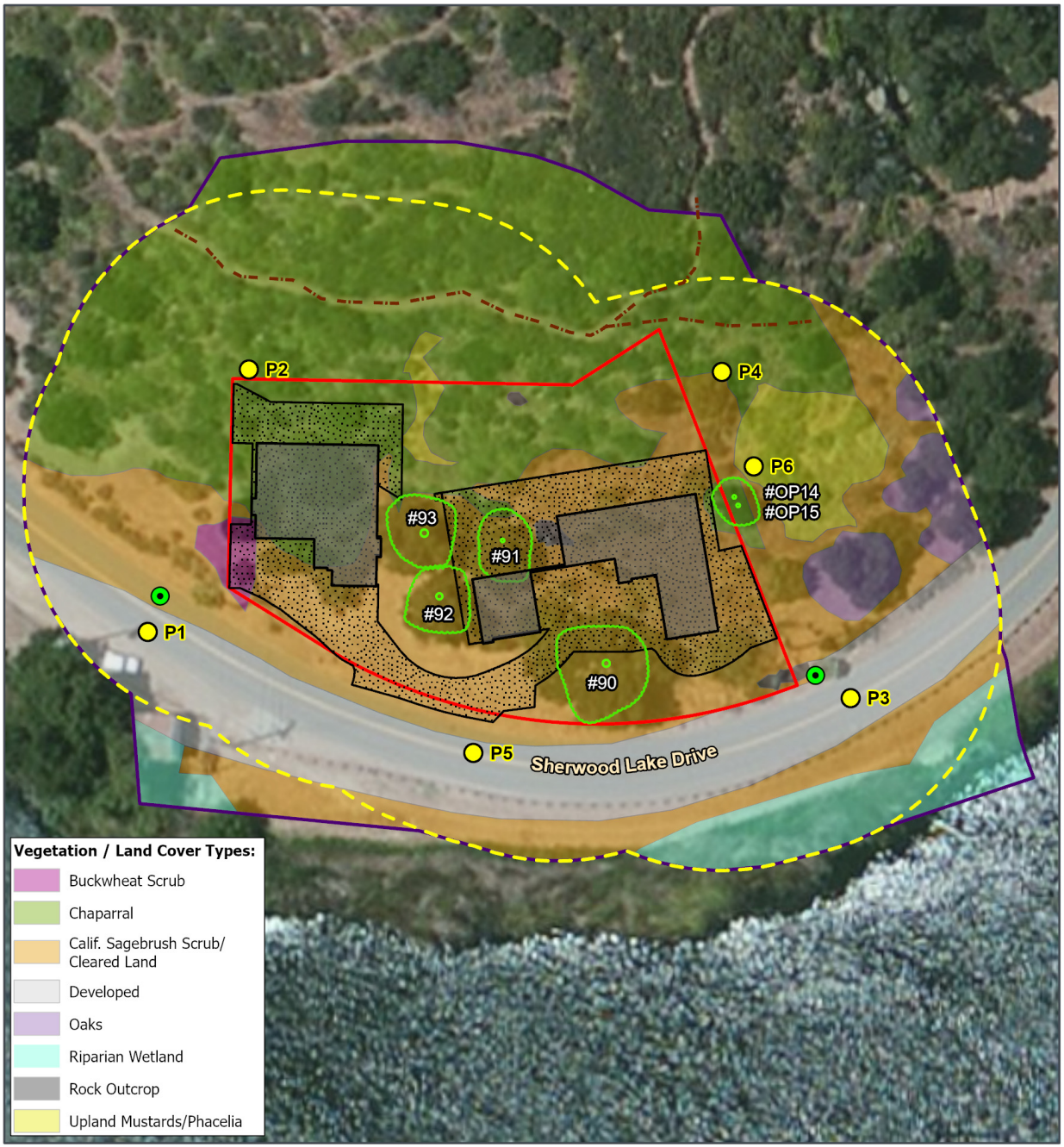
Ventura County, CA
USGS 7.5' Quadrangle:
Newbury Park, Thousand Oaks
T01N, R19W, Section: 28
NAD 1983 UTM Zone 11N
-118.875079°W 34.139301°N

1:24,000

0 1,000 2,000 Feet
0 250 500 Meters

Updated: 3/22/2021
Project No. 052032
File: 52032_SherwoodLake_Location

SWCA
ENVIRONMENTAL CONSULTANTS



LAKE SHERWOOD INITIAL STUDY
BIOLOGICAL ASSESSMENT

- Site Photo
- Palm Tree
- Disturbed Footpath
- Limits of Disturbance
- Oak Tree Canopy
- Building Footprint
- Parcel Boundary
- Fuel Mod Zone 100ft
- Survey Area

Ventura County, CA
NAD 1983 UTM Zone 11N
-118.8749°W 34.14°N

0 35 70 Feet
0 10 20 Meters

1:850

N

SWCA ENVIRONMENTAL CONSULTANTS

Base Map: ESRI ArcGIS Online, World Imagery (Clarity) Oct. 2016

Updated: 4/6/2021
Project No. 052032
File:52032_SherwoodLake_Vegetation

LAKE SHERWOOD INITIAL STUDY
BIOLOGICAL ASSESSMENT

- Project Area
- Building Footprint
- Limits of Disturbance
- Oak Tree Canopy
- Oak Tree Trunk

Ventura County, CA
NAD 1983 UTM Zone 11N
-118.8749°W 34.1401°N

0 20 40 Feet
0 5 10 Meters

1:500

N

SWCA ENVIRONMENTAL CONSULTANTS

Base Map: ESRI ArcGIS Online, World Imagery (Clarity) Oct. 2016

Updated: 4/6/2021
Project No. 052032
File:52032_Sherwood_Lake_Aerial

APPENDIX 1
Lots 1, 2 & 3 Lake Sherwood Drive Survey Area Observed Flora
May 9, 2019

FAMILY & SCIENTIFIC NAME	VERNACULAR NAME	ORIGIN
Adoxaceae - Muskroot Family		
Sambucus nigra ssp. caerulea	Blue elderberry	N
Agavaceae [Liliaceae] - Agave Family		
Hesperoyucca [*Yucca*] *whipplei*	Chaparral yucca	N
Anacardiaceae - Sumac Family		
Malosma laurina	Laurel sumac	N
Rhus integrifolia	Lemonade berry	N
Rhus ovata	Sugar bush	N
Asteraceae - Sunflower Family		
Acourtia microcephala	Calif. desert-peony/Sacapellote	N
Artemisia californica	California sagebrush	N
Centaurea melitensis	Tocalote	I
Corethrogyne filaginifolia	California aster	N
Hazardia squarrosa var. grindeliodes	Sawtoothed goldenbush	N
Boraginaceae [Hydrophyllaceae] - Borage Family		
Amsinckia menziesii	Fiddleneck	N
Eriodictyon crassifolium	Felt leaved yerba santa	N
Phacelia distans	Fern-leaf phacelia	N
Phacelia sp.	Phacelia species	N
Brassicaceae - Mustard Family		
Hirschfeldia incana	Mediterranean mustard	I
Sisymbrium irio	London rocket	I
Chenopodiaceae - Goosefoot Family		
Chenopodium californicum	California goosefoot	N
Sueda californica	California seablite	N
Convolvulaceae - Morning Glory Family		
Convolvulus arvensis	Field bindweed	I
Cucurbitaceae - Gourd Family		
Marah macrocarpus var. macrocarpus	Chilicothe; manroot	N
Fabacease - Pea Family		
Acmispon glaber var. glaber	Deerweed	N
Lupinus spp.	Lupines	N
Fagaceae - Oak & Beech Family		
Quercus agrifolia var. agrifolia	Coast live oak	N
Geraniaceae - Geranium Family		
Erodium bothrys	Broad leaf filaree	I
Erodium cicutarium	Redstem filaree	I
Lamiaceae - Mint Family		
Salvia apiana	White sage	N
Salvia mellifera	Black sage	N
Montiaceae - Miner's Lettuce Family [Portulacaceae]		
Claytonia species	Miner's lettuce	N
Nyctaginaceae - Four O'clock Family		
Mirabilis laevis	Wishbone bush	N

FAMILY & SCIENTIFIC NAME	VERNACULAR NAME	ORIGIN
Onagraceae - Evening Primrose Family		
Camissoniopsis [*Camissonia*] *bistorta*	California sun cup	N
Camissoniopsis micrantha	Small evening primrose	N
Paeoniaceae - Peony Family		
Paeonia californica	California peony	N
Poaceae - Grass Family		
Bromus diandrus	Ripgut brome	I
Bromus hordeaceus	Soft chess	I
Bromus madritensis ssp. rubens	Foxtail brome	I
Bromus tectorum	Cheatgrass	I
Polygonaceae - Buckwheat Family		
Eriogonum fasciculatum var. foliolosum	California buckwheat	N
Rhamnaceae - Buckthorn Family		
Ceanothus crassifolius var. crassifolius	Hoaryleaf ceanothus	N
Ceanothus megacarpus var. megacarpus	Big-pod ceanothus	N
Frangula californica	Coffeeberry	N
Rosaceae - Rose Family		
Adenostoma fasciculatum var. fasciculatum	Chamise	N
Heteromeles arbutifolia	Toyon	N
Solanaceae - Nightshade Family		
Solanum xanti	Nightshade	N

Appendix 1.2. Vertebrate Species Observed or Detected on the Lots 1, 2 & 3 Lake Sherwood Drive Survey Area

May 9, 2019

Scientific Name	Common Name	Notes
BIRDS		
Anatidae	**Ducks, Geese & Swans**	
Branta canadensis	Canada goose	
Trochilidae	**Hummingbirds**	
Calypte anna	Anna's hummingbird	
Picidae	**Woodpeckers**	
Melanerpes formicivorus	Acorn woodpecker	
Tyrannidae	**Tyrant Flycatchers**	
Sayornis nigricans	Black phoebe	
Corvidae	**Jays & Crows**	
Corvus brachyrhynchos	American crow	
Aegithalidae	**Bushtits**	
Psaltriparus minimus	Bushtit	
Polioptilidae	**Gnatcatchers**	
Polioptila caerulea	Blue-gray gnatcatcher	
Sylviidae	**Sylviid warblers**	
Chamaea fasciata	Wrentit	
Mimidae	**Thrashers**	
Mimus polyglottos	Northern mockingbird	
Parulidae	**Wood-Warblers**	
Setophaga coronata	Yellow-rumped Warbler	
Emberizidae	**Sparrows, Tanagers, Buntings**	
Melospiza melodia	Song sparrow	
Fringillidae	**Finches**	
Carpodacus mexicanus	House finch	
MAMMALS		
Odocoileus hemionus	Mule deer	Scat
Canis latrans	Coyote	Scat
Neotoma sp.	Woodrat	Midden
Thomomys bottae	Botta’s pocket gopher	Burrows
Sylvilagus audubonii	Desert cottontail	Scat

Appendix 2.1

Special Status Plant Species Reported by CNDDB in a 10-mile radius of the Lots 1, 2 & 3 Lake Sherwood Road Project Site[1]

Common Name *Scientific Name*	Status			Potential	Habitat Requirements[2]	Adequate Habitat	Adequate Habitat Size	Acres Impacted	Elevation Range, Life Form, Flowering Period[3]	Comments
	Federal	State	CNPS							
Braunton's milk-vetch *Astragalus brauntonii*	FE	--	1B.1	**Low**	Chaparral, coastal scrub valley and foothill grassland/ recent burns or disturbed areas, usually sandstone with carbonate layers	No	No	0	4–640m PH January–August	Substrate endemic: no suitable habitat on-site: not present.
Coulter's saltbush *Atriplex coulteri*	--	--	1B.2	**Low**	Coastal bluff scrub, coastal dunes, coastal scrub, and valley and foothill grassland/ alkaline or clay	No	No	0	3–460m PH March–October	Suitable coastal habitat is not present or near the property. Historic record (1930).
Malibu baccharis *Baccharis malibuensis*	--	--	1B.1	**Not Expected**	Chaparral, cismontana woodland, coastal scrub, riparian woodland.	No	No	0	150–350m. S (d) August	Limited areas of suitable habitat are present but this distinctive plant was not found. Known only from four occurrences near Malibu Lake in the Santa Monica Mtns.
Slender mariposa lily *Calochortus clavatus* var. *gracilis*	--	--	1B.2	**Not Expected**	Chaparral, coastal scrub, valley and foothill grassland	No	No	0	320–1000m PH(b) March–June	Potentially suitable habitat is present but none were found and should have been visible (at least the leaves) if present. Most occurrences are well inland.
Plummer's mariposa lily *Calochortus plummerae*	--	--	4.2	**Not Expected**	Chaparral, cismontane woodlands, coastal scrub, Lower montane coniferous forests, valley and foothill grassland/ granitic, rocky.	No	No	0	100–1700m PH (b) May–July	Potentially suitable habitat is present but none were found and should have been visible (at least the leaves) if present.
Southern tarplant *Centromadia parryi ssp. australis*	--	--	1B.1	**Not Expected**	Marshes and swamps (margins), valley and foothill grassland (vernally mesic), vernal pools.	No	No	0	0–480m AH May–November	No suitable wetland habitat or vernally moist habitat is present or near the property.
Orcutt's pincushion *Chaenactis glabriuscula var. orcuttiana*	--	--	1B.1	**Not Expected**	Coastal bluff scrub, coast dunes. Sandy sites.	No	No	0	3–80m AH Jan–Aug	Historic record (1889).
Parry's spineflower *Chorizanthe parryi* ssp. *parryi*	--	--	1B.1	**Not Expected**	Chaparral, cismontane woodland, coastal scrub, valley and foothill grassland/ sandy or rocky, openings.	No	No	0	275–1220m AH April-June	There is only one record for this subspecies in the Santa Monica Mountains from 1957. Extant occurrences are mostly from the San Gabriel valley.
Santa Susana tarplant *Deinandra minthornii*	--	CR	1B.2	**Not Expected**	Chaparral, coastal scrub/ rocky.	No	No	0	280–760m. S (d) July–November	This species is a substrate endemic: suitable Santa Susana sandstone soils are not present on-site.
Dune larkspur *Delphinium parryi* ssp. *blochmaniae*	--	--	1B.2	**Not Expected**	Chaparral (maritime), coastal dunes.	No	No	0	0 – 200m. PH April–June	No suitable coastal maritime habitat is present or near the property. Exact record location and date unknown.

Common Name *Scientific Name*	Status			Potential	Habitat Requirements[2]	Adequate Habitat	Adequate Habitat Size	Acres Impacted	Elevation Range, Life Form, Flowering Period[3]	Comments
	Federal	State	CNPS							
Blochman's dudleya *Dudleya blochmaniae* ssp. *blochmaniae*	--	--	1B.1	**Not Expected**	Coastal bluff scrub, chaparral, coastal scrub, valley and foothill grassland/ rocky, often clay or serpentinite.	No	No	0	5–450m PH April–June	No suitable serpentine or clay soils/substrates on-site. No dudleyas were found on-site.
Agoura Hills dudleya *Dudleya cymosa ssp. agourensis*	FT	--	1B.2	**Not Expected**	Rocky, volcanic. chaparral, cismontane woodland	No	No	0	200-500m PH May-June	Endemic to volcanic substrates; there are no volcanic soils or substrates on the site.
Marcescent dudleya *Dudleya cymosa* ssp. *marcescens*	FT	CR	1B.2	**Not Expected**	Chaparral, cismontane woodland: open rocky volcanic slopes	No	No	0	150–520m PH April – July	Endemic to volcanic substrates; there are no volcanic soils or substrates on the site.
Santa Monica dudleya *Dudleya cymosa* ssp. *ovatifolia*	FT	--	1B.2	**Not Expected**	Shaded, rocky volcanic outcrops and slopes.	No	No	0	150–1675m PH March–June	Endemic to volcanic substrates; there are no volcanic soils or substrates on the site.
Conejo dudleya *Dudleya parva*	FT	--	1B.2	**Low**	Rocky or gravelly, clay or volcanic. Coastal scrub, valley and foothill grassland.	No	No	0	60-450m PH May-June	Endemic to volcanic substrates; there are no volcanic soils or substrates on the site.
Verity's dudleya *Dudleya verityi*	FT	--	1B.2	**Not Expected**	North-facing volcanic outcrops.	No	No	0	60-120m PH May-June	Endemic to volcanic substrates; there are no volcanic soils or substrates on the site.
Conejo buckwheat *Eriogonum crocatum*	--	CR	1B.2	**Low**	Conejo volcanic outcrops, rocky. Chaparral, Coastal scrub, valley and foothill grassland.	No	No	0	50-580 PH April-July	Endemic to volcanic substrates; there are no volcanic soils or substrates on the site.
Mesa horkelia *Horkelia cuneata puberula*	--	--	1B.1	**Low**	Dry sandy or gravelly soils in maritime chaparral, cismontane woodland and coastal scrub	No	No	0	70-810m PH February– Sept.	Suitable soils are present but most occurrences are well inland; not found on site.
White-veined monardella *Monardella hypoleuca* ssp. *hypoleuca*	--	sa	1B.3	**Low**	Saline places, vernal pools or moist areas in and adjacent to riparian habitats.	No	No	0	<1000m AH April-May	No suitable mesic or riparian habitat is present on site.
Gerry's curly-leaved monardella *Monardella sinuata* ssp. *gerryi*	--	--	1B.1	**Absent**	Coastal sage scrub with sandy soils derived from sandstone bedrock.	No	No	0	150-245m AH April-June	Sandy soils are not present, and none were found.
Ojai navarretia *Navarretia ojaiensis*	--	sa	1B.1	**Not Expected**	Grasslands, openings is chaparral and coastal scrub; on clay soils.	No	No	0	300-1000m AH May-July	Clay soils are not present, and none were found.
Chaparral nolina *Nolina cismontana*	--	--	1B.2	**Not Expected**	Coastal scrub, chaparral/ sandstone or gabbro.	No	No	0	140–1275m S March–July	Suitable substrates are present; however, this distinctive plant was not found.
California Orcutt grass *Orcuttia californica*	FE	CE	1B.1	**Not Expected**	Vernal pool endemic.	No	No	0	15–660m AH April–August	No suitable vernal wetland habitat is present.

Common Name *Scientific Name*	Status			Potential	Habitat Requirements[2]	Adequate Habitat	Adequate Habitat Size	Acres Impacted	Elevation Range, Life Form, Flowering Period[3]	Comments
	Federal	State	CNPS							
Lyon's pentachaeta *Pentachaeta lyonii*	FE	CE	1B.1	**Not Expected**	Openings in chaparral, coastal scrub, valley and foothill grassland/ rocky, clay.	No	No	0	30–630m AH March–August	Soils on-site are not clay rich; limited suitable habitat is present.
White rabbit-tobacco *Pseudognaphalium leucocephalum*			2B.2	**Not Expected**	Riparian woodland, cismontane woodland, coastal scrub, chaparral. Sandy, gravelly sites.	No	No	0	35-515m PH Aug-Nov	Reported from 1959 from one location in 'sandy bottom of creek.
Nuttall's scrub oak *Quercus dumosa*	--	--	1B.1	**Absent**	Closed-cone coniferous forest, chaparral, coastal scrub. Generally on sandy soils near the coast, sometimes on clay loam.	No	No	0	15-640m S Feb-Mar	Considered a coastal slope species, this scrub oak is not expected. The two records in this search are both in the coastal zone.
Chaparral ragwort *Senecio aphanactis*	--	--	2B.2	**Not Expected**	Alkaline endemic in chaparral, coastal sage scrub and woodlands.	No	No	0	10-550M AH Jan-April	Alkaline soils are not present on the site
Estuary seablite *Suaeda esteroa*	--	--	1B.2	**Absent**	Coastal salt marshes and swamps.	No	No	0	0-5m PH May-January	No suitable coastal wetland habitat is present or near the property.
Woven-spored lichen *Texosporium sancti-jacobi*	--	--	3	**Not Expected**	Chaparral. Open sites, with *Adenostoma fasciculatum, Eriogonum, Selaginella.* Found on soil, small mammal pellets, dead twigs, and on *Selaginella*.	No	No	0	60-870m lichen	One report from region, from 2003.
Sonoran Maiden fern *Thelypteris puberula* var. *sonorensis*	--	--	2B.2	**Absent**	Meadows and seeps (seeps and streams)	No	No	0	50–610m PH (r) January – September	No suitable habitat. Most recent record is from 1963.
California screw moss *Tortula californica*	--	--	1B.2	**Low**	Chenopod scrub, valley and foothill grassland. Moss growing on sandy soil.	No	No	0	45-750m moss	

[1] February 2021 CNDDB 10-mile radius query

[2] Habitat requirements from CNDDB occurrence report

[3] Data from Cal Flora taxon report

STATUS KEY:

Federal

FE: Federally Endangered

FT: Federally Threatened Species

State

CE: State Endangered

CT: State Threatened

Can E: Candidate Endangered

SSC: Species of Special Concern

sa: Special Animal (listed on CDFW Special Animal list without other status)

WL: Watch list

CFP: California fully protected

CNPS Rare Plant Rank

RPR 1A: Plants presumed extirpated in California and either rare or extinct elsewhere RPR 1B: Plants rare, threatened, or endangered in California and elsewhere

RPR 2A: Plants presumed extirpated in California, but common elsewhere

RPR 2B: Plants rare, threatened, or endangered in California, but more common elsewhere RPR 3: Plants about which more information is needed

RPR 4: plants of limited distribution – a watch list

Threat Ranks

0.1 Seriously threatened in California (over 80% of occurrences threatened/high degree and immediacy of threat)

0.2 Moderately threatened in California (20-80% of occurrences threatened/moderate degree and immediacy of threat)

0.3 Not very threatened in California (less than 20% of occurrences threatened/low degree and immediacy of threat or no current threats known)

LIFE FORM KEY:

AH:	Annual Herb	(b):	bulb
AG:	Annual Grass	(d):	deciduous
PG:	Perennial Grass	(e):	evergreen PH:
	Perennial Herb	(p):	parasitic PC:
	Perennial Cactus	(r):	rhizomatous
S:	Shrub	(s):	stoloniferous
Ss:	Subshrub		
T:	Tree		

Appendix 2.2

Special Status Wildlife Species Reported by CNDDB in a 10-mile radius of the Lots 1, 2 & 3 Lake Sherwood Road Project Site[1]

Common Name *Scientific Name*	Status		Potential	Habitat Requirements[2]	Adequate Habitat	Adequate Habitat Size	Acres Impacted	Comments
	Federal	State						
Crotch bumblebee *Bombus crotchii*	--	Can.E.	**Low**	Inhabits open grassland and scrub habitats. Nesting occurs underground. This species' food plants include *Asclepias, Chaenactis, Lupinus, Medicago, Phacelia,* and *Salvia*	No	No	0	Limited suitable habitat is present, but this bee was not found. Adequate habitat area appears to be present on and surrounding the subject property
Monarch butterfly(wintering sites) pop. 1 *Danaus plexippus*	--	sa	**Not Expected**	Winter roost sites located in wind-protected tree groves (gum trees, Monterey pine, and cypress trees), with nectar and water sources nearby.	No	No	0	No suitable habitat on site or immediate vicinity. Individual monarchs may occur in the area, but the site does not support suitable winter roosting sites.
Riverside fairy shrimp *Streptocephalus woottoni*	FE	--	**Absent**	Vernal pool endemic.	No	No	0	No suitable habitat on site or immediate vicinity.
Santa Monica grasshopper *Trimerotropis occidentiloides*	--	sa	**Low**	Disturbed areas adjacent to chaparral, bare hillsides. Endemic to the Santa Monica Mountains. Little is known about this grasshopper or its habitat requirements.	No	No	0	Suitable habitat is present. Most recent record is from 1972.
California [silvery] legless lizard *Anniella spp.*	--	SSC	**Low**	Stabilized dunes, beaches, dry washes, pine, oak, and riparian woodlands, and chaparral; associated with sparse vegetation with sandy or loose, loamy soils.	No	No	0	Loose soils are present on- site, however, the south-facing site is not mesic and likely too dry and gravelly for this lizard.
San Diegan tiger [coastal] whiptail *Aspidoscelis tigris stejnegeri*	--	SSC	**Low**	Open areas in semiarid grasslands, scrublands, and woodlands.	No	No	0	Limited suitable habitat is present, but this lizard was not found.
San Bernardino ringneck snake *Diadophis punctatus modestus*	--	sa	**Not Expected**	Woodlands, grassland, chaparral, and scrub habitats; often found in mesic areas under rocks, logs, and debris.	No	No	0	The site lacks suitable mesic habitat.
Western (Pacific) pond turtle *Emys marmorata* (*Actinemys m.*)	--	SSC	**Low**	Streams, ponds, freshwater marshes, and lakes with exposed banks or partially submerged logs for basking and abundant vegetation along the banks.	No	No	0	No aquatic habitat is present on site. However, potentially suitable nesting habitat may be present.
Coast horned lizard *Phrynosoma blainvillii*	--	SSC	**Low**	Relatively open grasslands, scrublands, and woodlands with fine, loose soil where native harvester ants (primary prey) occur.	No	No	0	Fine, loose soils are not present and no native ants were observed.
California red-legged frog *Rana draytonii*	FT	SSC	**Absent**	Permanent water sources such as ponds, lakes, reservoirs, streams, and adjacent riparian woodlands.	No	No	0	No aquatic habitat is present on site.

Common Name *Scientific Name*	Status		Potential	Habitat Requirements[2]	Adequate Habitat	Adequate Habitat Size	Acres Impacted	Comments
	Federal	State						
Two-striped garter snake *Thamnophis hammondii*	--	SSC	**Not Expected**	This highly aquatic snake occurs in perennial and intermittent streams and other aquatic habitats (stock ponds) where dense vegetation lines the banks.	No	No	0	No suitable habitat is present on site.
Cooper's hawk (nesting) *Accipiter cooperi*	--	sa	**Low**	Cismontane woodland, riparian forest & woodland, upper montane coniferous forest. Nests in dense riparian woodlands.	No	No	0	No suitable nesting habitat on site, but species may periodically forage in the vicinity.
Tricolored blackbird *Agelaius tricolor*	--	CT	**Absent**	Freshwater marshes and riparian scrub.	No	No	0	No marsh or riparian habitat is present on site, and this species has not been reported from Lake Sherwood.
Golden eagle (nesting & wintering) *Aquila chrysaetos*	--	CFP; WL	**Not expected**	Requires cliffs or rocky ledges for nesting though will occasionally nest in trees, on the ground or in human-made structures.	No	No	0	No suitable nesting habitat on the site. However, species could forage in the area infrequently.
White-tailed kite *Elanus leucurus*	--	CFP	**Low**	Typically forages over savanna, open woodlands, marshes, desert grassland, partially cleared lands, agricultural areas and fields.	No	No	0	This small raptor is not expected to frequent the property.
American peregrine falcon (nesting) *Falco peregrinus anatum*	Delisted	CFP	**Not expected**	Occurs most frequently along the coast and over other large bodies of water. Nests near wetlands, lakes, rivers or other waters on high cliffs.	No	No	0	No suitable nesting habitat is present on-site.
Coastal California gnatcatcher *Polioptila californica ssp. californica*	FT	SSC	**Not expected**	Coastal sage scrub in areas of flat or gently sloping terrain.	No	No	0	No suitable habitat is present. Pursuant to USFWS, no verified sightings (current or historic) of this species in this portion of the Santa Monica Mountains
Bank swallow (nesting) *Riparia riparia*	--	CT	**Extirpated**	Colonial nester; nests primarily in riparian and other lowland habitats west of the desert. Requires vertical banks/cliffs with fine-textured/sandy soils near streams, rivers, lakes, ocean to dig nest hole.	No	No	0	No suitable bank or aquatic habitat is present on-site.
Least Bell's vireo (nesting) *Vireo bellii pusillus*	FE	CE	**Not expected**	Summer resident of Southern California in low riparian habitat near water. Nest in riparian vegetation with extensive willows below 2,000 ft. elevation.	No	No	0	No suitable habitat on site.
Pallid bat *Antrozous pallidus*	--	SSC	**Low**	Arid habitats, including grasslands, shrublands, woodlands, and forests; prefers rocky outcrops, cliffs, and crevices with access to open habitats for foraging.	No	No	0	Species may forage in the area, but no suitable roosting habitat present on site.
Spotted bat *Euderma maculatum*	--	SSC	**Not expected**	Deserts, scrublands, chaparral, and coniferous woodlands. Roosts in rock crevices, occas. caves, buildings, cliffs are optimum.	No	No	0	Species may forage in the area, but no suitable roosting habitat present on site.

Common Name *Scientific Name*	Status		Potential	Habitat Requirements[2]	Adequate Habitat	Adequate Habitat Size	Acres Impacted	Comments
	Federal	State						
Western red bat *Lasiurus blossevillii*	--	SSC	**Not expected**	Strongly associated with riparian habitats, particularly mature stands of cottonwood and sycamore; known to roost in orchards.	No	No	0	Species may forage in the area, but no suitable roosting habitat present on site.
Hoary bat *Lasiurus cinereus*	--	sa	**Not expected**	Thought to prefer trees at the edge of clearings, but have been found in trees in heavy forests, open wooded glades, and shade trees along urban streets and in city parks.	No	No	0	May occur as periodic forager, but no suitable roosting habitat present on site.
Western small-footed myotis *Myotis ciliolabrum*	--	sa	**Not expected**	Arid wooded and brushy uplands near water from sea level to at least 9,000 ft. Prefers open stands in forests, woodlands & brush. Uses streams, ponds etc. for feeding & drinking. Roosts in caves, mines, occasionally under bridges or bark.	No	No	0	May occur as periodic forager, but no suitable roosting habitat present on site.
Yuma myotis *Myotis yumanensis*	--	sa	**Not expected**	Optimal habitats are open forests and woodlands. Forages over open water. Roosts in buildings, caves, old swallow nests, mines, under bridges.	No	No	0	May occur as periodic forager, but no suitable roosting habitat present on site.
San Diego desert woodrat *Neotoma lepida intermedia*	--	SSC	**Assumed present**	Chaparral and coastal sage scrub; often nests in rocky crevices.	Yes	Yes	N/A	Suitable habitat is present and middens were observed under oak trees outside the construction footprint, although they appeared to be old & disused. Live trapping is required to identify the subspecies of woodrat present.
American badger *Taxidea taxus*	--	SSC	**Not expected**	Drier open stages of shrub, forest, and herbaceous habitats with friable soils.	No	No	0	Although suitable friable soils are present, the area is likely too developed for badger, and no burrows were observed.

[1] February 2021 CNDDB 10-mile radius query

[2] Habitat requirements from CNDDB occurrence report

[3] Data from Calflora taxon report

STATUS KEY:	
Federal	
FE:	Federally Endangered
FT:	Federally Threatened Species

State	
CE:	State Endangered
CT:	State Threatened
Can E:	Candidate Endangered
SSC:	Species of Special Concern
sa:	Special Animal (listed on CDFW Special Animal list without other status)
WL:	Watch list
CFP:	California fully protected

Appendix 3
Summary of Biological Resource Regulations

The Ventura County Planning Division, as “lead agency” under CEQA for issuing discretionary land use permits, uses the relationship of a potential environmental effect from a proposed project to an established regulatory standard to determine the significance of the potential environmental effect. This Appendix summarizes important biological resource regulations which are used by the Division’s biologists (consultants and staff) in making CEQA findings of significance:

Sensitive Status Species Regulations
Nesting Bird Regulations
Plant Community Regulations
Tree Regulations
Waters and Wetlands Regulations
Coastal Habitat Regulations
Wildlife Migration Regulations
Locally Important Species/Communities Regulations

Sensitive Status Species Regulations

Federally Protected Species

Ventura County is home to 29 federally listed endangered and threatened plant and wildlife species. The U.S. Fish and Wildlife Service (USFWS) regulates the protection of federally listed endangered and threatened plant and wildlife species.

FE (Federally Endangered): A species that is in danger of extinction throughout all or a significant portion of its range.

FT (Federally Threatened): A species that is likely to become endangered in the foreseeable future.

FC (Federal Candidate): A species for which USFWS has sufficient information on its biological status and threats to propose it as endangered or threatened under the Endangered Species Act (ESA), but for which development of a proposed listing regulation is precluded by other higher priority listing activities.

FSC (Federal Species of Concern): A species under consideration for listing, for which there is insufficient information to support listing at this time. These species may or may not be listed in the future, and many of these species were formerly recognized as "Category-2 Candidate” species.

The USFWS requires permits for the “take” of any federally listed endangered or threatened species. “Take” is defined by the USFWS as “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct; may include significant habitat modification or degradation if it kills or injures wildlife by significantly impairing essential behavioral patterns including breeding, feeding, or sheltering.”

The Endangered Species Act (ESA) does not provide statutory protection for candidate species or species of concern, but USFWS encourages conservation efforts to protect these species. USFWS can set up voluntary Candidate Conservation Agreements and Assurances, which provide non-Federal landowners (public and private) with the assurance that if they implement various conservation activities to protect a given candidate species, they will not be subject to additional restrictions if the species becomes listed under the ESA.

State Protected Species

The California Department of Fish and Game (CDFG) regulates the protection of endangered, threatened, and fully protected species listed under the California Endangered Species Act. Some species may be jointly listed under the State and Federal Endangered Species Acts.

SE (California Endangered): A native species or subspecies which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease.

ST (California Threatened): A native species or subspecies that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts required by this chapter. Any animal determined by the commission as "rare" on or before January 1, 1985, is a "threatened species."

SFP (California Fully Protected Species): This designation originated from the State's initial effort in the 1960's to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish, mammals, amphibians, reptiles, and birds. Most fully protected species have also been listed as threatened or endangered species under the more recent endangered species laws and regulations.

SR (California Rare): A species, subspecies, or variety of plant is rare under the Native Plant Protection Act when, although not presently threatened with extinction, it is in such small numbers throughout its range that it may become endangered if its present environment worsens. Animals are no longer listed as rare; all animals listed as rare before 1985 have been listed as threatened.

SSC (California Species of Special Concern): Animals that are not listed under the California Endangered Species Act, but which nonetheless 1) are declining at a rate that could result in listing, or 2) historically occurred in low numbers and known threats to their persistence currently exist.

The CDFG requires permits for the “take” of any State-listed endangered or threatened species. Section 2080 of the Fish and Game Code prohibits "take" of any species that the California Fish and Game Commission determines to be endangered or threatened. “Take” is defined in Section 86 of the Fish and Game Code as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill."

The California Native Plant Protection Act protects endangered and rare plants of California. Section 1908, which regulates plants listed under this act, states: “no person shall import into this state, or take, possess, or sell within this state, except as incident to the possession or sale of the real property on which the plant is growing, any native plant, or any part or product thereof, that the commission determines to be an endangered native plant or rare native plant, except as otherwise provided in this chapter.”

Unlike endangered, threatened, and rare species, for which a take permit may be issued, California Fully Protected species may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research and relocation of the bird species for the protection of livestock.

The California Endangered Species Act does not provide statutory protection for California species of special concern, but they should be considered during the environmental review process.

California Rare Plant Ranks (RPR)

Plants with 1A, 1B, 2 or 4 should always be addressed in CEQA documents. Plants with a RPR 3 do not need to be addressed in CEQA documents unless there is sufficient information to demonstrate that a RPR 3 plant meets the criteria to be listed as a RPR 1, 2, or 4.

RPR 1A: Plants presumed to be extinct because they have not been seen or collected in the wild in California for many years. This list includes plants that are both presumed extinct in California, as well as those plants which are presumed extirpated in California. A plant is extinct in California if it no longer occurs in or outside of California. A plant that is extirpated from California has been eliminated from California, but may still occur elsewhere in its range.

RPR 1B: Plants that are rare throughout their range with the majority of them endemic to California. Most of the plants of List 1B have declined significantly over the last century.

RPR 2: Plants that are rare throughout their range in California, but are more common beyond the boundaries of California. List 2 recognizes the importance of protecting the geographic range of widespread species.

Plants identified as RPR 1A, 1B, and 2 meet the definitions of Sec. 1901, Chapter 10 (Native Plant Protection Act) or Secs. 2062 and 2067 (California Endangered Species Act) of the California Department of Fish and Game Code, and are eligible for state listing.

RPR 3: A review list for plants for which there is inadequate information to assign them to one of the other lists or to reject them.

RPR 4: A watch list for plants that are of limited distribution in California.

Global and Subnational Rankings

Though not associated directly with legal protections, species have been given a conservation status rank by NatureServe, an international non-profit conservation organization that is the leading source for information about rare and endangered species and threatened ecosystems. The Ventura County Planning Division considers the following ranks as sensitive for the purposes of CEQA impact assessment (G = Global, S = Subnational or State):

G1 or S1 - Critically Imperiled
G2 or S2 – Imperiled
G3 or S3 - Vulnerable to extirpation or extinction

Locally Important Species

Locally important species' protections are addressed below under "Locally Important Species/Communities Regulations."

For lists of some of the species in Ventura County that are protected by the above regulations, go to http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html.

Migratory Bird Regulations

The Federal Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code (3503, 3503.5, 3511, 3513 and 3800) protect most native birds. In addition, the federal and state endangered species acts protect some bird species listed as threatened or endangered. Project-related impacts to birds protected by these regulations would normally occur during the breeding season, because unlike adult birds, eggs and chicks are unable to escape impacts.

The MBTA implements various treaties and conventions between the U.S. and Canada, Japan, Mexico, and Russia for the protection of migratory birds, which occur in two of these countries over the course of one year. The Act maintains that it is unlawful to pursue, hunt, take, capture or kill; attempt to take, capture or kill; possess, offer to or sell, barter, purchase, deliver or cause to be shipped, exported, imported, transported, carried or received any migratory bird, part, nest, egg or product, manufactured or not. Bird species protected under the provisions of the MBTA are identified by the List of Migratory Birds (Title 50 of the Code of Federal Regulations, Section 10.13 as updated by the 1983 American Ornithologists' Union (AOU) Checklist and published supplements through 1995 by the USFWS).

CDFG Code 3513 upholds the MBTA by prohibiting any take or possession of birds that are designated by the MBTA as migratory nongame birds except as allowed by federal rules and regulations promulgated pursuant to the MBTA. In addition, there are CDFG Codes (3503, 3503.5, 3511, and 3800) which further protect nesting birds and their parts, including passerine birds, raptors, and state "fully protected" birds.

NOTE: These regulations protect almost all *native nesting birds*, not just sensitive status birds.

Plant Community Regulations

Plant communities are provided legal protection when they provide habitat for protected species or when the community is in the coastal zone and qualifies as environmentally sensitive habitat area (ESHA).

Global and Subnational Rankings

Though not associated directly with legal protections, plant communities have been given a conservation status rank by NatureServe, an international non-profit conservation organization that is the leading source for information about rare and endangered species and threatened ecosystems. The Ventura County Planning Division considers the following ranks as sensitive for the purposes of CEQA impact assessment (G = Global, S = Subnational or State):

G1 or S1 - Critically Imperiled
G2 or S2 - Imperiled
G3 or S3 - Vulnerable to extirpation or extinction

CDFG Rare

Rare natural communities are those communities that are of highly limited distribution. These communities may or may not contain rare, threatened, or endangered species. Though the Native Plant Protection Act and the California Endangered Species Act provide no legal protection to plant communities, CDFG considers plant communities that are ranked G1-G3 or S1-S3 (as defined above) to be rare or sensitive, and therefore these plant communities should be addressed during CEQA review.

Locally Important Communities

The Ventura County Initial Study Assessment Guidelines defines a locally important community as one that is considered by qualified biologists to be a quality example characteristic of or unique to the County or region, with this determination being made on a case-by-case basis. The County has not developed a list of locally important communities, but has deemed oak woodlands to be a locally important community through the County's *Oak Woodland Management Plan*.

Tree Regulations

Selected trees are protected by the Ventura County Tree Protection Ordinance, found in Section 8107-25 of the Ventura County Non-Coastal Zoning Ordinance. This ordinance, which applies in the unincorporated areas of the County outside the coastal zone, regulates—through a tree permit program—the removal, trimming of branches or roots, or grading or excavating within the root zone of a "protected tree." Individual trees are the focus of the ordinance, while oak woodlands are additionally protected as "locally important communities."

The ordinance allows removal of five protected trees (only three of which can be oaks or sycamores; none of which can be heritage or historical trees) through a ministerial permit process. Removal of more/other than this may trigger a discretionary tree permit.

If a proposed project cannot avoid impacts to protected trees, mitigation of these impacts (such as replacement of lost trees) is addressed through the tree permit process—**unless the impacts may affect biological resources beyond the tree itself**, such as to sensitive status species that may be using the tree, nesting birds, the tree's role as part of a larger habitat, etc. These secondary impacts have not been addressed through the tree permit program and must be addressed by the biologist in the biological assessment in accordance with the California Environmental Quality Act (CEQA).

A tree permit does not, however, substitute as mitigation for impacts to oak woodlands. The Public Resources Code requires that when a county is determining the applicability of CEQA to a project, it must determine whether that project "may result in a conversion of oak woodlands that will have a significant effect on the environment." If such effects (either individual impacts or cumulative) are identified, the law requires that they be mitigated. Acceptable mitigation measures include, but are not limited to, conservation of other oak woodlands through the use of conservation easements and planting replacement trees, which must be maintained for seven years. In addition, only 50% of the mitigation required for significant impacts to oak woodlands may be fulfilled by replanting oak trees.

The following trees are protected in the specified zones. Girth is measured at 4.5 feet from the midpoint between the uphill and downhill side of the root crown.

PROTECTED TREES			
Common Name/Botanical Name (Genus species)	Girth Standard (Circumference)	Applicable Zones	
		All Base Zones	SRP[1]
Alder (*Alnus* all species)	9.5 in.		X
Ash (*Fraxinus* all species)	9.5 in.		X
Bay (*Umbellularia californica)*	9.5 in.		X
Cottonwood (*Populus* all species)	9.5 in.		X
Elderberry (*Sambucus* all species)	9.5 in.		X
Big Cone Douglas Fir (*Pseudotsuga macrocarpa)*	9.5 in.		X
White Fir (*Abies concolor)*	9.5 in.		X
Juniper (*Juniperus californica)*	9.5 in.		X
Maple (*Acer macrophyllum)*	9.5 in.		X
Oak (Single) (*Quercus* all species)	9.5 in.	X	X
Oak (Multi) (*Quercus* all species)	6.25 in.	X	X
Pine (*Pinus* all species)	9.5 in.		X
Sycamore (*Platanus* all species)	9.5 in.	X	X
Walnut (*Juglans* all species)	9.5 in.		X
Historical Tree[3] (any species)	(any size)	X	X
Heritage Tree[4] (any species)	90.0 in.	X	X

X Indicates the zones in which the subject trees are considered protected trees.

1. SRP - Scenic Resource Protection Overlay Zone

2. SHP - Scenic Highway Protection Overlay Zone

3. Any tree or group of trees identified by the County or a city as a landmark, or identified on the Federal or California Historic Resources Inventory to be of historical or cultural significance, or identified as contributing to a site or structure of historical or cultural significance.

4. Any species of tree with a single trunk of 90 or more inches in girth or with multiple trunks, two of which collectively measure 72 inches in girth or more. Species with naturally thin trunks when full grown or naturally large trunks at an early age, or trees with unnaturally enlarged trunks due to injury or disease must be at least 60 feet tall or 75 years old.

Ventura County General Plan

The Ventura County General Plan contains policies which also strongly protect wetland habitats.

Biological Resources Policy 1.5.2-3 states**:**

> Discretionary development that is proposed to be located within 300 feet of a marsh, small wash, intermittent lake, intermittent stream, spring, or perennial stream (as identified on the latest USGS 7½ minute quad map), shall be evaluated by a County approved biologist for potential impacts on wetland habitats. Discretionary development that would have a significant impact on significant wetland habitats shall be prohibited, unless mitigation measures are adopted that would reduce the impact to a less than significant level; or for lands designated "Urban" or "Existing Community", a statement of overriding considerations is adopted by the decision-making body.

Biological Resources Policy 1.5.2-4 states:

Discretionary development shall be sited a minimum of 100 feet from significant wetland habitats to mitigate the potential impacts on said habitats. Buffer areas may be increased or decreased upon evaluation and recommendation by a qualified biologist and approval by the decision-making body. Factors to be used in determining adjustment of the 100 foot buffer include soil type, slope stability, drainage patterns, presence or absence of endangered, threatened or rare plants or animals, and compatibility of the proposed development with the wildlife use of the wetland habitat area. The requirement of a buffer (setback) shall not preclude the use of replacement as a mitigation when there is no other feasible alternative to allowing a permitted use, and if the replacement results in no net loss of wetland habitat. Such replacement shall be "in kind" (i.e. same type and acreage), and provide wetland habitat of comparable biological value. On-site replacement shall be preferred wherever possible. The replacement plan shall be developed in consultation with California Department of Fish and Game.

Wildlife Migration Regulations

The Ventura County General Plan specifically includes wildlife migration corridors as an element of the region's significant biological resources. In addition, protecting habitat connectivity is critical to the success of special status species and other biological resource protections. Potential project impacts to wildlife migration are analyzed by biologists on a case-by-case basis. The issue involves both a macro-scale analysis—where routes used by large carnivores connecting very large core habitat areas may be impacted—as well as a micro-scale analysis—where a road or stream crossing may impact localized movement by many different animals.

Locally Important Species/Communities Regulations

Locally important species/communities are considered to be significant biological resources in the Ventura County General Plan.

Locally Important Species

The Ventura County General Plan defines a Locally Important Species as a plant or animal species that is not an endangered, threatened, or rare species, but is considered by qualified biologists to be a quality example or unique species within the County and region. The following criteria further define what local qualified biologists have determined to be Locally Important Species:

Locally Important Animal Species Criteria

Taxa for which habitat in Ventura County is crucial for their existence either globally or in Ventura County. This includes:

- Taxa for which the population(s) in Ventura County represents 10 percent or more of the known extant global distribution; or
- Taxa for which there are five or fewer *element occurrences*, or less than 1,000 individuals, or less than 2,000 acres of habitat that sustains populations in Ventura County; or,
- Native taxa that are generally declining throughout their range or are in danger of extirpation in Ventura County.

Locally Important Plant Species Criteria

- Taxa that are declining throughout the extent of their range AND have five (5) or fewer element occurrences in Ventura County.

The County maintains a list of locally important species, which can be found on the Planning Division website at: http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html. *This list should not be considered comprehensive.* Any species that meets the criteria qualifies as locally important, whether or not it is included on this list.

Locally Important Communities

The Ventura County Initial Study Assessment Guidelines defines a locally important community as one that is considered by qualified biologists to be a quality example characteristic of or unique to the County or region, with this determination being made on a case-by-case basis. The County has not developed a list of locally important communities. Oak woodlands have however been deemed by the Ventura County Board of Supervisors to be a locally important community.

The state passed legislation in 2001, the Oak Woodland Conservation Act, to emphasize that oak woodlands are a vital and threatened statewide resource. In response, the County of Ventura prepared and adopted an Oak Woodland Management Plan that recommended, among other things, amending the County's Initial Study Assessment Guidelines to include an explicit reference to oak woodlands as part of its definition of locally important communities. The Board of Supervisors approved this management plan and its recommendations.

Arborist Report

October 5, 2018
Updated June 5, 2020

Site:
Sandefer Residence
87 Lake Sherwood Drive
Lake Sherwood, CA 91361

Prepared by:
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County of Ventura
Mitigated Negative Declaration
PL20-0025 and PL20-0026
Attachment 7 - Arborist Report

Table of Contents

Tree Report

I. Introduction

Trees in Ventura County are governed by the Ventura County Tree Protection Ordinance (VCTPO). Many species of which are protected by this law to elevate the quality of life in the County. As such, when work involving protected species requires a permit, a report is needed to insure the safety of the trees by setting up parameters by which the work is to be done.

The subject property is located at 87 Lake Sherwood Drive in the Lake Sherwood Community of Ventura County (the "Property").

Since three of the oaks are large enough to be considered Ventura County Heritage Trees, and five protected oak trees need to have their Tree Protection Zone (TPZ) encroached upon and one tree must be removed, a Discretionary Tree Permit is required by the County. VCTPO Sec. 8107-25.7.1b states that a permit of this type must be filed when "The cumulative number of trees to be felled or removed from the site number four (4) or more oak or sycamore trees and their continued existence in their present form and/or location denies reasonable access to the subject property and/or the approved construction, maintenance, or use in a manner permitted by the zoning on said property."

II. Background

The property is a vacant lot identified as 87 Lake Sherwood Drive, Lake Sherwood CA 91361. The property faces south and overlooks Lake Sherwood. The pad rises up rather steeply from Lake Sherwood Drive and is entirely sloped. There are four protected trees on the property which have been tagged. All of the protected trees are coast live oaks (*Quercus agrifolia*). Of these, 1 protected tree (#91), whose presence will not accommodate new construction, will need to be removed. The remaining three trees and two off-property trees may need to have their protected zones encroached upon and some may need to have their canopies altered during the construction phase. Trees #OP14 & OP15 are very close to the property line and are off-property trees. Regardless, their Tree Protection Zones (TPZs) will be secured with fencing if and where their protected zones encroach onto the property in order to keep them preserved from possible construction damage.

The original inspection and photos for this report were done April 13, 2016. Since four years have elapsed, another inspection was in order. Consequently, the trees were reviewed again on May 28, 2020. Comparison pictures were taken and can be found in the Photos section below. Overall, the trees appear marginally improved and fuller than they did in 2016, likely a result of the end of the drought and the subsequent growth encouraged by adequate water.

III. Tree Specifics

Tree #90, a Coast Live Oak (*Quercus agrifolia*) is located close to the street and its dripline comes within several feet of the street. It stands 26' tall with a 40' canopy spread. Its 38" trunk diameter at breast height spread between 5 trunks, make it a Ventura County heritage tree. This tree has been cut to make room for the power lines that go above it and through its canopy giving it a

flattop appearance. Its low branches will interfere with driveway use. This tree is in good health but lies next to the proposed driveway and will need to be protected and fenced during construction. Hand digging will need to be employed in this area especially as the driveway retaining wall comes close to the north side of its trunk. Additional pruning and removal of several limbs to allow use of driveway will undoubtedly need to happen.

Tree #91 is a Coast Live Oak (*Quercus agrifolia*) and is 26' tall. The canopy spread is 28' and it is located in the center of the property. This tree is in good health with some branch cavities, and has a "B-" for health/vigor but it lies within the footprint of the proposed structure and will have to be removed.

Tree #92 is a Coast Live Oak (*Quercus agrifolia*), located SE of tree # 91 and has a cumulative DBH of 48" for its three trunks, is 21' tall with a 26' canopy spread. This is also a Ventura County Heritage Tree. It lies about one third up the slope of the property and is not crowded by any of the other trees near it, it has some trunk damage and trunk and branch cavities in several places. The new building will encroach onto its TPZ during construction and should be protected. Hand digging will need to be employed in this area.

Tree #93, a two-trunked Coast Live Oak (*Quercus agrifolia*), with a 43" combined trunk DBH, lies about half way up the slope of the property almost directly North of tree #92. This is the third Heritage oak on the property. It is the tallest of the trees at 28' with a spread of 30 feet. It has major trunk damage/cavity on the east side of the tree. The proposed sidewall extending from the house sits just outside the dripline and outside of its Tree Protection Zone (TPZ) and will need to be protected and fenced. Encroachment for construction is inevitable, thus hand digging should be employed within the protected zone.

Tree #OP14 (*Quercus agrifolia*) borders the SW property line and is merely a shadow of the tree it once was. The trunk shows signs of being fire ravaged as the entire west side is dead. The remaining side is hanging on, but is structurally unsound with ample dead and decaying wood. Fortunately, the tree is small at 16.5' with an 18' span and should not pose a threat. Its TPZ will come within several feet of the new structure and will need protection during construction.

Tree #OP15 (*Quercus agrifolia*) is similarly affected by fire damage (see Tree #14) as the two trunks remaining appear to be a small part of what was once a medium to large-sized tree which is now gone. What remains stands 12' tall and has a 9' canopy. The combined trunks have only a 5" DBH. The tree is located along the SW property line about 5' upslope from Tree #14 and should be included in its protective fencing.

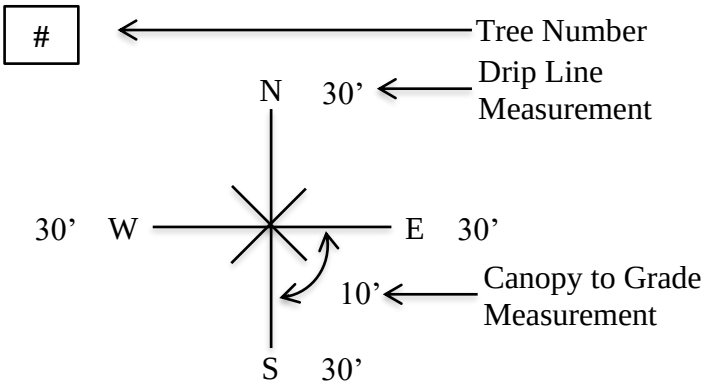
For additional details on the trees, see the Tree Conditions and Impacts Table following. Photos of each tree are at the end of the report.

Tree Condition and Impacts Tables: Trees OP14, OP15 & 90-93

SPECIMEN DATA	TREE NUMBER	OP14	Species: *Quercus agrifolia*	OP15	Species: *Quercus agrifolia*	90	Species: *Quercus agrifolia*	91	Species: *Quercus agrifolia*	92	Species: *Quercus agrifolia*	93	Species: *Quercus agrifolia*
	NO. TRUNKS	2		2		5		1		3		2	
	PROTECTED	Y		Y		Y		Y		Y		Y	
	HERITAGE	N		N		Y		N		Y		Y	
	TRUNK DIAMETER	16		5.5		38		15		48		43	
	TREE HEIGHT	12.5		12		26		6		21		28	
	CANOPY SPREAD	7		16		40		28		26		30	
	LEANING	N		N		N		N		N		N	
	LOW BRANCHES	Y		Y		N		N		N		N	
	TERRAIN Flat-Slope	S		S		S		S		S		S	
	CROWDED	N		N		N		N		N		N	
PHYSICAL OBSERVATIONS	Damaged Roots	N		Y		N		N		N		N	
	Exposed Roots	Y		Y		N		N		N		N	
	Girdling Roots	N		N		N		N		N		N	
	Trunk Buried/ Debris	Y		N		N		N		N		N	
	Trunk Damage	Y		N		N		N		Y		Y	
	Trunk Cavity	Y		N		N		N		Y		Y	
	Exudations	N		N		N		N		N		N	
	Weak Structure	Y		N		N		N		N		Y	
	Branch Cavities	Y		N		N		Y		Y		Y	
	Weak Crotches	N		N		N		N		N		N	
	Twig-Branch Dieback	Y		N		N		N		Y		N	
	Sparse Foliage	N		N		N		N		N		N	
	Chlorotic	N		N		N		N		Y		N	
	Wilt	N		N		N		N		N		N	
	Abnormal Foliage	N		N		N		N		N		N	
	Deadwood	Y		N		N		N		N		N	
	Insects-Mites Present	Y		N		Y		Y		Y		Y	
	Disease Present	N		N		N		N		N		N	
	Stress	Y		N		N		N		N		N	
	Poor Form	Y		N		N		N		N		N	
	Obstructions	N		N		N		N		N		N	
	Potential Hazard	N		N		N		N		N		N	
	Dead Tree	N		N		N		N		N		N	
RATING	VIGOR A-F (A, B, C, D, F)	C		B		B		B-		C+		B+	
	HEALTH A-F	D		C		B+		B-		B		B+	
	AESTHETICS A-F	C		C+		B+		A-		B+		A	
MITIGATIONS	REMOVE TREE	N		N		N		Y		N		N	
	RELOCATE TREE	N		N		N		N		N		N	
	PRUNE	N		N		N		N		N		N	
	DEADWOOD	N		N		N		N		N		N	
	WATER-FERTILIZE	Y		Y		Y		N		Y		Y	
	INSECT-DISEASE TREAT	Y		N		Y		N		Y		Y	
	REMOVE BASAL SOIL/DEBRIS	Y	COMMENTS:	N	COMMENTS:	N	COMMENTS:	N	COMMENTS:	N	COMMENTS:	N	COMMENTS:
	TPZ ENCROACH	Y		Y		Y		N/A		Y		Y	
	PROTECTIVE FENCING	Y		Y		Y		N/A		Y		Y	
	OTHER												

Drip Line & Canopy to Grade Measurements: OP14, OP15 & 90-93

LEGEND:



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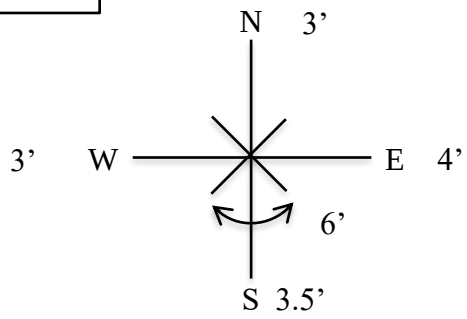

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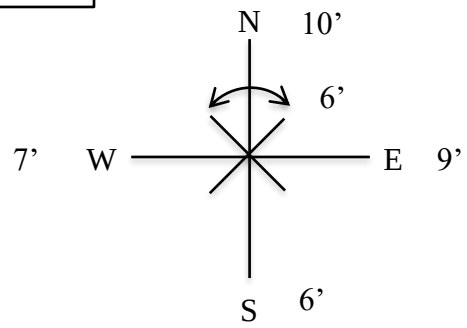

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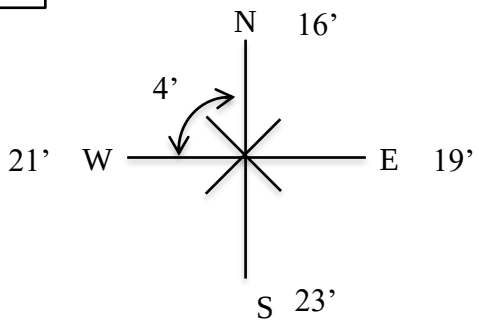

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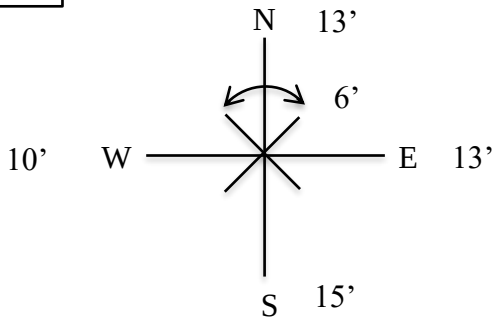

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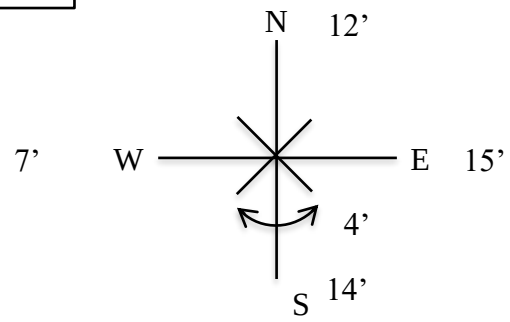

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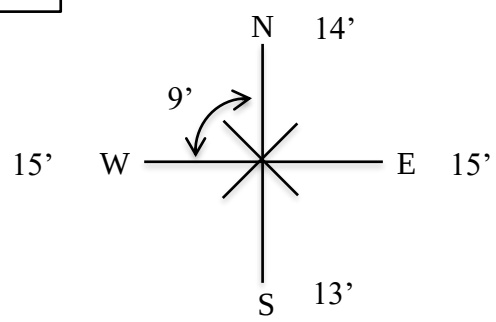


IV. Appraisals

Since this report is for a discretionary project, for mitigation or offset purposes it requires an appraisal of the protected trees that will be removed. The appraisals herein have been done using the *Guide for Plant Appraisal*, 9th edition put out by the Council of Tree and Landscape Appraisers, and its companion volume, *Species Classification and Group Assignment*, a publication of the Western Chapter of the International Society of Arboriculture.

There is one protected tree slated for removal in order to make room for the main house.

There are various methods of obtaining tree valuations. For the purposes of this report, we will be using the Trunk Formula Method due to the fact that the trees are too large to be replaced by nursery stock. The Trunk Formula Method is as follows: The tree species, condition (structural integrity and state of health), location (average of site [rating compared to other areas in same region], contribution [functionality and aesthetics] and placement [contribution effectiveness]) and size of trunk are compared with the cost of a nursery-available tree and then size-adjusted. Trunk sizes are adjusted downward for exceptionally large trees using the table on page 39-40 of the *Guide for Plant Appraisal*.

Tree #91 is a coast live oak, *Quercus agrifolia*, with a condition rating of 85% due to some branch cavities and presence of insect borers in the trunk. It has a trunk circumference of 47", a location rating of 70% and a species rating of 90%. The appraised trunk area is 177 in^2 (πr^2 or 7.5^2 x 3.14 = 177) less the replacement tree size of 23.75 in^2 equals 153.25 in^2. The Basic Tree Cost is 153.25 in^2 x the Unit Tree Cost of \$62/in^2 + the Installed Tree Cost of \$1,472.50 which equals \$10,974. The final **Appraised Value is \$5,880** (rounded to the nearest 10) or the Basic Tree Cost of \$15,748 x the Species rating of 90% x the Condition rating of 85% x the Location rating of 70%.

V. Mitigation

The Ventura County Tree Protection Ordinance requires the replacement of lost protected trees on a cross-sectional area basis. Thus for trees removed, the appraised trunk areas listed above must equal the cumulative area cross-section of replacement trees (species of replacement trees do not necessarily have to be the same as the species removed) or financial contributions can be made to appropriate agencies based on tree valuations or a combination of both.

Based on the requirements above, trees being added to the project could provide part of the offsets necessary for the protected tree being removed. Typically, a 60" box oak, has a 23.75 in^2 trunk area at breast height. There is one tree requiring offsets, #91, having a 177 square inch area. Dividing 177 by 23.75 yields about 7.5 60" box oak trees that would be required on the property to replace the tree being removed. Other size replacement trees may be considered which would affect the number of replacement trees required depending on the size. If this is not practical, payment of appraised values to the Ventura County Tree Mitigation Fund can be done for specific trees to offset their losses in lieu of tree replacements or it can be done in combination with new trees.

Going strictly by appraisal value rather than cross-sectional area, according to the Guide for Plant Appraisal and its companion volume, Species Classification and Group Assignment, the 60" box oaks would appraise at $1,472.50. The tree being removed is worth an appraised value of $5,880. Dividing the appraised value by the replacement tree value, this method yields roughly four 60" box trees that would be needed to replace the protected tree being removed.

VI. Proposed Impacts

The homeowner is seeking a permit for the construction of two new houses whose construction would require the removal of Tree #91. In addition, Trees #90, 92 & 93 as well as Off-Property trees #OP14 & OP15 may need to have their tree protections zones encroached upon and possibly their canopies altered to allow for the new buildings to be built.

VII. Construction Mitigation Recommendations

To insure that the proposed construction does not result in damage to the protected trees, the following mitigation measures should be implemented during the project:

- Temporary, protective fencing shall be installed at the limit of the tree protection zone (5'-0" wider than the drip line) of each tree. When activities occur within the protected zone of a tree, Environmental Patterns/arborist will temporarily relocate the protective fencing to the limit of the disturbance so that the activities can be conducted. Upon completion, fencing will be moved back to the limit of the protected zone.
- The demolition and construction routes will be observed and should these routes occur in areas under protected zones, they will be temporarily paved with 1" thick 4' by 8' sheets of plywood to reduce compaction.
- To the extent practicable, activities within the protected zones will be done by hand; however, mechanized equipment may be required for some activities within the protected zones. Activities performed within the protected zones will be under the supervision of Environmental Patterns/arborist.
- The amount of time that exhaust from mechanized equipment will pass within the protected zones shall be limited to one 8–hour day of exposure followed by 2–days of no exposure. On the days that the equipment is not to be used, the use of hand tools will be allowed.
- The construction area shall be watered during digging, grading, and construction to minimize dust on the foliage of the trees.
- Protected trees shall be lightly sprayed with water to wash off dust during and after construction as needed and where possible (rain may preclude the need for this).
- Protected trees shall be guarded from any material runoff into their protected zones through the use of temporary fencing and straw wattles upslope from the tree.
- All soil and debris removed from around the crown of the trunk of the trees shall be done by hand.
- Materials, equipment, or liquid contaminates shall not be stored under protected zones of trees.

- In the event protected tree roots are encountered, the tree consultant/arborist is to be contacted immediately and construction activities in area to be halted. Cutting of protected tree roots is prohibited. Cut, nicked, and bruised roots to be treated with fungicide.

In addition to the construction mitigations, we also recommend pruning of deadwood and dieback, thinning out of canopies (not to exceed a 15% reduction), and deep root fertilization.

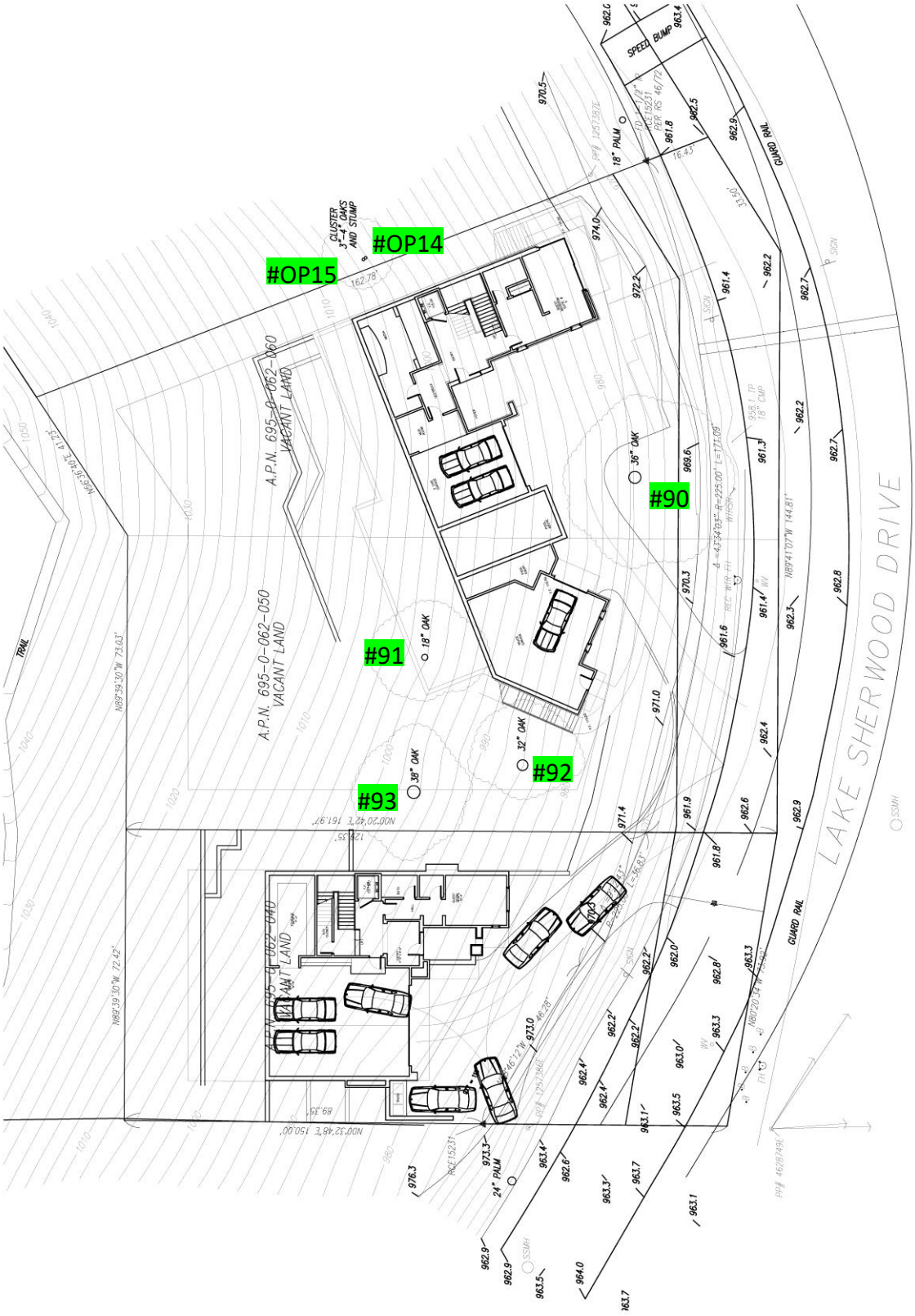
VIII. Conclusions

Of the four protected oak trees on the property and the two off-property trees, 1 tree will need to be removed and the other trees' TPZs will be encroached upon to make way for the construction of the two dwellings and their shared entry and associated driveways. Precautions will take place to prevent construction from happening within the protected zones of the trees wherever possible. Where necessary, hand digging will be implemented inside these areas. Fencing will prevent machinery and materials from infringing on the protected zone. Trees will have their root flares revealed by removing soil and debris, be watered, fertilized and treated for pests as needed to encourage health and vigor. Once construction is complete mulch will be added below the drip line to benefit the root system. If implemented as designed, no deleterious effects on the remaining protected trees should arise from this project.

The following maps show the area as it appears now and with the new construction.

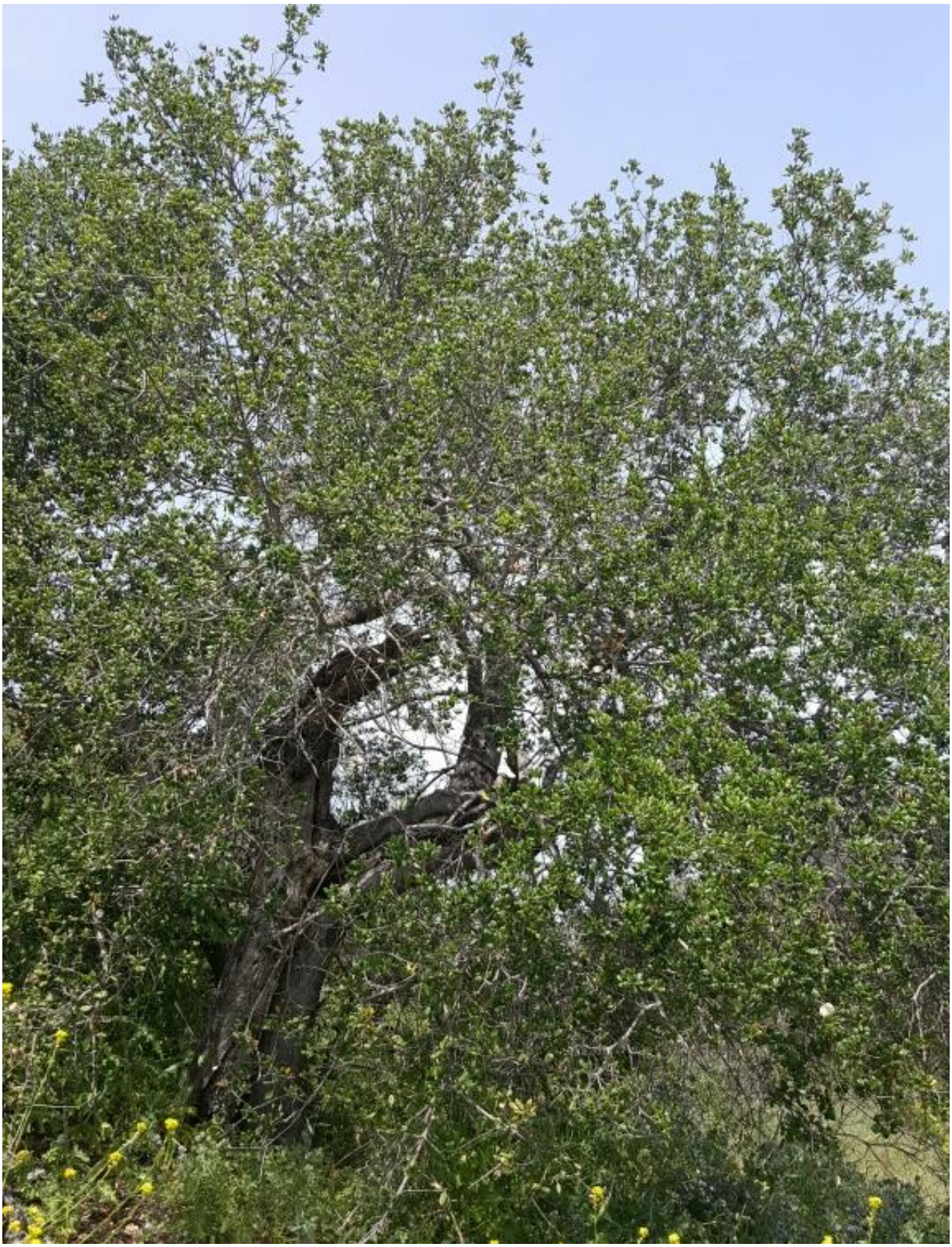
Vacant Lot with Tree Locations

Proposed Structures with Tree Locations



Photos

Tree #OP14 2016



Tree #OP14 2020

Tree #OP15

Tree #OP15 2020

Tree #90 2016

Tree #90 2020

Tree #91 2016

Tree #91 2020

Tree #92 2016

Tree #92 2020

Tree #93 2016

Tree #93 2020

Attachment 8 – Works Cited
Planned Development Permit Case Nos. PL20-0025 and 0026

Barbareno-Ventureno Band of Mission Indians (November 8, 2021). Consultation with Julie Tumamait-Stenslie regarding Sandefer Residences project. Held over Zoom.

City of Thousand Oaks (December 6, 2021). Development Activity Report Viewer. Accessed from http://map.toaks.org/Html5Viewer/Index.html?Viewer=dar.

Coronado Design Group (March 18, 2020). Plans for J. Sandefer Residence – Lot #2 and 3 – Upson Tract – 87 Lake Sherwood.

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Coronado Design Group (March 15, 2022). Letter regarding impacts due to curb, gutter, and sidewalk improvements.

Cragoe, David L. A. (June 5, 2020). Arborist Report. Originally prepared October 5, 2018.

Envicom Corporation (January 13, 2021). Cultural Resources Phase I Assessment for Sandefer Residence, Ventura County.

Environmental Patterns, Inc. (October 31, 2019). Landscape Plans for Sandefer Residence – Lot 1-2-3 Lake Sherwood Drive, Westlake Village, CA 91361.

Heathcote Geotechnical (May 29, 2017). Soil Engineering Investigation – Proposed Residence at 87 Lake Sherwood Drive, Westlake Village, California, for Sandefer.

Heathcote Geotechnical (September 28, 2020). Update to soil engineering report dated May 29, 2017.

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Hzayen Design Group, Inc. (February 2019). Storm Water Pollution Prevention Plan.

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Hzayen Design Group, Inc. (May 12, 2020). Site plan for Lot 1.

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Santa Ynez Band of Chumash Indians (January 13, 2022). Sandefer Residence Case Nos. PL20-0025 and PL20-0026 – 87 Lake Sherwood Drive, Westlake Village, APN's 685-0-062-040, 050, 060.

SWCA Environmental Consultants (June 2021). Initial Study Biological Assessment. Originally prepared March 2020, and revised April 2021 and June 2021.

Triunfo Water and Sanitation District (June 3, 2021). Sewer Availability; Property Address: Lake Sherwood Drive; Tract: Upson, Lot 1; APN: 695-0-062-040.

Triunfo Water and Sanitation District (June 3, 2021). Sewer Availability; Property Address: 87 Lake Sherwood Drive; Tract: Upson, Lots 2 & 3; APN: 695-0-062-050 & 060.

Ventura County Agricultural Commissioner (April 7, 2020). Agricultural resource review by Alec Thille.

Ventura County Air Pollution Control District (April 20, 2020). Air quality review by Nicole Collazo.

Ventura County Fire Protection District (April 28, 2020). Fire protection review by Ruben Luna.

Ventura County Public Works Agency, Development and Inspection Services Division (July 19, 2021). Grading and geology review by Jim O'Tousa.

Ventura County Public Works Agency, Integrated Waste Management Division (April 15, 2020). Waste management review by Tobie Mitchell

Ventura County Public Works Agency, Roads and Transportation Department (April 8, 2020). Roads and transportation review.

Ventura County Public Works Agency, Watershed Protection District (March 31, 2020). Jurisdictional drainage and floodplain drainage review by Mark Bandurraga.

Ventura County Public Works Agency, Watershed Protection District (April 29, 2021). Flood control facility review by Alex Hill.

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