

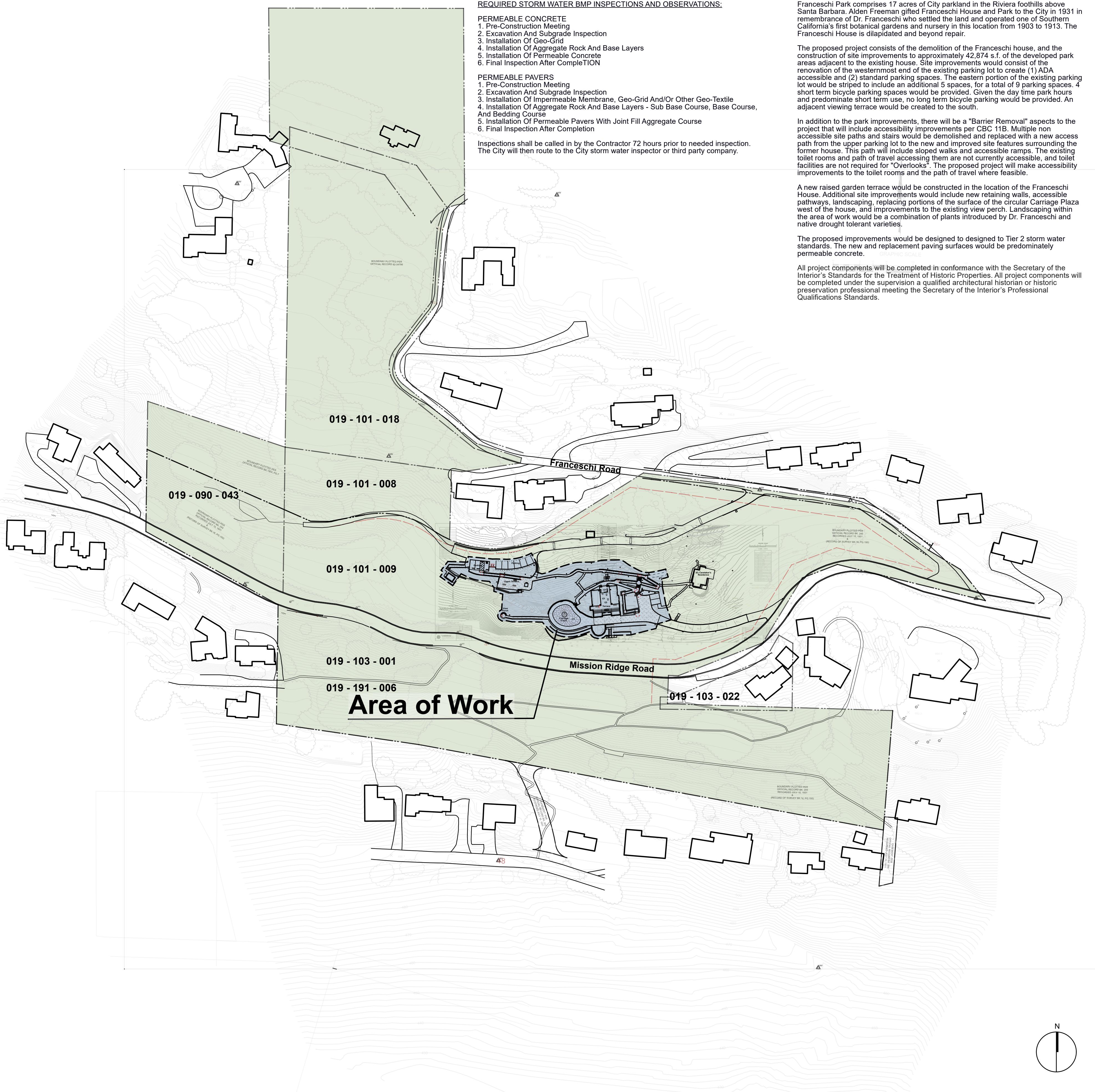
## PARK PLAN

## REQUIRED INSPECTIONS

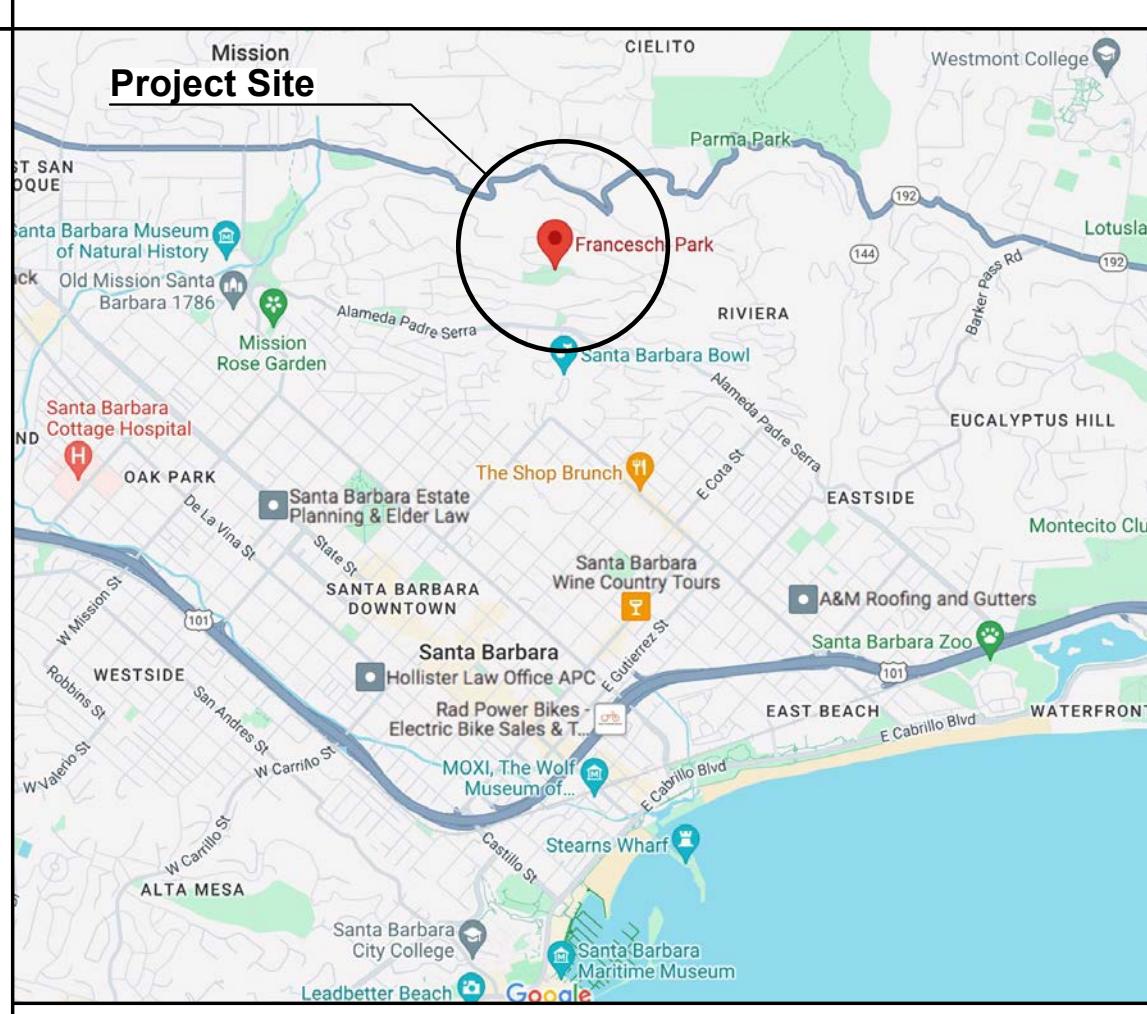
## PROJECT DESCRIPTION

## SITE INFO / PROJECT DATA

## VICINITY MAP



## VICINITY MAP



## KEY NOTES

## EXISTING FEATURES

- EX-1 Outline of (E) Franceschi House to be demolished
- EX-2 (E) concrete foundation stem wall to remain where indicated.
- EX-3 (E) remnant of concrete arch / bridge to remain
- EX-4 (E) stone path borders to remain, or be reinstated per modified plan
- EX-5 (E) stone noncompliant stairs to remain
- EX-6 (E) stone wall(s) to remain
- EX-7 (E) stone bench to remain
- EX-8 (E) concrete pavement to remain
- EX-9 (E) noncompliant garden path to remain
- EX-10 (E) noncompliant paved path to remain
- EX-11 (E) concrete retaining wall to remain
- EX-12 (E) concrete curb to remain

## SITE ACCESS

- SA-1 (N) ADA accessible parking space
- SA-2 (N) ADA accessible ramp w/ painted steel handrails
- SA-3 (N) truncated domes
- SA-4 (N) 36" square universal handicapped symbol to remain
- SA-5 (N) diagonal striping & "NO PARKING" @ handicapped parking stalls and access areas
- SA-6 Accessible companion seating area

## SITELINE

- Sitelwork notes, refer to Civil Drawings for additional details/information
- SI-1 (N) sandstone clif reinforced masonry wall
- SI-2 (N) sandstone sandstone wall
- SI-3 (N) sandstone path border
- SI-4 (N) sandstone boulder(s)
- SI-5 (N) vertical board formed reinforced concrete retaining wall, natural gray
- SI-6 (N) permeable paver pavers @ terrace: "Hydro-Flo", "Estate Pavers" series, "SS Brown (solid)" color
- SI-7 (N) flush natural grey concrete border @ permeable pavers
- SI-8 (N) permeable paving@ paths, sloped walks, & ramps
- SI-9 (N) flush natural grey concrete border @ permeable paving
- SI-10 (N) horizontal board formed concrete sign base, natural gray
- SI-11 (N) vertical board formed concrete signage base
- SI-12 (N) concrete retaining wall, natural gray
- SI-13 (N) concrete retaining wall, natural gray
- SI-14 (N) wood concrete curb @ ADA ramps
- SI-15 (N) wood site bench
- SI-16 (N) sandstone path borders, reuse (E) stones where possible
- SI-17 (N) bench height sandstone retaining wall
- SI-18 (N) natural grey concrete stair
- SI-19 (N) iron handrails @ stairs & ramps, painted
- SI-20 (N) flush natural grey concrete border w/ integral gutter @ permeable concrete @ Carriage Plaza
- SI-21 (N) wheel stops
- SI-22 (N) permeable concrete @ traffic surfaces
- SI-23 (N) asphalt paving @ paved surfaces where indicated
- SI-24 (N) solar pole lights, refer to Electrical Plans
- SI-25 (N) concrete curb
- SI-26 (N) concrete curb
- SI-27 (N) parking stripes, per City of Santa Barbara standards
- SI-28 (N) Relocate, (E) trash post
- SI-29 (N) benches
- SI-30 (N) trash cans per City of Santa Barbara Parks & Recreation standards
- SI-31 (2) short term bike racks per City standards, w/ (4) 2'x6' clear parking spaces

## LANDSCAPE

- Landscape notes, refer to Landscape Drawings for additional details/information
- LA-1 (N) planting bed
- LA-2 (N) tree
- LA-3 (E) tree to remain

## Proposed Signage &amp; Commemorative Features

- S-1 (N) bronze plaques dedicated to Francesco Franceschi & Alden Freeman (E) Francesco & Firenze stone coat of arms plaque to be preserved and remounted on a (N) corten steel frame, see detail: #12/A501
- S-3 (E) bronze Franceschi dedication plaque to be preserved and remounted on the (N) concrete retaining wall
- S-4 (E) commemorative plaque to be preserved and remounted on the (N) concrete retaining wall, see details 1,2,5 & 6/A501
- S-5 (N) inlaid stone engraved commemorative plaques dedicated to horticultural achievements by Francesco Franceschi
- S-6 (E) peace sculpture to remain
- S-7 Retain (E) engraved concrete pavers and incorporate into the new plaza paving
- S-8 (N) park signage: City of Santa Barbara Parks & Recreation Signage Guide Signage Type 20 - Primary Welcome ID

PROJECT INFORMATION  
KEY NOTES  
PARK PLAN

REIMAGINING FRANCESCHI HOUSE  
1501 FRANCESCHI ROAD  
019-101-009

A001

REVISIONS DATE  
SCALE: As Noted  
DATE: 12 / 11 / 25



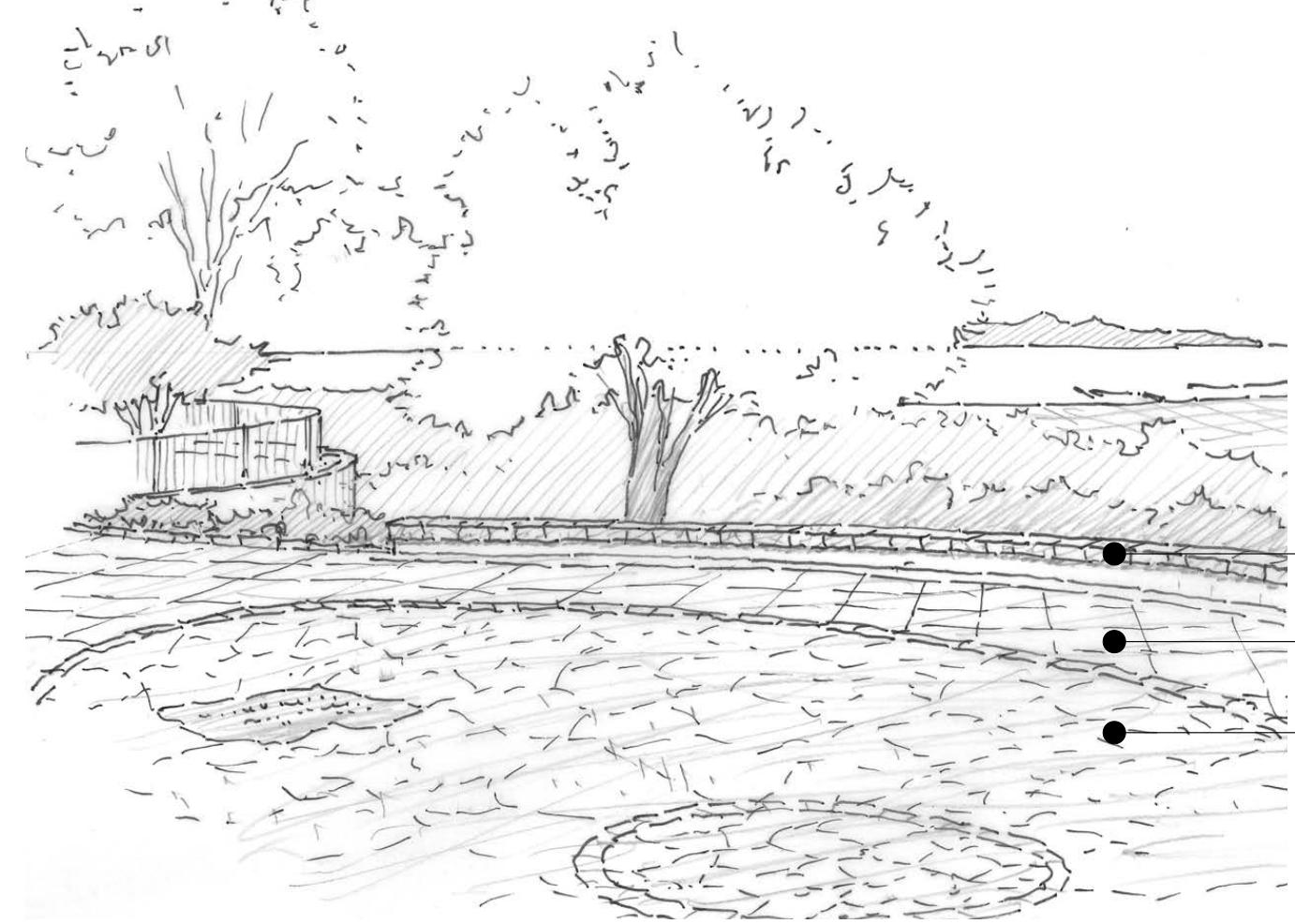
DATE  
PROJECT ENGINEER  
APPROVED:  
CITY OF SANTA BARBARA  
PARKS AND RECREATION DEPARTMENT



DATE \_\_\_\_\_

PROJECT ENGINEER \_\_\_\_\_

APPROVED: \_\_\_\_\_

1501 FRANCESCHI ROAD  
019-101-009**MATERIALS BOARD****CITY OF SANTA BARBARA**  
PARKS AND RECREATION DEPARTMENT**Carriage Court**

Sandstone Wall  
Permeable Concrete  
Existing Concrete Rubble Pavers

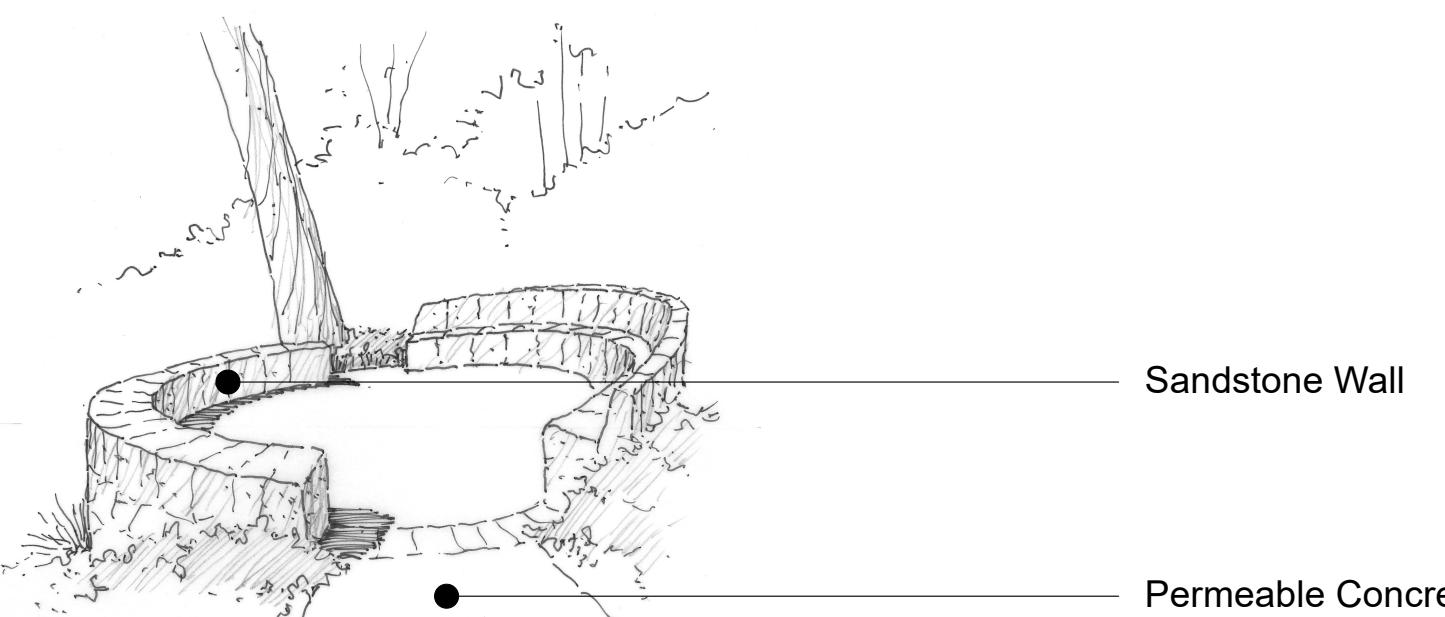
**Painted Metal**  
Dunn Edwards, DE6357 Black Tie, Semi-gloss

**Upper Parking Lot**

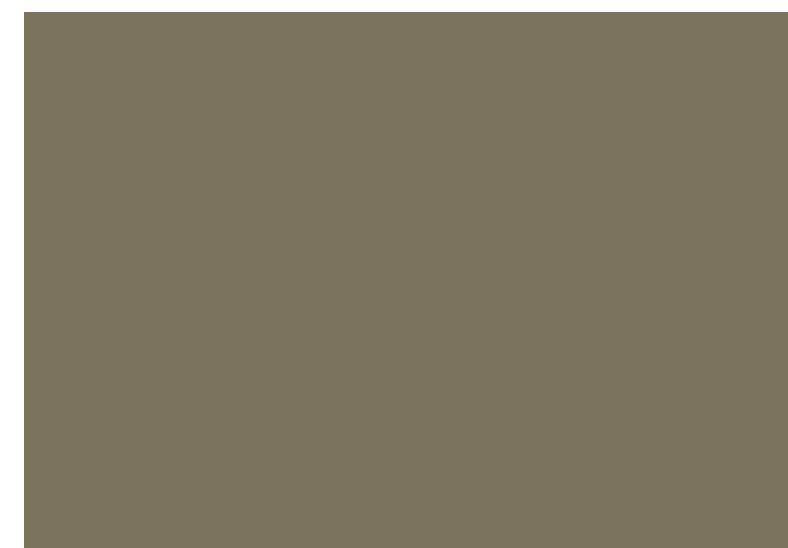
Painted Steel  
Board Formed Concrete  
Permeable Concrete



**Sandstone Base o/ CMU walls:**  
Local Sandstone

**View Perch**

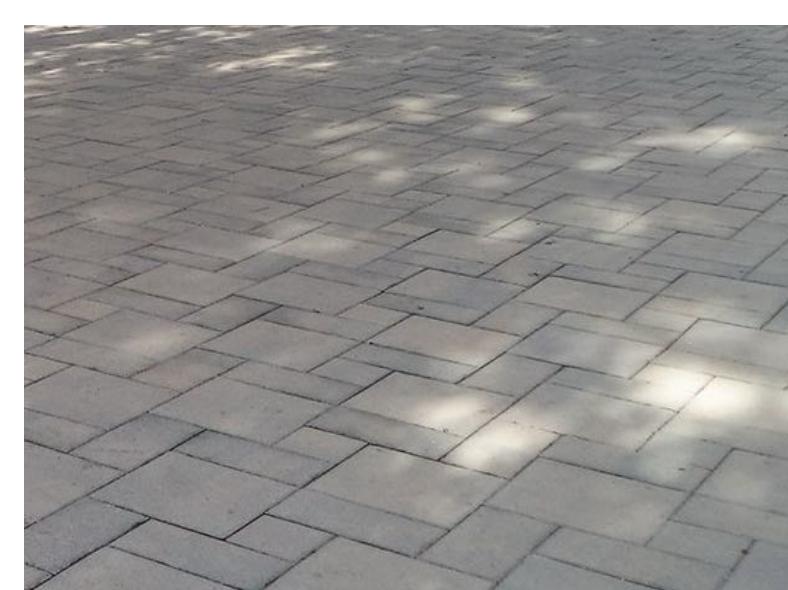
Sandstone Wall  
Permeable Concrete



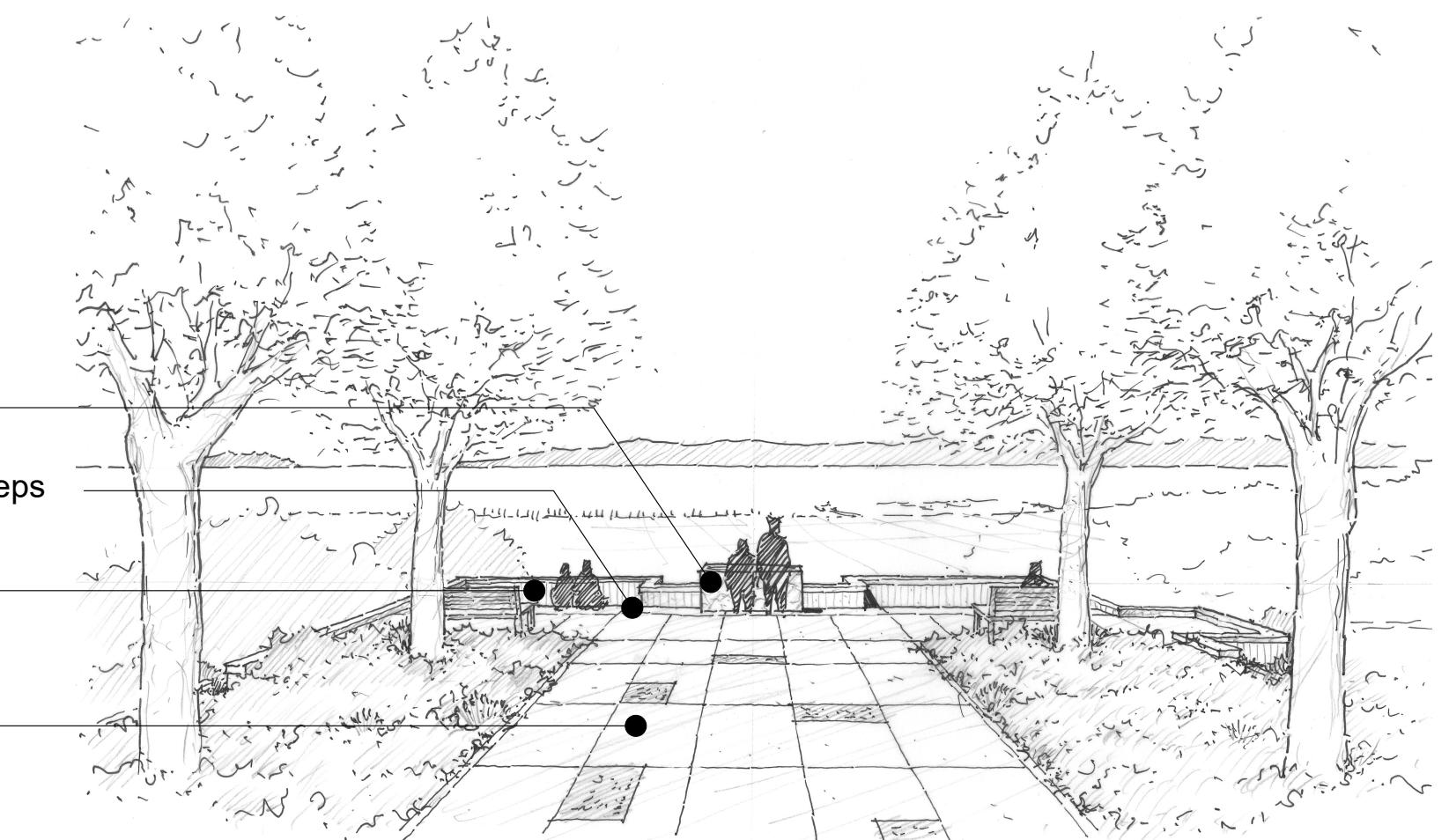
**Permeable Pavers**  
"HydroFlow, Brown"



**Permeable Concrete**  
Natural Gray



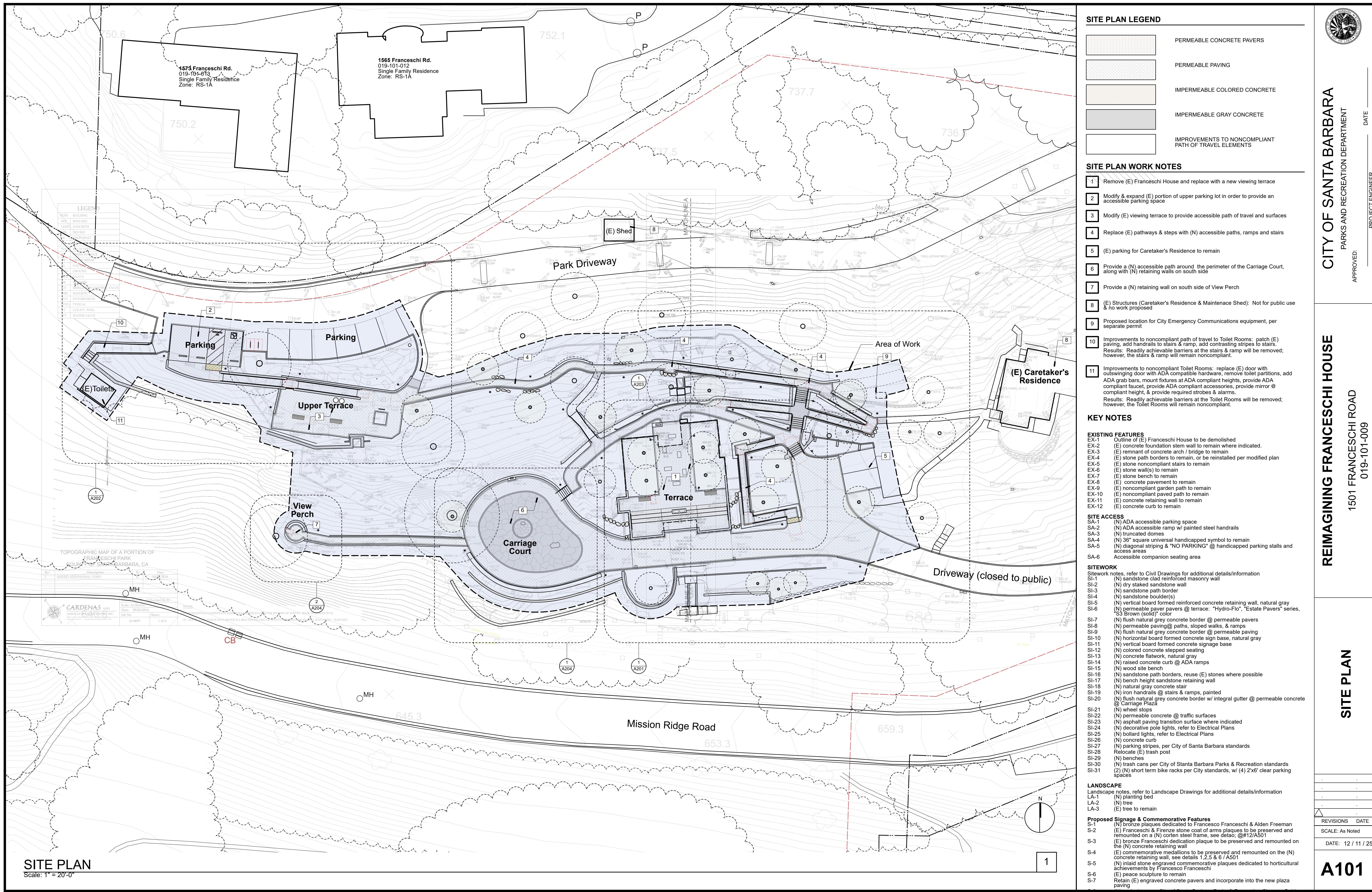
**Permeable Pavers**  
"HydroFlow, Brown"

**Terrace**

Sandstone Sign Base  
Integrally Colored Concrete Steps  
Board Formed Concrete  
Permeable Pavers

REVISIONS \_\_\_\_\_ DATE \_\_\_\_\_  
SCALE: As Noted  
DATE: 12 / 11 / 25

**A002**



# CITY OF SANTA BARBARA

PARKS AND RECREATION DEPARTMENT

The seal of the City of Santa Barbara, featuring a circular design with the words "CITY OF SANTA BARBARA" around the top and "CALIFORNIA" around the bottom. The center contains a stylized sunburst and a landscape scene.

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1501 FRANCESCHI ROAD  
019-101-009

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REVISIONS DAT  
SCALE: As Noted  
DATE: 12 / 11 /

A103

## **FIRE DEPT ACCESS WORK NOTES**

- 1 "Hammerhead" turn around modified from S.B. County Fire Dept Standards
- 2 Provide min. 18" of unobstructed horizontal clearance along the edges of the access roadways by removing low plantings
- 3 Provide min. 13'-6" of unobstructed vertical clearance to the underside of tree canopies along the access driveways
- 4 (E) speed bump to remain

# REIMAGINING FRANCESCHI HOUSE

# MINING FRANCESCHI

REVISION  
SCALE:  
DATE:

A1

This architectural site plan illustrates the layout of a residential property situated on a hillside, bounded by Mission Ridge Road to the south. The property features a central residence with a terrace, a carriage court, and a carriage house. A large parking area and a caretaker's residence are located on the upper terrace. The site includes a "View Perch" and a "Carriage Court". A "Park Driveway" leads to the residence, and a "300' Truck Access" road provides fire department access. The plan shows various trees and shrubs, along with property lines and elevation markers. A detailed section of the driveway area is labeled "Area of Work" and includes dimensions for a "150' Hose Length" and "R 24'-0"". Fire department access work notes are provided in the bottom right corner.

**FIRE DEPT ACCESS WORK NOTES**

- 1 "Hammerhead" turn around modified from S.B. County Fire Dept Standards
- 2 Provide min. 18" of unobstructed horizontal clearance along the edges of the access roadways by removing low plantings
- 3 Provide min. 13'-6" of unobstructed vertical clearance to the underside of tree canopies along the access driveways
- 4 (E) speed bump to remain

**Labels and Features:**

- Parking
- (E) Toilets
- Upper Terrace
- View Perch
- Carriage Court
- Terrace
- (E) Shed
- Park Driveway
- 300' Truck Access
- (E) Caretaker's Residence
- 150' Hose Length
- Driveway (closed to public)
- Mission Ridge Road
- 640.8, 645.3, 653.3, 659.3, 666.0, 720, 736, 737.7, 750.2, 750.6, 752.1 Elevation markers
- MH (Mailbox) markers
- CB (Curb Box) markers
- HV (HVAC) marker
- N (North arrow)

# FIRE DEPT ACCESS PLAN

Scale: 1" = 20'-0"

A1

**A103**

**A103**

A160





## CITY OF SANTA BARBARA

PARKS AND RECREATION DEPARTMENT

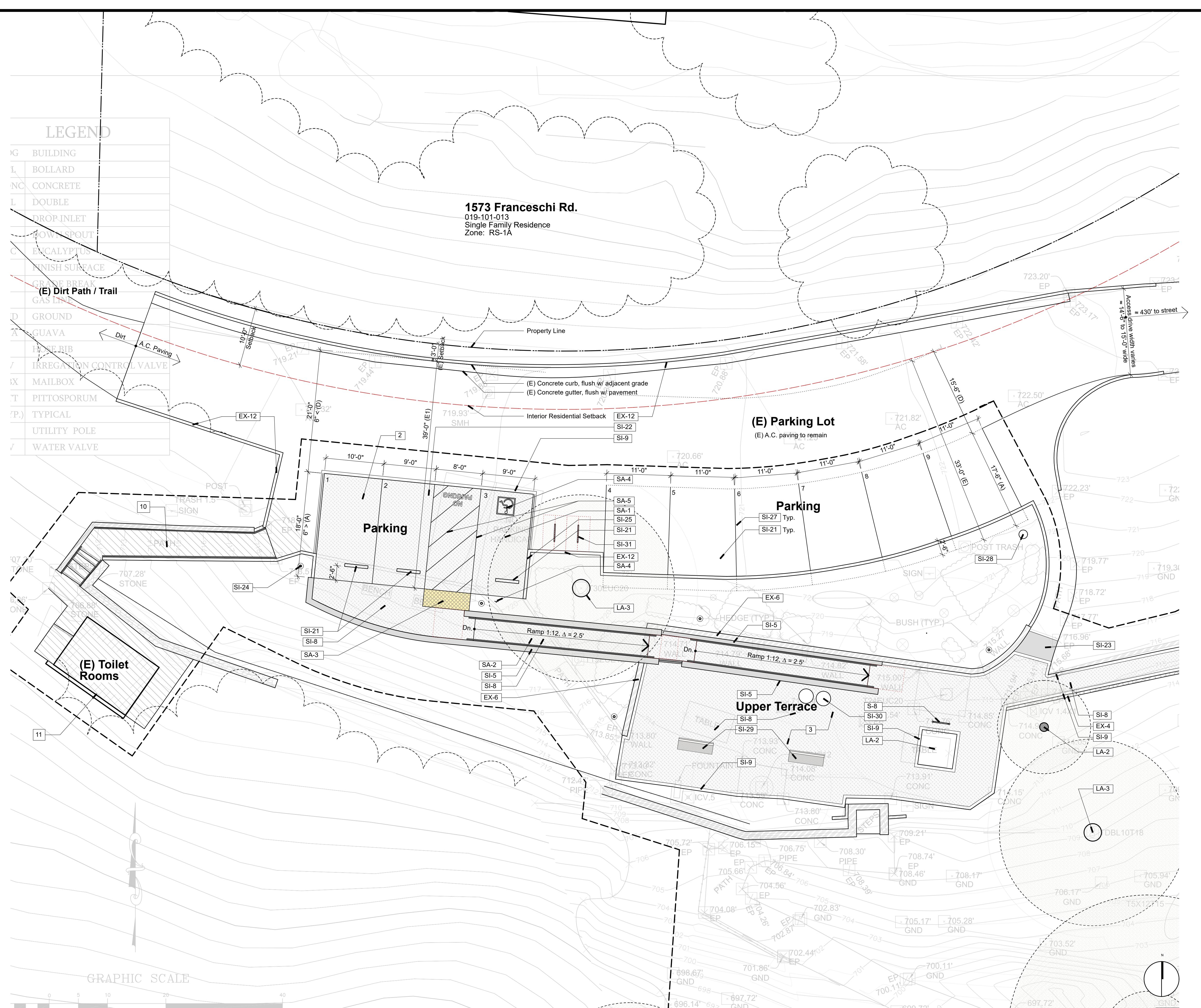
DATE

PROJECT ENGINEER

## REIMAGINING FRANCESCHI HOUSE

1501 FRANCESCHI ROAD  
019-101-009

## UPPER PARKING LOT PLAN





# CITY OF SANTA BARBARA

# 1501 FRANCESCHI ROAD 019-101-009

## SITE PLAN LEGEND

- PERMEABLE CONCRETE PAVERS
- PERMEABLE PAVING
- IMPERMEABLE COLORED CONCRETE
- IMPERMEABLE GRAY CONCRETE
- IMPROVEMENTS TO NONCOMPLIANT PATH OF TRAVEL ELEMENTS

## SITE PLAN WORK NOTES

- 1 Remove (E) Franceschi House and replace with a new viewing terrace
- 2 Modify & expand (E) portion of upper parking lot in order to provide an accessible parking space
- 3 Modify (E) viewing terrace to provide accessible path of travel and surfaces
- 4 Replace (E) pathways & steps with (N) accessible paths, ramps and stairs
- 5 (E) parking for Caretaker's Residence to remain
- 6 Provide a (N) accessible path around the perimeter of the Carriage Court, along with (N) retaining walls on south side
- 7 Provide a (N) retaining wall on south side of View Perch
- 8 (E) Structures (Caretaker's Residence & Maintenance Shed): Not for public use & no work proposed
- 9 Proposed location for City Emergency Communications equipment, per separate permit
- 10 Improvements to noncompliant path of travel to Toilet Rooms: patch (E) paving, add handrails to stairs & ramp, add contrasting stripes to stairs.  
Results: Readily achievable barriers at the stairs & ramp will be removed; however, the stairs & ramp will remain noncompliant.
- 11 Improvements to noncompliant Toilet Rooms: replace (E) door with outswinging door with ADA compatible hardware, remove toilet partitions, add ADA grab bars, mount fixtures at ADA compliant heights, provide ADA compliant faucet, provide ADA compliant accessories, provide mirror @ compliant height, & provide required strobes & alarms.  
Results: Readily achievable barriers at the Toilet Rooms will be removed; however, the Toilet Rooms will remain noncompliant.

## KEY NOTES

## EXISTING FEATURES

- EX-1 Outline of (E) Franceschi House to be demolished
- EX-2 (E) concrete foundation stem wall to remain where indicated.
- EX-3 (E) remnant of concrete arch / bridge to remain
- EX-4 (E) stone path borders to remain, or be reinstalled per modified plan
- EX-5 (E) stone noncompliant stairs to remain
- EX-6 (E) stone wall(s) to remain
- EX-7 (E) stone bench to remain
- EX-8 (E) concrete pavement to remain
- EX-9 (E) noncompliant garden path to remain
- EX-10 (E) noncompliant paved path to remain
- EX-11 (E) concrete retaining wall to remain
- EX-12 (E) concrete curb to remain

## SITE ACCESS

- SA-1 (N) ADA accessible parking space
- SA-2 (N) ADA accessible ramp w/ painted steel handrails
- SA-3 (N) truncated domes
- SA-4 (N) 36" square universal handicapped symbol to remain
- SA-5 (N) diagonal striping & "NO PARKING" @ handicapped parking stalls and access areas
- SA-6 Accessible companion seating area

## SITWORK

**SITEWORK**  
Sitework notes, refer to Civil Drawings for additional details/information

- SI-1 (N) sandstone clad reinforced masonry wall
- SI-2 (N) dry staked sandstone wall
- SI-3 (N) sandstone path border
- SI-4 (N) sandstone boulder(s)
- SI-5 (N) vertical board formed reinforced concrete retaining wall, natural gray
- SI-6 (N) permeable paver pavers @ terrace: "Hydro-Flo", "Estate Pavers" series, "S3 Brown (solid)" color
- SI-7 (N) flush natural grey concrete border @ permeable pavers
- SI-8 (N) permeable paving@ paths, sloped walks, & ramps
- SI-9 (N) flush natural grey concrete border @ permeable paving
- SI-10 (N) horizontal board formed concrete sign base, natural gray
- SI-11 (N) vertical board formed concrete signage base
- SI-12 (N) colored concrete stepped seating
- SI-13 (N) concrete flatwork, natural gray
- SI-14 (N) raised concrete curb @ ADA ramps
- SI-15 (N) wood site bench
- SI-16 (N) sandstone path borders, reuse (E) stones where possible
- SI-17 (N) bench height sandstone retaining wall
- SI-18 (N) natural gray concrete stair
- SI-19 (N) iron handrails @ stairs & ramps, painted
- SI-20 (N) flush natural grey concrete border w/ integral gutter @ permeable concrete @ Carriage Plaza
- SI-21 (N) wheel stops
- SI-22 (N) permeable concrete @ traffic surfaces
- SI-23 (N) asphalt paving transition surface where indicated
- SI-24 (N) decorative pole lights, refer to Electrical Plans
- SI-25 (N) bollard lights, refer to Electrical Plans
- SI-26 (N) concrete curb
- SI-27 (N) parking stripes, per City of Santa Barbara standards
- SI-28 Relocate (E) trash post
- SI-29 (N) benches
- SI-30 (N) trash cans per City of Santa Barbara Parks & Recreation standards
- SI-31 (2) (N) short term bike racks per City standards, w/ (4) 2'x6' clear parking spaces

## LANDSCAPE

**LANDSCAPE**  
Landscape notes, refer to Landscape Drawings for additional details/information  
A-1 (N) planting bed  
A-2 (N) tree  
A-3 (E) tree to remain

## Proposed Signage & Commemorative Features

- 3-1 (N) bronze plaques dedicated to Francesco Franceschi & Alden Freeman
- 3-2 (E) Franceschi & Firenze stone coat of arms plaques to be preserved and remounted on a (N) corten steel frame, see detail; @#12/A501
- 3-3 (E) bronze Franceschi dedication plaque to be preserved and remounted on the (N) concrete retaining wall
- 3-4 (E) commemorative medallions to be preserved and remounted on the (N) concrete retaining wall, see details 1,2,5 & 6 / A501
- 3-5 (N) inlaid stone engraved commemorative plaques dedicated to horticultural achievements by Francesco Franceschi
- 3-6 (E) peace sculpture to remain
- 3-7 Retain (E) engraved concrete pavers and incorporate into the new plaza paving

## ENLARGED PLAN: TERRACE

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

1

**A203**



## CITY OF SANTA BARBARA

PARKS AND RECREATION DEPARTMENT

DATE

PROJECT ENGINEER

## REIMAGINING FRANCESCHI HOUSE

1501 FRANCESCHI ROAD

019-101-009

## ENLARGED PLANS CARRIAGE PLAZA VIEW PERCH

REVISIONS DATE  
SCALE: As Noted  
DATE: 12 / 11 / 25

A204

### SITE PLAN LEGEND

	PERMEABLE CONCRETE PAVERS
	PERMEABLE PAVING
	IMPERMEABLE COLORED CONCRETE
	IMPERMEABLE GRAY CONCRETE
	IMPROVEMENTS TO NONCOMPLIANT PATH OF TRAVEL ELEMENTS

### SITE PLAN WORK NOTES

- 1 Remove (E) Franceschi House and replace with a new viewing terrace
- 2 Modify & expand (E) portion of upper parking lot in order to provide an accessible parking space
- 3 Modify (E) viewing terrace to provide accessible path of travel and surfaces
- 4 Replace (E) pathways & steps with (N) accessible paths, ramps and stairs
- 5 (E) parking for Caretaker's Residence to remain
- 6 Provide a (N) accessible path around the perimeter of the Carriage Court, along with (N) retaining walls on south side
- 7 Provide a (N) retaining wall on south side of View Perch
- 8 (E) Structures (Caretaker's Residence & Maintenance Shed): Not for public use & no work proposed
- 9 Proposed location for City Emergency Communications equipment, per separate permit
- 10 Improvements to noncompliant path of travel to Toilet Rooms: patch (E) paving, add handrails to stairs & ramp, add contrasting stripes to stairs. Results: Readily achievable barriers at the stairs & ramp will be removed; however, the stairs & ramp will remain noncompliant.
- 11 Improvements to noncompliant Toilet Rooms: replace (E) door with outswinging door with ADA compatible hardware, remove toilet partitions, add ADA grab bars, mount fixtures at ADA compliant heights, provide ADA compliant faucet, provide ADA compliant accessories, provide mirror @ compliant height, & provide required strobes & alarms. Results: Readily achievable barriers at the Toilet Rooms will be removed; however, the Toilet Rooms will remain noncompliant.

### KEY NOTES

#### EXISTING FEATURES

EX-1 Outline of (E) Franceschi House to be demolished.  
 EX-2 (E) concrete foundation stem wall to remain where indicated.  
 EX-3 (E) remnant of concrete arch / bridge to remain.  
 EX-4 (E) stone path borders to remain, or be reinstated per modified plan  
 EX-5 (E) stone noncompliant stairs to remain  
 EX-6 (E) stone wall(s) to remain  
 EX-7 (E) stone bench to remain  
 EX-8 (E) concrete pavement to remain  
 EX-9 (E) noncompliant garden path to remain  
 EX-10 (E) noncompliant paved path to remain  
 EX-11 (E) concrete retaining wall to remain  
 EX-12 (E) concrete curb to remain

#### SITE ACCESS

SA-1 (N) ADA accessible parking space  
 SA-2 (N) ADA accessible ramp w/ painted steel handrails  
 SA-3 (N) truncated domes  
 SA-4 (N) 36" square universal handicapped symbol to remain  
 SA-5 (N) wheelchair parking & "NO PARKING" @ handicapped parking stalls and access areas  
 SA-6 Accessible companion seating area

#### SITEWORK

Sitework notes: Refer to Civil Drawings for additional details/information  
 SI-1 (N) sandstone clad reinforced masonry wall  
 SI-2 (N) dry staked sandstone wall  
 SI-3 (N) sandstone path border  
 SI-4 (N) sandstone boulder(s)  
 SI-5 (N) vertical board formed reinforced concrete retaining wall, natural gray  
 SI-6 (N) permeable paver pavers @ terrace: "Hydro-Flo", "Estate Pavers" series, "S3 Brown (solid)" color  
 SI-7 (N) flush natural grey concrete border @ permeable pavers  
 SI-8 (N) permeable paving paths, sloped walks, & ramps  
 SI-9 (N) flush natural grey concrete border @ permeable paving  
 SI-10 (N) vertical board formed concrete sign base, natural gray  
 SI-11 (N) vertical board formed concrete signage base  
 SI-12 (N) colored concrete stepped seating  
 SI-13 (N) concrete flatwork, natural gray  
 SI-14 (N) raised concrete curb @ ADA ramps  
 SI-15 (N) wood site bench  
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 SI-24 (N) decorative pole lights, refer to Electrical Plans  
 SI-25 (N) bollard lights, refer to Electrical Plans  
 SI-26 (N) concrete curb  
 SI-27 (N) parking stripes, per City of Santa Barbara standards  
 SI-28 Relocate (E) trash post  
 SI-29 (N) benches  
 SI-30 (N) trash cans per City of Santa Barbara Parks & Recreation standards  
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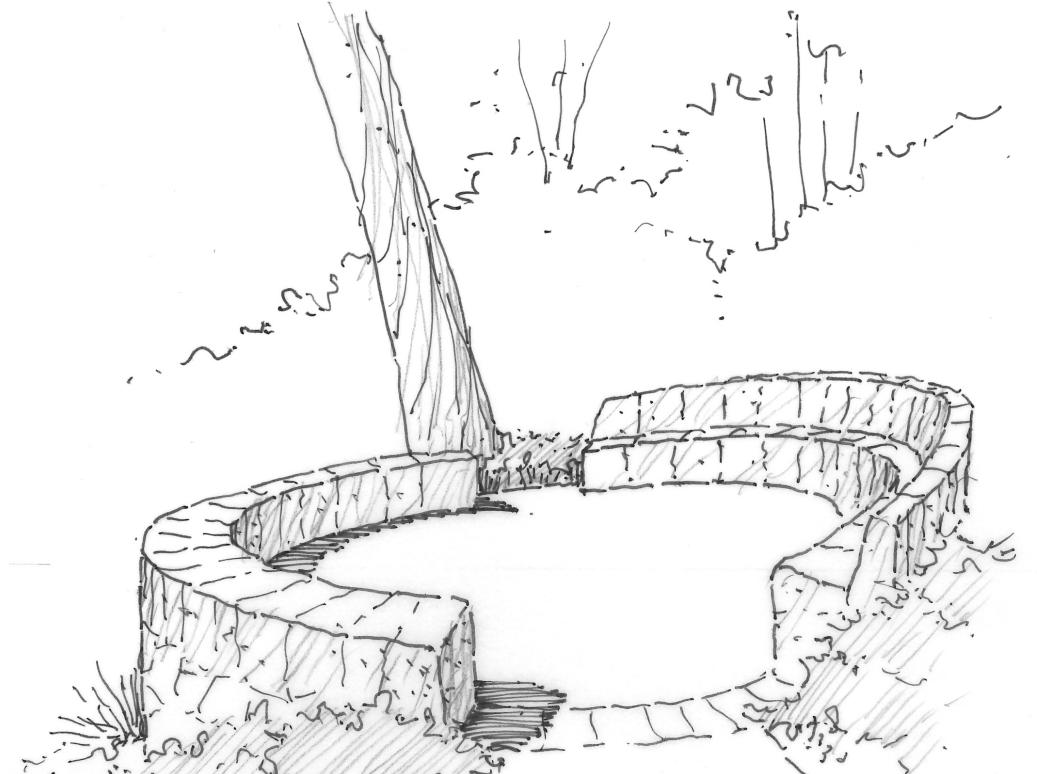
#### LANDSCAPE

Landscape notes, refer to Landscape Drawings for additional details/information  
 LA-1 (N) planting bed  
 LA-2 (N) tree  
 LA-3 (E) tree to remain

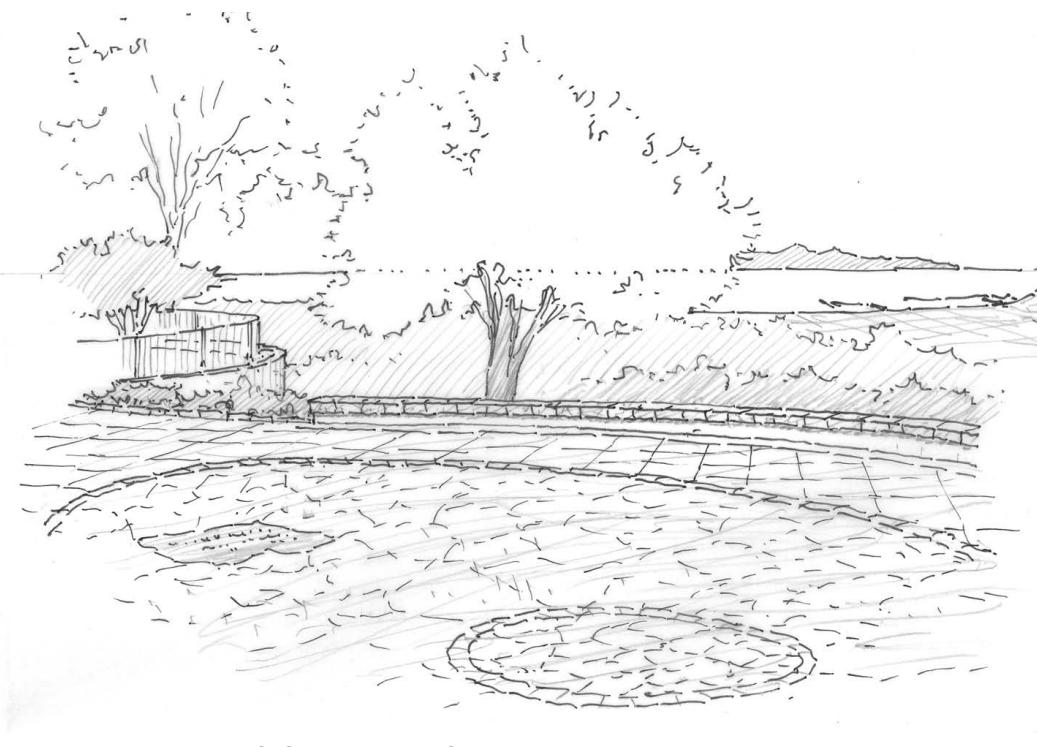
#### Proposed Signage & Commemorative Features

S-1 (N) bronze plaques dedicated to Francesco Franceschi & Alden Freeman  
 (E) Franceschi & Firenze stone coat of arms plaques to be preserved and remounted on (N) cortex steel frame, see detail #12/A501  
 S-3 (E) bronze Franceschi dedication plaque to be preserved and remounted on (N) concrete retaining wall, see details 1, 2, 5 & 6 / A501  
 S-4 (E) commemorative medallions to be preserved and remounted on the (N) concrete retaining wall, see details 1, 2, 5 & 6 / A501  
 S-5 (N) inlaid stone decorative commemorative plaques dedicated to horticultural achievements by Francesco Franceschi  
 (E) peace sculpture to remain  
 S-6 Retain (E) engraved concrete pavers and incorporate into the new plaza paving  
 S-7 Retain (E) engraved concrete pavers and incorporate into the new plaza paving

Signage notes: See City of Santa Barbara Parks & Recreation Signage Guide  
 Signage Type 20 - Primary Welcome ID



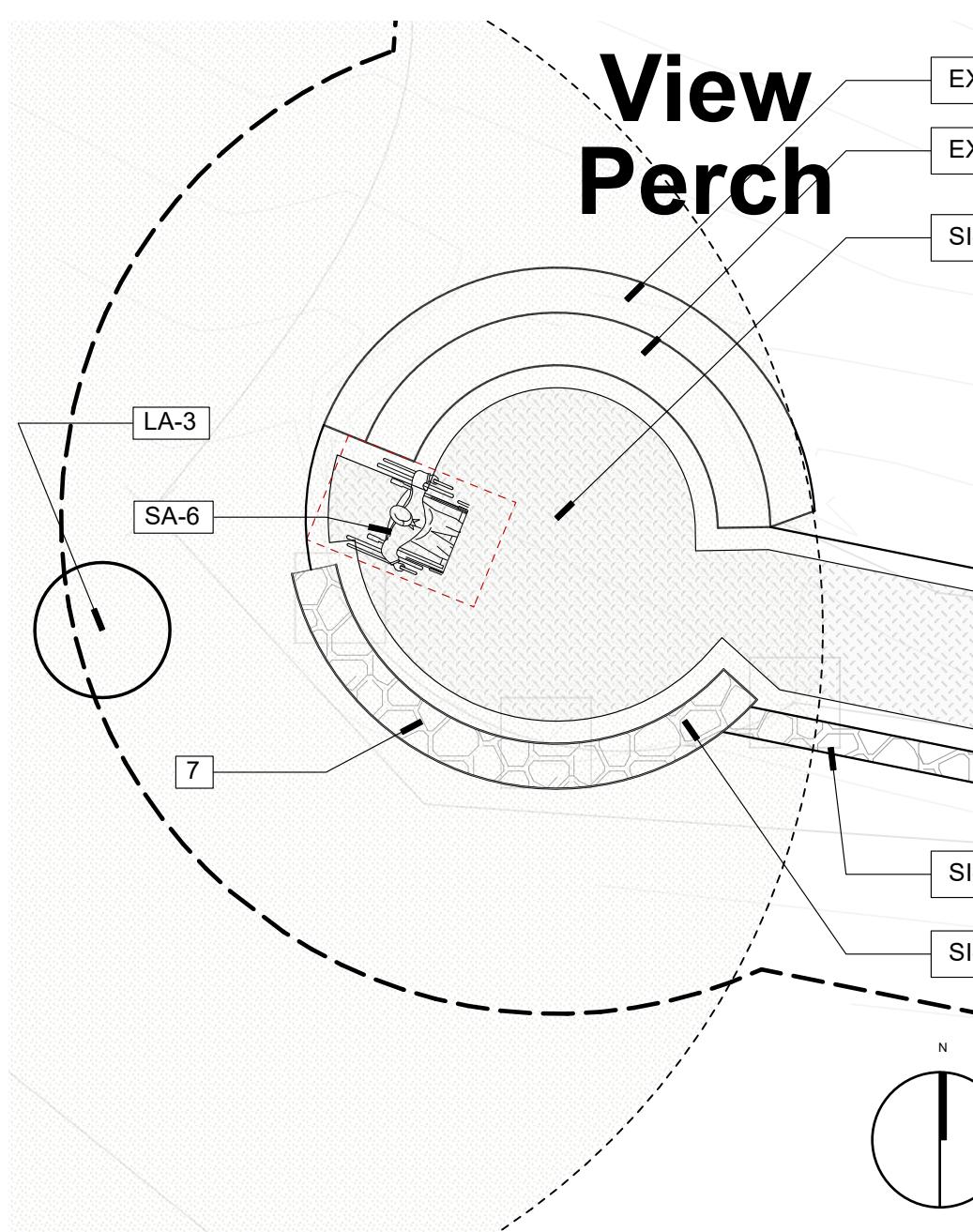
Perspective of proposed View Perch looking West



Perspective of Carriage Court looking south

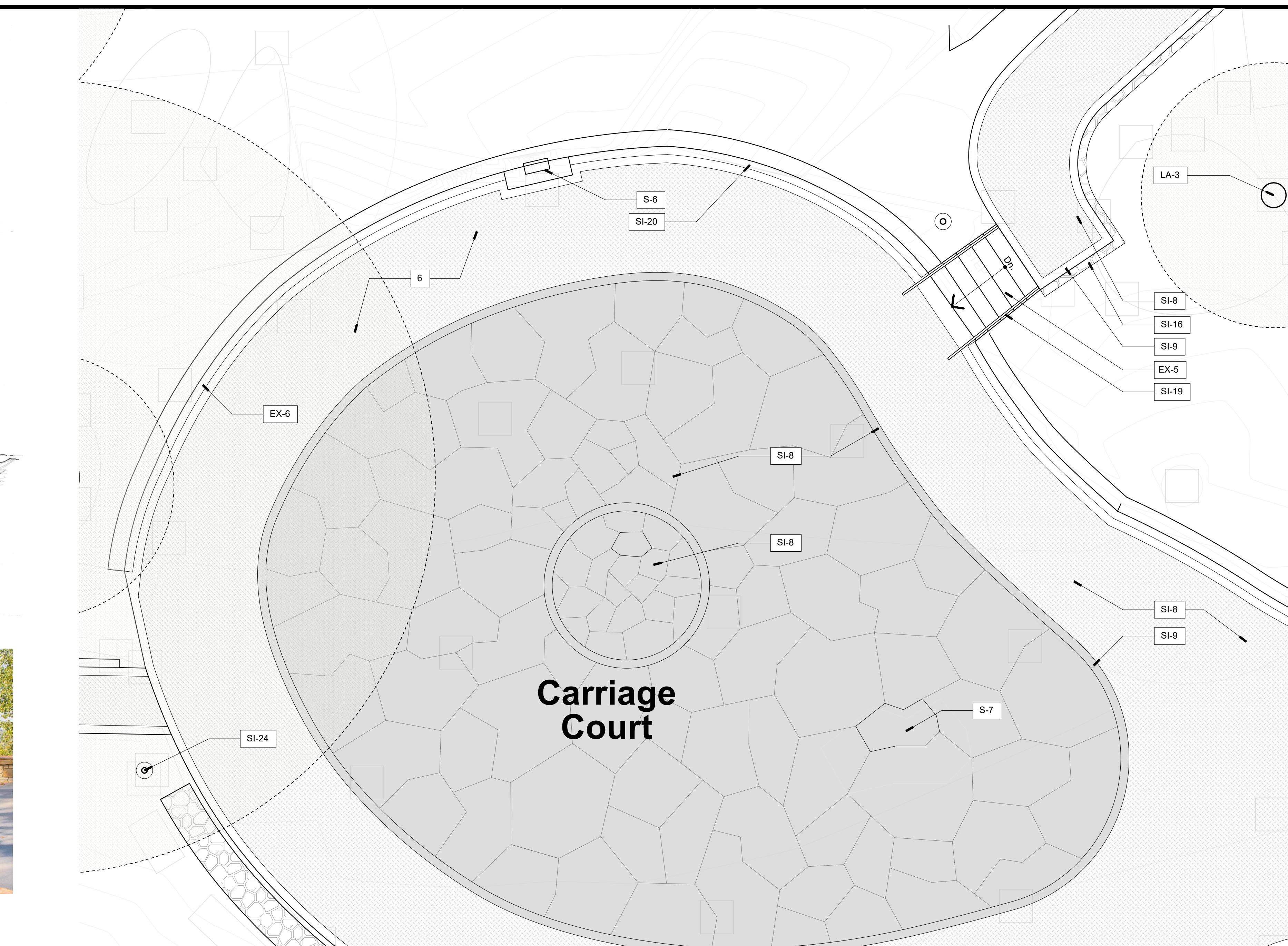


Seat wall precedent: Iroquois Park, Louisville, Kentucky



VIEW PERCH

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



ENLARGED PLAN: CARRIAGE PLAZA

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

S-7 Existing concrete paver

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2



## CITY OF SANTA BARBARA

PARKS AND RECREATION DEPARTMENT

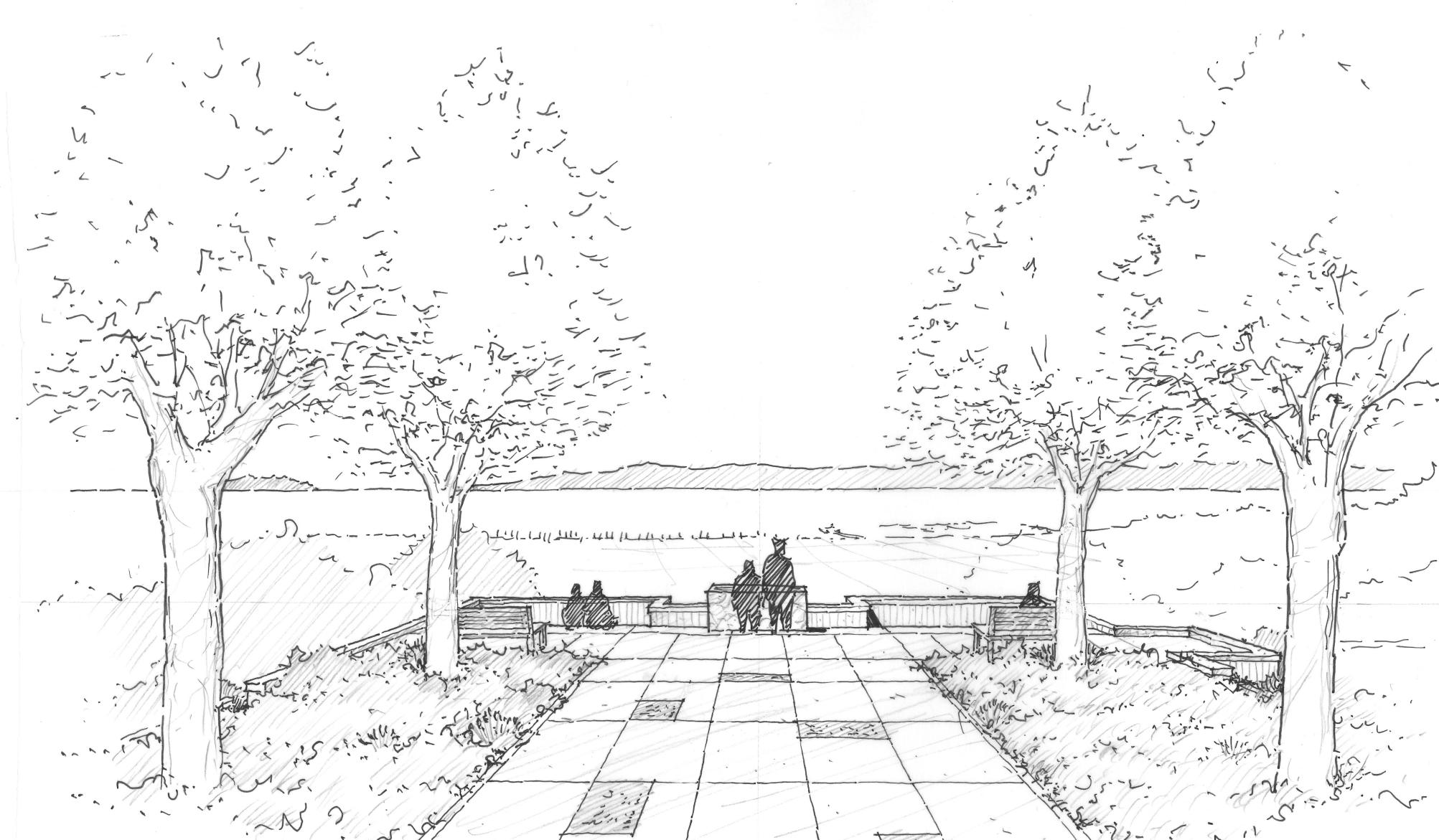
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## REIMAGINING FRANCESCHI HOUSE

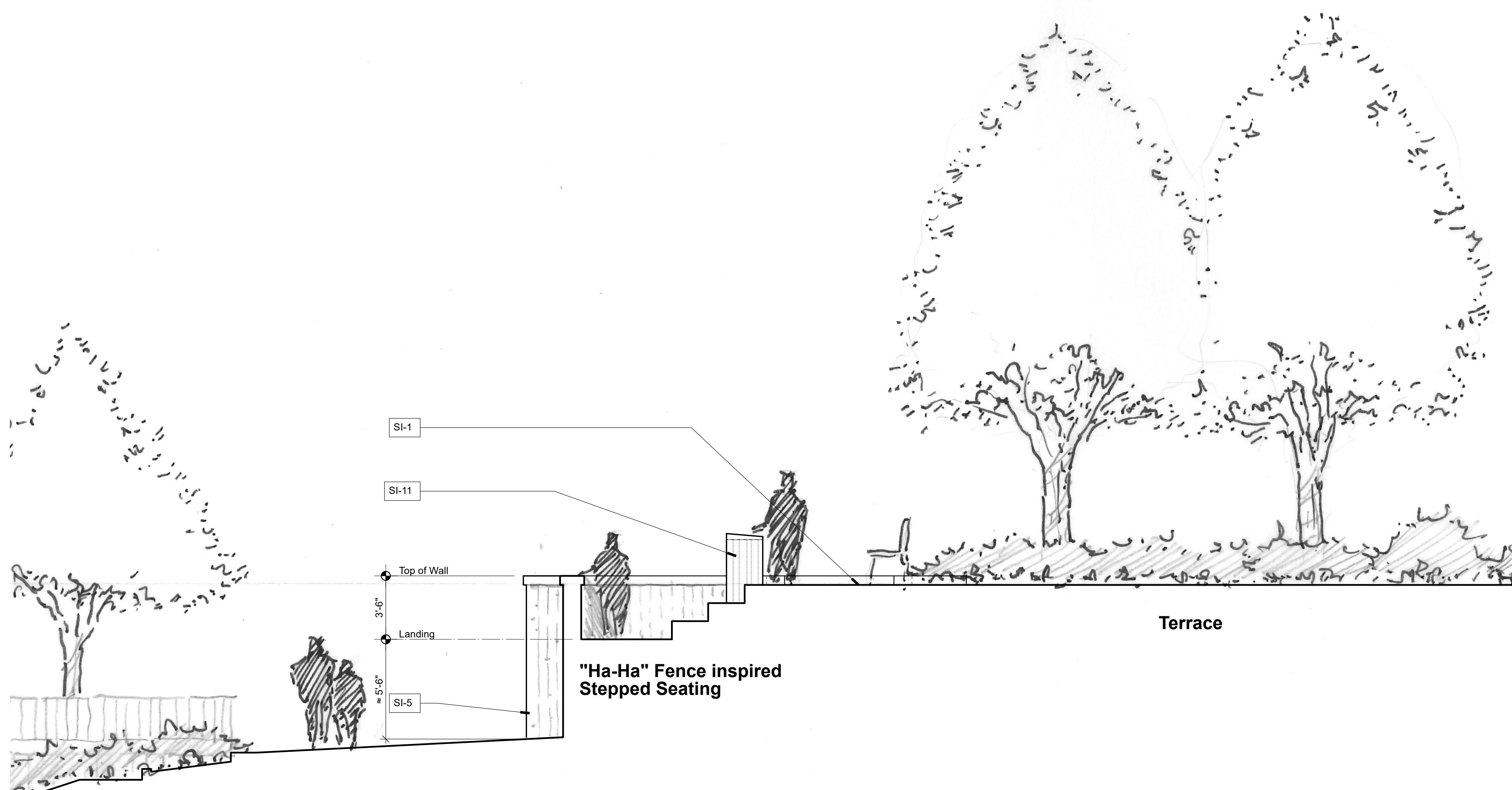
1501 FRANCESCHI ROAD

019-101-009

## SITE SECTION

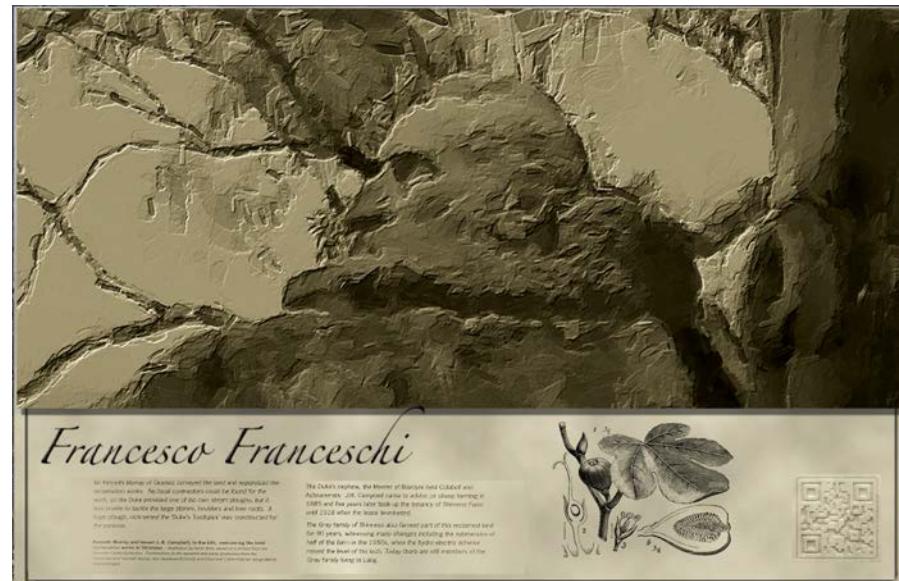


Perspective of proposed Terrace looking South

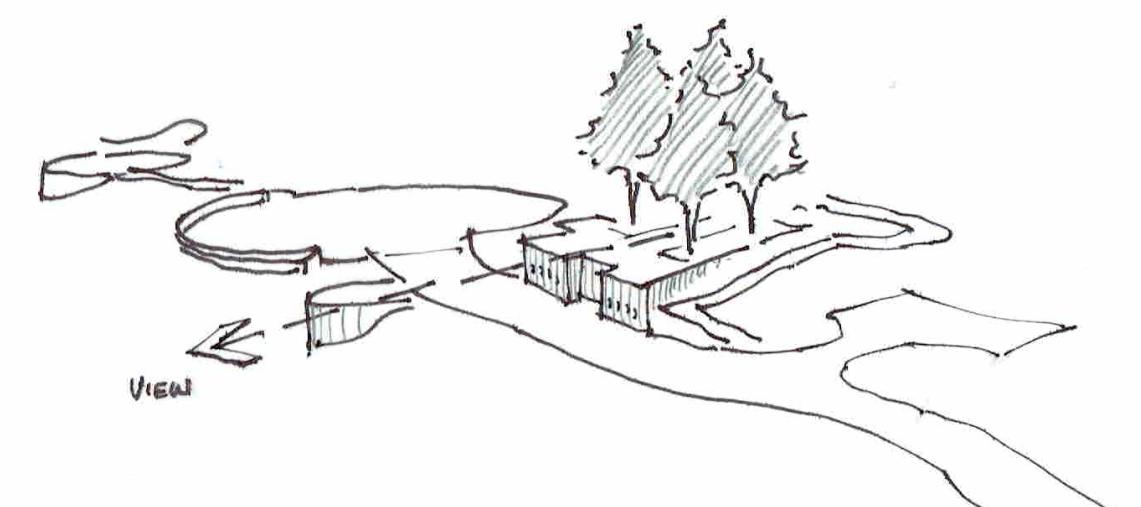


SITE SECTION

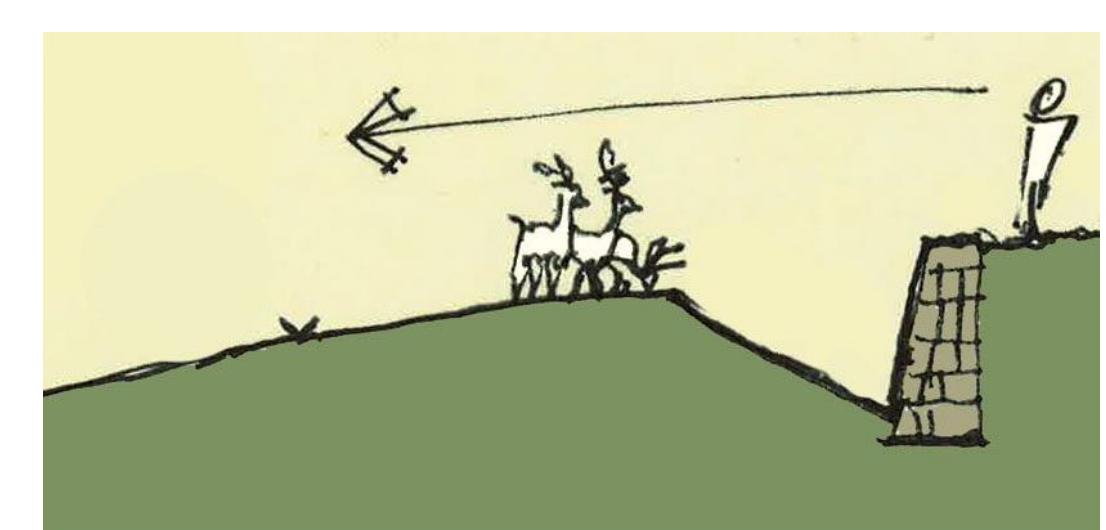
Scale: 1/4" = 1'-0"



Concept Designs: Franceschi & Freeman Commemorative Plaques



Concept Sketch



Precedent: "Ha-Ha" fence



Precedent: Informative Terrace Engravings

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REVISIONS DATE  
SCALE: As Noted  
DATE: 12 / 11 / 25  
A301

## KEY NOTES

**EXISTING FEATURES**  
 EX-1 Outline of (E) Franceschi House to be demolished  
 EX-2 (E) concrete foundation stem wall to remain where indicated  
 EX-3 (E) remnant of concrete arch / bridge to remain  
 EX-4 (E) stone path borders to remain, or be reinstated per modified plan  
 EX-5 (E) stone noncompliant stairs to remain  
 EX-6 (E) stone wall(s) to remain  
 EX-7 (E) stone bench to remain  
 EX-8 (E) concrete pavement to remain  
 EX-9 (E) noncompliant garden path to remain  
 EX-10 (E) noncompliant paved path to remain  
 EX-11 (E) concrete retaining wall to remain  
 EX-12 (E) concrete curb to remain

**SITE ACCESS**  
 SA-1 (N) ADA accessible parking space  
 SA-2 (N) ADA accessible ramp w/ painted steel handrails  
 SA-3 (N) truncated domes  
 SA-4 (N) 36" square universal handicapped symbol to remain  
 SA-5 diagonal striping & "NO PARKING" @ handicapped parking stalls and access areas  
 SA-6 Accessible companion seating area

**SITEWORK**  
 Sitework notes, refer to Civil Drawings for additional details/information  
 SI-1 (N) sandstone clad reinforced masonry wall  
 SI-2 (N) dry stacked sandstone wall  
 SI-3 (N) sandstone planter  
 SI-4 (N) sandstone boulders  
 SI-5 (N) vertical board formed reinforced concrete retaining wall, natural gray  
 SI-6 "S3 Brown (solid)" color  
 SI-7 (N) flush natural grey concrete border @ permeable pavers  
 SI-8 (N) permeable paving@ paths, sloped walks, & ramps  
 SI-9 (N) flush natural grey concrete border @ permeable paving  
 SI-10 (N) horizontal board formed concrete sign base, natural gray  
 SI-11 (N) vertical board formed concrete signage base  
 SI-12 (N) colored concrete stepped seating  
 SI-13 (N) concrete artwork, natural gray  
 SI-14 (N) raised concrete curb @ ADA ramps  
 SI-15 (N) wood site bench  
 SI-16 (N) sandstone path borders, reuse (E) stones where possible  
 SI-17 (N) bench height sandstone retaining wall  
 SI-18 (N) natural gray concrete stair  
 SI-19 (N) iron handrails @ stairs & ramps, painted  
 SI-20 (N) flush natural grey concrete border w/ integral gutter @ permeable concrete @ Carriage Plaza  
 SI-21 (N) permeable concrete @ traffic surfaces  
 SI-22 (N) permeable concrete @ traffic surfaces  
 SI-23 (N) asphalt paving transition surface where indicated  
 SI-24 (N) decorative pole lights, refer to Electrical Plans  
 SI-25 (N) bollard lights, refer to Electrical Plans  
 SI-26 (N) concrete curb  
 SI-27 (N) parking stripes, per City of Santa Barbara standards  
 SI-28 Relocate (E) trash post  
 SI-29 (N) benches  
 SI-30 (N) trash cans per City of Santa Barbara Parks & Recreation standards  
 SI-31 (2) (N) short term bike racks per City standards, w/ (4) 2x6" clear parking spaces

**LANDSCAPE**  
 Landscape notes, refer to Landscape Drawings for additional details/information  
 LA-1 (N) planting bed  
 LA-2 (N) tree  
 LA-3 (E) tree to remain

**Proposed Signage & Commemorative Features**  
 S-1 (N) bronze plaques dedicated to Francesco Franceschi & Alden Freeman  
 S-2 (E) Franceschi & Firenze stone coat of arms plaques to be preserved and remounted on a (N) corten steel frame, see detail: #12/A501  
 S-3 (E) bronze Franceschi dedication plaque to be preserved and remounted on the (N) concrete retaining wall  
 S-4 (E) commemorative medallions to be preserved and remounted on the (N) concrete retaining wall, see detail: #12/A501  
 S-5 (N) inlaid stone engraved commemorative plaques dedicated to horticultural achievements by Francesco Franceschi  
 S-6 (E) peace sculpture to remain  
 S-7 Retain (E) engraved concrete pavers and incorporate into the new plaza paving  
 S-8 (N) park signage: City of Santa Barbara Parks & Recreation Signage Guide  
 Signage Type 20 - Primary Welcome ID



CITY OF SANTA BARBARA  
PARKS AND RECREATION DEPARTMENT

APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_

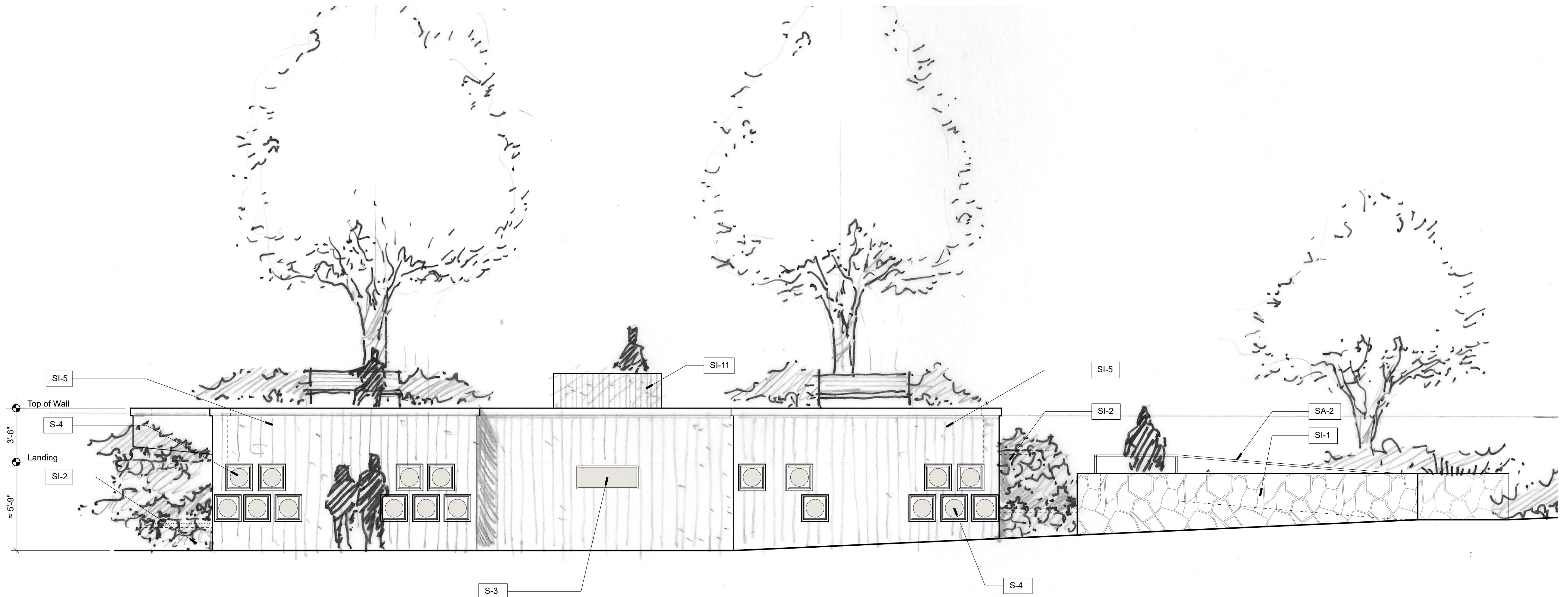
REIMAGINING FRANCESCHI HOUSE

1501 FRANCESCHI ROAD  
019-101-009

ELEVATIONS

SOUTH ELEVATION

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



1

KEY NOTES

**EXISTING FEATURES**  
 EX-1 Outline of (E) Franceschi House to be demolished  
 EX-2 (E) concrete foundation stem wall to remain where indicated  
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 EX-12 (E) concrete curb to remain

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 SA-6 Accessible companion seating area

**SITWORK**  
 Sitework notes, refer to Civil Drawings for additional details/information  
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 SI-2 (N) dry stacked sandstone wall  
 SI-3 (N) sandstone planter  
 SI-4 (N) sandstone boulder(s)  
 SI-5 (N) vertical board formed reinforced concrete retaining wall, natural gray  
 SI-6 (N) permeable paver pavers @ terrace: "Hydro-Flo", "Estate Pavers" series, "S3 Brown (solid)" color  
 SI-7 (N) flush natural grey concrete border @ permeable pavers  
 SI-8 (N) permeable paving@ paths, sloped walks, & ramps  
 SI-9 (N) flush natural grey concrete border @ permeable paving  
 SI-10 (N) horizontal board formed concrete sign base, natural gray  
 SI-11 (N) vertical board formed concrete stepped seating  
 SI-12 (N) concrete sign base, natural gray  
 SI-13 (N) decorative pavers, natural gray  
 SI-14 (N) concrete curb @ ADA ramps  
 SI-15 (N) wood site bench  
 SI-16 (N) sandstone path borders, reuse (E) stones where possible  
 SI-17 (N) bench height sandstone retaining wall  
 SI-18 (N) natural gray concrete stair  
 SI-19 (N) iron handrails @ stairs & ramps, painted  
 SI-20 (N) flush natural grey concrete border w/ integral gutter @ permeable concrete @ Carriage Plaza  
 SI-21 (N) wheel stops  
 SI-22 (N) permeable concrete @ traffic surfaces  
 SI-23 (N) asphalt paving transition surface where indicated  
 SI-24 (N) decorative pole lights, refer to Electrical Plans  
 SI-25 (N) bollard lights, refer to Electrical Plans  
 SI-26 (N) concrete curb  
 SI-27 (N) parking stripes, per City of Santa Barbara standards  
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 SI-31 (2) short term bike racks per City standards, w/ (4) 2x6" clear parking spaces

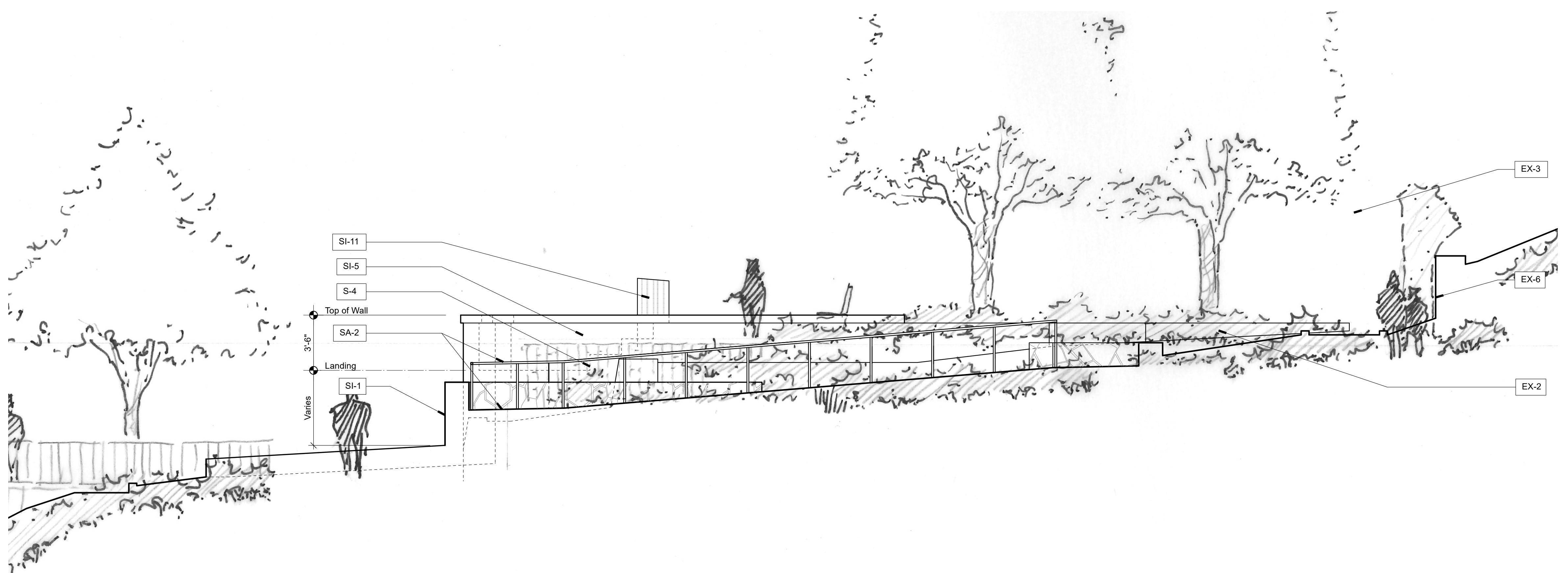
**LANDSCAPE**  
 Landscape notes, refer to Landscape Drawings for additional details/information

LA-1 (N) planting bed  
 LA-2 (N) tree  
 LA-3 (E) tree to remain

**Proposed Signage & Commemorative Features**  
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 S-7 Retain (E) engraved concrete pavers and incorporate into the new plaza paving  
 S-8 (N) park signage: City of Santa Barbara Parks & Recreation Signage Guide  
 Signage Type 20 - Primary Welcome ID

EAST ELEVATION

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



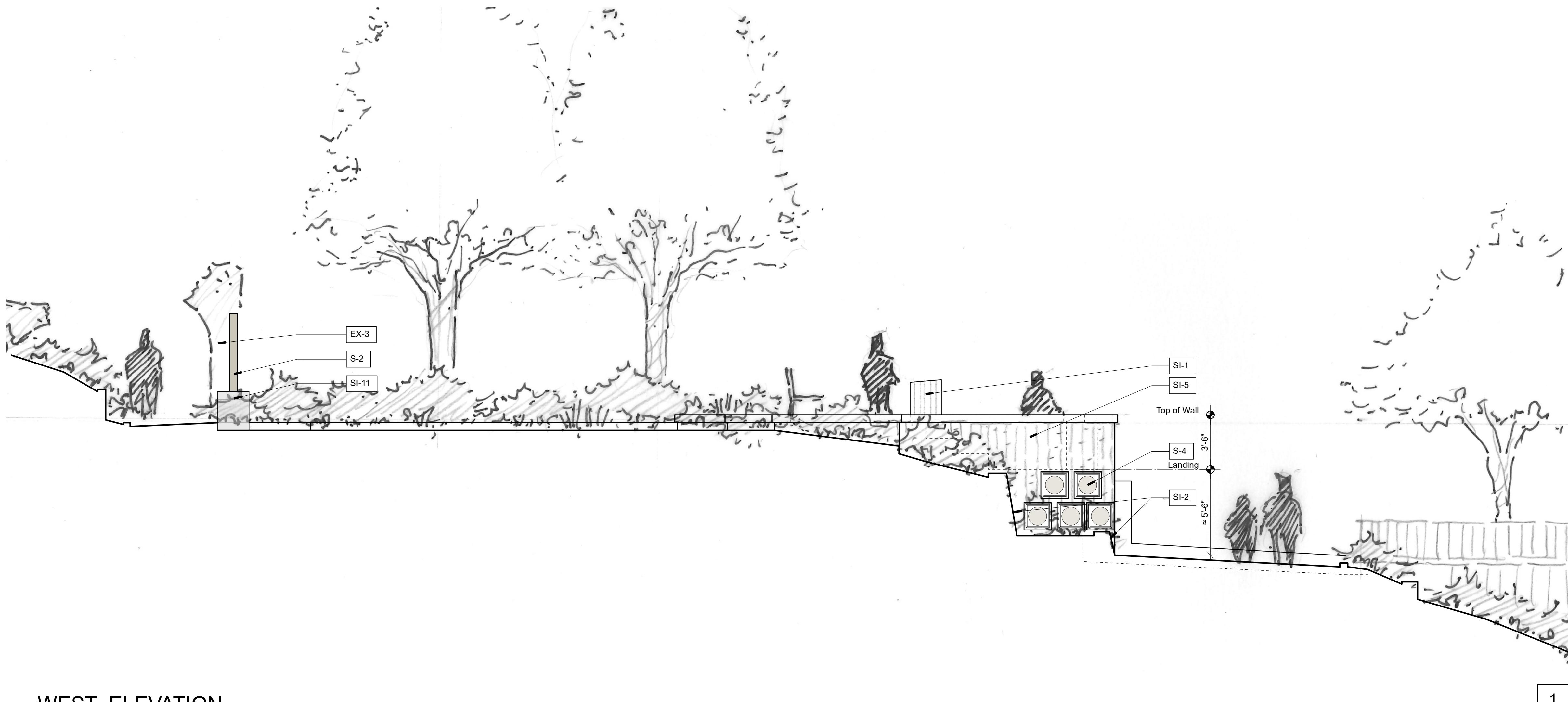
2

EAST ELEVATION

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

REVISIONS DATE  
SCALE: As Noted  
DATE: 12 / 11 / 25

A401



### WEST ELEVATION

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

### KEY NOTES

#### EXISTING FEATURES

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- SA-5 (N) diagonal striping & "NO PARKING" @ handicapped parking stalls and access areas
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#### SITWORK

- Sitework notes, refer to Civil Drawings for additional details/information
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- SI-10 (N) horizontal board formed concrete sign base, natural gray
- SI-11 (N) vertical board formed concrete stepped seating
- SI-12 (N) concrete planters, natural gray
- SI-13 (N) concrete artwork, natural gray
- SI-14 (N) wood site bench
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#### LANDSCAPE

- Landscape notes, refer to Landscape Drawings for additional details/information
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#### Proposed Signage & Commemorative Features

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### ELEVATIONS

### REIMAGINING FRANCESCHI HOUSE

1501 FRANCESCHI ROAD

019-101-009

REVISIONS DATE

SCALE: As Noted

DATE: 12 / 11 / 25

A402

CITY OF SANTA BARBARA  
PARKS AND RECREATION DEPARTMENT

APPROVED:

DATE





## CITY OF SANTA BARBARA

PARKS AND RECREATION DEPARTMENT

DATE \_\_\_\_\_

## REIMAGINING FRANCESCHI HOUSE

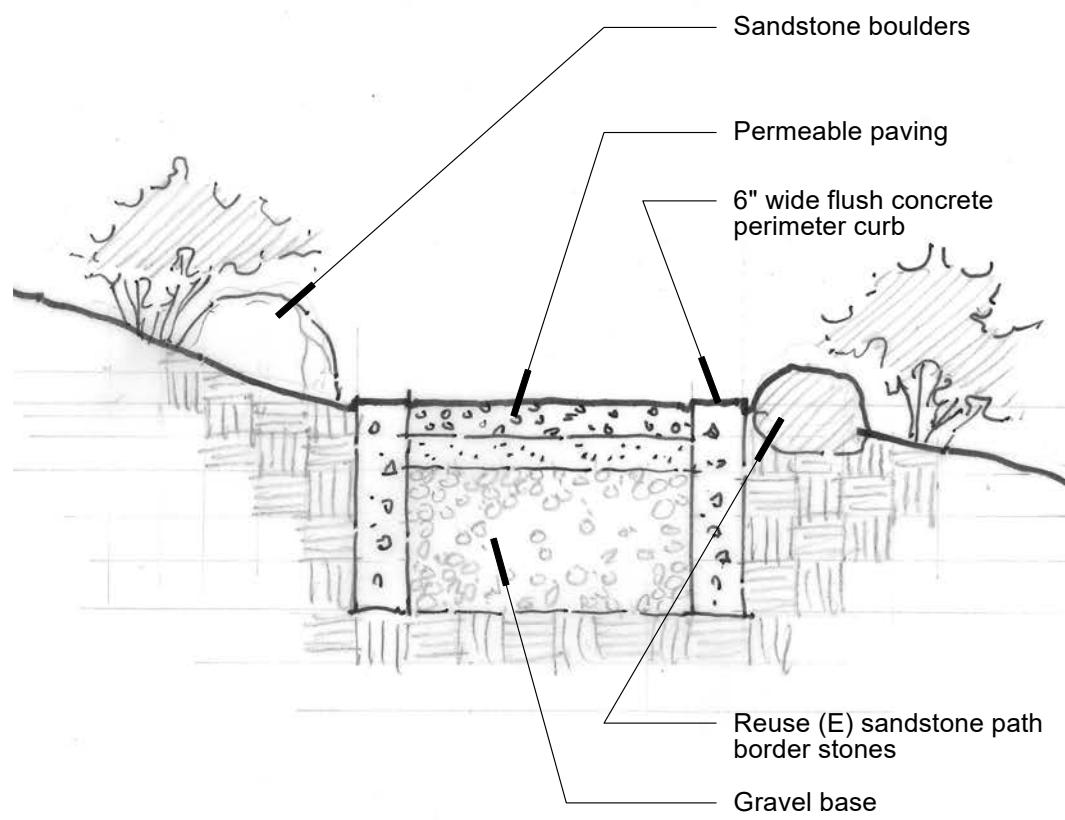
1501 FRANCESCHI ROAD

019-101-009

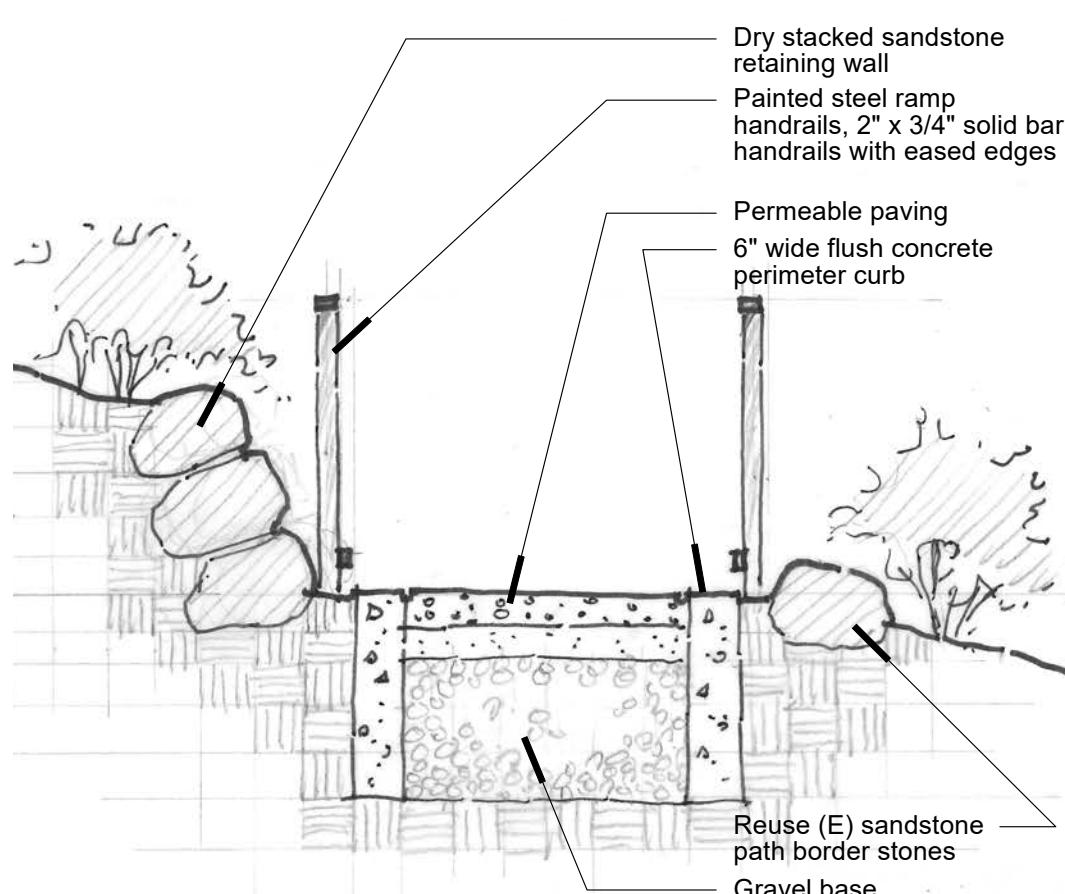
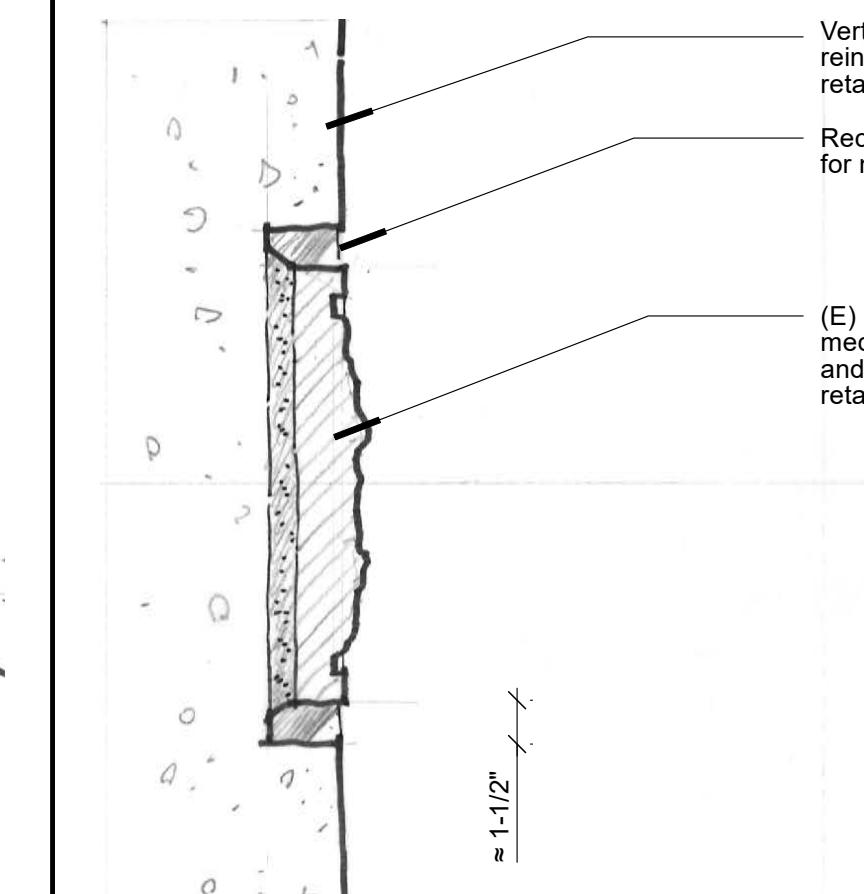
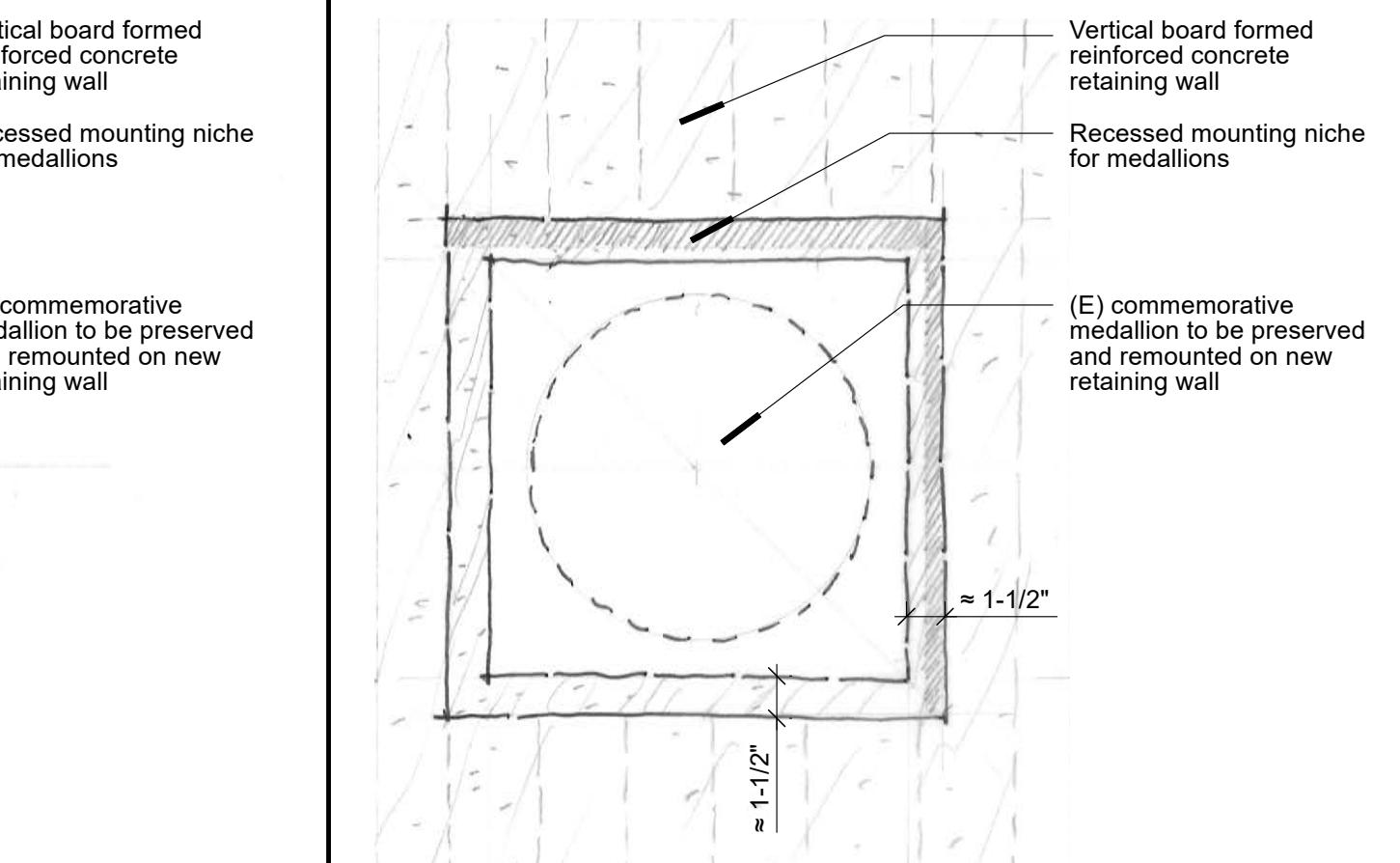
## DETAILS

REVISIONS DATE  
SCALE: As Noted  
DATE: 12 / 11 / 25

A501

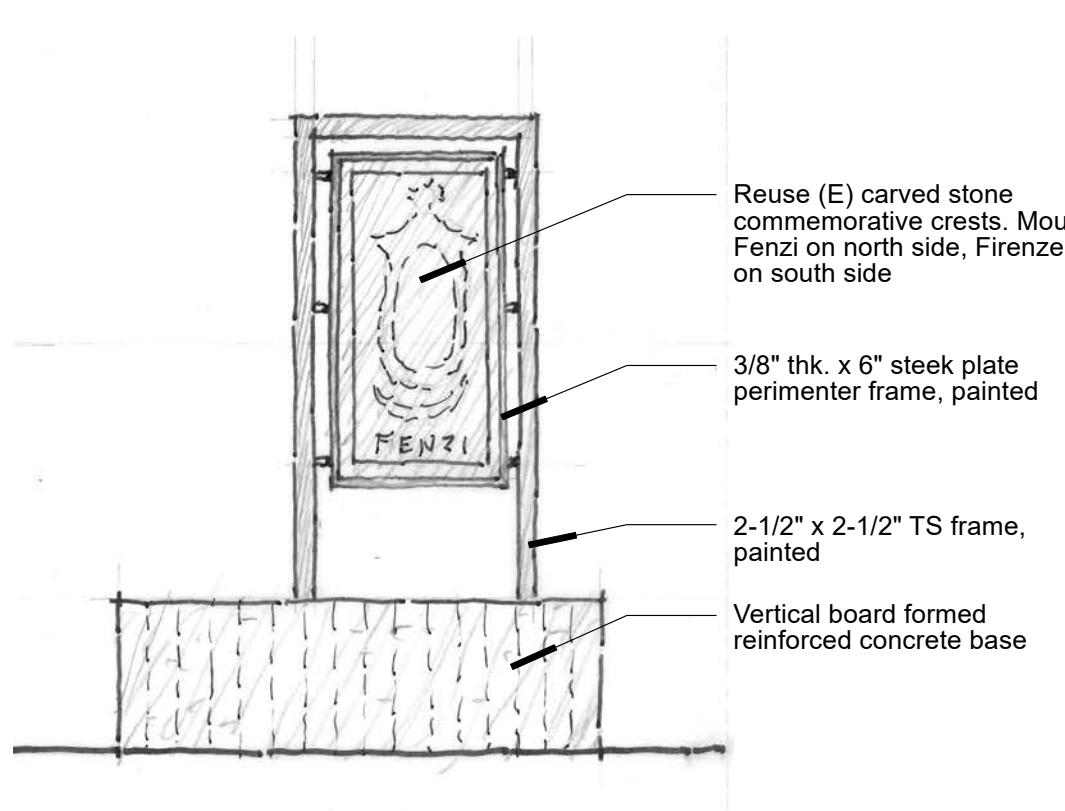


SECTION: TYP. PERMEABLE PATH 1/2" = 1'-0" 9

SAMPLE EXISTING  
COMMEMORATIVE MEDALLION NTS 5SAMPLE EXISTING  
COMMEMORATIVE MEDALLION NTS 1SECTION: TYP. PERMEABLE  
RAMP 1/2" = 1'-0" 10SECTION: COMMEMORATIVE  
MEDALLION 1-1/2" = 1'-0" 6ELEVATION: COMMEMORATIVE  
MEDALLION 1-1/2" = 1'-0" 2

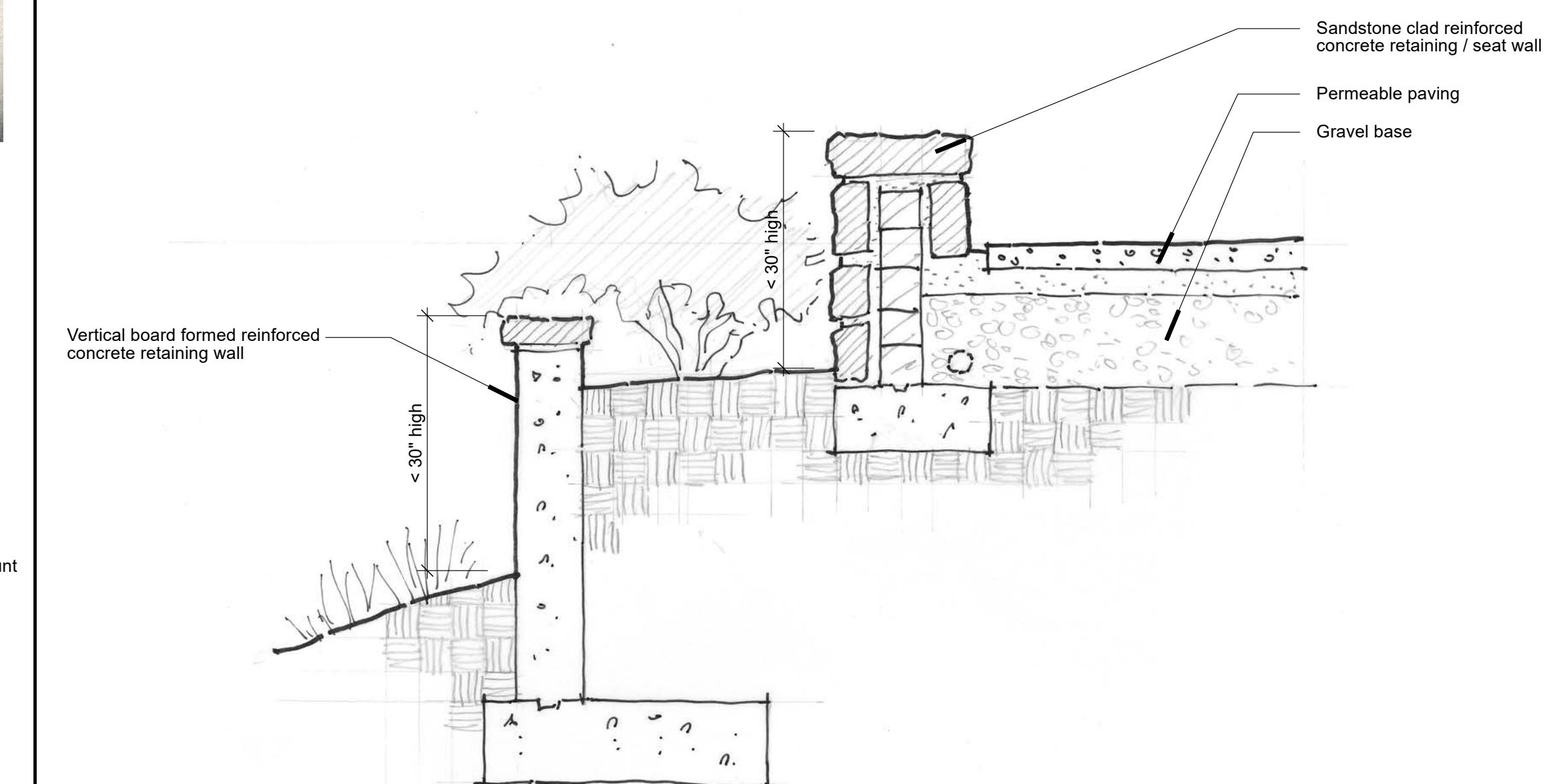
Fenzi Crest

Firenze Crest



ELEVATION:

1/2" = 1'-0"



RETAINING WALL: CARRIAGE COURT

1/2" = 1'-0"

4



CITY OF SANTA BARBARA

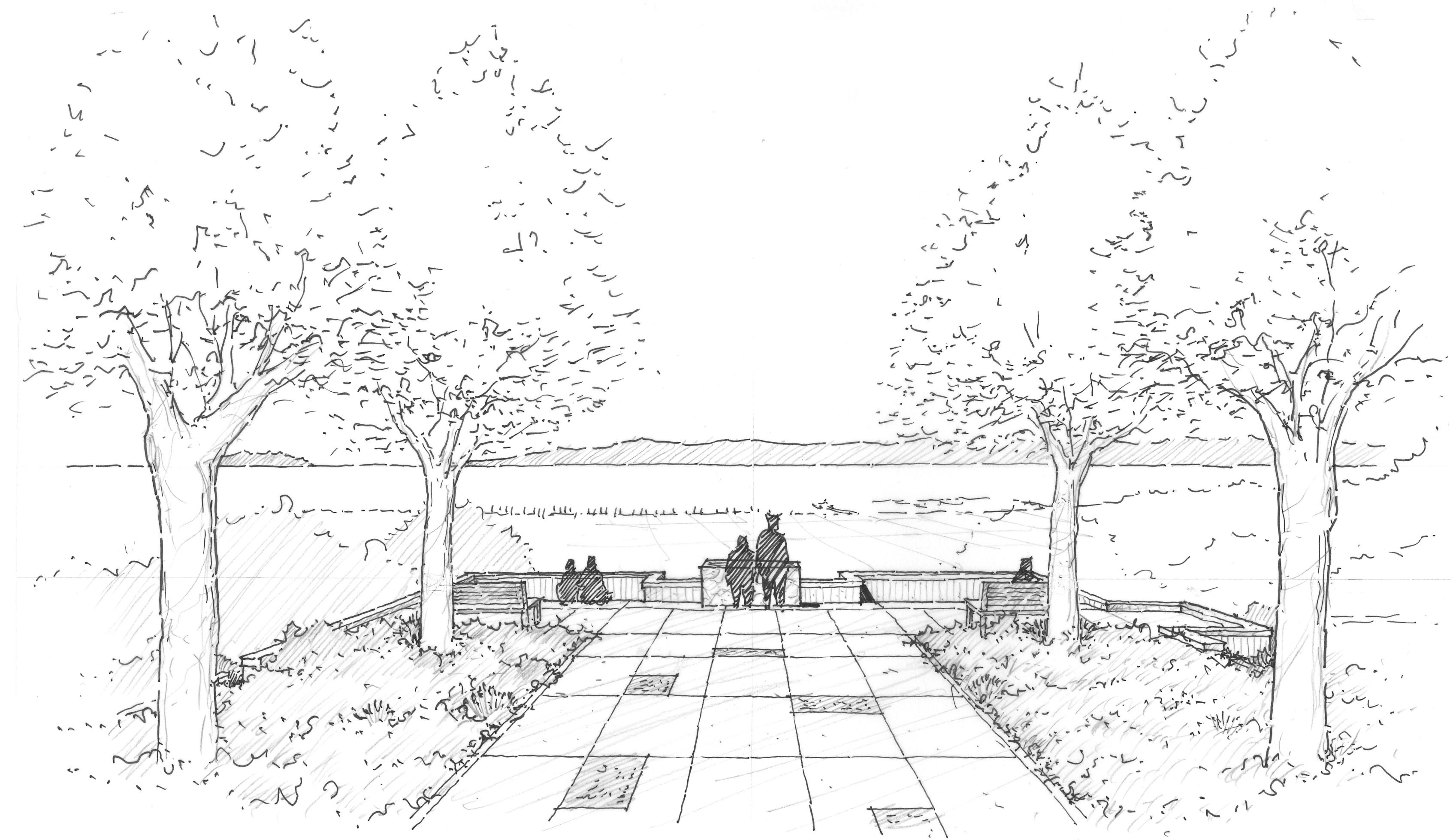
PARKS AND RECREATION DEPARTMENT

APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_

PROJECT ENGINEER: \_\_\_\_\_

DATE: \_\_\_\_\_



View of proposed terrace looking south



View from West side of house looking south



View from North side of house looking south



View from East side of house looking south

**VIEW STUDIES**

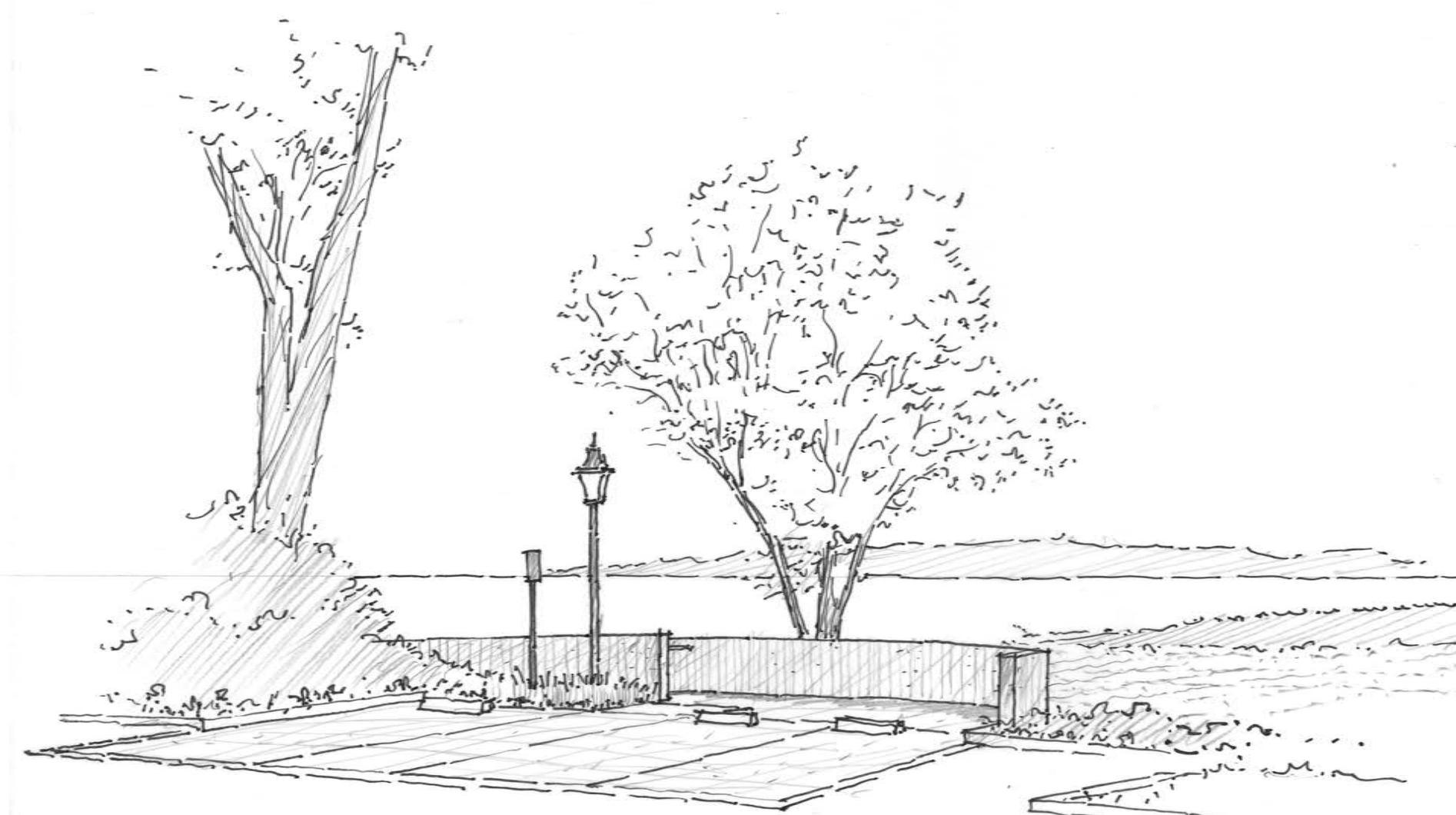
REIMAGINING FRANCESCHI HOUSE

1501 FRANCESCHI ROAD

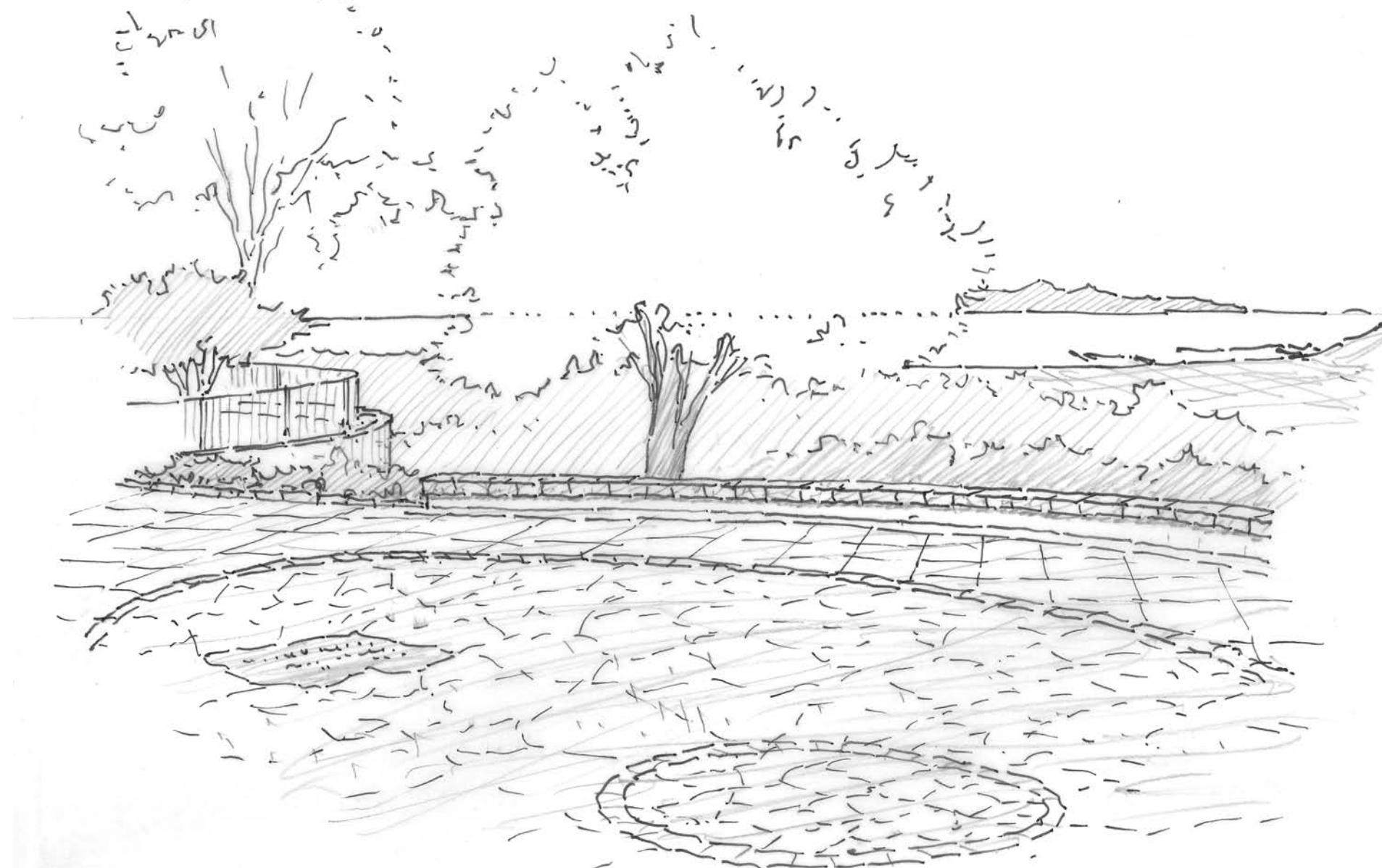
019-101-009

REVISIONS: \_\_\_\_\_ DATE: \_\_\_\_\_  
SCALE: As Noted  
DATE: 12 / 11 / 25

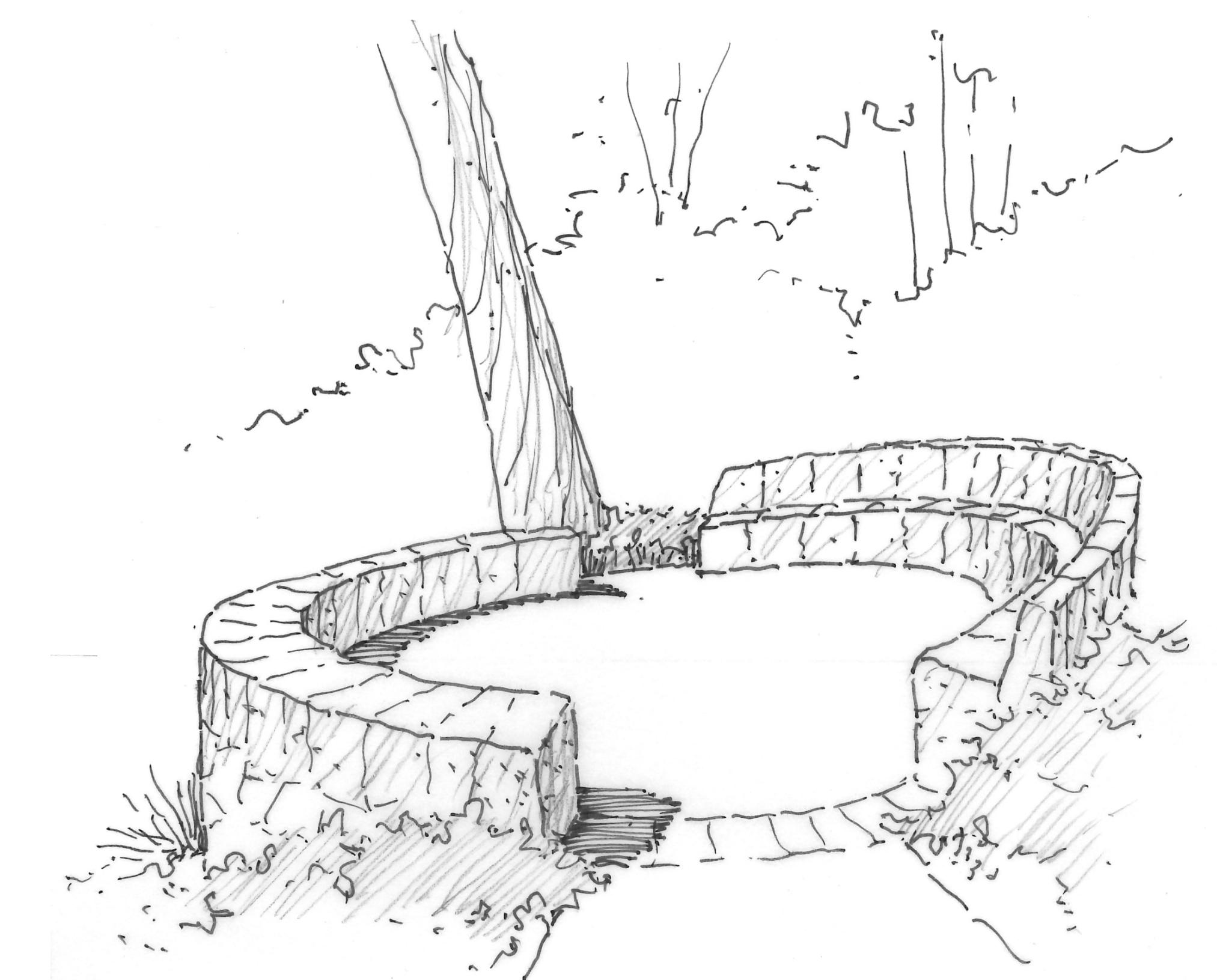
**A601**



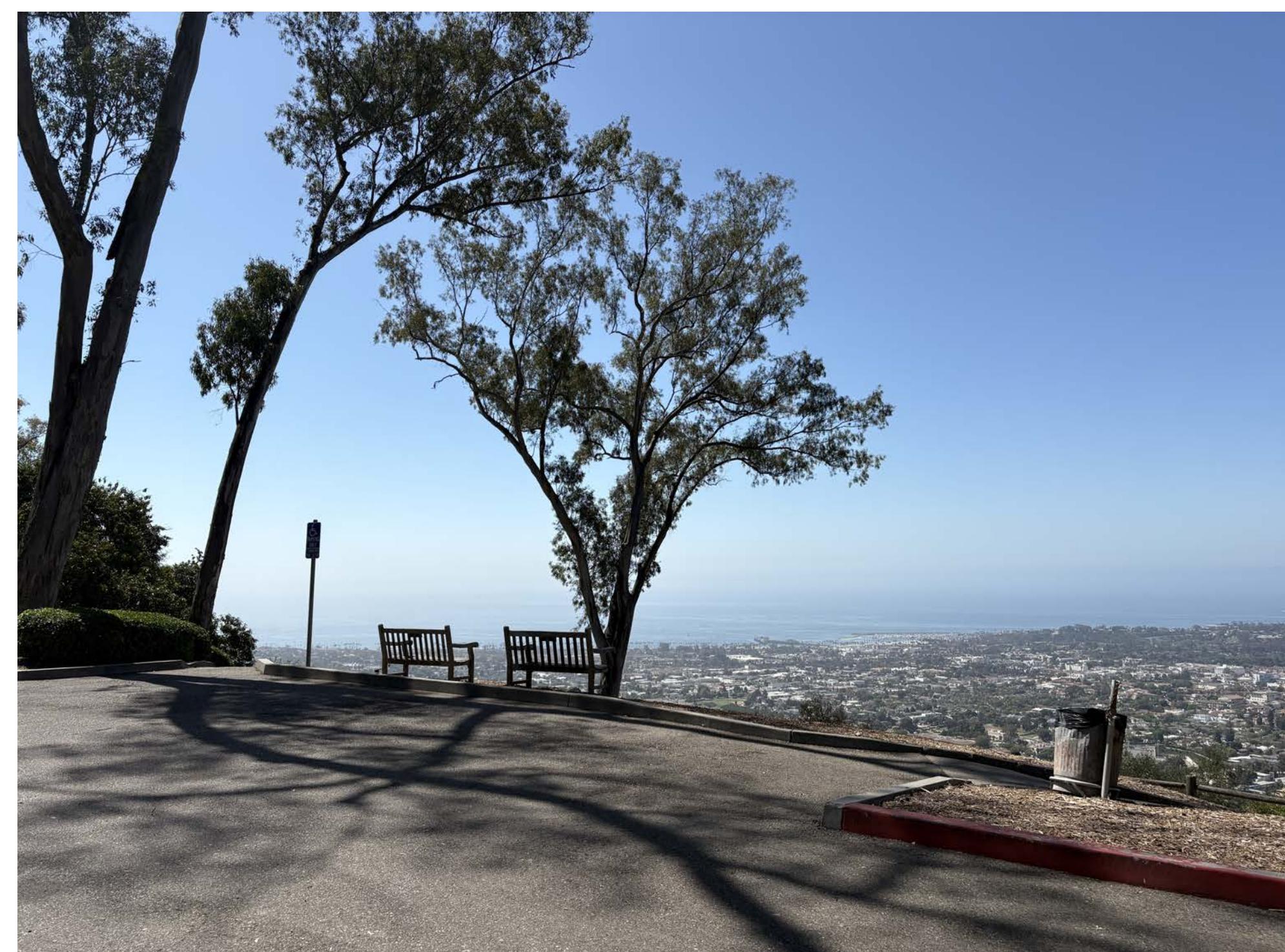
View of proposed Upper Parking Lot Improvements looking Southeast



View of proposed Carriage Court looking South



View of proposed View Perch looking West



View of Parking Lot looking South



View of Carriage Court looking South



View of View Perch looking West

## REIMAGINING FRANCESCHI HOUSE

1501 FRANCESCHI ROAD

019-101-009

## VIEW STUDIES

REVISIONS DATE  
SCALE: As Noted  
DATE: 12 / 11 / 25

CITY OF SANTA BARBARA  
PARKS AND RECREATION DEPARTMENT

APPROVED: \_\_\_\_\_  
PROJECT ENGINEER: \_\_\_\_\_  
DATE: \_\_\_\_\_

**A602**



## CITY OF SANTA BARBARA

PARKS AND RECREATION DEPARTMENT

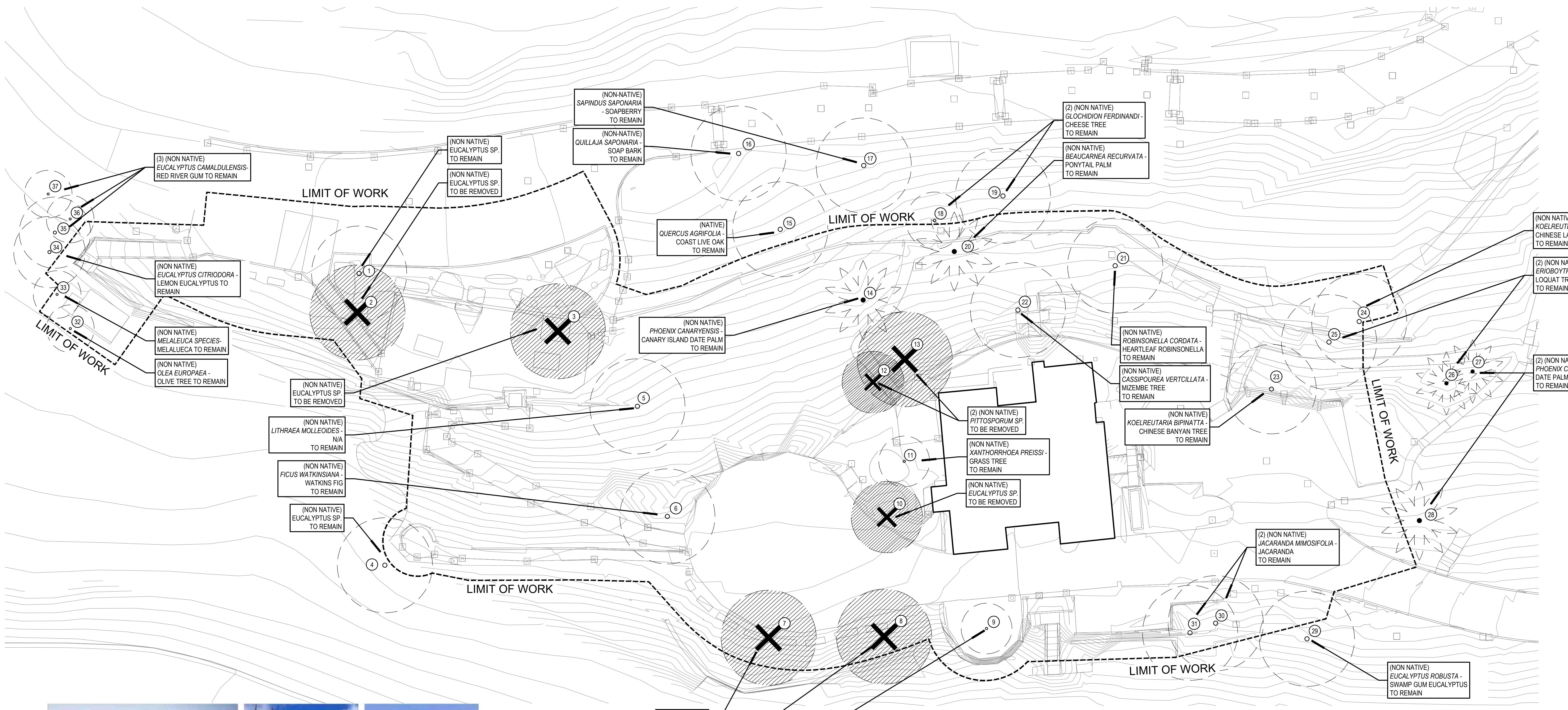
DATE \_\_\_\_\_

PROJECT ENGINEER \_\_\_\_\_

APPROVED: \_\_\_\_\_

1501 FRANCESCHI ROAD  
019-101-009

### OVERALL SITE - TREE DISPOSITION PLAN



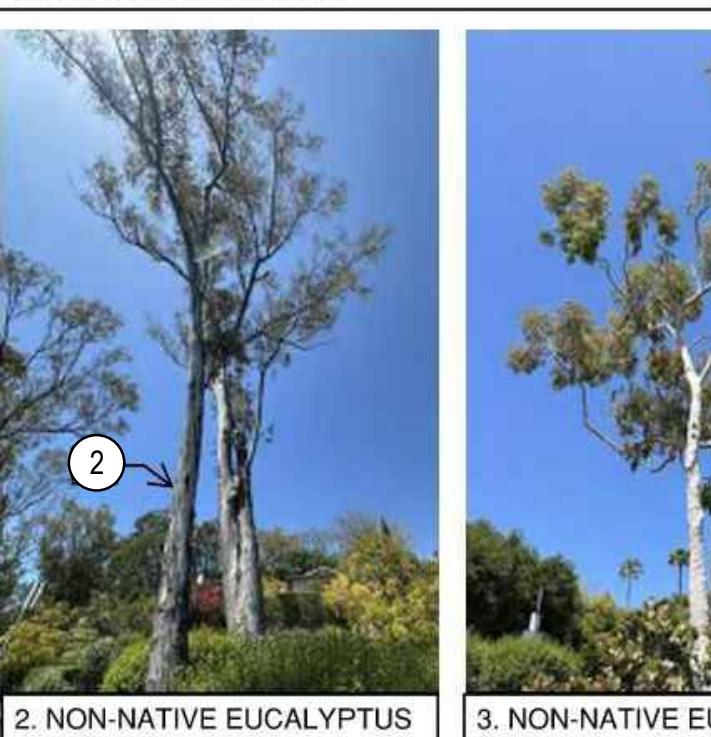
6. WATKINS FIG to remain



11. GRASS TREE to remain



14. C.I. DATE PALM to remain



2. NON-NATIVE EUCALYPTUS to be removed



3. NON-NATIVE EUCALYPTUS to be removed



12. NON-NATIVE PITTOSPORUM to be removed



13. NON-NATIVE PITTOSPORUM to be removed



10. NON-NATIVE EUCALYPTUS to be removed

#### ARBORIST REPORT NOTE

TREE PLAN NUMBER COORESPONDS TO ARBORIST REPORT PREPARED BY BILL SPIEKER, DATED DECEMBER 15, 2025. REFER TO ARBORIST REPORT FOR ADDITIONAL INFORMATION.

#### TREE PROTECTION MEASURES

FOR SPECIFIC TREE PROTECTION MEASURES, REFER TO ARBORIST REPORT PREPARED BY BILL SPIEKER, DATED DECEMBER 15, 2025.

#### EXISTING TREES

SYMBOL	DESCRIPTION	QTY
	EXISTING DATE PALM TO REMAIN AND BE PROTECTED	See Plan
	EXISTING NATIVE TREE TO REMAIN AND BE PROTECTED	See Plan
	EXISTING NON-NATIVE TREE TO BE REMOVED	7

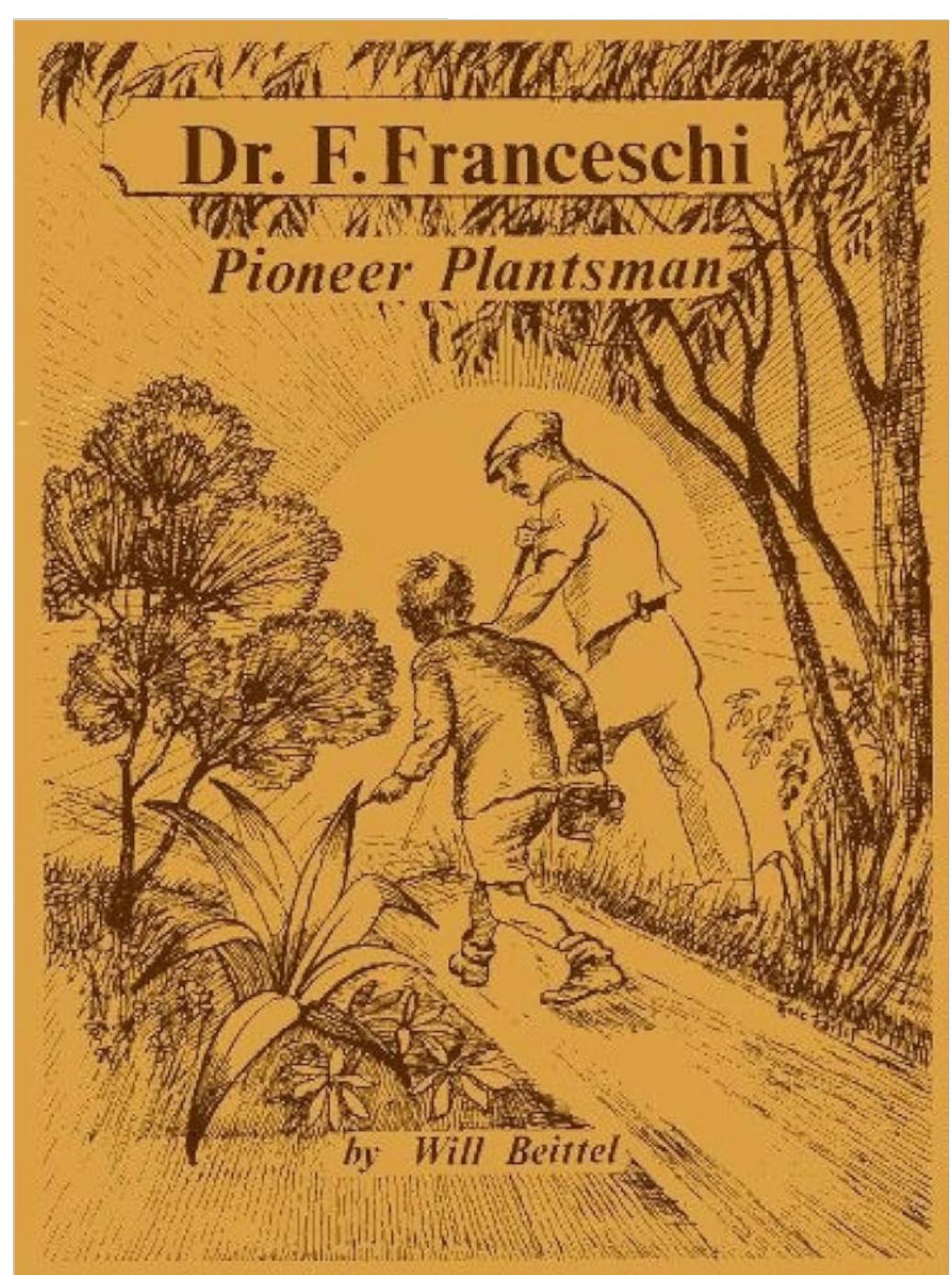
#### PROPOSED TREES

NOTE: FOR REFERENCE ONLY.  
TREE AMOUNT IS SUBJECT TO CHANGE.

DESCRIPTION	QTY
PROPOSED TREES; SEE L200 SHEETS FOR MORE INFORMATION	17

L000

REVISIONS DATE  
SCALE: 1/16" = 1'-0"  
DATE: 12-11-2025



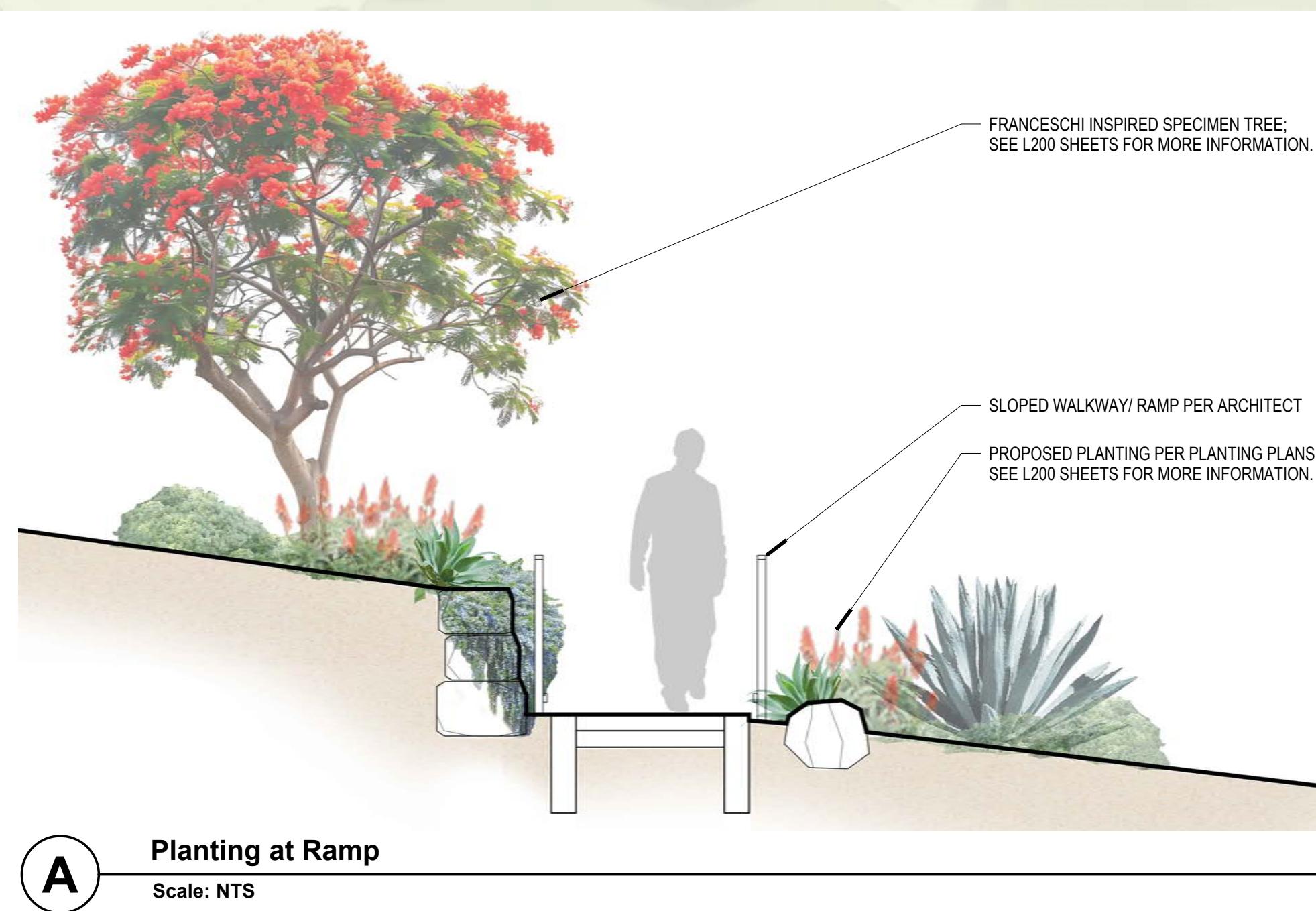
## PLANTING CONCEPT

Dr. Francesco Franceschi was an internationally respected horticulturalist responsible for the introduction of hundreds of plants to Santa Barbara, and the Southern California nursery trade. By reviewing previous research efforts, historical plant inventory plans, and numerous articles and plant lists, the design team ascertained which Franceschi-introduced plants still exist within the project boundaries today: namely the (2) trees and (1) palm noted on sheet L000 to remain. These Franceschi planted trees will be protected, and serve as inspiration for proposed plantings.

In order to honor Franceschi's rich horticultural history and legacy, proposed plantings will be a balance of regionally appropriate, Franceschi-

introduced plants, most notably those now prevalent within the Santa Barbara landscape (See L200 sheets). These selections will be supplemented with other water-wise California natives, with the design capturing the spirit of Franceschi's historical gardens and nursery legacy, while also accounting for the modern realities of water use, fire hazard, climate change, and long term maintenance.

The new accessible path connecting the parking area to the new terrace will meander through a collection of Franceschi-introduced specimen trees, complementing the existing Franceschi planted Date Palm to remain.

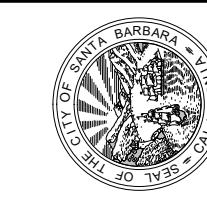


**A** Planting at Ramp  
Scale: NTS

OVERALL SITE - CONCEPT  
LANDSCAPE PLAN

REIMAGINING FRANCESCHI HOUSE  
1501 FRANCESCHI ROAD  
019-101-009

CITY OF SANTA BARBARA  
PARKS AND RECREATION DEPARTMENT  
APPROVED: \_\_\_\_\_  
PROJECT ENGINEER: \_\_\_\_\_  
DATE: \_\_\_\_\_



REVISIONS DATE  
SCALE: 1/16" = 1'-0"  
DATE: 12-11-2025

L100



LANDSCAPE COMPLIANCE CHECKLIST		V23
The person who prepared the landscape plan must complete and sign this checklist and include it on the landscape plans. Read each checked line and add sheet references to verify compliance, or indicate N/A if "not applicable".		
1) Limit Your Lawn		
Sheet # _____		
✓ No turfgrass or high water using plants in parkways, medians, or areas with dimension of < 8 feet L201, L202		
✓ No turfgrass or high-water using plants located on slopes of 20% or greater L201, L202		
2) Plant Water-Wise		
Sheet # _____		
✓ Nonresidential projects are designed with 100% water-wise plants, or City WELS Worksheet shows ETAF of 0.37 or less and is reproduced on plans L300		
✓ Residential projects are designed with 80% water-wise plants, or City WELS Worksheet shows ETAF of 0.5 or less and is reproduced on plans N/A		
✓ Plant list includes botanical name, common name, and WUCOLS classification L200		
✓ Plans show total square feet of all new/revised landscaping and provide total sub-areas of irrigated water-wise, moderate, high water use plants L200, L300		
3) Mulch, Mulch, Mulch		
Sheet # _____		
✓ All appropriate landscaped areas will be covered with at least 3" mulch, organic is preferred L200		
✓ Compost incorporated into soil of landscaped area, if soil is <6% organic matter in top 6" N/A		
4) Irrigate Efficiently		
Sheet # _____		
✓ A weather-based irrigation controller with a rain shutoff sensor is provided L300		
✓ Drip irrigation, with emitters with < 2 GPH, is provided on at least 25% of the landscaped area L300		
✓ If required, plans show private irrigation sub-meter or City issued dedicated irrigation meter L300		
✓ Pressure regulators are provided for mainline, if necessary; inline regulators at each valve L300		
✓ Manual shut-off valve close to point of connection provided L300		
✓ For projects > 5,000 square feet, flow sensor and master shut-off valve is provided L300		
✓ Hydrozones clearly demonstrated on plans and valves show hydrozones separated based on plant water needs. Hydrozones do not mix low, moderate and high water using plants L300		
✓ Irrigation systems are designed to avoid overspray and runoff L300		
✓ Areas less than 8' are irrigated with bubblers, pop-up rotating nozzle, sub-surface, or drip L300		
✓ Overhead irrigation at least 24" setback of any non-permeable surface L300		
✓ Sprinklers have matched precipitation rates within each valve and circuit L300		
✓ Sprinklers have uniform distribution, head-to-head spacing, and setbacks from paved areas L300		
5) Certify		
I certify that the foregoing is true and correct and that verification will be necessary upon final inspection.		
Signature: <i>Scott Capps</i>		Scott Capps Name
Signature: _____		6896 04/30/2025 License # and Exp. Date

SOIL MANAGEMENT REPORT NOTES	
1. AFTER MASS GRADING IS COMPLETE, CONTRACTOR SHALL SUBMIT SOIL SAMPLES TO A CERTIFIED LABORATORY FOR ANALYSIS AND RECOMMENDATIONS.	
2. SOIL ANALYSIS SHALL INCLUDE:	
A. SOIL TEXTURE	
B. INDICATE INFILTRATION RATE	
C. INDICATE pH	
D. TOTAL SOLUBLE SALTS	
E. SODIUM	
F. PERCENT ORGANIC MATTER	
G. RECOMMENDATIONS	
3. SUBMIT ANALYSIS REPORT TO LANDSCAPE ARCHITECT FOR REVIEW OF PLANTING AND IRRIGATION PLANS.	
4. CONTRACTOR SHALL PROVIDE DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL ANALYSIS REPORT RECOMMENDATION TO THE PROJECT APPLICANT TO SUBMIT TO THE LOCAL AGENCY AS PART OF THE CERTIFICATE OF COMPLETION.	

PLANT WATER REQUIREMENTS	
1. ALL PLANT WATER REQUIREMENT INFORMATION IS SPECIFIC TO SANTA BARBARA, AND SOURCED PER WUCOLS, AND/OR THE CITY OF SANTA BARBARA ADDENDUM TO THE WUCOLS PLANT LIST DATED 4-8-2019.	
ZONE 1: FRANCESCHI INSPIRED TERRACE PLANTING (MODERATE WATER USE)	3,200 SF 23%
ZONE 2: BACKDROP PLANTING (LOW WATER USE)	11,000 SF 77%
TOTAL LANDSCAPE AREA 14,200.0 SF 100.0%	

PLANT WATER USE COMPLIANCE	
THE LANDSCAPE WATER USE IS IN COMPLIANCE WITH SANTA BARBARA'S WATER EFFICIENT LANDSCAPE STANDARDS, SBMC 14.23.005. REFER TO SHEET L3.00 FOR REPRODUCED CITY WELS WORKSHEET SHOWING COMPLIANCE	

PLANTING NOTES	
1. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. COSTS INCURRED DUE TO DAMAGE OF UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR IF VERIFICATION WAS NOT PERFORMED.	
2. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH PLANTING OPERATIONS WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN PROCESS. BRING SUCH CONDITIONS IMMEDIATELY TO ATTENTION TO OWNER FOR RESOLUTION. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR COSTS INCURRED AND REQUIRED MODIFICATIONS DUE TO LACK OF PROVIDING SUCH NOTIFICATION.	
3. CONTRACTOR SHALL ARRANGE FOR SOILS TESTS PER MWEO REQUIREMENT. SEE SOILS MANAGEMENT REPORT NOTE BELOW. ASSUME (1) TEST SITE PER 5,000 S.F. OF LANDSCAPE AREA FOR BIDING PURPOSES. LANDSCAPE ARCHITECT SHALL SELECT LOCATION OF TEST SITES	
4. SOILS TEST AND ASSOCIATED REPORT SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR REVIEW.	
5. BID PURPOSES ONLY ASSUME THE FOLLOWING SOIL PREPARATION AND BACKFILL: INCORPORATE THE FOLLOWING MATERIALS INTO ALL LAWN AND PLANTER AREAS PER 1,000 S.F. - MECHANICALLY ROTOTILL MATERIALS INTO AREA AT A DEPTH OF 6". HAND TILLING IS NOT ACCEPTABLE. WATER THOROUGHLY AFTER ROTOTILLING IS COMPLETE.	
5.1. 3 C.Y. NITRILIZED WOOD SHAVINGS	
5.2. 15 LB. COMMERCIAL FERTILIZER 15-15-15	
5.3. 50 LB. AGRICULTURE GYPSUM	
5.4. 10 LBS. IRON SULFATE	
6. BACKFILL MIX FOR ALL TREES AND SHRUBS:	
6.1. 2 PARTS NATIVE ON-SITE SOIL	
6.2. 1 PART NITRILIZED WOOD SHAVINGS	
6.3. 1.5 LB.C.Y. COMMERCIAL FERTILIZER 15-15-15	
6.4. 5 LB. C.Y. AGRICULTURE GYPSUM	
6.5. 1 LB.C.Y. IRON SULFATE	
6.6. PLANTING TABLETS AT RATES PER MANUF. SPEC.	
ACTUAL SOIL AMENDMENTS AND BACKFILL SHALL COMPLY WITH THE SOILS MANAGEMENT REPORT.	
7. SWEEP DOWN ALL WALKS AFTER AMENDMENTS AND BACKFILL PRIOR TO WATERING TO PREVENT STAINING OF PAVING.	
8. ALL CLEARANCE DATA PER LOCAL JURISDICTION'S TREE PLANTING STANDARDS AND GUIDELINES.	
9. PROVIDE PHOTOGRAPHS OF PLANT MATERIAL FOR LANDSCAPE ARCHITECT FOR INITIAL APPROVAL.	
10. NO SUBSTITUTIONS FOR PLANT MATERIAL SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT. DELIVERY SLIPS FOR PLANT MATERIAL SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR REVIEW.	
11. LANDSCAPE ARCHITECT SHALL HAVE THE OPPORTUNITY TO INSPECT AND APPROVE ALL SPECIMEN AND BOX MATERIALS AT JOB SITE PRIOR TO PLANTING. ALL UNACCEPTABLE MATERIAL SHALL BE REMOVED FROM JOB SITE AND REPLACED WITH ACCEPTABLE MATERIAL AT CONTRACTOR'S EXPENSE.	
12. PLANTS SHALL NOT BE PLACED WITHIN TWELVE (12) INCHES OF SPRINKLER HEADS.	
13. LANDSCAPE ARCHITECT SHALL APPROVE FINAL PLACEMENT OF TREES AND SHRUBS PRIOR TO PLANTING. PERFORM THE FOLLOWING PROCEDURES BEFORE PLANTING PIT EXCAVATION:	
13.1. SHRUBS - PLACE ACTUAL PLANT CONTAINERS ON SITE IN PRELIMINARY LOCATIONS.	
13.2. TREES - FIELD MARK LOCATIONS WITH WOOD STAKES BEFORE DIGGING HOLES. CONTRACTOR SHALL GIVE AT LEAST THREE (3) BUSINESS DAYS NOTICE FOR PLANT LAYOUT APPROVAL.	
14. PLANTING OF GROUNDCOVER SHALL BE CONTINUOUS UNDER ALL SHRUBS IN ALL PLANTER AREAS THROUGHOUT THE SITE UNLESS OTHERWISE INDICATED.	
15. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THEFT OR DAMAGE TO PLANT MATERIAL ONCE PLANT MATERIAL IS DELIVERED TO THE JOB SITE.	
16. A REPRESENTATIVE OF THE BOTANICAL NAME TAGS, FURNISHED BY THE NURSERY STOCK SUPPLIER, SHALL REMAIN ATTACHED TO THE PLANTS UNTIL FINAL INSPECTION.	
17. PROVIDE SAMPLES OF DECOMPOSED GRANITE, GRAVEL, PEBBLE, OR ROCK INSTALLED PER DETAILS FOR APPROVAL BY LANDSCAPE ARCHITECT.	
18. IN ALL SHRUB AND GROUNDCOVER AREAS APPLY 3" MIN. LAYER OF FOREST FLOOR BARK MULCH AGUINAGA GREEN, INC. OR EQUAL. CONTRACTOR SHALL SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL. DO NOT INSTALL MULCH IN AREAS OF GROUNDCOVERS THAT ARE LESS THAN 3" TALL AT MATURITY.	
19. ALL AREAS SHALL BE GRADED TO SLOPE TO CATCH BASINS OR FLOW LINES AS INDICATED ON THE PLANS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. SOIL SHALL BE 1 1/2" BELOW ADJACENT HEADERS AND PAVING IN GROUNDCOVER AREAS AND 1/2" IN TURF, AND AREAS OF GROUNDCOVERS THAT ARE LESS THAN 3" TALL AT MATURITY.	
20. INSTALL JUTE NETTING ON SLOPES OF 2:1 OR STEEPER, UNLESS OTHERWISE INDICATED.	
21. UPON COMPLETION OF ALL PLANTING OPERATIONS, THE PORTION OF THE PROJECT USED FOR THE APPARATUS OF THIS WORK SHALL BE CLEANED OF ALL DEBRIS, SUPERFLUOUS MATERIAL AND EQUIPMENT. ALL SUCH MATERIALS AND EQUIPMENT SHALL BE ENTIRELY REMOVED FROM THE PROJECT SITE. PAVING SHALL BE WASHED CLEAN AT THE COMPLETION OF WORK.	
22. UPON COMPLETION OF PLANTING, THE CONTRACTOR SHALL ARRANGE FOR A SUBSTANTIAL COMPLETION INSPECTION BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL CORRECT ANY DISCREPANCIES FOUND PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF THE PROJECT.	
23. UPON COMPLETION OF PROJECT, CONTRACTOR SHALL PROVIDE DOCUMENTATION VERIFYING IMPLEMENTATION OF RECOMMENDATIONS FROM SOILS MANAGEMENT REPORT.	
24. GUARANTEE: ALL PLANT MATERIAL SHALL BE GUARANTEED FOR REPLACEMENT AFTER FINAL INSPECTION AS FOLLOWS:	
24.1. 5 GAL. AND SMALLER-90 DAYS	
24.2. 15 GAL. AND LARGER-ONE YEAR	
25. REPLACE OR REPAIR EXISTING MATERIALS THAT ARE DAMAGED BY CONTRACTOR DURING PLANTING OPERATIONS.	
26. UPON FINAL ACCEPTANCE OF THE WORK, THE CONTRACTOR SHALL SUBMIT TO THE OWNER SIGNED ORIGINALS OF ALL MATERIALS AND LABOR RELEASES.	
27. PLANT QUANTITIES IN LEGEND ARE FOR REFERENCE ONLY, CONTRACTOR TO PROVIDE AND INSTALL ALL PLANT MATERIAL SHOWN ON PLANS.	

PLANTING LEGEND- TREES AND SPECIMEN PLANTING					
SYMBOL	NAME	FRANCESCHI INTRODUCTION	CA NATIVE	WATER REQ.*	DETAIL
	EXISTING PALM TREE TO REMAIN AND BE PROTECTED	-	-	-	IL251
	EXISTING TREE TO REMAIN AND BE PROTECTED	-	-	-	IL251
	SPECIMEN TREES SUCH AS: BAUHINIA VARIEGATA (PURPLE ORCHID TREE) BRACYCHITON POLUNEUS (KURRAJON) SPATHODEA CAMPANULATA (AFRICAN TULIP TREE)	YES YES	NO NO	MOD MOD	A.D.E/L251
	QUERCUS TOMBENTELLA ISLAND OAK	NO	YES	LOW	A.D.E/L251
	LYONOTHAMNUS FLORIBUNDUS SSP. ASPLENIIFOLIS SANTA CRUZ IRONWOOD	YES	YES	LOW	A.D.E/L251
	SHADE TREES SUCH AS: CERCIS OCCIDENTALIS (WESTERN REDBUD) OLEA EUROPAEA 'FRUITLESS' (FRUITLESS OLIVE) QUERCUS AGRIFOLIA (COAST LIVE OAK) FINAL SELECTION TBD	NO NO	YES YES	LOW LOW	A.D.E/L251

ZONE 1   FRANCESCHI INSPIRED TERRACE PLANTINGS SHRUBS AND GROUNDCOVERS SUCH AS:					
SYMBOL	NAME	FRANCESCHI INTRODUCTION	CA NATIVE	WATER REQ.*	DETAIL
	AGAVE SPP. AGAVES SPECIES	YES	NO	LOW	G.H/L251
	ALOE SPP. ALOE SPECIES	YES	NO	LOW	G.H/L251
	BUDDEJA DAVIDII BUTTERFLY BUSH	YES	NO	MOD	G.H/L251
	CALYCANTHUS OCCIDENTALIS SPICE BUSH	YES	YES	MOD	G.H/L251
	CARISSA MACROCARPA NATAL PLUM	YES	NO	LOW	G.H/L251
	ERIGONUM ARBORESCENS SANTA CRUZ BUCKWHEAT	NO	YES	V. LOW	G.H/L251
	HEDYCHIUM SP. GINGER LILY	YES	NO	HIGH	G.H/L251
	LEYMIUS CONDENSATUS GIANT WILD RYE	YES	YES	LOW	G.H/L251
	TEMPLETONIA RETUSA CORAL BUSH	YES	YES	LOW	G.H/L251

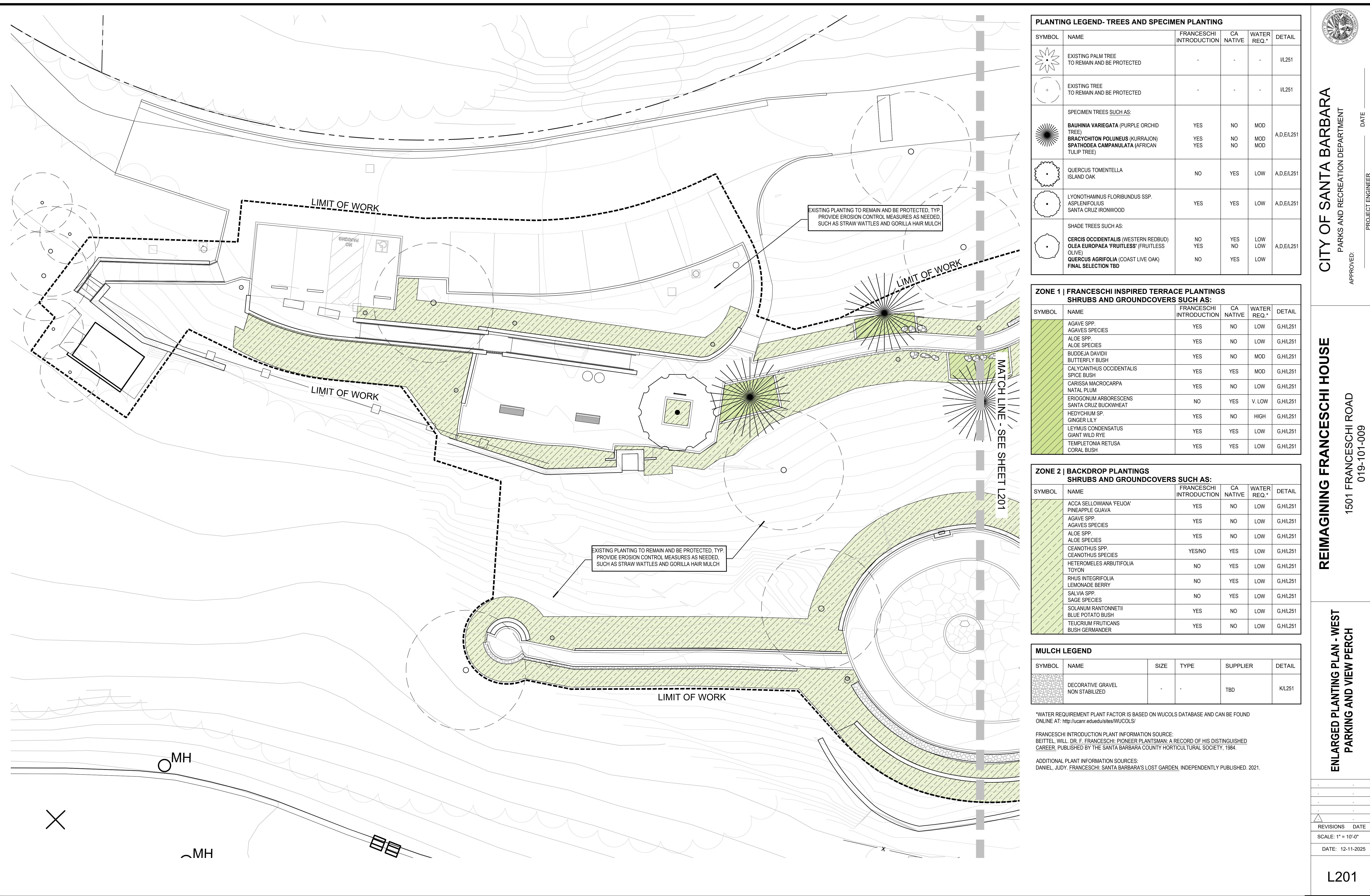
ZONE 2   BACKDROP PLANTINGS SHRUBS AND GROUNDCOVERS SUCH AS:					
SYMBOL	NAME	FRANCESCHI INTRODUCTION	CA NATIVE	WATER REQ.*	DETAIL
	ACCA SELLOWIANA 'FEIJOA' PINEAPPLE GUAVA	YES	NO	LOW	G.H/L251
	AGAVE SPP. AGAVES SPECIES	YES	NO	LOW	G.H/L251
	ALOE SPP. ALOE SPECIES	YES	NO	LOW	G.H/L251
	CEANOTHUS SPP. CEANOTHUS SPECIES	YES/NO	YES	LOW	G.H/L251
	HETEROMELES ARBUTIFOLIA TOYON	NO	YES	LOW	G.H/L251
	RIHUS INTEGRIFOLIA LEMONADE BERRY	NO	YES	LOW	G.H/L251
	SALVIA SPP. SAGE SPECIES	NO	YES	LOW	G.H/L251
	SOLANUM RANTONNETII BLUE POTATO BUSH	YES	NO	LOW	G.H/L251
	TEUCLERIUM FRUTICANS BUSH GERMANDER	YES	NO	LOW	G.H/L251

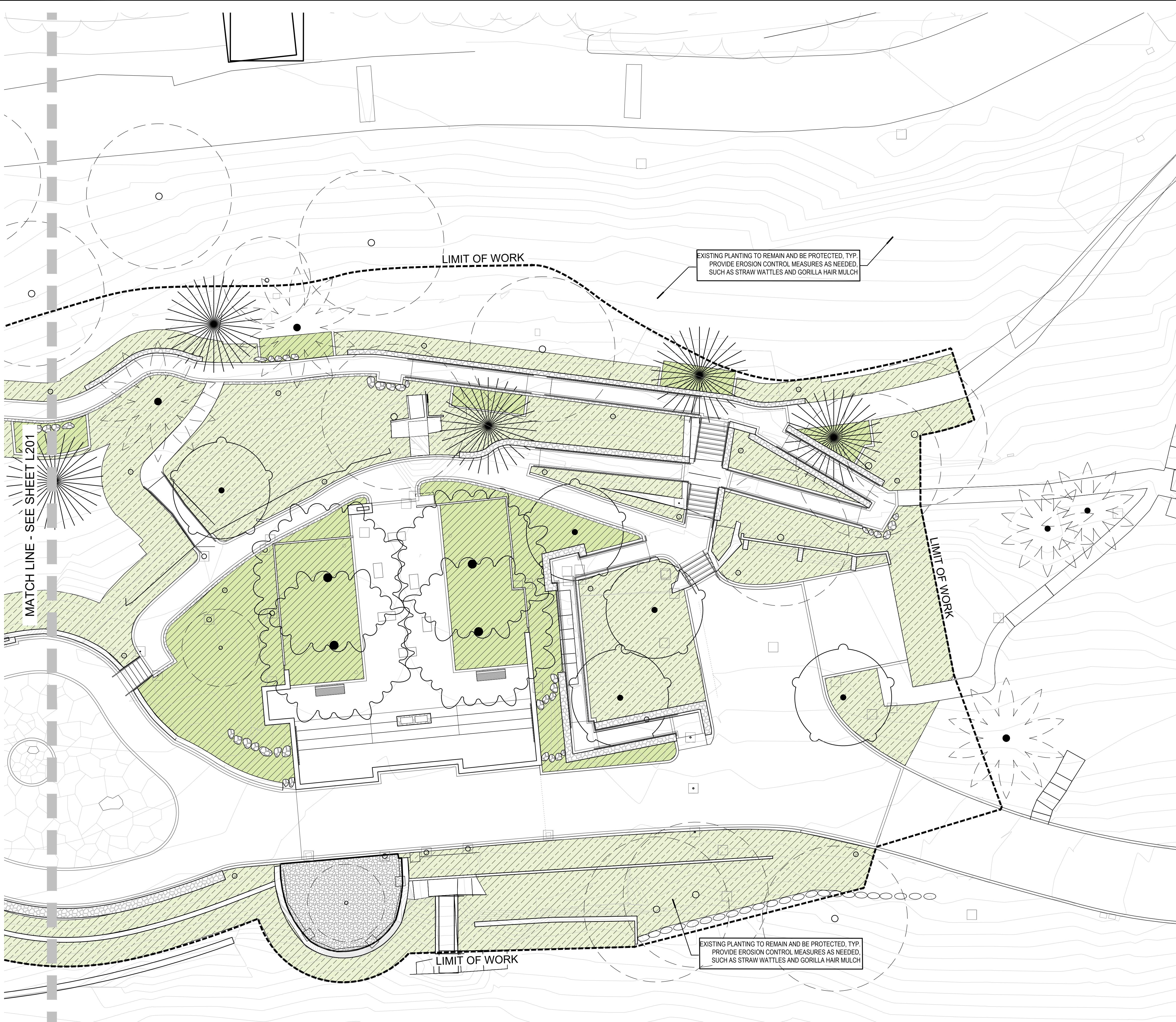
MULCH LEGEND					
SYMBOL	NAME	SIZE	TYPE	SUPPLIER	DETAIL
	DECORATIVE GRAVEL NON STABILIZED	-	-	TBD	KIL251

\*WATER REQUIREMENT PLANT FACTOR IS BASED ON WUCOLS DATABASE AND CAN BE FOUND ONLINE AT: <http://ucanr.edu/sites/WUCOLS/>

FRANCESCHI INTRODUCTION PLANT INFORMATION SOURCE:  
BEITTEL, WILL, DR. F. FRANCESCHI: PIONEER PLANTSMAN: A RECORD OF HIS DISTINGUISHED CAREER, PUBLISHED BY THE SANTA BARBARA COUNTY HORTICULTURAL SOCIETY, 1984.

ADDITIONAL PLANT INFORMATION SOURCES:  
DANIEL, JUDY. FRANCESCHI: SANTA BARBARA'S LOST GARDEN, INDEPENDENTLY PUBLISHED, 2021.





PLANTING LEGEND- TREES AND SPECIMEN PLANTING					
SYMBOL	NAME	FRANCESCHI INTRODUCTION	CA NATIVE	WATER REQ.*	DETAIL
	EXISTING PALM TREE TO REMAIN AND BE PROTECTED	-	-	-	IL251
	EXISTING TREE TO REMAIN AND BE PROTECTED	-	-	-	IL251
	SPECIMEN TREES SUCH AS: BAUHINA VARIEGATA (PURPLE ORCHID TREE) BRACYCHITON POLUNEUS (KURRAJON) SPATHODEA CAMPANULATA (AFRICAN TULIP TREE)	YES YES	NO NO	MOD MOD	A.D.E/IL251
	QUERCUS TOMBENTELLA ISLAND OAK	NO	YES	LOW	A.D.E/IL251
	LYONOTHAMNUS FLORIBUNDUS SSP. ASPLENIFOLIUS SANTA CRUZ IRONWOOD	YES	YES	LOW	A.D.E/IL251
	SHADE TREES SUCH AS: CERCIS OCCIDENTALIS (WESTERN REDBUD) OLEA EUROPAEA 'FRUITLESS' (FRUITLESS OLIVE) QUERCUS AGRIFOLIA (COAST LIVE OAK) FINAL SELECTION TBD	NO NO	YES YES	LOW LOW	A.D.E/IL251

CITY OF SANTA BARBARA  
PARKS AND RECREATION DEPARTMENT  
APPROVED: \_\_\_\_\_  
PROJECT ENGINEER: \_\_\_\_\_  
DATE: \_\_\_\_\_

REIMAGINING FRANCESCHI HOUSE  
1501 FRANCESCHI ROAD  
019-101-009

ENLARGED PLANTING PLAN - EAST  
RAMP AND TERRACE

REVISIONS DATE  
SCALE: 1" = 10'-0"  
DATE: 12-11-2025

L202

ZONE 1   FRANCESCHI INSPIRED TERRACE PLANTINGS SHRUBS AND GROUNDCOVERS SUCH AS:					
SYMBOL	NAME	FRANCESCHI INTRODUCTION	CA NATIVE	WATER REQ.*	DETAIL
	AGAVE SPP. AGAVES SPECIES	YES	NO	LOW	G.H/IL251
	ALOE SPP. ALOE SPECIES	YES	NO	LOW	G.H/IL251
	BUDDEJA DAVIDII BUTTERFLY BUSH	YES	NO	MOD	G.H/IL251
	CALYCANTHUS OCCIDENTALIS SPICE BUSH	YES	YES	MOD	G.H/IL251
	CARISSA MACROCARPA NATAL PLUM	YES	NO	LOW	G.H/IL251
	ERIGONUM ARBORESCENS SANTA CRUZ BUCKWHEAT	NO	YES	V. LOW	G.H/IL251
	HEDYCHIUM SP. GINGER LILY	YES	NO	HIGH	G.H/IL251
	LEYMIUS CONDENSATUS GIANT WILD RYE	YES	YES	LOW	G.H/IL251
	TEMPLETONIA RETUSA CORAL BUSH	YES	YES	LOW	G.H/IL251

ZONE 2   BACKDROP PLANTINGS SHRUBS AND GROUNDCOVERS SUCH AS:					
SYMBOL	NAME	FRANCESCHI INTRODUCTION	CA NATIVE	WATER REQ.*	DETAIL
	ACCA SELLOIANA 'FEIJOA' PINEAPPLE GUAVA	YES	NO	LOW	G.H/IL251
	AGAVE SPP. AGAVES SPECIES	YES	NO	LOW	G.H/IL251
	ALOE SPP. ALOE SPECIES	YES	NO	LOW	G.H/IL251
	CEANOTHUS SPP. CEANOTHUS SPECIES	YES/NO	YES	LOW	G.H/IL251
	HETEROMELES ARBUTIFOLIA TOYON	NO	YES	LOW	G.H/IL251
	RIHUS INTEGRIFOLIA LEMONADE BERRY	NO	YES	LOW	G.H/IL251
	SALVIA SPP. SAGE SPECIES	NO	YES	LOW	G.H/IL251
	SOLANUM RANTONNETII BLUE POTATO BUSH	YES	NO	LOW	G.H/IL251
	TEUROMIUM FRUTICANS BUSH GERMANDER	YES	NO	LOW	G.H/IL251

MULCH LEGEND					
SYMBOL	NAME	SIZE	TYPE	SUPPLIER	DETAIL
	DECORATIVE GRAVEL NON STABILIZED	-	-	TBD	KIL251

\*WATER REQUIREMENT PLANT FACTOR IS BASED ON WUCOLS DATABASE AND CAN BE FOUND ONLINE AT: <http://ucanr.edu/sites/WUCOLS/>

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ADDITIONAL PLANT INFORMATION SOURCES:  
DANIEL, JUDY. FRANCESCHI: SANTA BARBARA'S LOST GARDEN, INDEPENDENTLY PUBLISHED. 2021.



## EXISTING FRANCESCHI PLANTS TO REMAIN:



Existing Watkins Fig



Existing Grass Tree



Existing Torch Aloe

## TERRACE TREES, SUCH AS:



*Quercus tomentella*  
Island Oak



*Lyonothamnus floribundus var.  
Asplenifolius*  
Santa Cruz Ironwood



*Bauhinia variegata*  
Purple Orchid Tree



*Bracychiton Poluneus*  
Kurrajon



*Spathodea campanulata*  
African Tulip Tree

## SHADE TREES, SUCH AS:



*Cercis Occidentalis*  
Western Redbud



*Olea europaea 'Fruitless'*  
Fruitless Olive



*Quercus agrifolia*  
Coast Live Oak

## FRANCESCHI INTRODUCTIONS, SUCH AS:



*Agaves spp.*  
Agave Species



*Aloe spp.*  
Aloe Species



*Buddleja daviddi*  
Butterfly Bush



*Calycanthus occidentalis* *Templetonia reusa*  
Spice Bush Coral Bush



## REIMAGINING FRANCESCHI HOUSE

1501 FRANCESCHI ROAD

019-101-009

## CITY OF SANTA BARBARA

PARKS AND RECREATION DEPARTMENT

DATE

## PLANTING IMAGERY

REVISIONS DATE  
SCALE: N/A  
DATE: 12-11-2025

L203

## SHRUBS, SUCH AS:



*Acca sellowiana 'Feijoa'*  
Pineapple Guava



*Carissa macrocarpa*  
Natal Plum



*Eriogonum arborescens*  
Santa Cruz Buckwheat



*Heteromeles arbutifolia*  
Toyon

Franceschi introduced

California Native



CITY OF SANTA BARBARA  
PARKS AND RECREATION DEPARTMENT

DATE

PROJECT ENGINEER

APPROVED:  
1501 FRANCESCHI ROAD  
019-101-009

REIMAGINING FRANCESCHI HOUSE  
IRRIGATION SCHEDULE & NOTES

REVISIONS DATE  
SCALE: N/A  
DATE: 12-11-2025

L300

PRESSURE CALCULATIONS FOR DOMESTIC IRRIGATION				
Project Name and/or Tract#:				
Date and Source of Information:				
Name of Contact Person and Phone Number:				
Water Meter Type:				
Hydraulic Grade Level:				
Water Meter Elevation:				
Highest Head Elevation on the System:				
Basis for Calculations:				
Remote Control Valve#:				
Size of Remote Control Valve: GPM				
Demand at Remote Control Valve:				
QUANTITY	SIZE	DESCRIPTION	FLOW (GPM)	LOSS (PSI)
1	2"	Water Meter		
1	2"	Backflow RP		
Pressure Regulator				
Gate Valve(s)				
Master Valve				
Flow Sensor				
Mainline				
Remote Control Valve				
Lateral Line Losses (10%)				
Other Losses (10%)				
Elevation Loss or Gain		LOSS OR GAIN		
Total				
PRESSURE (PSI)				
Pressure Required to Operate Irrigation Head				
Sub-Total Pressure Required for Irrigation System				
Total Pressure Required for Irrigation System				
(Sub-Total Pressure + 25%)				
Static Pressure Available				
Residual Pressure				
(Subtract Total Pressure from Static Pressure)				

GENERAL IRRIGATION NOTES				
<p>1. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH DIFFERENCES IN GRADE, LOCATION OF SEAWALLS, LOCATION OF RETAINING WALLS, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL IRRIGATION WORK WITH THE GENERAL CONTRACTOR, ELECTRICAL CONTRACTOR, AND ALL OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF IRRIGATION RELATED SLEEVES THROUGH WALLS, STRUCTURES, UNDER ROADWAYS, PAVING, ETC.</p> <p>2. THE IRRIGATION DESIGN PRESENTED IN THESE DOCUMENTS IS INTENDED TO BE DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT, PIPING AND VALVE LOCATIONS, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION AND SHALL ONLY BE INSTALLED IN PLANTING AREAS. IRRIGATION CONTRACTOR SHALL INSTALL ALL REMOTE CONTROL VALVES, QUICK COUPLERS, AND GATE VALVES, IN SHRUB PLANTING AREAS OR AS APPROVED BY OWNER'S REPRESENTATIVE &amp; THE LANDSCAPE IRRIGATION DESIGNER. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.</p> <p>3. THE IRRIGATION SYSTEM DESIGN IS BASED UPON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION. IF THERE IS A DIFFERENCE, THE CONTRACTOR SHALL IMMEDIATELY REPORT PRIORITY TO BEGINNING CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS TO THE IRRIGATION SYSTEM DEEMED NECESSARY BY THE OWNER'S REPRESENTATIVE AND ALL COSTS ASSOCIATED WITH THOSE REVISIONS.</p> <p>4. WHEN IT IS APPARENT TO THE LANDSCAPE CONTRACTOR IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE CALCULATED AREA DIMENSIONS EXIST THAT MAY NOT HAVE BEEN CONSIDERED IN THE DESIGN OF THE SYSTEM, THE IRRIGATION CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS INDICATED ON THE CONSTRUCTION DRAWINGS. THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL BE NOTIFIED IN WRITING OF ANY SUCH OBSTRUCTIONS OR DIFFERENCES PRIOR TO BEGINNING ANY IRRIGATION INSTALLATION. IF NOTIFICATION IS NOT RECEIVED PRIOR TO BEGINNING INSTALLATION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS TO THE IRRIGATION SYSTEM AS DEEMED NECESSARY BY OWNER'S REPRESENTATIVE AND ALL COSTS ASSOCIATED WITH THOSE REVISIONS.</p> <p>5. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE SLEEVING OF SUFFICIENT SIZE, UNDER ALL PAVED AREAS IN ADDITION TO THE CONTROL WIRE SLEEVING SHOWN ON THE DRAWINGS.</p> <p>6. ALL PIPING AND EQUIPMENT SHALL BE INSTALLED PER THE IRRIGATION DETAILS. TEFLON TAPE OR TEFLON PIPE DOME SHALL BE APPLIED TO ALL MALE PVC PIPE THREADS ON ALL IRRIGATION VALVE ASSEMBLIES.</p> <p>7. ALL POP-UP STYLE IRRIGATION HEADS LOCATED IN IN SHRUB OR GROUNDCOVER AREAS SHALL BE INSTALLED SO THE TOP OF THE IRRIGATION HEAD IS 1" ABOVE FINISH GRADE.</p> <p>8. ALL POP-UP STYLE IRRIGATION HEADS TO BE LOCATED IN TURF AREAS SHALL INITIALLY BE INSTALLED SO THE TOP OF THE IRRIGATION HEADS ARE FLUSH WITH THE ADJACENT SIDEWALK OR CURB WITHIN 10 DAYS OF BEING NOTIFIED BY THE OWNER'S REPRESENTATIVE. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL TURF IRRIGATION HEADS SO THE TOP OF THE IRRIGATION HEAD IS 1/2" ABOVE FINISH GRADE.</p> <p>9. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR FLUSHING AND ADJUSTING ALL IRRIGATION HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO AREAS NOT INTENDED FOR IRRIGATION. THIS SHALL INCLUDE SELECTING THE PROPER THE ARC PATTERN, ADJUSTING THE SPRAY RADIUS OF THE IRRIGATION HEAD WITH PRS SCREENS AND/OR ALSO THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.</p> <p>10. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE PRESSURE REGULATOR ON EACH ELECTRIC CONTROL VALVE SO THE IRRIGATION HEAD FARDEST AND HIGHEST IN ELEVATION FROM ITS ASSOCIATED CONTROL VALVE FUNCTIONS WITHIN THE OPERATING PRESSURE SHOWN ON THE IRRIGATION LEGEND (NOT TO EXCEED 5 PSI ABOVE THE INDICATED OPERATING PRESSURE).</p> <p>11. WHEN INSTALLING RAIN BIRD 1800 SERIES NOZZLES THAT REQUIRE ARC PATTERNS OTHER THAN THE STANDARD ARC PATTERNS (E.G., 360°, 180°, AND 90°), THE CONTRACTOR SHALL USE THE APPROPRIATE FIXED ARC PATTERN (E.G., 120°, 240°, 270°). THE CONTRACTOR SHALL USE RAIN BIRD VARIOABLE ARC NOZZLES (VAN WHEEL) WHEN INSTALLING IRRIGATION HEADS USING RAIN BIRD 1800 SERIES NOZZLES ONLY WHEN REQUIRED PATTERN IS NOT ONE OF THE FIXED ARC PATTERNS. SELECT THE RADIUS OF VAN NOZZLES TO MATCH SITE CONDITIONS. FOR EXAMPLE: USE 8-VAN WHERE AN 8 FOOT RADIUS IS REQUIRED OR A 12-VAN WHERE A 12 FOOT RADIUS IS REQUIRED.</p> <p>12. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING FIELD ADJUSTMENTS TO THE IRRIGATION SYSTEM BY INSTALLING A QUARTER CIRCLE OR HALF CIRCLE SPRINKLER HEAD ON EACH SIDE OF ANY VERTICAL ELEMENT (POPS, STREET LIGHTS, TREES, ETC.) WHICH PREVENTS PROPER COVERAGE BY INTERFERING WITH THE SPRAY PATTERN OF THE IRRIGATION HEAD. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COSTS TO THE OWNER.</p> <p>13. DRAINAGE OF IRRIGATION WATER THROUGH SPRAY HEAD WILL NOT BE ALLOWED. RAIN BIRD SAM FEATURE SHALL BE USED TO PREVENT SPRAY HEAD DRAINAGE. DURING CONSTRUCTION, THE CONTRACTOR SHALL CHANGE SPRAY BODIES FROM RAIN BIRD 1800-PRS TO 1800-SAM-PRS FOR SPRAY HEADS SHOWING SIGNS OF DRAINAGE AFTER THE IRRIGATION SYSTEM HAS OPERATED FROM AN ON TO OFF POSITION. INSTALLATION OF RAIN BIRD SAM FEATURE SHALL BE INCLUDED IN THE BID PRICE OF THE IRRIGATION SYSTEM.</p> <p>14. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THE FINAL CONNECTION BETWEEN THE POWER SOURCE AND THE AUTOMATIC CONTROLLER. 120 VOLT ELECTRICAL POWER SOURCE SHALL BE PROVIDED BY OTHERS AT THE AUTOMATIC CONTROLLER LOCATION.</p> <p>15. THE SYSTEM IS DESIGNED FOR THE OPERATION OF ONE VALVE AT A TIME PER CONTROLLER. THE SYSTEM HAS BEEN DESIGNED FOR ONE VALVE OPENING AND ONE VALVE CLOSING.</p> <p>16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE BEST WAY TO PROVIDE INTERNET CONNECTIVITY FOR CONTROLLER IN PRIORITIZED ORDER PER SITE CONDITIONS. ETHERNET CABLE, WIFI, CELLULAR. COMPONENTS IN CONTROLLER TO PROVIDE INTERNET CONNECTIVITY WILL VARY.</p>				

City of Santa Barbara Water Efficient Landscape Standards (WELS) Worksheet				
Instructions:				
1. Enter values in orange cells. Grey cells will automatically fill.				
2. For ETo use the ten year average value, 44.61 from CIMIS station 107 <sup>1</sup> , or refer to Appendix A of the MWELD ordinance <sup>2</sup>				
3. Complete this sheet and reproduce as part of the Landscape Plan submission				
4. Note that the City of Santa Barbara WELS Worksheet does not consider Special Landscape Areas. Do not add hydrozones dedicated to edible plants (residential projects only), pools or spas.				
Project Type	Non-Residential			
Local ETo	44.61			
Add A Hydrozone				
Definitions	Plant Factor = PF <sup>3</sup>	Irrigation Efficiency = (IE) <sup>4</sup>	ET Adjustment Factor (ETAF) = PF/IE	Irrigated Landscape Area (LA) sq. ft.
Hydrozone #	PF (unitless)	Select Irrigation Type	IE (unitless)	ETAF (unitless)
FRANCESCHI INSPIRED TERRACE PLANTING	0.6	Drip	0.81	0.74
BACKDROP PLANTING	0.2	Drip	0.81	0.25
*City of Santa Barbara WELS max ETAF is 0.5 for residential projects, 0.37 for non-residential projects*				
Project ET Adjustment Factor (ETAF) <sup>5</sup>	0.36			
Total LA (sq. ft.)	14200			
Estimated Total Water Use (ETWU) <sup>6</sup>	140681.21			
Maximum Applied Water Allowance (MAWA)				
MAWA = ETo * 0.62 * ETAF * LA	145316.1828			
Is ETWU < MAWA?	YES			
<p>1. CIMIS Station 107, average monthly value source: <a href="https://cimis.water.ca.gov/">https://cimis.water.ca.gov/</a></p> <p>2. California MWELD Appendix A: <a href="#">MWELD Appendix A</a></p> <p>3. Plant Factor (PF) Ranges: Low = 0.1 to 0.3, Moderate = 0.4 to 0.6, High = 0.7 to 1.0</p> <p>Recommended Plant Factors: Very Low = 0.1, Low = 0.3, Moderate = 0.6, High = 0.8</p> <p>4. Irrigation Efficiency: Spray = 0.75, Drip = 0.81</p> <p>5. Average ETAF = ETWU divided by ETo times 0.62 (to convert from gallons to inches), then divided by total LA</p> <p>6. ETWU: Estimated Total Water Use, Estimated Water Use (EWU) is calculated for each hydrozone and then summed</p>				
Irrigation Type	Irrigation Efficiency			
Drip	0.81 Residential			
Spray	0.75 Non-Residential			

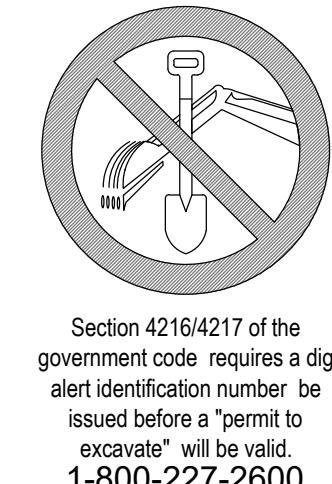
IRRIGATION CONSTRUCTION NOTES				
1	POC NOTE	<p>The landscape contractor shall purchase and install one domestic water meter located per the civil engineer's sewer &amp; water plan and as shown on the irrigation plan. Verify that the static pressure is PSI prior to construction. Contractor shall furnish and install mainline to the flanged gate valves, backflow preventer, quick couplers, master valve, and flow sensor within a gray 1-1/2" dia. sch. 40 PVC conduit. Each conduit shall have a separate flow sensor cable installed within it based on the corresponding controller assembly. Imperial Technical Services shall make the final connections from the flow sensor to the controller assemblies.</p> <p>Install the gate valves, backflow preventer, master valves, flow sensors, and quick couplers within the shrub planting areas only.</p> <p>The flow sensor wire shall be manufactured by "Rain Master", model #EV-CAB-SEN. No field splices allowed between flow sensor and controller. All flow sensor wires shall be installed within a gray 1-1/2" dia. sch. 40 PVC conduit. Each conduit shall have a separate flow sensor cable installed within it based on the corresponding controller assembly. Imperial Technical Services shall make the final connections from the flow sensor to the controller assemblies.</p> <p>Mainline shown in hardscape areas is diagrammatic. Mainlines are intended to be installed within the shrub planting areas only. Any mainline, lateral, or control wires that run under hardscape areas shall be installed in sch. 40 PVC sleeves which shall be sized a minimum of twice the diameter of the actual pipe diameter. Refer to irrigation details for installation and depths of sleeving.</p>		

IRRIGATION LEGEND				
SYMBOL	RAD.	MANF.	MODEL NO. WITH NOZZLE SIZE & TYPE	
F H Q A			F	H Q A

DESCRIPTION	PSI	FLOW RATE IN GPM			DETAIL
		F	H	Q	A
SPACE LATERAL ROWS AT 12". DRIPPER SPACING AT 12". INSTALL 3" MIN - 6" MAX BELOW GRADE PER SPECIFICATIONS. APPLICATION RATE: 0.43 INHR. TIME TO APPLY 1/4": 36 MINUTES.	30	0.6 GPH FLOW RATE			
INSTALL PER MANUFACTURERS SPECIFICATIONS.					-
INSTALL PER MANUFACTURERS SPECIFICATIONS.					-
INSTALL PER MANUFACTURERS SPECIFICATIONS.					-
INSTALL PER MANUFACTURERS SPECIFICATIONS.					-
SEE CIVIL ENGINEERS PLANS FOR ADDITIONAL INFORMATION.					-
VERIFY LOCATION IN FIELD PRIOR TO INSTALLATION. INSTALL WITHIN STRONG BOX SBBC-45SS STAINLESS STEEL ENCLOSURE PER DETAIL.					-
ASSEMBLE WITH STAINLESS STEEL HARDWARE. INSTALL IN A 10" ROUND VALVE BOX.					-
MASTER VALVE TO BE INSTALLED IN A RECTANGLE VALVE BOX ADJACENT TO FLOW SENSOR.					-
SIZE PER PLAN. INSTALL PER DETAIL. SEE IRRIGATION CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION AND MODEL NUMBERS.					-
QUICK COUPLER VALVE WITH LOCKING RUBBER COVER. INSTALL IN ROUND VALVE BOX PER DETAIL.					-
PROVIDE SWING CHECK VALVE WHEN DIRECTION OF WATER FLOW IS UPHILL. PROVIDE SPRING CHECK VALVE WHEN DIRECTION OF FLOW IS DOWNHILL.					-
RAIN SENSOR. VERIFY LOCATION IN FIELD MOUNTED TO CONTROLLER ENCLOSURE.					-
IRRIGATION CONTROLLER ASSEMBLY LOCATED PER IRRIGATION PLANS. STAINLESS STEEL PEDESTAL MOUNTED					-
FOUR (4) CONTINUOUS SPARE CONTROL WIRES, BLUE IN COLOR AND ONE (1) WHITE COMMON WIRE, 24" COIL MINIMUM.					-
PROTECT IN PLACE.					-
EXISTING MAINLINE TO BE ABANDONED. REFER TO IRRIGATION PLAN FOR MORE INFORMATION.					-
IRRIGATION MAINLINE - PVC SCH. 40 IPS WHITE PIPE. PVC SCH. 40 IPS FOR MAINLINE SIZES 1" TO 2". SLEEVE MAINLINE PER NOTES AND DETAILS.					-
LATERAL PIPE - PVC SCH. 40 IPS WHITE PIPE. MINIMUM PIPE SIZE SHALL BE 3/4". SIZE LATERALS PER PLAN. PVC SCH. 40 IPS FOR SIZES 3/4" TO 2 1/2".					-
PVC SCH. 40 IPS WHITE PIPE - SLEEVES SHALL BE INSTALLED FOR ANY MAINLINE, LATERAL, OR WIRES CROSSING UNDER HARDCAPE PER IRRIGATION CONSTRUCTION NOTES. SIZE TO BE TWO TIMES THE PIPE DIAMETER OR WIRE BUNDLE.					-

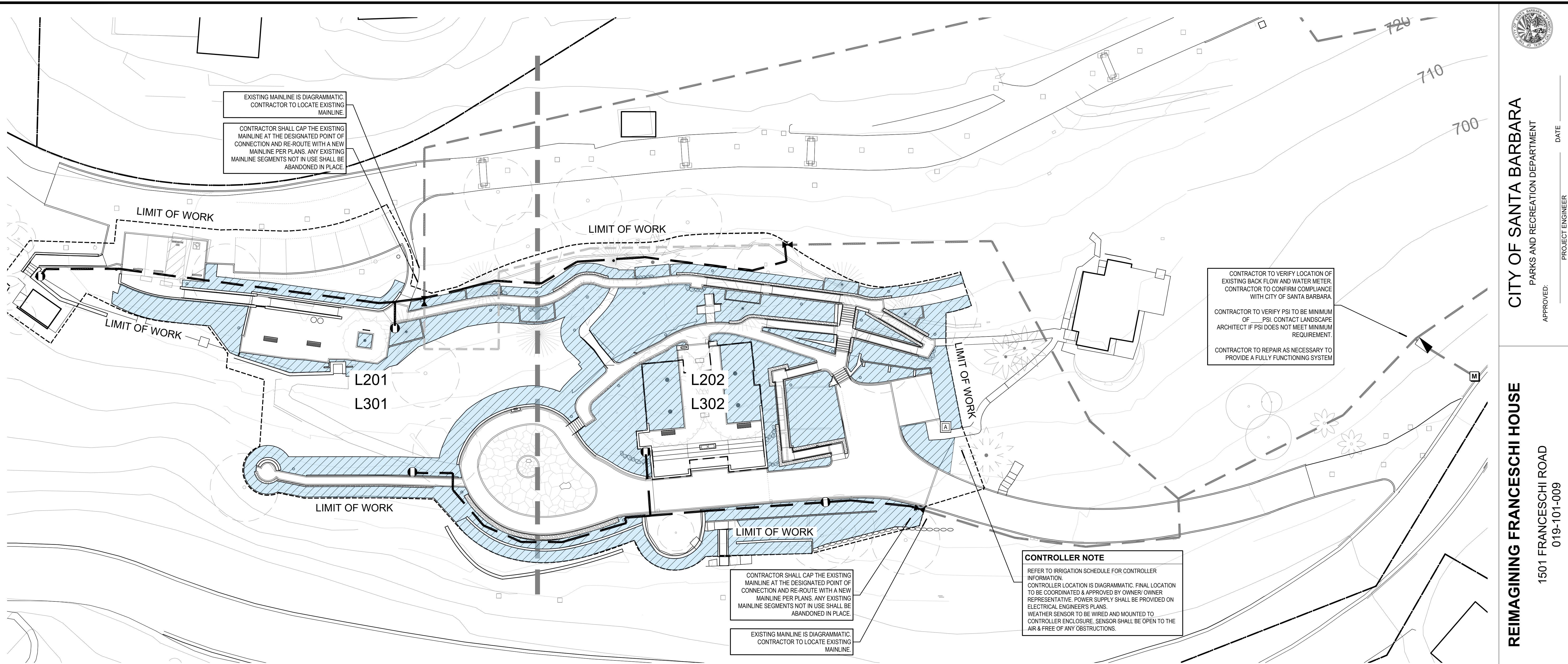
PLANT MATERIAL ABBREVIATIONS:		DOMESTIC WATER POINT OF CONNECTION EQUIPMENT SIZES:	
Plan Type:		P.O.C. #	
TF	TURF	WM	WATER METER
SB	SHRUB / GROUND COVER	BF	WM = WATER METER
TR	TREES	XX	XX = BURIED
PT	POTS	MV	MV = MASTER VALVE
DOMESTIC WATER METER LOCATION SEE P.D. APPROVALS			
NOTE #1 ON SHEET L2XX			

Hydrozone:  
H HIGH  
M MEDIUM  
L LOW



Section 4216.4217 of the government code requires a dig alert identification number be issued before a "permit to excavate" will be valid.  
1-800-227-2600  
Call (2) working days before you dig.

OBSERVATION SCHEDULING				
THE LANDSCAPE CONTRACTOR SHALL SCHEDULE AN IRRIGATION SITE OBSERVATION BY THE IRRIGATION DESIGNER, AND/OR THE OWNER'S REPRESENTATIVE, WHICH SHALL NOT OCCUR WITHOUT AT LEAST 48 HOURS PRIOR NOTIFICATION. THE FOLLOWING ITEMS SHALL BE REVIEWED:				
1. PRE-JOB/KICK-OFF MEETING WITH CONTRACTOR, GENERAL CONTRACTOR, AND IRRIGATION DESIGNER.				
2. MAINLINE, BACKFLOW PREVENTER, MASTER VALVES, FLOW SENSORS, BOOSTER PUMP INSTALLATION AND OPERATION, INSTALLATION REVIEW PRIOR TO BACKFILLING TRENCHES, IRRIGATION MAINLINE PRESSURE TEST, ETC.				
3. FINALIZING THE LOCATION FOR THE CONTROLLER ASSEMBLIES - LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION DESIGNER TO VERIFY CONNECTION OF FLOW SENSORS AND ASSOCIATED EQUIPMENT TO EACH CONTROLLER ASSEMBLY AND FOR CERTIFICATION/WARRANTY OF EQUIPMENT.				
4. IRRIGATION COVERAGE TEST - A DYNAMIC PRESSURE TEST SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR AND SHALL BE OBSERVED BY THE OWNER (OR THE OWNER'S REPRESENTATIVE) AND THE IRRIGATION DESIGNER FOR EACH VALVE DURING THE IRRIGATION COVERAGE TEST.				



IRRIGATION LEGEND			
—	—	—	EXISTING MAINLINE
—	—	—	EXISTING MAINLINE TO BE ABANDON
—	—	—	MAINLINE
—	—	—	LATERAL LINE
—	—	—	PVC SLEEVES
IRRIGATION VALVE CALLOUT:			
LATERAL LINE SIZING CHART			
Station No.	3/4"	NOTE: THE LATERAL SIZE BETWEEN TWO IDENTICAL TICK MARKS SHALL BE SIZED THE SAME. MINIMUM PIPE SIZE IS 3/4".	
X-X	1"		
X-X	1 1/4"		
X-X	1 1/2"		
X-X	2"		
X-X	2 1/2"		
X-X	3"		

IRRIGATION LEGEND			
SYMBOL	RAD.	MANF.	MODEL NO. WITH NOZZLE SIZE & TYPE
F	H	Q	A
[Shaded Box]			NETAFIM SHRUB
[Circle]			IRRIGATION DRIPLINE - TECHLINE CV DRIPLINE - TLCV6-12
[Rainbird Logo]			RAINBIRD DRIP TREE RINGS
[Rainbird Logo]			NETAFIM AIR RELIEF VALVE
[Rainbird Logo]			NETAFIM TLSOV - MANUAL FLUSH VALVE
[Rainbird Logo]			NETAFIM DRIP CONNECTOR
[Rainbird Logo]			RAINBIRD DRIP SYSTEM OPERATION INDICATOR
[Water Meter Logo]			WATER METER PER CIVIL
[Wilkins Logo]			WILKINS 975XL - 2" BACKFLOW PREVENTER
[Nibco Logo]			NIBCO T-111 GATE VALVE - LINE SIZE 2 1/2" AND SMALLER
[Superior Logo]			SUPERIOR 3100 - 2" NORMALLY OPEN MASTER VALVE
[Toro Logo]			TORO RAIN MASTER EVFM
[Rainbird Logo]			RAINBIRD 33-DLRC - 3/4" QUICK COUPLER VALVE
[Rainbird Logo]			RAINBIRD XC2-PRB-100-COM - 2-20 GPM
[King Bros Logo]			KING BROS. LINE SIZE CHECK VALVE
[Rainbird Logo]			RAINBIRD RSD-BEX - RAIN SENSOR
[Rainbird Logo]			RAINBIRD LXMSSPSS W/ ESP-LXIVM IN LXMSS
[Rainbird Logo]			SPARE WIRE PULL BOX

#### EXISTING IRRIGATION NOTES

1. CONTRACTOR SHALL MAINTAIN EXISTING MAINLINES IN WORKING ORDER. COORDINATE ALL INTERRUPTIONS OF OPERATION OF THE EXISTING IRRIGATION TO A MINIMUM. COORDINATE ALL INTERRUPTIONS WITH THE OWNER'S AUTHORIZED REPRESENTATIVE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING IRRIGATION EQUIPMENT DAMAGED DURING CONSTRUCTION AND IF DAMAGED, SHALL REPLACE WITH SAME MANUFACTURER AND MODEL.
3. ANY EXISTING IRRIGATION CONTROL VALVES CONNECTED TO EXISTING CONTROLLER SHALL BE RECONNECTED TO EXISTING CONTROLLER. CONFIRM PROPER CONTROLLER OPERATION AND INSTALLATION WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK AND UPON COMPLETION OF WORK.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR/MODIFICATION/REROUTING OF ALL ADJACENT IRRIGATION SYSTEM EQUIPMENT THAT IS AFFECTED BY NEW CONSTRUCTION IMPROVEMENTS. CONTRACTOR SHALL REPAIR SAID SYSTEMS TO A LIKE NEW MANNER, PROVIDING NO LESS THAN 100% OF HEAD RADIUS COVERAGE IN ALL AREAS WITH SYSTEM LAYOUT AS APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL CONFIRM ALL AREAS REQUIRING MODIFICATION WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO BIDDING WORK AND PRIOR TO STARTING WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE REMOVAL AND DISPOSAL OF ALL EXISTING IRRIGATION EQUIPMENT AFFECTED BY THE NEW CONSTRUCTION IMPROVEMENTS, IF NECESSARY. CONTRACTOR SHALL VERIFY ALL EQUIPMENT TO BE REMOVED AND DISPOSED OF IN FIELD PRIOR TO BIDDING WORK AND PRIOR TO STARTING WORK.
6. CONTRACTOR SHALL FIELD VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO BIDDING WORK AND AGAIN PRIOR TO STARTING WORK. VERIFICATION SHALL BE DOCUMENTED AND DELIVERED TO OWNER'S AUTHORIZED REPRESENTATIVE.
7. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING WITHIN THE DRIPLINE OF EXISTING TREES. NO MECHANICAL TRENCHING WITHIN THE DRIPLINE OF THE EXISTING TREE WILL BE ALLOWED. AIR SPADE SHALL BE UTILIZED FOR ALL TRENCHING WITHIN THE DRIPLINE OF TREES. CONTRACTOR SHALL REFER TO ARBORIST REPORT FOR ADDITIONAL PRECAUTIONS REQUIRED FOR THE EXISTING TREES. CONTRACTOR SHALL VERIFY ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE.
8. ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION IS NOT A PART OF THE IRRIGATION SYSTEM. COORDINATE POWER REQUIREMENTS WITH GENERAL CONTRACTOR, LANDSCAPE ARCHITECT AND/OR OWNER.
9. BEFORE COMMENCING ANY WORK, OBTAIN AN UNDERGROUND SERVICE ALERT I.D. NUMBER BY CALLING 1-800-422-4133. ALLOW TWO (2) WORKING DAYS AFTER THE I.D. NUMBER IS OBTAINED AND BEFORE THE EXCAVATION WORK IS STARTED SO THAT UTILITY OWNERS CAN BE NOTIFIED.
10. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
11. FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVER SPRAY ONTO WALKS, STREETS, ETC.
12. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BE FAMILIAR WITH THE EXISTING SITE CONDITIONS, UTILITIES, GRADE DIFFERENCES, LOCATION OF WALLS, ETC. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS UNDER ROADWAYS AND PAVING, ETC.
13. THE SPRINKLER SYSTEM DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE OF 65 P.S.I. AND A MAXIMUM FLOW DEMAND OF 55 G.P.M. THE CONTRACTOR SHALL VERIFY WATER PRESSURES PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE ARCHITECT.
14. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT THERE ARE UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES IN THE AREA. DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT GIVEN, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
15. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
16. THE INTENT OF THE DESIGN IS TO PROVIDE 100% COVERAGE TO ALL PLANTING AREAS. AS PART OF THE SCOPE OF WORK, THE CONTRACTOR WILL PROVIDE ANY ADDITIONAL HEADS, SPECIAL NOZZLES, OR PATTERNS TO ACHIEVE PROPER COVERAGE WITH A MINIMUM OF OVER SPRAY AT NO ADDITIONAL COST TO THE OWNER.
17. INSTALLATION OF CONTROL WIRES SHALL FOLLOW MAINLINE ROUTING.
18. PROVIDE SLEEVES AS SHOWN ON DRAWING. USE 2 TIMES DIAMETER MIN (AND NOT LESS THAN 2") SCH 40 P.V.C. MIN. DEPTH 24" TO TOP OF LINE. LOCATE VALVE CHART IN CONTROLLER - REDUCE AND ENCASE IN PLASTIC (AS BUILT).
19. GUARANTEE: THE INSTALLED SPRINKLER SYSTEM SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE OF THE WORK. SHOULD ANY TROUBLE DEVELOP WITHIN THE TIME SPECIFIED DUE TO INFERIOR OR FAULTY MATERIAL OR WORKMANSHIP, THE TROUBLE SHALL BE CORRECTED BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER.
20. REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION REGARDING THIS SECTION OF WORK.

OVERALL IRRIGATION PLAN

1501 FRANCESCHI ROAD  
019-101-009

REIMAGINING FRANCESCHI HOUSE

CITY OF SANTA BARBARA  
PARKS AND RECREATION DEPARTMENT

APPROVED:

DATE

REVISIONS DATE  
SCALE: 1" = 20'-0"  
DATE: 12-11-2025

L300A







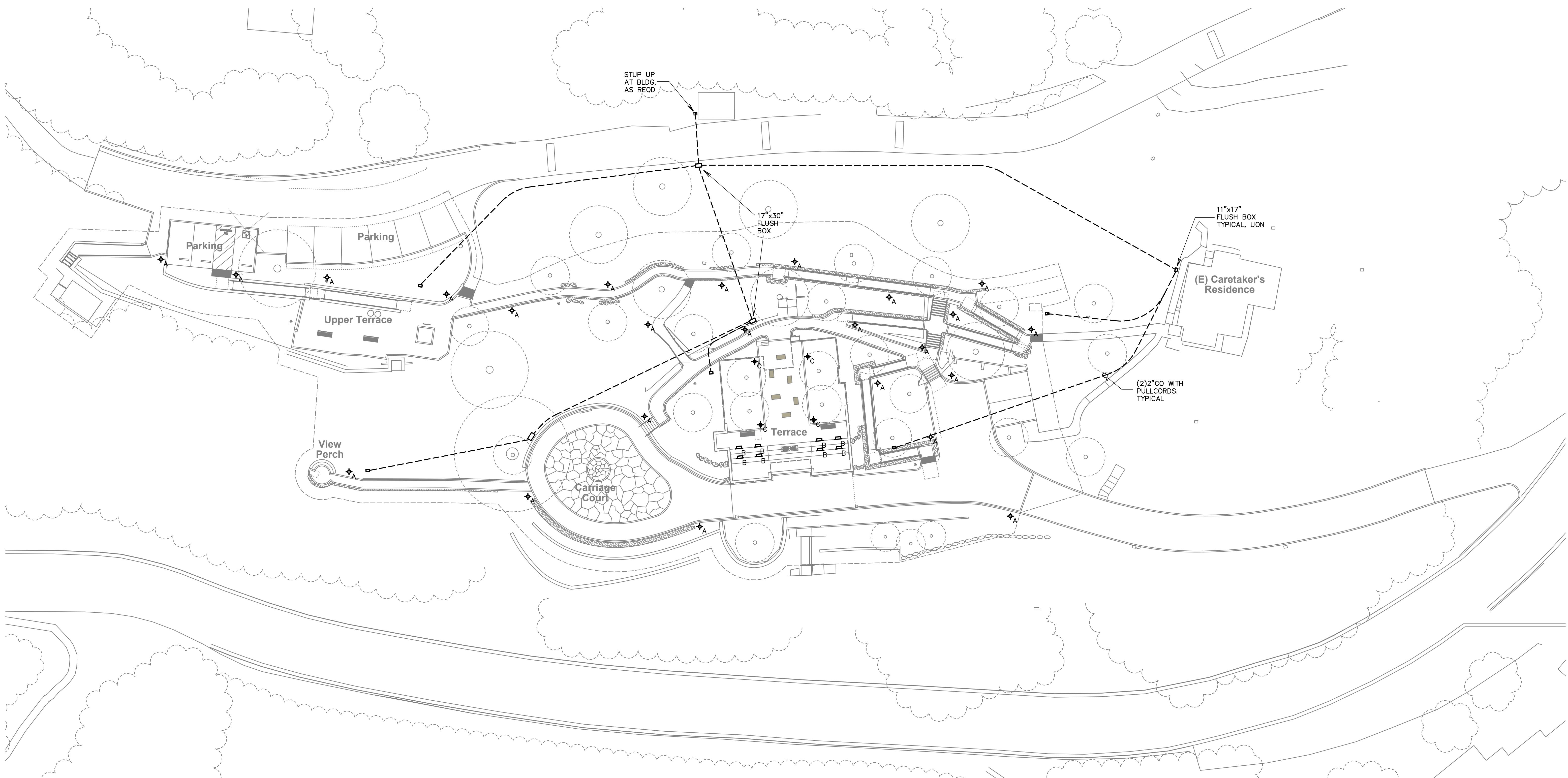
CITY OF SANTA BARBARA  
PARKS AND RECREATION DEPARTMENT

DATE

REIMAGINING FRANCESCHI HOUSE

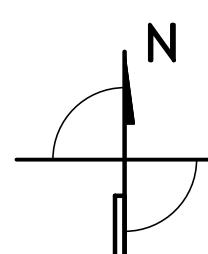
1501 FRANCESCHI ROAD  
019-101-009

ELECTRICAL  
SITE PLAN



SITE ELECTRICAL PLAN

SCALE: 1"=20'-0"



**ANE**  
Alan Noelle Engineering  
3639 Harbor Blvd, Suite 204  
Ventura, CA 93001  
phone: 805.563.5444  
alan@aneng.com

REVISIONS DATE  
SCALE: As Noted  
DATE: 1 / 28 / 25

Electrical Engineering Lighting Design  
A25001E101.dwg 12.08.25

E101