

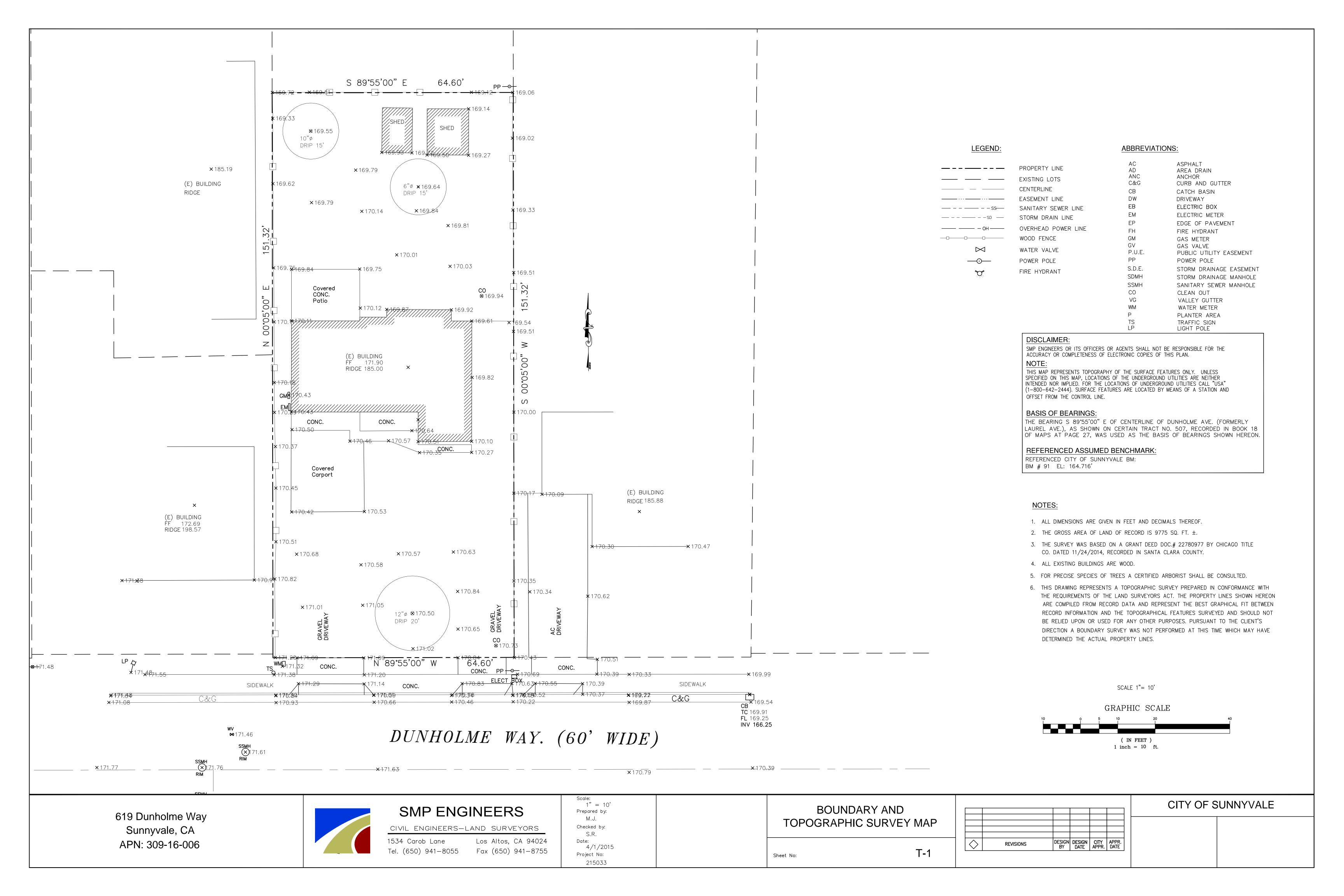
# -NEW TWO STORY HOUSE.

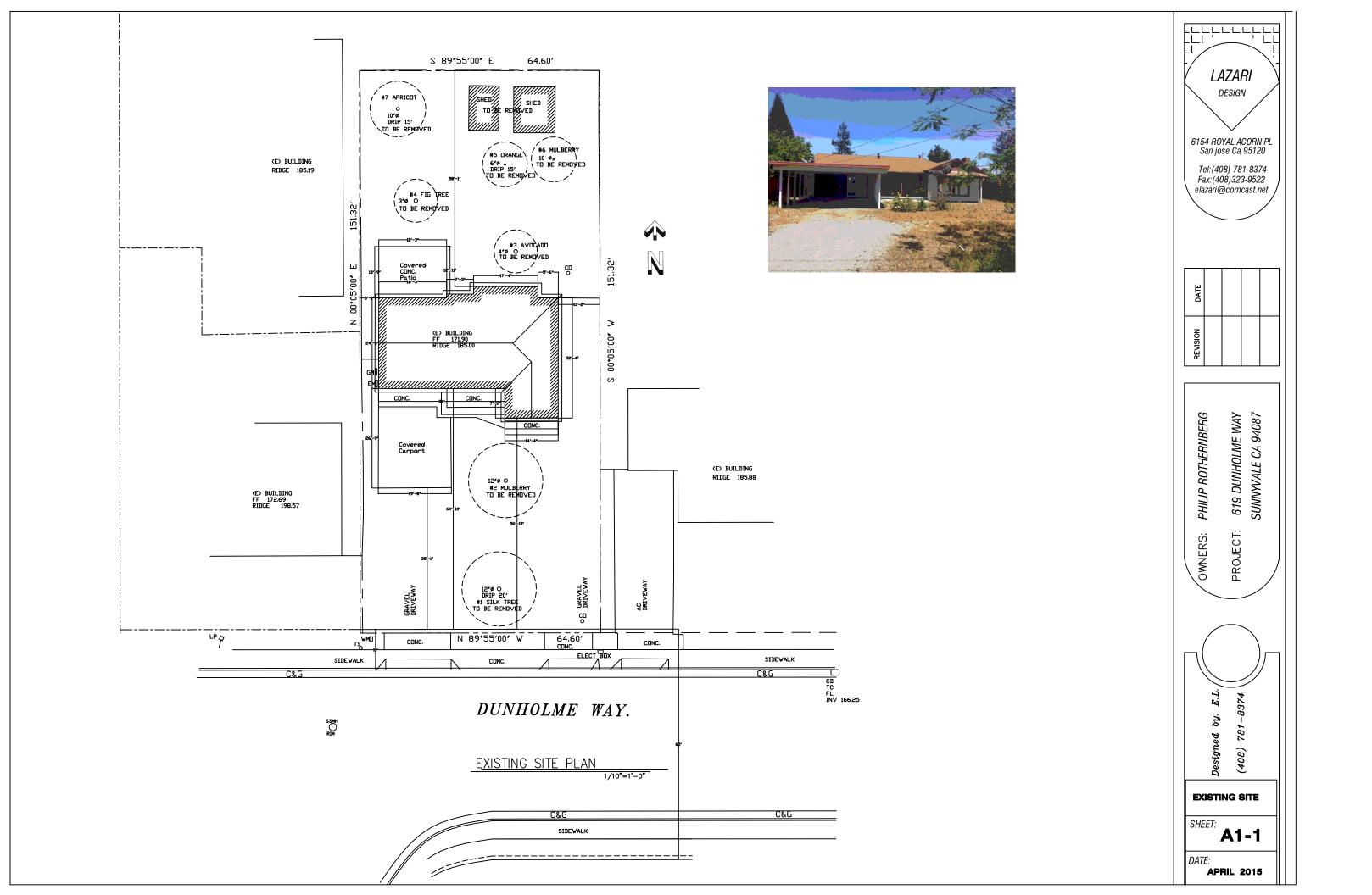
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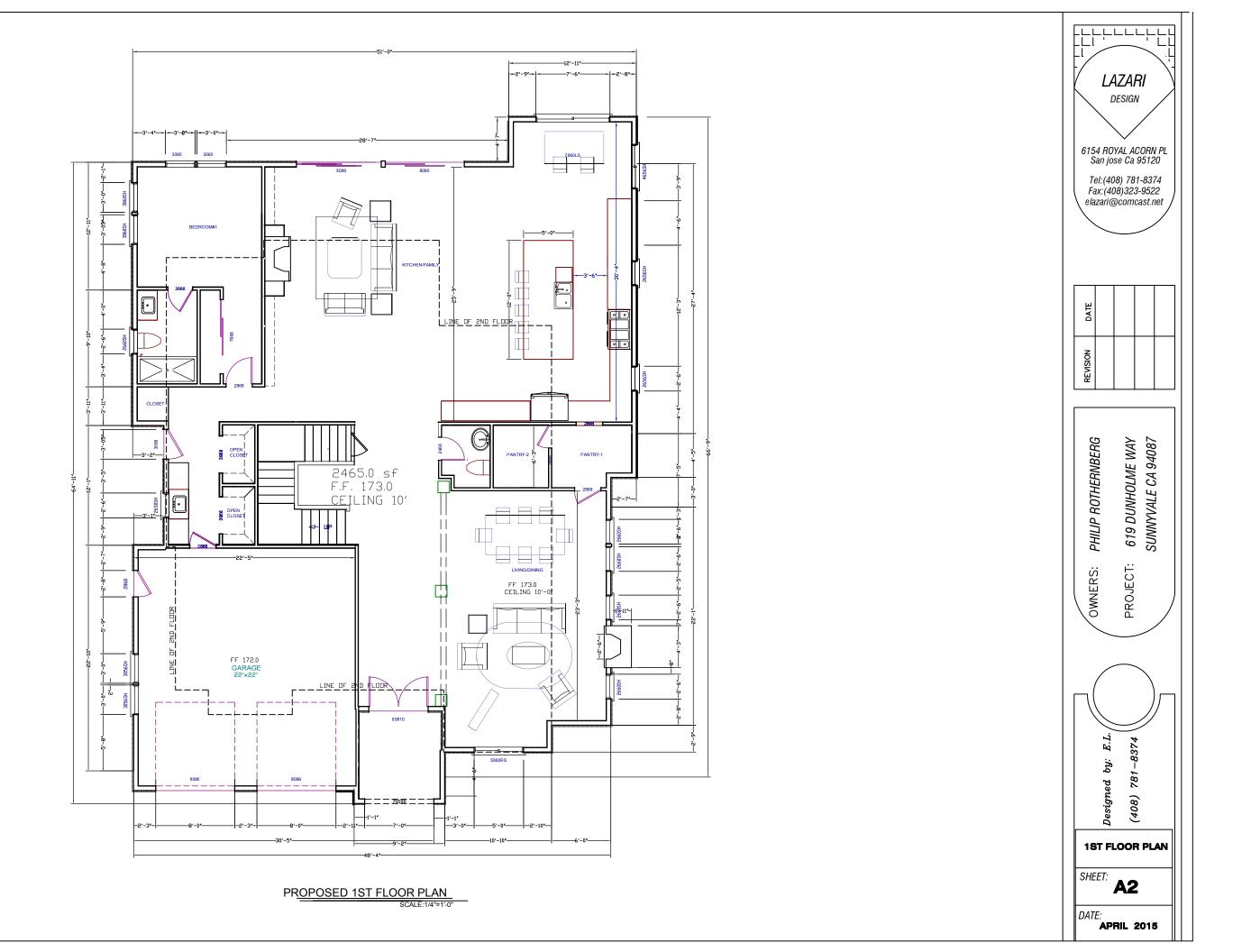
619 DUNHOLME WAY SUNNYVALE CA 94087

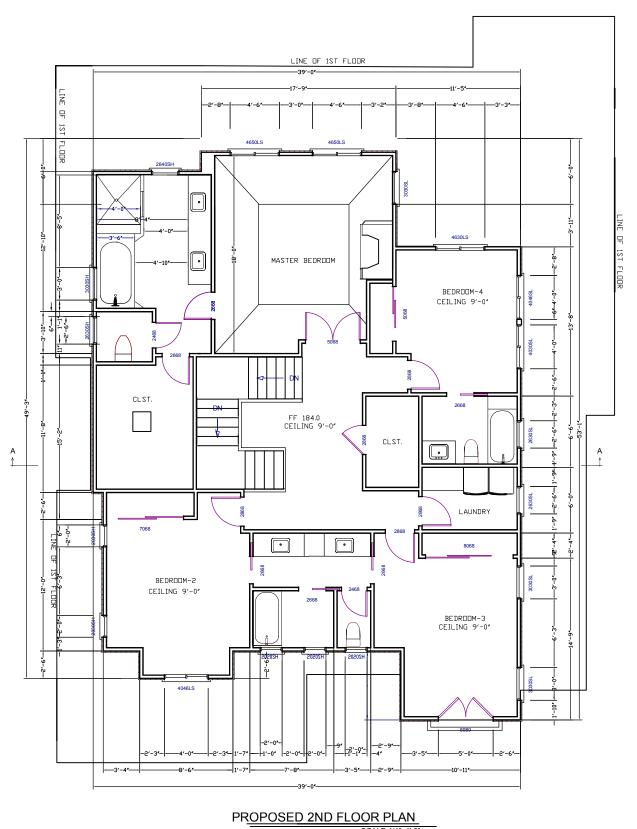
**OWNER:** 

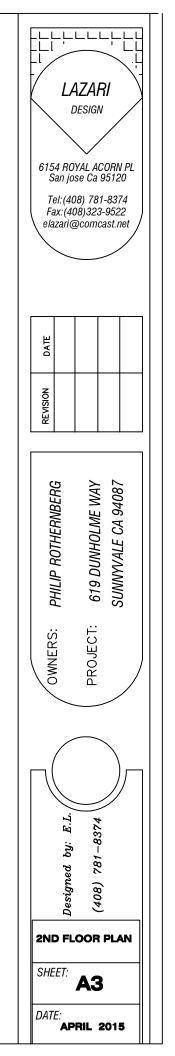
PHILIP ROTHENBERG (650)681-6349

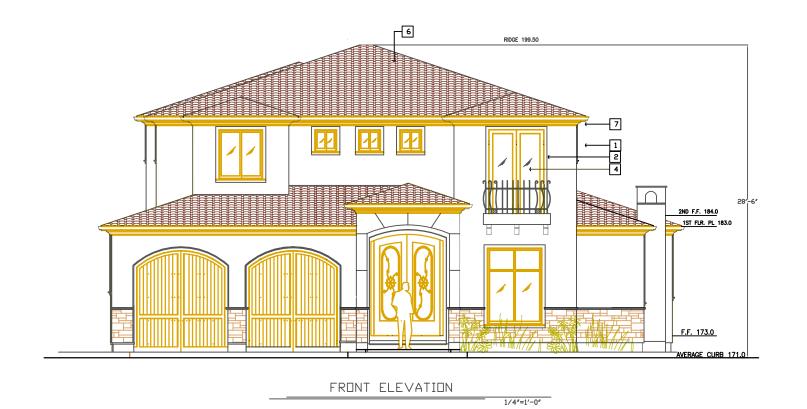












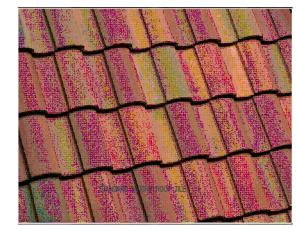
### **# EXTERIOR ELEVATION NOTES**

- 1. EXTERIOR WALLS: 7/8" CEMENT PLASTER, 3 COATS o/ 2 LAYERS OF 'D' PAPER o/ PLYWOOD SHEATHING W/ SMOOTH FINISH; COLOR = #852 BASE A, AMARILLO.
  2. EXTERIOR TRIMS: FOAM WITH SMOOTH STUCCO FINISH, COLOR=WHITE
- 4. WINDOWS: ANDERSON OR BY OWNER, VINYL, DUAL GLAZED w/ LOW-E GLAZING, SASH COLOR = WHITE
- 6. ROOFING: (N) TILE, S- TYPE.
- 7. FASCIA & GUTTER: PAINTED 6" G.I FASCIA GUTTER o/ 2x8 FASCIA BOARD; COLOR = WHITE F.F. 173.0

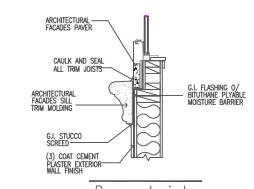
REAR ELEVATION 1/4"=1'-0"



WINDOW & TRIMS SAME AS ABOVE







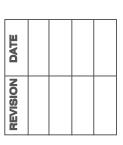
AVERAGE CURB 171.0

Recessed window Sill framing detail



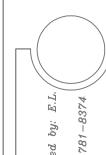
6154 ROYAL ACORN PL San jose Ca 95120

Tel:(408) 781-8374 Fax: (408)323-9522 elazari@comcast.net



619 DUNHOLME WAY SUNNYVALE CA 94087

PHILIP ROTHERNBERG PROJECT: OWNERS:



Designed

**ELEVATIONS** 

SHEET: **A4** 

DATE:



FRONT ELEVATION

1/4"=1'-0"

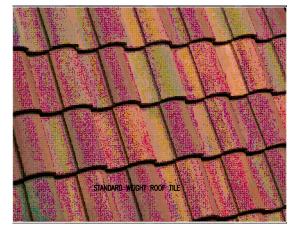
## **EXTERIOR ELEVATION NOTES**

- 1. Exterior walls: 7/8" cement plaster, 3 coats o/ 2 layers of 'd' paper o/ plywood sheathing w/ smooth finish; color = \$852 base a, amarillo.
  2. Exterior trims: foam with smooth stucco finish, color=white
- 4. WINDOWS: ANDERSON OR BY OWNER, VINYL, DUAL GLAZED w/ LOW-E GLAZING, SASH COLOR = WHITE
- 6. ROOFING: (N) TILE, S- TYPE.
- 7. FASCIA & GUTTER: PAINTED 6" G.I FASCIA GUTTER o/ 2x8 FASCIA BOARD; COLOR = WHITE F.F. 173.0

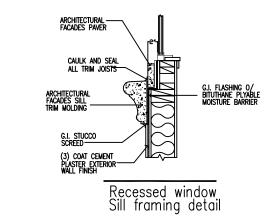
REAR ELEVATION



WINDOW & TRIMS SAME AS ABOVE



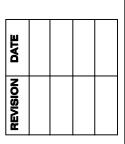






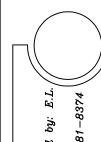
6154 ROYAL ACORN PL San jose Ca 95120

Tel:(408) 781-8374 Fax: (408)323-9522 elazari@comcast.net



619 DUNHOLME WAY SUNNYVALE CA 94087 PHILIP ROTHERNBERG

PROJECT: OWNERS:



781-8374 (408)

**ELEVATIONS** 

SHEET: **A4** 

DATE:



LEFT ELEVATION

1/4"=1'-0"

## ■ EXTERIOR ELEVATION NOTES

- 1. EXTERIOR WALLS: 7/8" CEMENT PLASTER, 3 COATS o/ 2 LAYERS OF 'D' PAPER o/ PLYWOOD SHEATHING W/ SMOOTH FINISH; COLOR = ∯852 BASE A, AMARILLO.
  2. EXTERIOR TRIMS: FOAM WITH SMOOTH STUCCO FINISH, COLOR=WHITE
- 4. WINDOWS: ANDERSON OR BY OWNER, VINYL, DUAL GLAZED w/ LOW-E GLAZING, SASH COLOR = WHITE
- 6. ROOFING: (N) TILE, S- TYPE.
- 7. FASCIA & GUTTER: PAINTED 6" G.I FASCIA GUTTER o/ 2x8 FASCIA BOARD; COLOR = WHITE







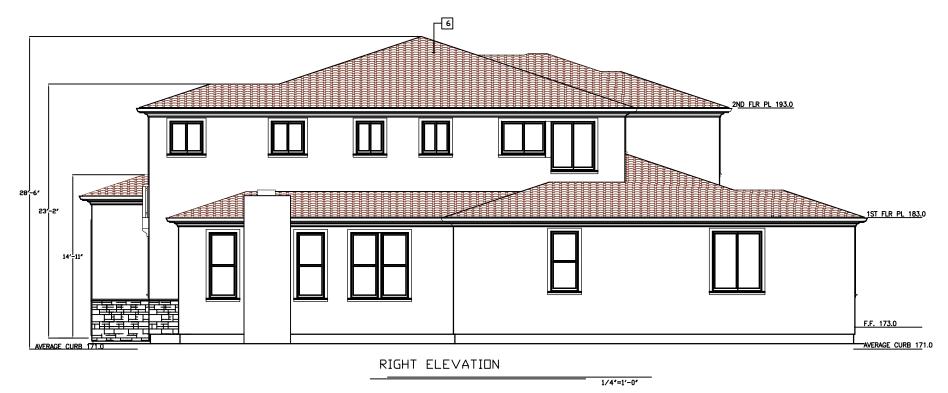
LEFT ELEVATION

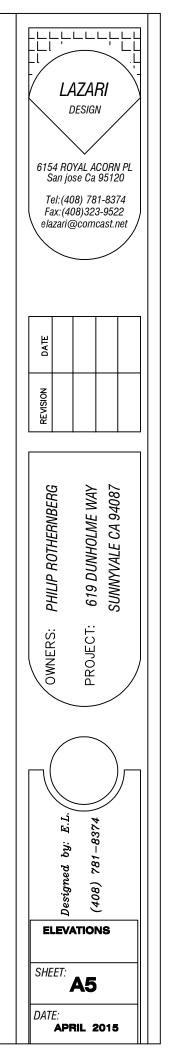
1/4"=1'-0"

## **EXTERIOR ELEVATION NOTES**

- 1. EXTERIOR WALLS: 7/8" CEMENT PLASTER, 3 COATS o/ 2 LAYERS OF 'D' PAPER o/ PLYWOOD SHEATHING W/ SMOOTH FINISH; COLOR = ∦852 BASE A, AMARILLO.
  2. EXTERIOR TRIMS: FOAM WITH SMOOTH STUCCO FINISH, COLOR=WHITE

- 4. WINDOWS: ANDERSON OR BY OWNER, VINYL, DUAL GLAZED w/ LOW-E GLAZING, SASH COLOR = WHITE
- 6. ROOFING: (N) TILE, S- TYPE.
- 7. FASCIA & GUTTER: PAINTED 6" G.I FASCIA GUTTER o/ 2x8 FASCIA BOARD; COLOR = WHITE







**EXTERIOR ELEVATION NOTES** 

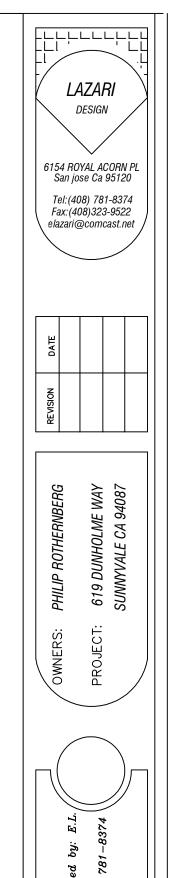
7. FASCIA & GUTTER: PAINTED 6" G.I FASCIA GUTTER o/ 2x8 FASCIA BOARD; COLOR = WHITE

6. ROOFING: (N) TILE, S- TYPE.





STREET VIEW OF: **619 DUNHOLME WAY** 



Designed

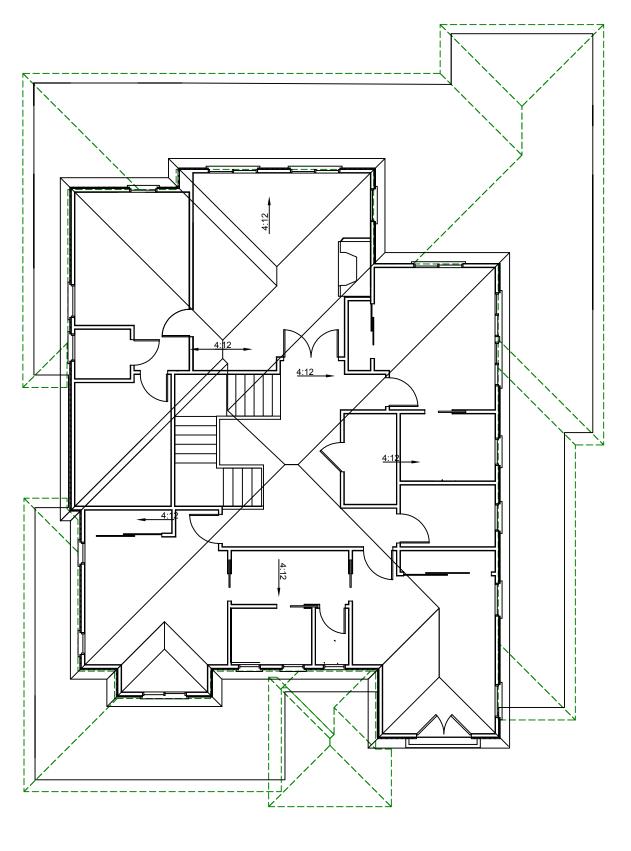
SECTION

DATE: APRIL 2015

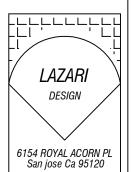
SHEET:

(408)

A5-1



PROPOSED ROOF PLAN

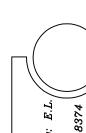


Tel:(408) 781-8374 Fax:(408)323-9522 elazari@comcast.net

DATE		
REVISION		
Ŗ		

PHILIP ROTHERNBERG 619 DUNHOLM WAY SUNNYVALE CA 94087

OWNERS: F



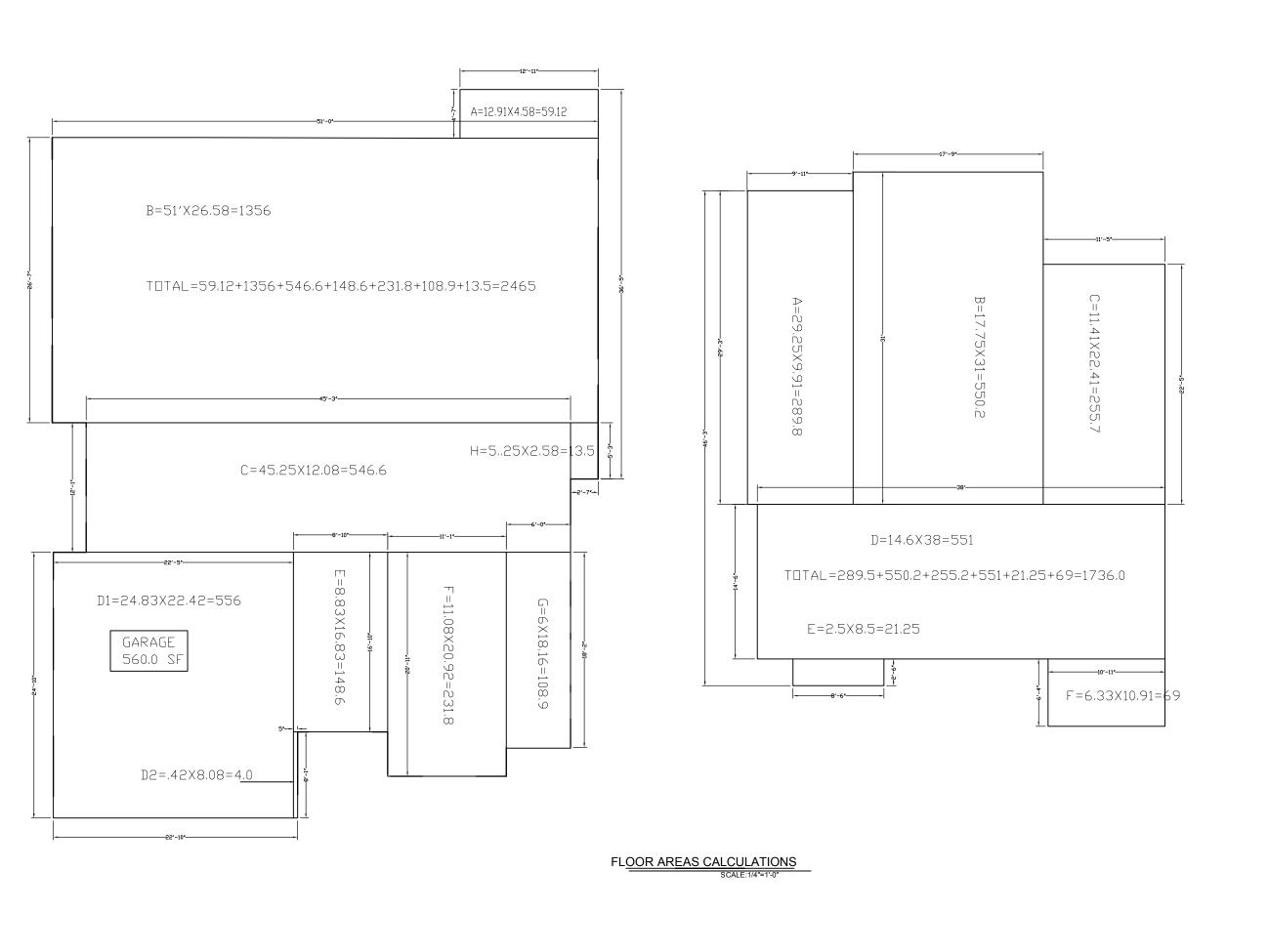
Designed by: E.L (408) 781–8374

**ROOF PLAN** 

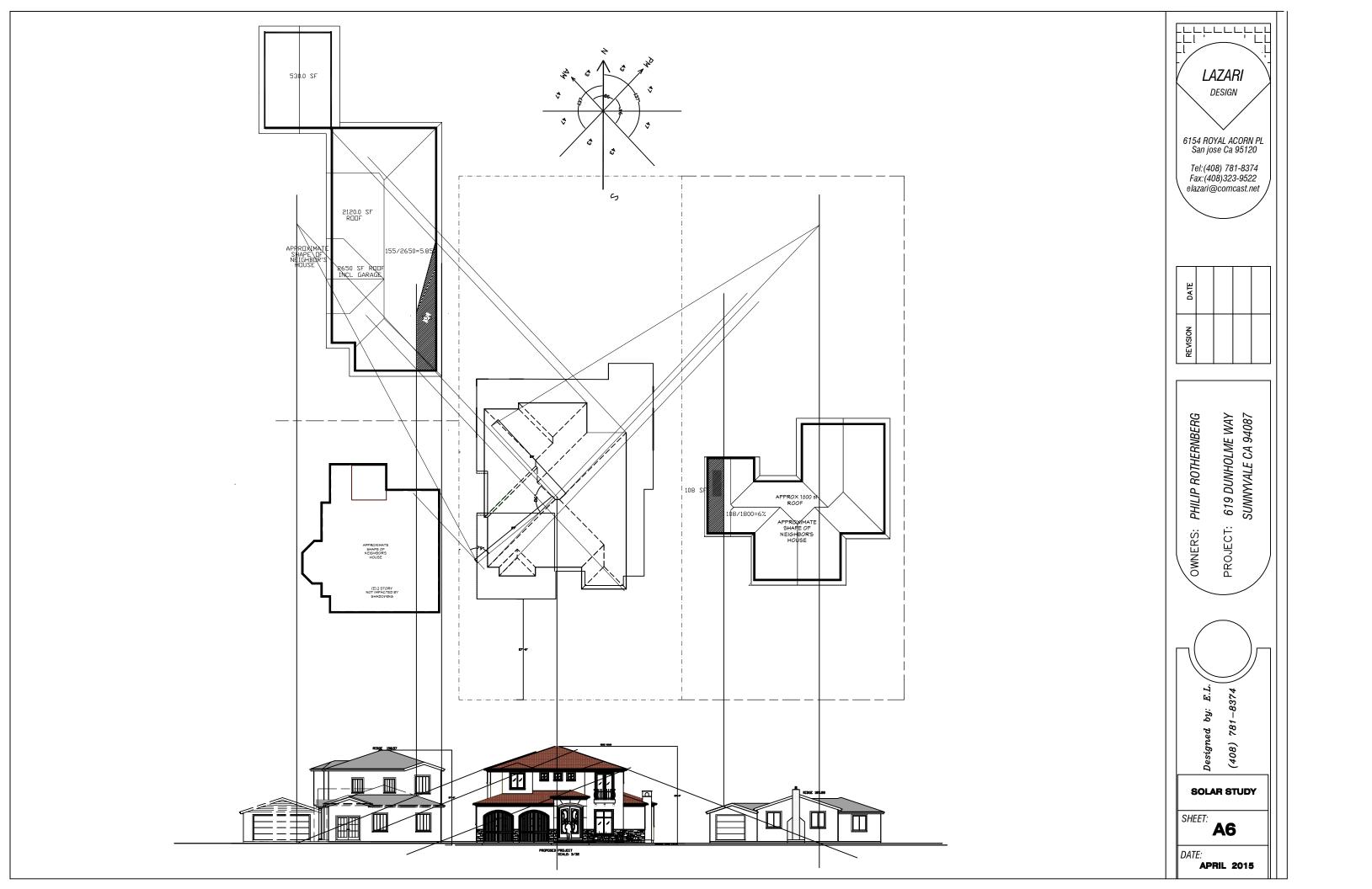
SHEET:

A5-2

DATE: APRIL 2015



LAZARI DESIGN 6154 ROYAL ACORN PL San jose Ca 95120 Tel:(408) 781-8374 Fax:(408)323-9522 elazari@comcast.net 619 DUNHOLME WAY SUNNYVALE CA 94087 PHILIP ROTHERNBERG PROJECT: OWNERS: 781-8374 by: FLOOR AREAS CALCS. SHEET: A5-3 DATE:





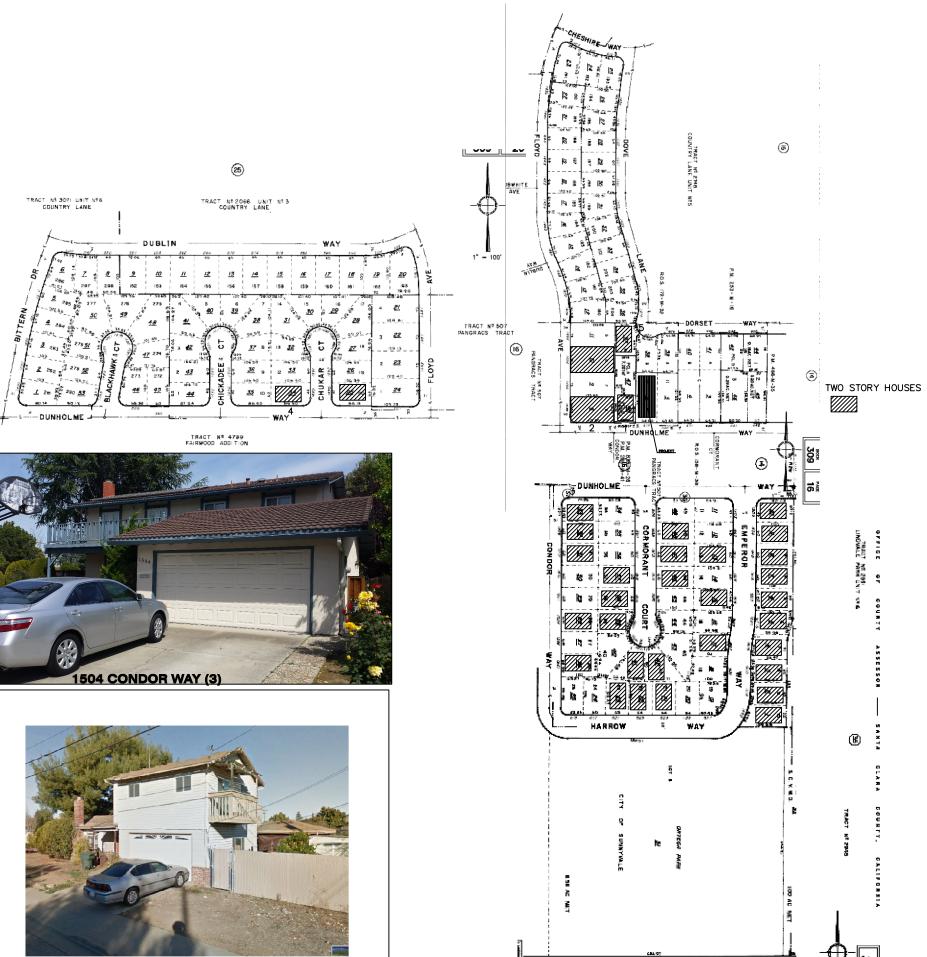


610 DORSET WAY (5)



1495 CHUKAR CT. (4)

1498 FLOYD AVE. (2)



LAZARI

6154 ROYAL ACORN PL San jose Ca 95120

Tel:(408) 781-8374 Fax:(408)323-9522 elazari@comcast.net

> 619 DUNHOLME WAY SUNNYVALE CA 94087

PHILIP ROTHERNBERG

OWNERS:

NEIGHBORHOOD PATTERN

**A7** 

**APRIL 2015** 

SHEET:









STREET VIEW OF: 617/615 DUNHOLME WAY STREET VIEW OF: 619 DUNHOLME WAY STREET VIEW OF: 623 DUNHOLME WAY





PHILIP ROTHERNBERG



619 DUNHOLME WAY SUNNYVALE CA 94087

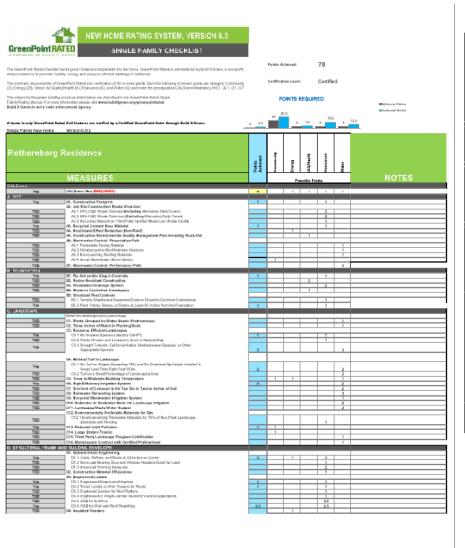
PROJECT:

SHEET:

DATE:

E: **APRIL 2015** 

**A8** 



GreenPoint Rated New Home Single Family Checklist Version 6.0

© Build It Green

No. of Proceedings	Market 6.00				_		_	
Single Family New Home	Vesion6.02 DE FRC Confided Wheed					_	1	
265%	D5.1 Dimensional Lumber, Study, and Timber	- 4			- 6	-		
TBD	D5.2 Parel Products				3			
800	D4. Solid Wall Systems							
TBD TBD	D6.1 At Least 90% of Boors D6.2 At Least 90% of Exterbr Walls			$\vdash$	1	-		
THO	DG.9 At Lacet 90% of Roofs		1	-	1	-		
TBD	D7. Energy Heels on Roof Trasses		1					
16 inthes	DB. Overhangs and Gutters	1	1		1			
TBD	D2. Reduced Politiden Entering the Home from the Garage D9.1 Detached Garage					-		
TBD	D9.2 Mitigation Strategies for Attached Gerage			1				
	D10. Structural Pest and Rot Controls							
TBD	D10.1 All Wood Located At Least 12 Inches Above the Soil			$\vdash$	1	_		
TED	D10.1 Wood Franking Treated With Borates or Factory Impregnated, or Wall avagences cover than proces				٠, ا			
	D11. Mdisture-Resistant Materials in Wet Areas (such as Hitchen, Bathrooms,		_	$\vdash$		-		
Yes	Utility Rooms, and Basements)	2		1 1 1	1			
É. EKTERIUR								
TIED	E1. Environmentally Protectals Gooking E2. Flashing Installation Third-Party Verified		_	$\vdash$	1	_		
TED	E3. Rain Screen Wall System		_	$\vdash$	- 6	_		
TRD	64. Durgido and Non-Combustible Cladding Nationals			$\vdash$	1			
	E5. Durable Roofing Materials							
Yes	E5.1 Durable and Fire Resistant Rodling Materials or Assembly	1			1			
TED F. INSULATION	Ed. Vegetated Poof		Z Z	$\overline{}$		_		
F. INSULATION	F1. Insulation with 31% Post-Consumer or 60% Pest-ledustrial Recycled Centent							
TEID	F1.1 Was are Plors				1	-		
TIID	F1.2 Collinox				1			
	F2. Insulation that Meets the CDPH Standard Method - Residential for							
TIE	Low Emissions 52-1 Walls and Floors				_	_		
TED	F2.2 Cellings		_	1				
100	F3. Insulation That Does Not Contain Fire Returdants							
Vee	F3.1 Covity Walts and Floors	- 1		1		=		
TBD TBD	F3.2 Ceilings F3.3 Interior and Exterior		_	1	_			
G. FLUMBING	F3.3 Piterior and Exterior			1 1		_		
	G1. Efficient Distribution of Bornestic Hot Water							
	G1. Efficient Distribution of Bornestic Hot Water G1.1 Insulated Hot Water Pipes	1	1					
Yes TBD	G1.1 Insulated Hot Water Pipes G1.2 Water Sense Volume Limit for Hot Water Distribution	1	1			1		
	G1.1 Insulated Hot Weler Pipes G1.2 Water's enso Volume Limit for Hot Water Distribution G1.2 Inservation of Mislaway in Hot Water Cistribution	1	1			1 2		
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Yes TBD TBG	G11 Timusater Hot Virlain Pipe  611 Timusater Hot Virlain Pipe  612 Waster Street Volume Limitor Riot Water Distribution  612 Windowskie Efficiency in Hollowise Classification  623 Printial Waster Officience Plantine  621 Waster Street Contraction with Matching Compensation Yahre  622 Waster Street Bestimon Financia	2	1			1 2 2		
Yes TED TED Yes	G1 I massinet HotWater Piper  G1 I massinet HotWater Charles Rott Water Dieffoldon  G2 Invest Water-Emission Finance  G2 Invest Water-Emission Finance  G2 I Visual Service Roundroom Garden  G2 Invest Water-Emission Finance  G2 Invest Water-Emission Finance  G2 Investigation Foundroom Garden  G3 Investigation Foundroom Garden  G3 Investigation Garden  G4 Investigation Garden  G5 Investigation Garden  G5 Investigation Garden  G6 Investigation Garden  G6 Investigation Garden  G6 Investigation Garden  G6 Investigation Garden  G7 Investigation G	2	1			1 2 2 1		
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Yes TSD TSD Yes Yes Yes TBD TED	G1.1 masked HotWaler Piper  G1.1 masked HotWaler Control Bot Water Defection  G2. Invalid Market Efficient Filance  G2. Invalid Market Efficient Filance  G2.1 Water Service Schemenhood with Market Granten   G2.2 Water Service Schemenhood with Market Granten  G2.2 Water Service Schemenhood with Market Granten  G2.2 Water Service Schemenhood with Market Granten  G2.2 Water Service Trains with Arkitemien Performance (#4P) Threshold of Mo  Case Thurs 65 Granten  G3. Operational Graywater System  G3. Operational Graywater System	2 1 1	1			1 1		
Yes TED TED Yes Yes Yes TED	G1.1 masked HotWaler Piper  G1.1 masked HotWaler Compare Set Waler Defeatation  G2. break Water-Efficient Filters  G2. break Water-Efficient Filters  G2.1 Waled Series Showmendoed Hist Marging Compensation Valve  G2.2 Waled Series Conference Series  G3.2 Waled Series Garden Series  G3.2 Per-Plantation of Graywaler System  G4.0 Open Series Garden Series  G4.0 Open Series Garden Series  G4.1 Series Garden Series (Marging Series)  G5.1 Series Garden Series (Marging Series)  G6.2 Series Garden Series (Marging Series)  G6.3 Series Garden Series (Marging Series)  G7.4 Series Garden Series (Marging Series)  G7.5 Series Garden Series (Marging Series (Marging Series)  G	2 1	1			1 1		
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Yes TED TED Yes Yes Yes TED TED TED TED TED TED TED TED TED	G1.1 masked HotWaler Piper  G1.1 27/4426-Serv-Valen Centrol Red Water Defection  G2. Involved Serv-Valen Centrol Red Water Defection  G2. Involved Serv-Valen Centrol  G2.1 Virtual Serv-Valen Centrol  G2.1 Virtual Serv-Valender Serv-Valender  G2.2 Virtual Serv-Valender Serv-Valender  G2.2 Virtual Serv-Valender Serv-Valender  G2.2 Virtual Serv-Valender Serv-Valender  G3. Pre-Marchites of Growned System  G3. Pre-Marchites of Growned System  C3. Pre-Marchites of Growned System  C4.	2	1	1 2 1		1 1		
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Yes Yes Yes Yes Yes Yes Titlo	G11 Treatment Hot Water Piper 61 1.2 Water Steel Scholler Christ Reit Water Dieffoldon 61 3.2 Water Steel Scholler Christ Reit Water Dieffoldon 61 3.2 Water Steel Scholler Scholler Scholler Scholler 62 1.2 Water Steel Scholler Scholler Scholler Scholler 62.2 Water Steel Scholler Sc	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1	1 1 1		1 1		
Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes	G1.1 masked HotWaler Piper  G1.1 masked HotWaler Control Red Waler Defeatation  G2. break Thate-Efficient Filtrates  G2. break Thate-Efficient Filtrates  G2.1 Waled Street Showmerhood with Marking Complemention Yalve  G2.2 Waled Street Control sets of Authorism Parformance (A&P) Threshold of No.  Laws Thur G3.0 Control  G3. Per-Plamation of Groupwater System  G3. Per-Plamation of Groupwater System  G3. Control Street Street Street  H1.1 Standard Commission Waled Waled  H1.5 Standard Commission Waled Waled  H3.5 Street Commission Waled Waled  H3.5 Street Commission Waled Waled Waled Waled Waled  H3.5 Street Commission Waled Waled Waled Waled Waled Waled  H3.6 Street Waled Waled Waled Waled Waled Waled  H3.6 Street Waled  H3.6 Street Waled Wa	2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1	1 2 1		1 1		
Vec. 1980 1980 1980 1980 1980 1980 1980 1980	G1.1 Invalided Hot Water Piper G1.1 Water Steel Scheme Control Red Water Definition G1.2 West Steel Scheme Control Red Water Definition G2.2 Invalid Steel Schemerhood His Markey Compression Valve G2.2 Water Steel Schemerhood His Markey G2.3 Water Steel Schemerhood His Markey G3.4 Pre-Primiting Ford Schemerhood G3.4 Pre-Primiting Companies System VALVES GCASCASCASCASCASCASCASCASCASCASCASCASCASC	2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1	1 2 1		1 1		
Yes TSO Yes Yes Yes Yes TSO Yes Yes Yes TSO	G1.1 Transient Hot Water Piper G1.1 Transient Hot Water Det Hot Rot Water Det Hot Rot G2. Invest Water-Emission Finance G2. Invest Water-Emission Finance G2.1 Virtual Finance G2.2 Virtual Finance Rounder G2.2 Virtual Finance G2.3 Virtual Fi	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 R R R	1 2 1	R	1 1		
VG TED	G1. Invasion Hot Water Piper G1. 12 Water State Order Centrol Bolt Water Defendation G1. Water State Order Centrol Bolt Water Defendation G2. Invalid Water-Efficient Filance G2. Water State Order Centrol G2. Water State Order Centrol G2. Water State Order State Order G3. Operational Gargania By Association G3. Efficient Centrol G3. Operational Gargania By Association G3. Operational Gargania By Association G3. Operational Gargania By Association G3. Operational Gargania By G3. Operation G4. Explicitly State Gargania By G4. Operation G4. Explicitly State Gargania G4. Explicitly State	2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 R R	1 2 1 1	R	1 1		
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LAZARI DESIGN 6154 ROYAL ACORN PL San jose Ca 95120 Tel:(408) 781-8374 Fax: (408)323-9522 elazari@comcast.net REVISION 619 DUNHOLME WAY SUNNYVALE CA 94087

PHILIP ROTHERNBERG PROJECT:

OWNERS:

E.L.

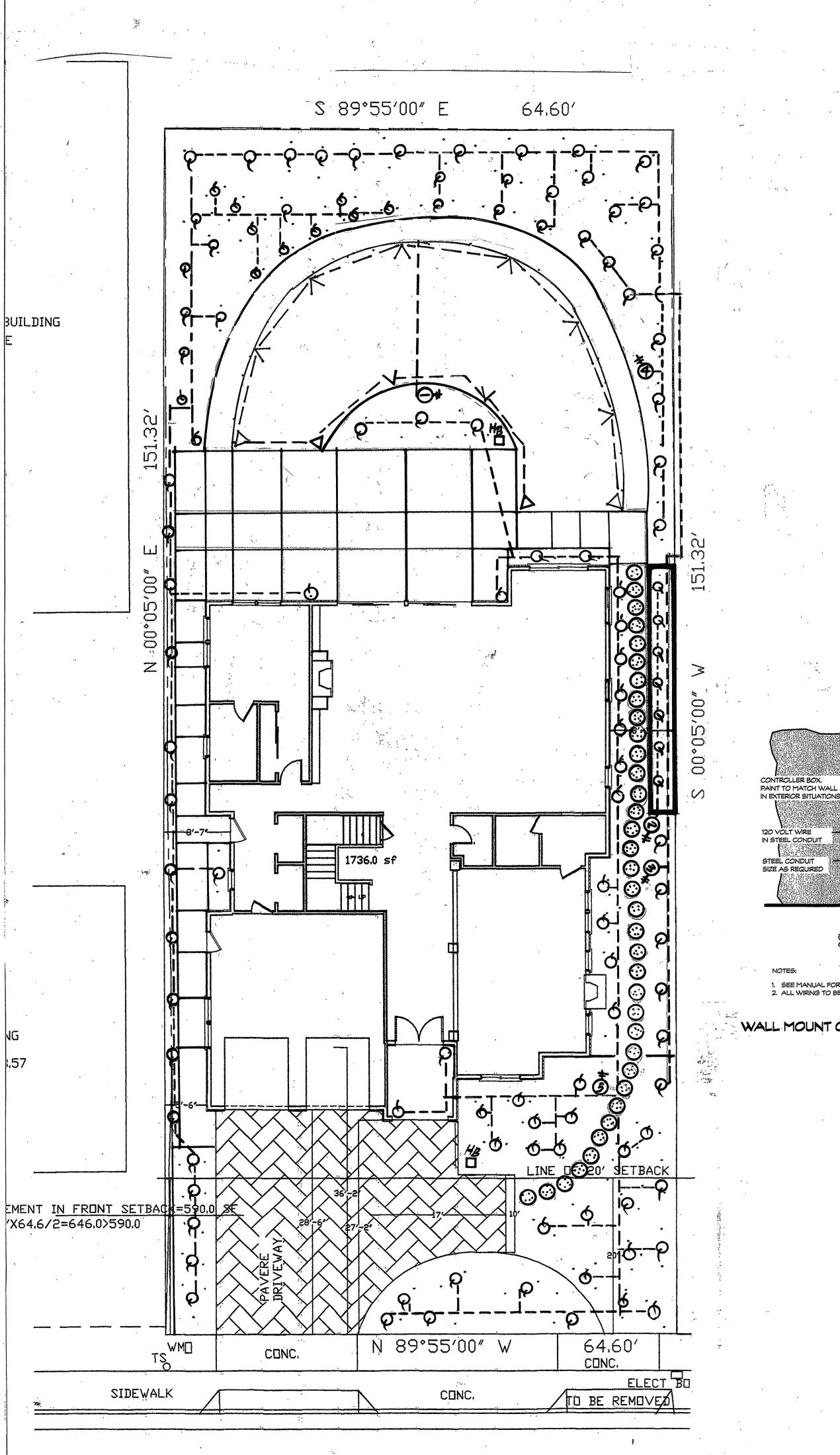
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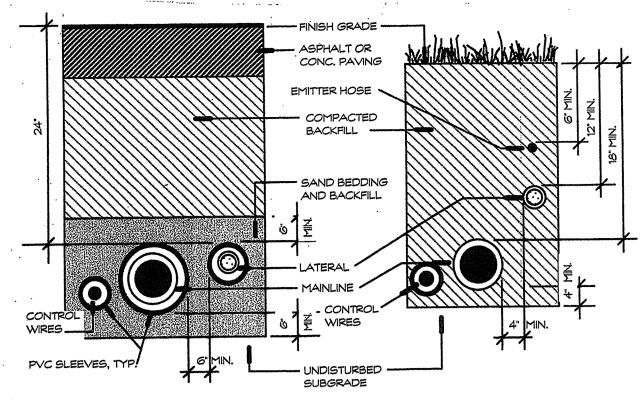
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SHEET: **A9** 

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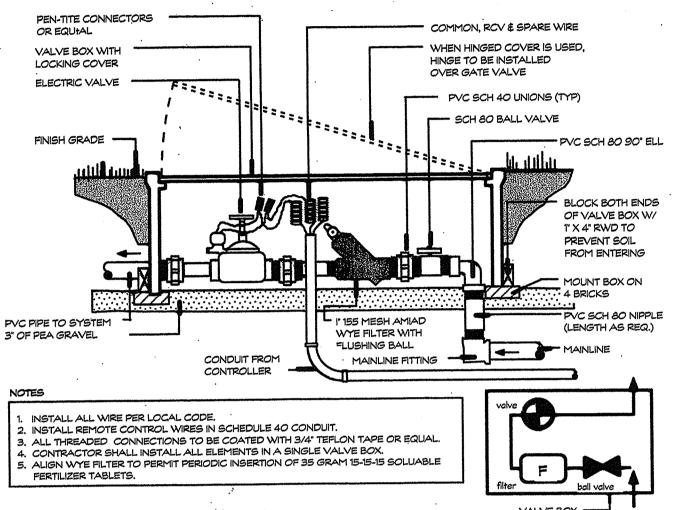
GreenPoint Rated New Home Single Family Checklist Version 6.0





1. SCHED, 40 PVC SLEEVES, TYP., SEE CHARTS FOR SIZES. 2. BUNDLE AND TAPE CONDUIT OR WIRING AT 10' INTERVALS UNDER PLANTING. 3. BED AND BACKFILL ALL PIPE AND WIRE IN SAND UNDER PAVING AS SHOWN.

# TYPICAL TRENCHING



# DRIP REMOTE CONTROL VALVE

# COMMON WIRE RCV WIRES IN CONDUIT TO REMOTE CONTROL VALVES

SEE MANUAL FOR MOUNTING INSTRUCTIONS 2. ALL WIRING TO BE INSTALLED PER LOCAL CODE.

# rrigation notes

- CALL IRRIGATION ELEMENTS ARE SHOWN DIAGRAMATICALLY. PIPES SHOWN WITHOUT SLEEVES SHALL BE LOCATED IN PLANTING AREAS. UNLESS OTHERWISE SHOWN, LOCATE ALL QUICK COUPLERS, REMOTE CONTROL VALVES, GATE VALVES AND FLUSH VALVES IN PLANTING AREAS.
- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE LOCAL BUILDING AND PLUMBING CODES HAVING
- 3. THE CONTRACTOR SHALL PAY FOR ALL PERMITS REQUIRED FOR THIS PORTION OF WORK.
- THE WORK TO BE PERFORMED UNDER THIS CONTRACT SHALL INCLUDE THE FURNISHING OF ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, SERVICES AND TRANSPORTATION NECESSARY FOR AND PROPERLY INCIDENTAL TO THE INSTALLATION OF A COMPLETE SPRINKLER SYSTEM AS SHOWN ON THE IRRIGATION PLANS, INCLUDING TRENCHING, BACKFILLING, ETC.
- CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES, MAIN LINES, VALVES, ETC. PRIOR TO CONSTRUCTION. ALL WORK SHALL BE PROTECTED FROM DAMAGE AS A RESULT OF THIS WORK.
- . DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR 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 TO THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS
- CONTRACTOR SHALL DISCUSS WITH LANDSCAPE ARCHITECT EXISTING WATER PRESSURE AND WHETHER PRESSURE REGULATOR SHALL BE INSTALLED. IF REQUIRED, PRESSURE REGULATOR SHALL BE SET FOR IRRIGATION DESIGN PRESSURE AS INDICATED IN THE IRRIGATION PLANS.
- THE IRRIGATION CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES AND SHALL COORDINATE HIS WORK WITH OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES UNDER PAVING, ETC.
- ALL EXCAVATIONS AND IRRIGATION RENOVATION OPERATIONS PERFORMED DURING EACH DAY SHALL BE COMPLETED. ALL HOLES SHALL BE FILLED, HEADS SET TO GRADE AND EXCAVATED TRENCHES BACKFILLED AND
- 10. ALL HEADS SHALL BE STAKED BY CONTRACTOR TO DETERMINE WHICH HEADS WILL NEED TO BE MOVED INTO LATERAL ALIGNMENT. LANDSCAPE ARCHITECT TO APPROVE FINAL LOCATIONS.
- 11. PRIME AND SOLVENT WELD ALL PVC PIPE CONNECTIONS AND CAP ALL OPEN PIPE ENDS.
- 12. 120 VOLT ELECTRICAL POWER OUTLET AT THE AUTOMATIC CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL OUTLET TO THE AUTOMATIC CONTROLLER.
- 13. CONTROLLER SHALL BE PROGRAMMED SO THAT ONLY ONE VALVE OPERATES AT ONE TIME.
- 14. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL AS SHOWN IN THE DETAIL PERPENDICULAR TO ADJACENT ELEMENTS AS SHOWN.
- ; PARALLEL PIPES MAY BE INSTALLED IN THE SAME TRENCH PROVIDED A 4" HORIZONTAL SEPARATION BETWEEN
- 6. SPLICING OF 24 VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24" COIL OF EXCESS
- WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG THE RUN.
- 17. INSTALL PULL BOXES EVERY 150' OR LESS FOR IRRIGATION CONTROL WIRE CONDUIT. 18. INSTALL 6" CLEAN SAND BED AND COVER AROUND ALL CONDUIT AND MAINLINE.
- 19. INSTALL A SPARE CONTROL WIRE OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.
- 20. BACKFILL FOR TRENCHING SHALL BE COMPACTED TO A DRY DENSITY EQUAL TO ADJACENT UNDISTURBED SOIL AND SHALL CONFORM TO ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS OR OTHER

- 22. THE IRRIGATION CONTRACTOR SHALL FLUSH MAINLINES BEFORE INSTALLING REMOTE CONTROL VALVES AND LATERAL LINES BEFORE INSTALLING SPRINKLERS. INSPECT MAINLINE FOR LEAKS UNDER FULL OPERATING PRESSURE PRIOR TO BACKFILLING. ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO MINIMIZE OVERSPRAY ONTO ADJACENT PROPERTY, PAVING AND/OR BUILDINGS. SELECT THE BEST DEGREE OF ARC TO FIT EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.

21. NITIAL BACKFILL ON PLASTIC LINES SHALL BE OF A FINE GRANULAR MATERIAL WITH NO FOREIGN MATTER

- 23. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.
- 24. INSTALL A SPRING LOADED CHECK VALVE BELOW THOSE SPRINKLERS WHERE LOW HEAD DRAINAGE WILL
- 25. FOR MAINLINE PIPING INSIDE SLEEVES USE SCHEDULE 40 PVC PLASTIC PIPE.
- 26. EXTEND ALL SLEEVES 12" MINIMUM BEYOND EDGE OF PAVING INTO PLANTING AREAS.
- 27. ALL EMPTY IRRIGATION CONTROL WIRE SLEEVES/CONDUITS SHALL HAVE PULL ROPES INSTALLED.
- 28. CONTRACTOR IS RESPONSIBLE FOR LOCATION AND SIZE OF SLEEVES FOR IRRIGATION CONTROL WIRES SIZES SHOWN ARE FOR PIPE. SIZE SLEEVES PER CHART.
- 29. PIPE MAY NOT SHARE A SLEEVE WRING MUST BE IN A SEPARATE SLEEVE.

CAUSE EROSION AND EXCESS WATER.

IRRIGATION LEGEND

3/4 INCH SCHEDULE 40 PVC MAIN

——— 3/4 INCH CLASS 200 PVC LATERAL

V DEGREE .4 GPM

**DEGREE .8 GPM** 

ЦВ ☐ 3/4 INCH HOSE BIB

INCH SIZE

HYDRO ZONES

TOLERANT PLANTS

**NOTES** 

VALVE ONE---TURF HIGHEST WATER USE

VALVE TWO---VEGETABLES MODERATE WATER USE

VALVE THREE---FRUIT TREES MODERATE WATER USE

VALVE FOUR & 5 LOW WATER USE NATIVES&DROUGHT

WHUNTER MP 1000 ROTATOR HEAD 14'0" ADJUSTABLE RADIUS 90 DEGREE .2 GPM

HUNTER MP 1000 ROTATOR HEAD 14'0" ADJUSTABLE RADIUS 180

HUNTER MP 1000 ROTATOR HEAD 14'0" ADJUSTABLE RADIUS 360

PEPCO QUADRA CLUSTER BLUE DRIP HEAD (4 PORTS) 2 GPH PER PORT

IRRITROL RD600 6 STATION AUTOMATIC CONTROLLER WITH CLIMATE LOGIC ATTACHMENT

IRRITROL OR RAINBIRD ANTISIPHON REMOTE CONTROL VALVES 3/4

1.BUILDER TO INSTALL 3/4 INCH SCHEDULE 40 PVC WATER MAIN IN

2. THE CALIFORNIA GREEN STANDARDS CODE REQUIRES A WEATHER

BASED AUTOMATIC IRRIGATION CONTROLLER, SWAT TESTED AND

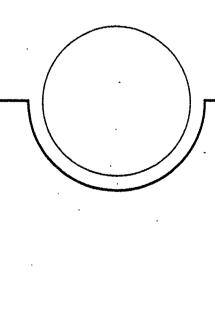
APPROVED SUCH AS IRRITROL SD 600 OR APPROVED EQUAL.

3/4" FEBCO BACK FLOW PREVENTER IF REQUIRED

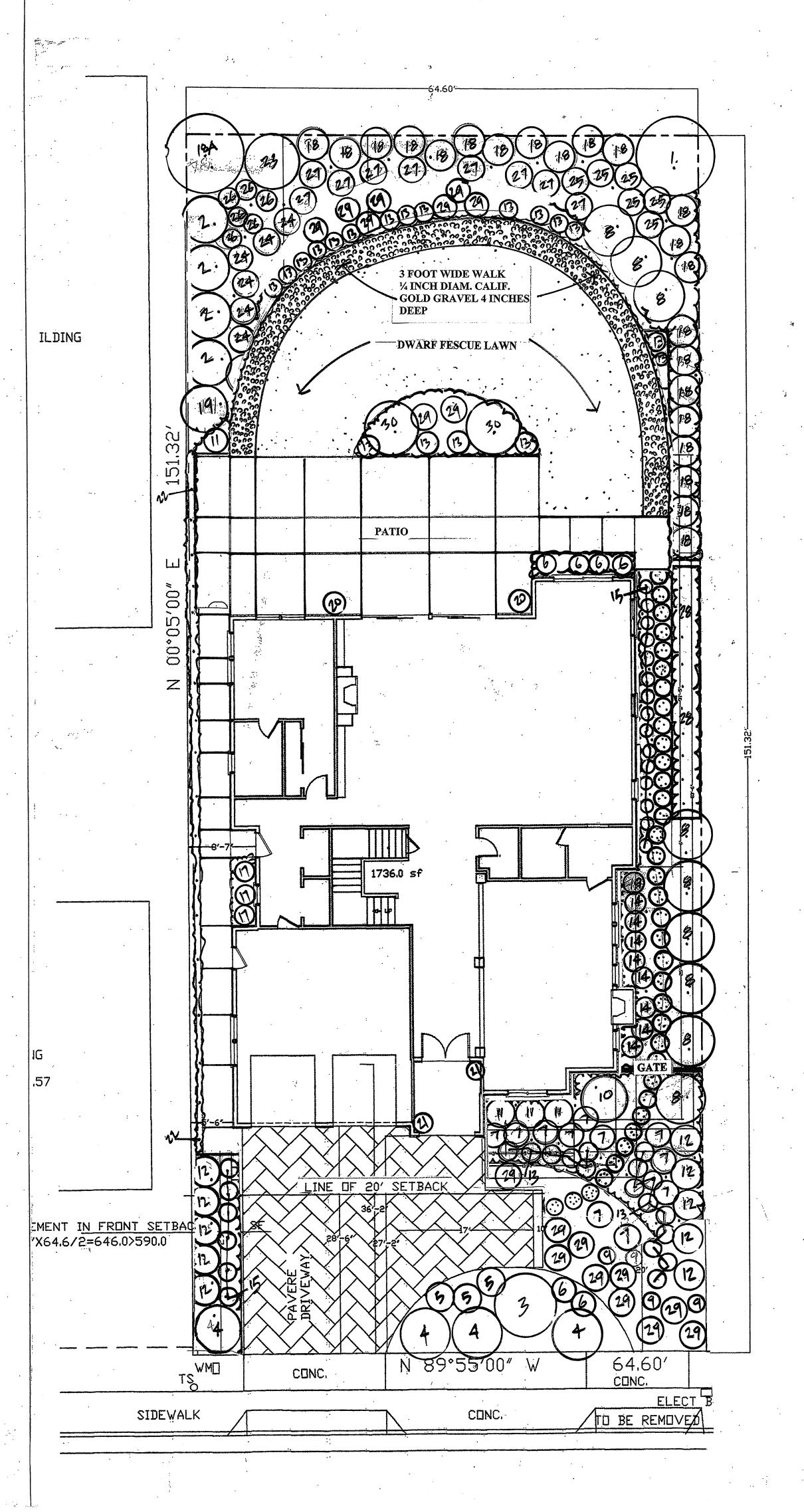
APPROPRIATE LOCATION FOR IRRIGATION SYSTEM

- 30. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES AND SHRUBS, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND SHRUBS AND THEIR ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ROOTS ONE (1) INCH AND LARGER IN DIAMETER SHALL BE PAINTED WITH TWO COATS OF TREE SEAL, OR EQUAL. TRENCHES ADJACENT TO TREES AND SHRUBS SHALL BE CLOSED WITHIN TWENTY--FOUR (24) HOURS; AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE AND/OR SHRUB SHALL BE KEPT SHADED WITH BURLAP OR
- 31. IRRIGATION CONTRACTOR TO SUBMIT TO LANDSCAPE ARCHITECT A PROPOSAL DRAWING SHOWING PROPOSED MOUNTING OF CONTROLLER WITH CONDUITS. INSTALLATION SHALL BE COMPLETED AFTER APPROVAL OF PROPOSAL DRAWINGS BY LANDSCAPE ARCHITECT.
- 32. A COMPLETE SET OF REPRODUCIBLE "AS BUILT" DRAWINGS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT UPON COMPLETION OF CONSTRUCTION.
- 33. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO INDICATE A COMPLETE SPRINKLER SYSTEM WHICH IS INSTALLED AND READY FOR USE WITHOUT FURTHER COST TO THE OWNER.
- 34. THE SPRINKLER SYSTEM SHALL BE UNCONDITIONALLY GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. MANUFACTURER WARRANTIES SHALL NOT REPLACE THIS GUARANTEE. THE
- CONTRACTOR SHALL BE LIABLE FOR LABOR AND MATERIALS TO REPAIR THE SYSTEM AND RESTORE ANY OTHER ELEMENTS DAMAGED BY FAILURE OF IRRIGATION SYSTEM.

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SHEET:



LEGEND

24" CONCRETE STEPPING STONES

PLANTING AREA

2" FINE FIR BARK MULCH ALL PLANTING AREAS NATIVE=N DROUGHT TOLERANT= DT MODERATE WATER USE= MOD.

# TOT A BUTCH TO TOTALLO

TRICUSPIDATA

INSERT PLANT PACKETS 4" - 6"

BELOW F.G. AND 1" FROM ROOT

TWICE THE DIAMETER

OF THE CONTAINER

IN MORE COMPACTED

SOIL THE HOLE SHOULD BE

3 TO 4 TIMES THE DIAMETER

OF THE CONTAINER.

BALL AS FOLLOWS:

BEST-PAKS 20-10-5

PACKETS - SEE NOTE

PLANTING WHEN

SLOPE OCCURS

3" LAYER MULCH, .

3" FROM BASE OF

FERTILIZER PLANT

F.G. AND 1" FROM

PLANT ALL AROUND

BEST-PAKS 20-10-5

PACKETS 4" BELOW

ROOT BALL (2-1 GAL,

4-5 GAL, 9-15 GAL.)

UNDISTURBED EXIST. SOIL -

FERTILIZER PLANT

24° BOX - 15

36° BOX - 22

48° BOX - 29

DRIVE 3" DIA., PRES. TRD. LODGEPOLE PINE STAKES INTO 12" MIN. UNDISTURBED

STAKE TOPS LEVEL 2' BELOW MAIN BRANCHING OF TREE. REMOVE NURSE

FOUR FLEXIBLE BELT OR RUBBER HOSE

TIES. CROSS TIES OVER BEFORE

4" EARTH BERM DIRECTLY OUTSIDE

B' CONTINUOUS LAYER MULCH, 3"

SET ROOTBALL 2' ABOVE FIN. GRADE.

LIGHTLY SCORE SIDES & BOTTOM OF

ROOT BALL JUST PRIOR TO PLANTING.

POUGHEN SIDES & BOTTOM OF

HOLE. MINIMUM DIMENSIONS: TWICE THE DIAMETER OF THE

CONTAINER AND 2' LESS THAN

THE DEPTH OF THE ROOT BALL

NECESSARY. TAMP IN 8' LAYERS

AND SOIL AMENDMENT AS

- UNDISTURBED SOIL. CROWN

ROOTBALL 1" HIGHER

- 4" EARTH BERM

2' MIN. IN DIAMETER

THAN CONTAINER

MIX-TAMP TILL FIRM

OF TOPSOIL MIX

FIRM MOUNDED LAYER

PLANT HOLE TO BE A MIN.

OF 6' WIDER AND DEEPER

PLANTING BACKFILL TOPSOIL

THAN SURROUNDING

CENTER OF HOLE MIN. 3"

BACKFILL WITH CLEAN NATIVE SOIL

DO NOT REMOVE LOW SIDE BRANCHES

OF ROOT BALL

CLEAR FROM TRUNK

SECURING ONTO STAKES WITH GALVANIZED SCREWS.

PLANT LEGEND		
BOTANICAL NAME COMMON NAME SIZE	NO.	
1. ULMUS PARVIFOLIA (DT) EVERGREEN ELM	15GAL.	1
2.PODOCARPUS GRACILIOR (DT) FERN PINE	15GAL	4
3.PHOENIX CANARIENSIS (DT) CANARY ISLAND PALM	24"BOX	1
4.LAGERSTROEMIA MOD. CRAPE MYRTLE 'TUSCARORA'	15 GAL.	4
5.ROSMARINUS 'TUSCAN BLUE' (DT) ROSEMARY	5 GAL.	3
6.LAVANDULA 'BLUE CUSHION' (DT) LAVENDER	5GAL.	7
7.DRACENA 'FESTIVAL' (DT) PURPLE DRACENA	15 GAL.	10
8.DWARF FRUIT TREES MOD.	15 GAL.	9
9.DIETES IRIDIOIDES (DT) FORTNIGHT LILLY	1 GAL.	4
10. CHAMAEROPS HUMILIS (DT) MEDIT. FAN PALM	15 GAL.	1
11. PHORMIUM 'YELLOW WAVE' (DT) FLAX	5 GAL.	4
12. ROMNEYA COULTERI (N) MATILJA POPPY	5 GAL.	10
13. PELARGONIUM DOMESTICUM (DT) GERANIUM	1 GAL.	33
14.ANIGOZANTHOS 'GIANT RED' (DT) KANG. PAW	5 GAL.	8
15.LIMONIUM PEREZII (DT) STATICE	1 GAL.	21
16. PARTHENOCISSUS (DT) BOSTON IVY	1 GAL.	18

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17. WOODWARDIA RADICANS (N) CHAIN FERN	5 GAL.	3
18A. PERSIMMON 'FUYU' (DT) PERSIMMON	15 GAL.	1
18 NERIUM OLEANDER 'SINGLE PINK'( D T )	5 GAL.	19
19. BOUGAINVILLEA (DT) BOUGAINVILLEA SPECTABILIS	15 GAL.	1
20.CANNA 'TROPICANA' CANNA "IN pot" MOD.	2 GAL.	2
21.STRELITZIA REGINAE (DT) BIRD OF PARADISE	5 GAL.	2
24. LOROPETALUM LOROPETALUM CHINENSE 'RAZZLEBERRI'	5 GAL.	6
25 SALVIA LEUCANTHA (DT) MEXICAN SAGE	5 GAL.	6
26 AMARYLLIS BELLADONA 'PINK' (DT)	5 GAL.	6
27. GREVILLEA (DT) GREVILLEA 'BOONGALLA SPINEBILL'	5 GAL.	8
28. RAISED PLANTER FOR VEGETABLES		
29.ZAUSCHNERIA CALIFORNICA (N)	5 GAL	13
30. RIBES SANGUINEUM (N) PINK CURRANT	5 GAL.	2

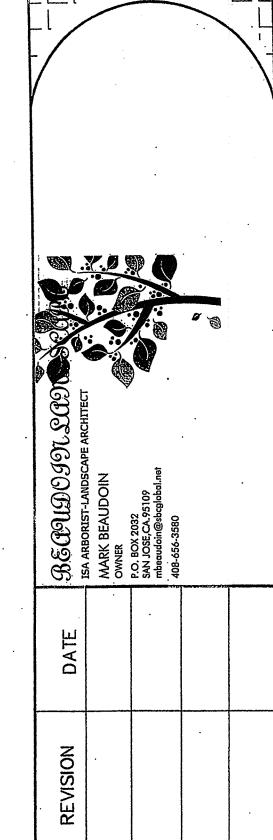
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DOS NGD	IIIECI CONTRACTOR CONT	5			
TGEOGN	ST-LANDSCAPE ARCH	.95109 hodobel net			
<b>BEC</b>	MARK BEA	P.O. BOX 203 SAN JOSE,CA	408-656-358(	version 2 and	
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	DATE	DATE	DATE SECOLO OSOL SCONS  BARBORIST-LANDSCAPE ARCHITECT  MARK BEAUDOIN  OWNER  P.O. BOX 2032  SAN JOSE, 20,95109  SAN JOSE, 20,95109	DATE	DATE ISA ARBORIST-LANDSCAPE ARCHITECT MARK BEAUDOIN OWNER P.O. BOX 2032 SAN JOSE,CA,95109 mbeaudoin@sbcglobal.net 408-656-3580



- 1. CONTRACTOR SHALL INSPECT THE SITE AND BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS. THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL COORDINATE WITH ALL APPLICABLE TRADES
- SHALL SUPPLY SUFFICIENT QUANTITY TO FULFILL THE INTENT OF THE PLAN(S). PLANT QUANTITIES ARE INDICATED EXTREME CAUTION SHALL BE TAKEN IN WORK AREAS WHERE THERE ARE EXISTING TREES AND SHRUBS AND
- 4. RIP EXISTING SOIL TO A DEPTH OF 12' IN THE LANDSCAPE AREAS PRIOR TO SPREADING THE TOPSOIL OR FILL. 5. CONTRACTOR SHALL PROVIDE A SUFFICIENT AMOUNT OF IMPORTED CLASS A TOPSOIL TO BRING THE GRADE OF
  THE PLANTING AREAS UP TO THE PROPOSED GRADE ON THE CIVIL DRAWINGS AND PER THESE SPECIFICATION \$ 23. EXCAVATE PLANTING PITS AT LEAST TWICE AS WIDE AS THE DIAMETER OF THE ROOTBALL. SOIL IMMEDIATELY
- CONTRACTOR SHALL PROVIDE CERTIFICATION THAT IMPORTED TOPSOIL IS CLASS A. SOIL AMENDMENT SHALL BE GROVERS WONDER GROW COMPOST SOIL, ORGANIC COMPOST OR EQUAL. CONTRACTOR SHALL SUBMIT ANALYSIS AND SAMPLE OF MATERIAL FOR APPROVAL PRIOR TO COMMENCEMENT
- 7. AMEND ALL PLANTING AREAS IWITH A MINIMUM OF 9 CUBIC YARDS SOIL CONDITIONER PER 1000 SQUARE FEET. 24
- ADD ADDITTIVES TO EXISTING SOIL AS RECOMMENDED/SPECIFIED IN THE EXISTING SOIL FERTILITY ANALYSIS
- 9. ROTOTILL ADDITIVES THOROUGHLY INTO TOP 6" OF SOIL.
- 10. AFTER INSTALLATION OF IRRIGATION SYSTEM, HEADERS, PAVING, ETC., RAKE SMOOTH ALL PLANTING AREAS TO 25. TWO WEEKS PRIOR TO PLANTING OF ALL PLANTING AREAS, APPLY A PRE-PLANTING HERBICIDE, ROUNDUP OR CLEAR THEM OF ANY ROCK OR DEBRIS GREATER THAN ONE (1) INCH IN DIAMETER. REMOVE THESE MATERIALS
- 11. LEVEL OF PLANTING AREAS SHALL BE THREE INCHES (3") BELOW TOP OF HEADERS, PAVEMENTS, CURBS, WALKS, ETC. AND TO THE FINISH GRADE OF ADJACENT EXISTING PLANTING AREAS WITHOUT ABRUPT CHANGE IN GRADIENT EITHER IN THE SURFACE OF THE SOIL OR WHERE THE SOIL MEETS SUCH FEATURES. MINIMUM SLOPE FOR FINISHED SURFACES, UNLESS OTHERWISE INDICATED ON THE PLANS, SHALL BE TWO PERCENT (2%)... PARTICULAR ATTENTION SHALL BE GIVEN TO THE CORRECT GRADING OF SURFACE DRAINAGE SWALES AND AREAS ADJACENT TO DRAINAGE STRUCTURES. DRAIN TO PAVING OR CATCH BASINS; DIRECT DRAINAGE AWAY FROM BUILDINGS, WALLS, ADJACENT PROPERTY, ETC. AT THE COMPLETION OF THE FINISH GRADING, NO LOW SPOTS THAT HOLD STANDING WATER WILL BE ACCEPTED AND THE SITE SHALL BE LEFT IN A CLEAN AND FINISHED CONDITION CONFORMING TO THE PLANS.
- 12. CONTRACTOR SHALL DIG A 12'0 X 12' DEEP PERCULATION HOLE AND FILL IT WITH WATER... IF WATER HAS NOT PERCULATED OUT SO THAT NO WATER REMAINS AFTER 30 MINUTES, PROVIDE DRAIN HOLES FILLED WITH SOIL MIX FOR TREES SUFFICIENT TO ENSURE PERCULATION OF ALL WATER IN 30 MINUTES. AUGER BORE DRAIN HOLES TO PENETRATE ANY HARDPAN AND A MINIMUM OF 12' INTO UNDISTURBED PERVIOUS SOIL. SCARIFY SIDES OF DRAIN HOLES.
- 13. ALL PLANTS SHALL BE NURSERY GROWN, SYMMETRICAL, TYPICAL FOR VARIETY AND SPECIES, SOUND, HEALTHY, VIGOROUS, AND OF NORMAL HABIT OF GROWTH FOR THE SIZE SPECIFIED. THEY SHALL BE WELL FOLIATED FREE FROM DISEASE, INSECTS, INSECT EGGS, LARVAE; AND DEFECTS SUCH AS KNOTS, SUN-SCALE, INJURIES, ABRASIONS, BROKEN LIMBS, DISFIGUREMENTS AND SHALL HAVE HEALTHY, NORMIAL, WELL ROOTED SYSTEMS FILLING THEIR CONTAINERS, YET NOT ROOT BOUND. CONTAINER STOCK SHALL HAVE GROWN IN THE CONTAINERS IN WHICH DELIVERED FOR AT LEAST 3-MONTHS, BUT NOT OVER 2-YEARS.
- 14. ALL PLANTS DELIVERED TO THE SITE MUST BE TAGGED WITH NURSERY TAGS LISTING GENUS, SPECIES, CULTIVAR, IF ANY, COMMON NAME, AND SIZE. PLANTS DELIVERED TO THE SITE WITHOUT TAGS WILL BE
- 15. NO TREES WILL BE ACCEPTED THAT WILL NOT STAND ON THEIR OWN TRUNKS AFTER THE NURSERY STAKE HAS BEEN REMOVED. TREES SHALL HAVE STRAIGHT TRUNKS, UNLESS OTHERWISE SPECIFIED, WITH THE LEADER
- 16. PLANTS SHALL NOT BE PRUNED PRIOR TO DELIVERY TO AND/OR ON SITE WITHOUT THE SPECIFIC APPROVAL AND/OR DIRECTION OF THE LANDSCAPE ARCHITECT.
- 17. THE OWNERS REPRESENTATIVE SHALL INSPECT AND APPROVE ALL PLANT MATERIAL PRIOR TO THEIR INSTALLATION. DISEASED, ROOT BOUND, OR GIRDLING ROOTED PLANTS WILL BE REJECTED AND REPLACED AT THE CONTRACTORS EXPENSE.
- 18. PLACE TREES AND SHRUBS ON SITE, WHILE STILL IN CONTAINERS, IN PROPER LOCATIONS AS INDICATED ON THE 33. CONTRACTOR SHALL FURNISH TO LANDSCAPE ARCHITECT THE MATERIAL TAGS FOR THE IMPORTED TOPSOIL, PLANS. LOCATIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PLANT HOLES ARE DUG. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO RELOCATE TREES AND SHRUBS FROM POSITIONS ON THE PLAN(S).. GROUNDCOVER TO EXTEND UNDER ALL SHRUB AREAS. remembers to the contract that the contract of the contract of

- PLANTING LOCATIONS WHICH INTERFERE WITH LINE OF SITE FOR VEHICULAR TRAFFIC, UNDERGROUND CONSTRUCTION, OR WHERE OBSTRUCTION CANNOT BE REMOVED, SHALL BE ADJUSTED AND THE NEW

- 22. PLANTS SHALL BE PLANTED GREEN SIDE UP, SET VERTICALLY AND SOIL MIX FILLED IN TO HALF THE DEPTH OF THE BALL, TAMPED AND THOROUGHLY WATERED. REMAINDER OF PIT THEN SHALL BE FILLED WITH SOIL MIX, THOROUGHLY TAMPED AND WATERED, ALL WITHIN SAME DAY OF PLANTING.
- BELOW THE ROOT BALL SHOULD BE LEFT UNDISTURBED TO PROVIDE SUPPORT BUT THE SIDES AND THE BOTTOM AROUND THE SIDE SHOULD BE CULTIVATED TO IMPROVE POROSITY. THE TOP 12-INCHES OF BACKFILL AROUND THE SIDES OF THE ROOTBALL OF TREES AND SHRUBS MAY CONSIST OF THE ABOVE AMENDED SOIL BACKFILL BELOW 12 INCHES REQUIRED FOR 24 INCH BOX OR LARGER SHOULD NOT CONTAIN AN ORGANIC AMENDMENT.
- PLANTING BACKFILL MIX SHALL CONSIST OF THOROUGHLY MIXED 1 PART SOIL AMENDMENT, 3 PARTS NATIVE ON-SITE SOIL AND TERRA-SORB SOIL POLYMER OR EQUAL AT THE FOLLOWING RATES: 1 GALLON PLANT - 1/2 OZ 5 GALLON - 11/3 OZ., 15 GALLON - 4 OZ., 24" BOX - 8 OZ (16 TBL SPOONS), 36" BOX - 4 LBS, 48" BOX - 9.5 LBS, 60" BOX - 15.5 LBS, 72' BOX - 26 LBS. FERTILIZE PLANTS AT TIME OF PLANTING WITH AGRIFORM 21 GRAM, SLOW RELEASE PLANT PACKETS (20-10-5) PER THE PLANTING DETAILS AND PER RECOMMENDATIONS OF SOIL FERTILITY TESTING LAB.
- EQUAL PER MANUFACTURER'S RECOMMENDATIONS TO REMOVE OBNOXIOUS WEED GROWTH. IMMEDIATELY AFTER PLANTING, AND COMPLETION OF INITIAL WATERING, APPLY A PRE-EMERGENT HERBICIDE, RONSTAR-G, TREFLAN-DYMID, EPTAM, VEGITEX, OR EQUAL PER MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE USE OF ALL CHEMICAL PRODUCTS AND WILL SUPPLY OWNER WITH WRITTEN RECORD OF TYPE OF CHEMICAL(S) USED, DATE APPLIED AND RATE OF APPLICATION.
- TREE AND SHRUB PLANTING TO BE WATERED WITHIN 2 HOURS OF THE TIME OF PLANTING AND FLOODED TO ELIMINATE AIR POCKETS. ALL PLANTING AREAS TO HAVE 3" OF COMPACTED DARK BROWN (OR BLACK WHERE SHOWN) COLORED
- RECYCLED OR GREENWASTE CHIPPED MULCH INSTALLED AFTER PLANTING. MULCH SHALL BE INSTALLED UP TO THREE INCHES (3") AWAY FROM BASE OF TREES AND SHRUBS. CONTRACTOR SHALL PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO USE.
- 28. DURING AND AT COMPLETION OF THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES " TO MEET THE SATISFACTION OF THE OWNER. ALL TRASH, WEEDS, ROCKS, AND OTHER DEBRIS SHALL BE REMOVED AND DISPOSED OF FROM THE SITE ON A DAILY BASIS.
- 29. PLANT ROOT BALL CROWNS SHALL BE I' ABOVE FINISH GRADE AFTER WATERING AND SETTLING. ANY PLANTS WHICH HAVE ROOT BALL CROWNS BELOW FINISH GRADE AT FINAL INSPECTION, WILL BE REPLACED AT CONTRACTOR'S EXPENSE. PLANTS SHALL BE ERECT AFTER PLANTING AND ALL TREES SHALL BE SECURELY STAKED IMMEDIATELY AFTER PLANTING.
- MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED. ALL PLANT MATERIALS SHALL REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.
- MAINTAIN PROJECT AND ALL PLANT MATERIAL FOR 90 DAYS FOLLOWING APPROVAL TO BEGIN MAINTENANCE PERIOD. WATERING, CULTIVATING, WEEDING, REPAIR OF STAKES AND TIES, SPRAYING FOR INSECTS AND FERTILIZATION OF PLANTS SHALL BE PERFORMED TO MAINTAIN HEALTHY, VIGOROUS GROWTH AND GOOD COLOR. DEAD PLANTS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE
- ALL PLANTS AND PLANTING SHALL EXHIBIT A HEALTHY THRIVING CONDITION UNTIL THE END OF THE MAINTENANCE PERIOD OR BEYOND THAT TIME UNTIL ACTIVE GROWTH IS EVIDENT, AND SHALL BE GUARANTEED AGAINST ANY DEFECTS OF DISEASE. PLANTS REPLACED DURING THE MAINTANCE PERIOD SHALL BE MAINTAINED BY CONTRACTOR FOR 90 DAYS FOLLOWING THE DATE OF THEIR PLANTING . ALL TREES SHALL BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE. DECIDUOUS PLANT MATERIALS WILL BE ACCEPTED WHEN THEY LEAF-OUT IN THE SPRING FOLLOWING PLANTING OPERATIONS. THEFT OR VANDALISM SHALL NOT BE INCLUDED IN THE GUARANTEE PROVIDED THE CONTRACTOR HAS TAKEN MEASURES TO PREVENT THESE INCIDENTS FROM OCCURRING.
- SOIL CONDITIONER AND MULCH.



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SUNNYVAL

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