

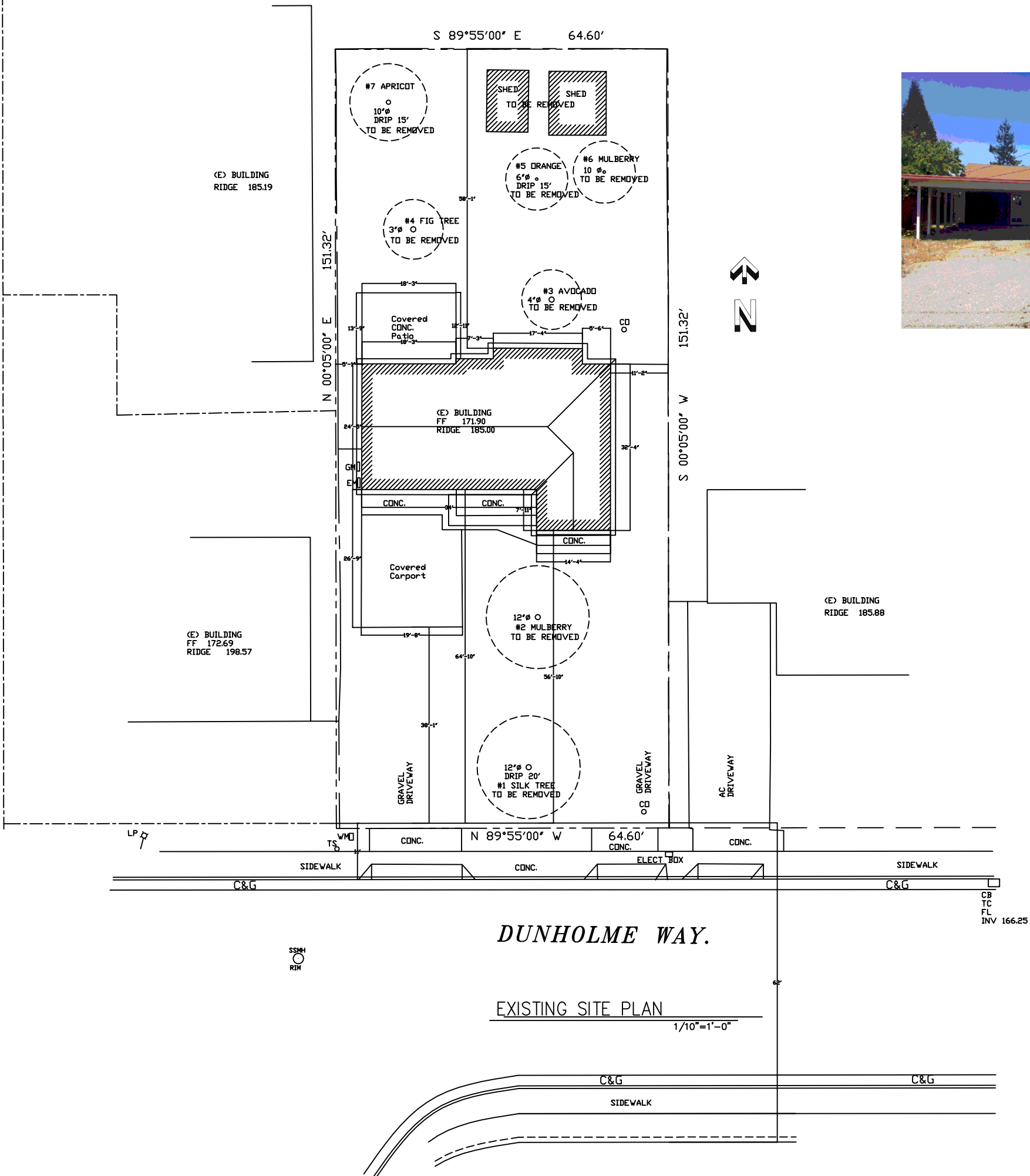


## **-NEW TWO STORY HOUSE.**

**ADDRESS:**  
**619 DUNHOLME WAY**  
**SUNNYVALE CA 94087**

**OWNER:**  
**PHILIP ROTHENBERG**  
**(650)681-6349**

## CITY OF SUNNYVALE



LAZARI  
DESIGN

6154 ROYAL ACORN PL  
San jose Ca 95120  
  
Tel: (408) 781-8374  
Fax: (408) 323-9522  
elazari@comcast.net

REVISION	DATE

OWNERS: PHILIP ROTHERNBERG  
PROJECT: 619 DUNHOLME WAY  
SUNNYVALE CA 94087

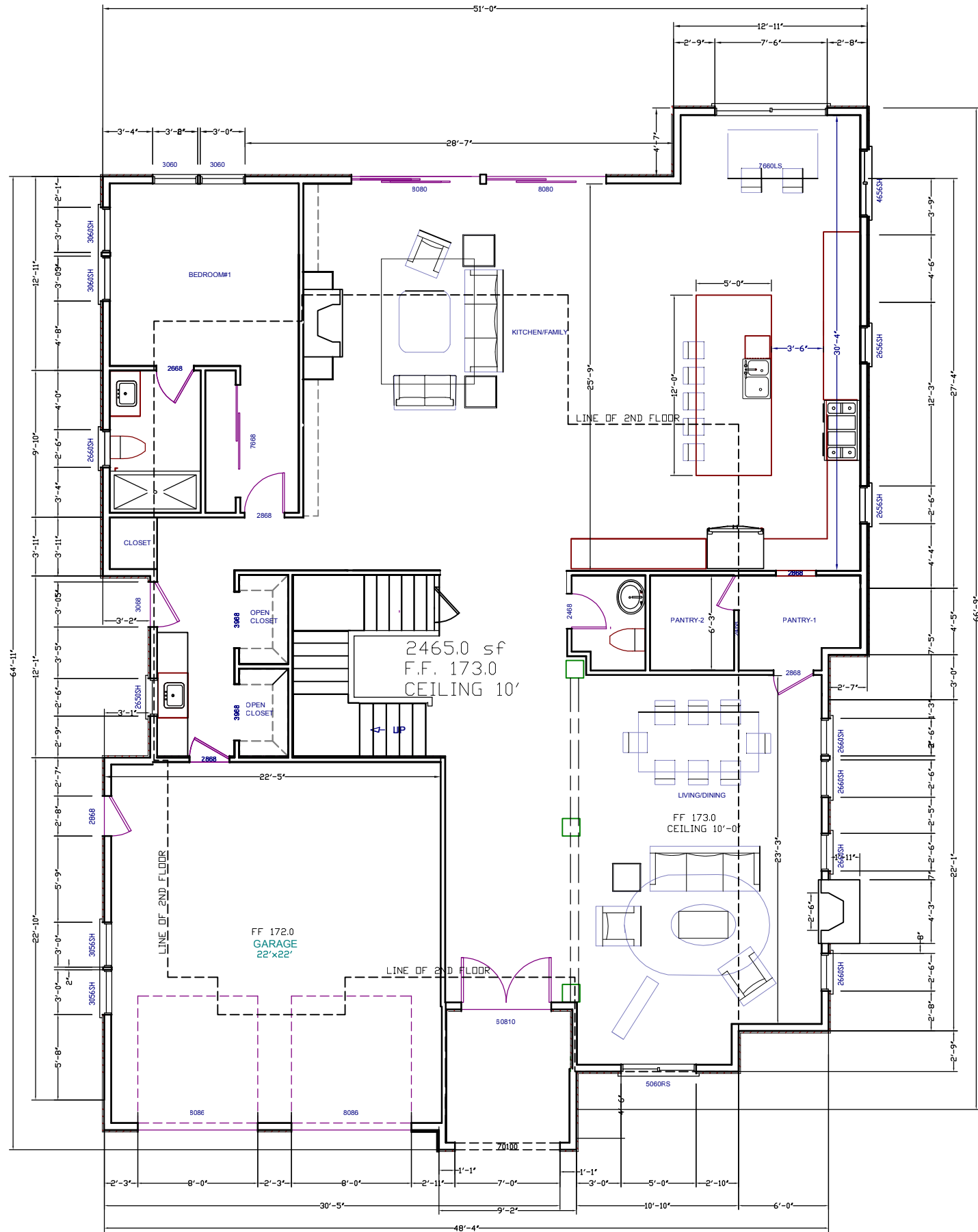
Designed by: E.L.  
(408) 781-8374

EXISTING SITE

SHEET: **A1-1**

DATE: **APRIL 2015**





PROPOSED 1ST FLOOR PLAN  
SCALE: 1/4"=1'-0"

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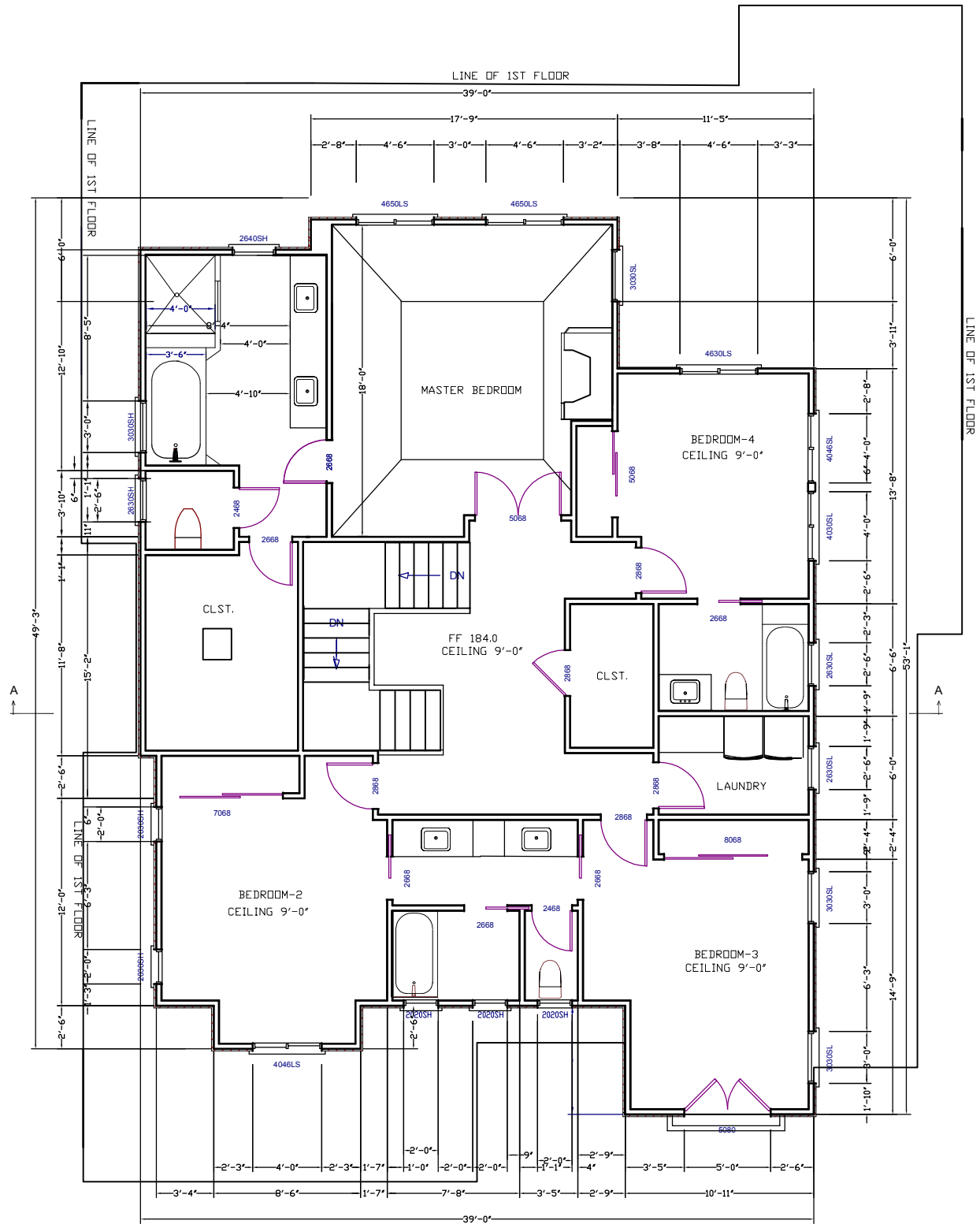
(408) 781-8374

1ST FLOOR PLAN

SHEET: A2

DATE: APRIL 2015





PROPOSED 2ND FLOOR PLAN  
SCALE: 1/4"=1'-0"

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SUNNYVALE CA 94087

Designed by: E.L.  
(408) 781-8374

2ND FLOOR PLAN

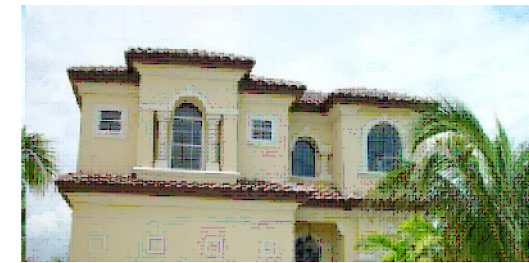
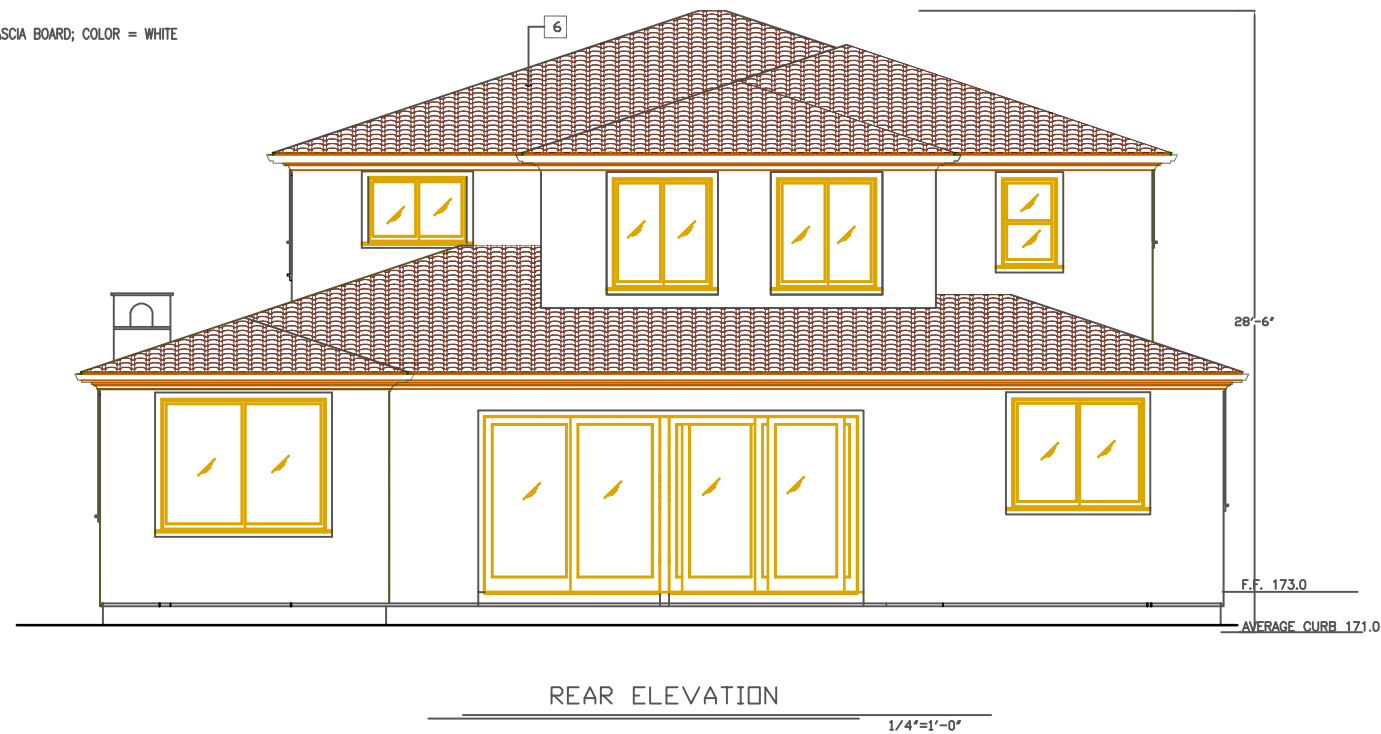
SHEET: A3

DATE: APRIL 2015

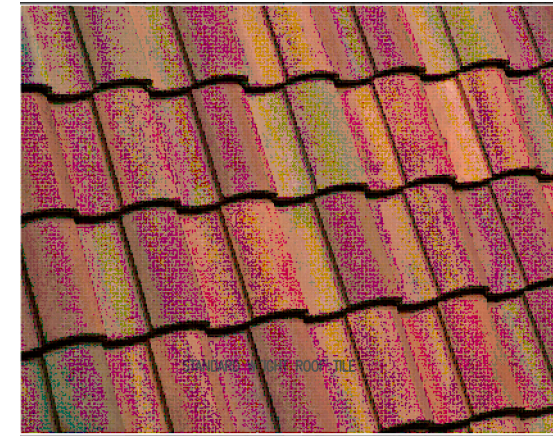


# EXTERIOR ELEVATION NOTES

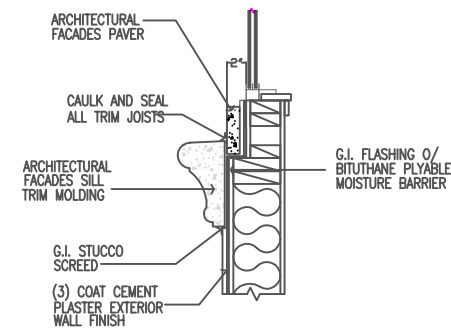
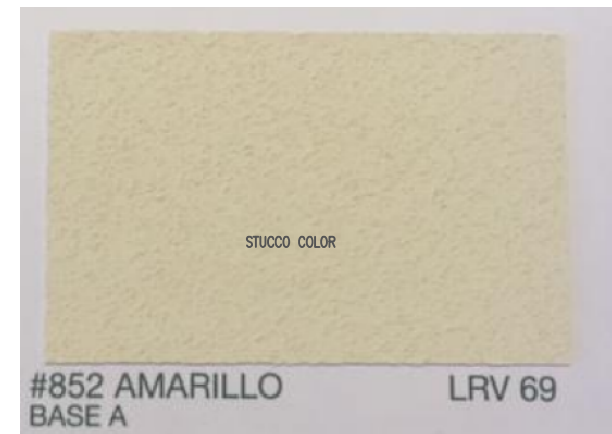
1. EXTERIOR WALLS: 7/8" CEMENT PLASTER, 3 COATS o/ 2 LAYERS OF 'D' PAPER o/ PLYWOOD SHEATHING w/ SMOOTH FINISH; COLOR = #852 - BASE A, AMARILLO.
2. EXTERIOR TRIMS: FOAM WITH SMOOTH STUCCO FINISH, COLOR=WHITE
3. ROOFING: (N) TILE, S- TYPE.
4. WINDOWS: ANDERSON OR BY OWNER, VINYL, DUAL GLAZED w/ LOW-E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



WINDOW & TRIMS SAME AS ABOVE



STANDARD 40/20 ROOF TILE



Recessed window  
Sill framing detail

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Designed by: E.L.  
(408) 781-8374

ELEVATIONS

SHEET:  
**A4**

DATE:  
**APRIL 2015**

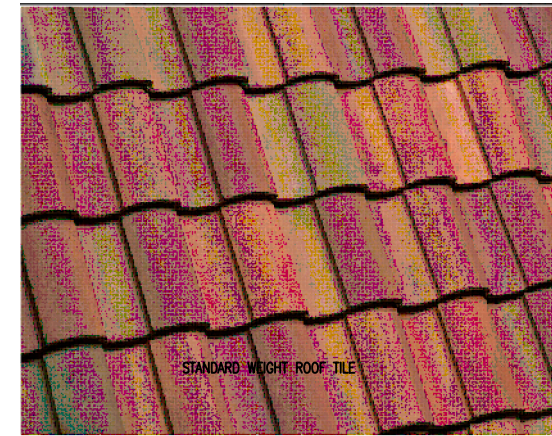


## # EXTERIOR ELEVATION NOTES

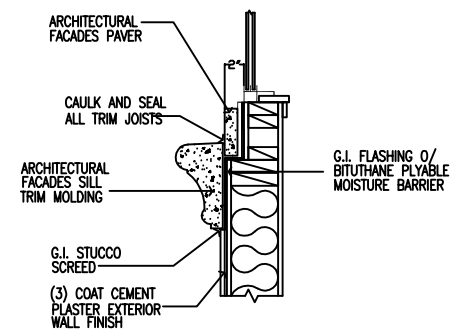
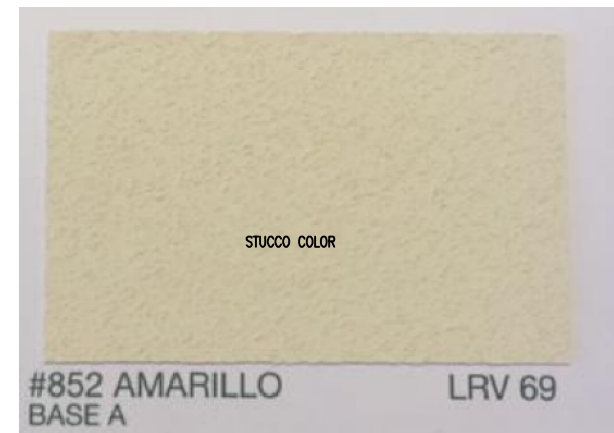
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WINDOW & TRIMS SAME AS ABOVE



STANDARD WUGHT ROOF TILE



Recessed window  
Sill framing detail

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SUNNYVALE CA 94087

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(408) 781-8374

ELEVATIONS

SHEET:  
**A4**

DATE:  
**APRIL 2015**





LEFT ELEVATION

1/4"=1'-0"

## # EXTERIOR ELEVATION NOTES

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RIGHT ELEVATION

1/4"=1'-0"

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REVISION				

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(408) 781-8374

## ELEVATIONS

SHEET:  
**A5**

DATE:  
**APRIL 2015**



LEFT ELEVATION

1/4"=1'-0"

### # EXTERIOR ELEVATION NOTES

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RIGHT ELEVATION

1/4"=1'-0"

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DESIGN

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San jose Ca 95120

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DATE				
REVISION				

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SUNNYVALE CA 94087

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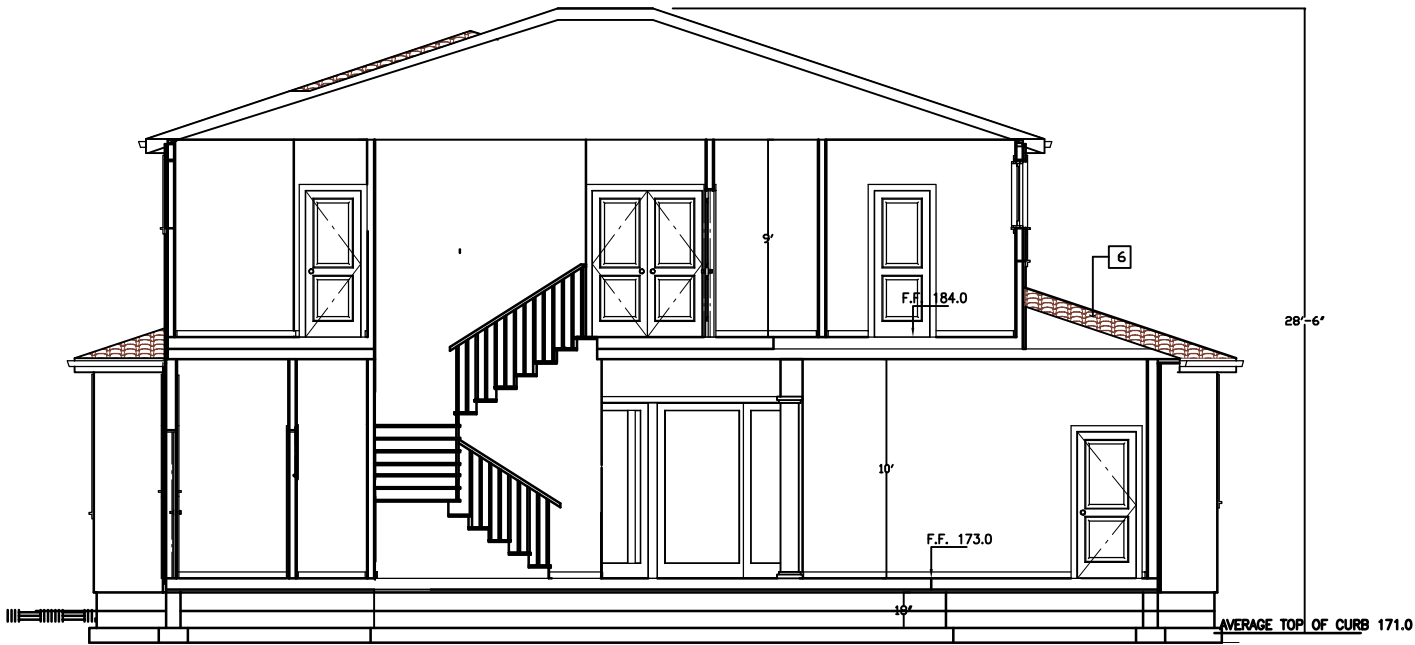
**ELEVATIONS**

SHEET: **A5**

DATE: **APRIL 2015**

# EXTERIOR ELEVATION NOTES

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SECTION A-A

1/4"=1'-0"



STREET VIEW OF:  
619 DUNHOLME WAY

LAZARI  
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San jose Ca 95120  
  
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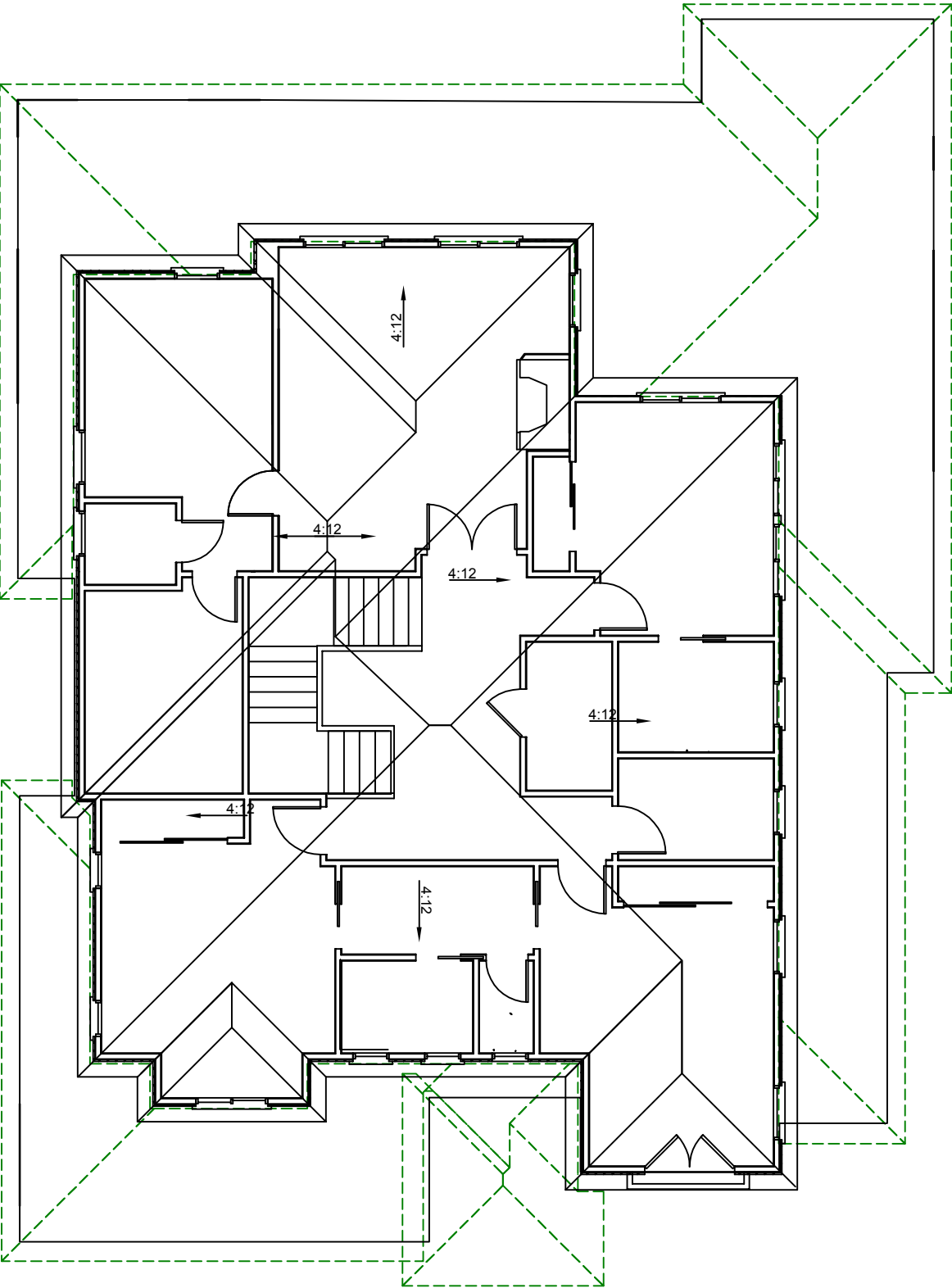
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SECTION

SHEET: A5-1

DATE: APRIL 2015





PROPOSED ROOF PLAN  
SCALE: 1/4"=1'-0"

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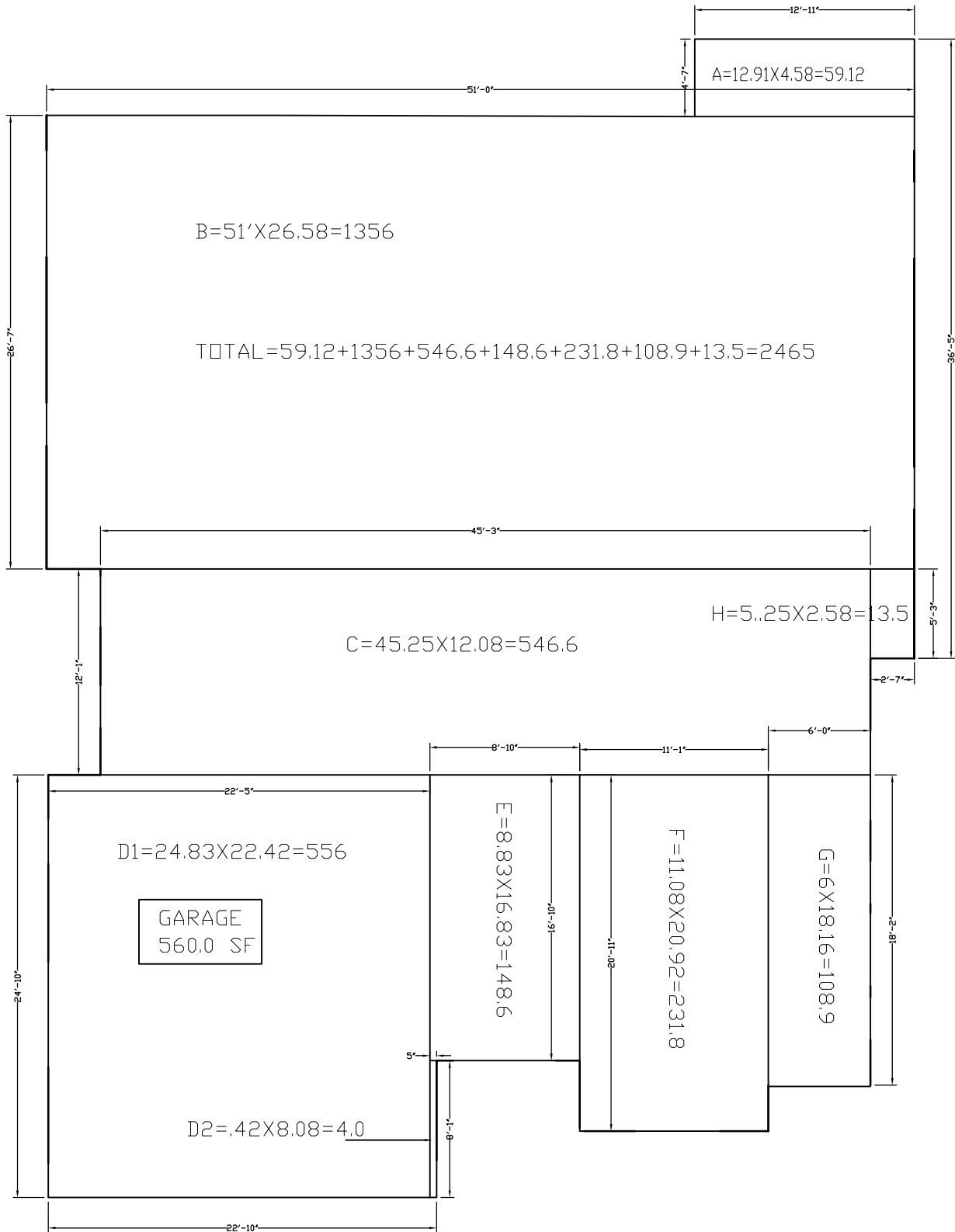
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SUNNYVALE CA 94087

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ROOF PLAN

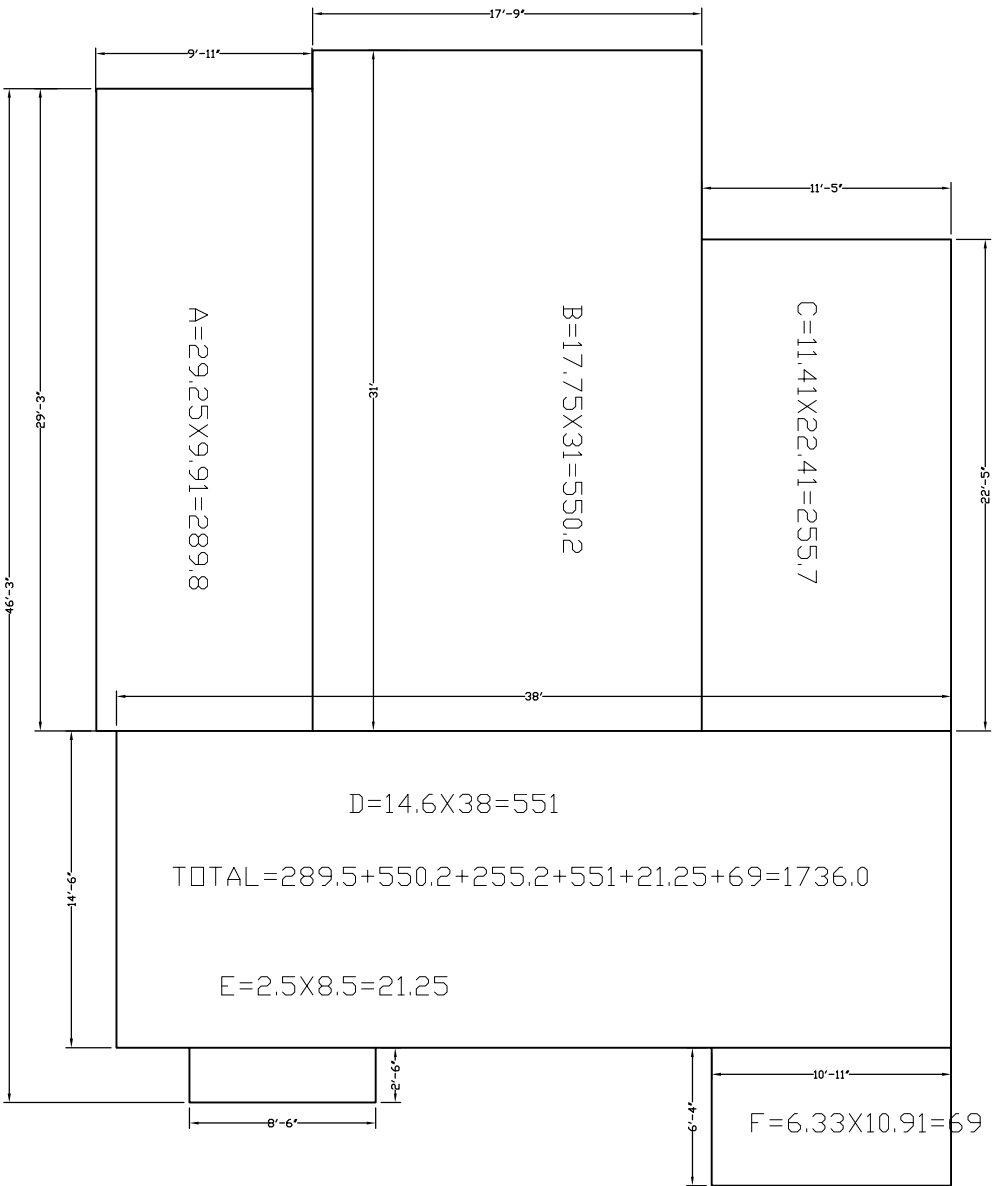
SHEET: A5-2

DATE: APRIL 2015



FLOOR AREAS CALCULATIONS

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



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SUNNYVALE CA 94087

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(408) 781-8374

FLOOR AREAS

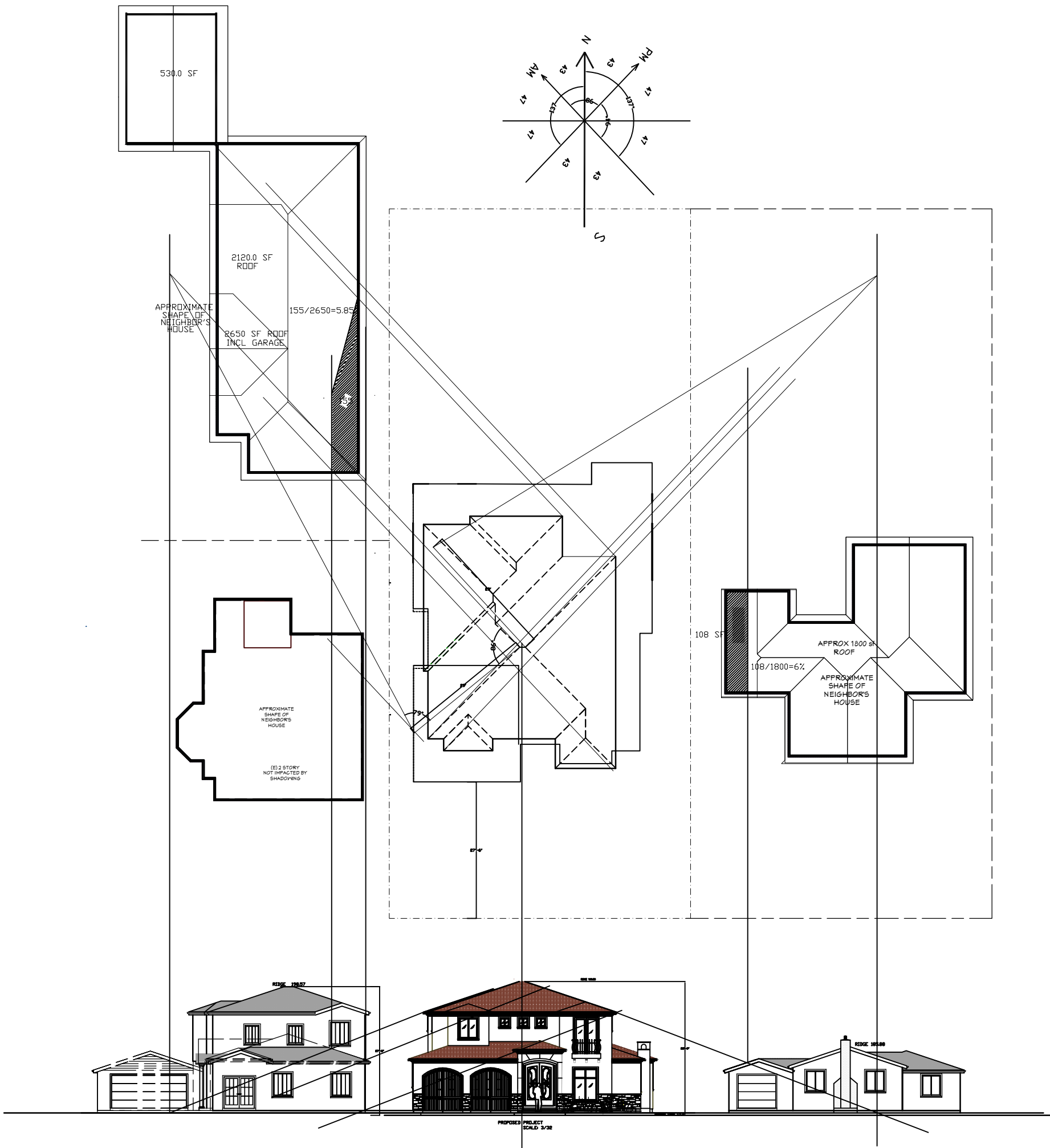
CALCS.

SHEET:

A5-3

DATE:

APRIL 2015



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6154 ROYAL ACORN PL  
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REVISION	DATE

OWNERS: PHILIP ROTHERNBERG  
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SOLAR STUDY

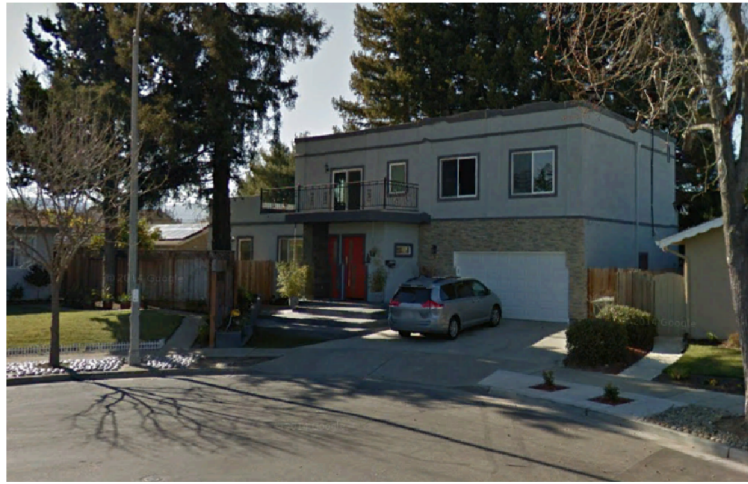
SHEET: A6

DATE: APRIL 2015





617 DUNHOLME WAY (1)



610 DORSET WAY (5)



1495 CHUKAR CT. (4)



1504 CONDOR WAY (3)



1498 FLOYD AVE. (2)



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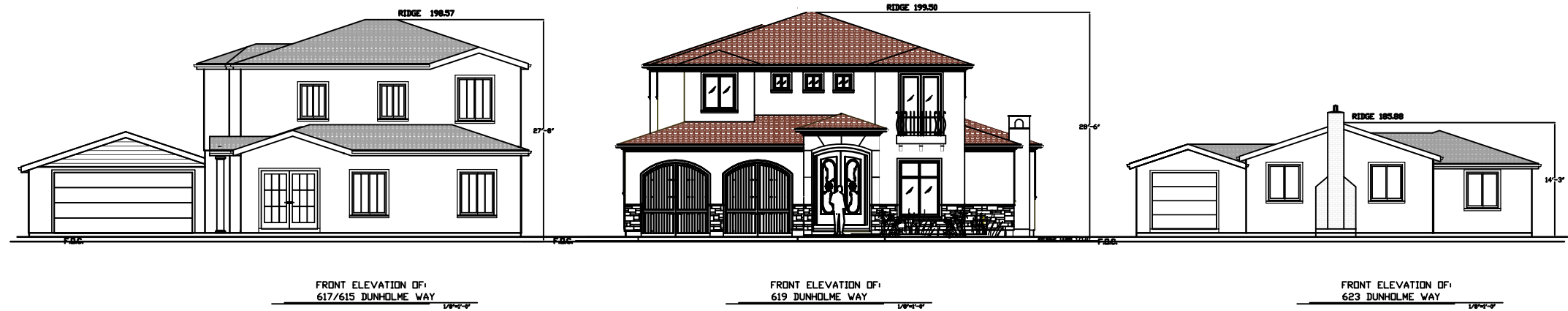
Designed by: E.L.  
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NEIGHBORHOOD  
PATTERN

SHEET:  
A7

DATE:  
APRIL 2015





STREET VIEW OF:  
617/615 DUNHOLME WAY



STREET VIEW OF:  
619 DUNHOLME WAY



STREET VIEW OF:  
623 DUNHOLME WAY

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STREETSCAPE PLAN

SHEET: A8

DATE: APRIL 2015

GreenPoint RATED NEW HOME RATING SYSTEM, VERSION 6.0 SINGLE FAMILY CHECKLIST

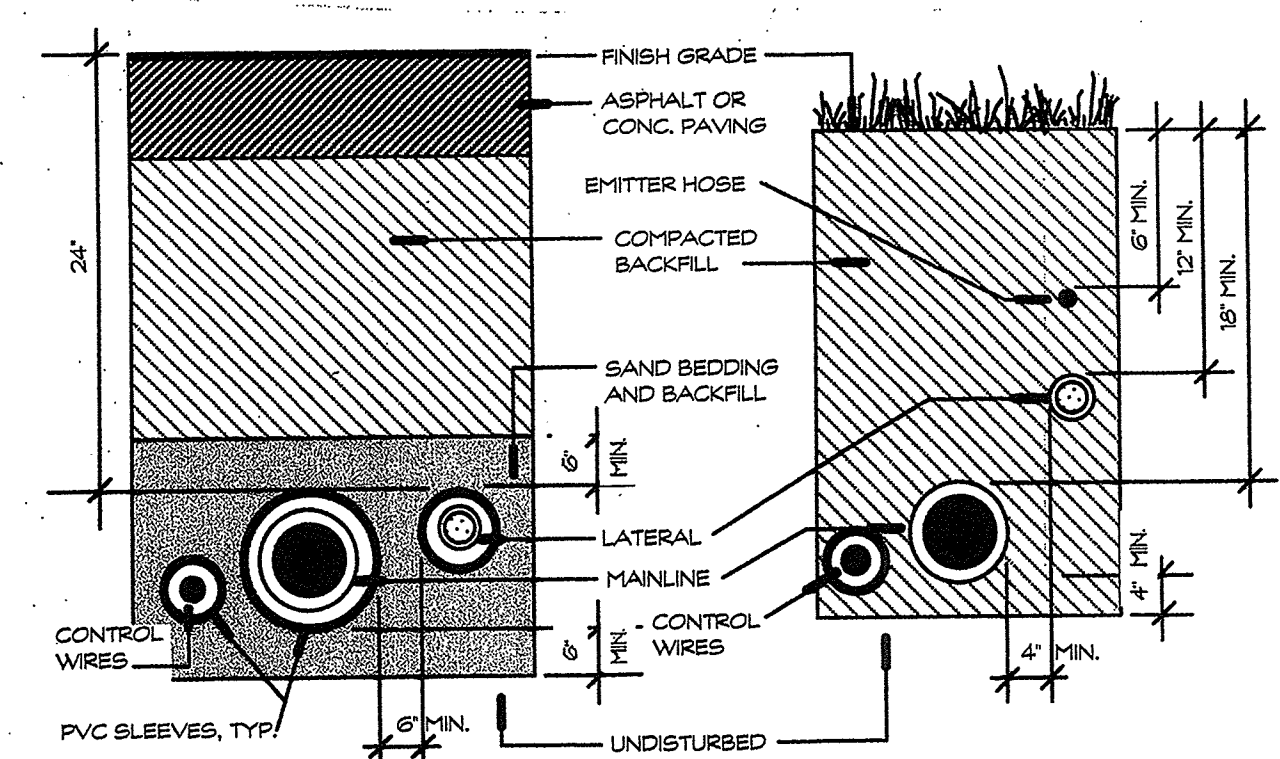
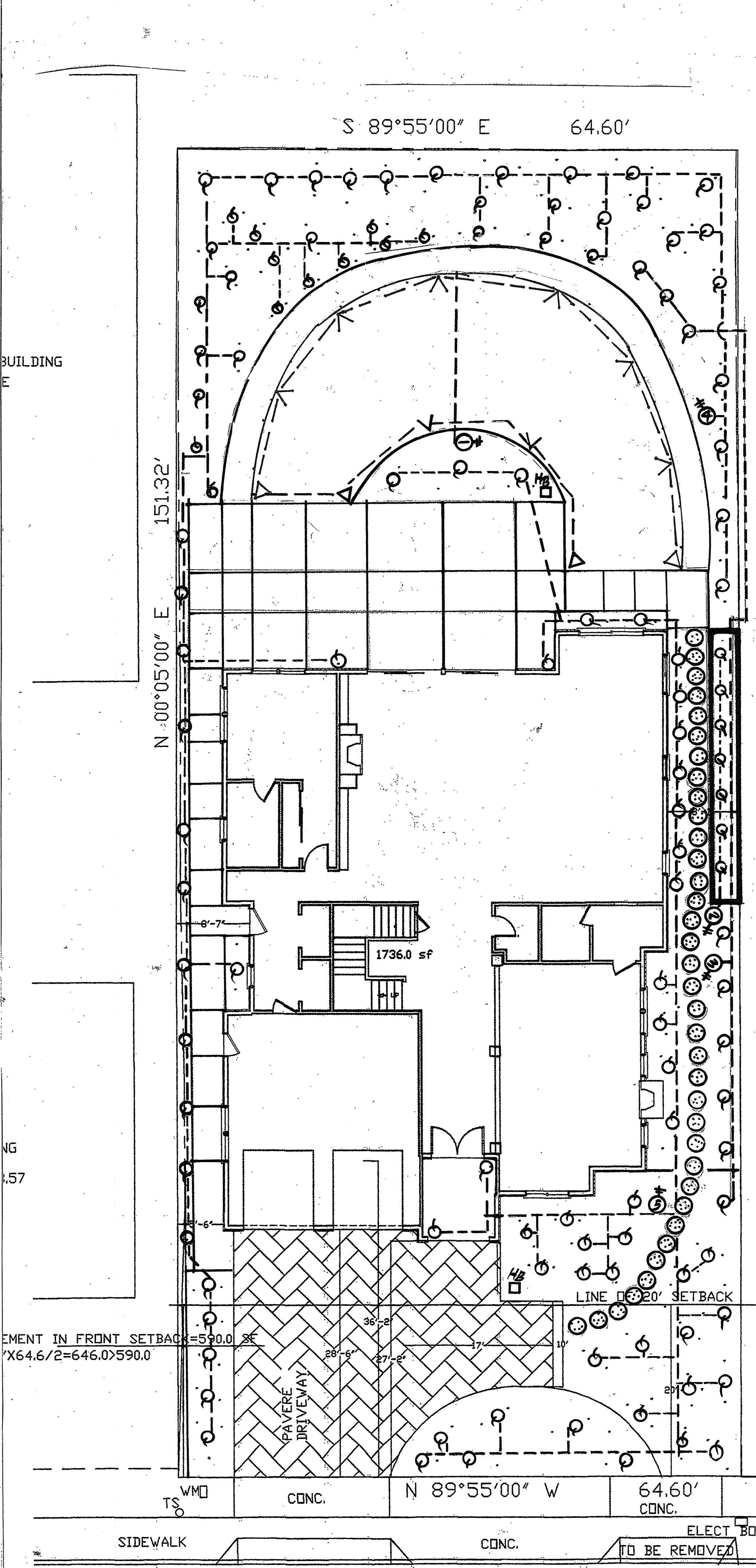
The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a nonprofit whose mission is to provide healthy, energy and resource efficient buildings in California. The minimum requirements of GreenPoint Rated are: verification (V) or more points; Earn the following minimum points per category: Community (2), Energy (25), Indoor Air Quality/Health (5), Resources (6), and Water (5); and meet the prerequisites CAL Green Mandatory, H6.1, J6.1, D1, D7.

The criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Rating Manual. For more information please visit [www.builditgreen.org/greenpointrated](http://www.builditgreen.org/greenpointrated). Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.

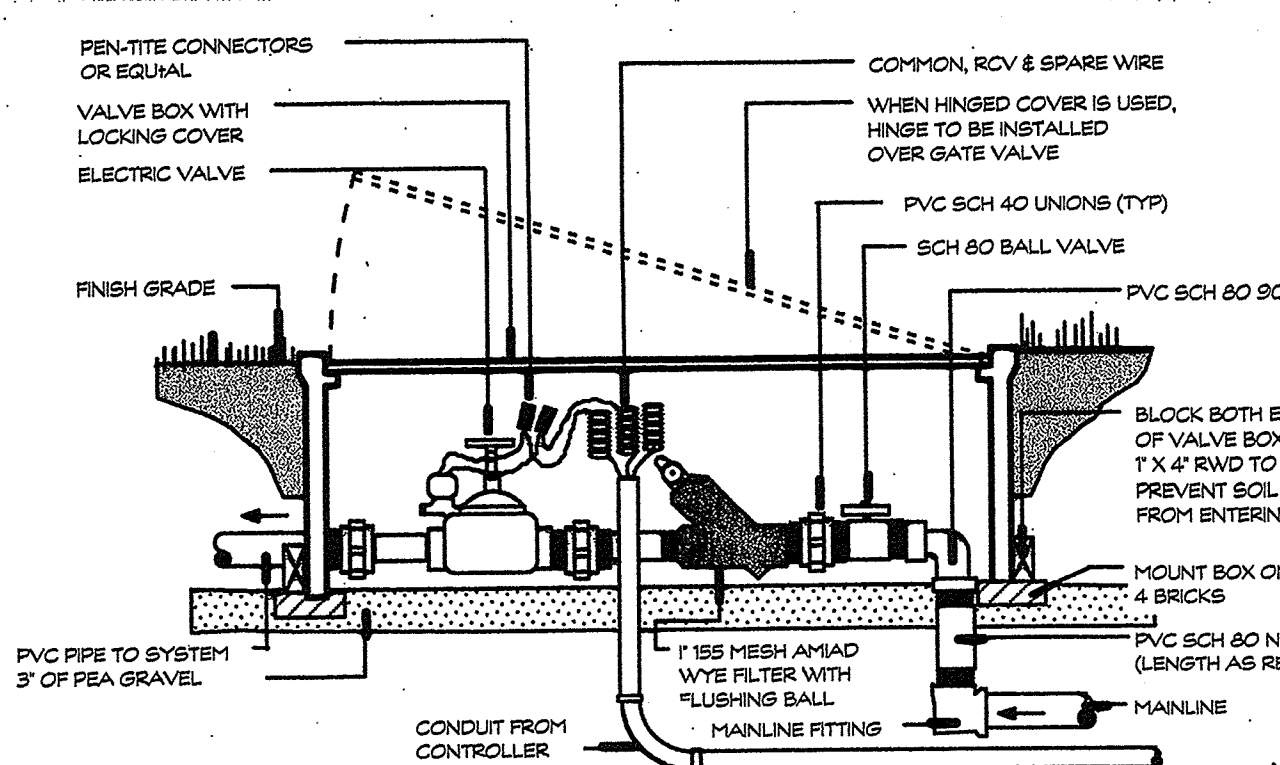
Single Family New Home - Version 6.0.2		Points Achieved: 78						Certification Level: Certified	
		Points Required							
		Minimum Points							
		Additional Points							





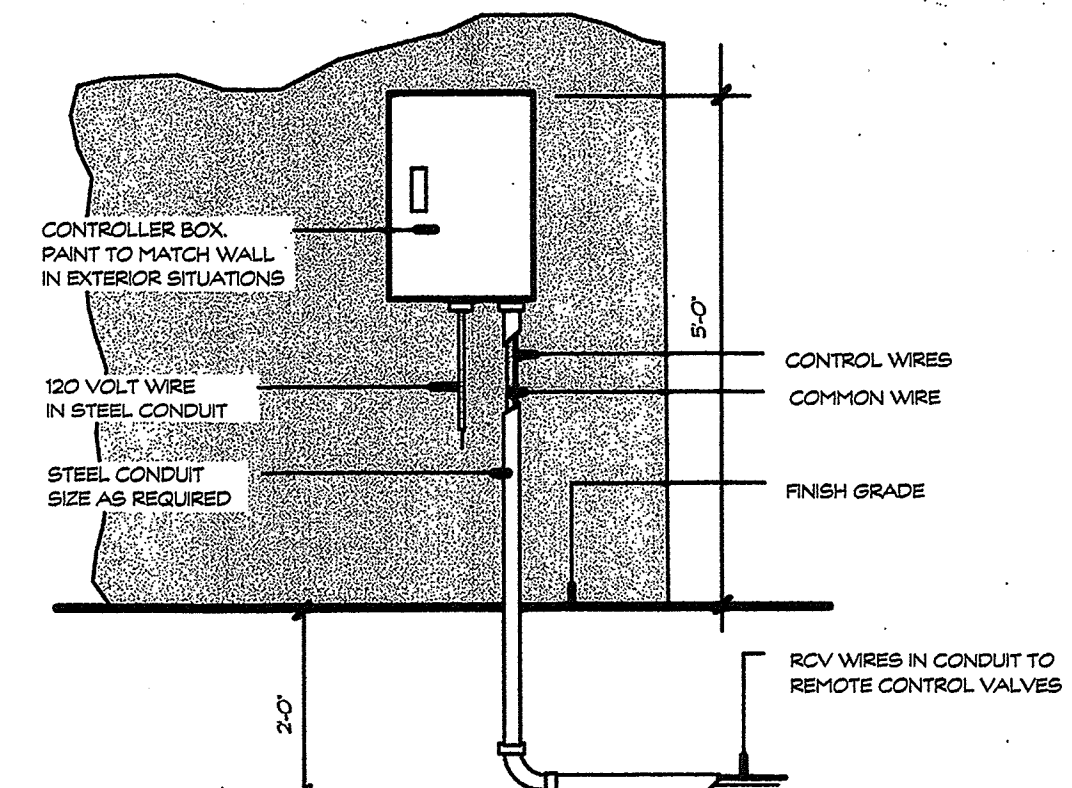
- 1. SCHED. 40 PVC SLEEVES, TYP., SEE CHARTS FOR SIZES.
- 2. BUNDLE AND TAPE CONDUIT OR WIRING AT 10' INTERVALS UNDER PLANTING.
- 3. BED AND BACKFILL ALL PIPE AND WIRE IN SAND UNDER PAVING AS SHOWN.

TYPICAL TRENCHING



- NOTES
- 1. INSTALL ALL WIRE PER LOCAL CODE.
- 2. INSTALL REMOTE CONTROL WIRES IN SCHEDULE 40 CONDUIT.
- 3. ALL THREADED CONNECTIONS TO BE COATED WITH 3/4" TEFLOON TAPE OR EQUAL.
- 4. CONTRACTOR SHALL INSTALL ALL ELEMENTS IN A SINGLE VALVE BOX.
- 5. ALIGN WYE FILTER TO PERMIT PERIODIC INSERTION OF 35 GRAM 15-15-15 SOLUBLE FERTILIZER TABLETS.

DRIP REMOTE CONTROL VALVE



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

WALL MOUNT CONTROLLER

IRRIGATION LEGEND

- 3/4 INCH SCHEDULE 40 PVC MAIN
- 3/4 INCH CLASS 200 PVC LATERAL
- HUNTER MP 1000 ROTATOR HEAD 14"0" ADJUSTABLE RADIUS 90 DEGREE 2 GPM
- HUNTER MP 1000 ROTATOR HEAD 14"0" ADJUSTABLE RADIUS 180 DEGREE 4 GPM
- HUNTER MP 1000 ROTATOR HEAD 14"0" ADJUSTABLE RADIUS 360 DEGREE 8 GPM
- PEPCO QUADRA CLUSTER BLUE DRIP HEAD (4 PORTS) 2 GPH PER PORT

IRRITROL RD600 6 STATION AUTOMATIC CONTROLLER WITH CLIMATE LOGIC ATTACHMENT

- 3/4 INCH HOSE BIB
- 3/4" FEBCO BACK FLOW PREVENTER IF REQUIRED
- IRRITROL OR RAINBIRD ANTISIPHON REMOTE CONTROL VALVES 3/4 INCH SIZE

NOTES

- 1. BUILDER TO INSTALL 3/4 INCH SCHEDULE 40 PVC WATER MAIN IN APPROPRIATE LOCATION FOR IRRIGATION SYSTEM
- 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.

HYDRO ZONES

- 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 TOLERANT PLANTS

IRRIGATION NOTES

- 1. CALL IRRIGATION ELEMENTS ARE SHOWN DIAGRAMMATICALLY. 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.
- 2. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE LOCAL BUILDING AND PLUMBING CODES HAVING JURISDICTION.
- 3. THE CONTRACTOR SHALL PAY FOR ALL PERMITS REQUIRED FOR THIS PORTION OF WORK.
- 4. 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.
- 5. 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.
- 6. 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 OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PRECISE, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- 7. 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.
- 8. 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.
- 9. 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 COMPACTED.
- 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.
- 15. PARALLEL PIPES MAY BE INSTALLED IN THE SAME TRENCH PROVIDED A 4" HORIZONTAL SEPARATION BETWEEN THEM IS MAINTAINED.
- 16. SPLICES 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 FULL 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 IRREGULARITIES.
- 21. INITIAL BACKFILL ON PLASTIC LINES SHALL BE OF A FINE GRANULAR MATERIAL WITH NO FOREIGN MATTER LARGER THAN 1/2" SIZE.
- 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.
- 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 CAUSE EROSION AND EXCESS WATER.
- 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 FULL 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 WIRING MUST BE IN A SEPARATE SLEEVE.
- 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 GLOUED WITH 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 CANVAS.
- 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 OWNERS 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.

YEA ARCHITECT-LANDSCAPE ARCHITECT  
MARK BEAUDOIN  
OWNER  
P.O. BOX 2032  
SAN JOSE CA 95109  
TEL: 408.555.9999  
FAX: 408.555.9990

DATE	REVISION

OWNERS: PHILIP ROTHENBERG

PROJECT: 619 DUNHOLME WAY  
SUNNYVALE CA 94087

SHEET:

DATE:



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TO BE REMOVED

## LEGEND

24" CONCRETE STEPPING STONES

PLANTING AREA

2" FINE FIR BARK MULCH ALL PLANTING AREAS

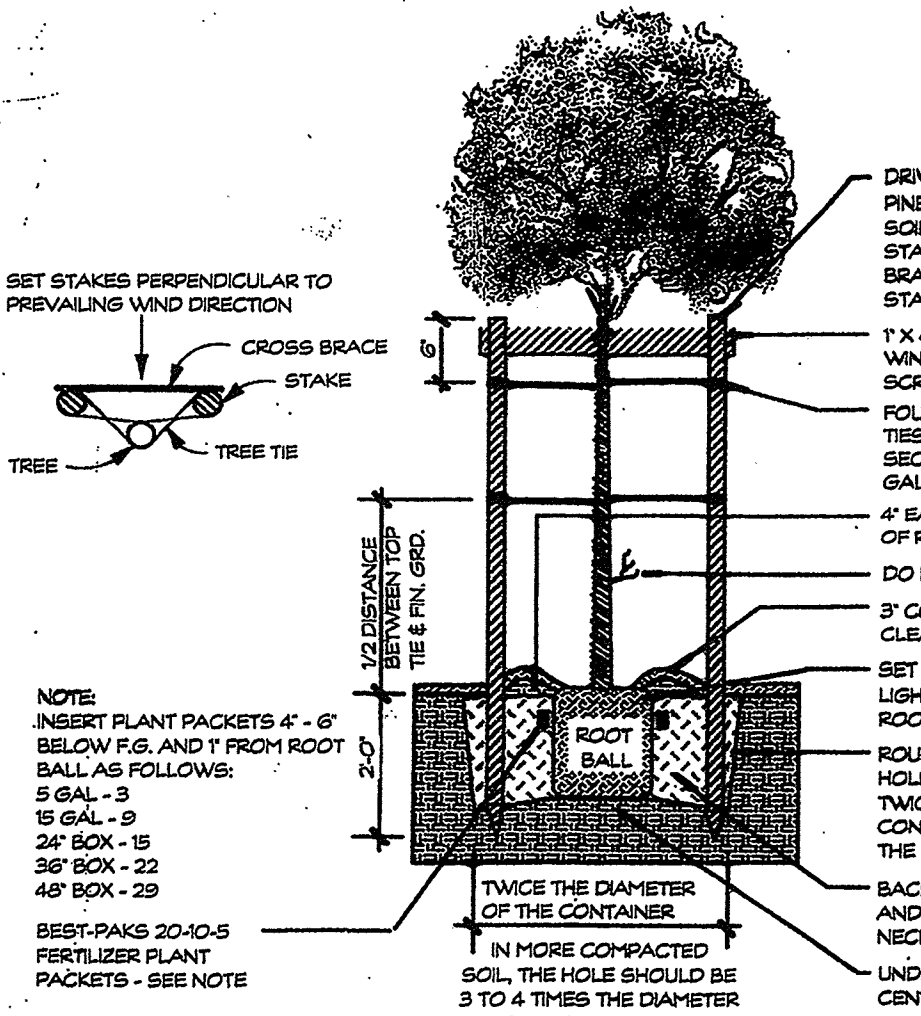
NATIVE=N DROUGHT TOLERANT= DT MODERATE WATER USE=MOD.

## PLANT LEGEND

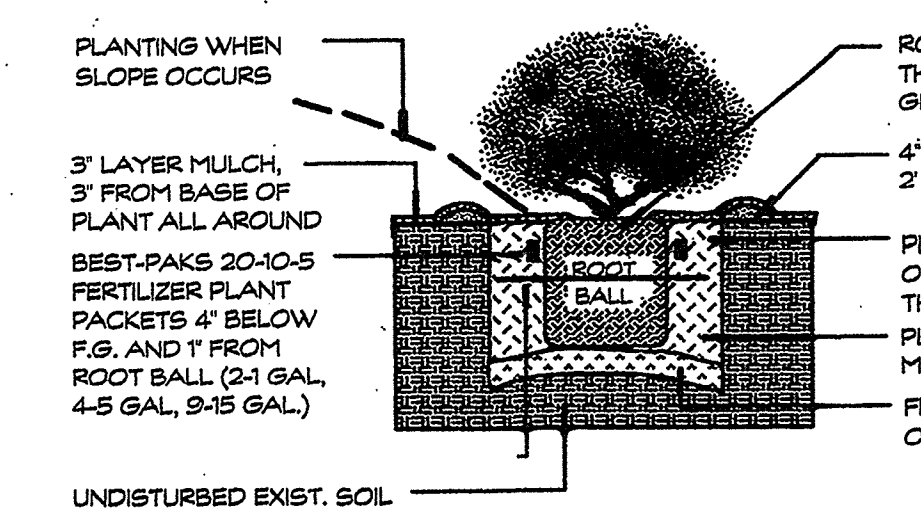
BOTANICAL NAME	COMMON NAME	SIZE	NO.
1. ULMUS PARVIFOLIA (DT)	EVERGREEN ELM	15GAL.	1
2. PODOCARPUS GRACILIOR (DT)	FERN PINE	15GAL.	4
3. PHOENIX CANARIENSIS (DT)	CANARY ISLAND PALM	24" BOX	1
4. LAGERSTROEMIA MOD. 'TUSCARORA'	CRAPPE MYRTLE	15 GAL.	4
5. ROSMARINUS 'TUSCAN BLUE' (DT)	ROSEMARY	5 GAL.	3
6. 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 IRIDIODES (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) TRICUSPIDATA	BOSTON IVY	1 GAL.	18

## PLANTING NOTES

- 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 PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CHECK THE PLANTING PLAN AND VERIFY LOCATIONS AND SPACING OF PLANTS AND SHALL SUPPLY SUFFICIENT QUANTITY TO FULFILL THE INTENT OF THE PLANTING. PLANT QUANTITIES ARE INDICATED FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY EXACT COUNT FROM THE LANDSCAPE PLANTING PLAN.
- EXTREME CAUTION SHALL BE TAKEN IN WORK AREAS WHERE THERE ARE EXISTING TREES AND SHRUBS AND THEIR ROOT SYSTEMS DESIGNATED TO REMAIN. ANY DAMAGE TO EXISTING PLANT MATERIALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPLACED AT HIS EXPENSE.
- RIP EXISTING SOIL TO A DEPTH OF 12" IN THE LANDSCAPE AREAS PRIOR TO SPREADING THE TOPSOIL OR FILL.
- 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 SPECIFICATIONS. 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 OF SOIL PREPARATION OPERATIONS.
- AMEND ALL PLANTING AREAS WITH A MINIMUM OF 9 CUBIC YARDS SOIL CONDITIONER PER 1000 SQUARE FEET.
- ADD ADDITIVES TO EXISTING SOIL AS RECOMMENDED/SPECIFIED IN THE EXISTING SOIL FERTILITY ANALYSIS REPORT.
- ROTILL ADDITIVES THOROUGHLY INTO TOP 6" OF SOIL.
- AFTER INSTALLATION OF IRRIGATION SYSTEM, HEADERS, PAVING, ETC., RAKE SMOOTH ALL PLANTING AREAS TO CLEAR THEM OF ANY ROCK OR DEBRIS GREATER THAN ONE (1) INCH IN DIAMETER. REMOVE THESE MATERIALS FROM THE SITE.
- 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 GRADINGS 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 GRADINGS, 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.
- CONTRACTOR SHALL DIG A 12" X 12" DEEP PERCOLATION HOLE AND FILL IT WITH WATER. IF WATER HAS NOT PERCOLATED OUT SO THAT NO WATER REMAINS AFTER 30 MINUTES, PROVIDE DRAIN HOLES FILLED WITH SOIL MIX FOR TREES SUFFICIENT TO ENSURE PERCOLATION OF ALL WATER IN 30 MINUTES. AUGER BORE DRAIN HOLES TO PENETRATE ANY HARDPAN AND A MINIMUM OF 12" INTO UNDISTURBED PVIOUS SOIL. SCARIFY SIDES OF DRAIN HOLES.
- 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, INSECT EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALE, INJURIES, ABRASIONS, BROKEN LIMBS, DISPLEASURES AND SHALL HAVE HEALTHY, NORMAL, 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.
- 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 REJECTED.
- 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 INTACT, UNDAUNTED AND UNLIFT.
- PLANTS SHALL NOT BE PRUNED PRIOR TO DELIVERY TO AND/OR ON SITE WITHOUT THE SPECIFIC APPROVAL AND/OR DIRECTION OF THE LANDSCAPE ARCHITECT.
- THE OWNERS REPRESENTATIVE SHALL INSPECT AND APPROVE ALL PLANT MATERIAL PRIOR TO THEIR INSTALLATION. DISEASED, ROOT BOUND, OR GROUNDING ROOTED PLANTS WILL BE REJECTED AND REPLACED AT THE CONTRACTORS EXPENSE.
- PLACE TREES AND SHRUBS ON SITE, WHILE STILL IN CONTAINERS, IN PROPER LOCATIONS AS INDICATED ON THE PLANS. LOCATIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PLANT HOLES ARE DUG. LANDSCAPE ARCHITECT HAS THE RIGHT TO RELOCATE TREES AND SHRUBS FROM POSITIONS ON THE PLANS). GROUND COVER TO EXTEND UNDER ALL SHRUB AREAS.
- 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 LOCATION APPROVED BY THE LANDSCAPE ARCHITECT.
- NOTIFY LANDSCAPE ARCHITECT IN WRITING OF SOIL OR DRAINAGE CONDITIONS ENCOUNTERED DURING PLANTING OPERATIONS WHICH ARE DETRIMENTAL TO GROWTH OF PLANT MATERIAL.
- TREES SHALL BE PLANTED AT LEAST 5' FROM ANY BUILDING, DRIVEWAY, DRAINAGE FLOW LINE, FIRE HYDRANTS AND UNDERGROUND UTILITIES SUCH AS SEWERS, WATERLINES AND GAS LINES.
- 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.
- EXCAVATE PLANTING PITS AT LEAST TWICE AS WIDE AS THE DIAMETER OF THE ROOTBALL. SOIL IMMEDIATELY BELOW THE ROOT BALL SHOULD BE LEFT UNDISTURBED TO PROVIDE SUPPORT BUT THE SIDES AND THE BOTTOM OF THE PITS SHOULD BE CULTIVATED TO IMPROVE FERTILITY. 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-SOBS SOIL POLYMER OR EQUAL AT THE FOLLOWING RATES: 1 GALLON PLANT - 1/2 OZ. 5 GALLON - 1 1/2 OZ. 15 GALLON - 4 OZ. 24" BOX - 8 OZ. 36" BOX - 1 LB. 48" BOX - 2 LB. 60" BOX - 3 LB. 72" BOX - 4 LB. FERTILIZE PLANTS AT THE TIME OF PLANTING WITH AGROFORM 20-10-5 GRAN. SLOW RELEASE PLANT PACKETS (20-10-5) PER THE PLANTING DETAILS AND PER RECOMMENDATIONS OF SOIL FERTILITY TESTING LAB.
- TWO WEEKS PRIOR TO PLANTING OF ALL PLANTING AREAS, APPLY A PRE-PLANTING HERBICIDE, ROUNDUP OR EQUAL PER MANUFACTURERS RECOMMENDATIONS TO REMOVE ON-GOING WEED GROWTH. IMMEDIATELY AFTER PLANTING, AND COMPLETION OF INITIAL WATERING, APPLY A PRE-EMERGENT HERBICIDE, NON-FLUASULFONAMIDES, EPTAN, VERTEX, OR EQUAL PER MANUFACTURERS 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.
- 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.
- PLANT ROOT BALL CROWNS SHALL BE 1" ABOVE FINISH GRADE AFTER WATERING AND SETTLING. ANY PLANTS WHICH HAVE ROOT BALL CROWNS BELOW FINISH GRADE AT FINAL INSPECTION, WILL BE REPLACED AT CONTRACTORS 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, 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 CONTRACTORS EXPENSE.
- ALL PLANTS AND PLANTING SHALL EXHIBIT A HEALTHY THRIVING CONDITION UNTIL THE END OF THE MAINTENANCE PERIOD OR BEYOND THAT THE UNTIL ACTIVE GROWTH IS EVIDENT, AND SHALL BE GUARANTEED AGAINST ANY OBJECTS OF DISEASE. PLANTS REPAIRED DURING THE MAINTENANCE 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.
- CONTRACTOR SHALL FURNISH TO LANDSCAPE ARCHITECT THE MATERIAL TAGS FOR THE IMPORTED TOPSOIL, SOIL CONDITIONER AND MULCH.



## 1 TREE PLANTING



## 2 SHRUB PLANTING



ISA ARB, L, A  
MARK BEAUDOIN  
OWNER  
P.O. BOX 2022  
SUNNYVALE, CA 94087  
info@philiprothenberg.com  
408.464.3580

DATE

REVISION

OWNERS: PHILIP ROTHENBERG  
PROJECT: 619 DUNHOLME WAY  
SUNNYVALE CA 94087

SHEET:

DATE: