

- | | |
|---|---|
|  | EXISTING CONTOUR (SEE GRADING PLAN FOR PROPOSED CONTOURS) |
|  | 6' PRIVACY FENCE |
|  | PROPERTY LINE |
|  | PROPOSED CONCRETE FLATWORK |
|  | PROPOSED BUILDING FOOTPRINT |
|  | CHIP SEAL GRAVEL |
|  | PROPOSED TURF AREA |
|  | PROPOSED PAVERS |
|  | DECOMPOSED GRANITE |



A-10.2



485 DEL SUR

PRIVATE RESIDENCE + ADU
485 DEL SUR
ARROYO GRANDE, CA 93420

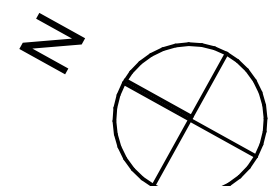
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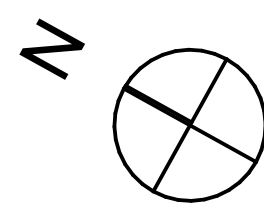
BY	REVISIONS	DATE
Date:	4/21/23	
Scale:	AS NOTED	
Drawn:		
Job:		
Sheet		

A-10.3

Plotted On: 4/21/23

FIRST FLOOR PLANS





ROOF BELOW

DECK BELOW

485 DEL SUR

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485 DEL SUR
ARROYO GRANDE, CA 93420

LOWER + UPPER ROOF PLANS



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ARCHITECTURE + DESIGN
IIC.C29802 • JENNIFER@JARCHITECTUREDESIGN.COM
W.805.4812631 C.805.709.707

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

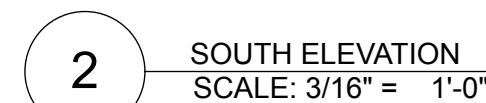
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Date:	4/21/23	
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Drawn:		
Job:		
Sheet		

A-10.5

Printed On: 4/24/22

1

UPPER ROOF PLAN
SCALE: 3/16" = 1'-0"



PRIVATE RESIDENCE + ADU
485 DEL SUR
ARROYO GRANDE CA 93420

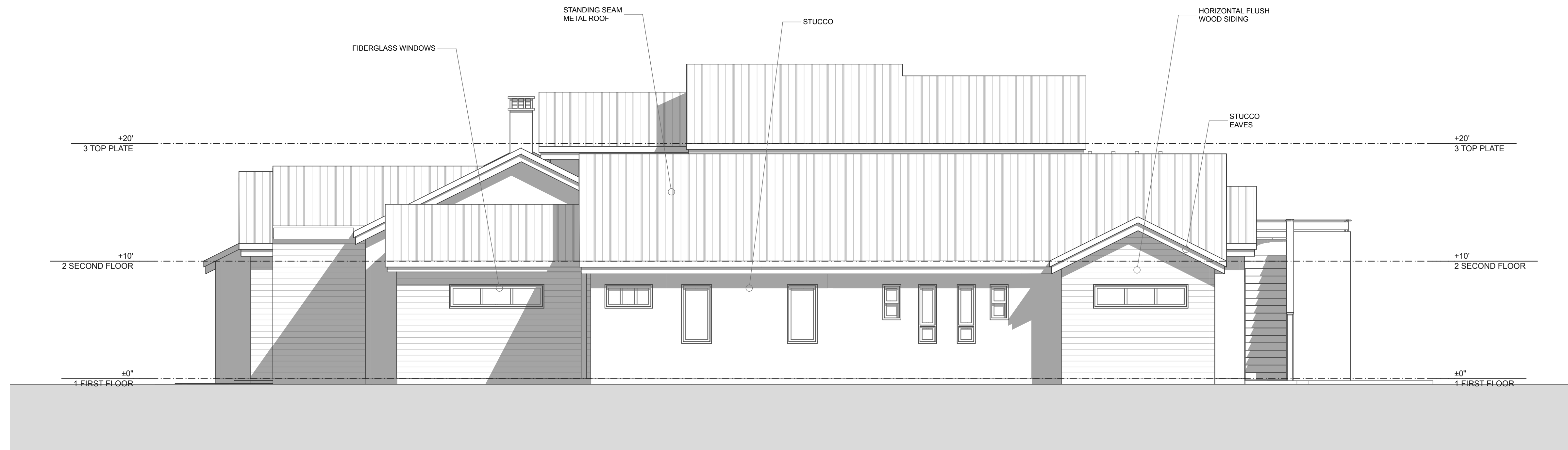
MAIN RESIDENCE EVALUATIONS

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

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Date:	4/21/23	
Scale:	AS NOTED	
Drawn:		
Job:		
Sheet		

A-10.6

Plotted On: 4/21/

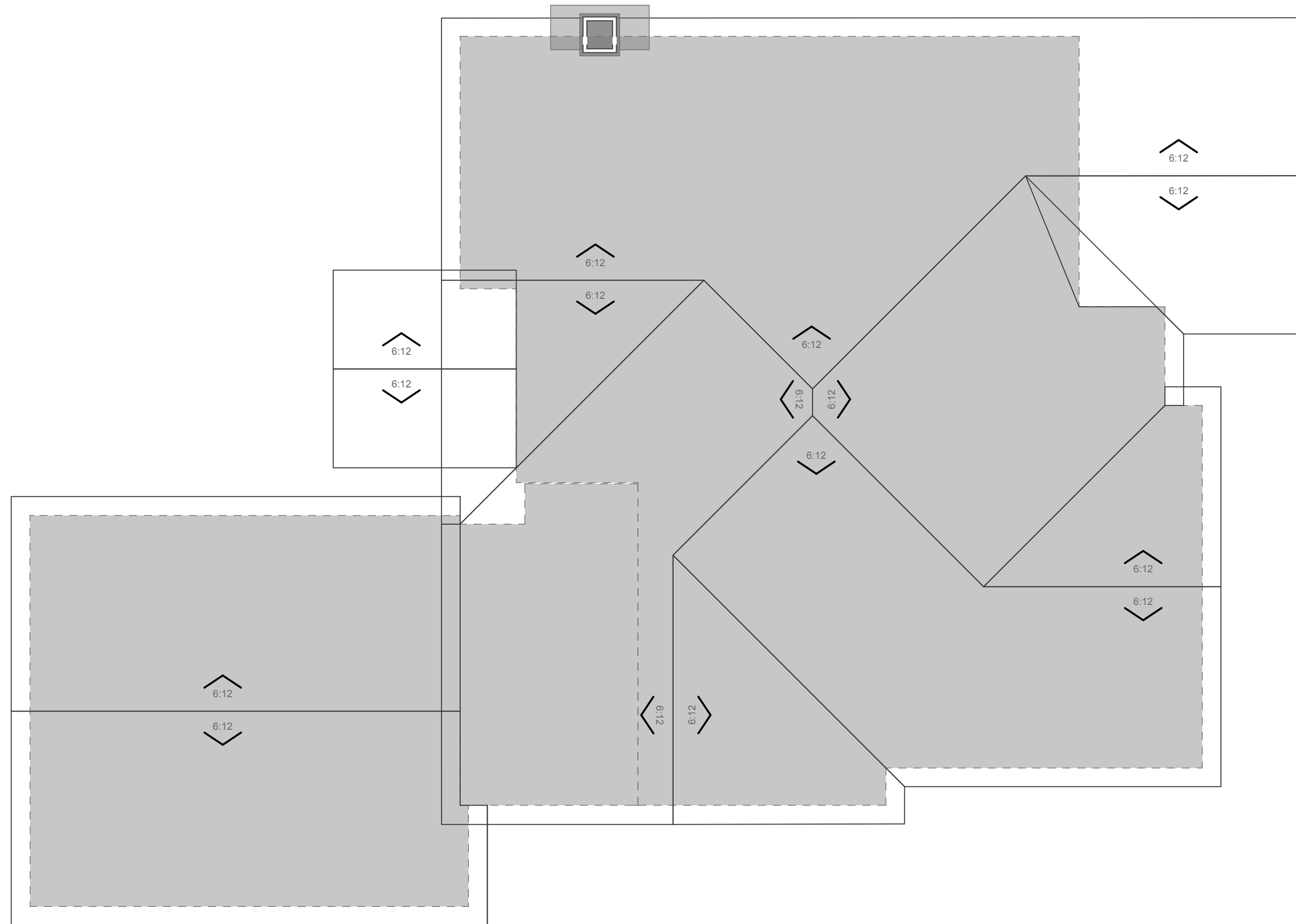


Architectural elevation drawing of a proposed building. The drawing includes the following annotations:

- Materials:**
 - HORIZONTAL FLUSH WOOD SIDING
 - STANDING SEAM METAL ROOF
 - STUCCO EAVES
 - STUCCO
 - STUCCO
- Structural/Design Elements:**
 - STEEL FRAME + COLUMNS
 - FIBERGLASS WINDOWS
 - GLASS GUARDRAIL
- Height Markers:**
 - +20' 3 TOP PLATE
 - +10' 2 SECOND FLOOR
 - +0' 1 FIRST FLOOR
 - 252.5' MAX HEIGHT PROPOSED
 - 36' 0" ACTUAL MAX HEIGHT
 - CON. OF AVES FINISH GRADE

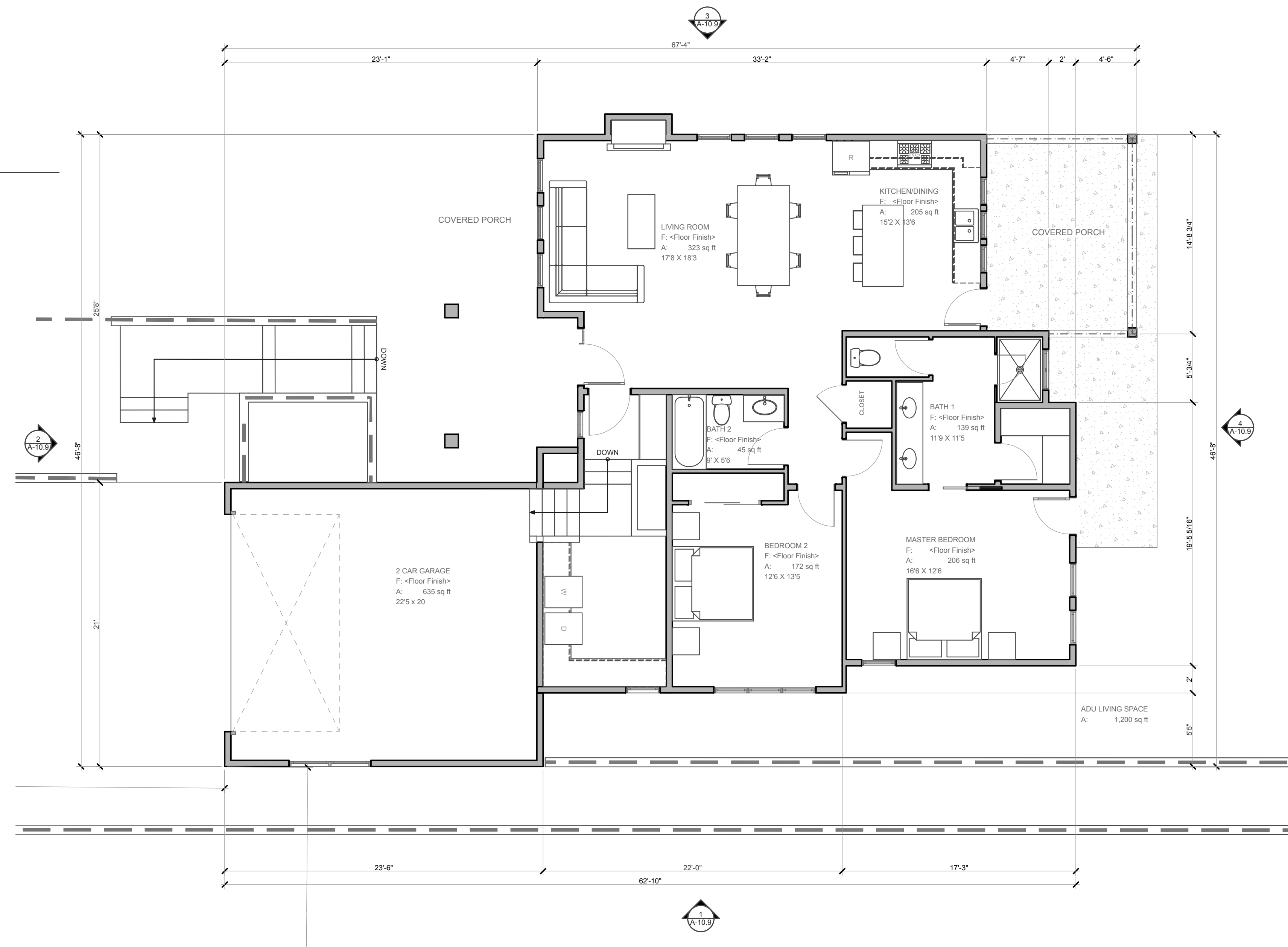
Professional Seal of Jennifer L. Martin, Licensed Architect, State of California, License No. C29802, Renewal Date.

MAIN RESIDENCE ELEVATIONS



2

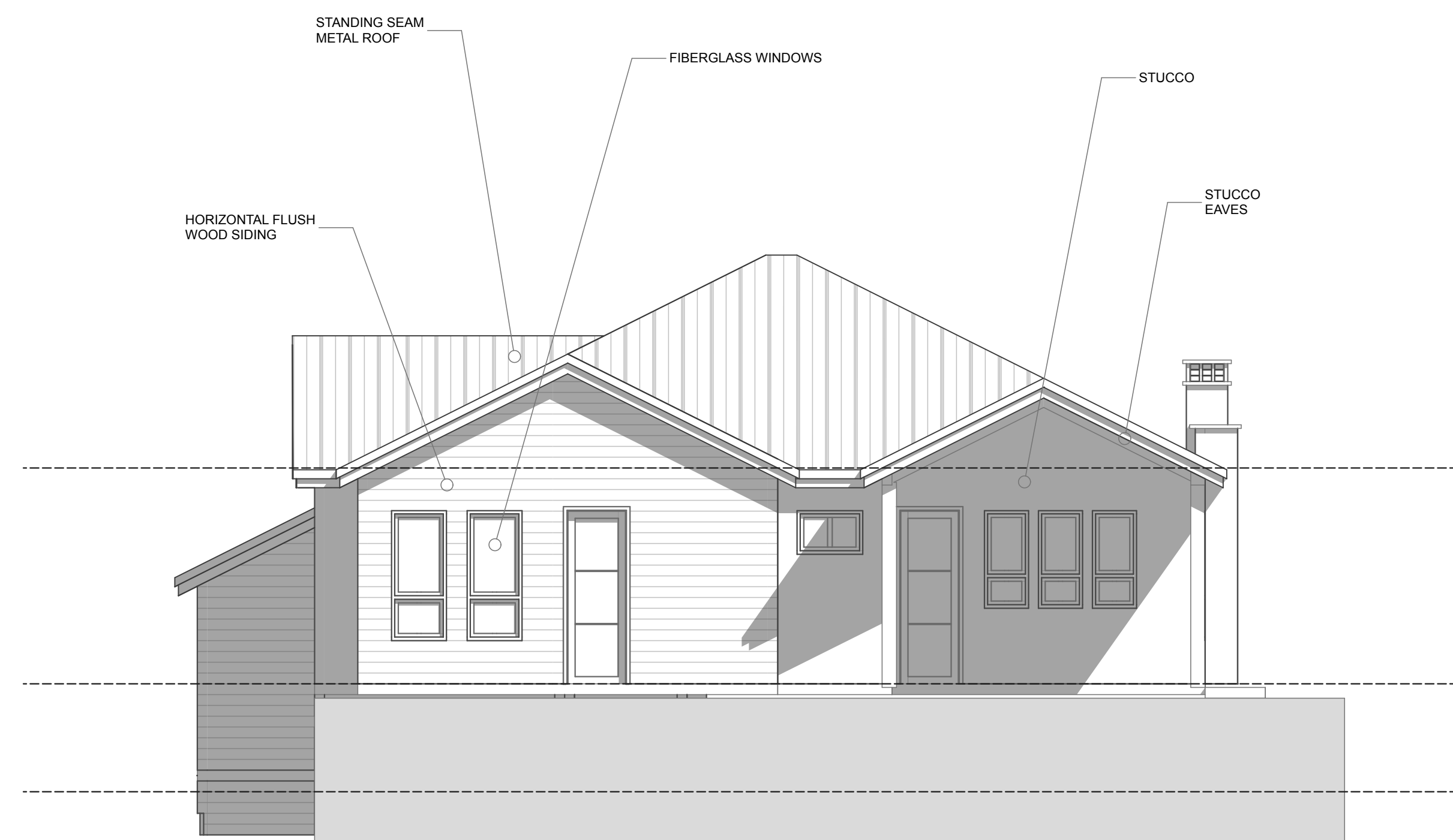
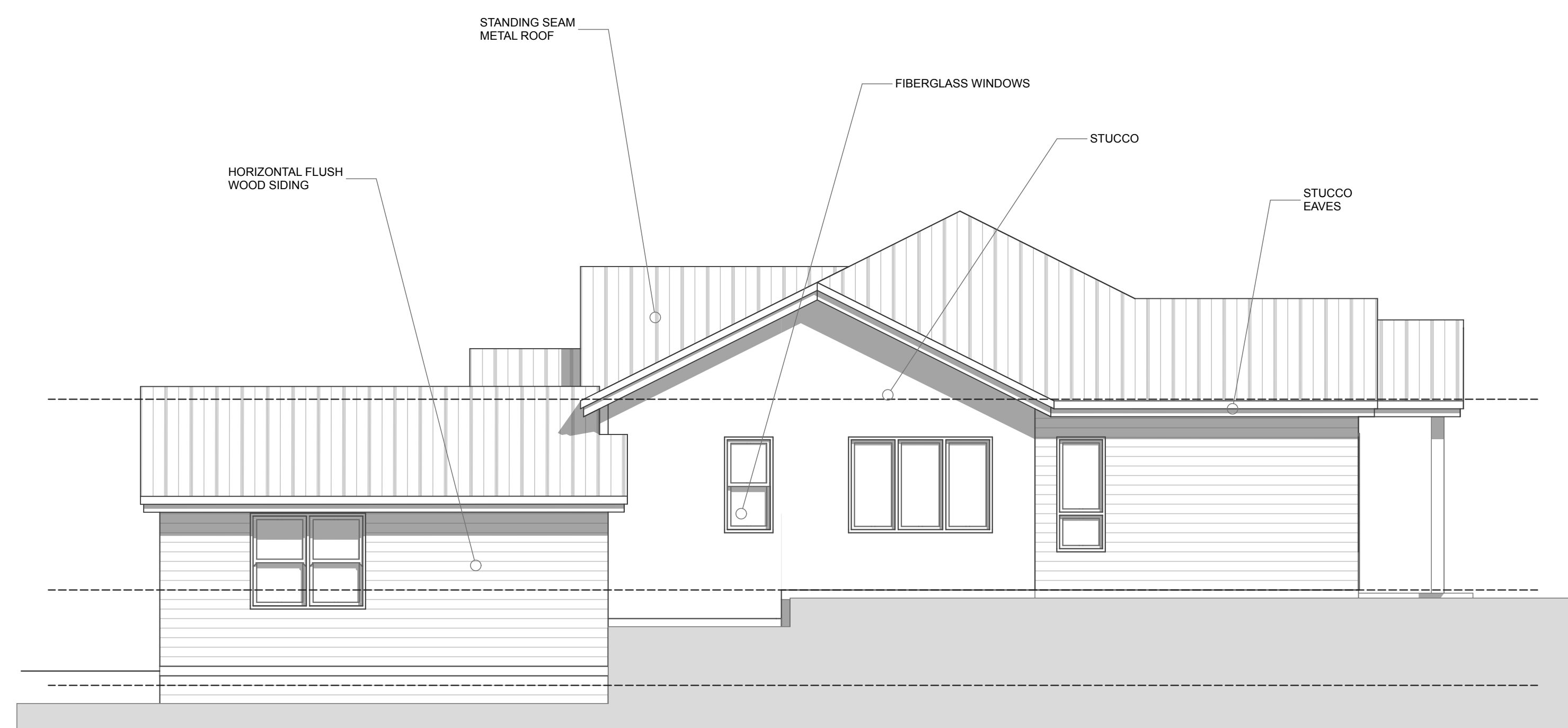
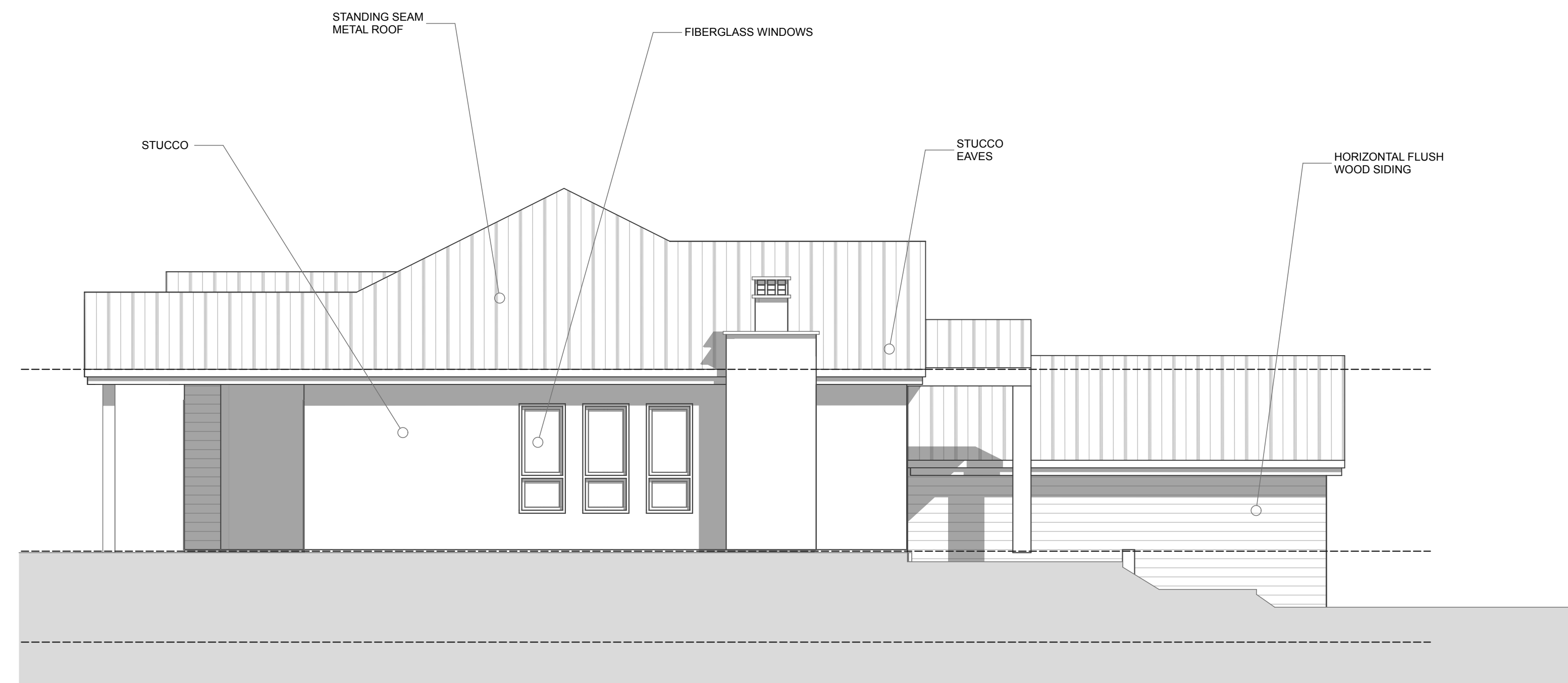
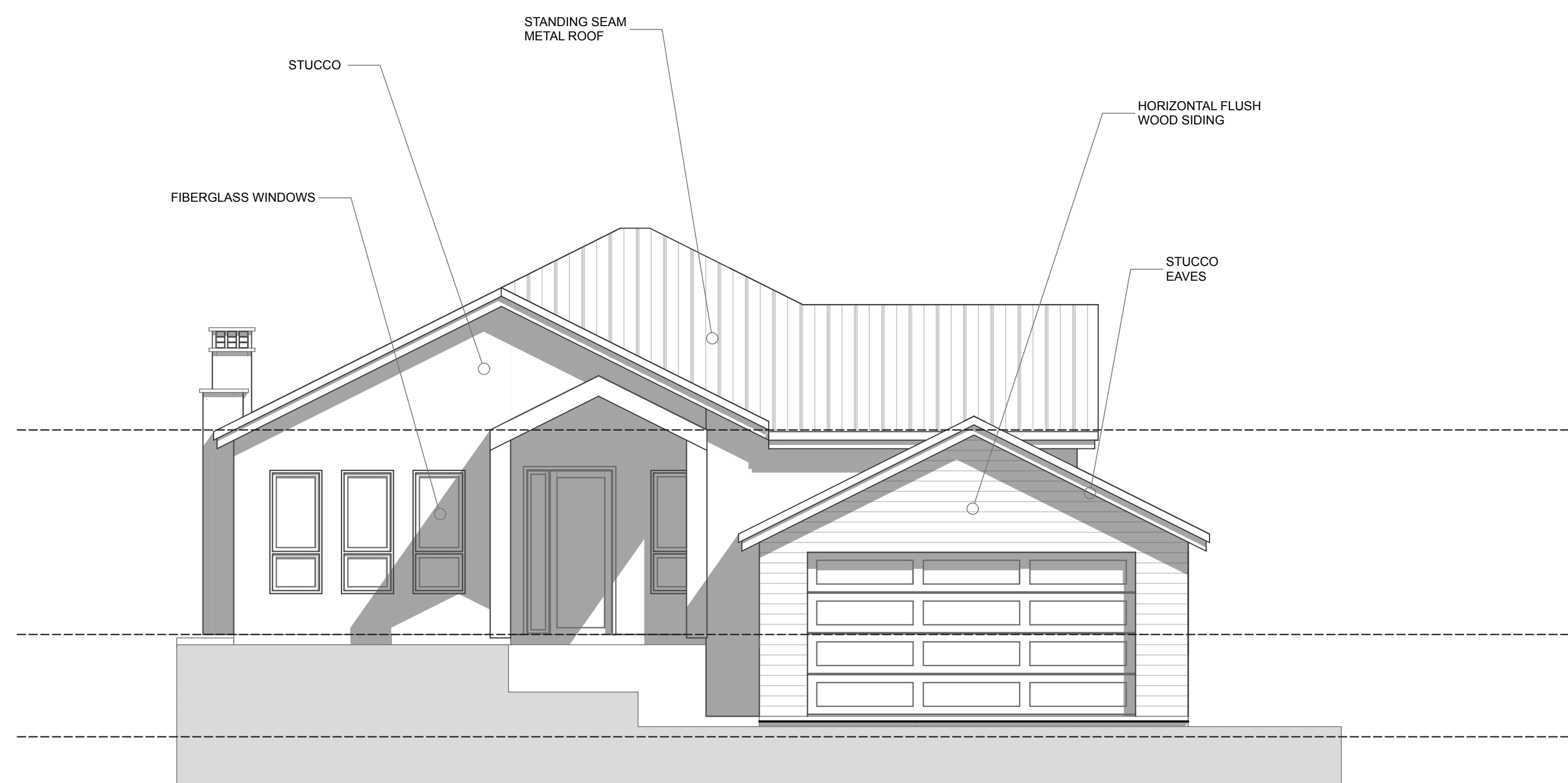
FIRST FLOOR - ADU
SCALE: 3/16" = 1'-0"



485 DEL SUR

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485 DEL SUR
ARROYO GRANDE, CA 93420

ADU - FLOOR PLANS + ROOF PLAN



MAIN RESIDENCE

Model images



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485 DEL SUR

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[illegible]

A-10.10

Plotted On: 4/21/23

REFERENCES



Model images



PRIVATE RESIDENCE + ADU
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[illegible]

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RENDERINGS

ACCESSORY DWELLING UNIT

Model images



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IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE
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Date:	4/21/23
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Scale:	AS NOTED
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Drawn:	
Job:	

Job.	
Sheet	

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A 10 12

A-10.12

Plotted On: 4/21/23

RENDERINGS

MODEL IMAGES

A modern, single-story house with a white exterior, dark trim, and a grey roof. The house features a covered front porch with a dark door and a chimney. The landscaping includes green grass, yellow flowers, and pink flowers.

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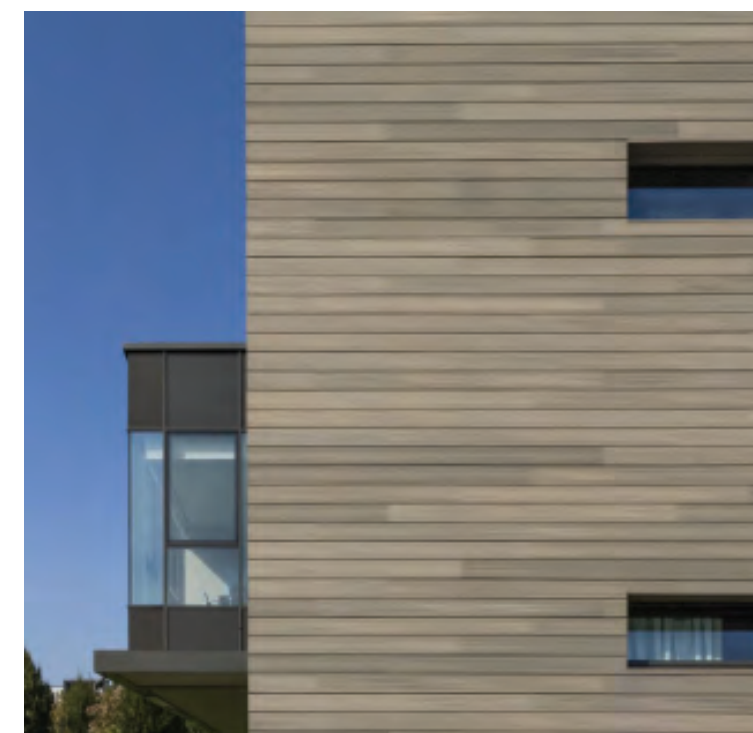


RAIN GUTTERS
& DOWNSPOUTS
Modern Seamless
Boxed Aluminum
Black

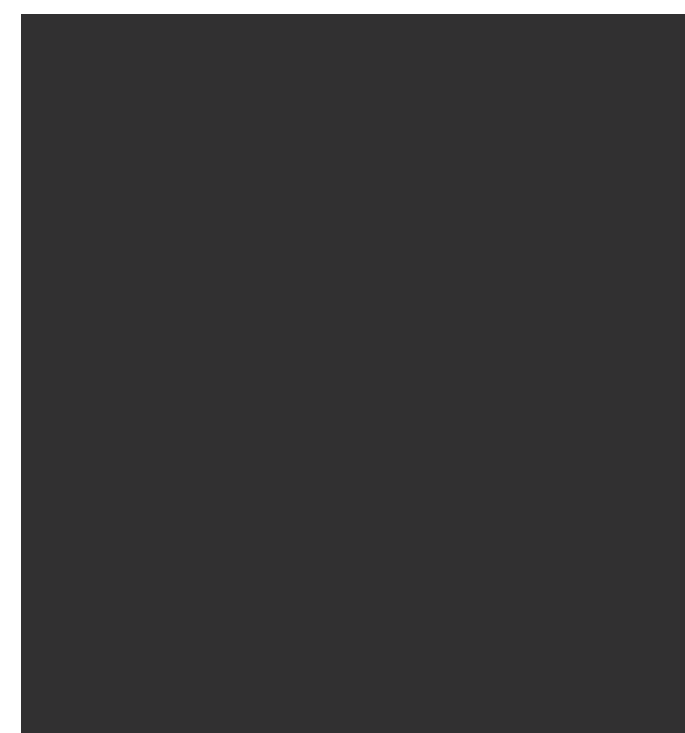


GARAGE DOORS
Clipay
AVANTE®
Glass & Aluminum

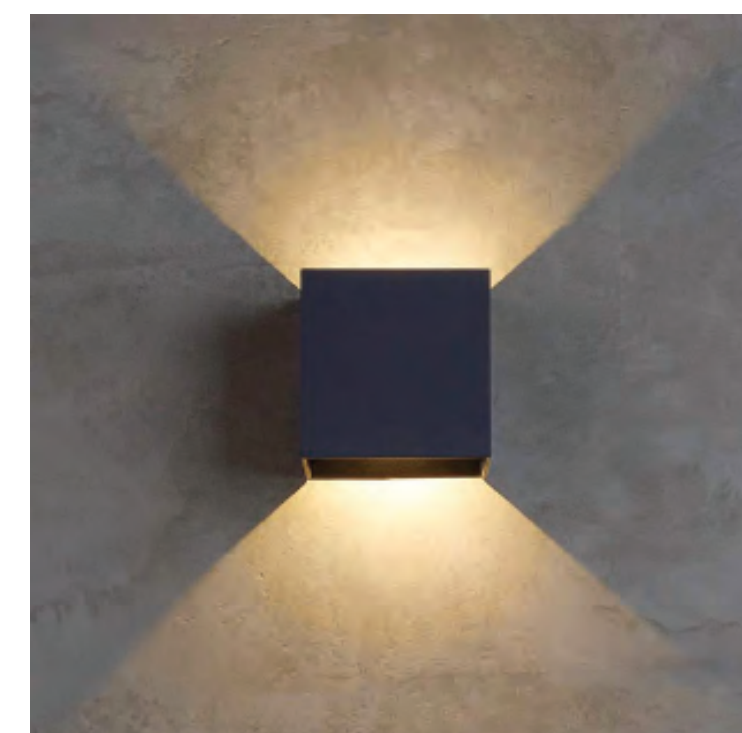
EXTERIOR WALLS
3 Coat Stucco
Fine Sand Finish
Alabaster
SW 7008



WOOD SIDING
NewTechWood
Shadowline Siding
Color: Roman Antique
Straight Grain



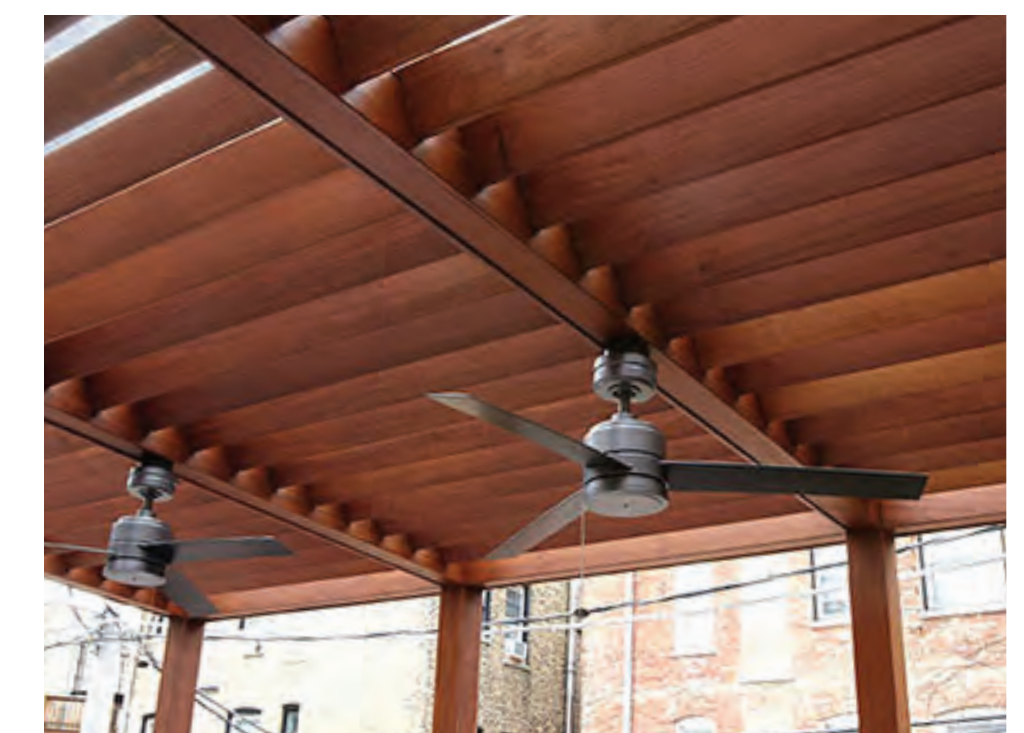
FASCIA
Black Magic
SW 6991



EXTERIOR LIGHTING
Tech Lighting Vex 4 1/2"
High Black 2700K
LampsPlus



WINDOWS
Pella Impervia
Fiberglass
Black



WOOD TRELLIS
Dark Stain



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← 1" ACTUAL →

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

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Date:	4/21/23	
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Sheet		

A-10.13

Plotted On: 4/21/23

COLOR + MATERIAL BOARD

Drawing name: N:2020323011-McNeil-Residence/Civil/Condos/Sheets/23011-C1-GD.dwg

PLOT DATE: Apr 20, 2023 - 2:40pm

PLOT BY: dbett



APPROXIMATE EARTHWORK INFORMATION:

CUT	4,000 CY
FILL	4,500 CY
NET	500 CY FILL
MAX DEPTH OF CUT	10 FT
MAX DEPTH OF FILL	6 FT
AREA OF DISTURBANCE	1.7 AC

NOTE: THE EARTHWORK QUANTITIES SHOWN ARE FOR BONDING AND ESTIMATING PURPOSES ONLY AND ARE CALCULATED FROM APPROXIMATE SUBGRADE TO EXISTING SURFACE. THE QUANTITIES DO NOT TAKE CERTAIN FACTORS INTO ACCOUNT, INCLUDING, BUT NOT LIMITED TO SUBGRADE, AREA OF OVEREXCAVATION AND RECOMPACTION, SHRINKAGE AND EXPANSION OF THE SOIL. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING EARTHWORK QUANTITIES FOR BIDDING AND CONSTRUCTION PURPOSES.

ABOVE
GRADE
ENGINEERING

245 Higuera Street
San Luis Obispo, CA 93401
(805) 540-5115
abovegradeengineering.com
A California Corporation
Scott Stokes PE # 58256

ENGINEER OF RECORD:



DATE:

485 DEL SUR
ARROYO GRANDE, CA 93420
PRELIMINARY GRADING &
DRAINAGE PLAN

DATE

REVISION

NO.

AGENCY APPROVAL:

DESIGNED: SJS
DRAWN: DWB
JOB NUMBER: 23011

SHEET:

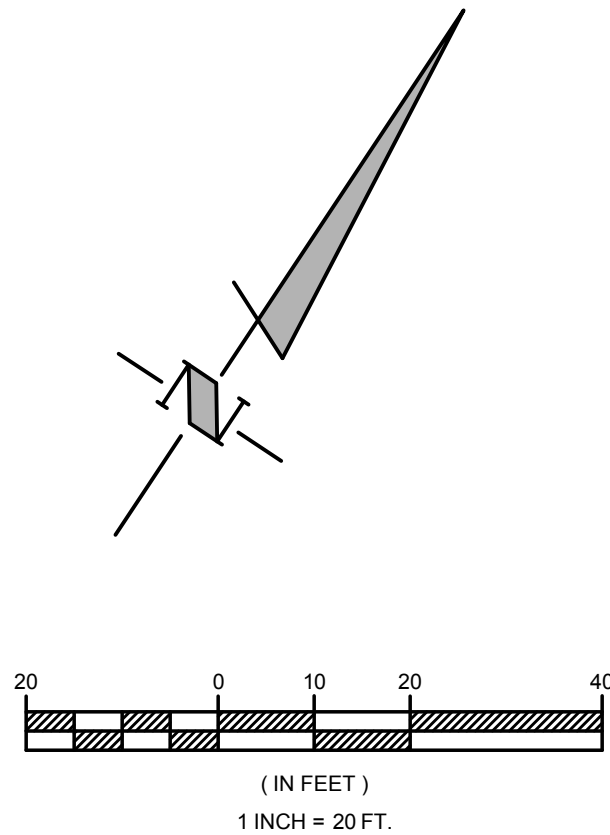
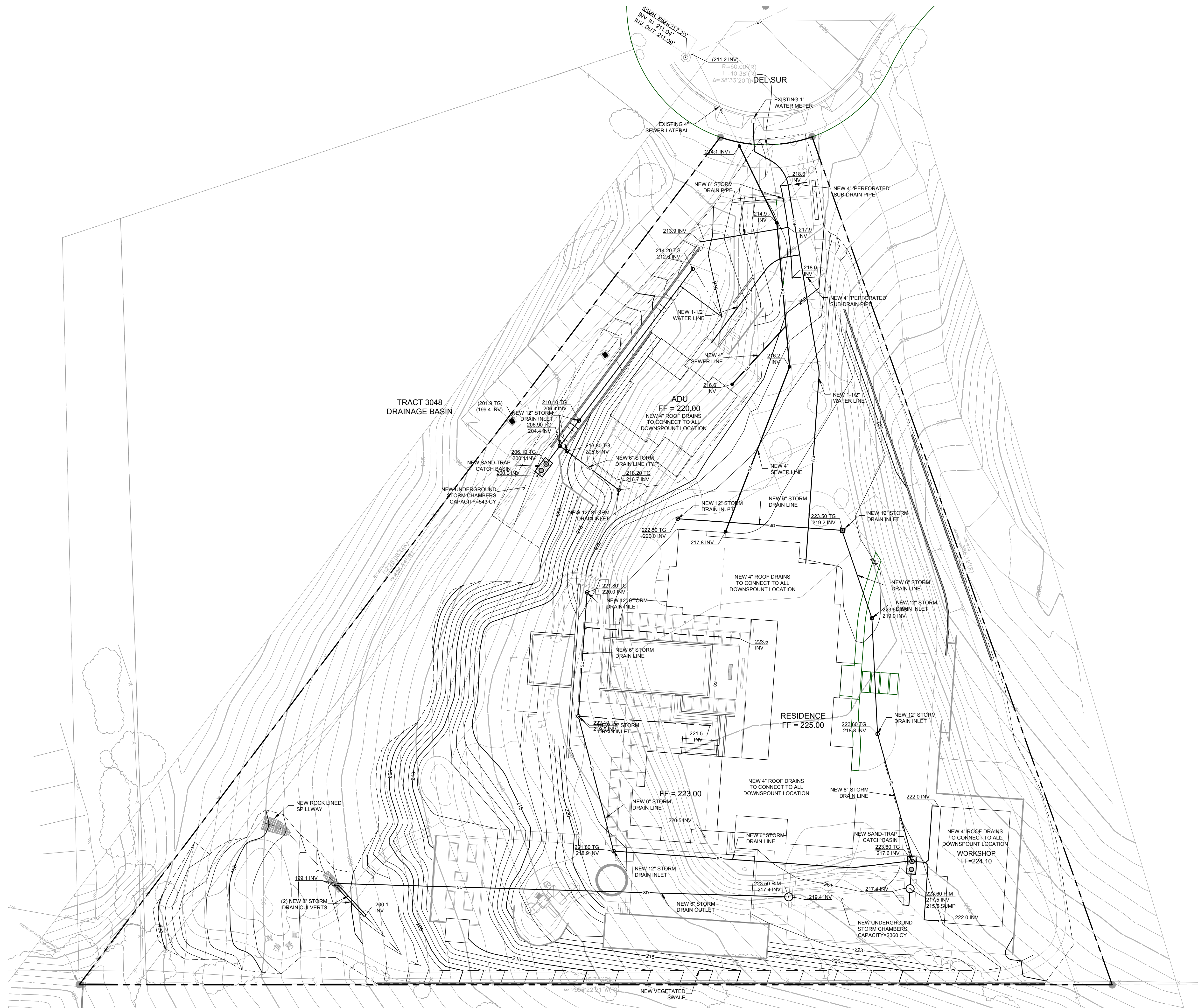
C-1.1

DATE: April 20, 2023

Drawing name: N:\2023\23011-McNeil-Residence\Civil\Condosi\Sheetfiles\23011-C2-UT.dwg

PLOT DATE: Apr 20, 2023 - 3:01pm

PLOT BY: dbett



ABOVE GRADE ENGINEERING
245 Higuera Street
San Luis Obispo, CA 93401
(805) 540-5115
abovegradeengineering.com
A California Corporation
Scott Stokes PE # 58256

ENGINEER OF RECORD:

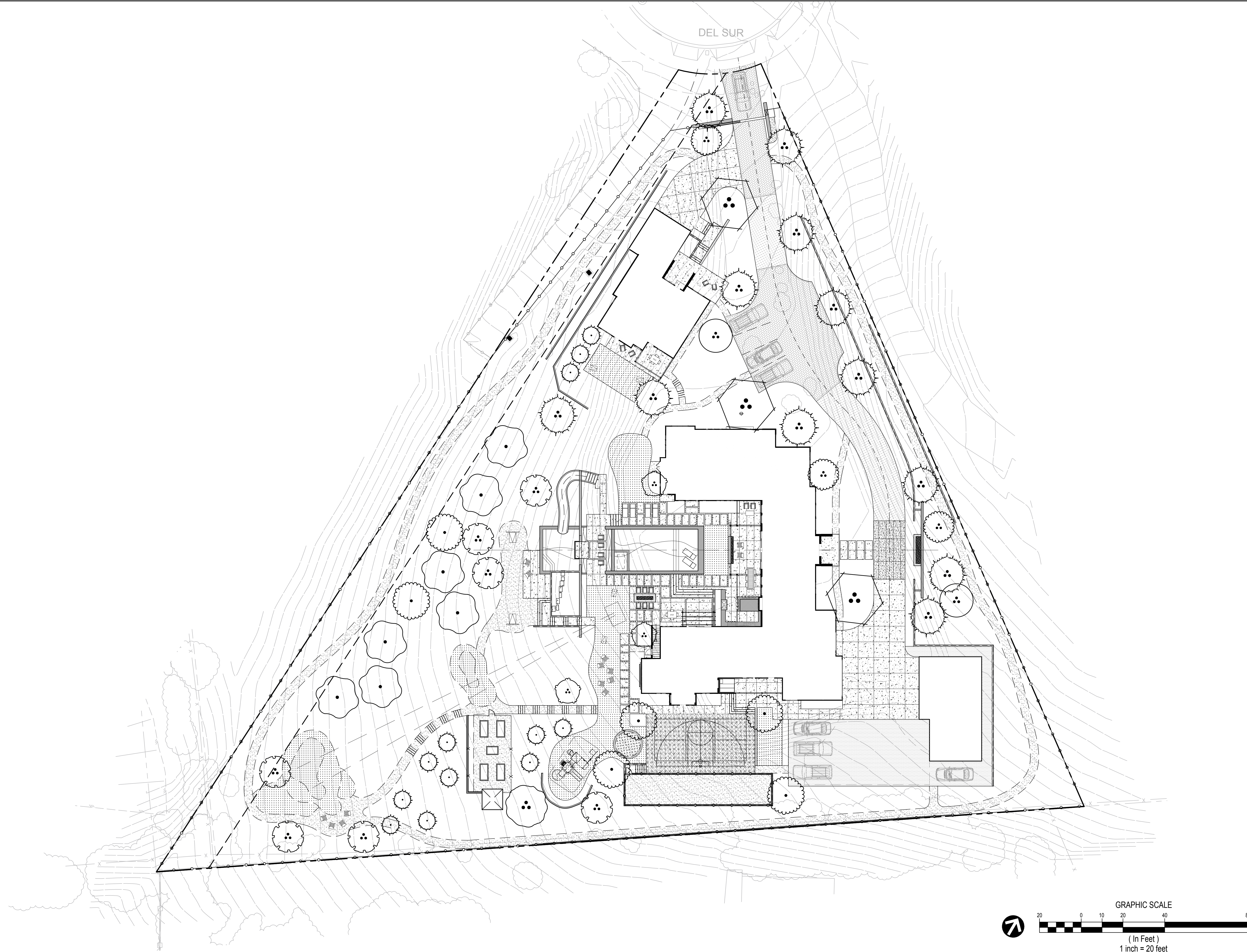
DATE:

485 DEL SUR
ARROYO GRANDE, CA 93420
PRELIMINARY UTILITY PLAN

NO.	REVISION	DATE

AGENCY APPROVAL:

DESIGNED: SJS
DRAWN: DWB
JOB NUMBER: 23011
SHEET:
C-2.1
DATE: April 20, 2023



PRELIMINARY
NOT FOR CONSTRUCTION

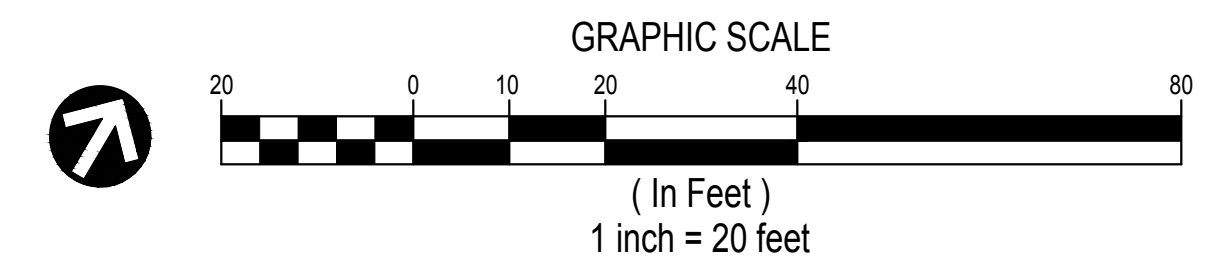
485 DEL SUR // PRIVATE RESIDENCE
ARROYO GRANDE . CALIFORNIA
LANDSCAPE PLANS

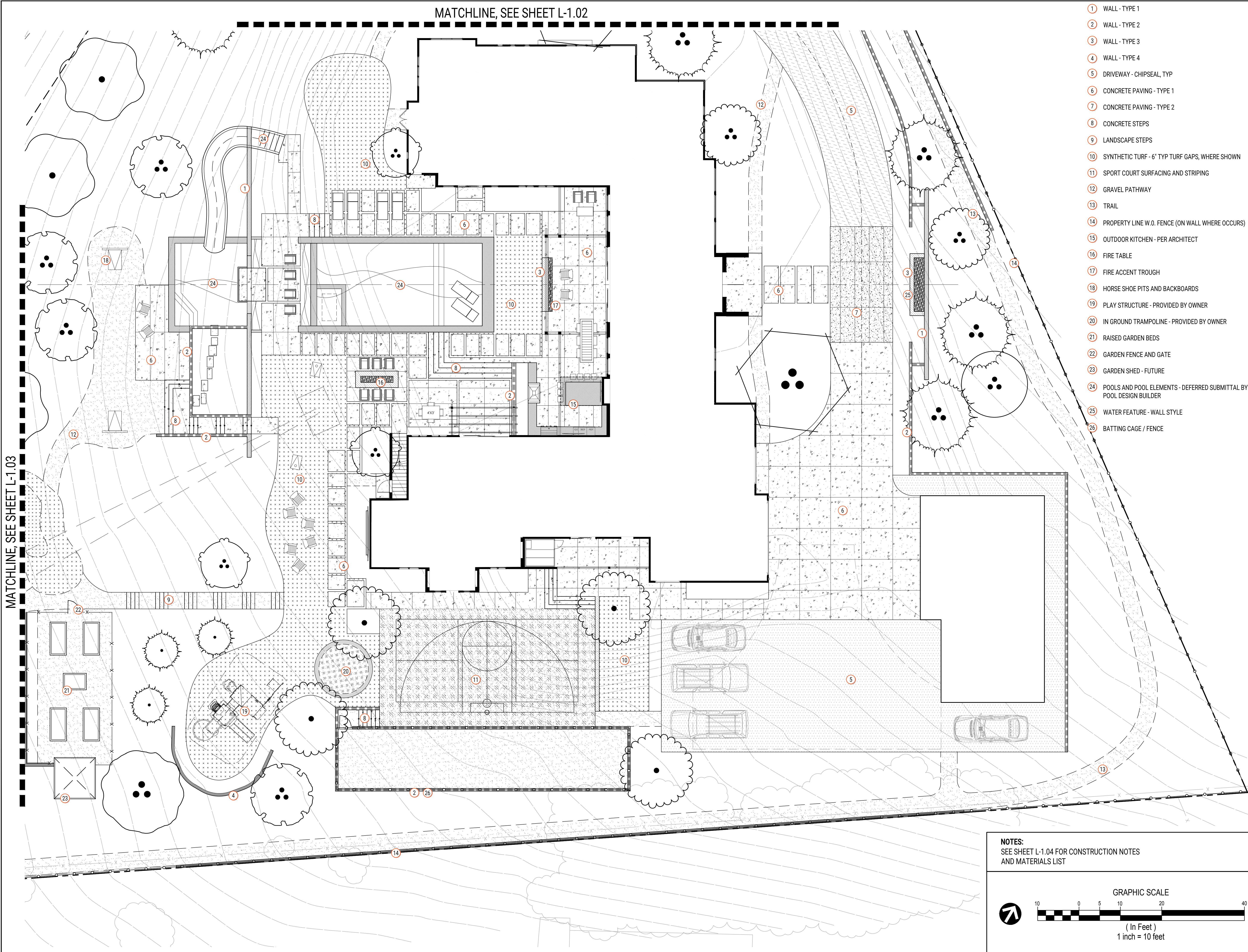
#	ITEM	DATE

DATE
04.21.2023

OVERALL
PLAN

L-1.00



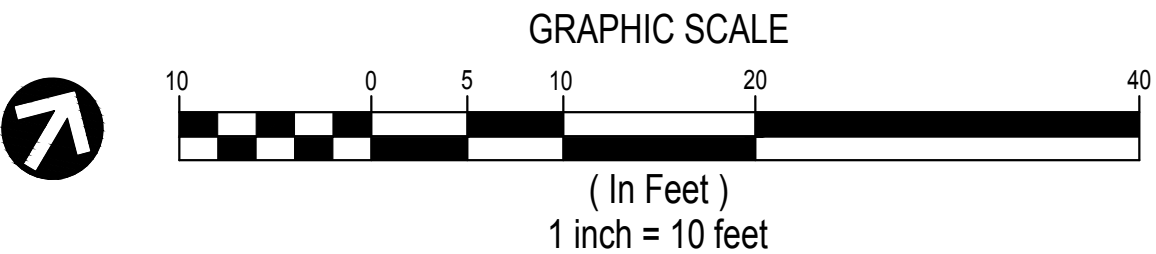


MATCHLINE, SEE SHEET L-1.02

MATCHLINE, SEE SHEET L-1.03

- 1 WALL - TYPE 1
- 2 WALL - TYPE 2
- 3 WALL - TYPE 3
- 4 WALL - TYPE 4
- 5 DRIVEWAY - CHIPSEAL, TYP
- 6 CONCRETE PAVING - TYPE 1
- 7 CONCRETE PAVING - TYPE 2
- 8 CONCRETE STEPS
- 9 LANDSCAPE STEPS
- 10 SYNTHETIC TURF - 6" TYP TURF GAPS, WHERE SHOWN
- 11 SPORT COURT SURFACING AND STRIPING
- 12 GRAVEL PATHWAY
- 13 TRAIL
- 14 PROPERTY LINE W.O. FENCE (ON WALL WHERE OCCURS)
- 15 OUTDOOR KITCHEN - PER ARCHITECT
- 16 FIRE TABLE
- 17 FIRE ACCENT TROUGH
- 18 HORSE SHOE PITS AND BACKBOARDS
- 19 PLAY STRUCTURE - PROVIDED BY OWNER
- 20 IN GROUND TRAMPOLINE - PROVIDED BY OWNER
- 21 RAISED GARDEN BEDS
- 22 GARDEN FENCE AND GATE
- 23 GARDEN SHED - FUTURE
- 24 POOLS AND POOL ELEMENTS - DEFERRED SUBMITTAL BY POOL DESIGN BUILDER
- 25 WATER FEATURE - WALL STYLE
- 26 BATTING CAGE / FENCE

NOTES:
SEE SHEET L-1.04 FOR CONSTRUCTION NOTES
AND MATERIALS LIST



PRELIMINARY
NOT FOR CONSTRUCTION

485 DEL SUR // PRIVATE RESIDENCE
ARROYO GRANDE . CALIFORNIA
LANDSCAPE PLANS

#	ITEM	DATE

DATE
04.21.2023

CONSTRUCTION
PLAN

L-1.01

DEL SUR

- 1 WALL - TYPE 1
- 2 WALL - TYPE 2
- 3 WALL - TYPE 3
- 4 WALL - TYPE 4
- 5 DRIVEWAY - CHIPSEAL, TYP
- 6 CONCRETE PAVING - TYPE 1
- 7 PERMEABLE PAVERS
- 8 CONCRETE STEPS
- 9 SYNTHETIC TURF - 6" TYP TURF GAPS, WHERE SHOWN
- 10 GRAVEL PATHWAY
- 11 TRAIL
- 12 PROPERTY LINE W.O. FENCE
- 13 LANDSCAPE STEPS
- 14 ENTRY DRIVE GATE



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ARROYO GRANDE . CALIFORNIA
LANDSCAPE PLANS

#	ITEM	DATE

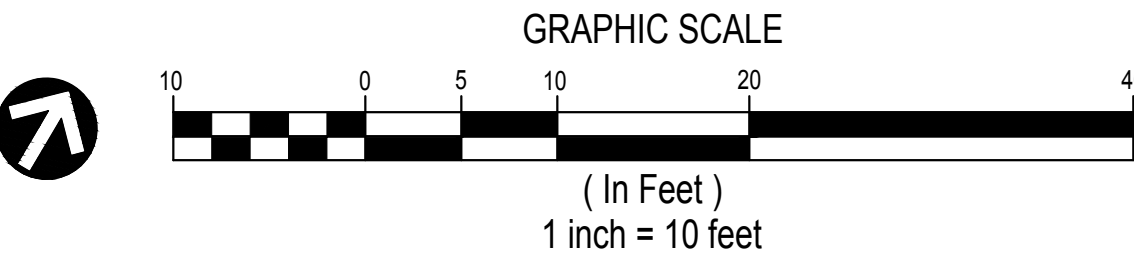
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04.21.2023

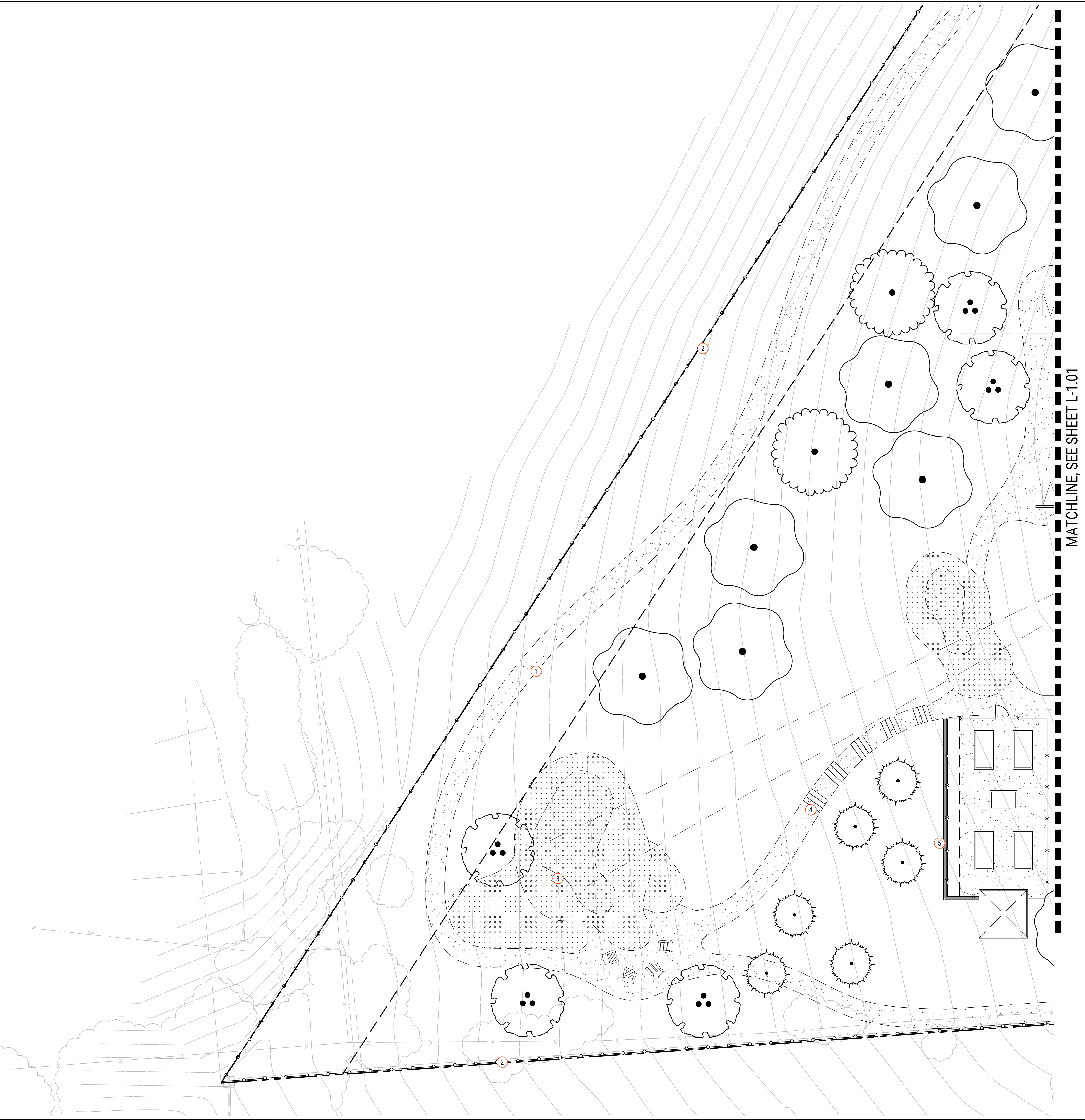
CONSTRUCTION
PLAN

L-1.02

MATCHLINE, SEE SHEET L-1.01

NOTES:
SEE SHEET L-1.04 FOR CONSTRUCTION NOTES
AND MATERIALS LIST





- 1 TRAIL
- 2 PROPERTY LINE W.O. FENCE
- 3 PUTTING AND CHIPPING AREA
- 4 GRAVEL PATHWAY WITH LANDSCAPE STEPS
- 5 WALL - TYPE 4



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LANDSCAPE PLANS

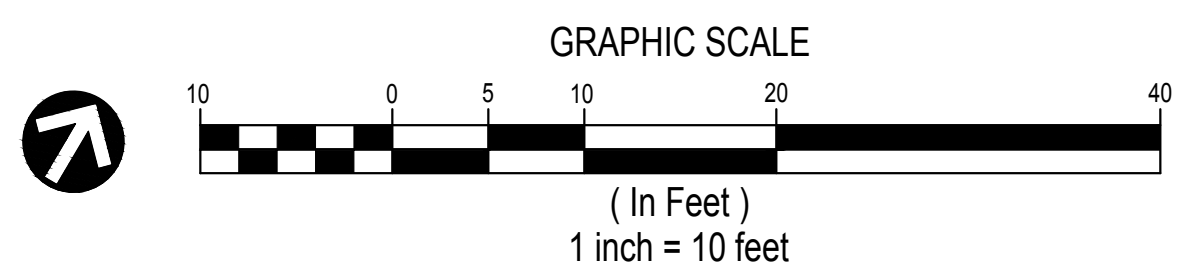
#	ITEM	DATE

DATE
04.21.2023

CONSTRUCTION
PLAN

L-1.03

NOTES:
SEE SHEET L-1.04 FOR CONSTRUCTION NOTES
AND MATERIALS LIST



CONSTRUCTION PLAN NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT FOR THE INSTALLATION OF ALL IMPROVEMENTS AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

CONTRACTOR SHALL REVIEW ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING BID AND PRIOR TO COMMENCING INSTALLATION. IF ANY DISCREPANCIES EXIST, THEY SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND STAKING ALL SEWER, WATER AND UTILITY LINES ABOVE OR BELOW GRADE THAT MIGHT BE DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED FOR REPAIR, RESTORATION, OR REPLACEMENT OF AFOREMENTIONED UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS.

HARDSCAPE AND STRUCTURAL ELEMENTS SHALL BE CONSTRUCTED PER THE GEOTECHNICAL SOILS REPORT.

COSTS INCURRED DUE TO REPAIR, RESTORATION, OR REPLACEMENT OF EXISTING IMPROVEMENTS WHICH ARE DESIGNATED "TO BE PROTECTED" OR "TO REMAIN" WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, MATERIALS TO BE PURCHASED AND FURNISHED BY THE CONTRACTOR SHALL BE NEW.

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, MANUFACTURER'S CUT OR DATA SHEETS FOR APPROVAL PRIOR TO ORDERING MATERIALS.

MATERIALS LIST:

*CONTRACTOR TO SUBMIT SAMPLES OF ALL ITEMS ON THIS MATERIALS LIST TO OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING OR COMMENCING THE FULL SCOPE OF WORK. MOCKUPS OF THE FOLLOWING ITEMS SHALL BE PROVIDED FOR APPROVAL IN THE FIELD:

- ALL PAVING MATERIALS MOCKUPS SHALL BE 3'X3' MIN. SQUARE AREA OF THE PAVING TYPE, DEMONSTRATING ALL COLORS, PATTERNS, FINISHES.

CONCRETE // TYPE 1:
SHALL BE NATURAL GRAY WITH 1LBS LAMP BLACK ADDED
MEDIUM TOPCAST FINISH
SAWCUT JOINTS AS SHOWN

CONCRETE // TYPE 2:
SHALL BE NATURAL GRAY WITH 2.5LBS LAMP BLACK ADDED
MEDIUM-HEAVY TOPCAST FINISH
SAWCUT JOINTS AS SHOWN

DRIVEWAY - PERMEABLE PAVERS:
SHALL BE LINEAR 4x12 AQUALINA PERMEABLE PAVERS FROM ACKERSTONE
COLOR GRAPHITE
BLEND EQUAL THE FOLLOWING TEXTURES: GRIND, HAMMERED, AND SHOTBLAST
CONTACT: Mike Marhenke C: 510.730.9006 | mmarhenke@ackerstone.com

DRIVEWAY - CHIPSEAL:
TOPDRESS SHALL BE 3/8" PACIFIC BROWN
ASPHALT AND FULL SECTION PER CIVIL

GRAVEL WALKS:
SHALL BE 1" THICK 3/8" PACIFIC BROWN GRAVEL OVER 3" THICK COMPACTED LOCAL TAN COLORED BASE ROCK.
RAW STEEL OR BLACK ALUMINUM EDGING

CONCRETE STEPS:
SHALL MATCH ADJACENT FLATWORK - CARRY SAWCUT JOINT PATTERN DOWN FACE OF RISERS AND ACROSS TREADS

LANDSCAPE STEPS:
SHALL BE NATURAL GRAY CONCRETE

SYNTHETIC TURF:
PREMIUM PRODUCT SUCH AS SYNLAWN, OR EQUAL. INFILL AND BASE PREPARATION PER MANUFACTURERS RECOMMENDATIONS INCLUDING SEAMING AND EDGE FASTENING.

WALL // TYPE 1
MASONRY BLOCK STUCCO'D. SMOOTH FINISH
COLOR: DARK CHARCOAL.

WALL // TYPE 2
MASONRY BLOCK STUCCO'D. SMOOTH FINISH
COLOR: LIGHT COLOR TO MATCH HOME.

WALL // TYPE 3
SHALL BE NATURAL GRAY WITH RANDOM 6" AND 8" VERTICAL BOARDFORM PATTERN ALL EXPOSED SIDES
EXAGGERATED GAPS TO CREATE 'FINS'.
SMOOTH TOP
1/2 " CHAMFER ALL EDGES

WALL // TYPE 4
SHALL BE GRAVITY BLOCK STYLE
CHARCOAL GRAY COLOR
FROM AIRVOL BLOCK OR EQUAL

FIRE TABLE:
SHALL BE NATURAL GRAY WITH 6" BOARDFORM PATTERN ALL EXPOSED SIDES
HARD TROWEL TOP
1/2 " CHAMFER ALL EDGES
LARGE LAVA ROCK FILL
GAS INSERT

WATER FEATURE - WALL STYLE:
LOWER WALL SHALL MATCH WALL TYPE 3 NOTED ABOVE
BACK WALL SHALL MATCH WALL TYPE 1 NOTED ABOVE
INSIDE FACES OF BASIN SHALL BE NATURAL GRAY CONCRETE - WATERPROOFED
TOP DRESS BASIN WITH 3-4 DARK COLORED RIVER ROCK OVER STEEL RACK
INCLUDE ALLOWANCE FOR 3 ARCHITECTURAL SCUPPERS FROM WATERBEARING.COM OR EQUAL
INCLUDE ALLOWANCE FOR APPROPRIATELY SIZED RECIRCULATING PUMP AND AUTOFILL SETUP
INCLUDE ALLOWANCE FOR WATERPROOF ACCENT LIGHTING - 3 FIXTURES CONNECTED TO LANDSCAPE LIGHTING SYSTEM



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ARROYO GRANDE . CALIFORNIA
LANDSCAPE PLANS

#	ITEM	DATE

DATE
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CONSTRUCTION
NOTES AND
MATERIALS LIST

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485 DEL SUR // PRIVATE RESIDENCE
ARROYO GRANDE . CALIFORNIA
LANDSCAPE PLANS

#	ITEM	DATE

DATE
04.21.2023

SITE MATERIALS

L-2.00

PAVING



**COMMON WALKWAYS AND DRIVEWAY
CONCRETE // TYPE 1:**
SHALL BE NATURAL GRAY WITH 1LBS LAMP BLACK ADDED
MEDIUM TOPCAST FINISH
SAWCUT JOINTS AS SHOWN



**ACCENT PAVING AT DRIVEWAY
CONCRETE // TYPE 2:**
SHALL BE NATURAL GRAY WITH 2.5LBS LAMP BLACK ADDED
MEDIUM-HEAVY TOPCAST FINISH
SAWCUT JOINTS AS SHOWN



DRIVEWAY PERMEABLE PAVERS:
LINEAL DARK GRAY PAVERS



DRIVEWAY AND GUEST PARKING - CHIPSEAL:
ASPHALT BASE WITH SLURRY AND DECORATIVE ROCK TOPPING
TOPDRESS SHALL BE 3/8" PACIFIC BROWN



GRAVEL WALKS:
SHALL BE 1" THICK 3/8" PACIFIC BROWN GRAVEL OVER 3"
THICK COMPACTED LOCAL TAN COLORED BASE ROCK.
NO EDGING EXCEPT WHEN AGAINST TURF



TIMBER STEPS:
SHALL BE RAW CEDAR

WALLS AND VERTICAL ELEMENTS



**SITE ACCENT WALLS
WALL // TYPE 1**
MASONRY BLOCK STUCCO'D. SMOOTH FINISH
COLOR: DARK CHARCOAL.



**COMMON SITE WALLS
WALL // TYPE 2**
MASONRY BLOCK STUCCO'D. SMOOTH FINISH
COLOR: LIGHT COLOR TO MATCH HOME.



WALL // TYPE 3
SHALL BE NATURAL GRAY WITH 6" HORIZONTAL
BOARDFORM PATTERN ALL EXPOSED SIDES
SMOOTH TOP
1/2 " CHAMFER ALL EDGES



WALL // TYPE 4
GRAY GRAVITY BLOCK



FIRE TABLE:
SHALL BE NATURAL GRAY CONCRETE WITH 6"
BOARDFORM PATTERN ALL EXPOSED SIDES



WATER FEATURE:
SHALL BE NATURAL GRAY CONCRETE WITH
BOARDFORM TO MATCH WALL TYPE 3

POOL



COPING AND TILE
DARK CHARCOAL COLOR



DRIVEWAY GATE



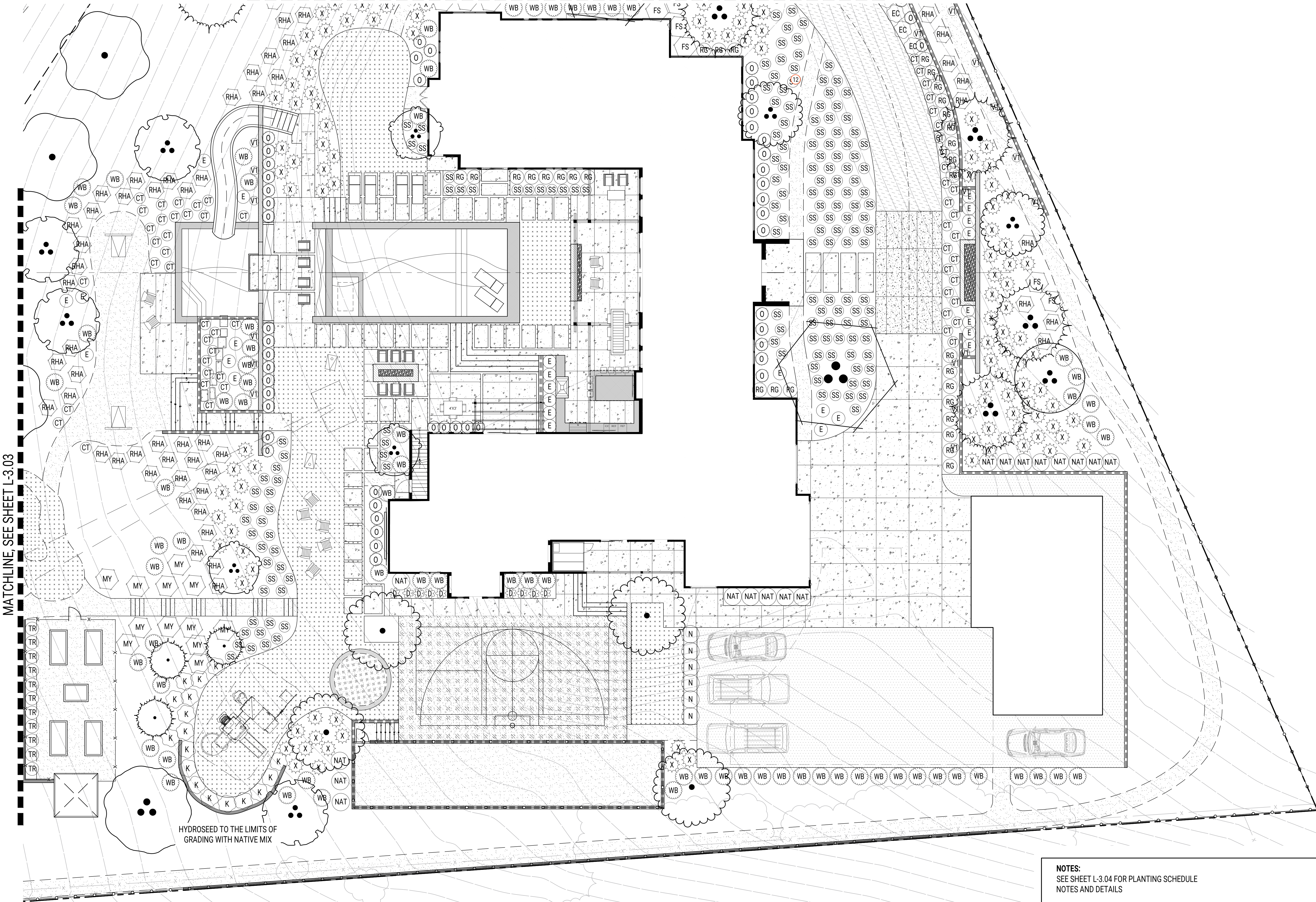
ALL PARTS
PAINTED SATIN BLACK

TURF



SYNTHETIC TURF:
PREMIUM PRODUCT SUCH AS SYNLAWN,
OR EQUAL. INFILL AND BASE
PREPARATION PER MANUFACTURERS
RECOMMENDATIONS INCLUDING
SEAMING AND EDGE FASTENING.

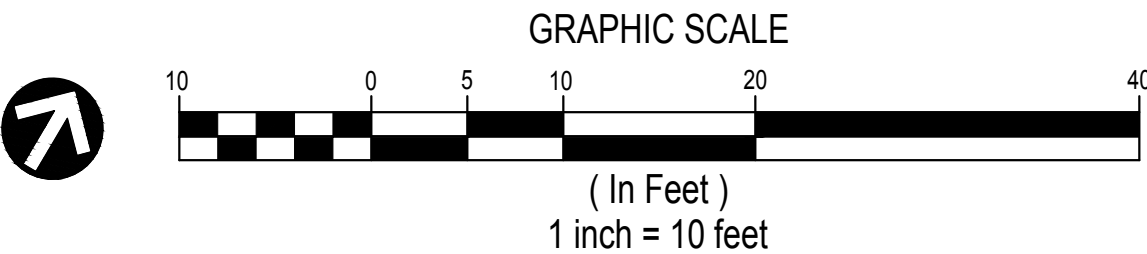
MATCHLINE, SEE SHEET L-3.02



MATCHLINE, SEE SHEET L-3.03

HYDROSEED TO THE LIMITS OF
GRADING WITH NATIVE MIX

NOTES:
SEE SHEET L-3.04 FOR PLANTING SCHEDULE
NOTES AND DETAILS



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PLANTING
PLAN

L-3.01

DEL SUR



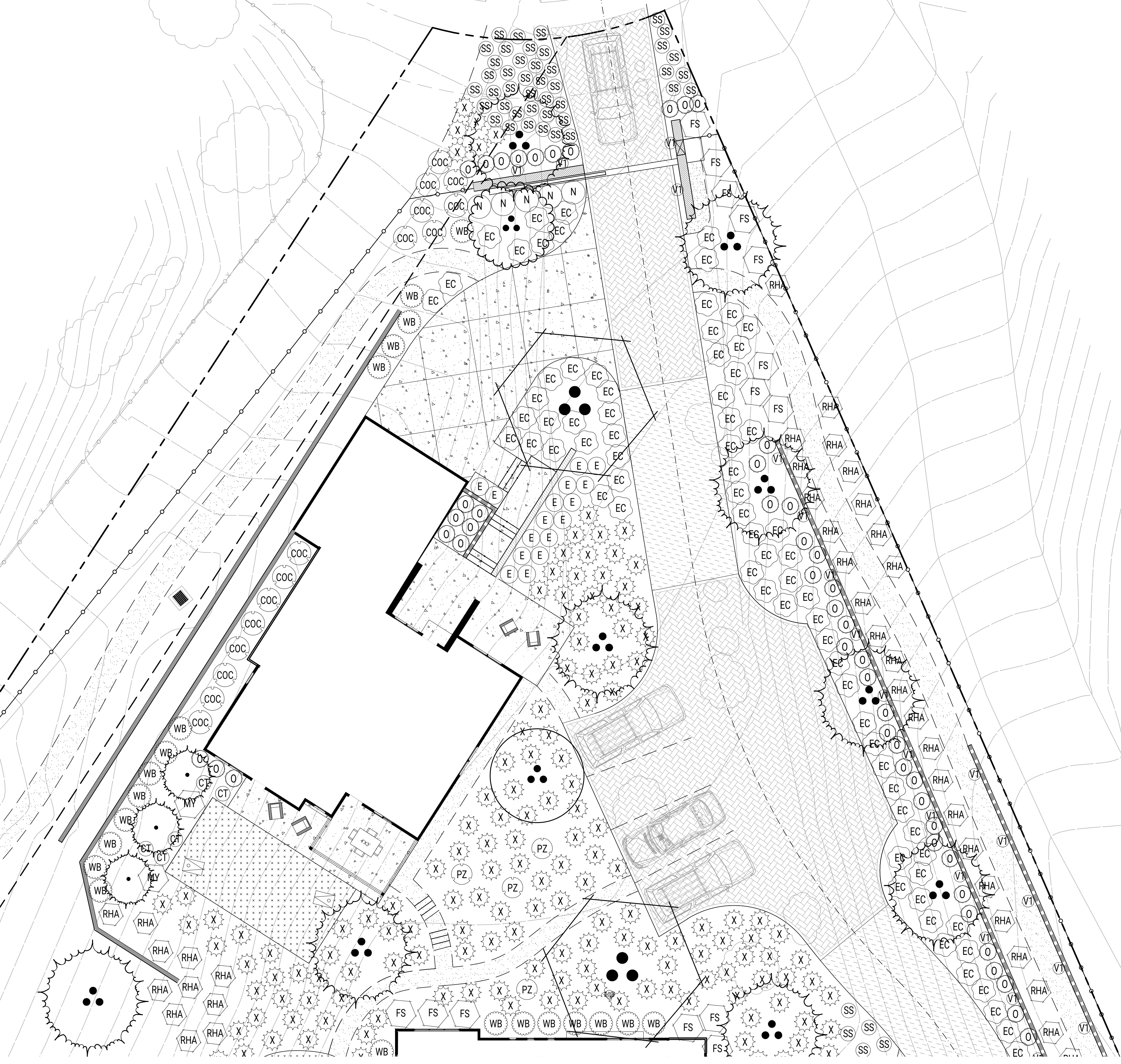
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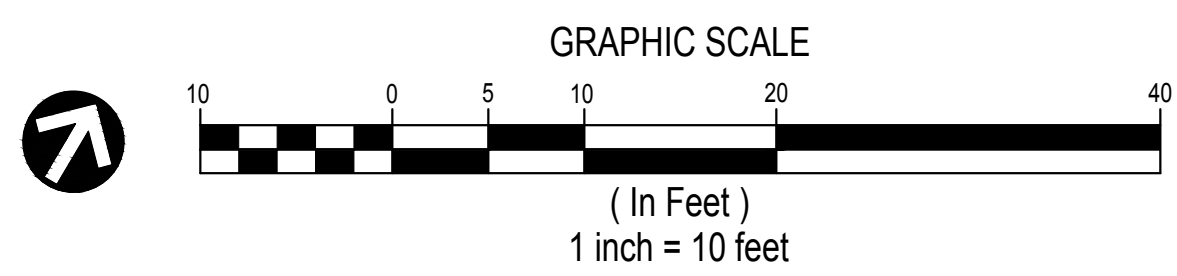
PLANTING
PLAN

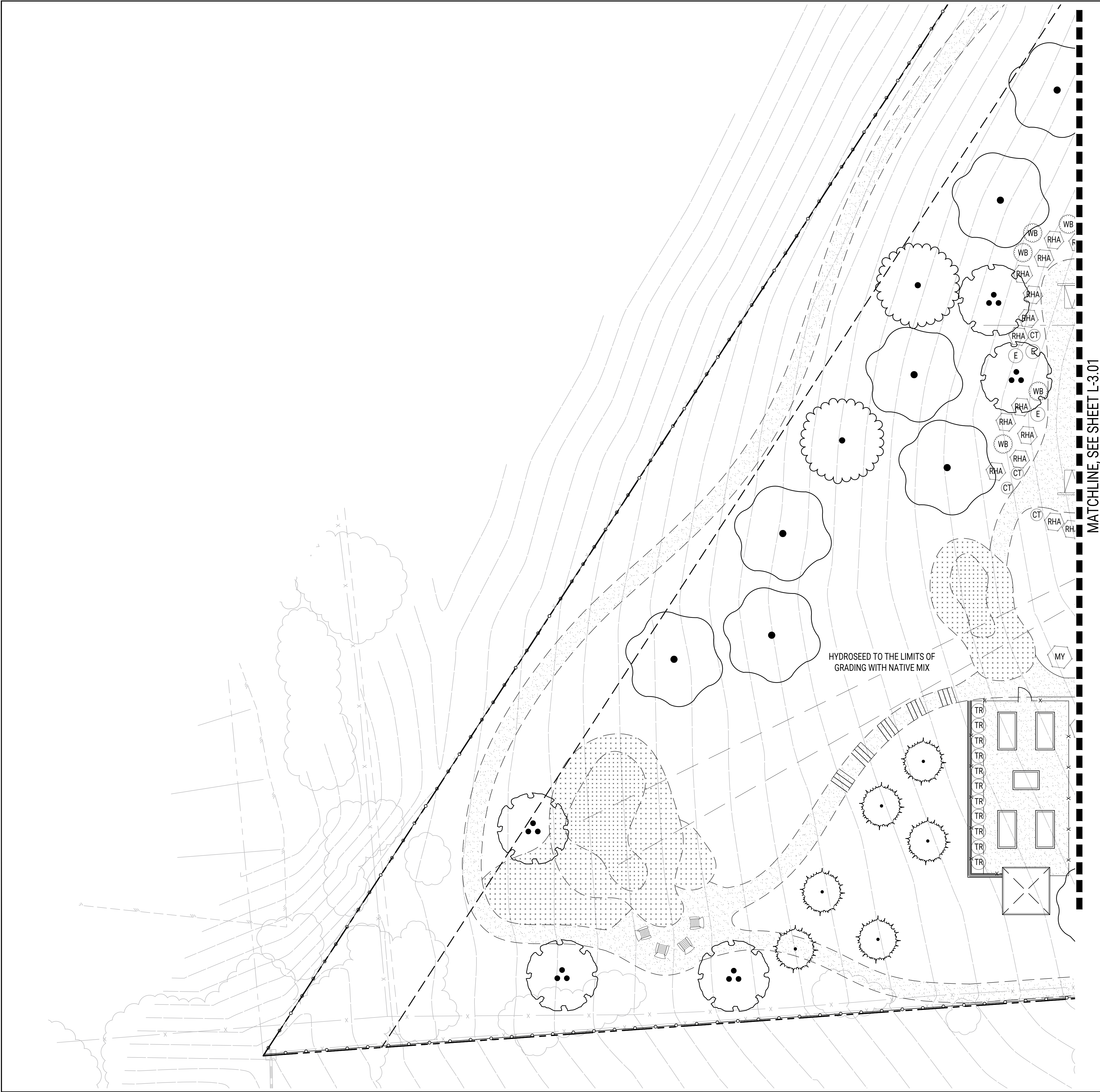
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MATCHLINE, SEE SHEET L-3.01

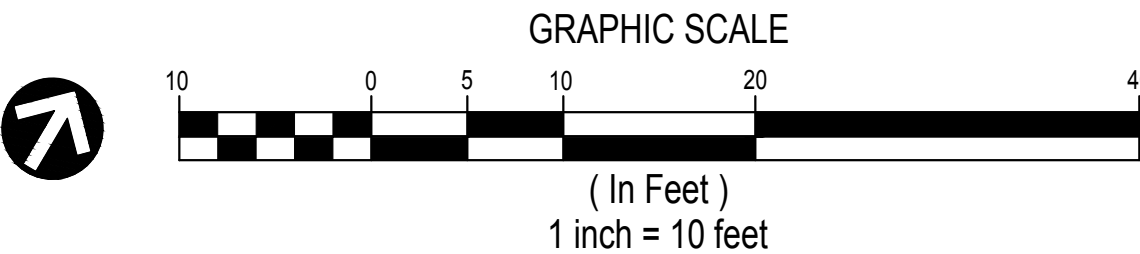
NOTES:
SEE SHEET L-3.04 FOR PLANTING SCHEDULE
NOTES AND DETAILS





MATCHLINE, SEE SHEET L-3.01

NOTES:
SEE SHEET L-3.04 FOR PLANTING SCHEDULE
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LANDSCAPE PLAN NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT FOR THE INSTALLATION OF ALL IMPROVEMENTS AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

CONTRACTOR SHALL REVIEW ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING BID AND PRIOR TO COMMENCING INSTALLATION. IF ANY DISCREPANCIES EXIST, THEY SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND STAKING ALL SEWER, WATER AND UTILITY LINES ABOVE OR BELOW GRADE THAT MIGHT BE DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED FOR REPAIR, RESTORATION, OR REPLACEMENT OF AFOREMENTIONED UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS.

HARDSCAPE AND STRUCTURAL ELEMENTS SHALL BE CONSTRUCTED PER THE GEOTECHNICAL SOILS REPORT.

COSTS INCURRED DUE TO REPAIR, RESTORATION, OR REPLACEMENT OF EXISTING IMPROVEMENTS WHICH ARE DESIGNATED "TO BE PROTECTED" OR "TO REMAIN" WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, MATERIALS TO BE PURCHASED AND FURNISHED BY THE CONTRACTOR SHALL BE NEW.

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, MANUFACTURER'S CUT OR DATA SHEETS FOR APPROVAL PRIOR TO ORDERING MATERIALS.

PLANTING NOTES

CONTRACTOR SHALL SUBMIT LABELED PHOTOS OF ALL PLANT MATERIAL, TREES AND GROUNDCOVERS. PHOTOS SHALL BE OF THE SPECIFIED CONTAINER SIZE. PHOTOS SHALL BE SUBMITTED AS A COMPLETE SUBMITTAL PACKAGE FOR REVIEW AND APPROVAL. INCLUDE PHOTOS OF ANY SUBSTITUTES, CLEARLY LABELED.

ALL PLANTED AREAS SHALL BE CONTINUOUSLY MAINTAINED IN A HEALTHY, GROWING CONDITION, SHALL RECEIVE REGULAR PRUNING, FERTILIZING, MOWING, AND TRIMMING, AND SHALL BE KEPT FREE OF WEEDS AND DEBRIS BY THE OWNER OR PERSON IN POSSESSION OF SUCH AREAS. ANY DAMAGED, DEAD OR DECAYING PLANT MATERIAL SHALL BE REPLACED WITHIN THIRTY (30) DAYS FROM THE DATE OF DAMAGE.

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

PLANT SCHEDULE ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK. NOTIFY PROJECT LANDSCAPE ARCHITECT OF ANY MAJOR DISCREPANCIES.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, ALL STRUCTURAL AND HARDSCAPE IMPROVEMENTS SHALL BE CONSTRUCTED AND FINISHED AHEAD OF PLANTING.

ADJUST PLANT MATERIAL AS NECESSARY AROUND UTILITY LOCATIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY MAJOR CONFLICTS OR NECESSARY ADJUSTMENTS.

SOILS SHALL BE AMENDED PER A SOILS FERTILITY ANALYSIS AS EXPLAINED IN THE COMPLIANCE WITH MWEL0 NOTES ON THE IRRIGATION PLAN. SOIL AMENDMENTS AND PREPARATION SHALL CONFORM TO STATE AB1881 AND LOCAL WATER EFFICIENT LANDSCAPE ORDINANCES.

ALL WORK ON THE IRRIGATION SYSTEM INCLUDING OPERATIONAL TESTS, AND BACKFILLING OF TRENCHES SHALL BE COMPLETED AHEAD OF PLANTING.

LOCATIONS OF ALL PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO PLANTING. THE REPRESENTATIVE RESERVES THE RIGHT TO MAKE ANY ADJUSTMENTS, SUBSTITUTIONS, ADDITIONS, AND DELETIONS TO THE PLANT LAYOUT AS WORK PROGRESSES.

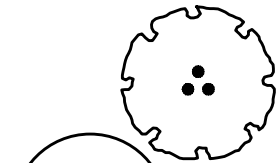
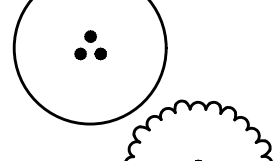
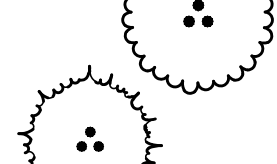
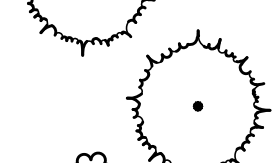
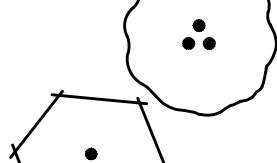
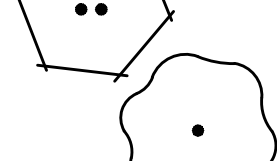
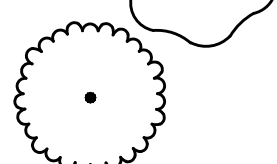
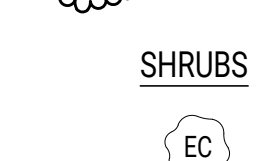
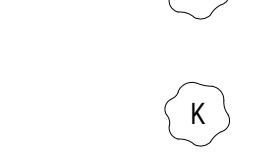
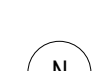
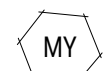
ALL GROUNDCOVER SHALL BE TRIANGULARLY SPACED, UNLESS OTHERWISE NOTED.

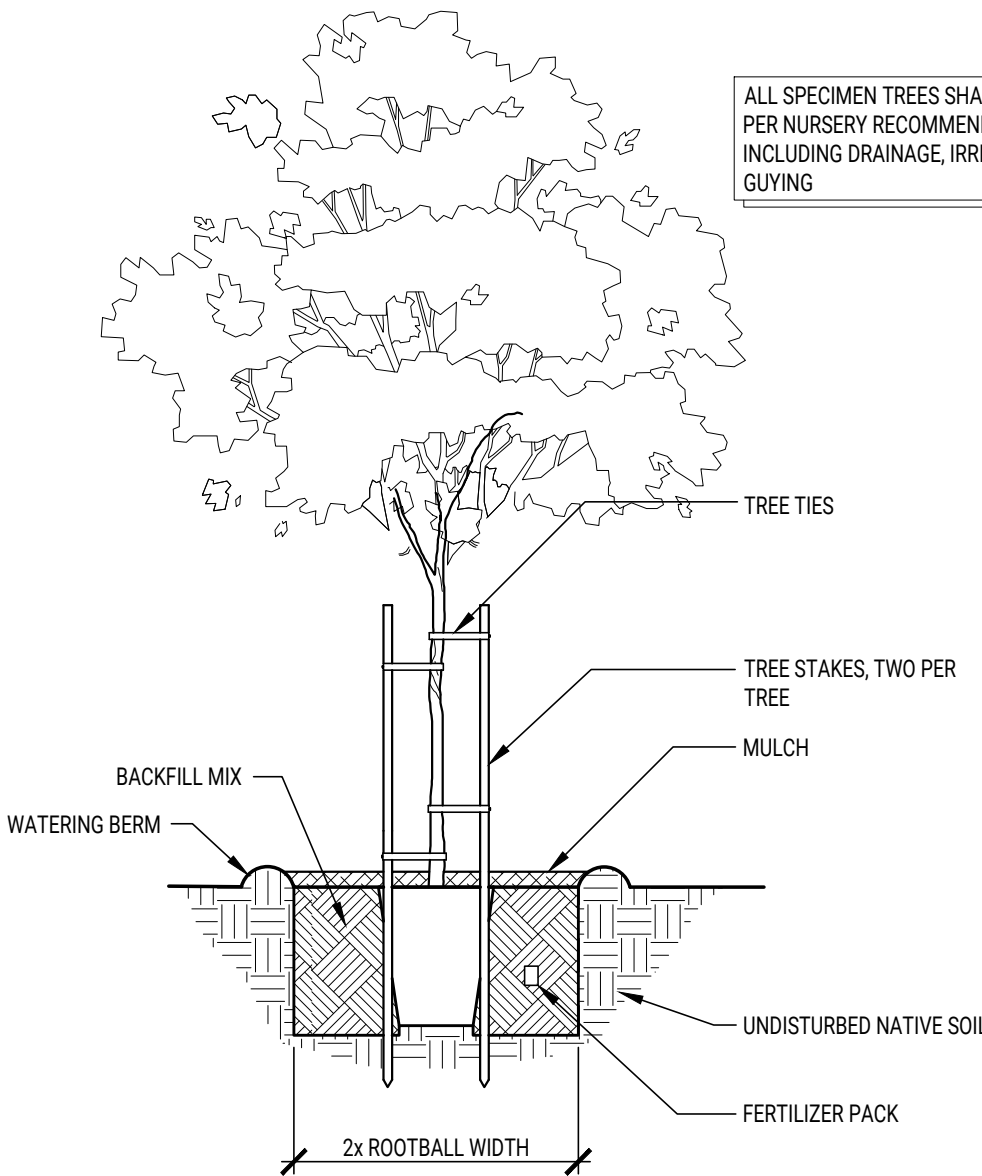
TREES SHALL BE INSTALLED NO CLOSER THAN TEN (10) FEET FROM UTILITIES.

TREES TO BE PLANTED WITHIN FIVE (5) FEET OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER.

ALL PLANTING AREAS TO RECEIVE 3" THICK MIN. LAYER OF 'CEDAR' NATURAL COLOR BARK MULCH UNLESS NOTED OTHERWISE. PROVIDE SAMPLE FOR APPROVAL.

LANDSCAPE SCHEDULE

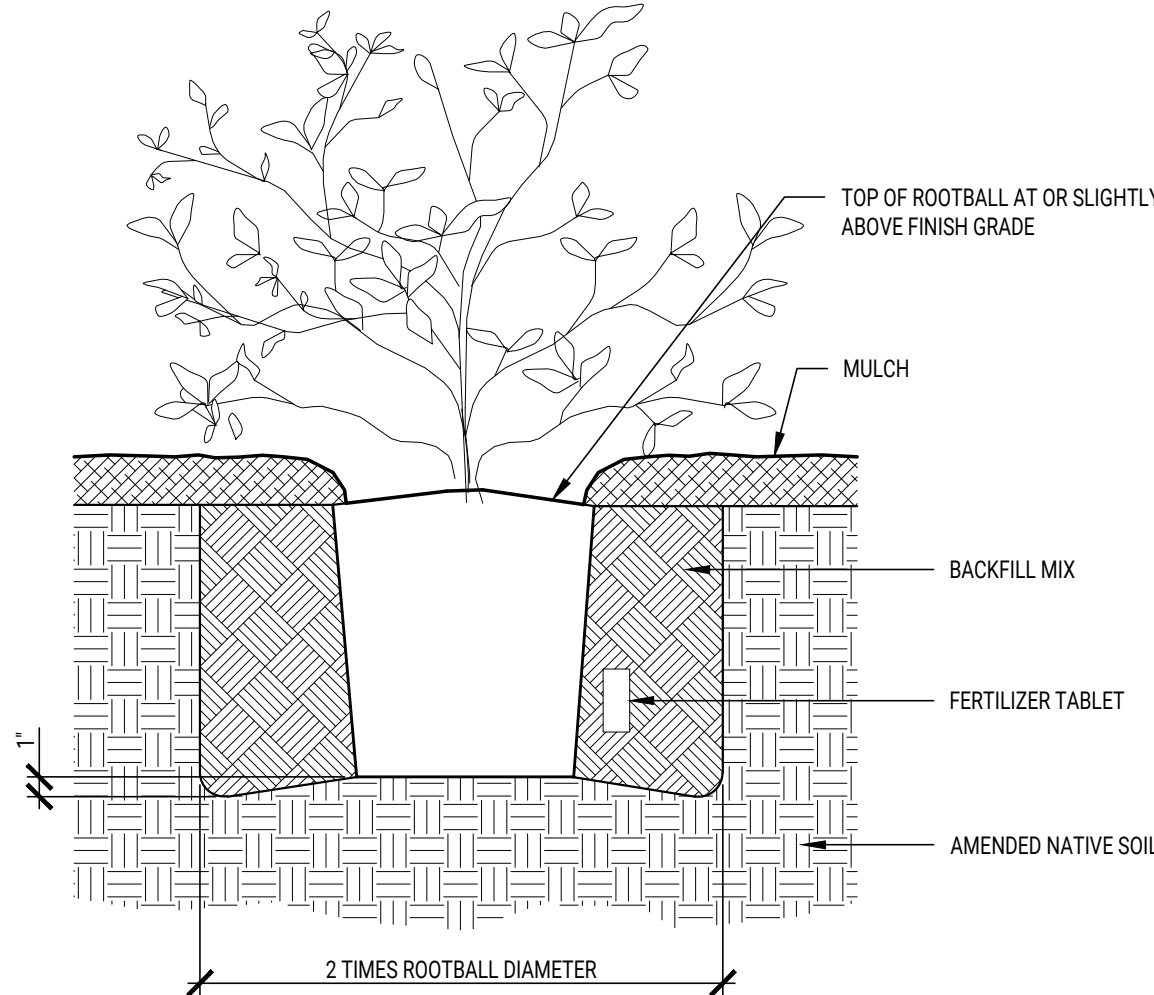
TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	ARBUTUS UNEDO / STRAWBERRY TREE MULTI-TRUNK	24" BOX	7
	ARBUTUS UNEDO / STRAWBERRY TREE MULTI-TRUNK	48" BOX	2
	BETULA NIGRA 'DURA HEAT' / DURA HEAT RIVER BIRCH	24" BOX	3
	BETULA NIGRA 'DURA HEAT' / DURA HEAT RIVER BIRCH - MULTI TRUNK	36" BOX	12
	CITRUS / FRUIT TREE / TBD	25 GAL.	12
	OLEA EUROPAEA 'WILSONII' / WILSON OLIVE	36" BOX	3
	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE MULTI-TRUNK	36" BOX	1
	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE MULTI-TRUNK	60"	3
	SCHINUS MOLLE / CALIFORNIA PEPPER	48" BOX	7
	TRISTANIA CONFERTA / BRISBANE BOX - STANDARD	36" BOX	6
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA	1 GAL	76
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL	17
	CAREX TUMULICOLA / FOOTHILL SEDGE	1 GAL	62
	CEANOTHUS X 'CONCHA' / CONCHA WILD LILAC	5 GAL	15
	CHONDROPETALUM TECTORUM / SMALL CAPE RUSH	5 GAL	42
	DIANELLA CAERULEA 'CASSA BLUE' / FLAX LILY	1 GAL	9
	FEIJOA SELLOWIANA / PINEAPPLE GUAVA	15 GAL	17
	FICUS PUMILA / CREEPING FIG	5 GAL	38
	LAURUS NOBILIS / SWEET BAY MULTI-TRUNK	15 GAL	17
	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET	15 GAL.	11
	MUHLENBERGIA DUBIA / PINE MUHLY	1 GAL	246
	MYOPORUM PARVIFOLIUM 'PUTAH CREEK' / PUTAH CREEK MYOPORUM	1 GAL.	14
	OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE	5 GAL	97
	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' / CALIFORNIA COFFEEBERRY	5 GAL	87
	RHAPHIOLEPIS INDICA 'MINOR' TM / GULF GREEN INDIAN HAWTHORN	5 GAL	31
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY	5 GAL	11
	SALVIA X 'POZO BLUE' / POZO BLUE SAGE	5 GAL	4
	SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS	1 GAL	202
	WESTRINGIA FRUTICOSA 'WES03' TM / BLUE GEM COAST ROSEMARY	5 GAL	85



2 TREE PLANTING

1/2" = 1'-0"

329343-30



1 SHRUB PLANTING

1 1/2" = 1'-0"

329333-03



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LANDSCAPE
SCHEDULE, NOTES
AND DETAILS

L-3.04