LANDSCAPE NOTES

PROTECTION
1. Protect existing existing Japanese maple tree from construction activity. Protect tree roots from compaction, do not store materials under tree.

STONE PAVING
1. Pavers at driveway shall be hand select Arizona flagstone, max thickness 2".
2. Stone pavers shall be set on a compacted bed as detailed. Cut stone for window, doors, etc. joints between pavers with 1/4" expanding joint material and then float ground cover, variate width.

GENERAL
1. Planting shall be performed by person familiar with type of work and under the supervision of a qualified foreman.
2. Plants shipped on site shall be watered daily.
3. Plant and water within 30 minutes of removal from flats or containers.
4. Plant trees and shrubs first, then ground cover plants.
5. Hard water may result in plants drying and thoroughly after planting.

WASTE
1. After planting is complete, mulch all planted areas in a 3" layer of black poly.
2. Site cleanup: remove all surplus materials and debris from the site upon completion of the work.

PLANT LIST

TREES
T1 1-24' ARBORICULTICA
T2 1-15' KAECHLERIA

SHRUBS
S1 2-5' LEUCADENDRON
S2 2-5' CHORISPERMA
S3 3-6' SALVIA MICROPHYLLA

PERENNIALS
P1 2-15' COREOPSIS GRANDIFLORA
P2 0-15' MILLERIA XERISERUM
P3 6-15' PENSTEMON DENTATA
P4 3-15' CALAMOURIAS SEDUM

GROUND COVER
GR1 1-4' SEMPervivum
GR2 1" FOUNTAIN GRASS

LANDSCAPE PLAN
PROJECT DESCRIPTION:
1) Expand Kitchen & Dining Room & Add Deck on Main Floor
2) Add Second Floor Bedrooms & Baths

PLANNING, ZONING, & BUILDING INFORMATION:
Zoning: R-1 R-3 Building Occupancy
Two-story, Type VB Construction Lot Slope: 1% Lot Size: 2500 sq.ft.
Existing Square Footage: Laundry ~ 84 sf; Main Floor ~ 736 sf; Total ~ 820 sf
New Addition: 674 sf
TOTAL Square Footage: 1,494 sf
LOT COVERAGE: 36% FLOOR AREA RATIO: 59%

ASSSESSOR'S PARCEL MAP (NO SCALE)

GENERAL AND SPECIFIC PLAN NOTES:
1. These Drawings and Specifications may be used for construction subject to corresponding Drawings and Specifications signed by the Architect and approved by the Building Department, with alterations, if any, as shown on said plans.
2. Use of these drawings and specifications is subject to the Architect’s approval.
3. Drawings and Specifications, as testimony of the architect’s duties on the project are executed in good faith. The client is to be given the right to request any changes, additions, or deletions as per the Architect’s approval.
4. The Architect will not be held responsible for any changes in the drawings or specifications, or deletions unless such changes are specifically allowed or requested in writing by the Architect.
5. The Architect does not guarantee, nor accept responsibility for any changes made necessary by building codes, laws, or ordinances. All construction, specifications, and other work is subject to the Architect’s approval.
6. All work shall conform to the terms and conditions of the Architectural Plans and Specifications, and shall comply with the Architectural License Law of the State of California.

SITE & ROOF PLAN

NORTHERN NEIGHBOR
SOUTHERN NEIGHBOR

FRONT VIEW
REAR VIEW