





LEGAL DESCRIPTION:

Lots 9 and 10, as the same are designated and delineated upon that certain map entitled "Map of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter, Section 33, Township 5 North, Range 22 West, San Bernardino Meridian", in the County of Ventura, State of California, as per map recorded in Book 5, Page 13 of Maps, in the Office of the County Recorder of said County.

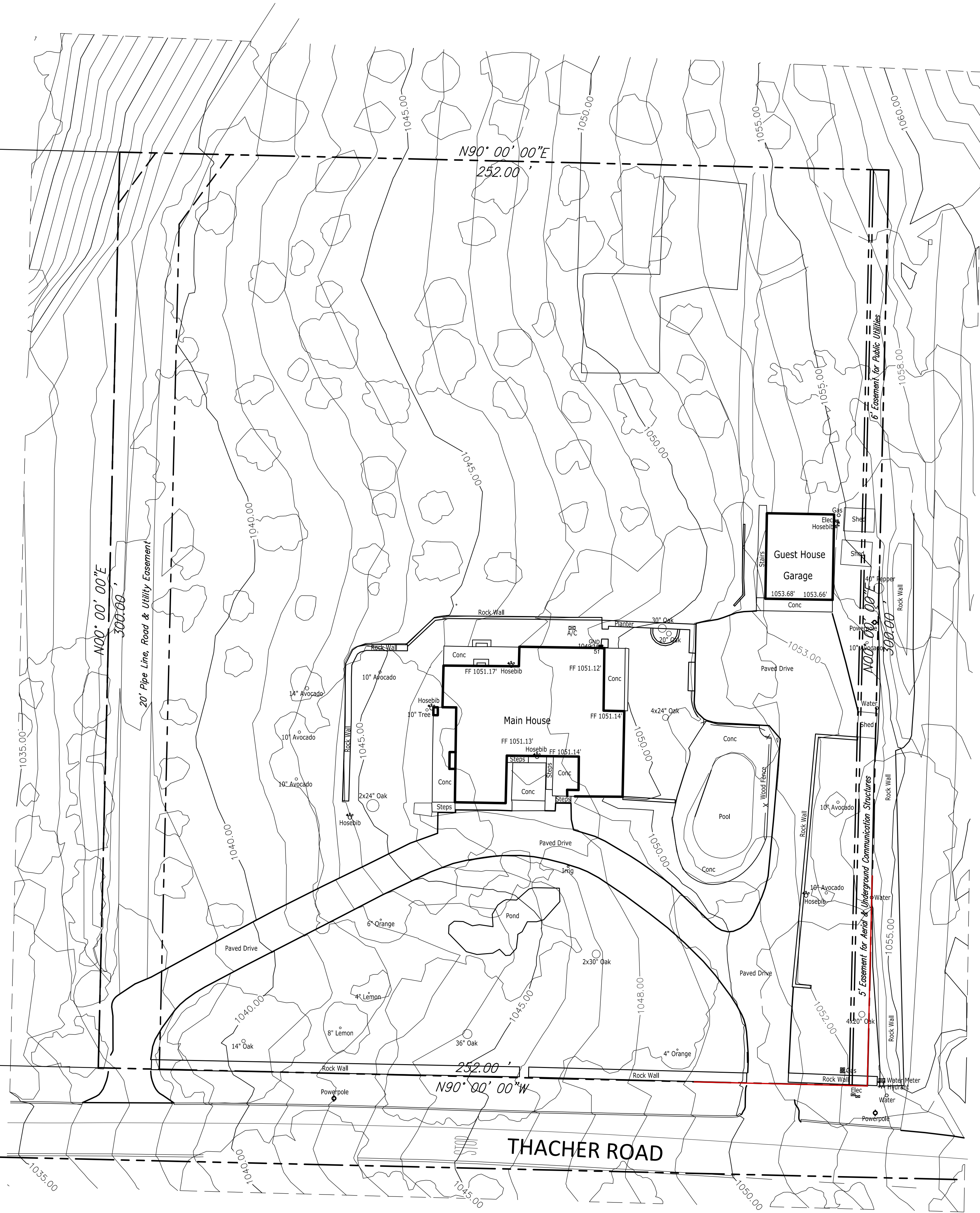
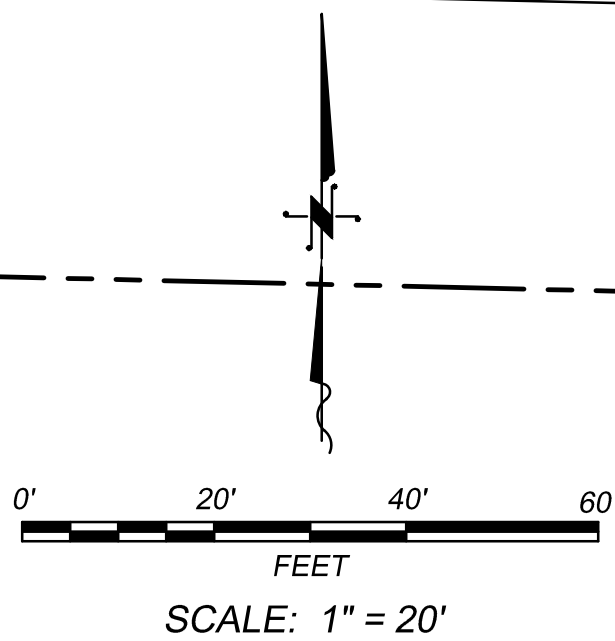
Assessor's Parcel No.: 014-0-100-260

NOTES:

- Except as specifically stated or shown on this plat, this topographic survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, building setback lines, restrictive covenants, zoning or other land use regulations, and any other facts that an accurate and current title search may disclose. The Professional Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- The boundary shown hereon is based upon a field survey and the recorded deed and recorded maps. This survey does not constitute a boundary establishment survey and is for general reference of site conditions and limits. Lot lines shown hereon were derived from available record information and minimally constrained to found survey monuments. The boundary survey shown hereon is a preliminary survey for examination purposes only, as noted in the California Land Surveyor's Act, Section 8761(c). Upon the request of the client or any governmental agency, additional boundary and monument recovery may be necessary in order to file a Corner Record or Record of Survey with the local agency.
- No attempt has been made as a part of this topographic survey to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility or municipal/public service facility, except as may be shown hereon. For information regarding these utilities or facilities, contact the appropriate agency. Also, landscaping and landscape irrigation devices were not surveyed and are not shown. Tree line canopies are pictorial and may not reflect true driplines.
- The aerial image is shown for reference purposes only.
- Copies of this plan without an original signature and without a wet seal are not valid and are preliminary. If this map is provided in an electronic format (cad/pdf), only the Surveyor's signed and sealed plan constitutes a professional work product. In the event that the electronic file is altered, the Surveyor's signed and sealed print or pdf file must be referred to for the original and correct survey information. Henry Land Surveying shall not be responsible for any modification made to the provided cad file, or for any products that have been derived from the cad file which are not reviewed, signed and sealed by Jeremy Henry PLS 8135.

LEGEND:

- Electrical Box
- Fire Hydrant
- Gas Valve
- Guy Wire
- Hosebib
- Light Standard
- Power Pole
- Sewer Manhole
- Storm Drain Manhole
- Water Meter
- Water Valve
- Chainlink Fence
- Electrical Line
- Gas Line
- Overhead Line
- Sewer Line
- Storm Drain Line
- Telephone Line
- Water Line
- Wood Fence



Signature of Jeremy Henry

HENRY LAND SURVEYING INC.  
JEREMY HENRY - LAND SURVEYOR  
619 Crestview Drive, Ojai, CA, 93023  
jeremyhenry111@gmail.com  
(805) 216-6124



HORIZONTAL DATUM: NAD 83, ZONE 5, US SURVEY FEET  
VERTICAL DATUM: NAD 83  
BENCHMARK: COUNTY OF VENTURA 83-22  
ELEVATION = 1016.548 FEET

DATE OF SURVEY: MAY 25, 2022  
CONTOUR INTERVAL = 1 FOOT  
DRAWN BY: JEREMY HENRY, PLS 8135

APN 014-0-100-260  
3935 THACHER ROAD  
OJAI, CALIFORNIA  
TOPOGRAPHIC MAP

SHEET 1  
OF 1  
JOB NO. 22-110





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PRELIMINARY  
NOT FOR  
CONSTRUCTION

**Yih Residence**  
3935 Thacher Rd Ojai CA.  
APN: 014-0-100-260

PROJECT

JOB NUMBER:  
\*\*\* 2204 \*\*\*

DATE ISSUED:

PRINTED 2/14/25

SHEET:

**A0.01**

OF:

132



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CONSTRUCTION

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DATE ISSUED \_\_\_\_\_

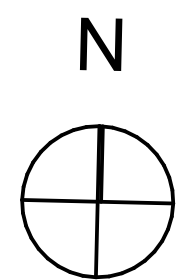
SHEET:

OF:

132

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





**PROPOSED SITE PLAN**  
SCALE: 3/32" = 1'-0"



**TWO TREES**  
ARCHITECT

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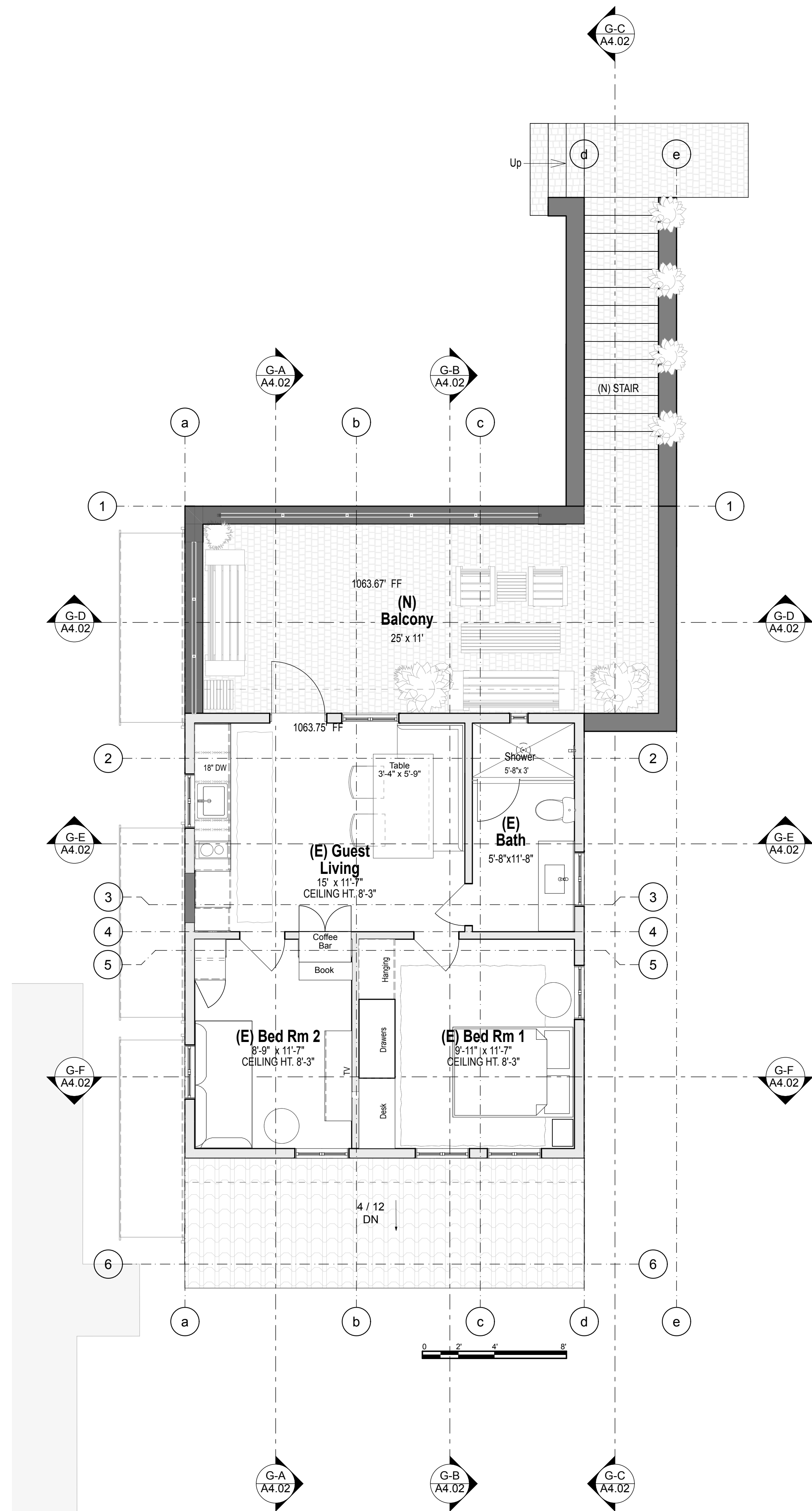
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**A0.03**  
OF:  
132



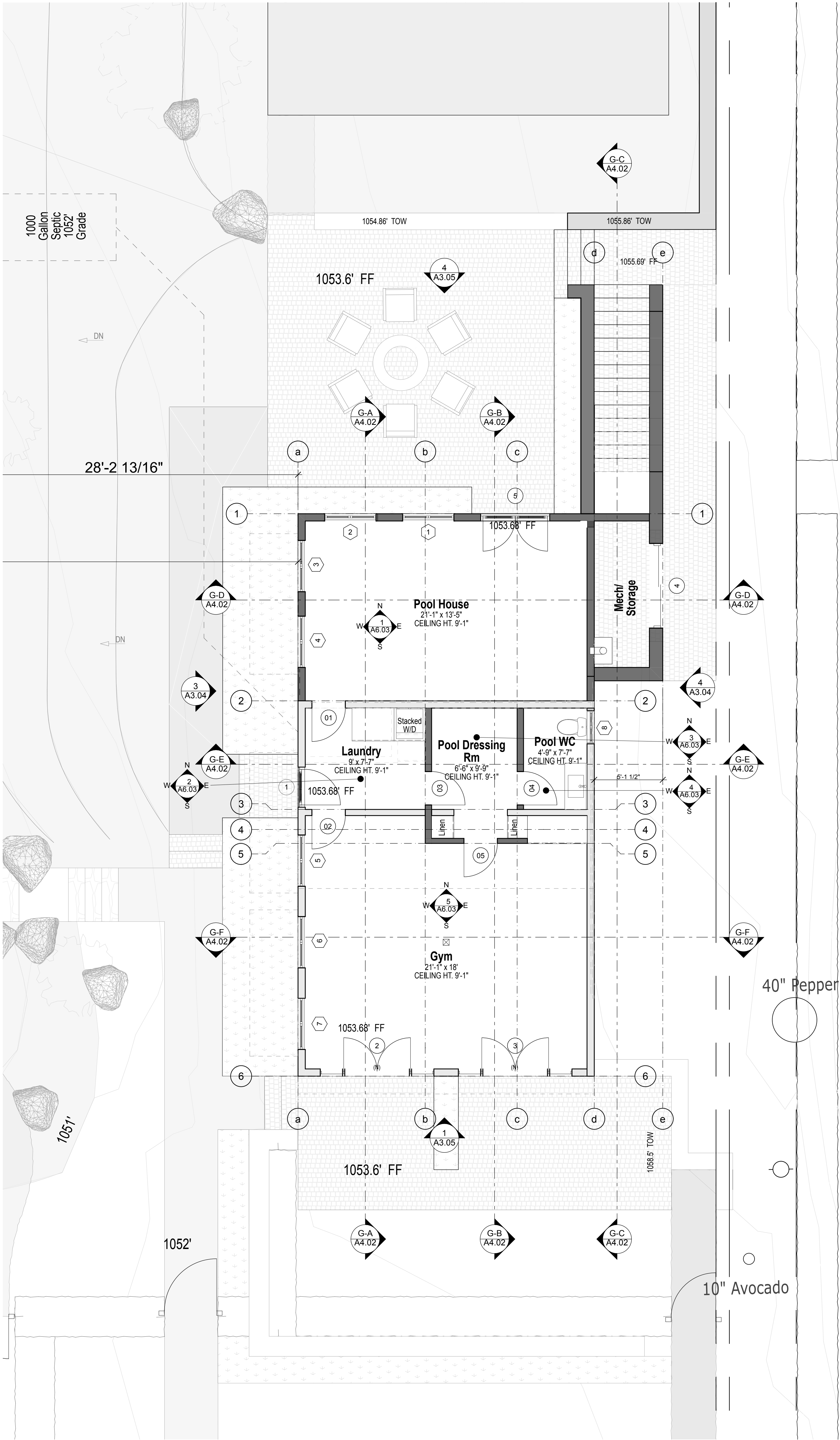






PROPOSED BALCONY (E) GUEST SECOND FLOOR PLAN

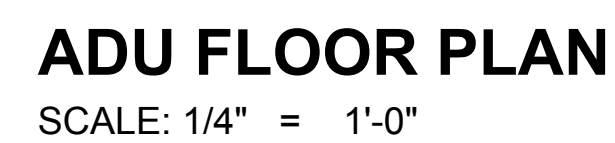
SCALE: 1/4" = 1'-0"



PROPOSED POOL HOUSE FIRST FLOOR PLAN

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





OF:  
**132**





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APN: 014-0-100-260

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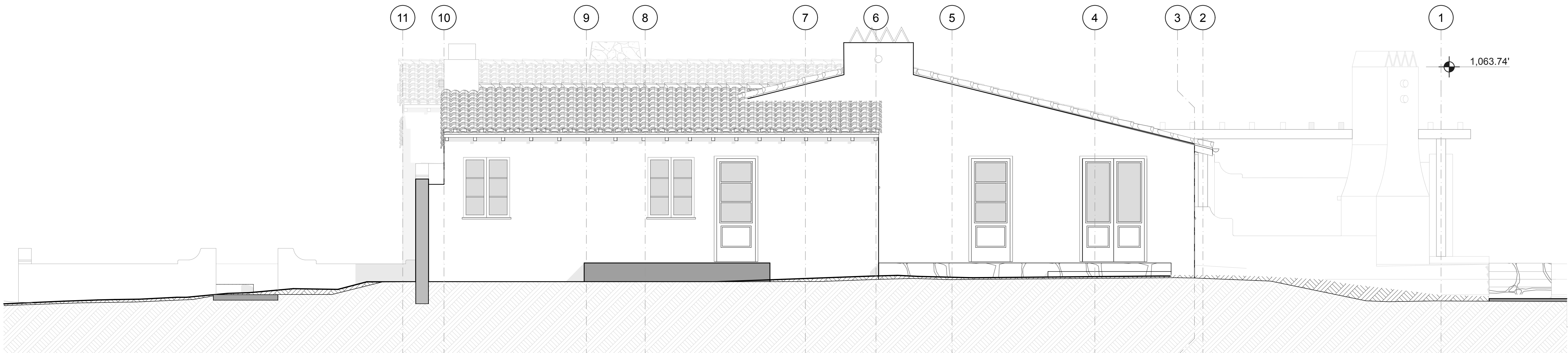
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EXISTING EAST ELEVATION

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



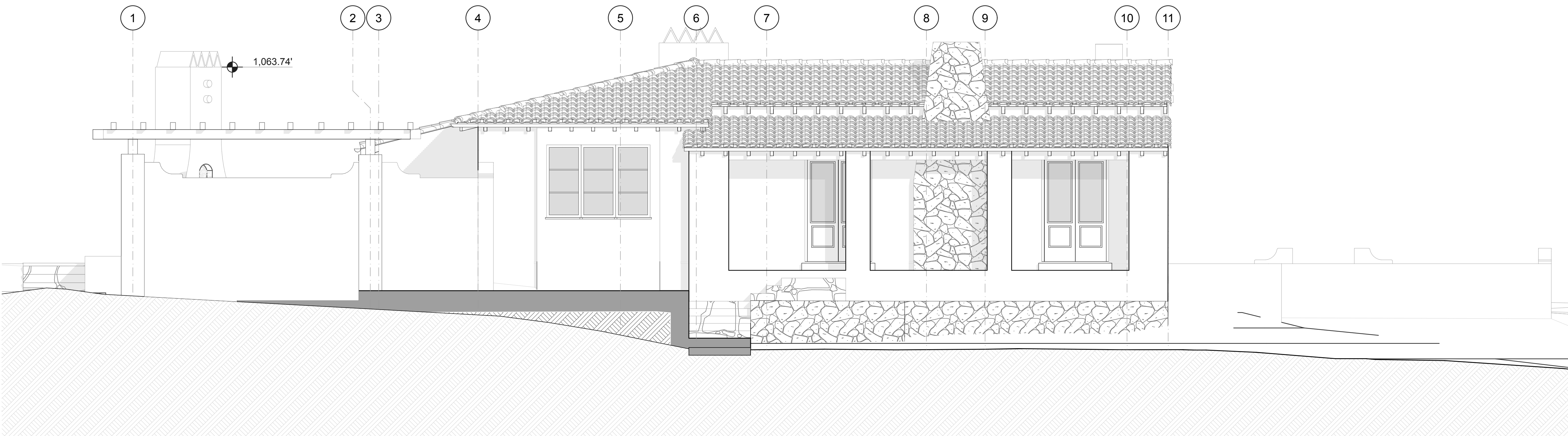
PROPOSED MAIN HOUSE EAST

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



EXISTING SOUTH ELEVATION

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



PROPOSED MAIN HOUSE WEST

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



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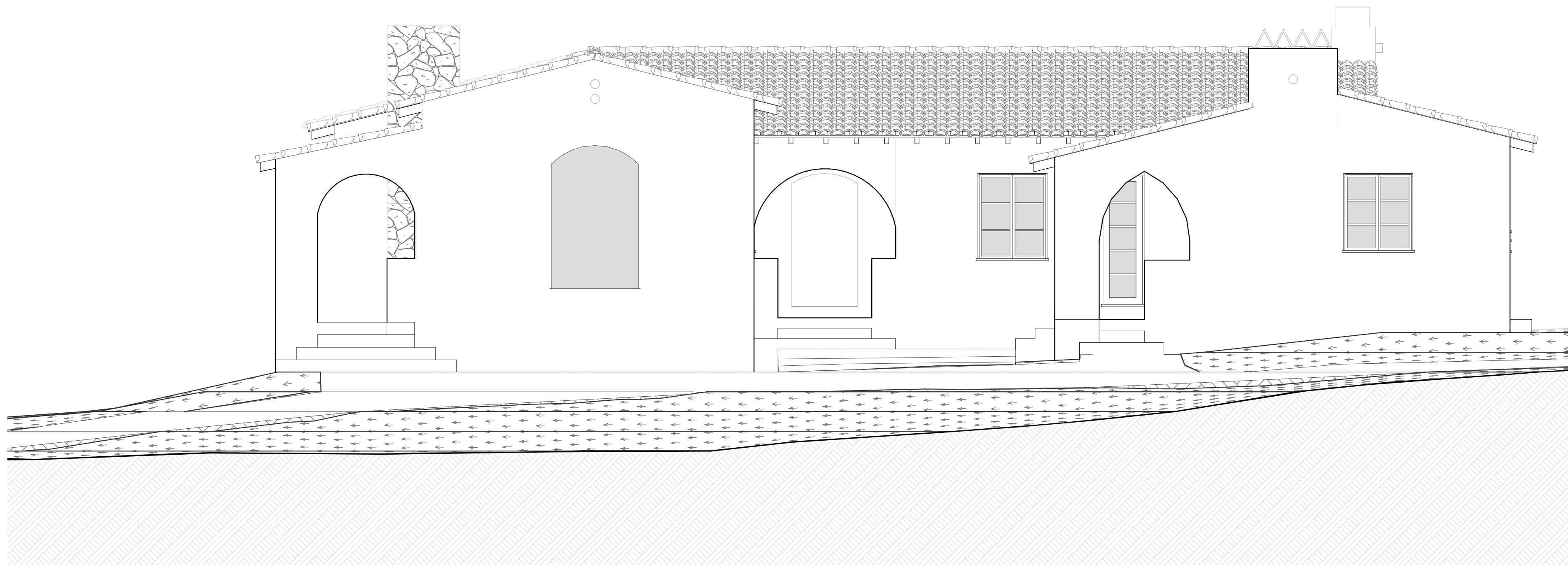
SHEET:

A3.01

OF:

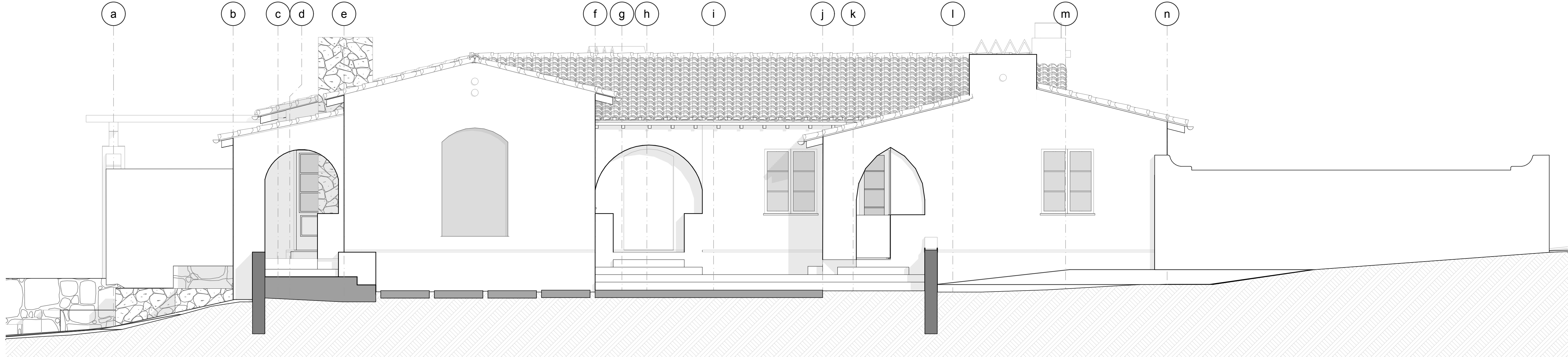
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EXISTING SOUTH ELEVATION

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



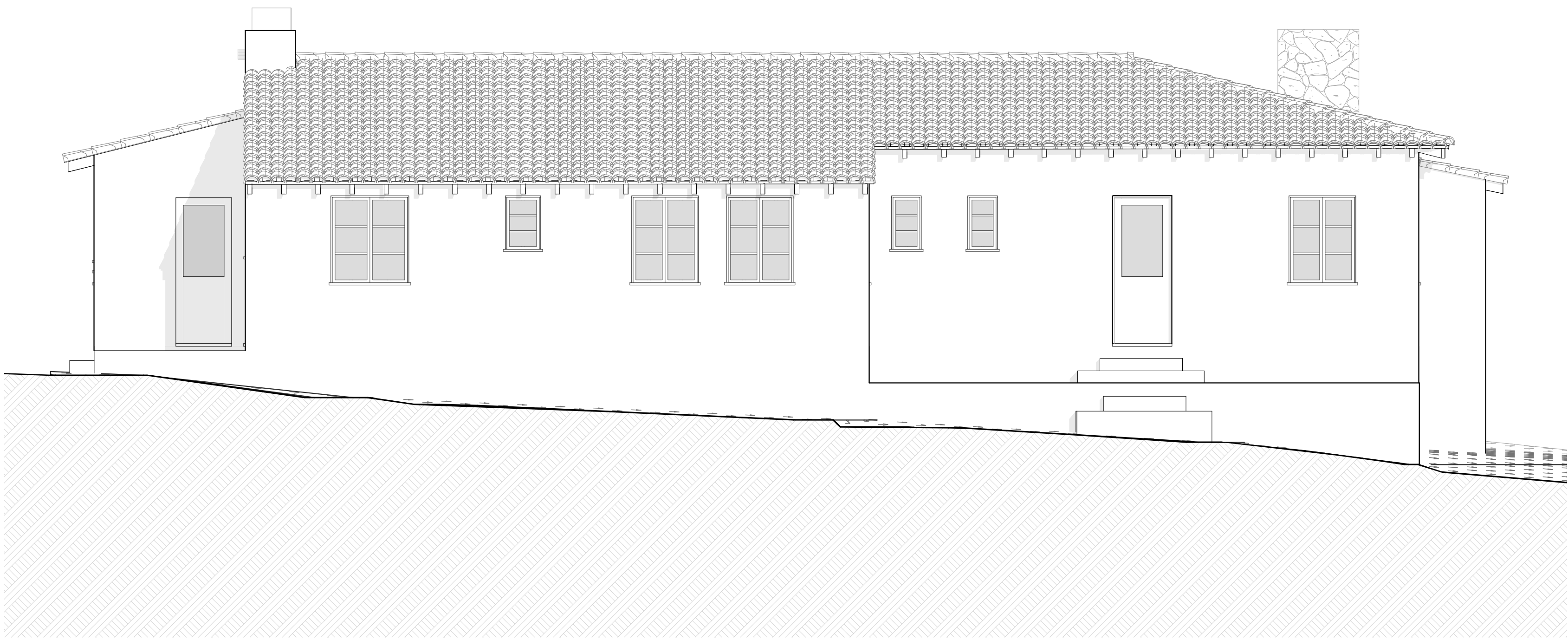
PROPOSED MAIN HOUSE SOUTH

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



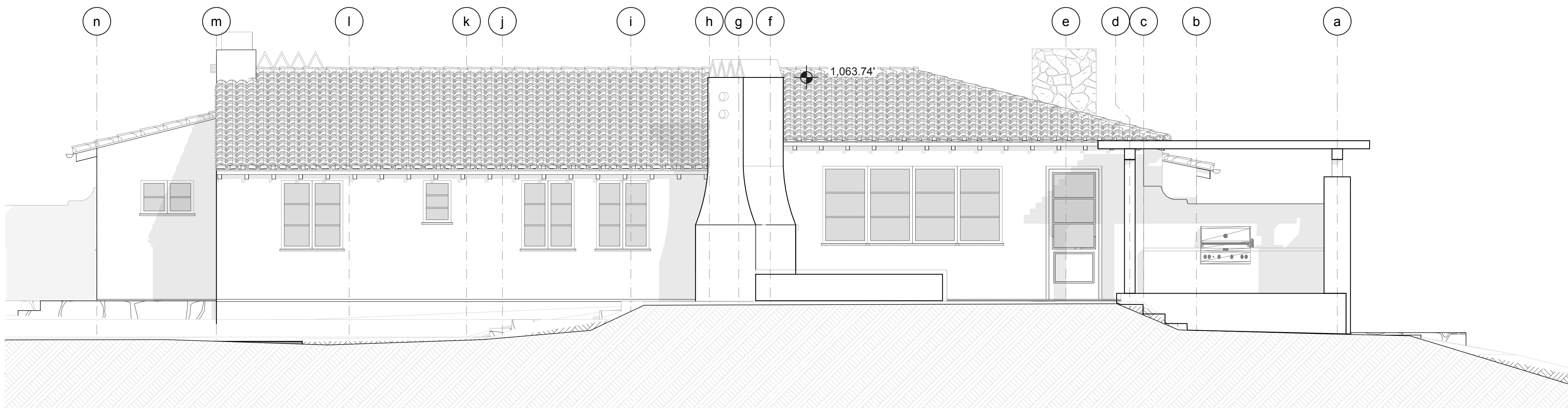
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EXISTING NORTH ELEVATION

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



PROPOSED MAIN HOUSE NORTH

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



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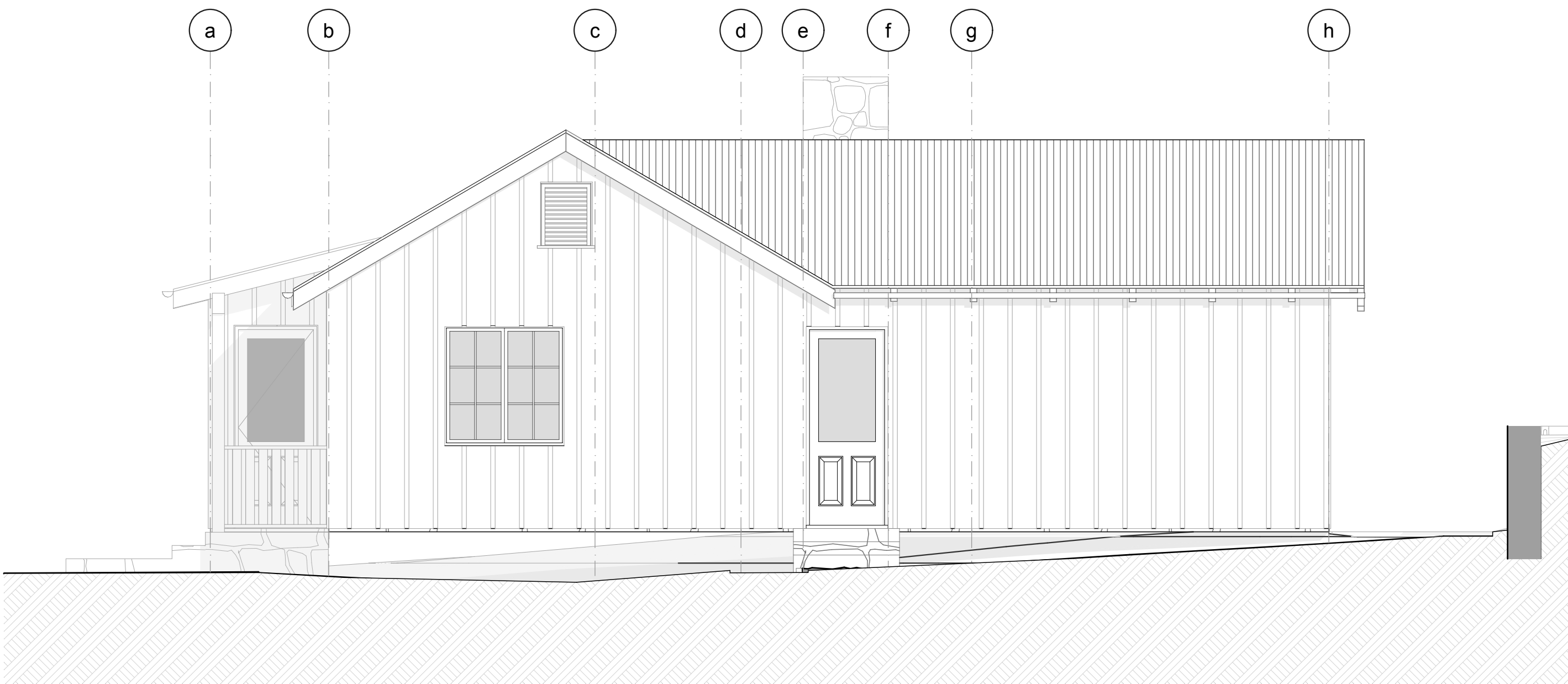
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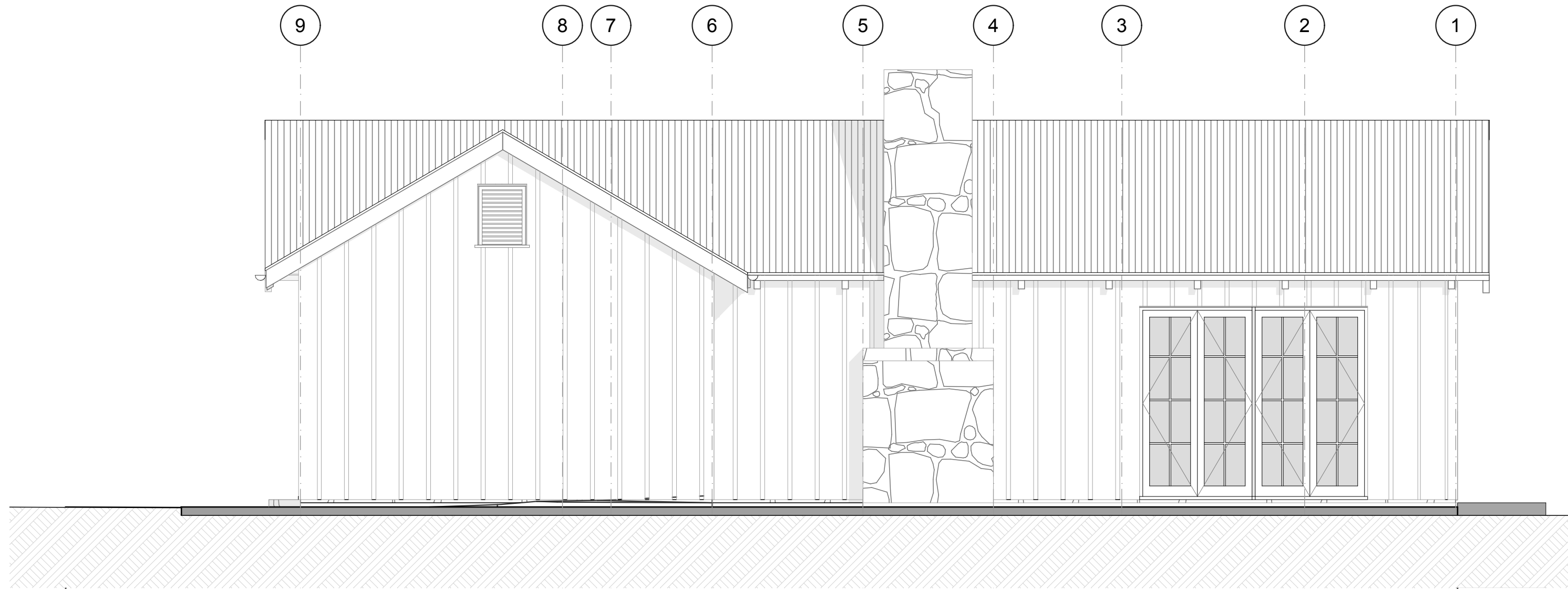
PROPOSED ADU NORTH

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



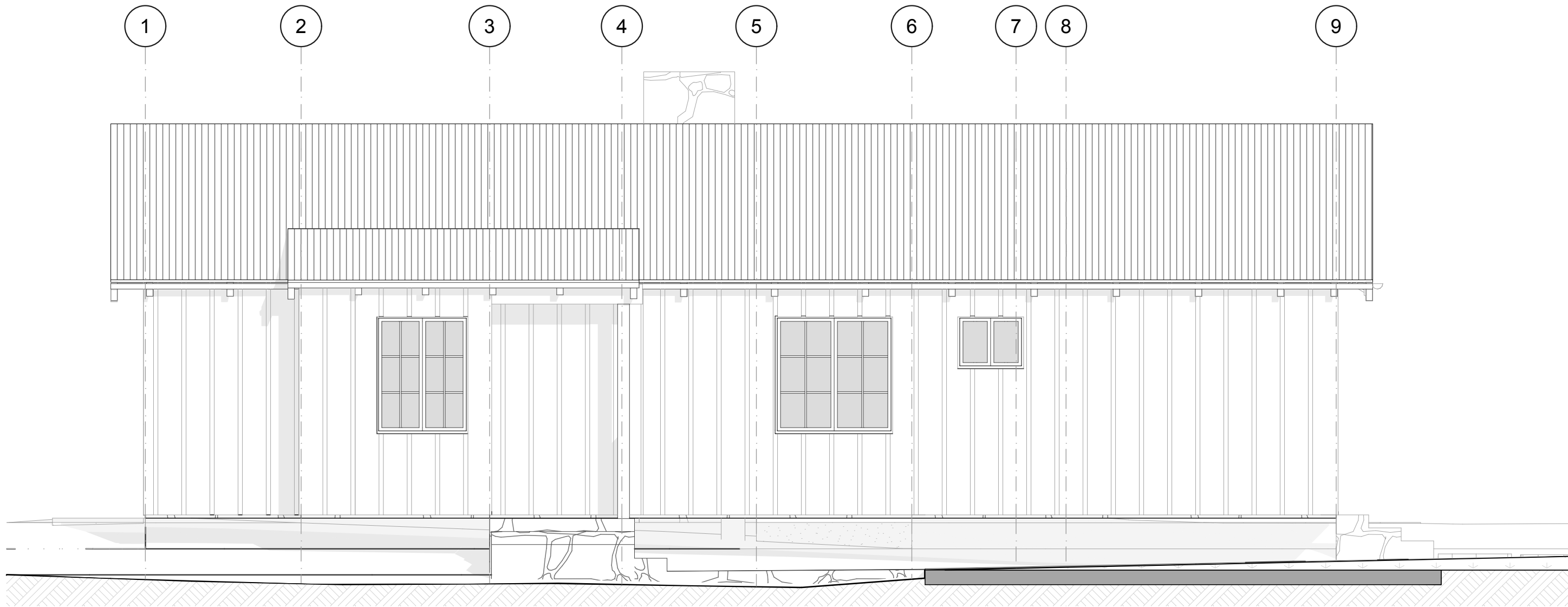
PROPOSED ADU SOUTH

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



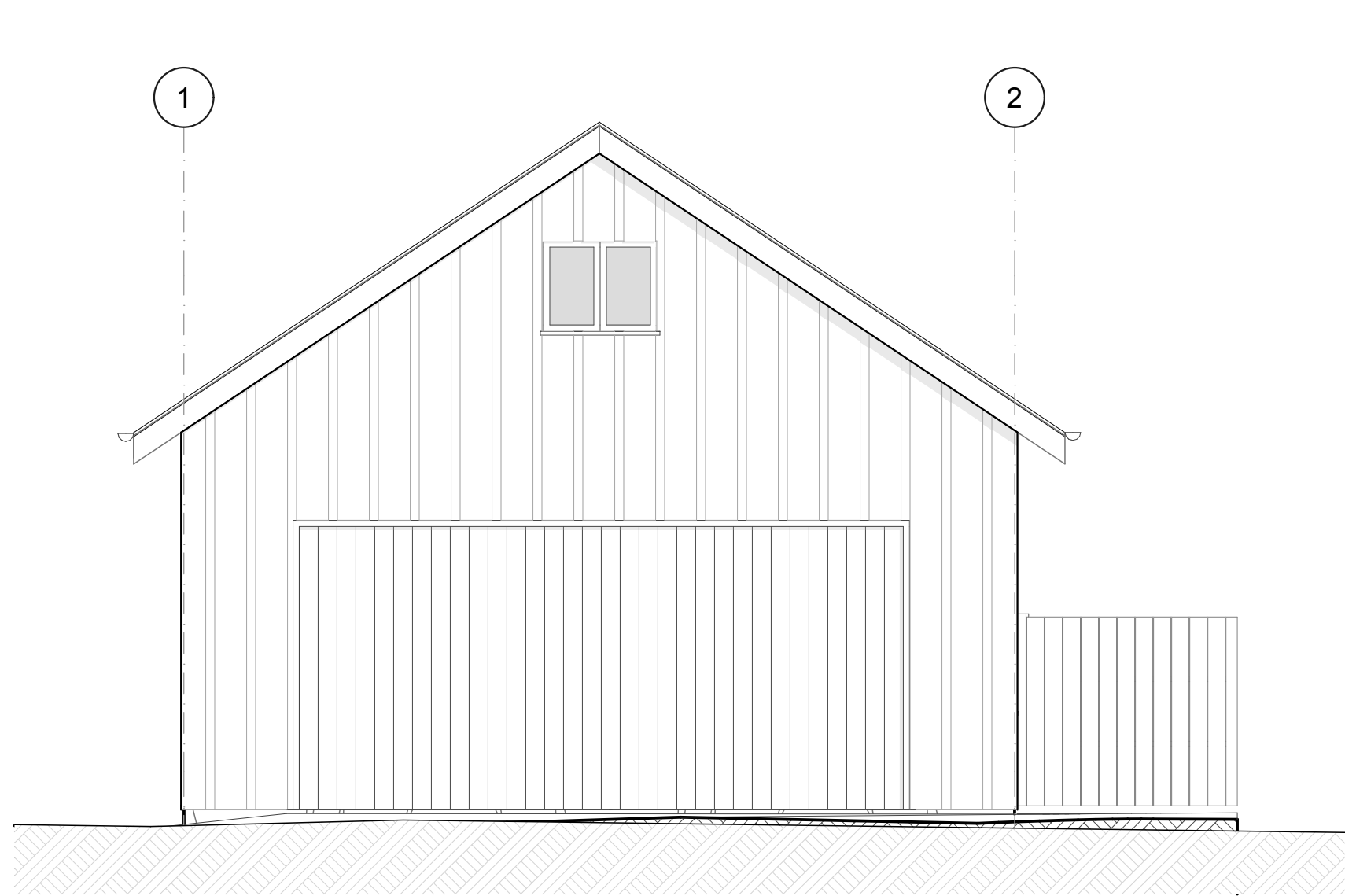
PROPOSED ADU EAST

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



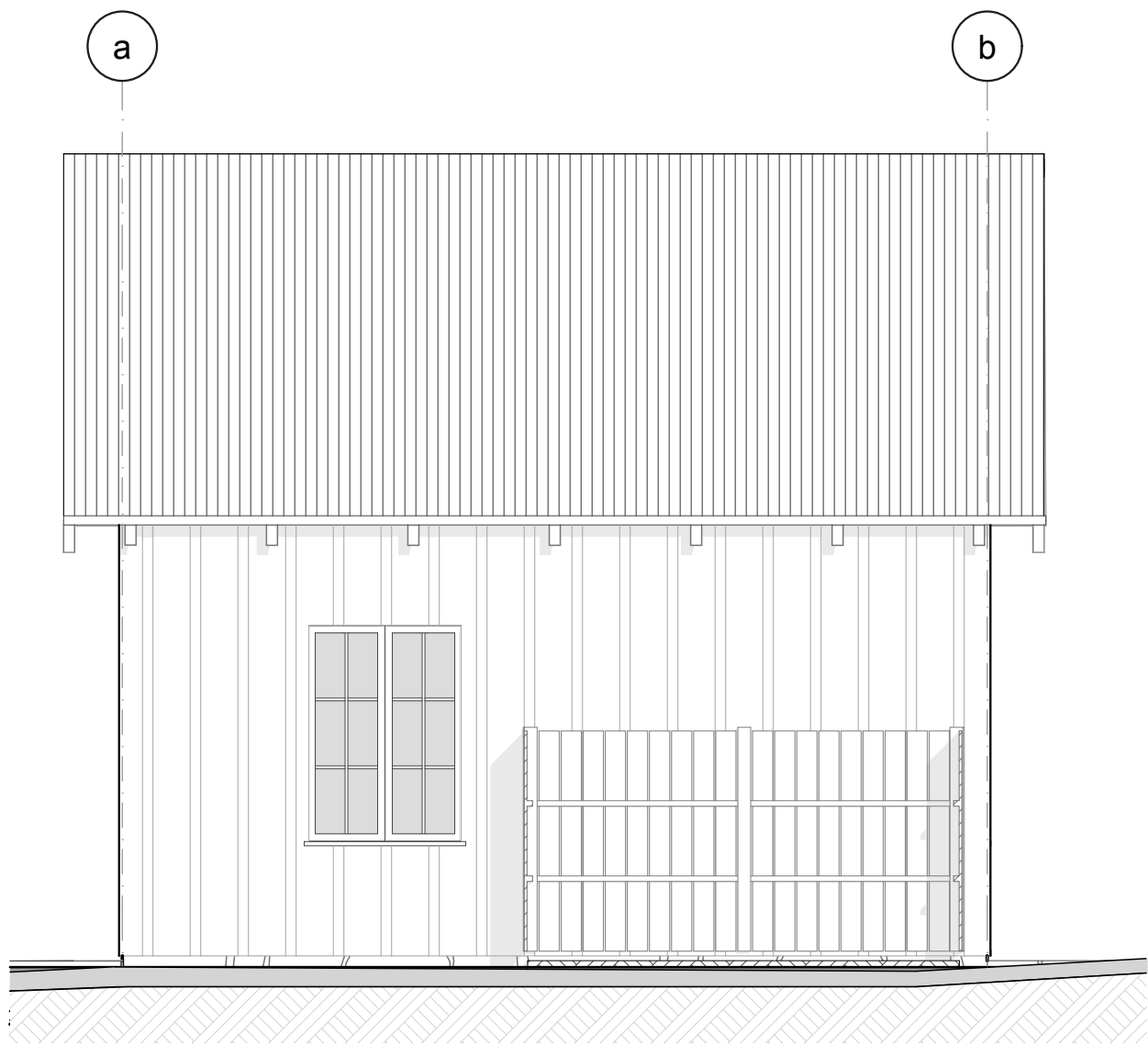
PROPOSED ADU WEST

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



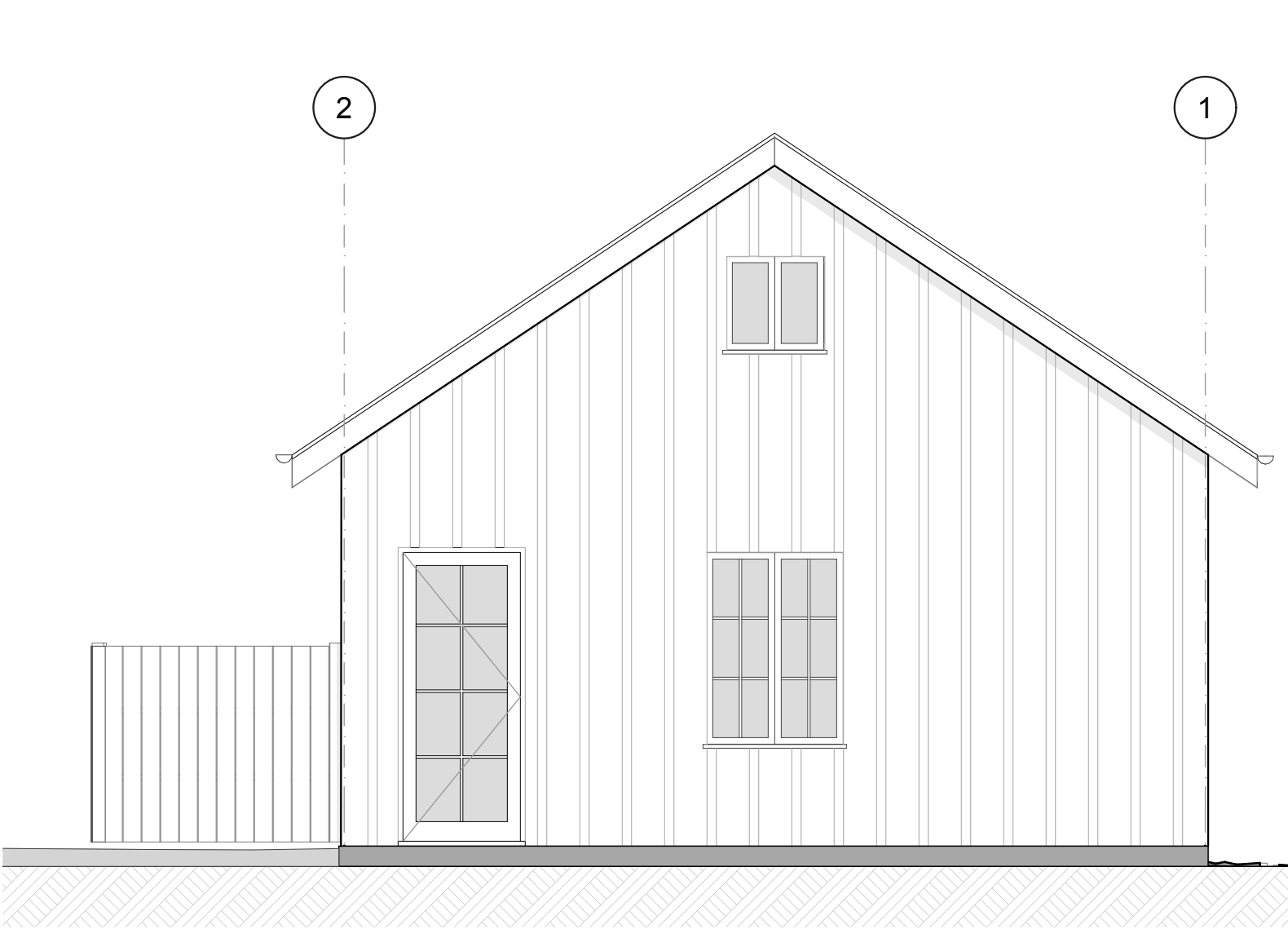
PROPOSED GARAGE WEST

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



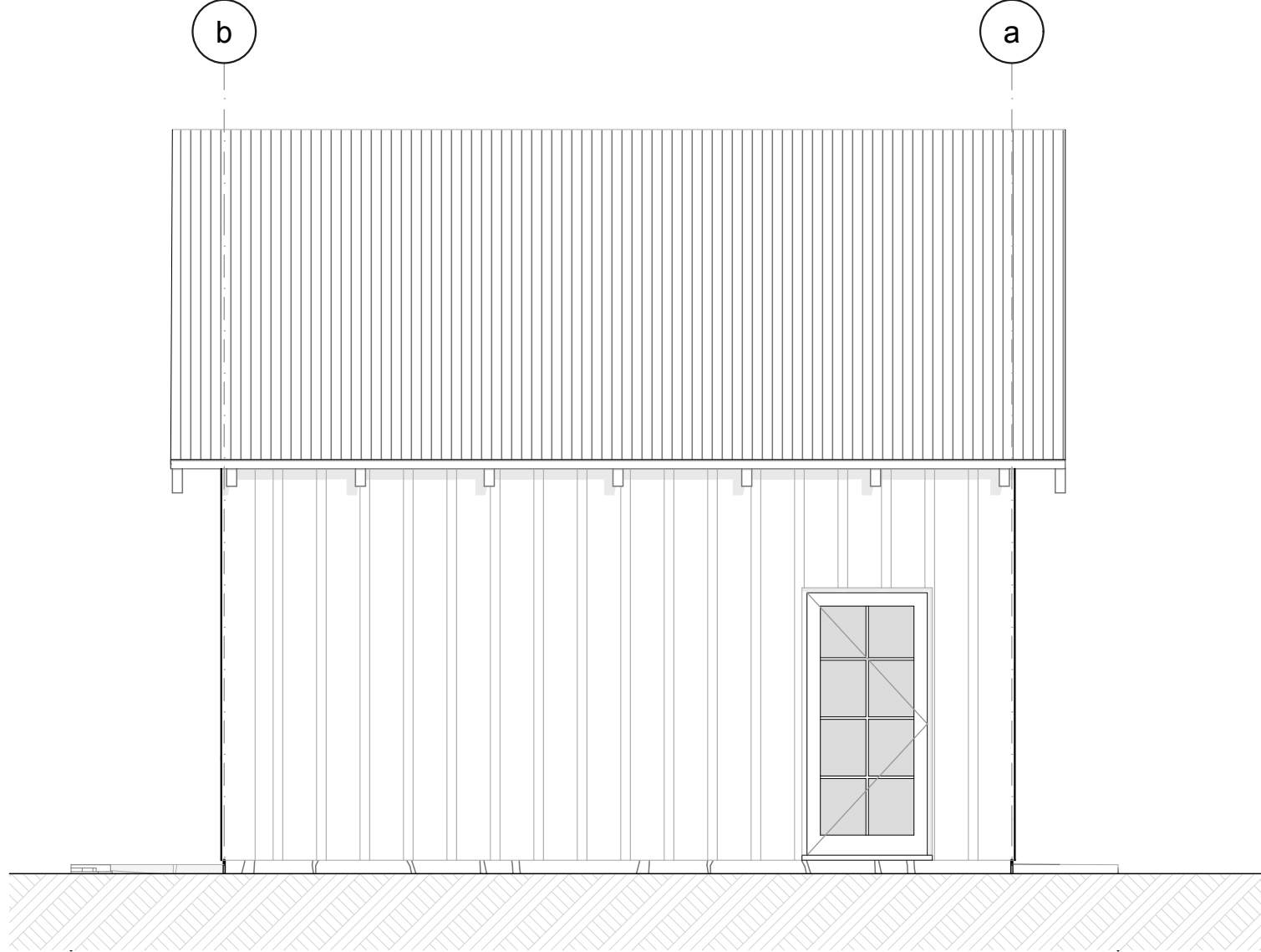
PROPOSED GARAGE SOUTH

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



PROPOSED GARAGE EAST

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



PROPOSED GARAGE NORTH

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



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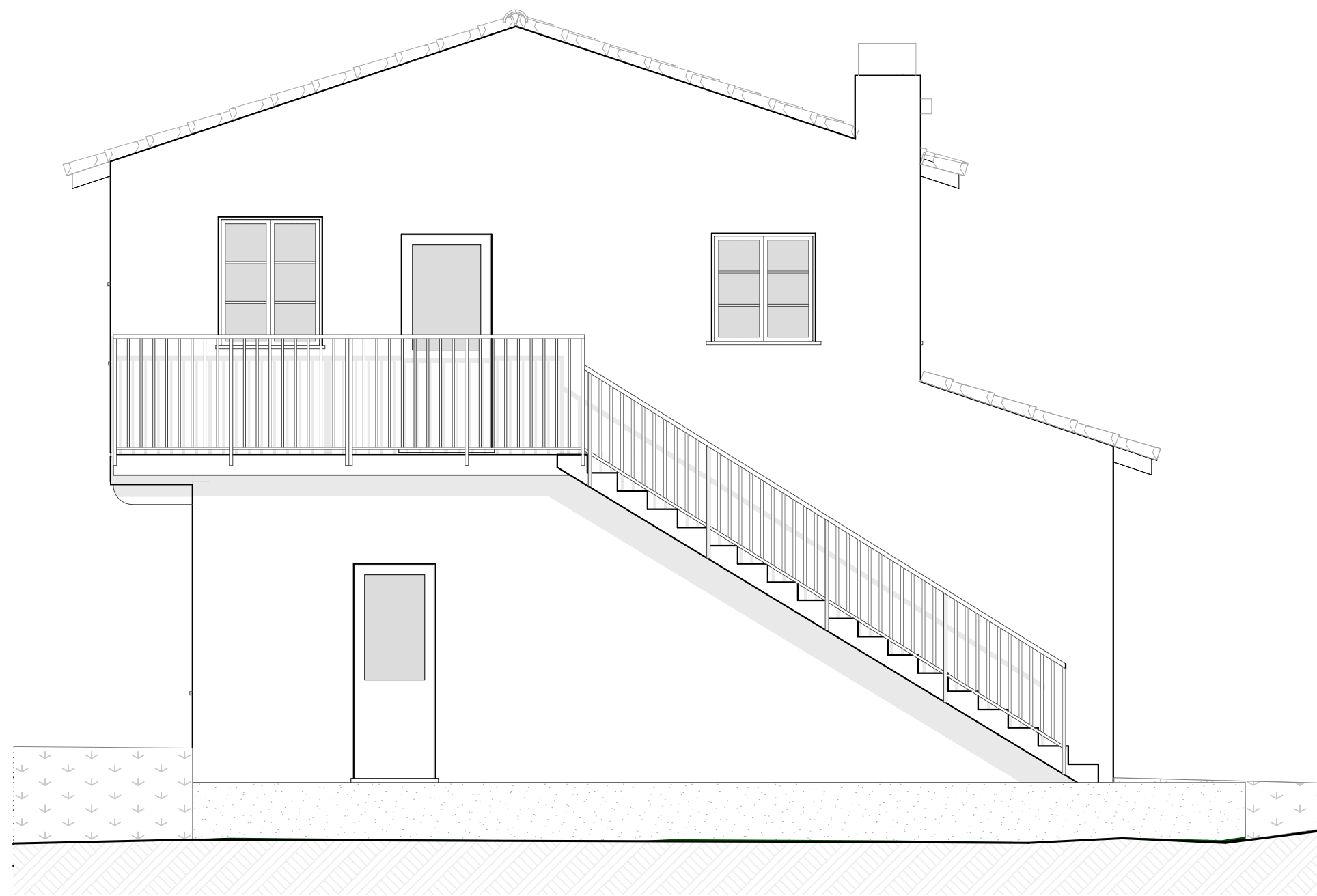
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OF:

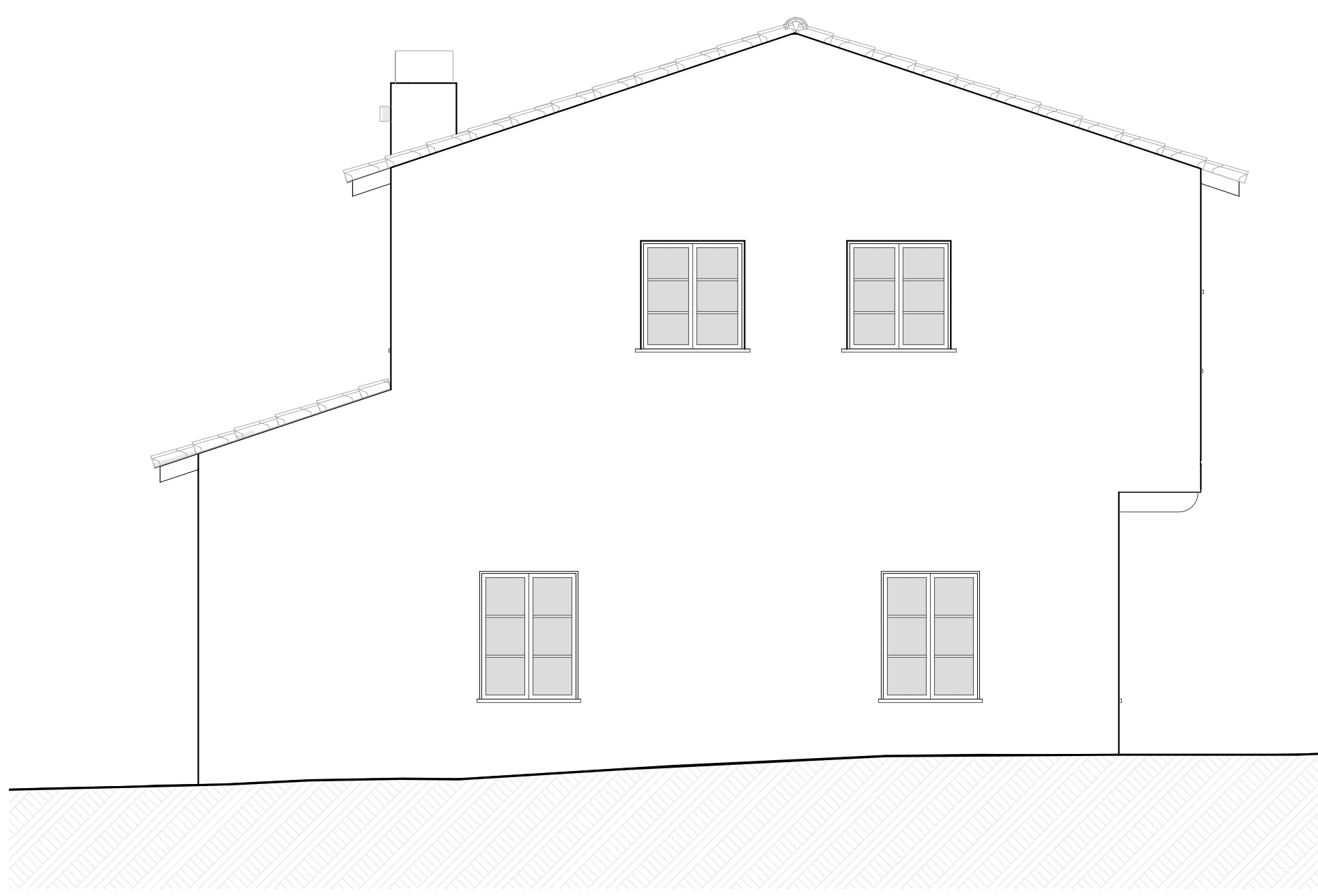
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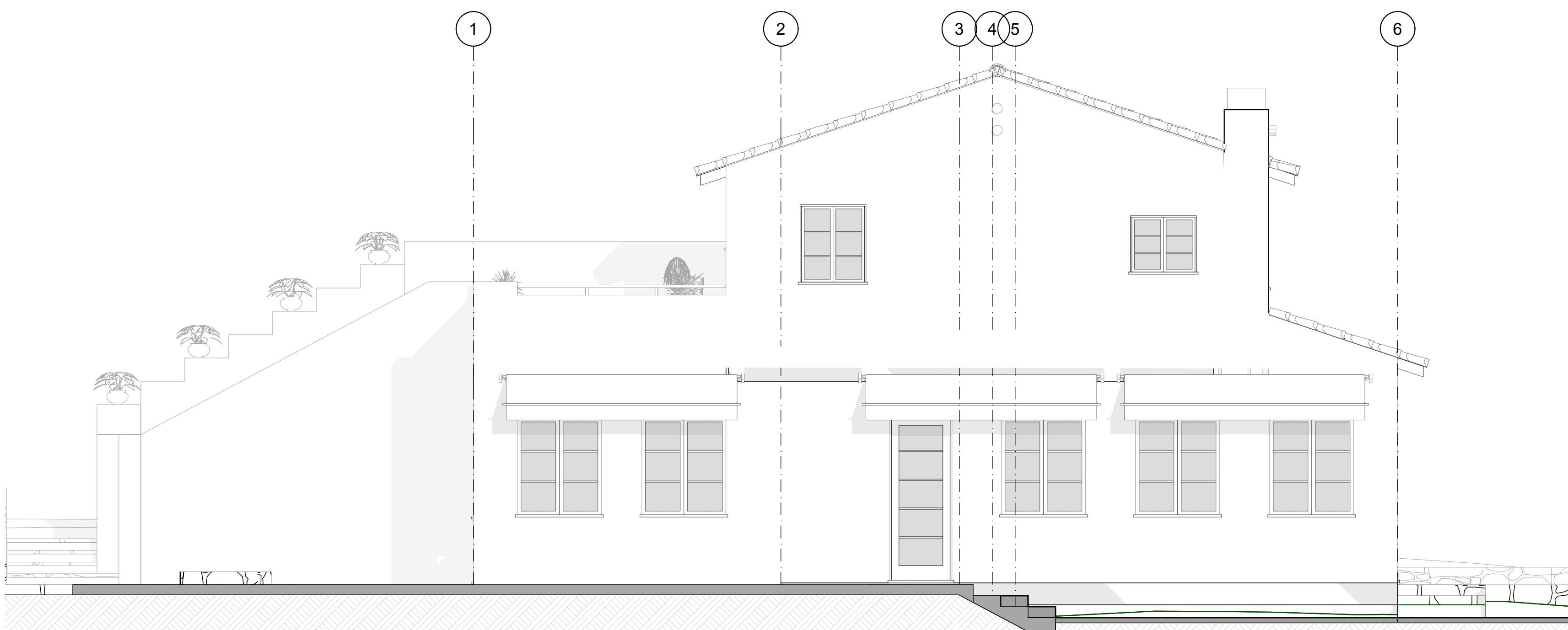
EXISTING GUEST HOUSE EAST

SCALE: 1" = 1'-0"



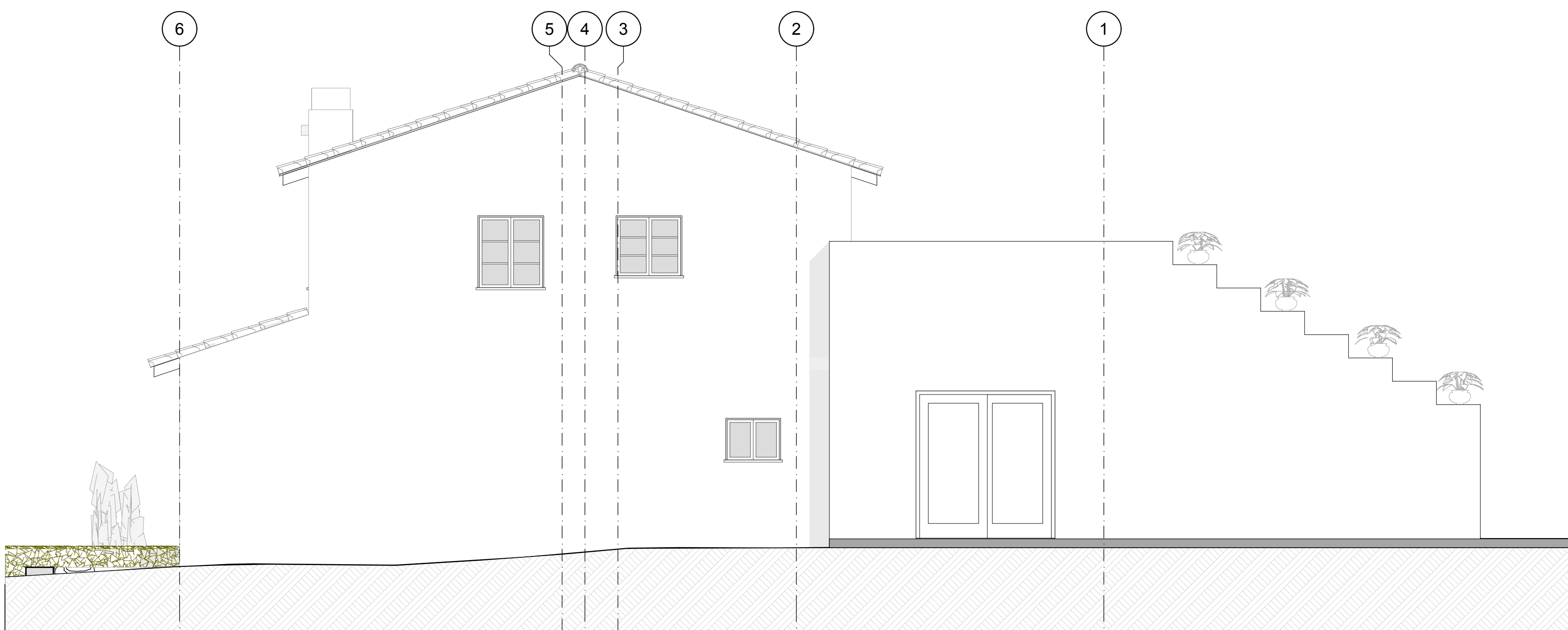
EXISTING GUEST HOUSE WEST

SCALE: 1" = 1'-0"



PROPOSED GUEST HOUSE NORTH

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



EXISTING GUEST HOUSE NORTH

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

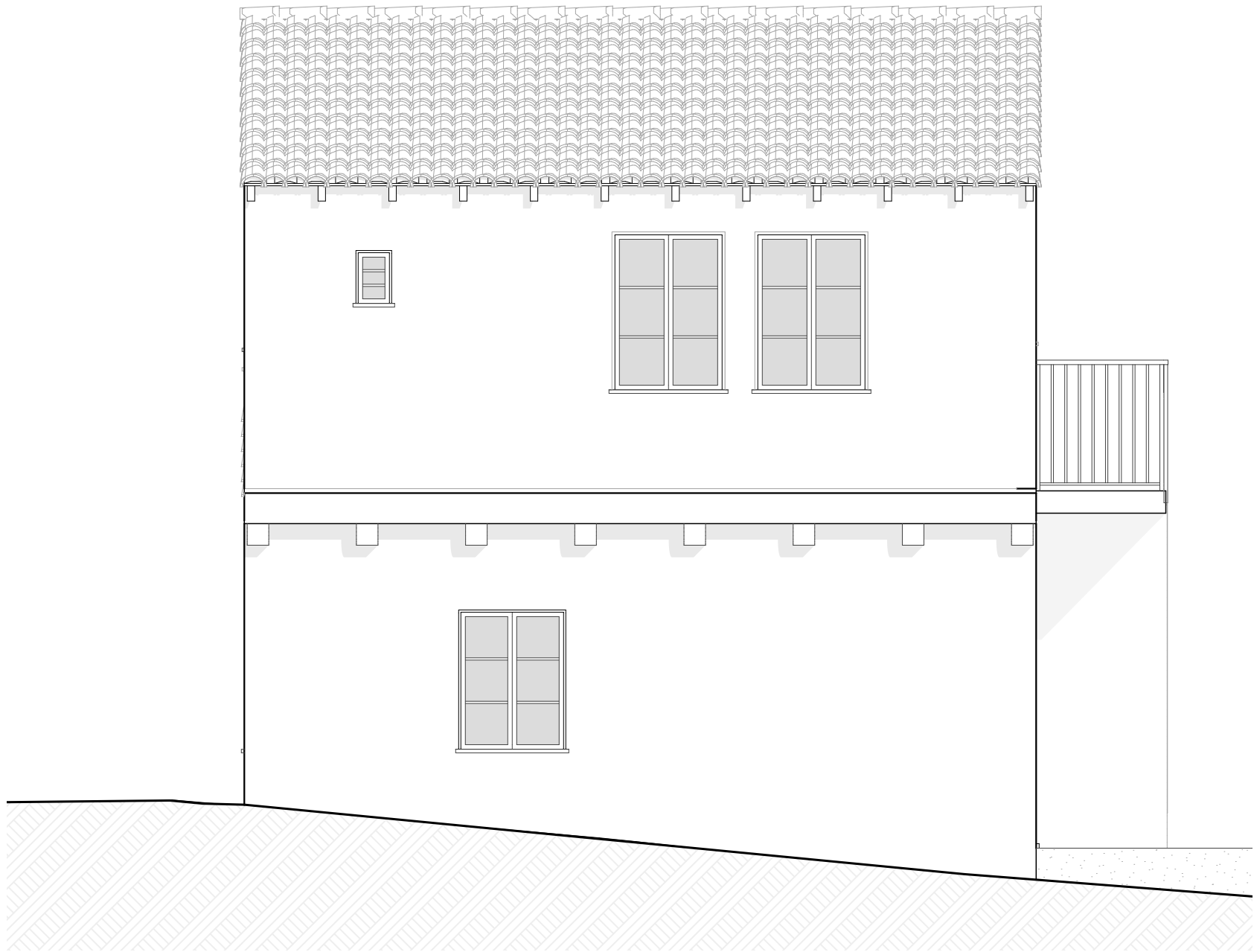






EXISTING GUEST HOUSE SOUTH

SCALE: 1" = 1'-0"



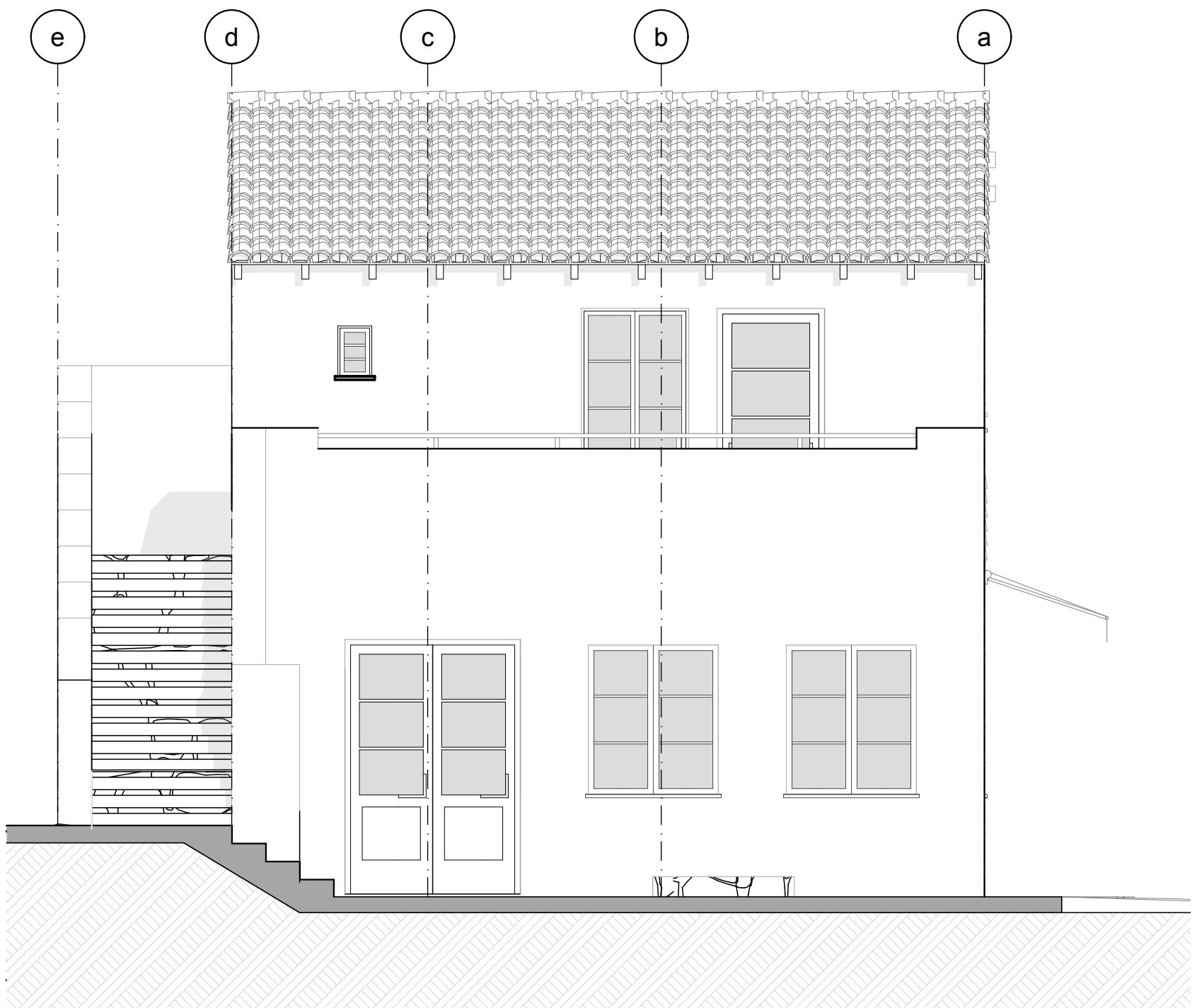
EXISTING GUEST HOUSE NORTH

SCALE: 1" = 1'-0"



PROPOSED GUEST HOUSE SOUTH

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



PROPOSED GUEST HOUSE NORTH

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



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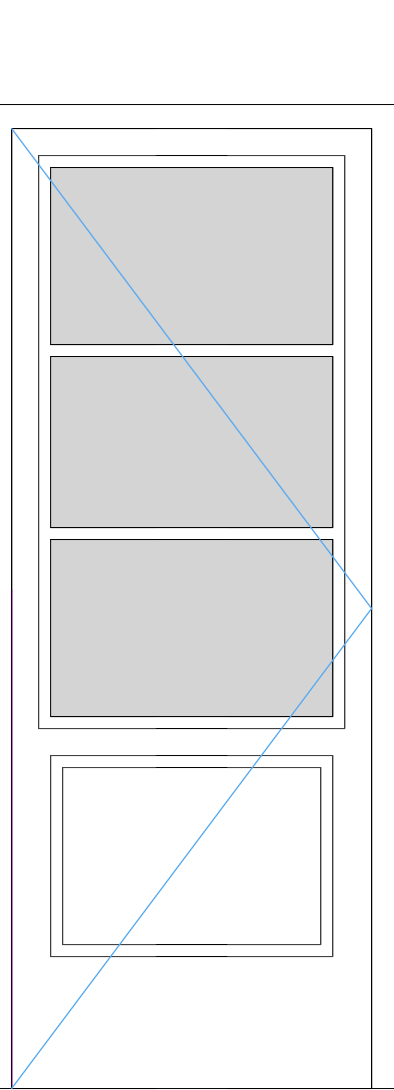
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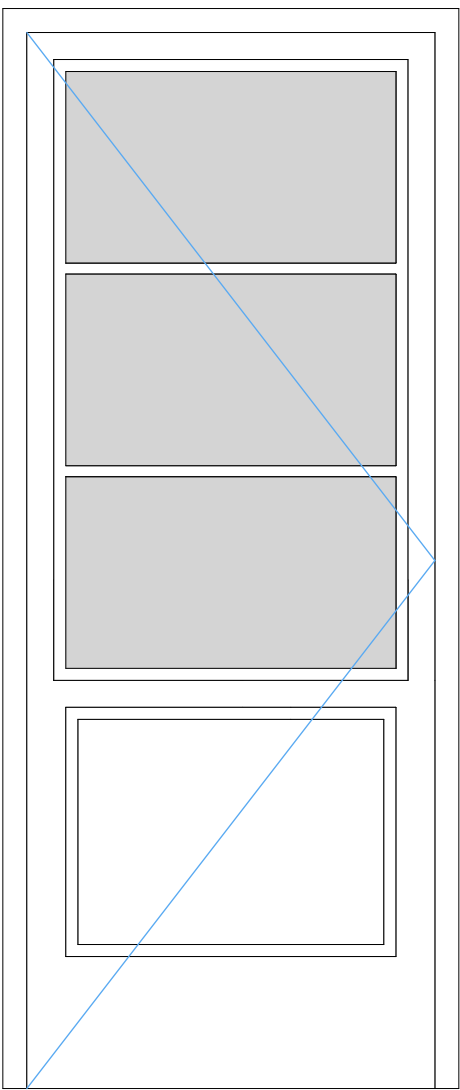
MAIN HOUSE  
DOOR SCHEDULE

Door ID	Location	Operation	No. of Panels	Description			Size			Details				Glazing		Hardware	Remarks
				Type	Material	Finish	W	H	Thk	Head	Jamb	Jamb	Sill	Type	Area (sf)		
01	Main House	Hinged	1	A	Wood		2'-6"	6'-8"	1 3/4"								
02	Main House	Hinged	1	A	Wood/ Fiberglass		2'-6"	6'-8"	1 3/4"								
03	Main House	Hinged	1	B	Wood		3'-0"	7'-6"	1 3/4"								
04	Main House	Hinged	1	C	Wood		2'-6"	6'-8"	1 3/4"								
001	Main House (Interior)	Hinged	1		Wood		2'-6"	6'-8"	1 3/4"								Panel To Match (E)
002	Main House (Interior)	Hinged	1		Wood		3'-0"	6'-8"	1 3/4"								Panel To Match (E)
003	Main House (Interior)	Hinged	1		Wood		2'-6"	6'-8"	1 3/4"								Panel To Match (E)
004	Main House (Interior)	Hinged	1		Wood		2'-6"	6'-8"	1 3/4"								Panel To Match (E)
005	Main House (Interior)	Hinged	1		Wood		3'-0"	6'-8"	1 3/4"								Panel To Match (E)
006	Main House (Interior)	Hinged	1		Wood		2'-2"	6'-8"	1 3/4"								Panel To Match (E)
007	Main House (Interior)	Hinged	1		Wood		2'-4"	6'-8"	1 3/4"								Panel To Match (E)



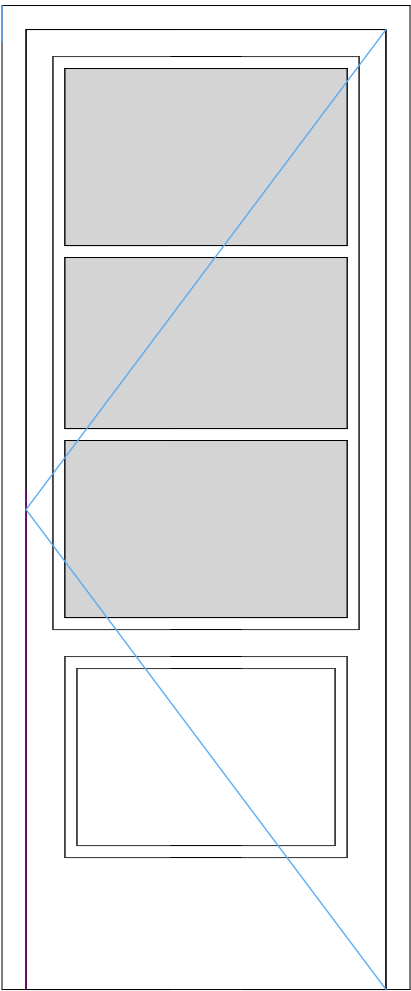
A.

Ext View Out Swing



B.

Ext View In Swing



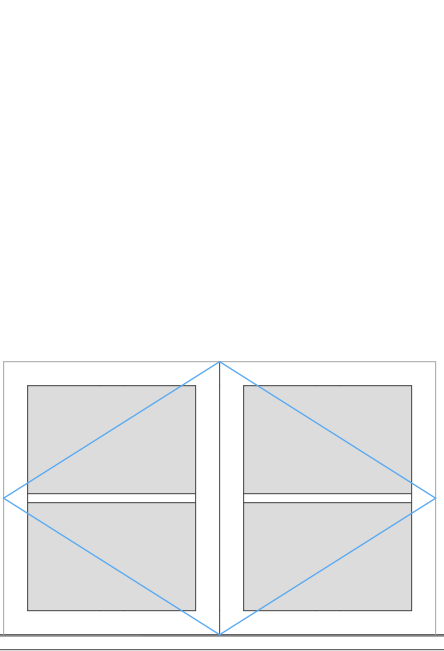
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Ext View In Swing

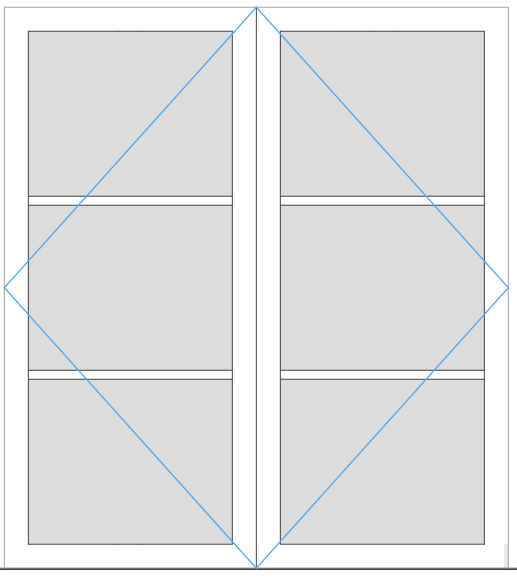
All Doors, Screens, and Windows, Custom, Wood to match Existing Historical Units

MAIN HOUSE  
WINDOW SCHEDULE

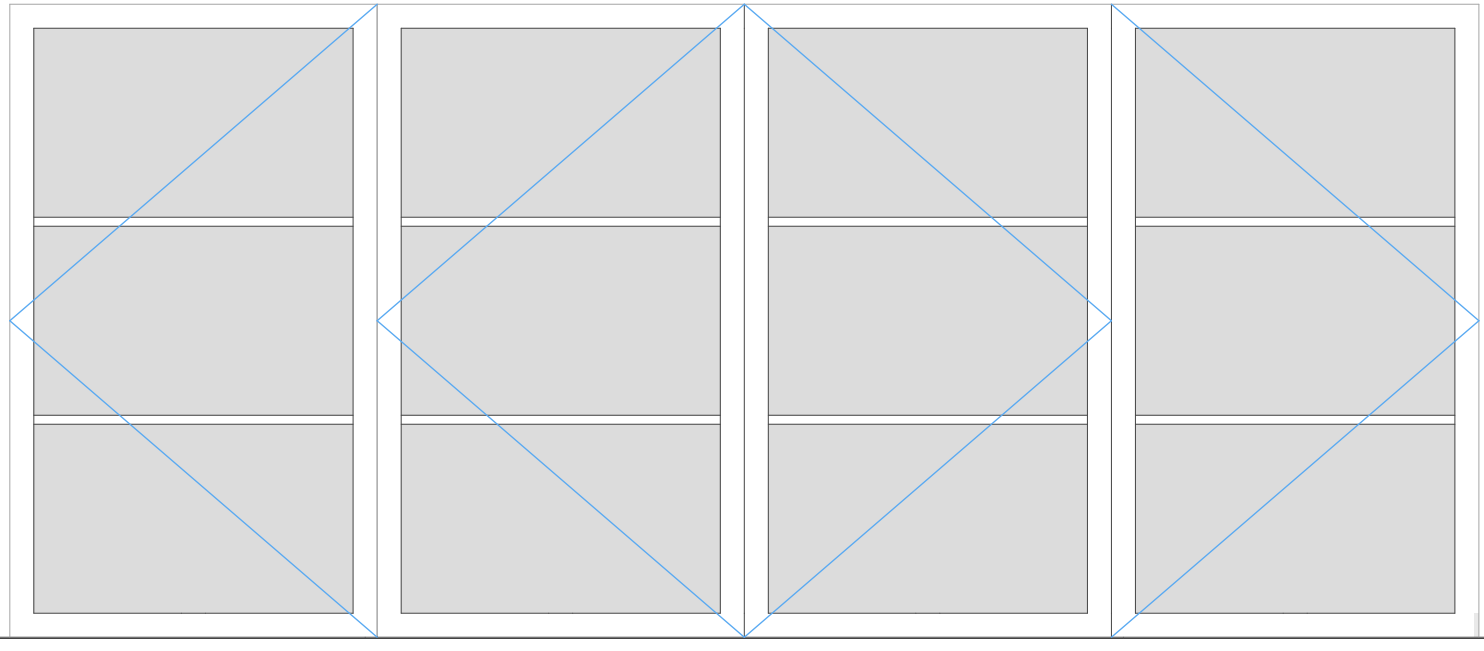
SYM.	Location	Operation	Description			Size		Details				Glazing		Remarks
			Type	Frame/Sash	Finish	W	H	Head	Jamb	Jamb	Sill	Type	Area ...	
1	Main House	Double Casement	A	Wood		3'-0"	2'-0"							
2	Main House	Double Casement	B	Wood		3'-6"	4'-0"							
3	Main House	Quad Casement	C	Wood		10'-2 1/2"	4'-6"							
4	Main House	Casement/fixed Casement	D	Wood		6'-8 1/2"	4'-6"							



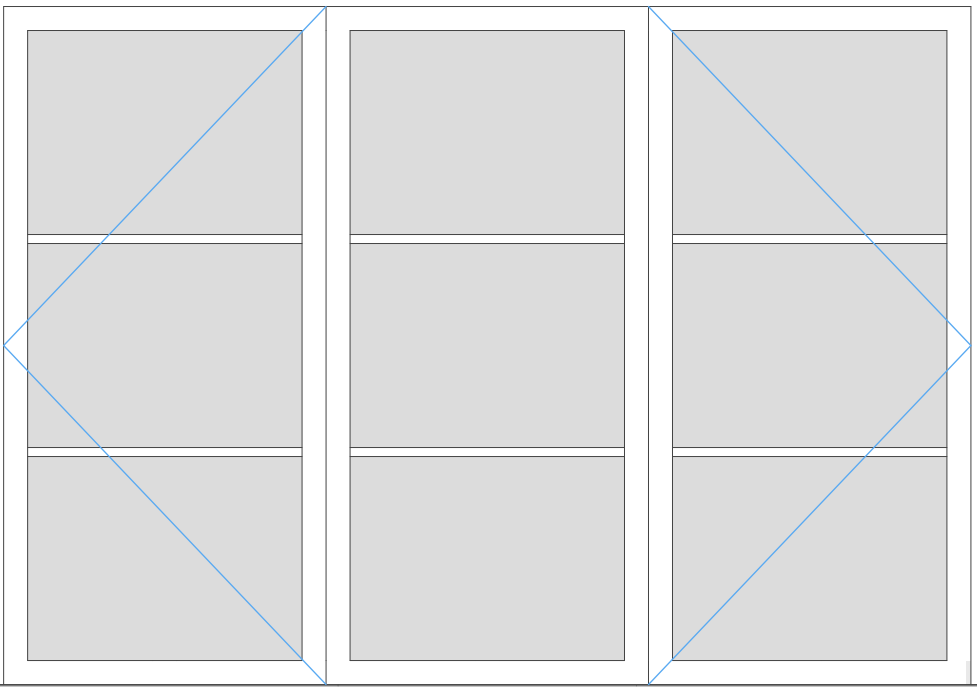
A.



B.



C.



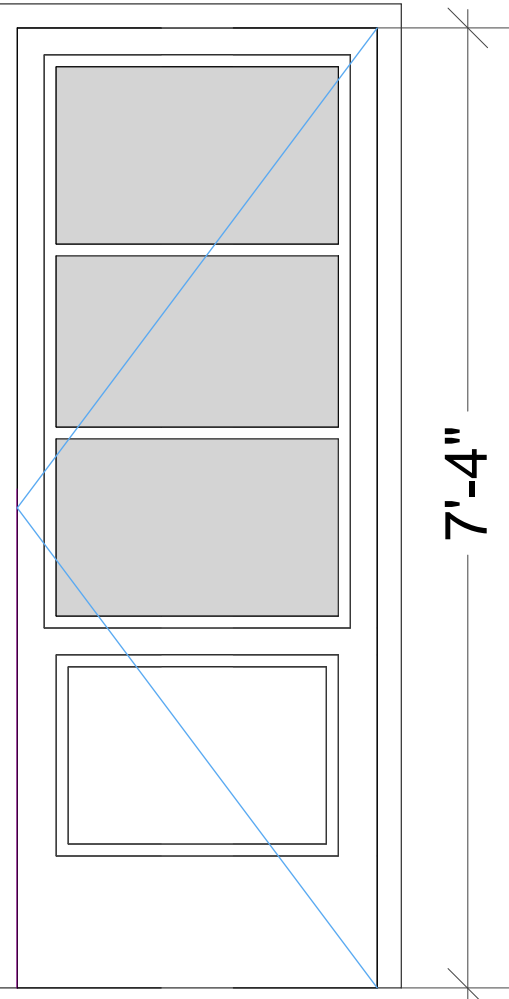
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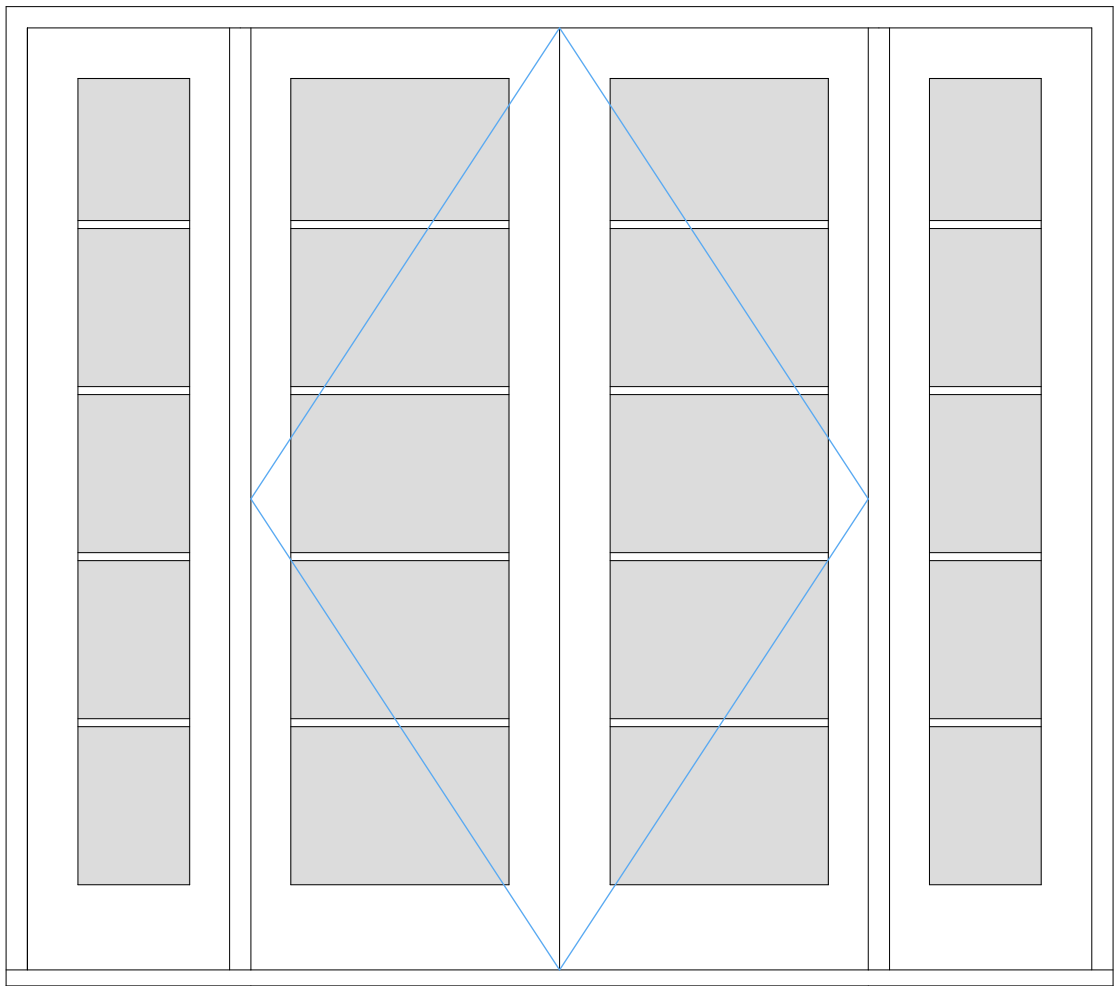
POOL HOUSE/GYM  
DOOR SCHEDULE

DOOR ID	LOCATION	OPERATION	NO. OF PANELS	DESCRIPTION			SIZE			DETAILS				GLAZING		HARDWARE	REMARKS
				Type	Material	Finish	W	H	Thk	Head	Jamb	Jamb	Sill	Type	Area (sf)		
1	Pool House/Gym	Hinged	1	A	Wood		2'-8"	7'-4"	1 3/4"								
2	Pool House/Gym	Hinged	2 + Sidelights	B	Wood		4'-10"	7'-4"	1 3/4"								
3	Pool House/Gym	Hinged	2 + Sidelights	B	Wood		4'-10"	7'-4"	1 3/4"								
4	Pool House/Gym Mech	*Bi-Pass	2	C	Wood		6'-0"	6'-8"	1 3/4"								*May Be Hinged TBD
5	Pool House/Gym	Hinged	2	D	Wood		4'-10"	7'-4"	1 3/4"								
6	Balcony	Hinged	1	E	Wood		2'-10"	7'-0"									
01	Pool House/Gym (Interior)	Hinged	1		Wood		2'-6"	7'-4"	1 3/4"								Panel TBD
02	Pool House/Gym (Interior)	Hinged	1		Wood		2'-6"	7'-4"	1 3/4"								Panel TBD
03	Pool House/Gym (Interior)	Hinged	1		Wood		2'-6"	7'-4"	1 3/4"								Panel TBD
04	Pool House/Gym (Interior)	Hinged	1		Wood		2'-6"	7'-4"	1 3/4"								Panel TBD
05	Pool House/Gym (Interior)	Hinged	1		Wood		2'-6"	7'-4"	1 3/4"								Panel TBD



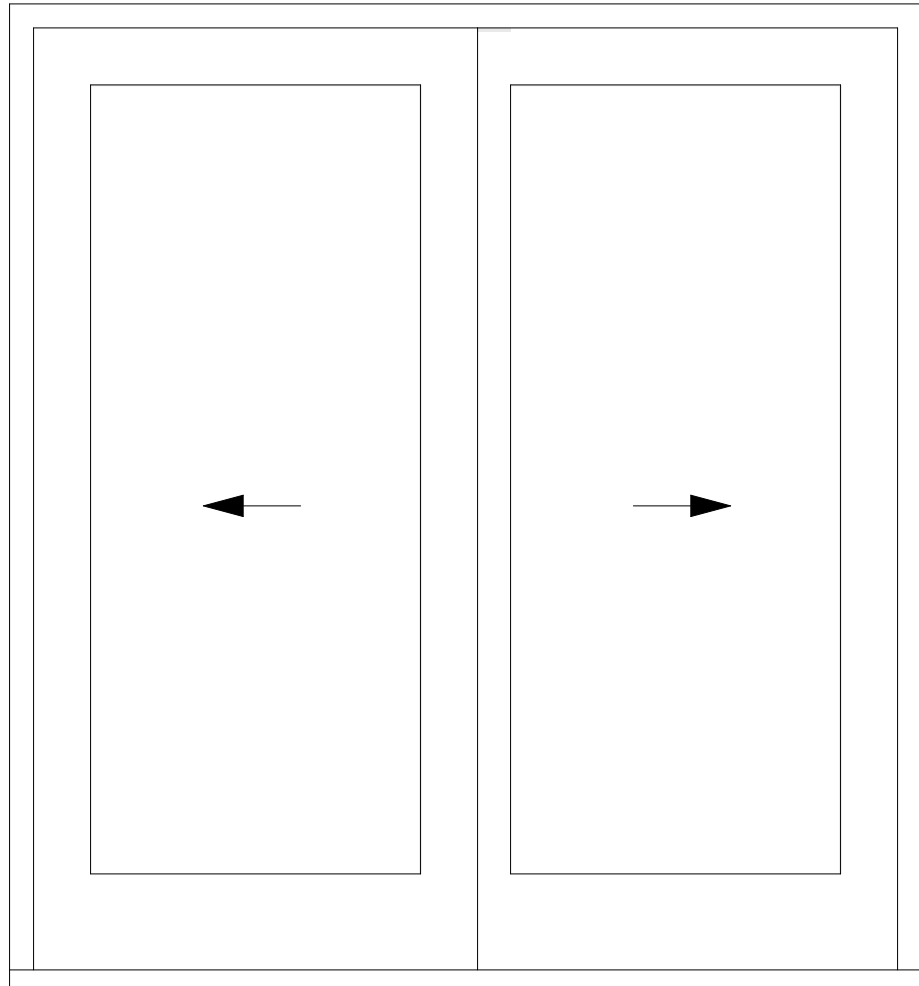
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Ext View In Swing

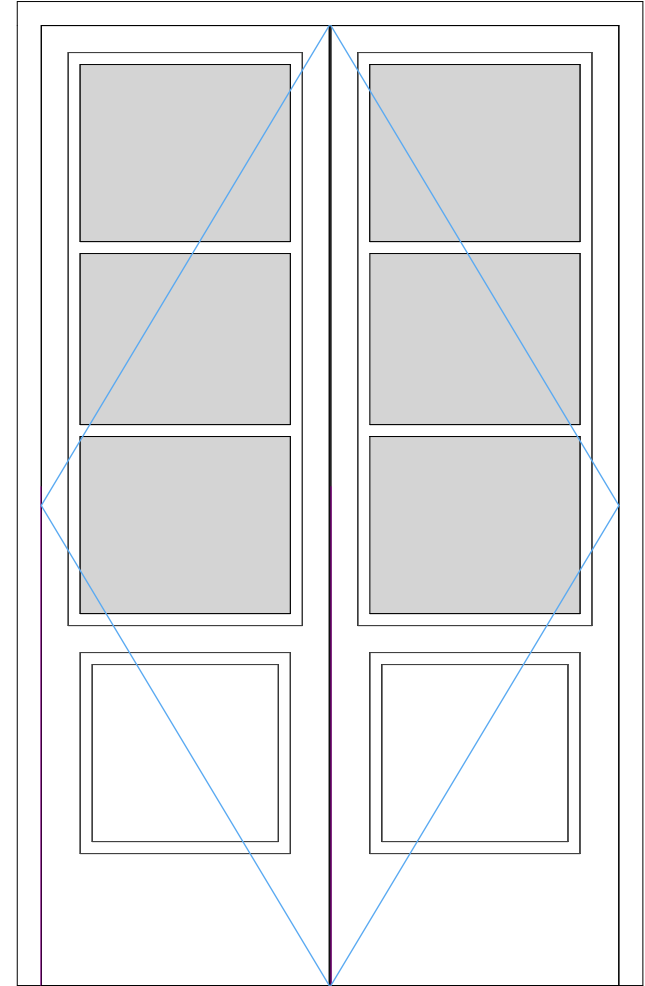


B.

Ext View In Swing to be Verified

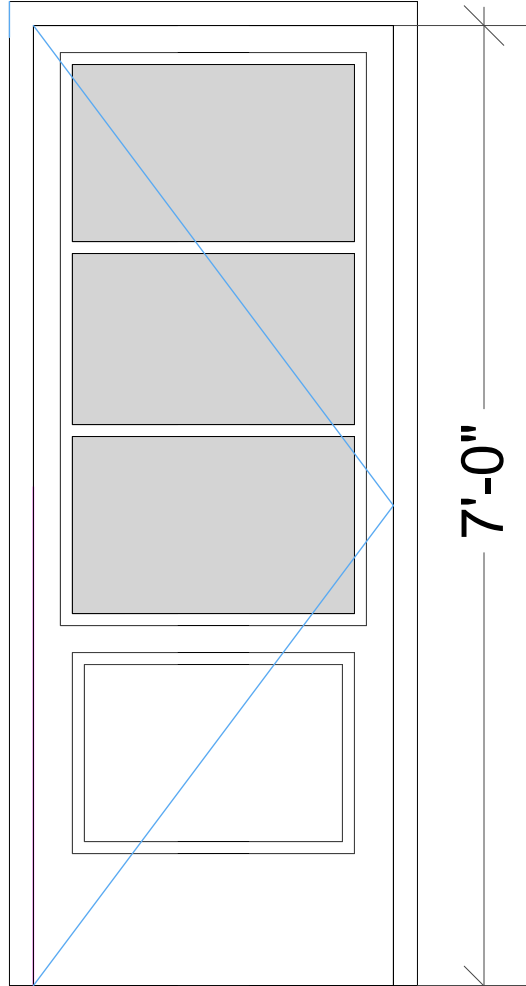


C.



D.

Ext View In Swing



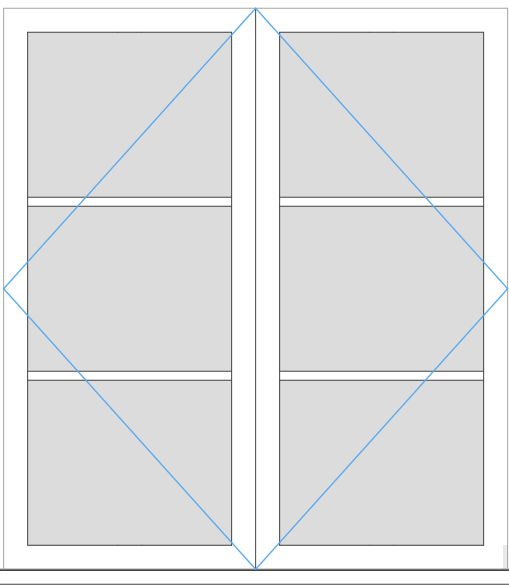
E.

Ext View In Swing

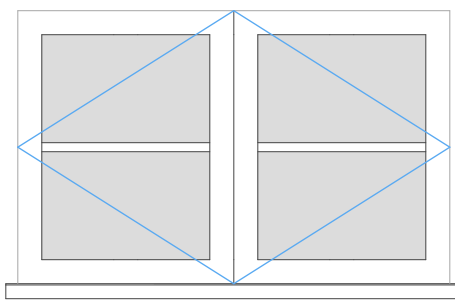
All Doors, Screens, and Windows, Custom, Wood to match Existing Historical Units

POOL HOUSE/GYM  
WINDOW SCHEDULE

SYM.	LOCATION	OPERATION	DESCRIPTION			SIZE		DETAILS				GLAZING		REMARKS
			Type	Frame/Sash	Finish	W	H	Head	Jamb	Jamb	Sill	Type	Area ...	
1	Pool House / Gym	Double Casement	A	Wood		3'-10"	4'-6"							
2	Pool House / Gym	Double Casement	A	Wood		3'-10"	4'-6"							
3	Pool House / Gym	Double Casement	A	Wood		3'-10"	4'-6"							
4	Pool House / Gym	Double Casement	A	Wood		3'-10"	4'-6"							
5	Pool House / Gym	Double Casement	A	Wood		3'-10"	4'-6"							
6	Pool House / Gym	Double Casement	A	Wood		3'-10"	4'-6"							
7	Pool House / Gym	Double Casement	A	Wood		3'-10"	4'-6"							
8	Pool House / Gym	Double Casement	B	Wood		2'-6"	2'-0"							



A.



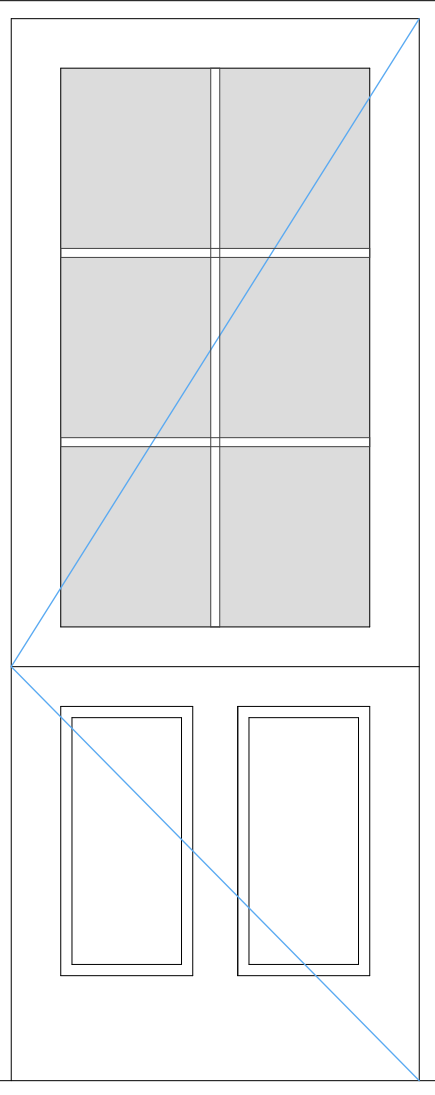
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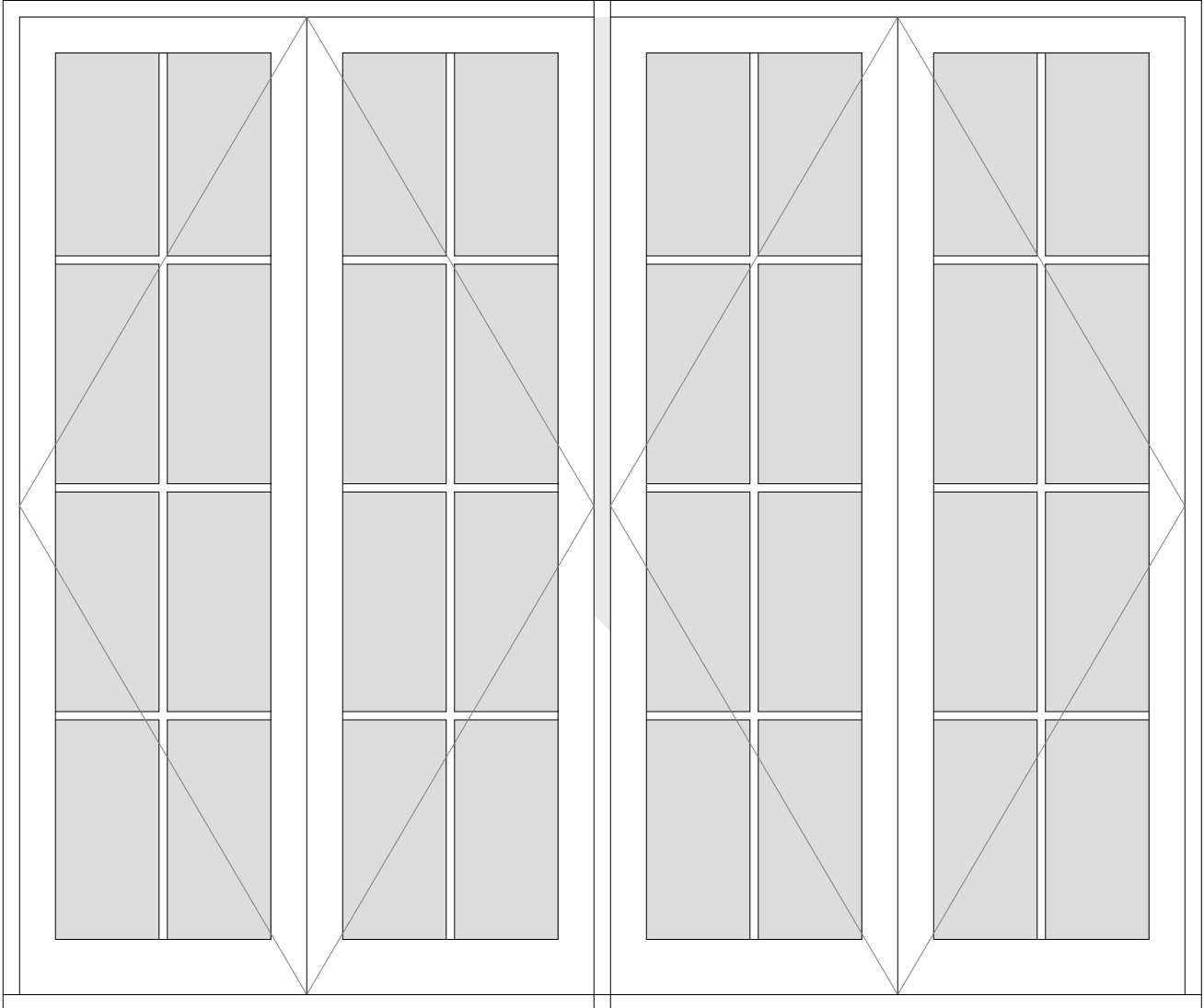


ADU  
DOOR SCHEDULE

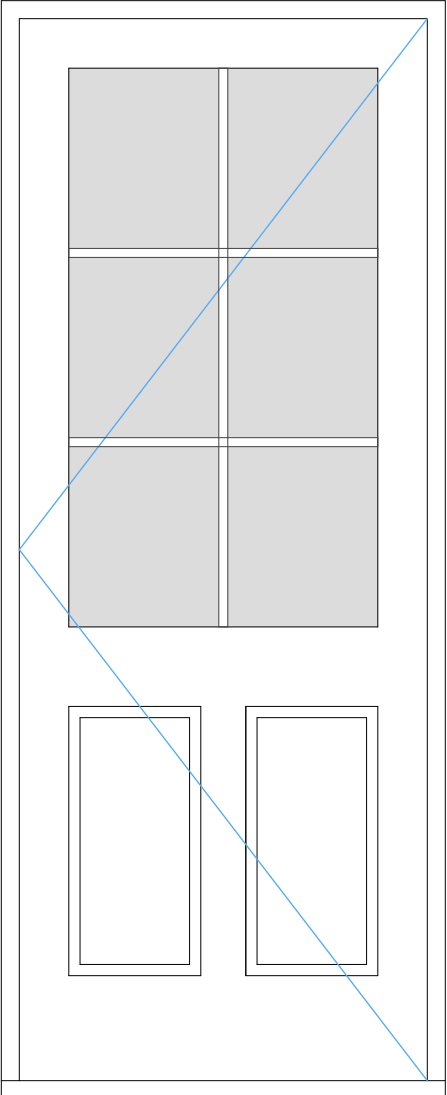
Door ID	Location	Operation	No. of Panels	Description			Size			Details				Glazing		Hardware	Remarks
				Type	Material	Finish	W	H	Thk	Head	Jamb	Jamb	Sill	Type	Area (sf)		
1	ADU EXT	Hinged	1	A	TBD		2'-10"	7'-6"	1 3/4"								
2	ADU EXT	Hinged	4	B	TBD		8'-10"	7'-6"	1 3/4"								
3	ADU EXT	Hinged	1	C	TBD		2'-10"	7'-6"	1 3/4"								
01	ADU (Interior)	Pocket	1		Wood		2'-6"	7'-6"	1 3/4"								Panel TBD
02	ADU (Interior)	Hinged	1		Wood		2'-6"	7'-6"	1 3/4"								Panel TBD
03	ADU (Interior)	Hinged	1		Wood		2'-6"	7'-6"	1 3/4"								Panel TBD
04	ADU (Interior)	Hinged	1		Wood		2'-6"	7'-6"	1 3/4"								Panel TBD
05	ADU (Interior)	Hinged	1		Wood		2'-6"	7'-6"	1 3/4"								Panel TBD



A.  
Ext View In Swing  
Dutch Door



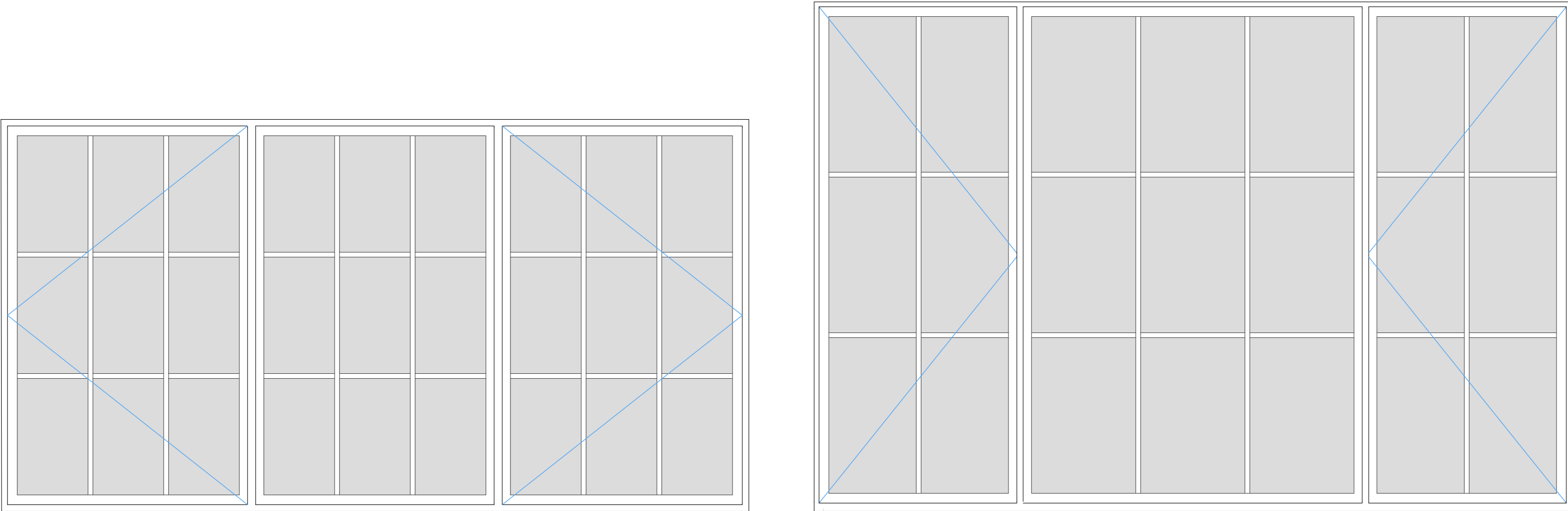
B.  
Ext View In Swing to be Verified



C.  
Ext View In Swing

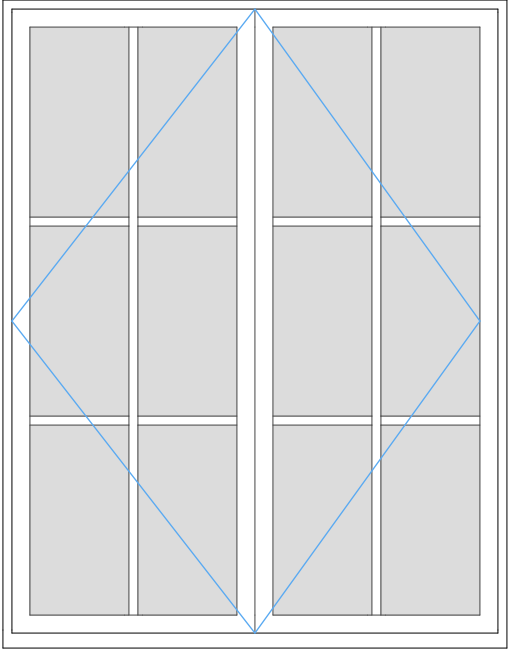
ADU  
WINDOW SCHEDULE

Sym.	Location	Operation	Description			Size		Details				Glazing		Remarks
			Type	Frame/Sash	Finish	W	H	Head	Jamb	Jamb	Sill	Type	Area ...	
1	ADU	Casement Fixed Casement	A	Wood		9'-6"	3x 3'-2.5"	4'-6"						
2	ADU	Casement Fixed Casement	B	Wood		9'-6"	6'-6"							Too Heavy for Casement?
3	ADU	Double Casement	C	Wood		3'-6"	4'-6"							
4	ADU	Double Casement	D	Wood		4'-6"	4'-6"							
5	ADU	Double Casement	E	Wood		2'-6"	2'-0"							
6	ADU	Double Casement	D	Wood		4'-6"	4'-6"							

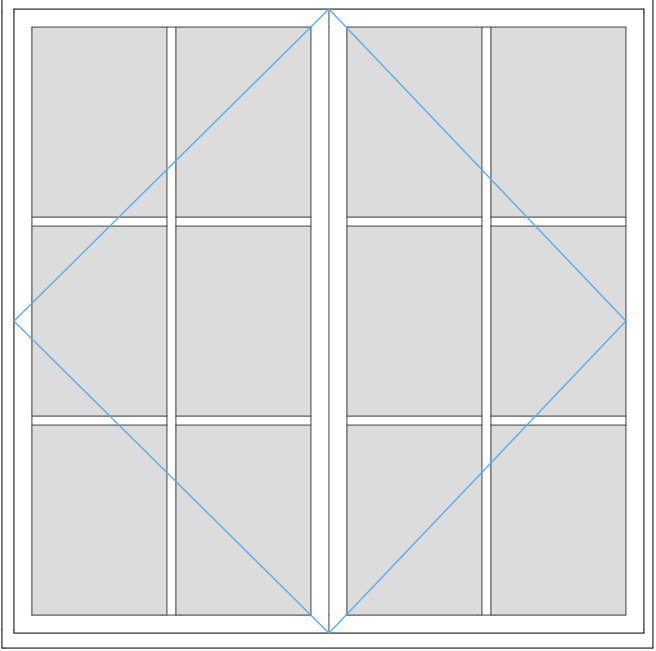


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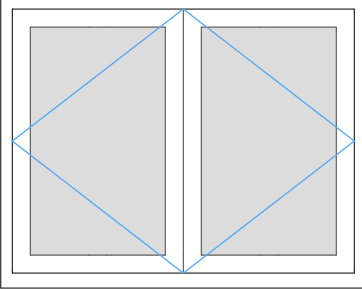
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C.



D.

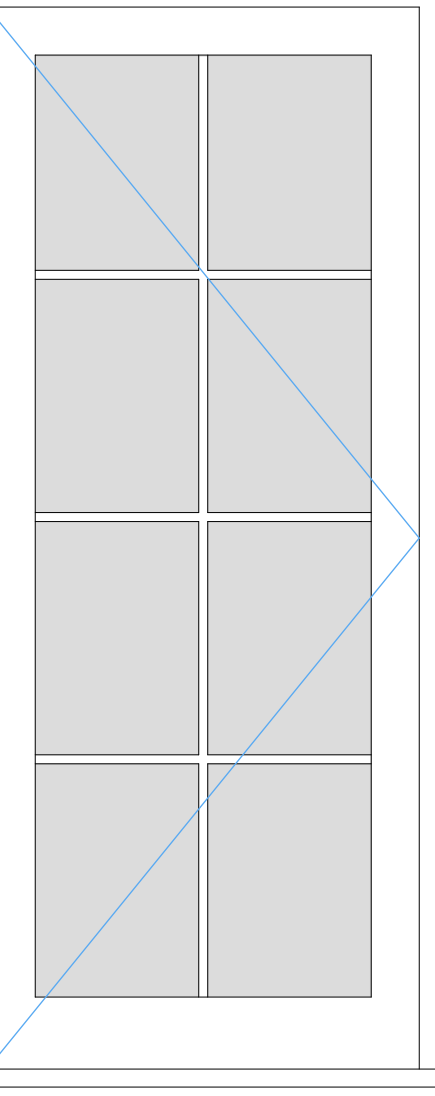


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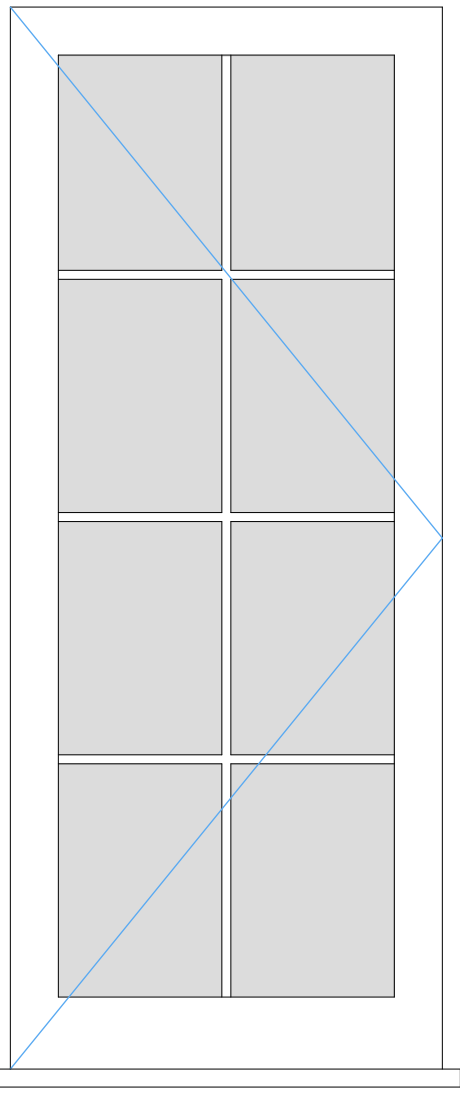
All Doors, Screens, and Windows, By Loewen TBD

GARAGE  
DOOR SCHEDULE

Door ID	Location	Operation	No. of Panels	Description			Size			Details				Glazing		Hardware	Remarks
				Type	Material	Finish	W	H	Thk	Head	Jamb	Jamb	Sill	Type	Area (sf)		
1	Garage	Hinged	1	A	TBD		3'-0"	7'-6"	1 3/4"								
2	Garage	Hinged	1	B	TBD		3'-0"	TBD	1 3/4"								
3	Garage Door	OH	1		TBD		16'	7'-6"	1 3/4"								



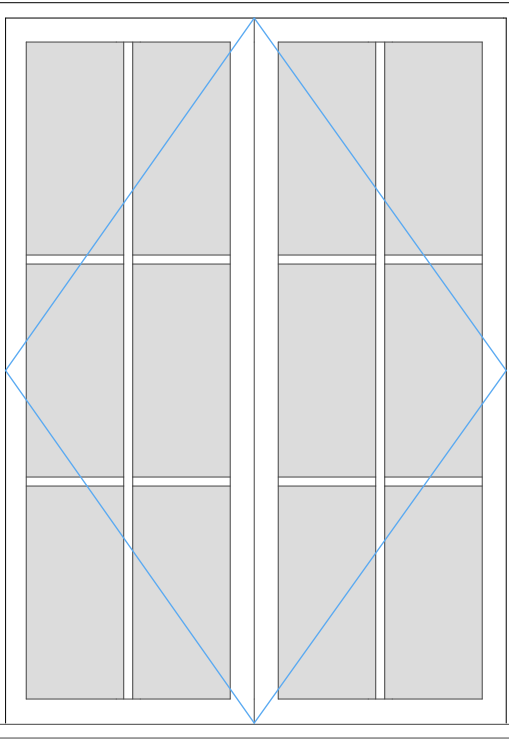
A.  
Ext View Out Swing



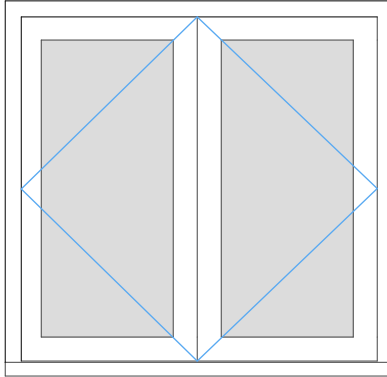
B.  
Ext View Out Swing

ADU  
WINDOW SCHEDULE

Sym.	Location	Operation	Description			Size		Details				Glazing		Remarks
			Type	Frame/Sash	Finish	W	H	Head	Jamb	Jamb	Sill	Type	Area ...	
1	Garage	Double Casement	A	Wood		3'-6"	5'-0"							
2	Garage	Double Casement	A	Wood		3'-6"	5'-0"							Too Heavy for Casement?
3	Garage	Double Casement	B	Wood		2'-6"	2'-6"							
4	Garage	Double Casement	B	Wood		2'-6"	2'-6"							

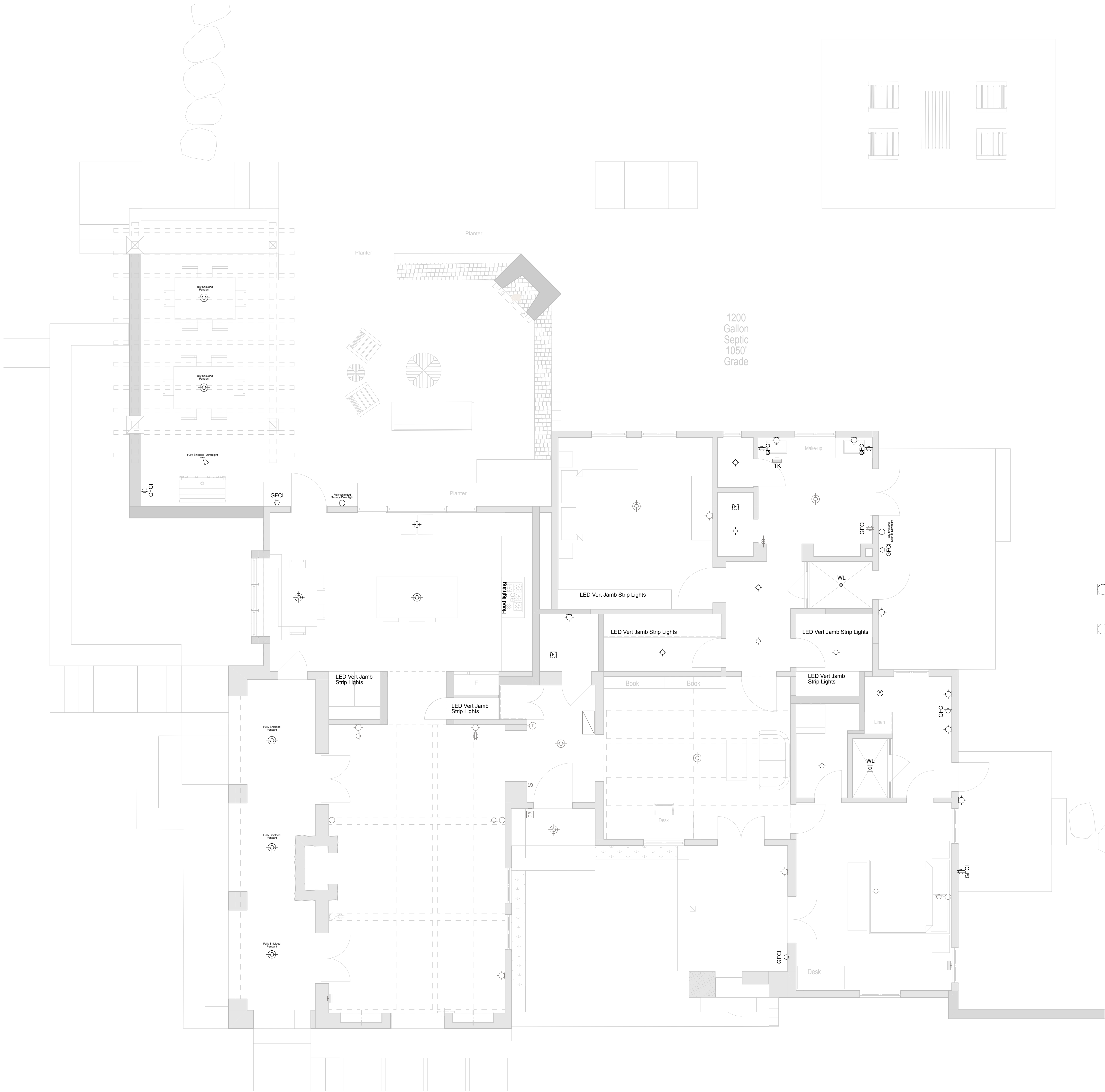


A.



B.





## MAIN HOUSE ELECTRICAL PLAN

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

### ALL EXTERIOR LIGHTING SHALL CONFORM TO DARK SKY OVERLAY SECTION 8109-4.7

ALL EXTERIOR LIGHTING SHALL BE FULLY SHIELDED AND DOWNWARD DIRECTED

LIGHTING COLOR: MAXIMUM 3000 KELVIN

LIGHTING INTENSITY: MAXIMUM 850 LUMENS, EXCEPT SECURITY LIGHTING 2600 LUMENS

ALL OTHER REQUIREMENTS INCLUDING LIGHT TRESPASS, OUTDOOR RECREATIONAL LIGHTING, AND DARK HOURS.

## ELECTRICAL LEGEND

Switch	Whole Home Integrated Automation Interface - IPad
Switch with dimmer	LED Strip light fixture
Three-way switch	Plug mold multi-outlet
Four-way switch	Telephone outlet
Jamb switch	Cable television outlet
Switch with timer	Computer outlet
Switch circuit	Ceiling mounted carbon monoxide alarm
Duplex outlet (8" above FF, UNO)	Ceiling mounted hard-wired smoke detector
Recessed floor outlet	Carbon Monoxide Alarm and Ceiling mounted hard-wired smoke detector combo
1/2 hot switched outlet	Wall mounted hard-wired smoke detector
Fourplex outlet	Thermostat
220V outlet	Doorbell
Duplex outlet w/ USB charging port	(E) Existing fixture
Surface mounted ceiling light	GFCI Ground fault circuit interrupter protection
Surface mounted miniature ceiling light	WP Waterproof fixture
Puck light	Horz Horizontal
Surface mounted wall light	SO Stub out for future or work by others
Surface mounted pendant ceiling light	+36 Mounting height in inches
Surface mounted track light	Centerline
Recessed ceiling downlight	TK Toe kick
Recessed miniature ceiling downlight	DRWR Outlet located inside drawer
Recessed adjustable ceiling downlight	AV A/V equipment rack
Recessed wall light	S Security
Surface mount accent light fixture	NG Gas
Ceiling mounted exhaust fan	I In-wall iPod dock
Wet location rated fixture	SW Subwoofer
Multi-media outlet	SP Free-standing, wall mounted, or bookshelf box speaker
High Efficacy fixture	SP Ceiling speaker
Ceiling Fan	PC Photo control light sensor
Stub Out	Occ Occupancy sensor required
	HVAC ceiling supply register
	HVAC wall supply register

### GENERAL ELECTRICAL NOTES:

- Wall outlets are to be located vertically @ 12" o.c. above finish floor unless otherwise noted or as required by appliance + equipment specifications. Bathroom countertop outlets are to be located vertically in splash.
- Bathroom and toilet room exhaust fans shall provide five air changes per hour minimum.
- Right outlet on 1/2 hot duplex outlets is to be switched and identified on coverplate with a small red dot.
- High efficacy luminaries are to utilize only high efficacy lamps as outlined in table 150-C of the Residential Energy Code and are not to contain a medium screw base socket. Ballasts for lamps 13 watts or greater are to be electronic and have an output frequency no less than 20kHz.
- Permanently installed luminaries in bathrooms and laundry are to be high efficacy or must be controlled by an occupant sensor that does not turn on automatically or have an "always-on" option. Dimmer switches cannot be substituted for occupancy sensors.
- Except for closets 70 sq. ft. or less, permanently installed luminaries in rooms other than the kitchen, laundry, or bathrooms are to be high efficacy, or controlled by a dimmer switch, or not turn on automatically or have an "always-on" option.
- All kitchen countertop receptacles are to be GFCI protected. Receptacles within 6'-0" of any sink are to be GFCI protected.
- All new receptacles are to be arc-fault/ branch circuit protection combination type per CEC 210.12(B).
- The entire dwelling shall be provided with smoke detectors located as required for a new dwelling. Smoke alarms shall be installed in the following locations: (CRBC R314)  
A) In each sleeping room  
B) Outside each separate sleeping area in the vicinity of bedrooms
- Smoke alarms and carbon monoxide alarms shall receive their primary power from the building wiring and shall be interconnected so that when one alarm is activated all alarms will activate. CRC R314, R315
- An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in accordance with CRBC R315.1. Carbon monoxide alarms shall only be required in specific dwelling units or sleeping units for which the permit was obtained. The alarms shall be installed in the following locations:  
A) Outside each separate dwelling unit sleeping area in immediate vicinity of the bedrooms(s)  
B) Where more than one alarm is required to be installed within the dwelling unit or within a sleeping unit the alarm shall be interconnected in a manner that activation of one alarm shall activate all the alarms in the individual unit.
- Bathroom installed receptacles shall be installed with G.F.C.I protection to all 125 volt, 15 and 20 amp receptacles.
- All 120-Volt, single phase, 15 and 20 ampere branch circuits in family rooms, dining rooms, living rooms, dens, bedrooms, closets, hallways, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination-type. (CEC 210.12)
- Surface Mounted Fixtures are not allowed within 3 feet horizontally or 8 feet vertically from the top of the bath tub rim or shower stall.
- Provide UFER or other approved ground per CEC 250.
- Electrical receptacles shall be tamper resistant.
- Verify electrical requirements for all Kitchen & Laundry equipment and lighting systems prior to installing drywall.

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CONSTRUCTION

Yih Residence

3935 Thacher Rd Ojai CA.  
APN: 014-0-100-260

PROJECT

JOB NUMBER:  
\*\*\* 2204 \*\*\*

DATE ISSUED:

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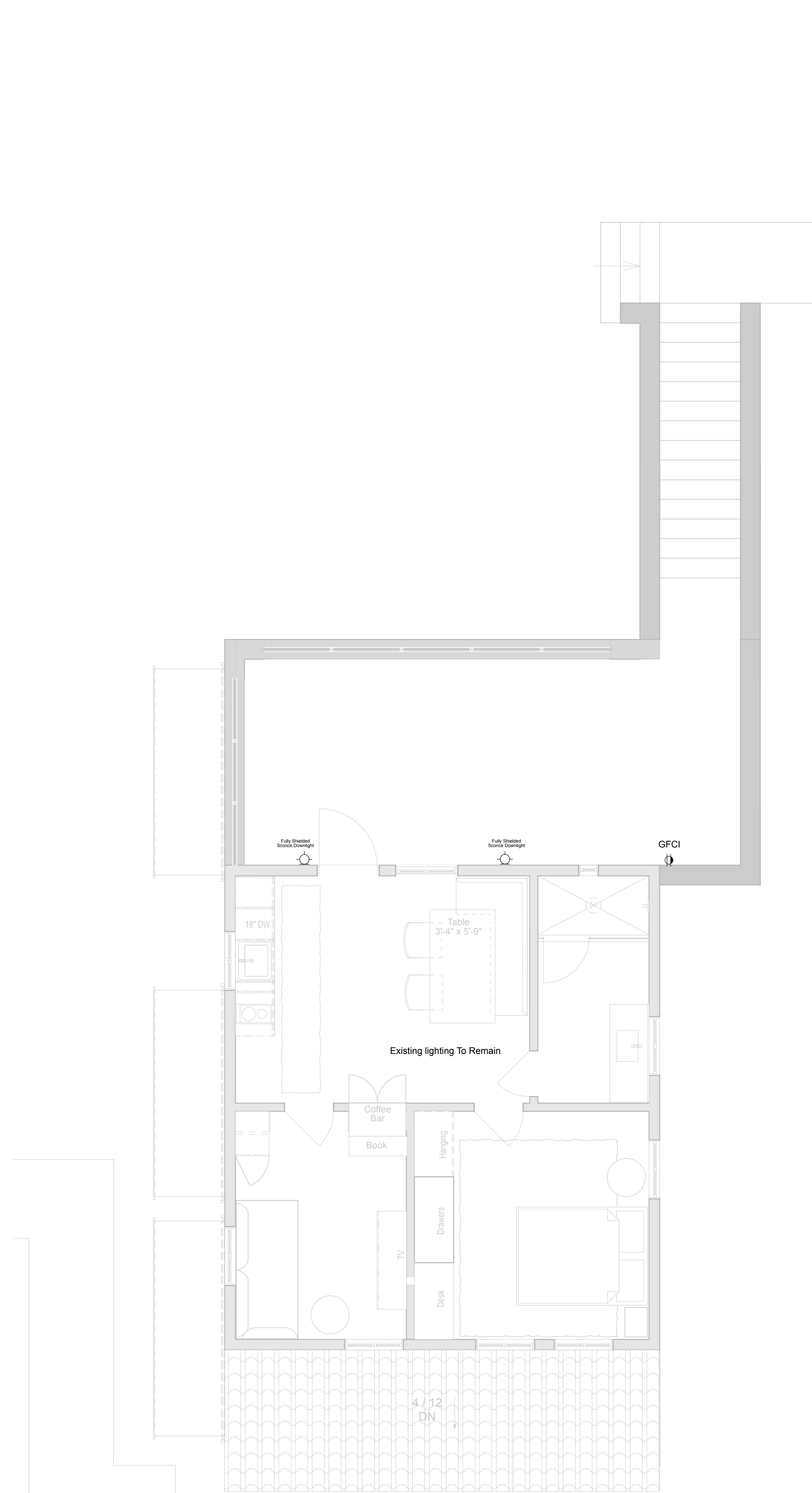
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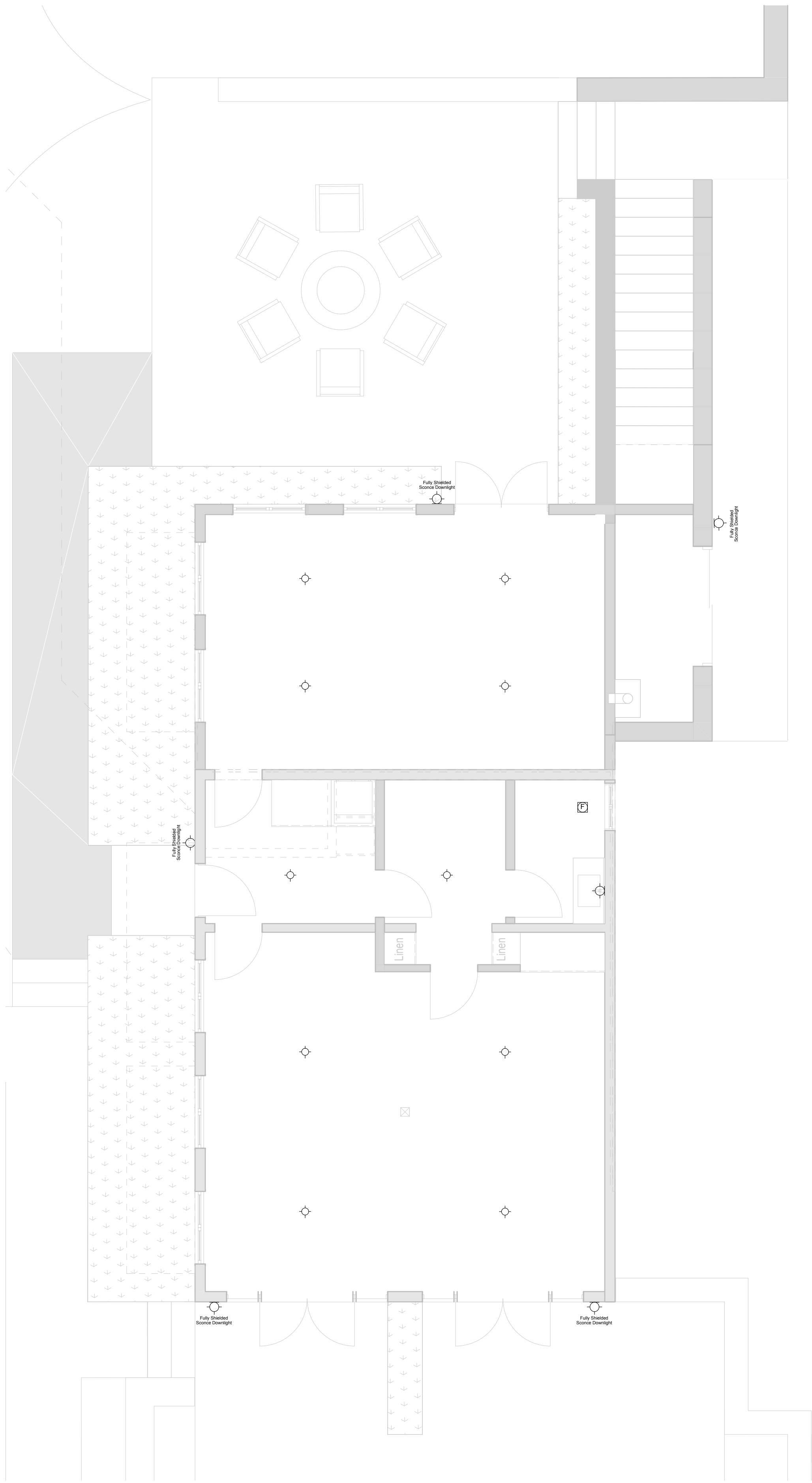
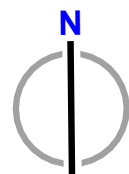
132





PROPOSED BALCONY ELECTRICAL PLAN

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



POOL HOUSE/GYM ELECTRICAL PLAN

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

ALL EXTERIOR LIGHTING SHALL CONFORM TO DARK SKY OVERLAY SECTION 8109-4.7

ALL EXTERIOR LIGHTING SHALL BE FULLY SHIELDED AND DOWNWARD DIRECTED

LIGHTING COLOR: MAXIMUM 3000 KELVIN

LIGHTING INTENSITY: MAXIMUM 850 LUMENS, EXCEPT SECURITY LIGHTING 2600 LUMENS

ALL OTHER REQUIREMENTS INCLUDING LIGHT TRESPASS, OUTDOOR RECREATIONAL LIGHTING, AND DARK HOURS.

ELECTRICAL LEGEND			
\$	Switch	I pad	Whole Home Integrated Automation Interface - IPad
D3 \$	Switch with dimmer	PM	LED Strip light fixture
3	Three-way switch	PH	Plug mold multi-outlet
4	Four-way switch	CTV	Telephone outlet
JS	Jamb switch	C	Cable television outlet
T	Switch with timer	CM	Computer outlet
Switch circuit		SD	Ceiling mounted carbon monoxide alarm
Duplex outlet (8" above FF, UNO)		SD	Ceiling mounted hard-wired smoke detector
Recessed floor outlet		SD	Carbon Monoxide Alarm and Ceiling mounted hard-wired smoke detector combo
1/2 hot switched outlet		SD	Wall mounted hard-wired smoke detector
Fourplex outlet		T	Thermostat
220V outlet		DB	Doorbell
USB Duplex outlet w/ USB charging port		(E)	Existing fixture
Surface mounted ceiling light		GFCI	Ground fault circuit interrupter protection
Surface mounted miniature ceiling light		WP	Waterproof fixture
Puck light		Horz	Horizontal
Surface mounted wall light		SO	Stub out for future or work by others
Surface mounted pendant ceiling light		+36	Mounting height in inches
Surface mounted track light		Centerline	Centerline
Recessed ceiling downlight		TK	Toekick
Recessed miniature ceiling downlight		DRWR	Outlet located inside drawer
Recessed adjustable ceiling downlight		AV	A/V equipment rack
Recessed wall light		S	Security
Surface mount accent light fixture		NG	Gas
Ceiling mounted exhaust fan		I	In-wall iPod dock
Wet location rated fixture		SW	Subwoofer
Multi-media outlet		SP	Free-standing, wall mounted, or bookshelf box speaker
High Efficacy fixture		SP	Ceiling speaker
Ceiling Fan		PC	Photo control light sensor
Stub Out		Occ	Occupancy sensor required
			HVAC ceiling supply register
			HVAC wall supply register

GENERAL ELECTRICAL NOTES:

1. Wall outlets are to be located vertically @ 12" o.c. above finish floor unless otherwise noted or as required by appliance + equipment specifications. Bathroom countertop outlets are to be located vertically in splash.
2. Bathroom and toilet room exhaust fans shall provide five air changes per hour minimum.
3. Right outlet on 1/2 hot duplex outlets is to be switched and identified on coverplate with a small red dot.
4. High efficacy luminaries are to utilize only high efficacy lamps as outlined in table 150-C of the Residential Energy Code and are not to contain a medium screw base socket. Ballasts for lamps 13 watts or greater are to be electronic and have an output frequency no less than 20kHz.
5. Permanently installed luminaries in bathrooms and laundry are to be high efficacy or must be controlled by an occupant sensor that does not turn on automatically or have an "always-on" option. Dimmer switches cannot be substituted for occupancy sensors.
6. Except for closets 70 sq. ft. or less, permanently installed luminaries in rooms other than the kitchen, laundry, or bathrooms are to be high efficacy, or controlled by a dimmer switch, or not turn on automatically or have an "always-on" option.
7. All kitchen countertop receptacles are to be GFCI protected. Receptacles within 6'-0" of any sink are to be GFCI protected.
8. All new receptacles are to be arc-fault/ branch circuit protection combination type per CEC 210.12(B)
9. The entire dwelling shall be provided with smoke detectors located as required for a new dwelling. Smoke alarms shall be installed in the following locations: (CRBC R314)  
A) In each sleeping room  
B) Outside each separate sleeping area in the vicinity of bedrooms
10. Smoke alarms and carbon monoxide alarms shall receive their primary power from the building wiring and shall be interconnected so that when one alarm is activated all alarms will activate. CRC R314, R315
11. An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in accordance with CRBC R315.1. Carbon monoxide alarms shall only be required in specific dwelling units or sleeping units for which the permit was obtained. The alarms shall be installed in the following locations:  
A) Outside each separate dwelling unit sleeping area in immediate vicinity of the bedrooms(s)  
B) Where more than one alarm is required to be installed within the dwelling unit or within a sleeping unit the alarm shall be interconnected in a manner that activation of one alarm shall activate all the alarms in the individual unit.
12. Bathroom installed receptacles shall be installed with G.F.C.I protection to all 125 volt, 15 and 20 amp receptacles.
13. All 120-Volt, single phase, 15 and 20 ampere branch circuits in family rooms, dining rooms, living rooms, dens, bedrooms, closets, hallways, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination-type. (CEC 210.12)
14. Surface Mounted Fixtures are not allowed within 3 feet horizontally or 8 feet vertically from the top of the bath tub rim or shower stall.
15. Provide UFER or other approved ground per CEC 250.
16. Electrical receptacles shall be tamper resistant.
17. Verify electrical requirements for all Kitchen & Laundry equipment and lighting systems prior to installing drywall.

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3935 Thacher Rd Ojai CA.  
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### PROPOSED ADU ELECTRICAL PLAN

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

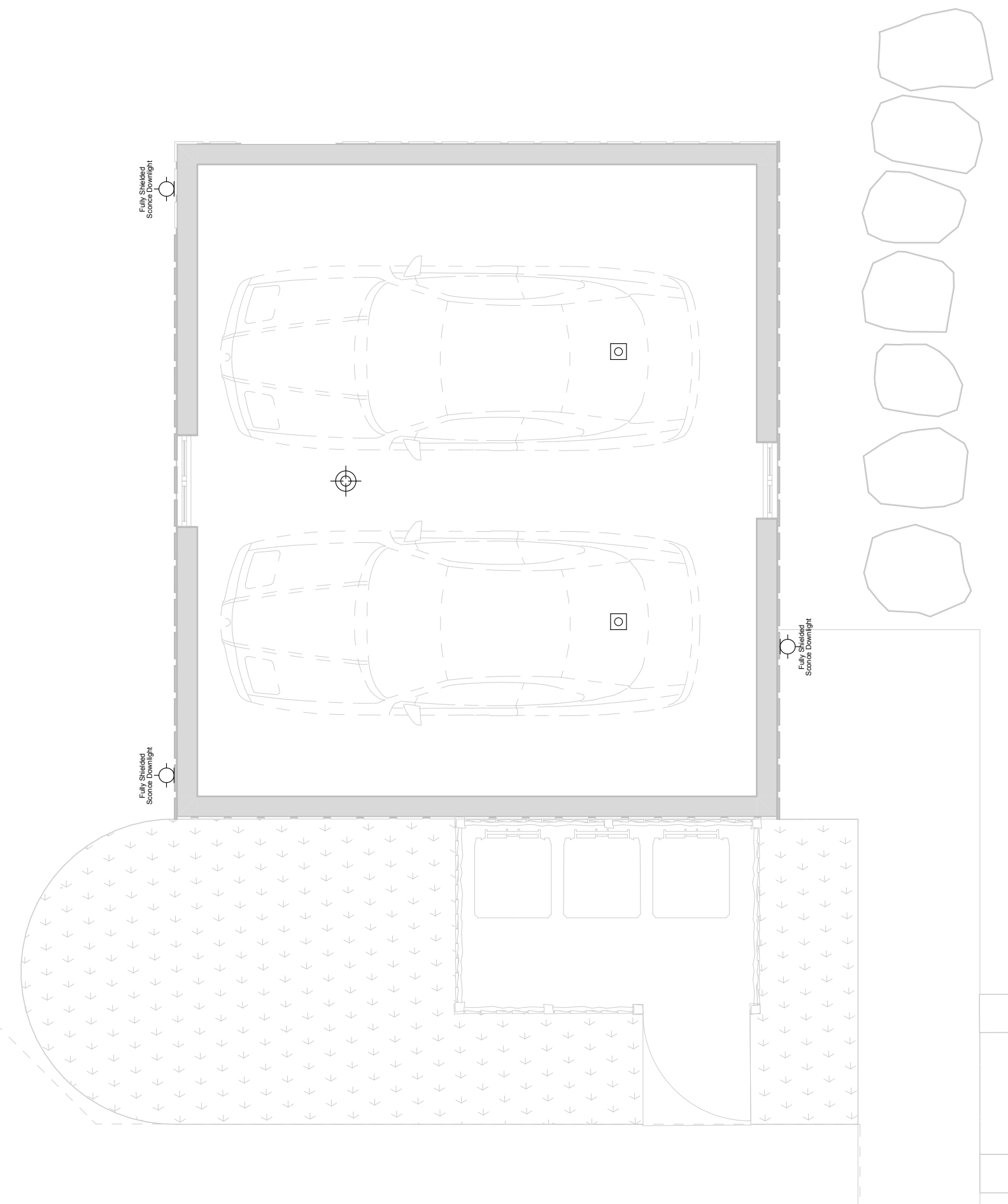
#### ALL EXTERIOR LIGHTING SHALL CONFORM TO DARK SKY OVERLAY SECTION 8109-4.7

ALL EXTERIOR LIGHTING SHALL BE FULLY SHIELDED AND DOWNWARD DIRECTED

LIGHTING COLOR: MAXIMUM 3000 KELVIN

LIGHTING INTENSITY: MAXIMUM 850 LUMENS, EXCEPT SECURITY LIGHTING 2600 LUMENS

ALL OTHER REQUIREMENTS INCLUDING LIGHT TRESPASS, OUTDOOR RECREATIONAL LIGHTING, AND DARK HOURS.



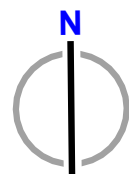
### PROPOSED GARAGE ELECTRICAL PLAN

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

ELECTRICAL LEGEND			
Switch	Whole Home Integrated Automation Interface - IPad	LED Strip light fixture	
Switch with dimmer	Plug mold multi-outlet	Telephone outlet	
Three-way switch	Cable television outlet	Computer outlet	
Four-way switch	Ceiling mounted carbon monoxide alarm	Ceiling mounted hard-wired smoke detector	
Jamb switch	Carbon Monoxide Alarm and Ceiling mounted hard-wired smoke detector combo	Wall mounted hard-wired smoke detector	
Switch with timer	Thermostat	Doorbell	
Switch circuit	Existing fixture	GFCI	Ground fault circuit interrupter protection
Duplex outlet (8" above FF, UNO)	WP	Waterproof fixture	
Recessed floor outlet	Horz	Horizontal	
1/2 hot switched outlet	SO	Stub out for future or work by others	
Fourplex outlet	+36	Mounting height in inches	
220V outlet	Centerline	TK	Toekick
Duplex outlet w/ USB charging port	DRWR	Outlet located inside drawer	
Surface mounted ceiling light	AV	A/V equipment rack	
Surface mounted miniature ceiling light	S	Security	
Puck light	NG	Gas	
Surface mounted wall light	I	In-wall iPod dock	
Surface mounted pendant ceiling light	SW	Subwoofer	
Surface mounted track light	SP	Free-standing, wall mounted, or bookshelf box speaker	
Recessed ceiling downlight	SP	Ceiling speaker	
Recessed miniature ceiling downlight	PC	Photo control light sensor	
Recessed adjustable ceiling downlight	Occ	Occupancy sensor required	
Recessed wall light	HVAC	HVAC ceiling supply register	
Surface mount accent light fixture	HVAC	HVAC wall supply register	
Ceiling mounted exhaust fan			
Wet location rated fixture			
Multi-media outlet			
High Efficacy fixture			
Ceiling Fan			
Stub Out			

#### GENERAL ELECTRICAL NOTES:

1. Wall outlets are to be located vertically @ 12" o.c. above finish floor unless otherwise noted or as required by appliance + equipment specifications. Bathroom countertop outlets are to be located vertically in splash.
2. Bathroom and toilet room exhaust fans shall provide five air changes per hour minimum.
3. Right outlet on 1/2 hot duplex outlets is to be switched and identified on coverplate with a small red dot.
4. High efficacy luminaries are to utilize only high efficacy lamps as outlined in table 150-C of the Residential Energy Code and are not to contain a medium screw base socket. Ballasts for lamps 13 watts or greater are to be electronic and have an output frequency no less than 20kHz.
5. Permanently installed luminaries in bathrooms and laundry are to be high efficacy or must be controlled by an occupant sensor that does not turn on automatically or have an "always-on" option. Dimmer switches cannot be substituted for occupancy sensors.
6. Except for closets 70 sq. ft. or less, permanently installed luminaries in rooms other than the kitchen, laundry, or bathrooms are to be high efficacy, or controlled by a dimmer switch, or not turn on automatically or have an "always-on" option.
7. All kitchen countertop receptacles are to be GFCI protected. Receptacles within 6'-0" of any sink are to be GFCI protected.
8. All new receptacles are to be arc-fault/ branch circuit protection combination type per CEC 210.12(B).
9. The entire dwelling shall be provided with smoke detectors located as required for a new dwelling. Smoke alarms shall be installed in the following locations: (CRBC R314)  
A) In each sleeping room  
B) Outside each separate sleeping area in the vicinity of bedrooms
10. Smoke alarms and carbon monoxide alarms shall receive their primary power from the building wiring and shall be interconnected so that when one alarm is activated all alarms will activate. CRC R314, R315
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12. Bathroom installed receptacles shall be installed with G.F.C.I protection to all 125 volt, 15 and 20 amp receptacles.
13. All 120-Volt, single phase, 15 and 20 ampere branch circuits in family rooms, dining rooms, living rooms, dens, bedrooms, closets, hallways, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination-type. (CEC 210.12)
14. Surface Mounted Fixtures are not allowed within 3 feet horizontally or 8 feet vertically from the top of the bath tub rim or shower stall.
15. Provide UFER or other approved ground per CEC 250.
16. Electrical receptacles shall be tamper resistant.
17. Verify electrical requirements for all Kitchen & Laundry equipment and lighting systems prior to installing drywall.



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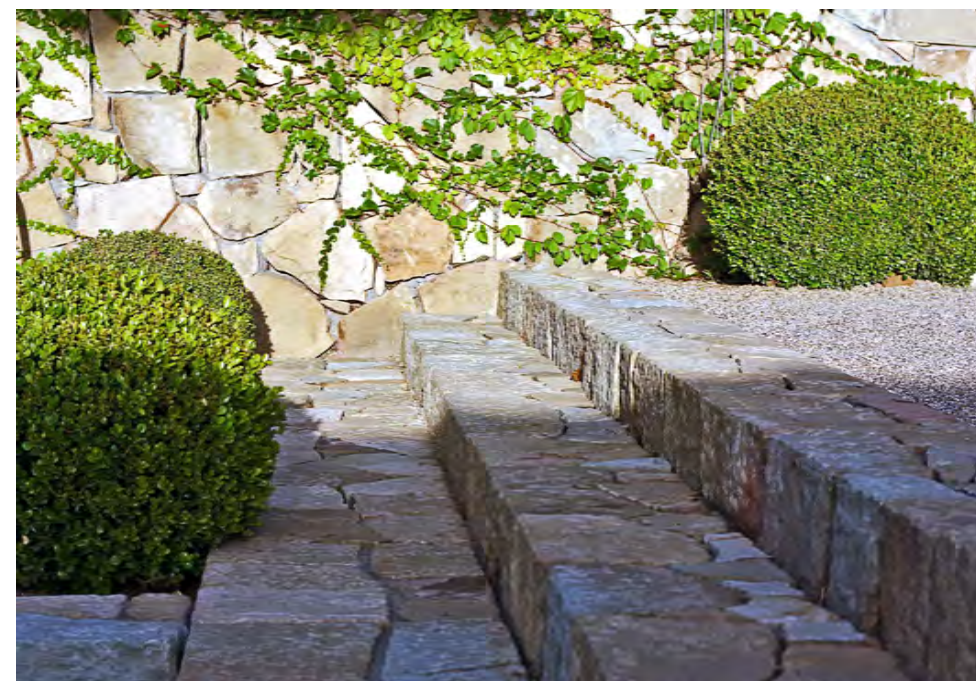












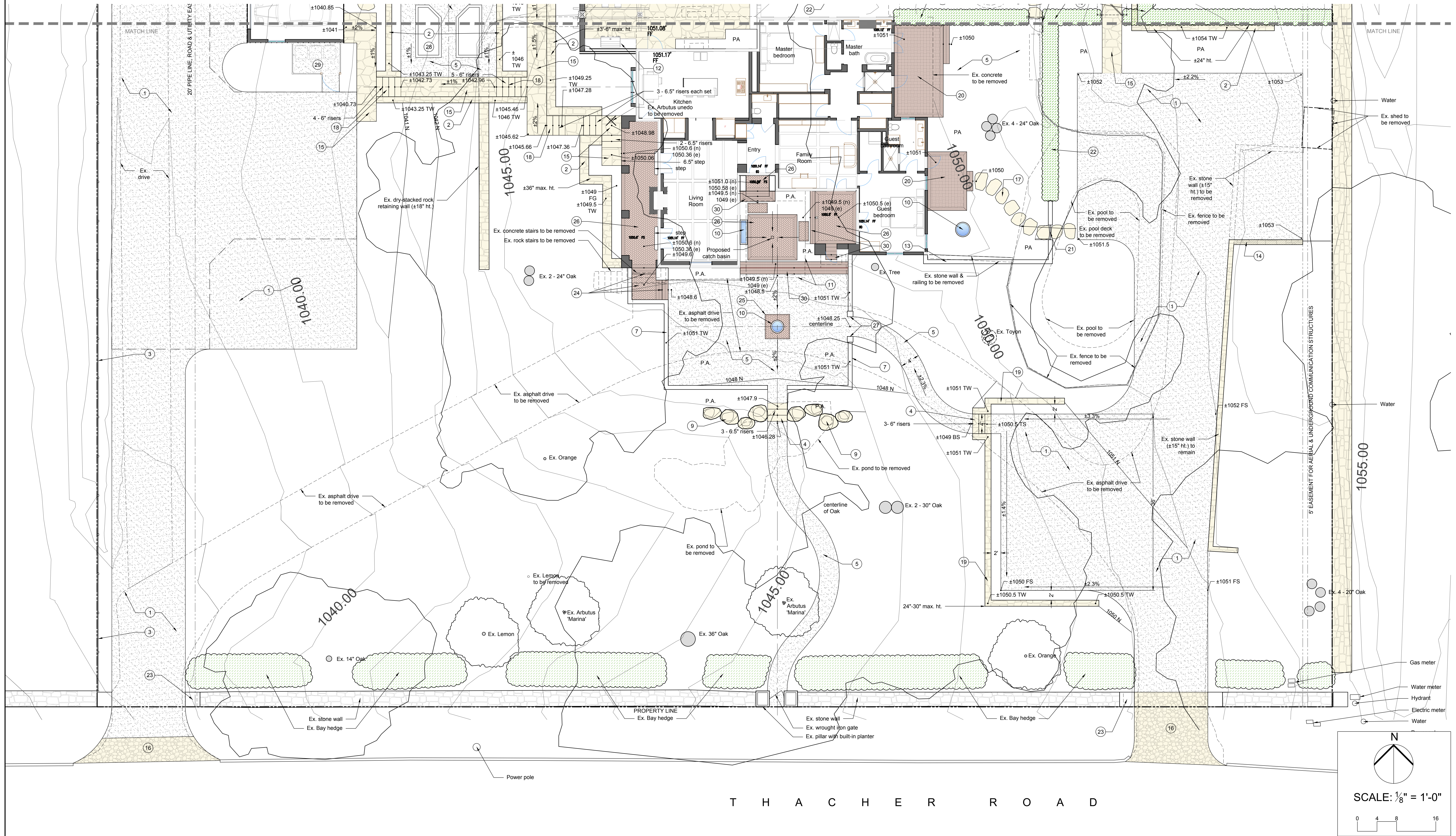
Ojai Sandstone Steps

### Legend

- Gravel chipseal-  $\frac{3}{8}$ " dia. gravel to be selected
- Retaining wall - Ojai sandstone with grouted joints, height varies (see plan)
- New solid wood fence - 6' height
- Steps - 6" risers with 15" treads, Ojai sandstone, see photo on this sheet
- Gravel paving -  $\frac{3}{8}$ " dia. gravel to be selected (match driveway/motor court gravel), steel or rock edging
- Boulder - local sandstone, 36" dia. min., to be selected by landscape architect
- Plaster wall -  $\pm$  36" ht., match ex. plaster finish on house
- (Blank)
- Boulders to retain- see also call-out #6
- Fountain to be selected
- Ex. exposed aggregate concrete paving to be removed
- Built-in grill per Building Architect's plans & details
- Plaster wall - freestanding, 5' or 6' ht. (to be determined), match ex. plaster finish on house
- New stone retaining wall to match existing -  $\pm$  15" height, Ojai sandstone
- Stone paving - Fossil Creek, irregular pattern, grouted joints
- Stone apron - material and pattern to be determined
- Stepping stones - Fossil Creek, irregular shape,  $\pm$  3-4" gaps
- Stone steps - Fossil Creek, 15" treads, see plan for riser height & quantity of risers in each run/set
- Retaining wall- Ojai sandstone with grouted joints, height varies (30" max. ht.)
- Landing & steps - brick, basket weave pattern, 2- 6" risers, 15" treads
- New pedestrian gate
- New hedge - see planting plan
- Relocate/rebuild stone pillar to accommodate min. width required by Fire Department. Match existing pillars.
- Landing & steps - 2 - 6" risers & 15" treads in each set, brick (see also #26 & 30)
- New brick paving beneath fountain- size of pad to be determined, herringbone pattern
- New brick paving- herringbone pattern
- New pilasters - plaster, height to be determine
- Raised garden beds
- Trash enclosure
- New brick steps- 6" risers, 15" treads, rowlock course, see plan for quantity of risers in each set

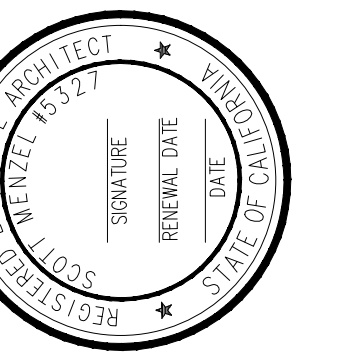
### Notes:

- PA= Planter Area
- Proposed contour lines and spot elevations shown on Landscape Plans are preliminary and should not be used for construction. Proposed contour lines and elevations on Civil Engineer's plans shall supercede all grading information on Landscape Plans.



SCOTT MENZEL  
LANDSCAPE ARCHITECT

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www.ScottMenzel.com



PROJECT  
YIH RESIDENCE  
3935 THACHER ROAD  
OJAI, CA 93023

TITLE  
HARDSCAPE PLAN

ISSUE DATE

Zoning Clearance 8.20.2024  
Printed 12.9.2024

DRAWN: SM  
CHECKED: SM

SHEET No.

L1.0

OF

PROJECT No. 22008

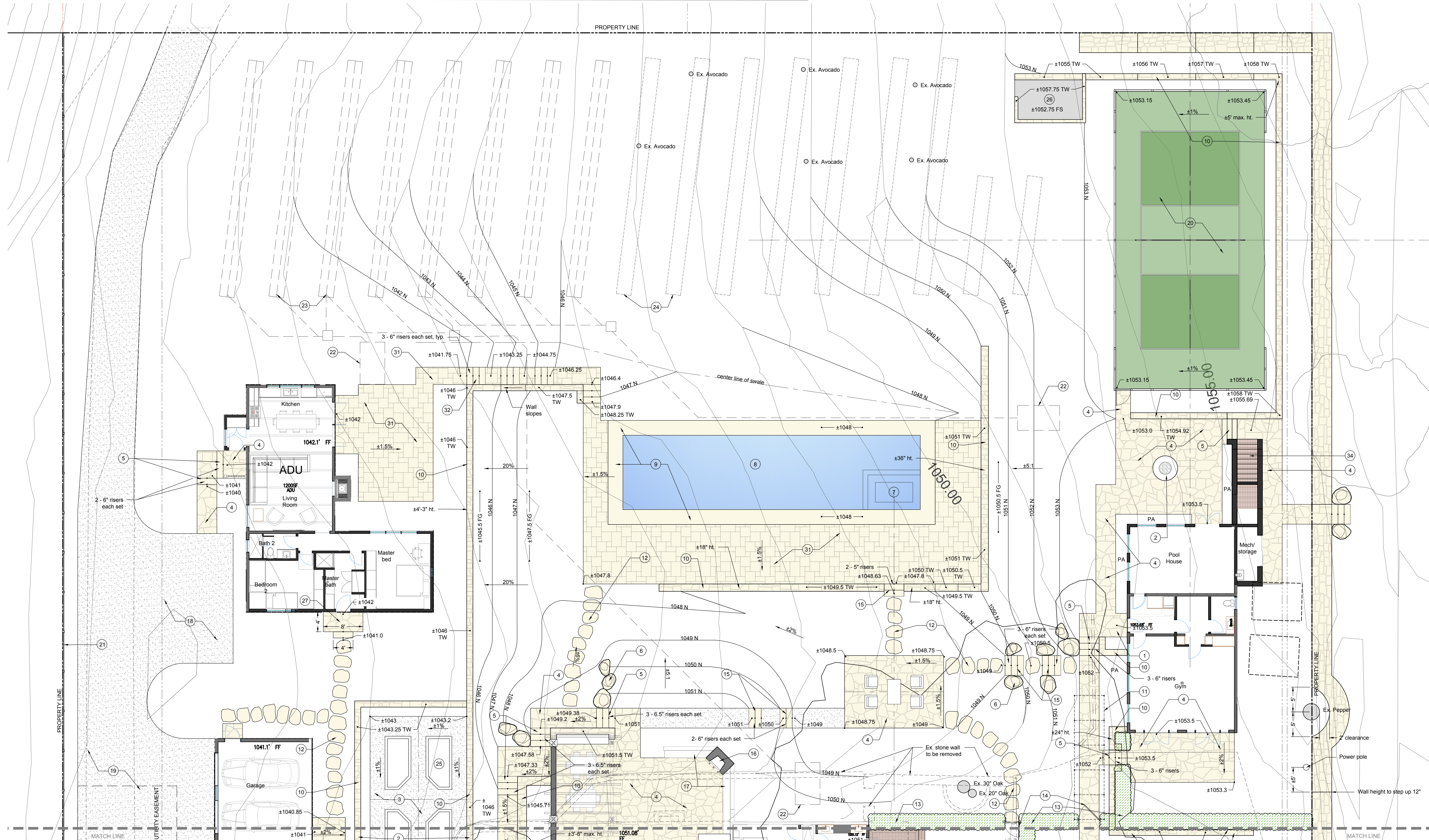


Legend

1. Stone landing - Fossil Creek stone, irregular pattern, grouted joints
2. Gas fire pit
3. Gravel paving -  $\frac{3}{4}$ " diameter gravel to be selected (match driveway/motor court gravel), steel or rock edging
4. Stone paving- Fossil Creek, irregular pattern, grouted joints
5. Stone steps- Fossil Creek stone, 15" treads, see plan for riser height & quantity of risers in each run/set
6. Boulder - local sandstone, 36" dia. min., to be selected by landscape architect
7. New spa
8. New pool
9. Pool coping - limestone to match pool deck paving
10. Retaining wall - Ojai sandstone with grouted joints, height varies (see plan)
11. Steel trellis
12. Stepping stones - Fossil Creek, irregular shape,  $\pm 3$ -4" gaps
13. New hedge - see planting plan
14. New pedestrian gate
15. Stone steps - Ojai sandstone, 15" treads, see plan for riser height & quantity in each set
16. Outdoor fireplace per Building Architect's plans & details
17. Built-in bench
18. ADU parking - gravel chipseal-  $\frac{3}{4}$ " dia. gravel to be selected
19. Gravel chipseal-  $\frac{3}{4}$ " dia. gravel to be selected
20. Sports court - 30' x 60'
21. New solid wood fence- 6' height
22. New septic tank
23. New leach line
24. Future septic expansion area
25. Raised garden beds
26. Pool equipment enclosure- see Building Architect's plans
27. Landing & steps - Fossil Creek stone, irregular pattern, 2- 6" risers, 15" treads
28. Boulders to retain- see also call-out #6
29. Natural stone/boulder steps- 3-  $\pm 6$ " risers
30. Stacked stone wall to match existing on east property line- 6' height
31. New limestone paving- Exquisite Surfaces, Heritage Collection, Atlas Beige Rustic
32. New limestone steps- 15" treads, see plan for riser height & quantity of risers in each run/set
33. Freestanding stone wall- match existing wall on east property line, 6' height
34. Brick steps- split paver laid flat on tread with plastered riser (see Building Architect's plans & details)

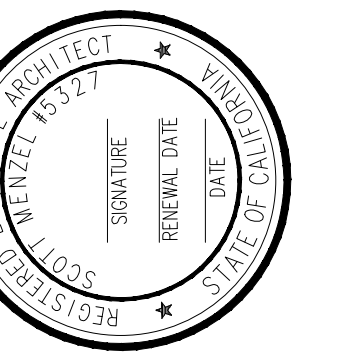
Notes:

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PROJECT  
YIH RESIDENCE  
3935 THACHER ROAD  
OJAI, CA 93023

TITLE  
HARDSCAPE PLAN

ISSUE DATE

Zoning Clearance 8.20.2024

Printed 12.9.2024

DRAWN: SM

CHECKED: SM

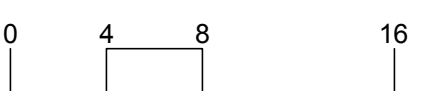
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L1.1

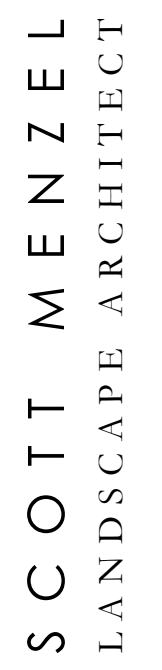
OF

PROJECT No. 22008

SCALE:  $\frac{1}{8}$ " = 1'-0"







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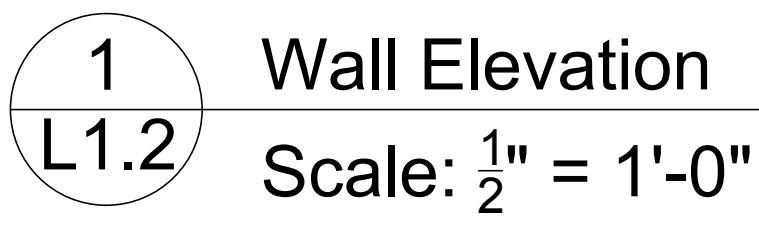
## HARDSCAPE PLAN

Printed 12.9.2024

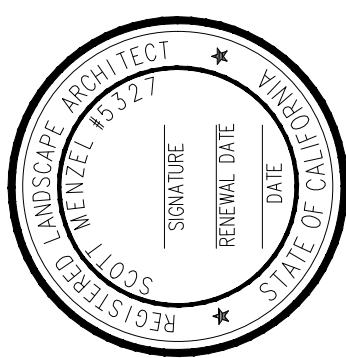
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F

PROJECT No. 22008







PROJECT  
YIH RESIDENCE  
3935 THACHER ROAD  
OJAI, CA 93023

TITLE  
IRRIGATION PLAN

ISSUE DATE

Printed 12.9.2024

DRAWN: SM  
CHECKED: SM

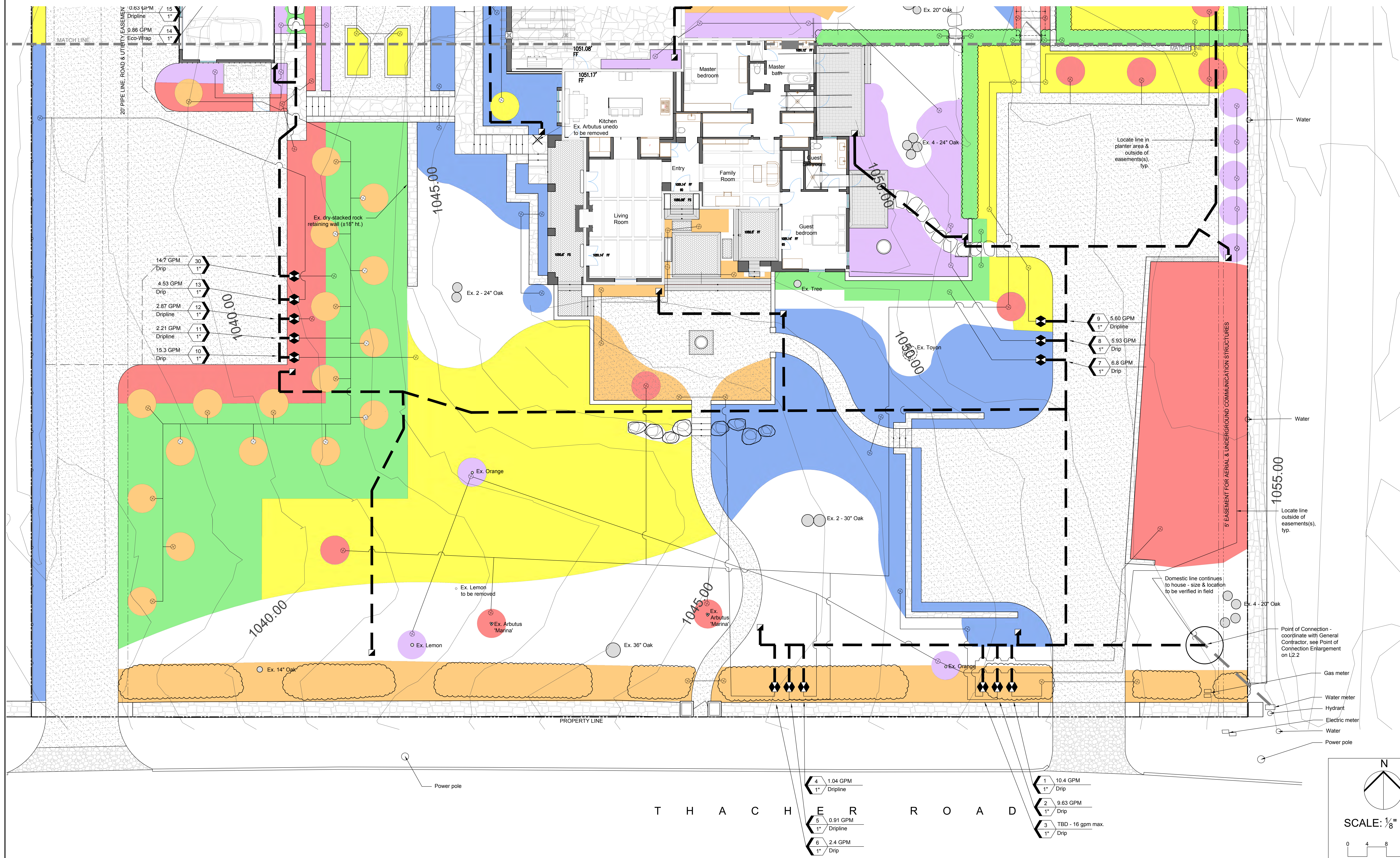
SHEET No.

L2.0

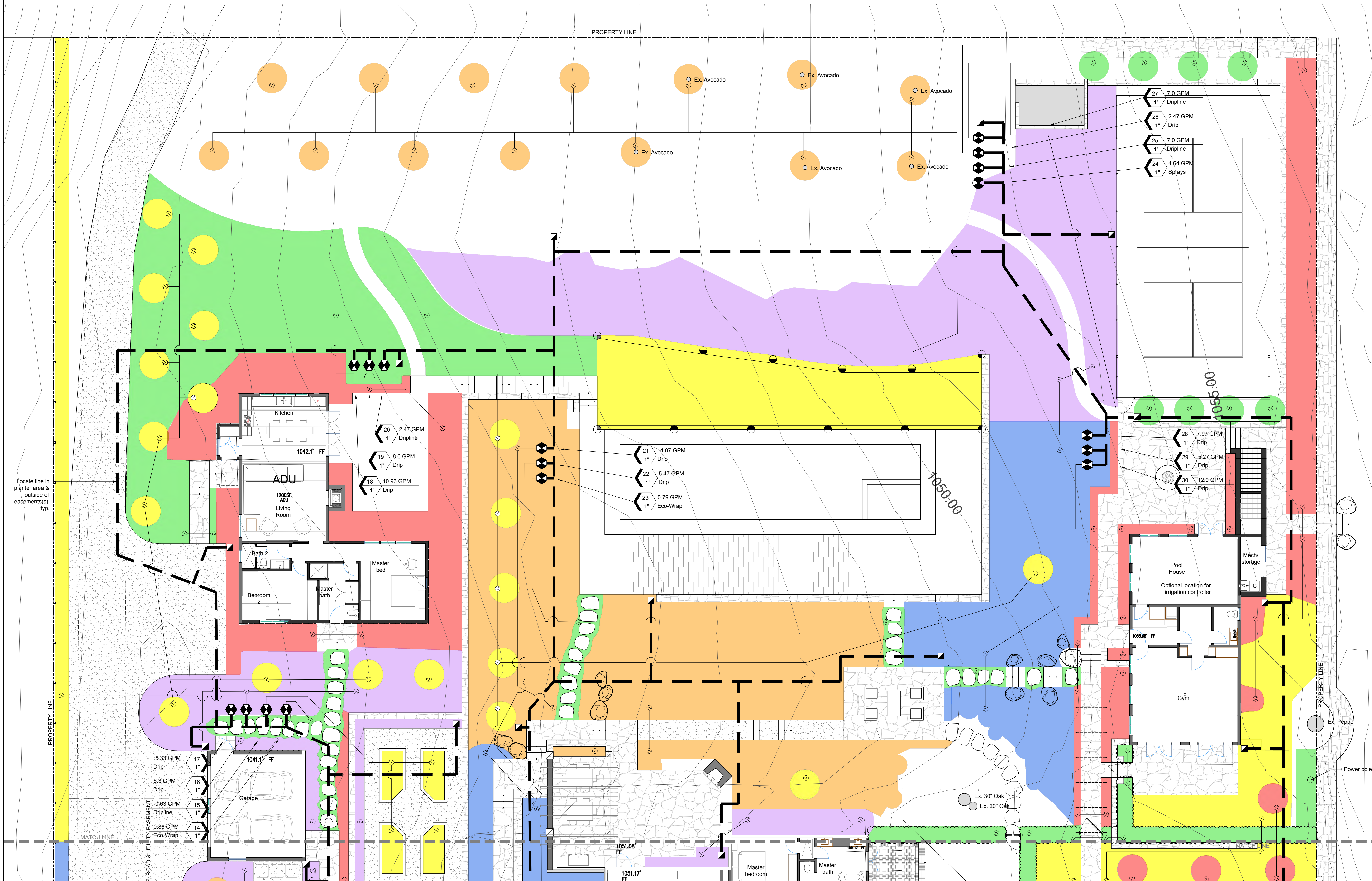
OF

PROJECT No. 22008

NOTE: SEE IRRIGATION LEGEND & NOTES ON SHEET L2.2

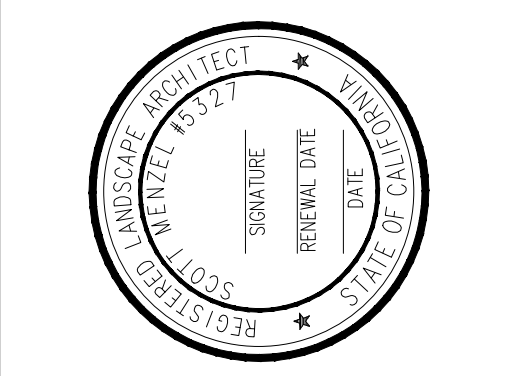






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PROJECT  
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L2.1  
OF  
PROJECT No. 22008



IRRIGATION LEGEND

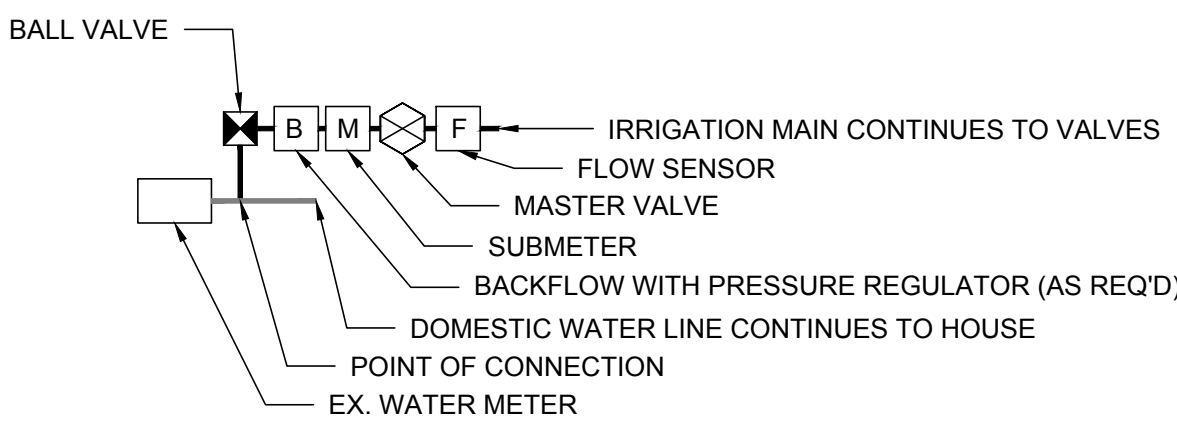
SYMBOL	MANUFACTURER & MODEL	DESCRIPTION
		IRRIGATION MAIN LINE, PVC SCHEDULE 40, 1.5" DIA. (30 GPM MAX. FLOW THROUGH 1.5" LINE)
F	HUNTER HFS WITH FCT-100, OR EQUAL	HUNTER FLOW SYNC WITH FCT FOR PIPE INSTALLATION (1" SCH 40 SENSOR RECEPTACLE TEE, 2-17 GPM OPERATING RANGE) AS REQ'D, UPSIZE TO FCT-150 (1.5" SCH 40 RECEPTACLE TEE, 5-35 GPM OPERATING RANGE)
⌘	FERCO SERIES 1F22F OR SPEARS MFG. PVC BALL VALVE	LEAD FREE, BRONZE, FULL-PORT BALL VALVE OR PVC BALL VALVE INSTALLED IN VALVE BOX, SAME SIZE AS IRRIGATION MAIN
B	FERCO SERIES 825Y	1" REDUCED PRESSURE BACKFLOW PREVENTER, INSTALL PER MANUFACTURERS INSTRUCTIONS
⌘	CHAMPION, OR EQUAL	BENT NOSE BRASS GARDEN VALVE ON COPPER RISER STRAPPED TO 4x4 REDWOOD POST WITH COPPER STRAP
M	HUNTER HC-100 (FLOW 1"), OR EQUAL	1" IRRIGATION SUB-METER (0.3-30 GPM)
⌘	SUPERIOR 3100, OR EQUAL	1" NORMALLY OPEN MASTER VALVE
C	WEATHERMATIC SL4800	SMART CONTROLLER WITH AUTOMATIC ET ADJUSTMENTS, 12 BASE ZONES EXPANDABLE TO 48 ZONES TOTAL, USING SLM12-4800 EXPANSION MODULES. INSTALL WITH SLM1 (WIRELESS) OR SLM5 (WIRED) WEATHER STATION.
⌘	HUNTER ICV-101G	1" GLOBE VALVE (0.1-40 GPM)
⌘	HUNTER IC2-101	1" GLOBE VALVE WITH 1" HY100 FILTER SYSTEM (25 OR 40 PSI PRESSURE REGULATION, 2-20 GPM), FOR FLOWS LESS THAN 2 GPM, USE HUNTER IC2-101-FL 1" GLOBE VALVE WITH HFV-100-075 FILTER-REGULATOR (25 OR 40 PSI PRESSURE REGULATION, 1-13 GPM)
⊗		PVC x POLY COUPLING
		SCHEDULE 40 PVC LATERAL, BURIED 12" BELOW GRADE

POP-UP SPRAY LEGEND

SYMBOL	MANUFACTURER & MODEL	DESCRIPTION	PSI	RADIUS	FLOW (GPM)	PRECIP (IN/HR)
⌘	HUNTER PROS-12-PRS40-CV-MP-1000-90	40 PSI REGULATED 12" POP-UP WITH DRAIN CHECK VALVE & MP ROTATOR NOZZLE (90° ARC)	40	11'-14"	0.21	0.41
⌘	HUNTER PROS-12-PRS40-CV-MP-1000-90	40 PSI REGULATED 12" POP-UP WITH DRAIN CHECK VALVE & MP ROTATOR NOZZLE (180° ARC)	40	11'-14"	0.42	0.41
⌘	HUNTER PROS-12-PRS40-CV-MP-2000-90	40 PSI REGULATED 12" POP-UP WITH DRAIN CHECK VALVE & MP ROTATOR NOZZLE (90° ARC)	40	10'-20"	0.43	0.41

POINT OF CONNECTION ENLARGEMENT

NOTE: THE FOLLOWING DRAWING IS DIAGRAMMATIC. COORDINATE LOCATIONS OF IRRIGATION COMPONENTS IN FIELD WITH LANDSCAPE ARCHITECT.



Pressure Calculations

Valve N°: 24 (8.82 GPM)

Friction losses:  
District meter: 0.6 PSI  
Backflow: 12.0 PSI  
Submeter: 4.0  
Master valve: 1 PSI  
Flow sensor: 1 PSI  
1.5" SCH 40 main line: 2 PSI  
Remote control valve: 3 PSI  
Lateral (valve to last head): 6 PSI  
Total Friction Losses: 23.6 PSI

Pressure loss/gain due to elevation from meter to lateral inlet: loss of 0.43 PSI

Inlet pressure required (minimum): 40 PSI + 30.03 = 70.03 PSI

STATEMENT OF COMPLIANCE:

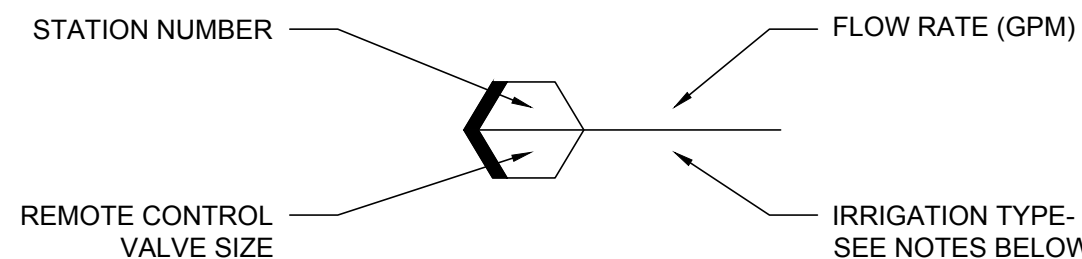
"I HAVE COMPLIED WITH THE CRITERIA IN MWEO AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN".

*Scott Menzel*  
SCOTT MENZEL, LANDSCAPE ARCHITECT (CA LIC. 5327)

IRRIGATION NOTES:

- DESIGN CRITERIA:
  - WATER SERVICE PROVIDER: SENIOR CANYON MUTUAL WATER COMPANY (CONTACT: REINALDO CARTAGENA, 805-535-9516, REICARTAGENA@CLOUD.COM)
  - METER: EXISTING 1" METER (LOCATED IN SOUTHEAST CORNER OF PROPERTY)
  - SERVICE LINE (ON DISTRICT SIDE OF METER): EXISTING 1"
  - PRESSURE: ±80 PSI (AFTER THE METER)
  - MAXIMUM SAFE FLOW THROUGH THE 1" METER WITH A 1" SERVICE LINE: 16 GPM (WITH A MAX. VELOCITY OF 7 FPS THROUGH SERVICE LINE)
  - METER SIZE, SERVICE LINE SIZE & MATERIAL, AND WATER PRESSURE INFORMATION PROVIDED BY SENIOR CANYON MUTUAL WATER COMPANY ON 09/12/2024.
- THIS PLAN IS DIAGRAMMATIC- INSTALL ALL IRRIGATION LINES & EQUIPMENT WITHIN LANDSCAPE PLANTERS WHENEVER POSSIBLE. CONFIRM LOCATIONS OF IRRIGATION COMPONENTS IN FIELD WITH LANDSCAPE ARCHITECT.
- AVOID TRENCHING BENEATH DRIP LINES OF EXISTING TREES. TRENCHING BENEATH DRIP LINES OF TREES SHALL BE DONE BY HAND.
- FOR DRIP IRRIGATION LINES, PROVIDE IN-LINE CHECK VALVE(S) (NETAFIM TLCV050M1-B, OR EQUAL) AS REQUIRED TO PREVENT BACK FLOW OF WATER & DRAINAGE OF THE SYSTEM INTO LOW AREAS.
- DRIP EMITTERS SHALL BE PRESSURE COMPENSATING WITH INTERNAL CHECK VALVE & ANTI-SIPHON OPERATION (NETAFIM WPC 1 OR 2 GPH EMITTERS, OR EQUAL), 2- 1 GPH EMITTER MIN. FOR EVERY 1 GALLON OR SMALLER PLANT, 2- 2 GPH EMITTERS MIN. FOR EVERY 5 GALLON PLANT, 3- 2 GPH EMITTERS MIN. FOR EVERY 15 GALLON PLANT, 4- 2 GPH EMITTERS FOR EVERY 24" BOX TREE & 6- 2 GPH EMITTERS FOR EVERY 36" BOX TREE.
- ALL LINES BENEATH PAVING SHALL BE ENCASED IN A CLASS 200 PVC SLEEVE EXTENDING 6" BEYOND EDGE OF PAVEMENT. ALL LINES UNDER DRIVEWAY SHALL HAVE A 24" MINIMUM COVER BELOW SUBGRADE.
- PRESSURE REGULATING DEVICES SHALL BE INSTALLED WHERE NECESSARY TO ENSURE THAT THE DYNAMIC PRESSURE AT EACH EMISSION DEVICE IS WITHIN MANUFACTURER'S RECOMMENDED PRESSURE RANGE FOR OPTIMAL PERFORMANCE.
- ALL IRRIGATION EMISSION DEVICES WILL MEET THE CRITERIA AS SET FORTH IN MWEO SECTION 492.7(a)(1)(M) AND SHALL BE INSTALLED AND OPERATED ACCORDING TO MANUFACTURER'S INSTRUCTIONS/RECOMMENDATIONS.
- THE IRRIGATION SYSTEM HAS BEEN DESIGNED TO PREVENT RUNOFF, LOW HEAD DRAINAGE, OVERSPRAY, OR OTHER SIMILAR CONDITIONS WHERE IRRIGATION WATER FLOWS ONTO NON-TARGETED AREAS IN ACCORDANCE WITH MWEO 492.7(a)(1)(U) AND 492.7(a)(1)(U).
- A CERTIFICATE OF COMPLETION IN ACCORDANCE WITH MWEO SECTION 492.9 WILL BE SUBMITTED FOR REVIEW/APPROVAL BY THE BUILDING & SAFETY DIVISION PRIOR TO FINAL OCCUPANCY OF THE PROJECT (SEE MWEO APPENDIX C FOR SAMPLE). THE CERTIFICATE OF COMPLETION SHALL CONTAIN, AT A MINIMUM, THE FOLLOWING:
  - PROJECT INFORMATION
  - CERTIFICATION BY EITHER THE SIGNER OF THE LANDSCAPE DESIGN PLAN, THE SIGNER OF THE IRRIGATION DESIGN PLAN, OR THE LICENSED LANDSCAPE CONTRACTOR THAT THE LANDSCAPE PROJECT HAS BEEN INSTALLED PER THE APPROVED LANDSCAPE DOCUMENT PACKAGE
  - IRRIGATION SCHEDULING PARAMETERS USED TO SET THE CONTROLLER
  - LANDSCAPE & IRRIGATION MAINTENANCE SCHEDULE
  - IRRIGATION AUDIT REPORT
  - SOIL ANALYSIS REPORT (IF NOT PREVIOUSLY SUBMITTED WITH LANDSCAPE DOCUMENT PACKAGE)
- RISER-PROTECTION COMPONENTS SUCH AS HUNTER SJ SWING JOINTS OR EQUAL, ARE TO BE PROVIDED AT EMITTERS ADJACENT TO HARDSCAPES & IN HIGH TRAFFIC AREAS OF TURF-GRASS. SEE ALSO DETAIL "O" ON L2.4

REMOTE CONTROL VALVE LEGEND



NOTES REGARDING IRRIGATION TYPE:

- VALVES/STATIONS SPECIFIED TO BE "DRIP" SHALL BE COMPOSED OF POLYETHYLENE DRIP TUBING WITH PRESSURE COMPENSATING EMITTERS WITH INTERNAL CHECK VALVE & ANTI-SIPHON OPERATION (NETAFIM WPC 1.0 AND/OR 2.0 GPH EMITTERS, OR EQUAL). SEE NOTE #5 ABOVE FOR QUANTITY OF EMITTERS FOR EACH PLANT. STAPLE TUBING TO GRADE AT 4" O.C.
- VALVES/STATIONS SPECIFIED TO BE "DRIPLINE" SHALL BE COMPOSED OF HUNTER HDI DRIPLINE (MODEL HDI-08-18-(BLANK)-CV) WITH 0.6 GPH EMITTERS SPACED 18" O.C. SPACE ROWS SAME DISTANCE AS EMITTER SPACING. PROVIDE STAPLES 4" O.C. MAX. INSTALL WITH ECO-ID (DRIP SYSTEM PRESSURE INDICATOR, 6" POP UP). SEE INSTALLATION DETAILS ON L2.3.
- VALVES/STATIONS SPECIFIED TO BE "ECO-WRAP" SHALL BE COMPOSED OF HUNTER FLEECE-WRAPPED DRIPLINE (MODEL ECO-WRAP-17) WITH 0.6 GPH EMITTERS SPACED 12" O.C. INSTALL 4"-6" BENEATH LAWN/GROUND COVER. INSTALL WITH ECO-ID (DRIP SYSTEM PRESSURE INDICATOR, 6" POP UP).

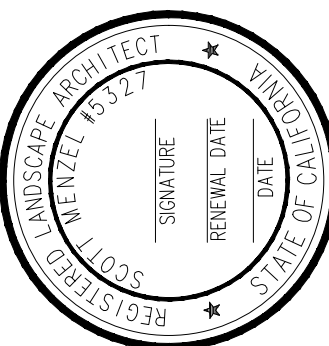
Recommendations for Tree Protection During Construction

- Fence off all trees from construction at the critical root zone, or where practical, with 6' chain link or orange construction fence with metal stakes.
- No activities or storage of construction materials shall be allowed within the fenced areas unless approved by the Project Arborist.
- Any root disturbance to any of the protected trees shall be done by hand and the Project Arborist alerted.
- All roots encountered shall be cut cleanly with a sharp saw to allow for new root regeneration, backfilled immediately or kept moist to prevent drying out and dying.
- Any tree affected by the construction process shall be deep-root fertilized to promote better health and vigor.
- Compaction of the root zone shall be avoided by spreading 3-4" of mulch. If necessary plywood or equivalent shall be placed on top.
- During hot, dry periods the foliage may need to be washed with high pressure water to remove construction dust.
- Project Arborist shall be notified prior to any activities within the critical root zone.
- All trenching of utilities, irrigation and lighting shall not encroach within the critical root zone unless approved by the Project Biologist or Arborist.
- All necessary tree work & construction within the drip lines of existing trees shall be reviewed & performed under the supervision of a licensed arborist.



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PROJECT

YIH RESIDENCE  
3935 THACHER ROAD  
OJAI, CA 93023

IRRIGATION LEGEND  
& NOTES

ISSUE DATE

Printed 12.9.2024

DRAWN: SM

CHECKED: SM

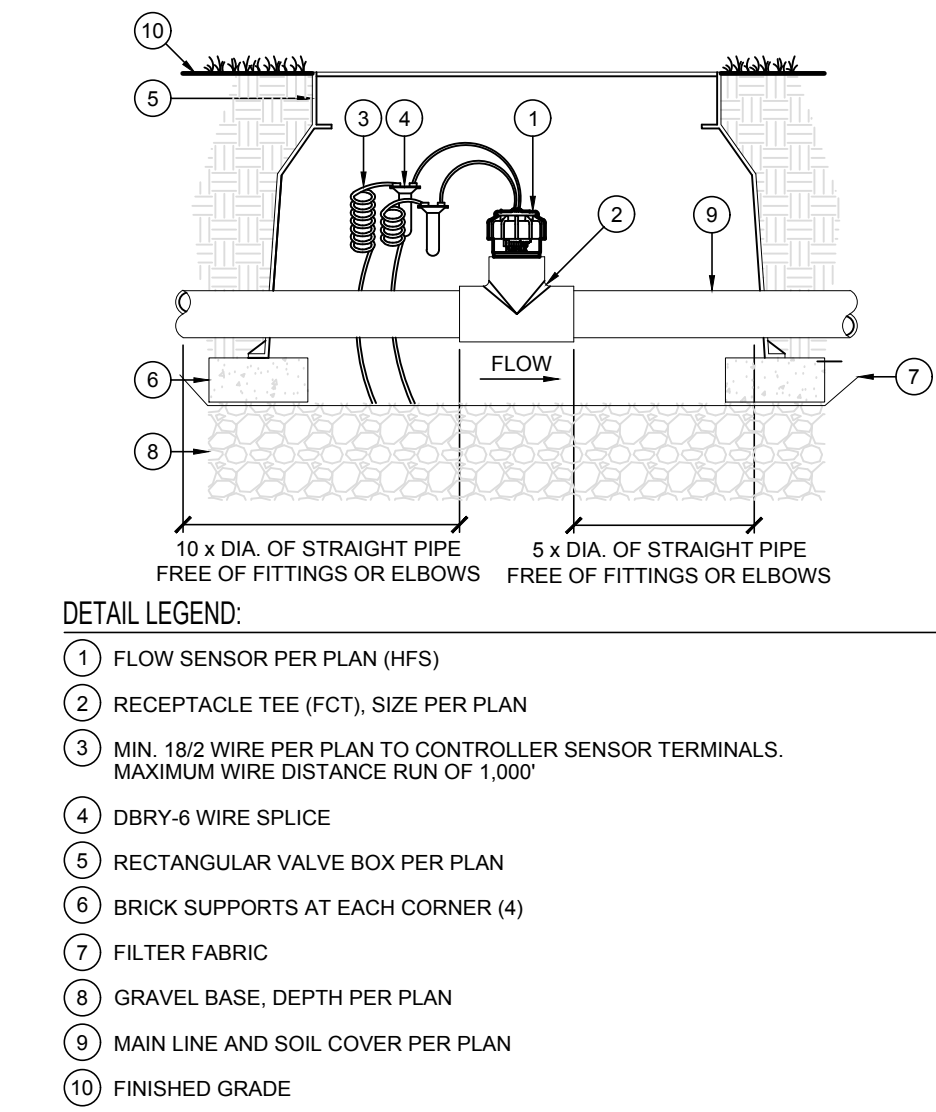
SHEET No.

L2.2

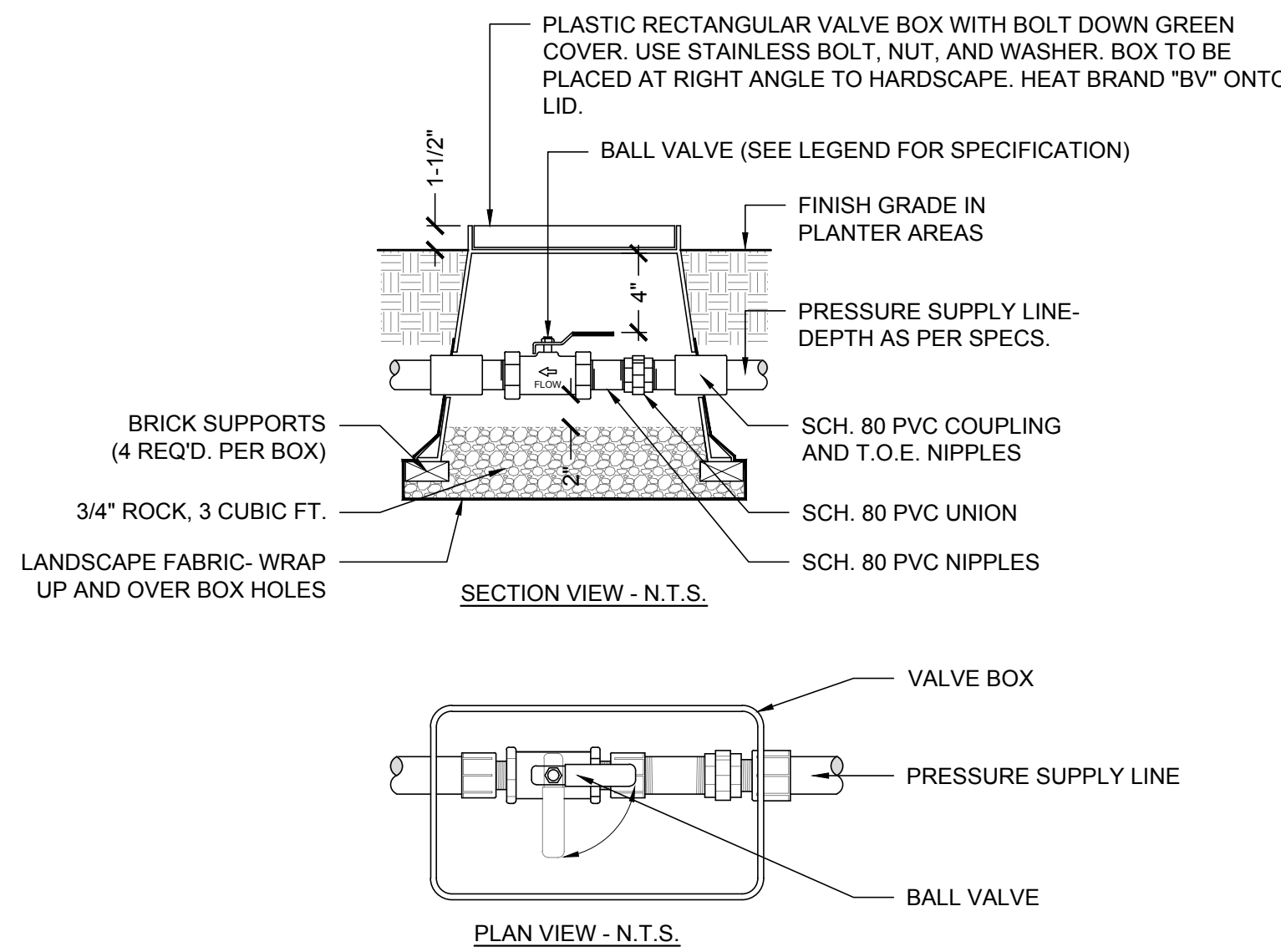
OF

PROJECT No. 22008



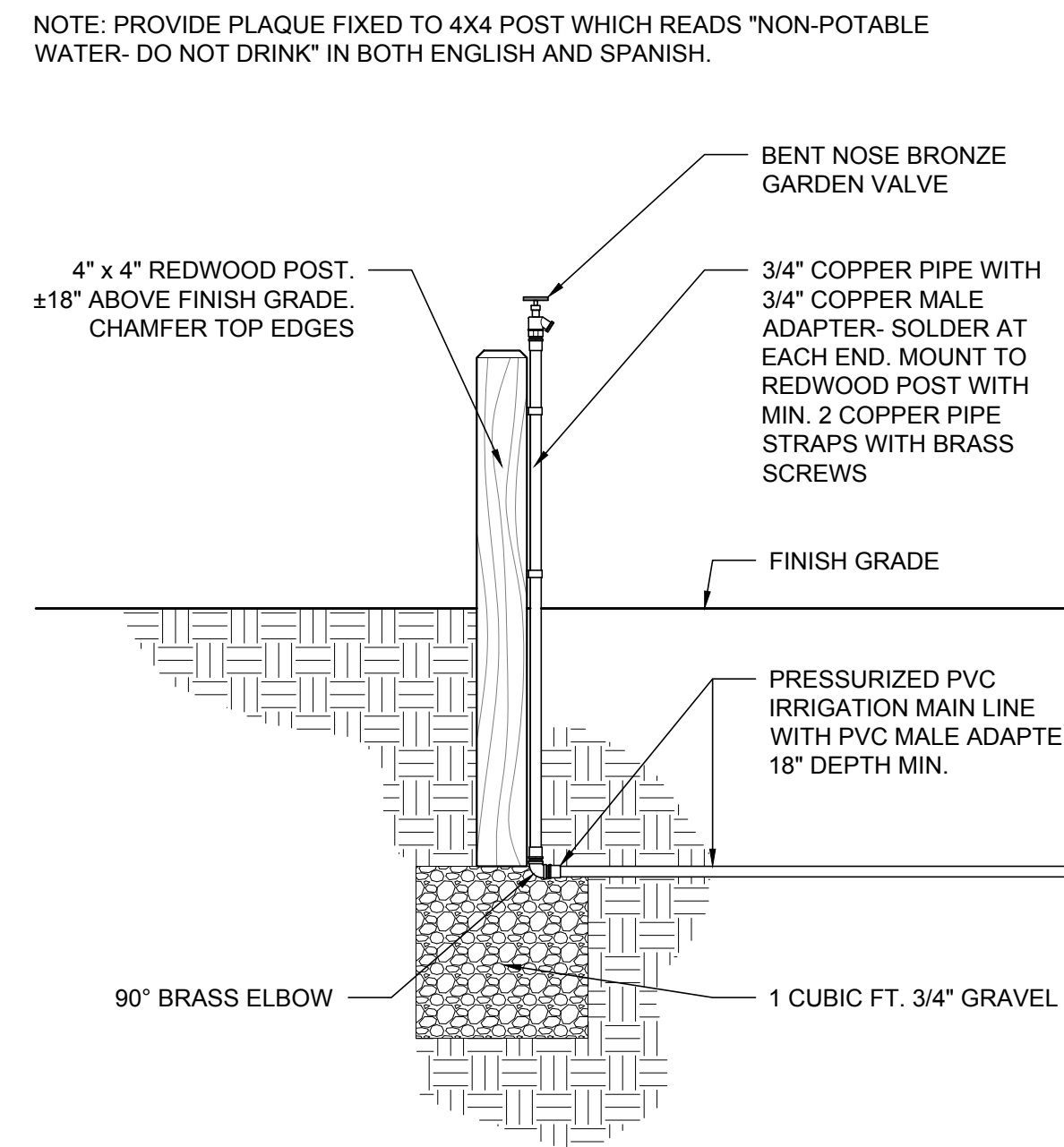


**A**  
**L2.3** FLOW SENSOR  
NOT TO SCALE

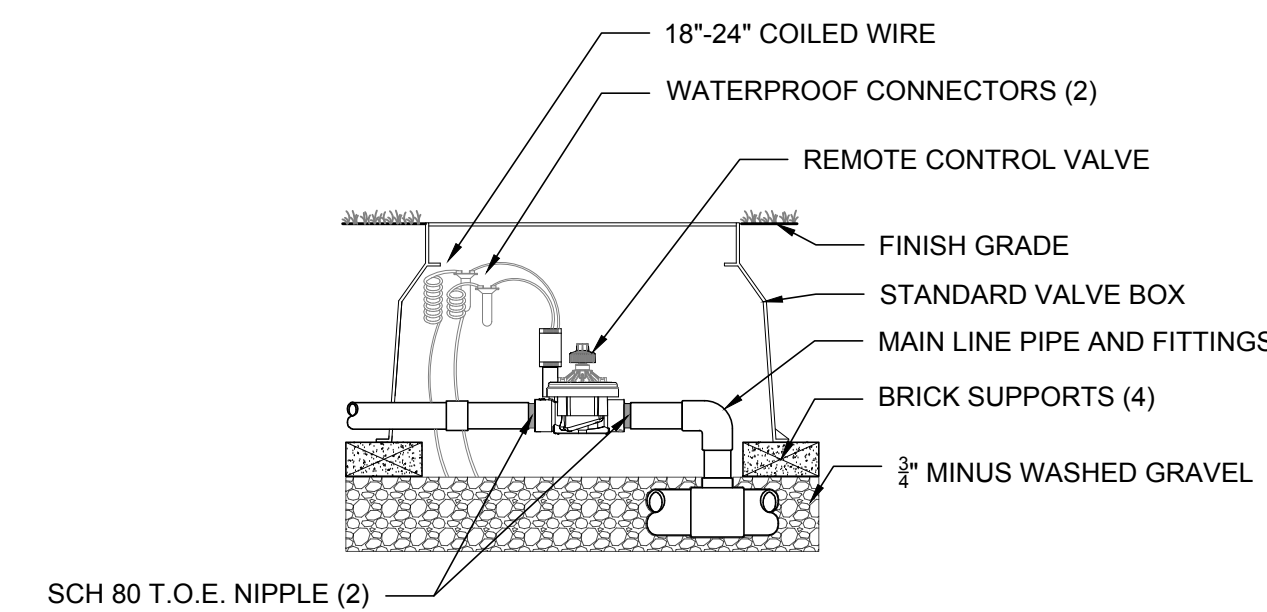


NOTE:  
BOX TO BE INSTALLED AS TO ALLOW FOR PROPER OPERATION OF BALL VALVE.  
INSTALL AT RIGHT ANGLE TO HARDSCAPE EDGE. INSTALL VALVE OFF-CENTER  
IN BOX. INSTALL VALVE BOX EXTENSIONS AS REQUIRED TO ACHIEVE PROPER  
VALVE INSTALLATION AT MAIN LINE DEPTH.

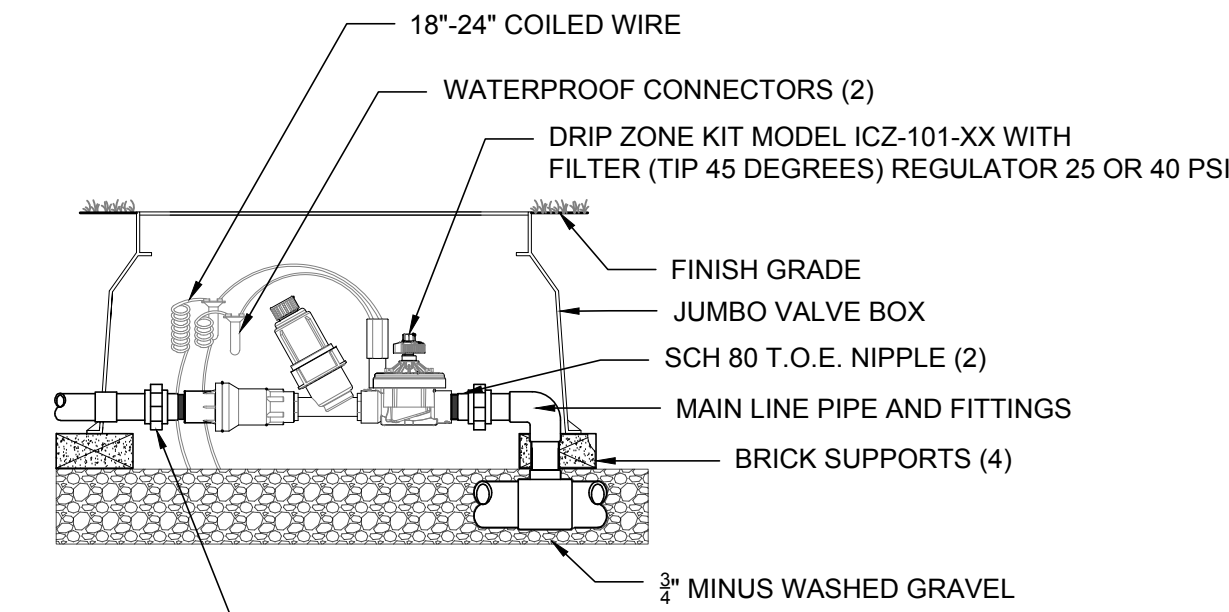
**B**  
**L2.3** BALL VALVE  
Scale: 1" = 1'-0"



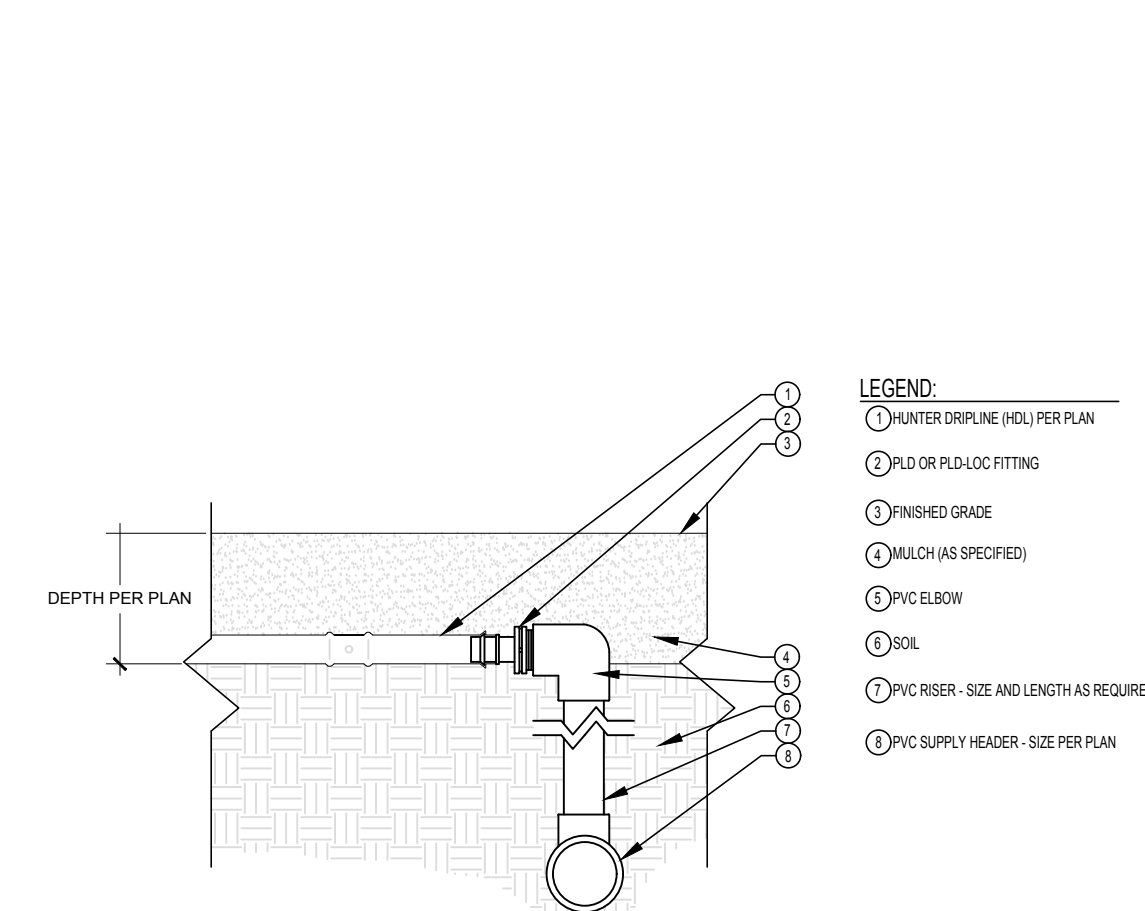
**C**  
**L2.3** HOSE BIB  
Scale: 1" = 1'-0"



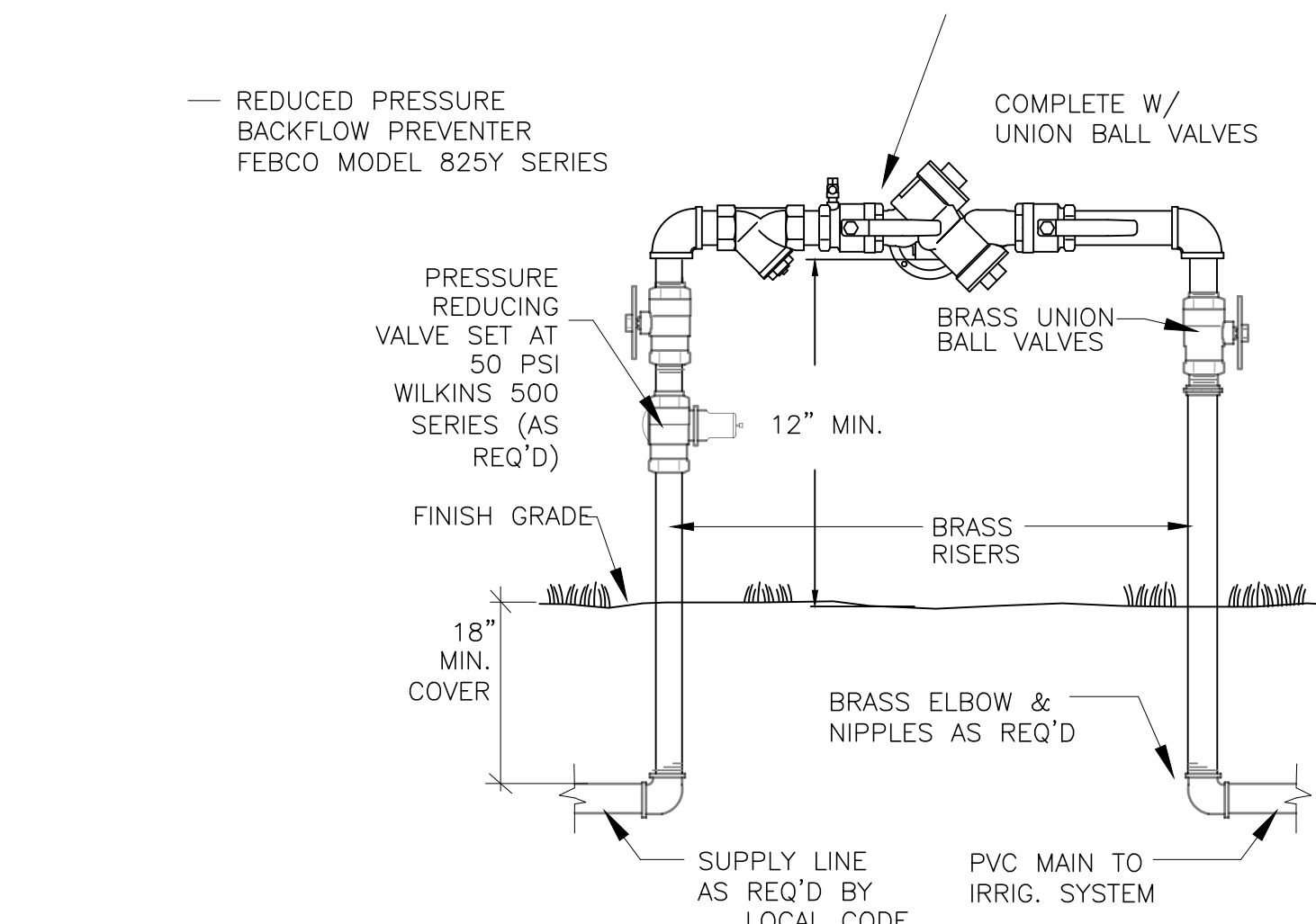
**D**  
**L2.3** AUTOMATIC VALVE  
Scale: 1" = 1'-0"



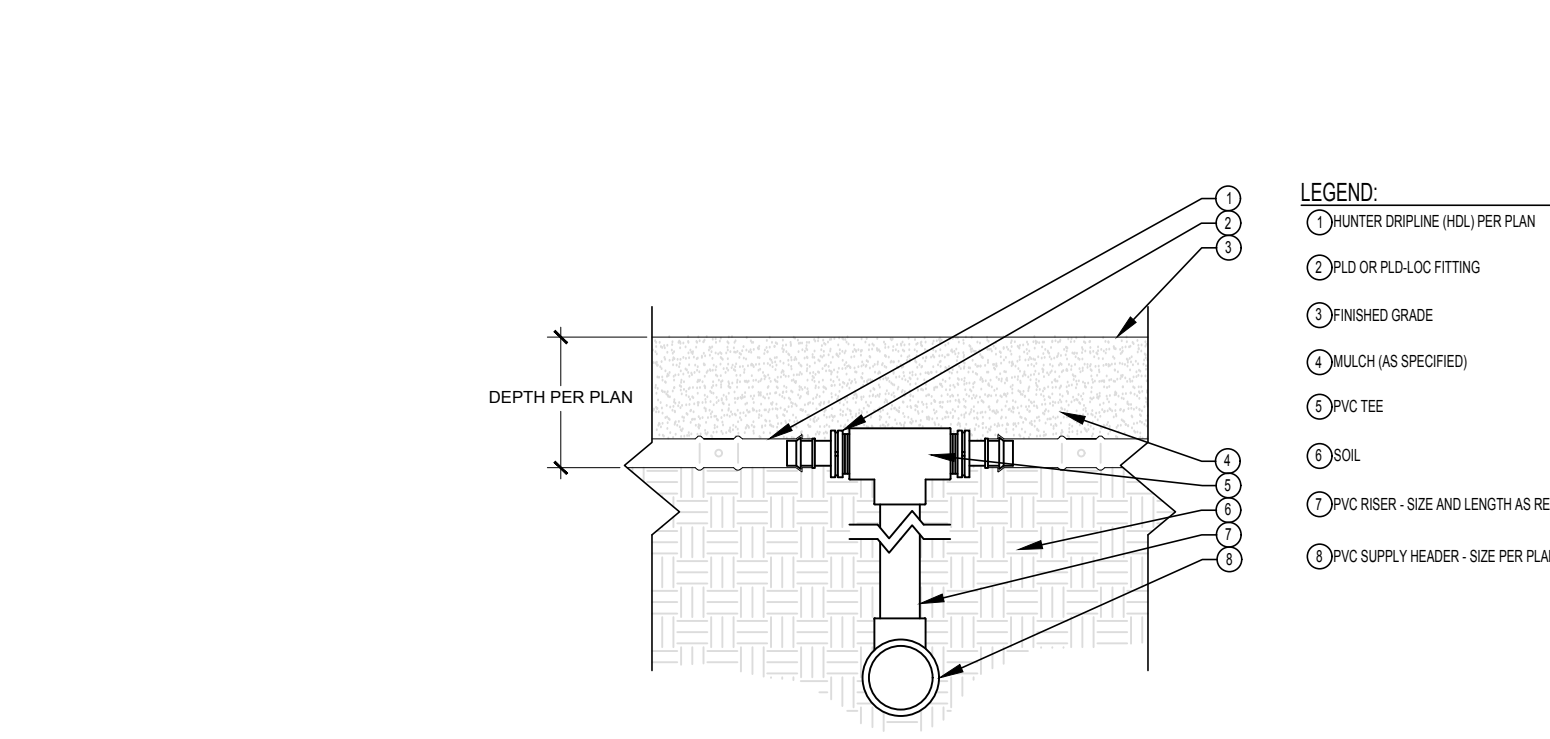
**E**  
**L2.3** VALVE WITH DRIFT ASSEMBLY  
Scale: 1" = 1'-0"



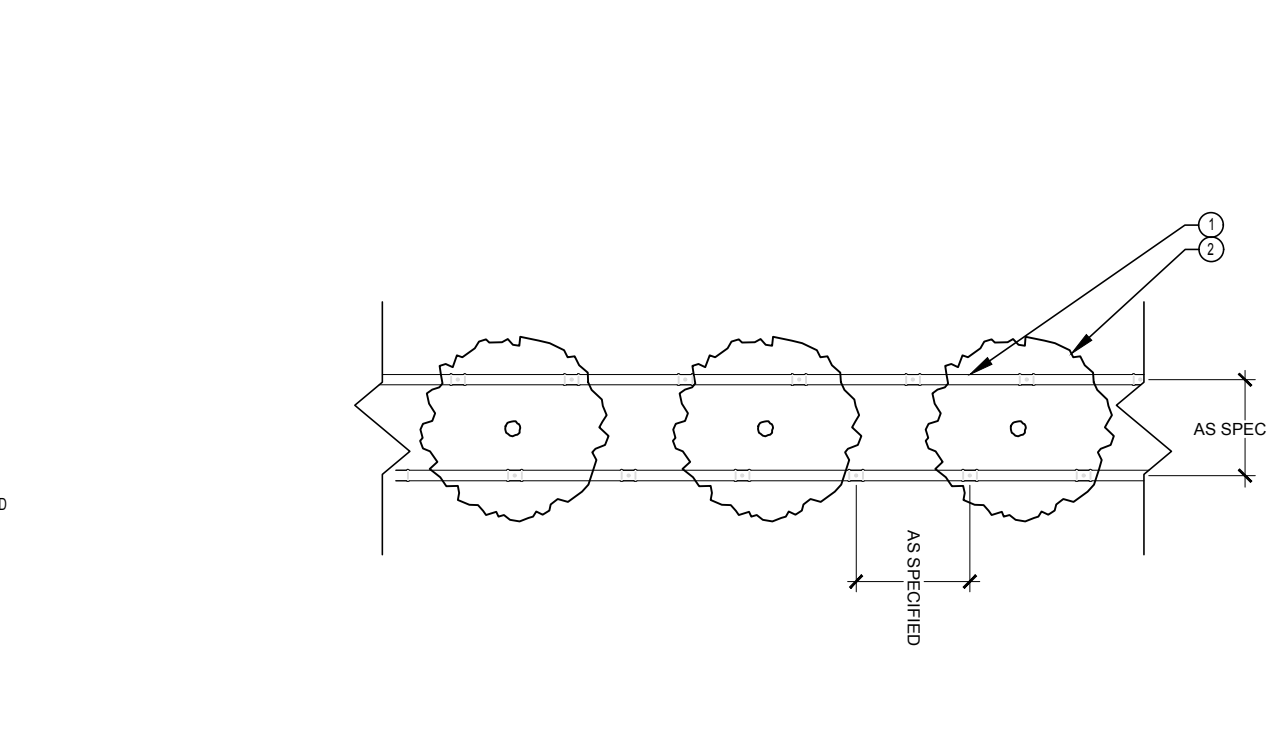
**F**  
**L2.3** HUNTER DRIPLINE - CONNECTION WITH PVC RISER AND ELBOW  
Not to scale



**G**  
**L2.3** REDUCED PRESSURE BACKFLOW DEVICE  
NOT TO SCALE



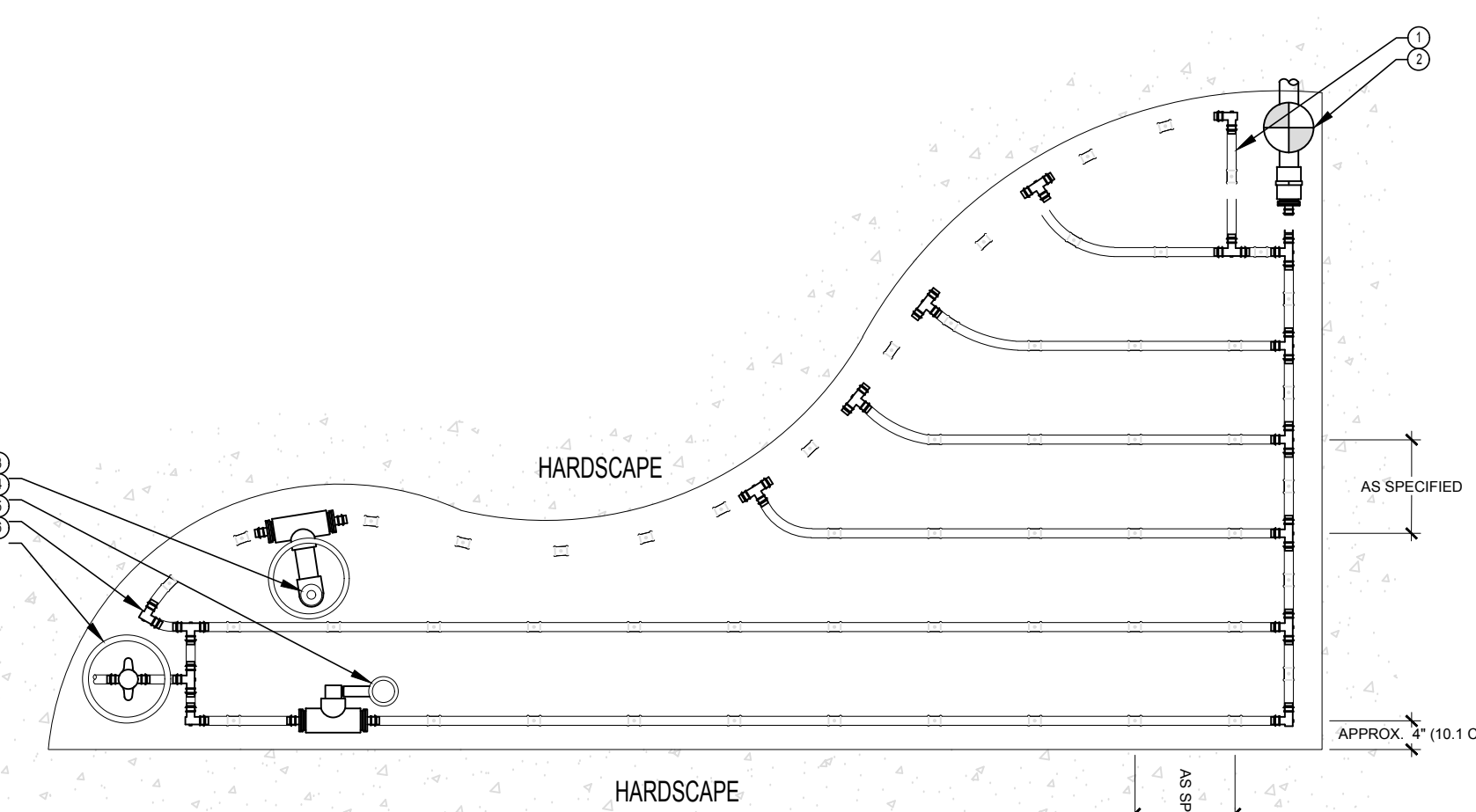
**H**  
**L2.3** HUNTER DRIPLINE - CONNECTION WITH PVC RISER AND TEE  
Not to scale



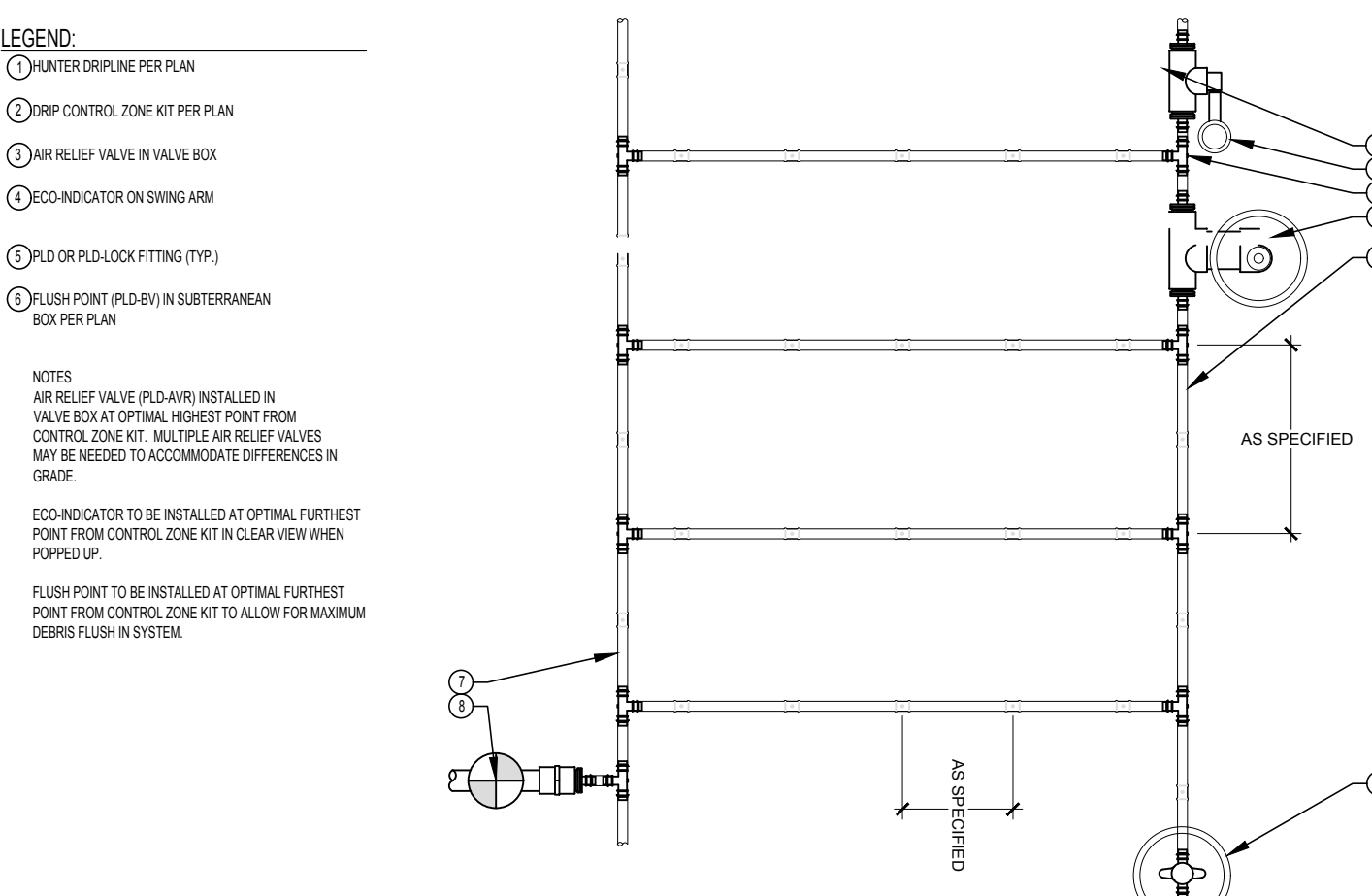
**I**  
**L2.3** HUNTER DRIPLINE - HEDGE ROW  
Not to scale



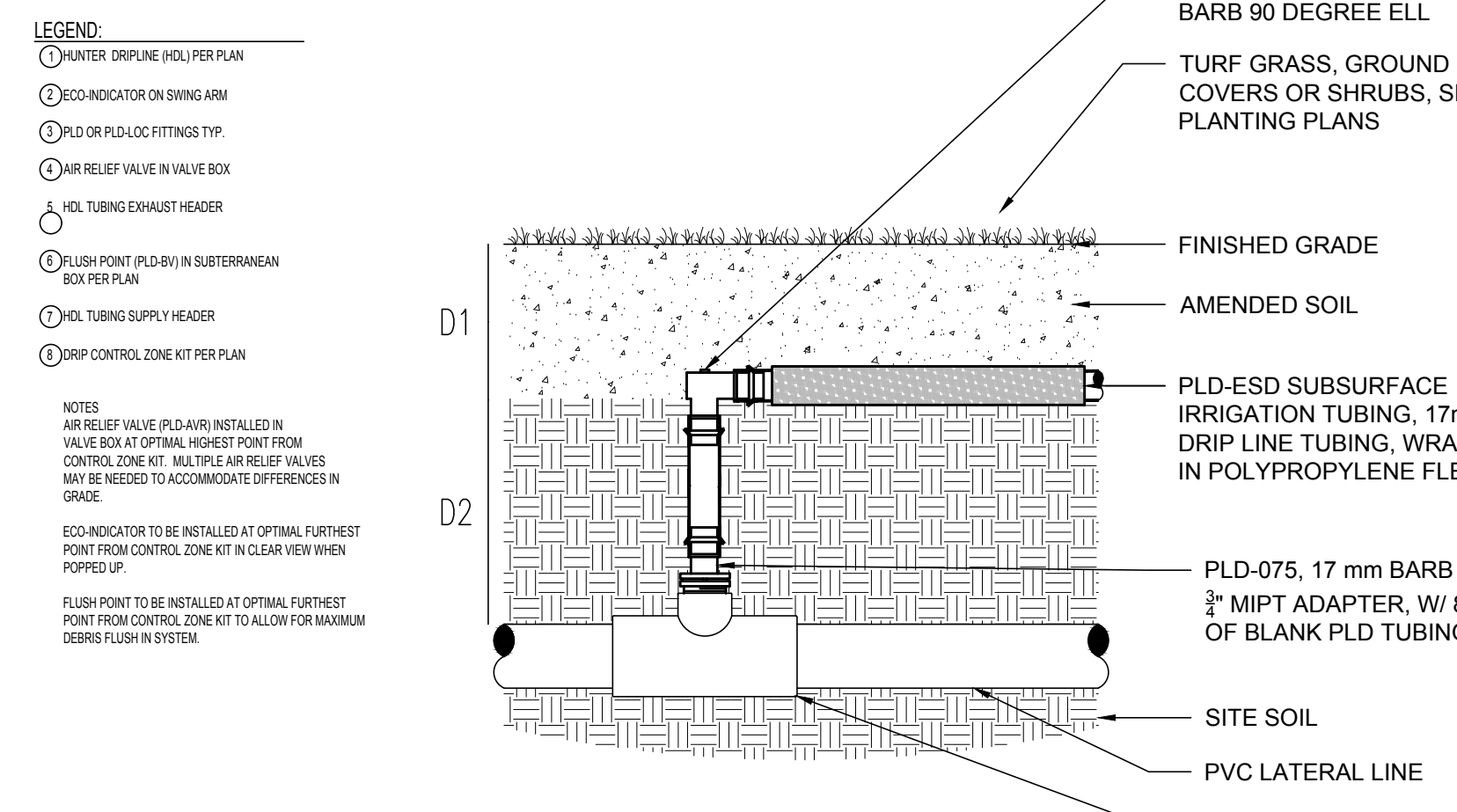
**J**  
**L2.3** HUNTER DRIPLINE - IRREGULAR PLANTED AREA  
Not to scale



**K**  
**L2.3** HUNTER DRIPLINE - PLANTING BED  
Not to scale



**L**  
**L2.3** PLD-ESD CONNECTION  
NOT TO SCALE

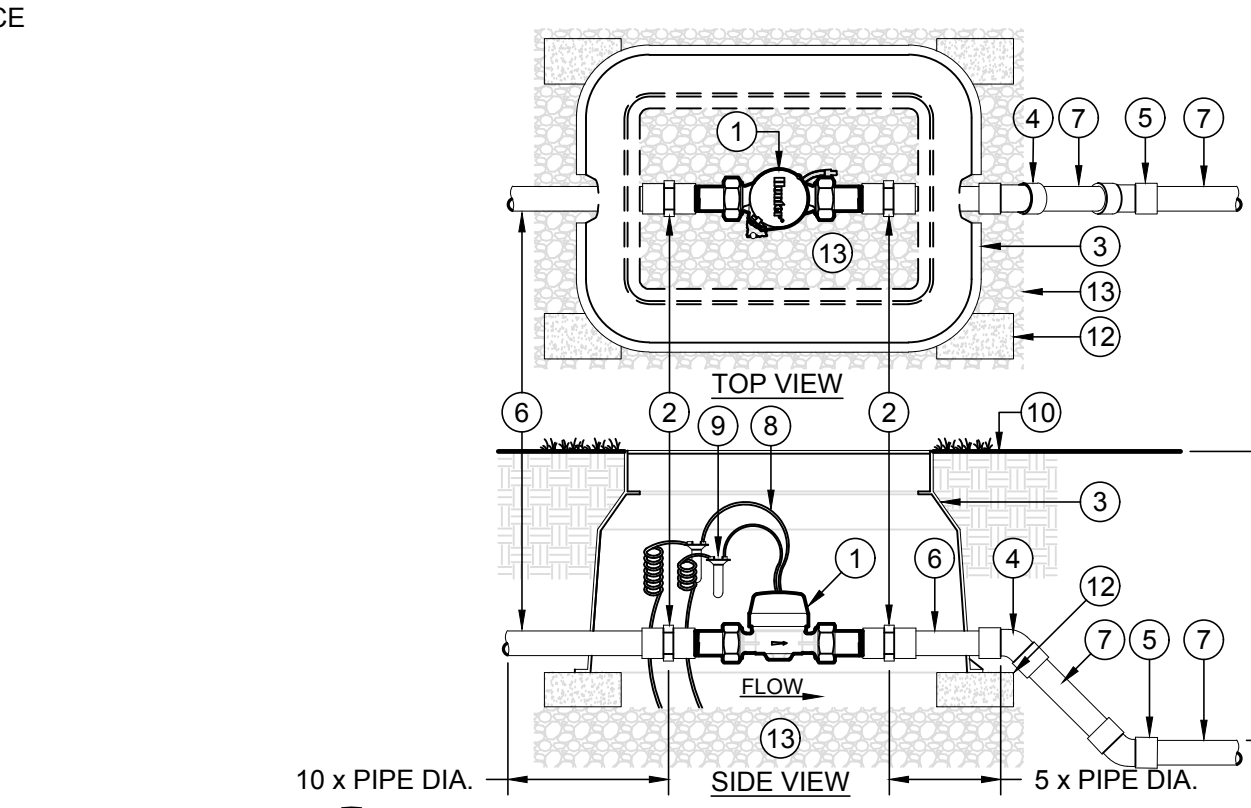


**M**  
**L2.3** HC-100 FLOW METER (1 1/2" 25 mm)  
N.T.S.

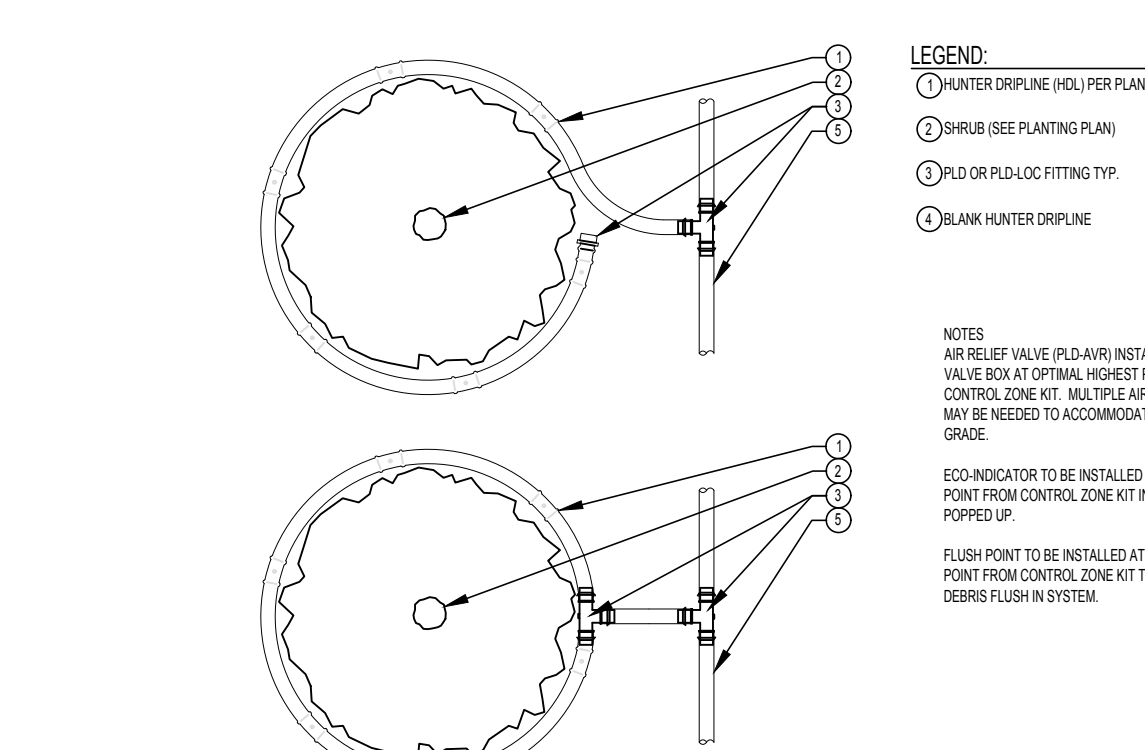
NOTE: INLET PIPE ENTERING METER: LENGTH MUST BE A MIN. OF 10 X PIPE DIA.  
OUTLET PIPE LEAVING METER: LENGTH MUST BE A MIN. OF 5 X PIPE DIA.  
INLET & OUTLET PIPE MUST BE STRAIGHT PIPE WITH NO FITTINGS OR TURNS  
UNTIL AFTER THESE SPECIFIED LENGTHS, PIPE & FITTINGS MAY BE SCH 80 PVC  
SOLVENT WELD, THREADED SCH 80 PVS OR BRASS, AS REQUIRED FOR PROJECT

DETAIL LEGEND:

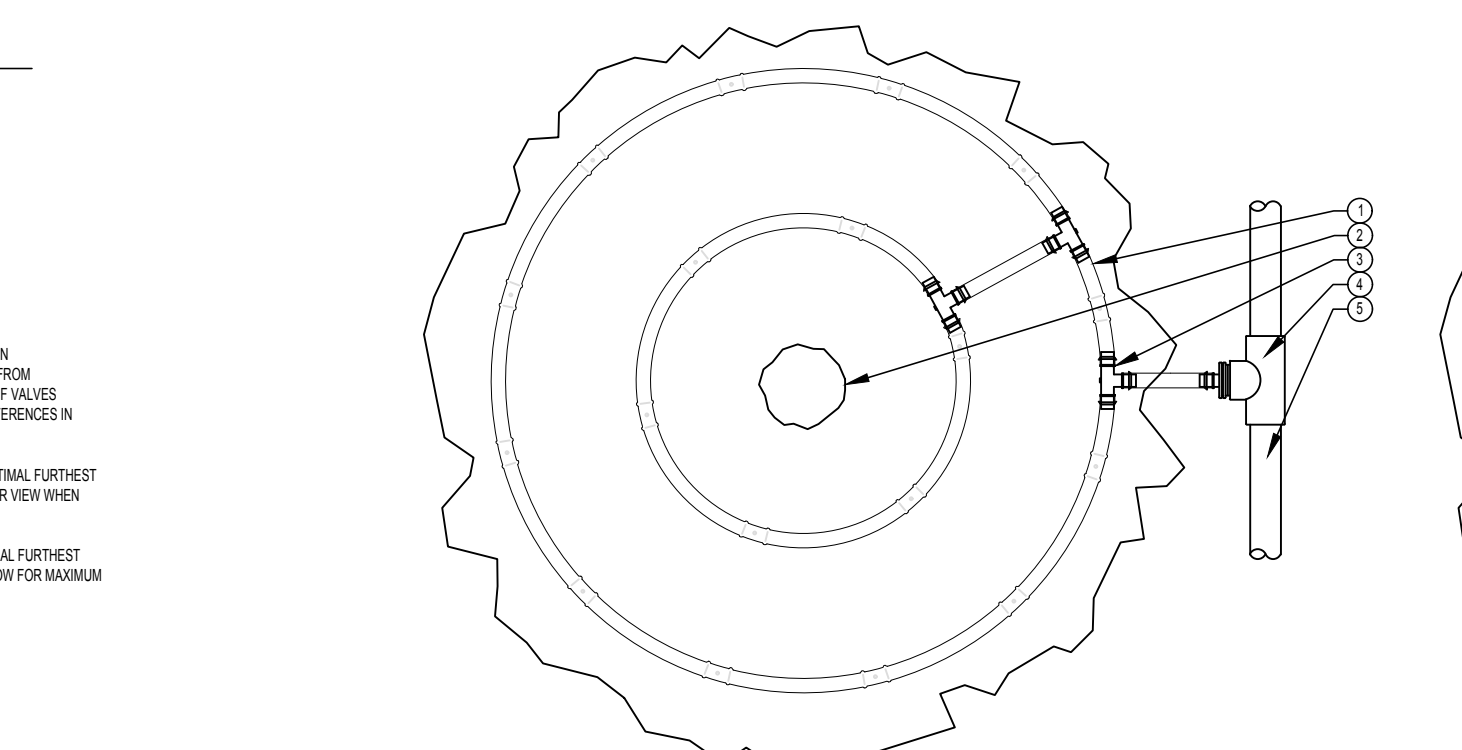
- 1 HUNTER HC FLOW METER HC-100 WITH UNION CONNECTIONS
- 2 SCH 80 PVC FEMALE ADAPTER (S X T)
- 3 RECTANGULAR VALVE BOX PER SPECIFICATIONS
- 4 SCH 80 PVC 45 DEGREE ELBOW (SXS) TO LOWER MAIN LINE TO PROPER DEPTH (SIZE FOR LARGER MAIN LINE AS NEEDED)
- 5 SCH 80 PVS 45 DEGREE ELBOW (SXS) TO LOWER MAIN LINE TO PROPER DEPTH
- 6 1.5" DIA. (40 mm) MAIN LINE AT INLET & OUTLET
- 7 MAIN LINE TO SYSTEM (SEE LEGEND & PLANS FOR TYPE & SIZE)
- 8 TWO WIRES TO FLOW SENSOR TERMINALS AT CONTROLLER. MIN. 18 AWG-UF (2.08 mm2) SHIELDED WIRE WITH DIFFERENT WIRE FROM CONTROL/COMMON WIRE
- 9 WEATHERPROOF WIRE CONNECTOR
- 10 FINISH GRADE
- 11 SPECIFIED SOIL COVER (SEE LEGEND)
- 12 COMMON BRICK
- 13 GRAVEL BASE, 6" (15 cm) DEEP



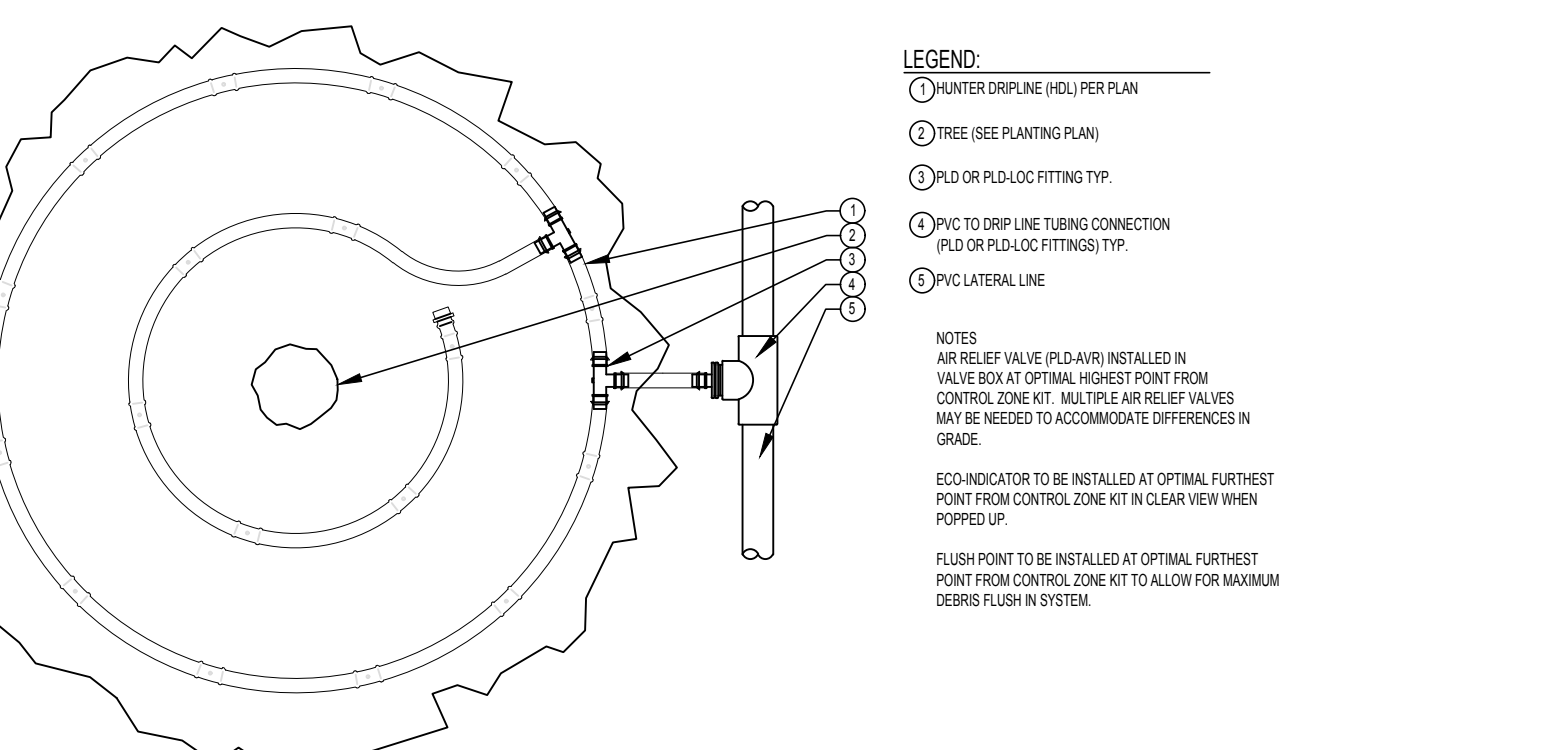
**N**  
**L2.3** HUNTER DRIPLINE - SHRUB RING  
Not to scale



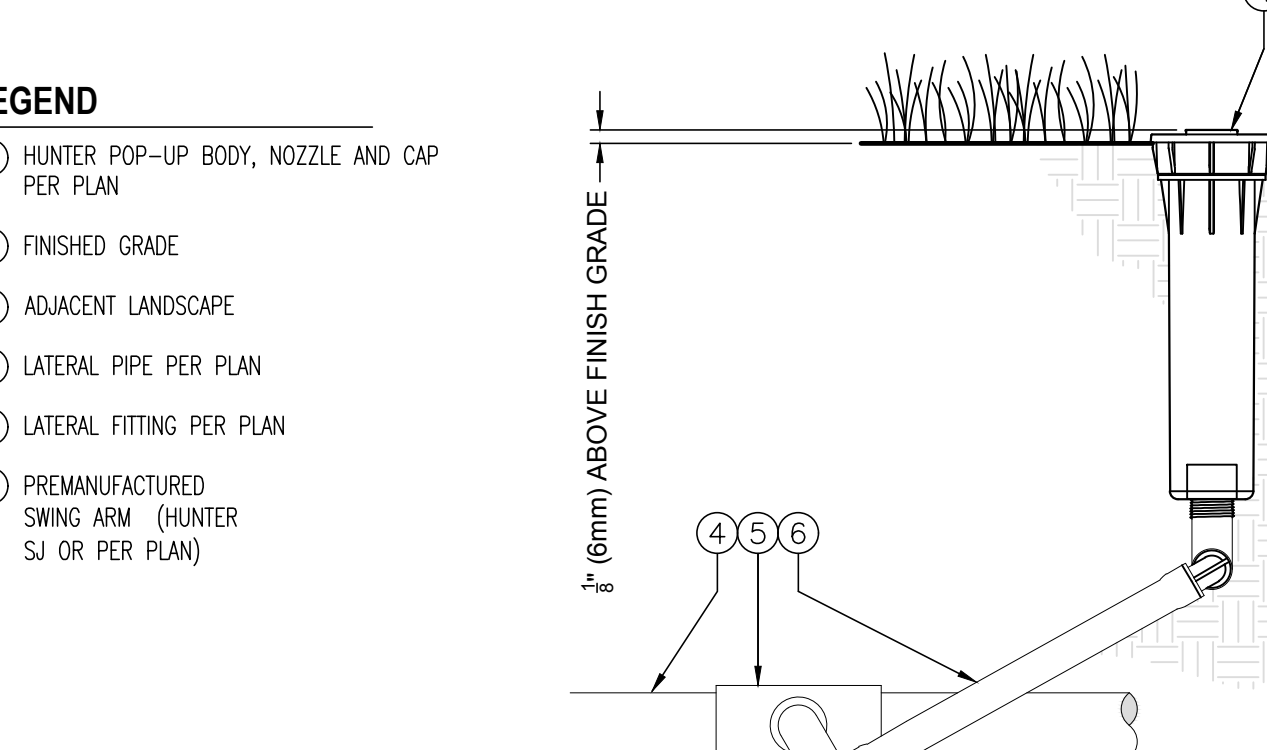
**O**  
**L2.3** HUNTER DRIPLINE - TREE RING LARGE SPECIMEN  
Not to scale



**P**  
**L2.3** POP-UP BODY WITH SWING ARM  
N.T.S.



**Q**  
**L2.3** HUNTER DRIPLINE - TREE RING LARGE SPECIMEN  
Not to scale



**R**  
**L2.3** HUNTER DRIPLINE - TREE RING LARGE SPECIMEN  
Not to scale

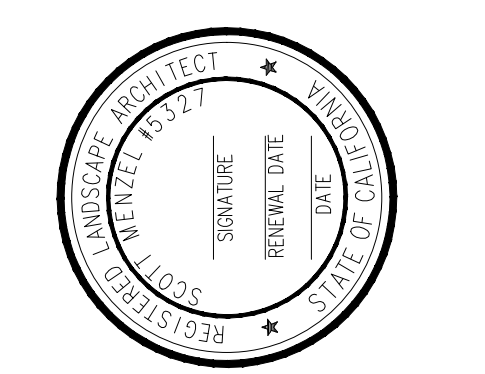


**S**  
**L2.3** HUNTER DRIPLINE - TREE RING LARGE SPECIMEN  
Not to scale



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LANDSCAPE ARCHITECT

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PROJECT  
YIH RESIDENCE  
3935 THACHER ROAD  
OJAI, CA 93023

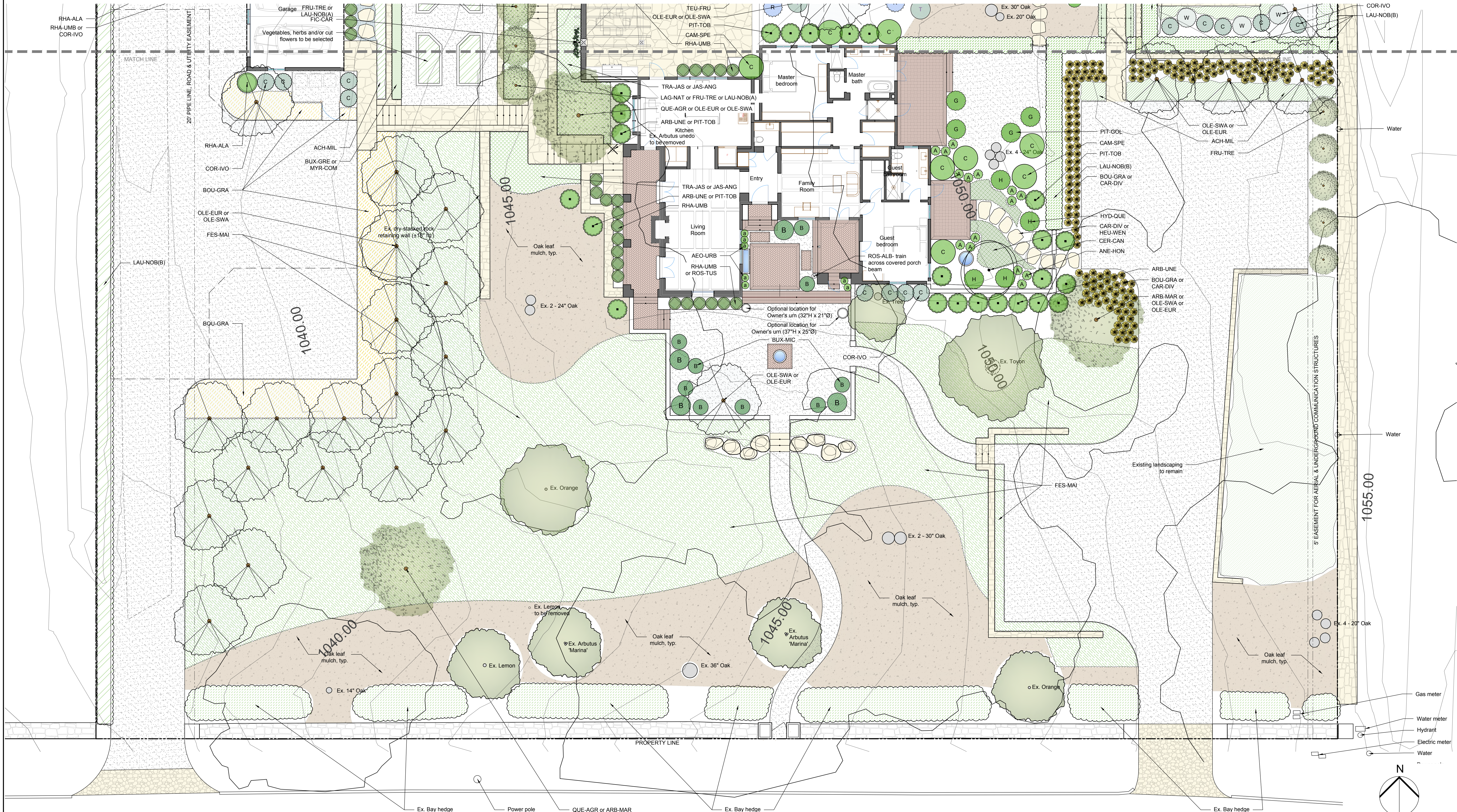
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**L2.3**  
OF  
PROJECT No. 22008

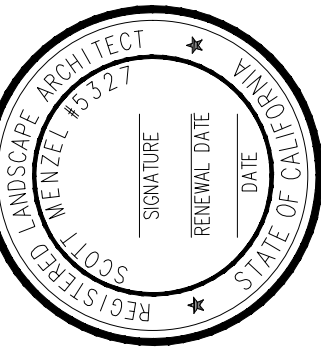




Note: See L3.2 for plant legend and additional notes.



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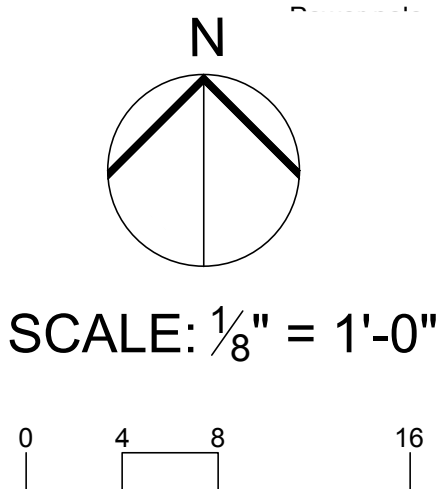
PROJECT  
YIH RESIDENCE  
3935 THACHER ROAD  
OJAI, CA 93023

TITLE  
PLANTING PLAN

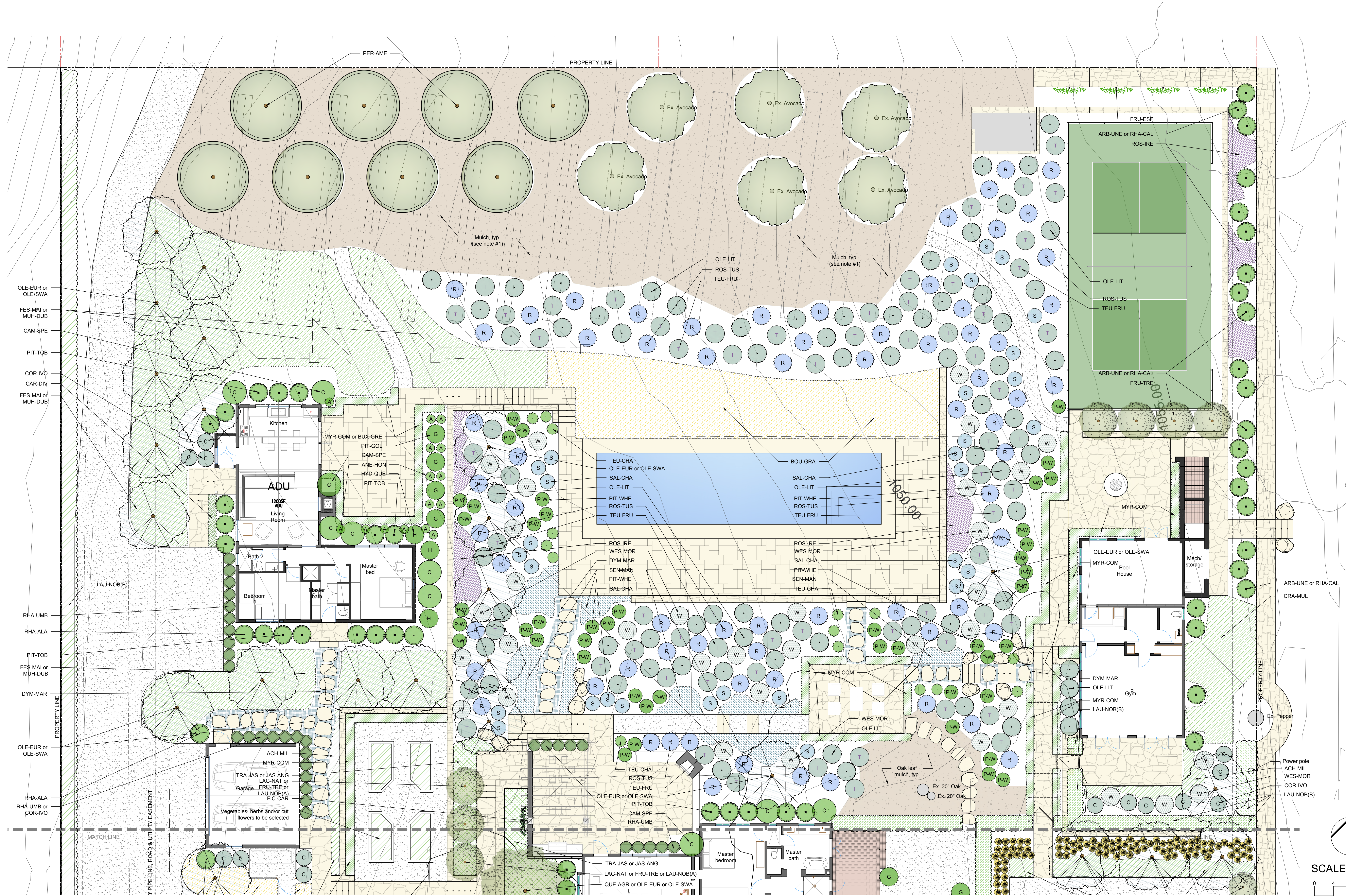
ISSUE DATE  
Printed 12.9.2024

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CHECKED: SM

SHEET No.  
L3.0  
OF  
PROJECT No. 22008



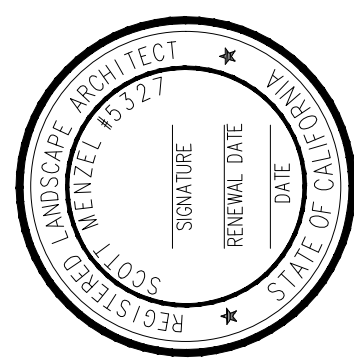




Note: See L3.2 for plant legend and additional notes.



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PROJECT  
YIH RESIDENCE  
3935 THACHER ROAD  
OJAI, CA 93023

TITLE  
PLANTING PLAN

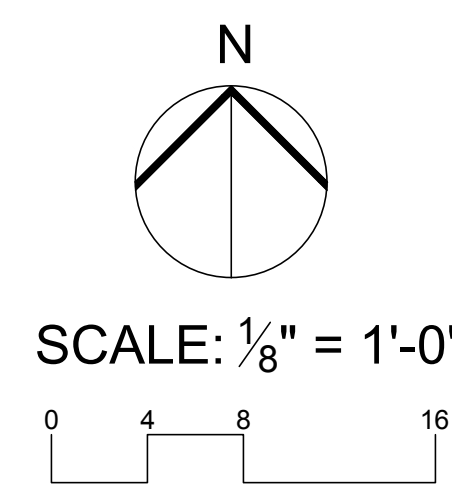
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SHEET No.

L3.1

OF  
PROJECT No. 22008





PLANT LEGEND

ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	SPACING	COMMENTS (HxW, EXPOSURE)	WATER USE
ACH-MIL	ACHILLEA MILLEFOLIUM	WHITE YARROW	125	4" POT or 1 G	18" O.C.	1' x 2', FULL-PART SUN	LOW
AEO-URB	AEONIUM URBICUM	SAUCER PLANT	7	2 or 3 G	18" O.C.	18"-24" x 18"-24", FULL SUN	LOW
ANE-HON	ANEMONE X HYBRIDA 'HONORINE JOBERT'	WHITE JAPANESE ANEMONE	30	1 G	24" O.C.	2' x 2', SUN-PART SHADE	MOD
ARB-MAR	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	2	48" BOX MIN.		40'-50' x 25'-40', FULL SUN	LOW
ARB-UNE	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	35	15 G or 24" BOX	4" O.C.	8'-12' x 8'-12', FULL SUN	LOW
BOU-GRA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA GRASS	1012	JUMBO PLUGS or 1 G	18" O.C.	1'-2' x 1'-2', FULL SUN	LOW
BUX-MIC	BUXUS MICROPHYLLA JAPONICA	BOXWOOD	13	GLOBE		4'-6' x 4'-6', FULL/PART SUN	MOD
CAM-SPE	CAMELLIA SPECIES	CAMELLIA SPECIES	15	RELOCATED FROM ON SITE	5" O.C.	10'-12' x 6'-8', PART SUN-FULL SHADE	MOD
CAR-DIV	CAREX DIVULSA	EUROPEAN GREY SEDGE	211	JUMBO PLUGS or 1 G	18" O.C.	12"-18" x 24", SUN OR SHADE	LOW
CER-CAN	CERCIS CANADENSIS 'FOREST PANSEY'	FOREST PANSEY REDBUD	1	24" BOX MIN.		12'-20' x 15'-25', SUN OR SHADE	MOD
COR-IVO	CORREA 'IVORY BELLS'	AUSTRALIAN FUCHSIA	31	5 G	3'-6" O.C.	4'-5' x 4'-5', SUN OR SHADE	LOW
CRA-MUL	CRASSULA MULTICAVA	FAIRY CRASSULA	64	6" POTS or 1 G	24" O.C.	1' x 3', SUN OR SHADE	LOW
DYM-MAR	DYMONDIA MARGARETAE	SILVER CARPET	230 SF	FROM FLATS		1'-3" x 1'-2', FULL SUN	LOW
FES-MAI	FESTUCA MAIREI	ATLAS FESCUE	1,649	1 G	30" O.C.	18"-24" x 18"-24", SUN OR PART SHADE	LOW
FIC-CAR	FICUS CARICA	EDIBLE FIG ESPALIER- VARIETY TO BE SELECTED BY OWNER	1	15 G ESPALIER		10'-20' x 10'-20', FULL SUN/PART SHADE	MOD
FRU-ESP	FRUIT ESPALIER	VARIETY TO BE SELECTED	4	15 G ESPALIER			MOD
FRU-TRE	FRUIT TREE	VARIETY TO BE SELECTED	12	15 G MIN.			MOD
HEU-WEN	HEUCHERA 'WENDY'	WENDY CORAL BELLS	36	1 G	18" O.C.	1'-2' x 1'-2', COOL SUN/LIGHT SHADE	MOD
HYD-QUE	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	OAK LEAF HYDRANGEA	7	15 G	4" O.C.	4'-6' x 6'-8', LIGHT SHADE/PART SUN	MOD
JAS-ANG	JASMINUM ANGULARE	SOUTH AFRICAN JASMINE	49	1 or 5 G	3'-6" O.C.	CLIMBING 15'-20' W/ SUPPORT, SPEADING 8', 3' x 6'-7' WITHOUT SUPPORT, FULL SUN-LIGHT SHADE	MOD
LAG-NAT	LAGERSTROEMIA 'NATCHEZ'	WHITE-FLOWERING CRAPE MYRTLE	3	24" BOX MIN.		20' x 20', FULL SUN	MOD
LAU-NOB (A)	LAURUS NOBILIS	TRUE BAY (STANDARD FORM)	3	24" BOX MIN. STANDARD		20'-30' x 10'-20', COOL SUN/LIGHT SHADE	LOW
LAU-NOB (B)	LAURUS NOBILIS	TRUE BAY (BUSH/COLUMN FORM)	109	24" BOX MIN. BUSH	4" O.C.	20'-30' X 10'-20', SUN OR SHADE	LOW
MUH-DUB	MUHLENBERGIA DUBIA	PINE MUHLY	289	1 G	3' O.C.	2'-3' x 3', FULL SUN	LOW
MYR-COM	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	214	5 or 15 G	2' O.C.	3' x 3', FULL SUN/PART SHADE	LOW
OLE-LIT	OLEA 'LITTLE OLLIE' (AKA 'MONTRA')	DWARF OLIVE BUSH	69	5 or 15 G	4" O.C.	6'-8' x 5', FULL SUN/PART SHADE	LOW
OLE-EUR	OLEA EUROPAEA	OLIVE TREE	43	FIELD GROWN		30' x 20'-30', FULL SUN	LOW
OLE-SWA	OLEA 'SWAN HILL'	FRUITLESS OLIVE	43	48" BOX MIN.		30' x 20'-30', FULL SUN	LOW
PER-AME	PERSEA AMERICANA	AVOCADO VARIETY TO BE SELECTED	8	15 G		30'-60' x 20'-30', FULL SUN	MOD
PIT-GOL	PITTOSPORUM TENUIFOLIUM 'GOLF BALL'	GOLF BALL PITTOSPORUM	8	5 or 15 G	4" O.C.	3'-4' x 3'-4', FULL/PART SUN	MOD
PIT-TOB	PITTOSPORUM TOBIRA 'OAKLEAF'	OAKLEAF PITTOSPORUM	40	15 G	4" O.C.	6'-8' x 6'-12', SUN OR SHADE	MOD
PIT-WHE	PITTOSPORUM 'WHEELER'S DWARF'	DWARF MOCK ORANGE	46	5 G	3' O.C.	3'-4' x 4'-5', SUN OR SHADE	MOD
QUE-AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	3	36" BOX MIN.		40'-60' x 40'-50', FULL SUN	VERY LOW
RHA-ALA	RHAMNUS ALATERNUS 'VARIEGATA'	VARIEGATED BUCKTHORN	4	5 or 15 G	4" O.C.	15'-20' x 8'-10', SUN OR SHADE	LOW
RHA-CAL	RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	29	5 or 15 G	5" O.C.	6'-8' x 6'-8', SUN OR SHADE	VERY LOW
RHA-UMB	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	49	5 or 15 G	30" O.C.	4'-6' x 2'-3', FULL SUN-LIGHT SHADE	LOW
ROS-ALB	ROSA BANKSIAE 'ALBA PLENA'	WHITE BANKSIAE ROSE	1	15 G		CLIMBS 15'-20', FULL SUN	MOD
ROS-IRE	ROSMARINUS 'IRENE'	TRAILING BLUE ROSEMARY	8	1 or 5 G	4" O.C.	2'-3' x 6'-8', FULL SUN	VERY LOW
ROS-TUS	ROSMARINUS 'TUSCAN BLUE'	UPRIGHT ROSEMARY	76	5 G	3' O.C.	4'-6' x 4'-5', FULL SUN	VERY LOW
SAL-CHA	SALVIA CHAMAEDRYOIDES	GERMANDER SAGE	30	1 or 5 G	3' O.C.	1'-2' x 3'-4', SUN OR SHADE	LOW
SEN-MAN	SENECIO MANDRALISCAE	KLEINIA	81	1 G	24" O.C.	12"-18" x 2'-3', FULL SUN-LIGHT SHADE	LOW
TEU-CHA	TEUCRIUM CHAMAEDRYS	GERMANDER	15	1 G	30" O.C.	1'-2' x 2'-3', FULL SUN	LOW
TEU-FRU	TEUCRIUM FRUTICANS 'AZUREUM'	BUSH GERMANDER	65	5 G	4" O.C.	3'-4' x 4'-5', FULL SUN	LOW
TRA-JAS	TRACHELSPERMUM JASMINOIDES	STAR JASMINE	36	1 or 5 G	3' O.C.	2' x 5', CLIMBS TO 20', SUN-PART SHADE	MOD
WES-MOR	WESTRINGIA 'MORNING LIGHT'	COAST ROSEMARY	34	5 G	3'-6" O.C.	3'-4' x 3'-4', FULL SUN	LOW

- Notes:
1.

Landscape area:

1.1.

New: 31,074 sq. ft.

1.2.

Rehabilitated: 0 sq. ft.

1.3.

Total (new+rehabilitated) landscape area: 31,074 sq. ft.

1.4.

Existing landscape to remain: 2,791 sq. ft.
2.

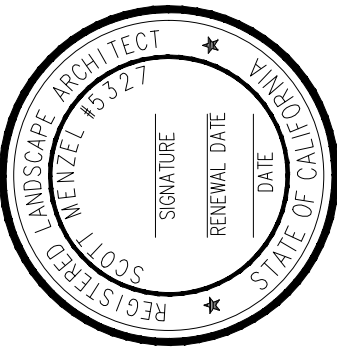
Mulch all new planting areas with Walk-On Bark or Agromin ES-2 mulch to a depth of 3". Submit samples to Owner & Landscape Architect for approval. Do not apply mulch directly to plants, trunks or crown areas. Keep mulches 3"-18" away from the crown of the plant or tree (3" for small plants and 18" for trees).
3.

Plant all non-poisonous plants in gopher baskets. Landscape Contractor shall provide optional cost for gopher baskets.



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PROJECT

YIH RESIDENCE  
3935 THACHER ROAD  
OJAI, CA 93023

TITLE

PLANT LEGEND

ISSUE DATE

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L3.2

OF

PROJECT No. 22008





ACH-MIL



ACH-MIL



AEO-URB



ANE-HON



ARB-MAR



ARB-UNE



ARB-UNE



BOU-GRA



BOU-GRA



BUX-GRE



BUX-MIC



CAR-DIV



CER-CAN



CER-CAN



COR-IVO



COR-IVO



CRA-MUL



DYM-MAR



FES-MAI



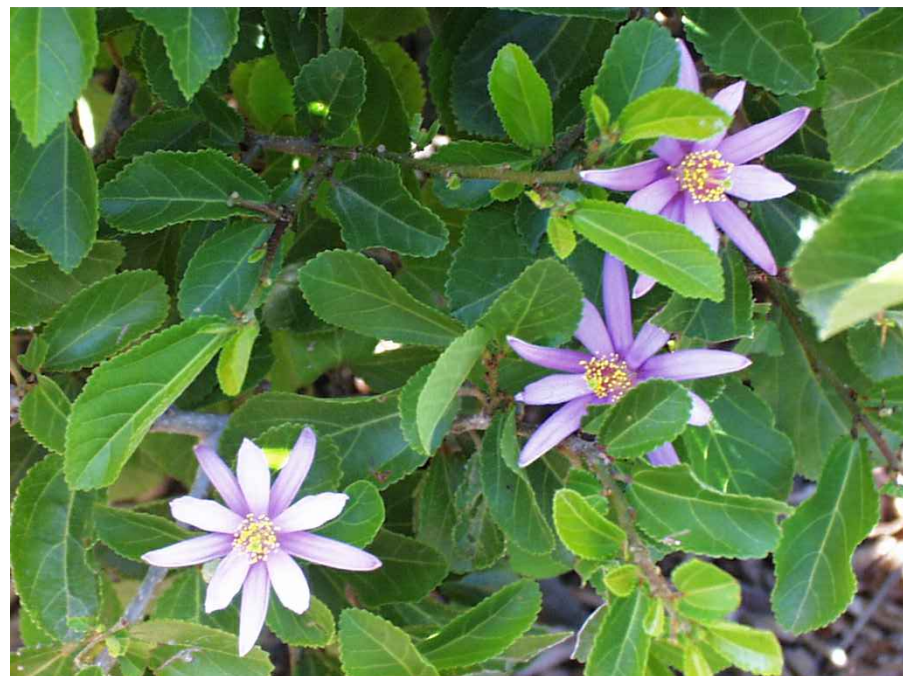
FES-MAI



FES-MAI



FIC-CAR



GRE-OCC



HET-ARB



HEU-WEN



HEU-WEN



HYD-QUE



JAS-ANG



LAG-NAT

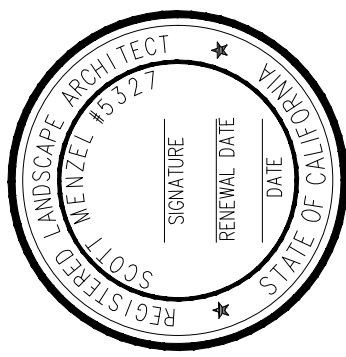


LAU-NOB (A)



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PROJECT  
YIH RESIDENCE  
3935 THACHER ROAD  
OJAI CA 93023

TITLE  
PLANT PHOTOS

ISSUE DATE

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SHEET No.

L3.3

OF

PROJECT No. 22008





LAU-NOB (B)



LAU-NOB (B)



LIG-JAP



MUH-DUB



MYR-COM



OLE-LIT



OLE-EUR



OLE-EUR



OLE-SWA



PIT-GOL



PIT-TOB



PIT-WHE



PIT-WHE



QUE-AGR



RHA-ALA



RHA-CAL



RHA-UMB



RHA-UMB



ROS-ALB



ROS-IRE



ROS-TUS



ROS-TUS



SAL-CHA



SEN-MAN



TEU-CHA



TEU-FRU



TRA-JAS

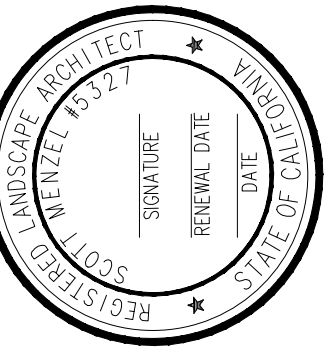


WES-MOR



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TITLE  
PLANT PHOTOS

ISSUE DATE

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SHEET No.

L3.4

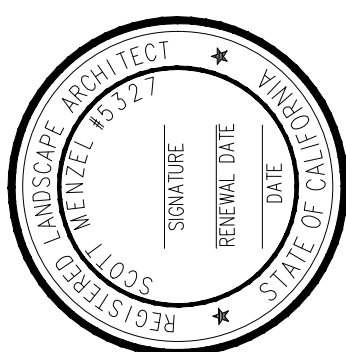
OF

PROJECT No. 22008









September 27, 2024

**Agri Turf Supplies**  
2257 Las Positas Road  
Santa Barbara, CA 93105-4116

Description : 0#15537  
Project : Agri-Turf Supplies, Inc.

Lab ID : SP 2415405-001  
Customer : 2000005

Sampled On : September 17, 2024  
Sampled By : Scott Menzel  
Received On : September 19, 2024  
Depth : 0-4

#### Landscape Soil Analysis

Test Description	Result	Units	Optimum Range	Graphical Results Presentation			
Primary Nutrients				Very Low	Moderately Low	Optimum	Moderately High
Nitrate-Nitrogen	3.6	PPM	13 - 33				
Phosphorus-P <sub>2</sub> O <sub>5</sub>	50.4	PPM	60 - 83				
Potassium-K <sub>2</sub> O (Exch)	235	PPM	61 - 370				
Potassium-K <sub>2</sub> O (Sol)	0.263	meq/L	1.0 - 3.4				
Secondary Nutrients							
Calcium (Exch)	1970	PPM	1600 - 2100				
Calcium (Sol)	2.6	meq/L	2.4 - 8.6				
Magnesium (Exch)	306	PPM	160 - 320				
Magnesium (Sol)	1.09	meq/L	0.53 - 3.6				
Sodium (Exch)	20	PPM	0.0 - 150				
Sodium (Sol)	0.253	meq/L	< 7.6				
Sulfate	0.8	meq/L	1.2 - 21				
Micro Nutrients							
Zinc	3.6	PPM	1.2 - 40				
Manganese	13.8	PPM	2.4 - 60				
Iron	20.4	PPM	9.8 - 70				
Copper	1.2	PPM	0.25 - 40				
Boron	0.219	PPM	0.33 - 1.5				
Chloride	0.383	meq/L	0.13 - 4.7				
CEC	13.0	meq/100g	14 - 35				
% Base Saturation							
CEC - Calcium	75.7	%	60 - 80				
CEC - Magnesium	19.4	%	10 - 20				
CEC - Potassium	3.84	%	1.0 - 6.0				
CEC - Sodium	0.800	%	0.0 - 5.0				
CEC - Hydrogen	< 1.00	%	0.0 - 3.0				
pH	6.9		6.5 - 7.5				

Corporate Offices & Laboratory  
623 Corporate Street  
Santa Paula, CA 93060  
TEL: (805) 562-2000  
CA ELAP Certification No. 1573

Office & Laboratory  
2500 Singapore Road  
Stockton, CA 95216  
TEL: (209) 942-0152  
CA ELAP Certification No. 1563

Office & Laboratory  
863 E. Linda Avenue  
Chico, CA 95926  
TEL: (530) 443-3818  
CA ELAP Certification No. 2670

Office & Laboratory  
3442 Empress Drive, Suite D  
San Luis Obispo, CA 93401  
TEL: (805) 782-2840  
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8411 W. Gordon Avenue  
Merced, CA 95361  
TEL: (559) 754-8473  
CA ELAP Certification No. 2810

September 27, 2024

**Agri Turf Supplies**  
Description : 0#15537  
Project : Agri-Turf Supplies, Inc.

Lab ID : SP 2415405-001  
Customer : 2000005

Sampled By : Scott Menzel  
Depth : 0-4

B Tree and Shrub Backfill Mix	
1. Native (site) soil	66%
2. Organic Soil Amendment	33%
3. Commercial Fertilizer (15-15-15)	1 lb./cu. yd.
4. Iron	2 oz./cu. yd.
5. Zinc	1 oz./cu. yd.
6. Manganese	1 oz./cu. yd.

When planting specifications do not call for a separate backfill mix, as specified above, use the same soil amended and prepared for your "turf and groundcover(I, A, 1,2)" on page 1 as your backfill mix for container plants, shrubs and trees.

#### III. Leaching Requirement

None

#### IV. Post-Plant Fertilization - lbs./1000 sq. ft. (To be applied 6 - 8 weeks after initial planting).

- a Nitrogen  
b Phosphorus  
c Potassium

The actual post-plant requirements for fertilizers and soil amendments will vary depending upon the specific site conditions. Periodic post-plant analyses can be used to assure proper soil conditions and balanced levels of plant nutrition.

#### V. Irrigation

Make certain that the irrigation water being applied is penetrating to a depth slightly greater than the root zone of the plants being grown. Water with a frequency needed to maintain moist soil at all times - never wet for long periods and never let the soil dry out.

#### VI. Mulch (Surface Applied Organic Materials)

Surface mulching is not recommended based on the soil analysis. However, there are many benefits to applying mulches to landscape plantings. The primary benefits are water savings, weed control and improved soil physical, chemical and biological characteristics. Mulches also create a more aesthetically pleasing landscape. Mulches are usually applied to a depth of 3-6 inches and consist of numerous organic materials such as tree bark, wood shavings and shredded green waste materials. Mulches that consist of woody particles and larger particles breakdown more slowly and do not require replenishment nearly as often as other smaller size mulch materials. \* Do not apply organic mulches directly to plants, trunks or crown areas. Always keep mulches 3-18 inches away from the crown of the plant or tree (3 inches for small plants - 18 inches for trees).

September 27, 2024

**Agri Turf Supplies**  
Description : 0#15537  
Project : Agri-Turf Supplies, Inc.

Lab ID : SP 2415405-001  
Customer : 2000005

Sampled By : Scott Menzel  
Depth : 0-4

#### Landscape Soil Analysis

Test Description	Result	Units	Optimum Range	Graphical Results Presentation							
Others				Satisfactory	Possible Problem	Moderate Problem	Increasing Problem				
Soil Salinity	0.314	dS/m	0.0 - 2.0	<div><div></div></div>							
SAR	0.2		0.0 - 6.0	<div><div></div></div>							
Limestone	<0.10	%	0.0 - 0.50	<div><div></div></div>							
Lime Requirement	0	Tons/AF	---	<div><div></div></div>	0	1	2	3	4	5	6
Gypsum Requirement	<0.50	Tons/AF	---	<div><div></div></div>							
				<div><div></div></div>	Very Low	Moderately Low	Optimum	Moderately High	Very High		
Moisture	3.2	%	3.5 - 25	<div><div></div></div>							
				<div><div></div></div>	Loamy Sand	Sandy Loam	Loam	Silt Loam	Clay Loam	Clay	Organic
Saturation	35.4	%	40 - 50	<div><div></div></div>							
				<div><div></div></div>	Mineral			Organic			
% Organic Matter	3.20	%	---	<div><div></div></div>							
Soil Texture											
% Sand	47.9	%	40 - 60	<div><div></div></div>	0-20	20-40	40-60	60-80	80-100		
% Silt	32.1	%	40 - 60	<div><div></div></div>							
% Clay	20.0	%	40 - 60	<div><div></div></div>							

Good Problem Indicates physical and/or phenological and amendment requirements.

Note: Color coded bar graphs have been used to provide you with 'AT-4-CLANCE' interpretations.

Note: Soils with gypsum requirements over 10 tons should be applied incrementally at a maximum of 10 tons per acre per year and reanalyzed yearly after each application.  
Soil pH & Limestone levels are important to consider when making plant selections. Soil pH levels above 7.0 are not suitable for acid loving plants. Soils containing limestone are not suitable for plants sensitive to Limestone.

Note: The Infiltration Rate is approximately 0.54 inches per hour based on soil texture.

BRW:EHB

Reviewed and Approved By Ben Waddell Digitally signed by Ben Waddell Date: 2024.09.27 14:56:55 -0700

#### Application Notes

The application instructions listed below apply only if the material(s) is recommended in this report on page 1. Materials not included in the recommendations are excluded either because the analyses data did not indicate a need or the analysis to determine if a need existed was not requested.

#### Organic Materials

Nitrolized redwood compost is preferred but other organic soil amendment mixes may be substituted depending upon the site requirements. Organic soil amendments should thoroughly be composted and certified free of weeds and pathogens. Particle size should be less than 1/2 inch in diameter and relatively uniform. Organic materials should be spread uniformly over the surface soils and should be incorporated to a depth of four to six inches.

#### Limestone, Dolomite & Sulfur

These materials should be broadcast uniformly over the surface soils and then incorporated to a depth of four to six inches.

#### Gypsum

This material should be broadcast uniformly over surface soils for water penetration. For best results do not incorporate.

#### Preplant Phosphorus, Zinc, Manganese, Iron & Copper

These materials should be broadcast uniformly over the surface soils and then incorporated to a depth of four to six inches. Post-plant applications can be surface applied for water penetration.

#### Nitrogen, Potassium & Magnesium

These materials are water soluble and can be applied uniformly over the soil surface, or they can be incorporated with other recommended materials. Magnesium sources for plant nutrition include Epsom salts (Magnesium Sulfate), and the double salt of Potassium-Magnesium Sulfate (Sulfate of Potash-magnesia).

September 27, 2024

**Agri Turf Supplies**  
2257 Las Positas Road  
Santa Barbara, CA 93105-4116

Description : 0#15537  
Project : Agri-Turf Supplies, Inc.

Lab ID : SP 2415405-001  
Customer : 2000005

Sampled On : September 17, 2024  
Sampled By : Scott Menzel  
Received On : September 19, 2024  
Depth : 0-4

#### Recommendations for Agri-Turf Supplies, Inc.

The following report presents the results of analyses conducted on your soil. See page 4 for sample information and analyses results. The following recommendations are based upon the current conditions of the soil. All application recommendations are for each 1,000 square feet of growing area. Please be sure to read the standard application notes presented on page 3.

#### I. Plant Selection

The analyses of your soil indicate no specific limitations as to plant selection.

#### II. Preplant Soil Amendments and Fertilizers

##### A. Turf and Groundcover

- Soil Amendments
  - Organic (Well-composted) Apply per 1000 sq. ft.  
2.00 cu. yds.
  - Limestone 0.00 lbs.
  - Soil Sulfur 25.00 lbs.
- Fertilizers
  - Nitrogen (N) Apply per 1000 sq. ft.  
1.20 lbs.
  - Phosphorus (P2O5) 0.00 lbs.
  - Potassium (K2O) 3.20 lbs.
  - Magnesium (Mg) 0.00 lbs.
  - Zinc (Zn) 0.00 lbs.
  - Manganese (Mn) 0.00 lbs.
  - Iron (Fe) 0.00 lbs.
  - Copper (Cu) 0.00 lbs.
  - Boron (B) 0.01 lbs.

Corporate Offices & Laboratory  
623 Corporate Street  
Santa Paula, CA 93060  
TEL: (805) 562-2000  
CA ELAP Certification No. 1573

Office & Laboratory  
2500 Singapore Road  
Stockton, CA 95216  
TEL: (209) 942-0152  
CA ELAP Certification No. 1563

Office & Laboratory  
863 E. Linda Avenue  
Chico, CA 95926  
TEL: (530) 443-3818  
CA ELAP Certification No. 2670

Office & Laboratory  
3442 Empress Drive, Suite D  
San Luis Obispo, CA 93401  
TEL: (805) 782-2840  
CA ELAP Certification No. 2775

Office & Laboratory  
8411 W. Gordon Avenue  
Merced, CA 95361  
TEL: (559) 754-8473  
CA ELAP Certification No. 2810



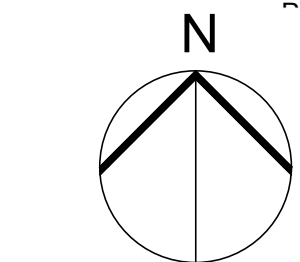
LANDSCAPE LIGHTING LEGEND				
SYMBOL	QTY.	MANUFACTURER/MODEL NO.	SPECIFICATIONS	NOTES
●		FX Luminaire MO-3LED-RD-BS	3LED= 4.2W, RD= round face plate, BS= natural brass finish	Step light. See "Fixture A" cut sheet on L5.2
⊕		FX Luminaire CA-CU=3-LED-18RA-CU	CU= natural copper top finish, C= grande riser, 3LED= 4.2W, 83 lumens, 18RA= 18" riser height, CU= copper finish	Path light. See "Fixture B" cut sheet on L5.2
∇		FX Luminaire QB-1LED-FB	1LED= 2.0W (73 lumens), FB= flat black powdercoat finish	Path light. Install with 18-R-FB (18" riser) and ELBW 050-FB (90 deg. coupling). See "Fixture C" cut sheet on L5.2
⊙		FX Luminaire VE-3LED-(blank)	3LED= 4.2W, 209 lumens, (blank)= natural copper on copper sleeve finish	Hanging downlight in tree. See "Fixture D" cut sheet on L5.2

LANDSCAPE LIGHTING NOTES:

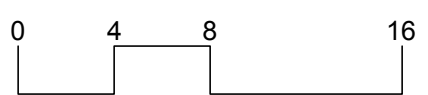
- OPERATION OF LANDSCAPE LIGHTING TO BE DETERMINED. COORDINATE WITH OWNER.
- PROVIDE ABILITY TO DIM LANDSCAPE LIGHTS.
- SEE BUILDING ARCHITECT'S ELECTRICAL PLANS FOR LIGHTING ON BUILDING.
- CABLING SHOWN ON PLAN IS FOR ESTABLISHMENT OF ZONES OR CIRCUITS (CONFIRM ZONES/CIRCUITS WITH OWNER). ELECTRICIAN TO LAY OUT CABLE RUNS AND SIZE CABLES ACCORDING TO LOADS AND DISTANCES OF RUNS. CENTER LOAD ALL CABLE RUNS AS FEASIBLE TO MINIMIZE VOLTAGE DIFFERENTIAL BETWEEN FIXTURES. INPUT VOLTAGE SHALL BE MAINTAINED BETWEEN 10-15 VOLTS FOR EACH FIXTURE. MINIMUM UNDERGROUND LOW VOLTAGE CABLE SIZE IS 12-GAUGE MULTI-STRAND DIRECT BURIAL. INSTALL CABLE ALONG SIDE OF PAVING OR PLANTER EDGE WHENEVER POSSIBLE. MINIMUM CABLE DEPTH IS 8 INCHES. PROVIDE PVC SLEEVES FOR ANY CABLE RUNS BENEATH PAVING. LEAVE 24" LOOPS AT ALL FIXTURE LOCATIONS FOR FINAL ADJUSTMENT. ALL WIRE JUNCTIONS SHALL BE WATERPROOFED WITH 3MS DBRY-8 WATERPROOF CONNECTORS, OR APPROVED EQUAL. ONLY FULLY ENCAPSULATED WATERPROOF CONNECTORS RATED FOR DIRECT BURIAL WILL BE ACCEPTED. BLACK-TAPED CONNECTIONS WILL BE REJECTED.
- LOCATIONS OF TRANSFORMER(S) SHALL BE COORDINATED IN THE FIELD. TRANSFORMERS SHALL BE LOCATED AS CLOSE TO FIXTURES AS POSSIBLE AND IN A CENTRAL LOCATION TO MINIMIZE CABLE RUNS. TRANSFORMERS IN LANDSCAPE SHALL BE CONCEALED BEHIND PLANTING AS DIRECTED BY LANDSCAPE ARCHITECT IN FIELD.
- TRANSFORMERS SHALL BE SPECIFIED & SIZED BY ELECTRICIAN. ALL WIRES LEADING TO OR FROM TRANSFORMERS SHALL BE IN CONDUIT SLEEVE THAT IS FIRMLY AFFIXED TO MOUNTING SURFACE. INSTALL TRANSFORMERS ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND LOCAL CODES.
- ALL WORK PERFORMED SHALL COMPLY WITH THE UNIFORM BUILDING CODE, CALIFORNIA ELECTRICAL CODE TITLE 8, AND ALL LOCAL CODES AND ORDINANCES.
- POSITION ALL TREE DOWN LIGHTS SO LIGHT SOURCE IS NOT VISIBLE FROM STRUCTURES OR ADJACENT PROPERTIES AND DOES NOT CREATE GLARE FOR VEHICLES ALONG DRIVEWAY. PROVIDE BAFFLES AND SHIELDS AS SPECIFIED IN LIGHT LEGEND. TREE DOWN LIGHTS SHALL BE POINTED DOWNWARD AT THE GROUND TO ILLUMINATE PATHWAYS.
- PAINT ALL CABLE IN TREES TO MATCH COLOR OF BARK. LOCATE CABLES ON TREE TRUNKS WHERE LEAST VISIBLE.
- CONTRACTOR SHALL VERIFY FIXTURE MAKE & MODEL, FINISH, AND BULB WITH LANDSCAPE ARCHITECT PRIOR TO ORDERING FIXTURES. NO SUBSTITUTIONS OR ALTERATIONS SHALL BE MADE TO THE FIXTURE SPECIFICATIONS WITHOUT THE LANDSCAPE ARCHITECT'S OR OWNER'S APPROVAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LEAD TIME OF THE FIXTURES AND ORDERING THE FIXTURE IN A TIMELY MANNER AS NOT TO DELAY THE PROJECT.



T H A C H E R R O A D

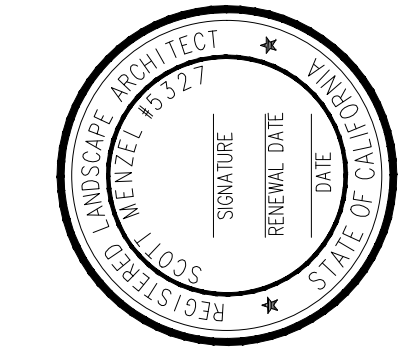


SCALE: 1/8" = 1'-0"



SCOTT MENZEL  
LANDSCAPE ARCHITECT

3823 Santa Claus Lane, Unit D  
Carpinteria, California 93013  
805.320.9751  
www.ScottMenzel.com



PROJECT  
YIH RESIDENCE  
3935 THACHER ROAD  
OJAI, CA 93023

TITLE  
LANDSCAPE  
LIGHTING PLAN

ISSUE DATE  
Printed 12.9.2024

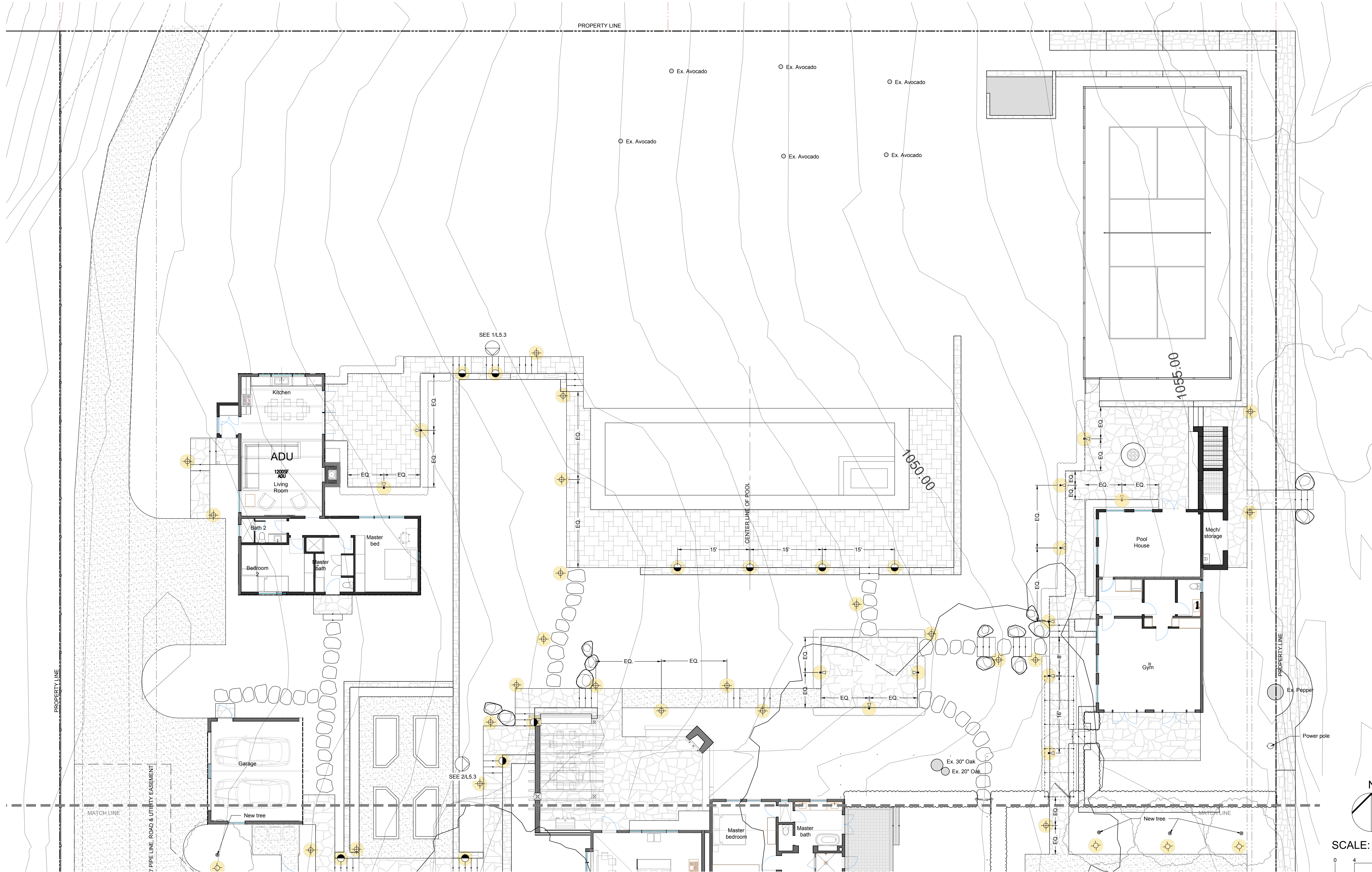
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SHEET No.

L5.0

OF  
PROJECT No. 22008





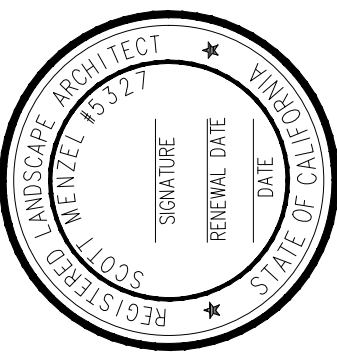
LANDSCAPE LIGHTING LEGEND				
SYMBOL	QTY.	MANUFACTURER/MODEL NO.	SPECIFICATIONS	NOTES
		FX Luminaire MO-3LED-RD-BS	3LED= 4.2W, RD= round face plate, BS= natural brass finish	Step light. See "Fixture A" cut sheet on L5.2
		FX Luminaire CA-CU-G-3LED-18RA-CU	CU= natural copper top finish, G= grande riser, 3LED= 4.2W, 93 lumens, 18RA= 18" riser height, CU= copper finish	Path light. See "Fixture B" cut sheet on L5.2
		FX Luminaire QB-1LED-FB	1LED= 2.0W (73 lumens), FB= flat black powdercoat finish	Path light. Install with 18-R-FB (18" riser) and ELBW-050-FB (60 deg. coupling). See "Fixture C" cut sheet on L5.2
		FX Luminaire VE-3LED-(blank)	3LED= 4.2W, 209 lumens, (blank)= natural copper on copper sleeve finish	Hanging downlight in tree. See "Fixture D" cut sheet on L5.2

NOTE: SEE SHEET L5.1 FOR LANDSCAPE LIGHTING NOTES.



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YIH RESIDENCE  
3935 THACHER ROAD  
OJAI, CA 93023

TITLE  
LANDSCAPE  
LIGHTING PLAN

ISSUE DATE

Printed 12.9.2024

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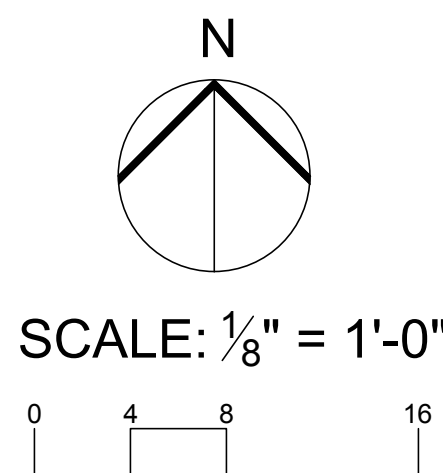
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L5.1

OF

PROJECT No. 22008





FIXTURE 'A'

FXLuminaire.

LED Wall Lights



Round (RD)



Square (SQ)



Spot (ST)



Wall Wash (WW)

PROJECT

CATALOG #

TYPE

NOTES

MO Recessed Wall Light

DESIGNER PREMIUM

This glare-free wall light in 1 or 3 LED. Available in four brass faceplate options. An RGBW version is also available for use with Luxor®Systems.

Quick Facts

- Die-cast brass construction
- Natural, powder-coated, or antiqued brass finish
- Lumileds® integrated LEDs
- Color temperature filters

- Compatible with Luxor Technology
- Phase and Luxor dimmable
- Input voltage: 10 to 15 VAC/VDC

RD

3.3" (84 mm)

0.9" (23 mm)

SQ

3.3" (84 mm)

1.0" (25 mm)

ST

3.3" (84 mm)

0.2" (5 mm)

WW

3.3" (84 mm)

1.8" (46 mm)

1.4" (36 mm)

1.4" (36 mm)

1.4" (36 mm)

1.4" (36 mm)

LANDSCAPE & ARCHITECTURAL LIGHTING

FIXTURE 'B'

FXLuminaire.

LED Path Lights



PROJECT

CATALOG #

TYPE

NOTES

CA Path Light

DESIGNER PREMIUM

Sleek hat area light in 1 or 3 LED. Copper and brass construction. RGBW capable with Luxor® system.

Quick Facts

- Copper/brass construction
- Natural, powder coated, or antiqued copper/brass
- Cree® integrated LEDs
- Tamper-resistant features

- Color temperature filters
- Compatible with Luxor technology
- Phase and PWM dimmable
- Input voltage: 10-15V

7.3" (85 mm)

14.4" (366 mm)

LANDSCAPE LIGHTING

FIXTURE 'C'

FXLuminaire.

LED Up Lights



The petite QB LED up light from FX Luminaire® is a 1LED wall wash light with all the same features of the larger PB, and is compatible with Luxor.

NOTE: THIS FIXTURE SHALL BE MOUNTED TO AN 18" HT. RISER AND AIMED DOWNWARD TO ILLUMINATE A PATH OF TRAVEL (SEE SPECS IN LIGHTING LEGEND ON L4.0)

QB: Up Light

NUMBER OF LEDs:	1
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt
USEFUL LED LIFE (L70):	50,000 hrs. avg.
INPUT VOLTAGE:	10 to 15V
VA TOTAL: (Use to size the lighting controller)	2.4
WATTS USED:	2.0
LUMENS PER WATT (EFFICIENCY)	37
MAX LUMENS:	73
CRI (Ra)	85

2.16" / 54.89 mm

2.93" / 74.51 mm

5.95" / 151.17 mm

Learn more about FX Luminaire up lights. Visit: [fxl.com/products](http://fxl.com/products)

FIXTURE 'D'

FXLuminaire.

LED Down Lights



Perforated Sleeve



Copper Sleeve



PROJECT

CATALOG #

TYPE

NOTES

VE

DESIGNER PREMIUM

Hanging down light for overhead illumination in 1 or 3 LED. Available in aluminum construction.

Quick Facts

- Die-cast aluminum with optional copper sleeve
- Two-layer marine-grade anodization and powder coat finish
- Cree® integrated LEDs

- Tamper-resistant features
- Color temperature filters
- Compatible with Luxor® technology
- Phase and PWM dimmable
- Input voltage: 10-15V

2.5" (64 mm)

4.5" (114 mm)

2.3" (58 mm)

4.4" (112 mm)

18.88" (236 mm)

2.5" (64 mm)

LANDSCAPE LIGHTING

SCOTT MENZEL  
LANDSCAPE ARCHITECT  
3823 Santa Claus Lane, Unit D  
Carpinteria, California 93013  
805.320.9751  
[www.ScottMenzel.com](http://www.ScottMenzel.com)

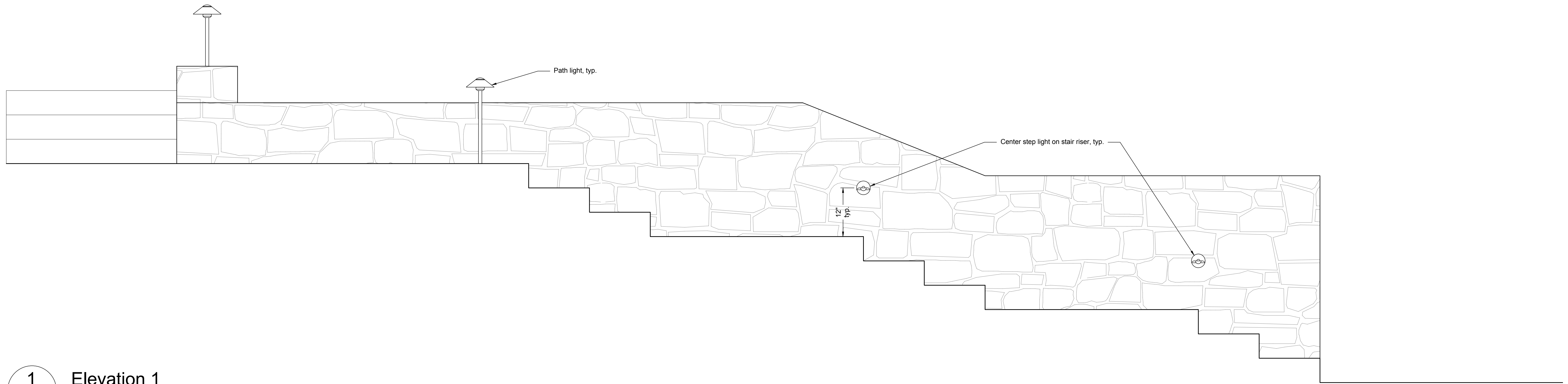
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YIH RESIDENCE  
3935 THACHER ROAD  
OJAI, CA 93023

TITLE  
LANDSCAPE LIGHTING  
FIXTURE CUT SHEETS

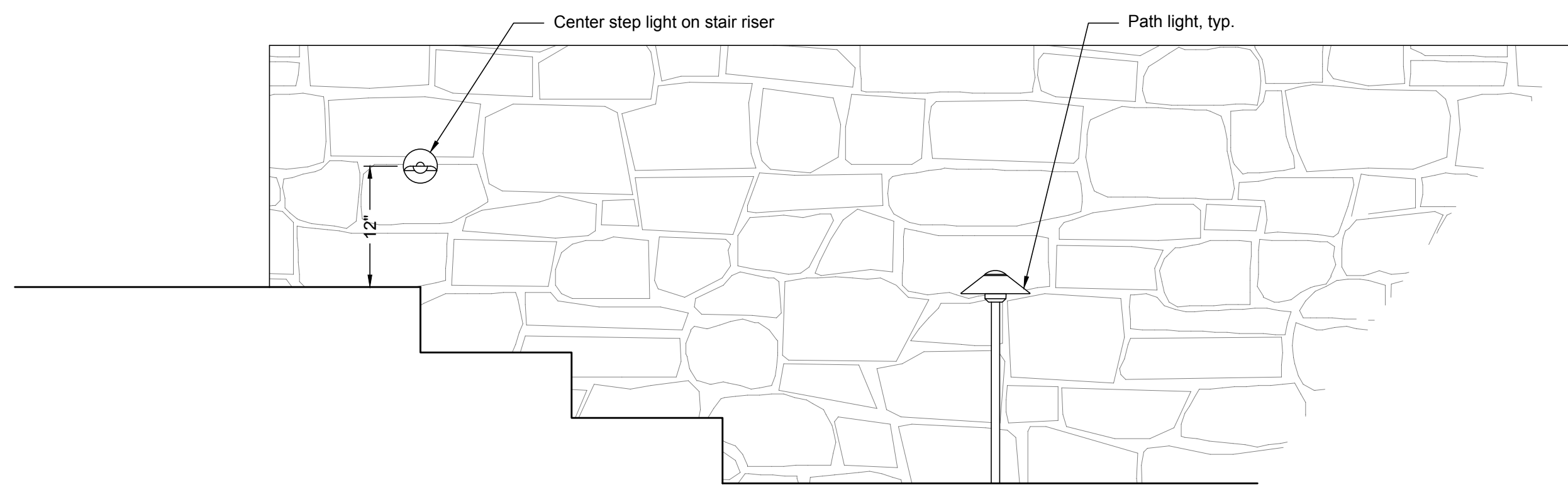
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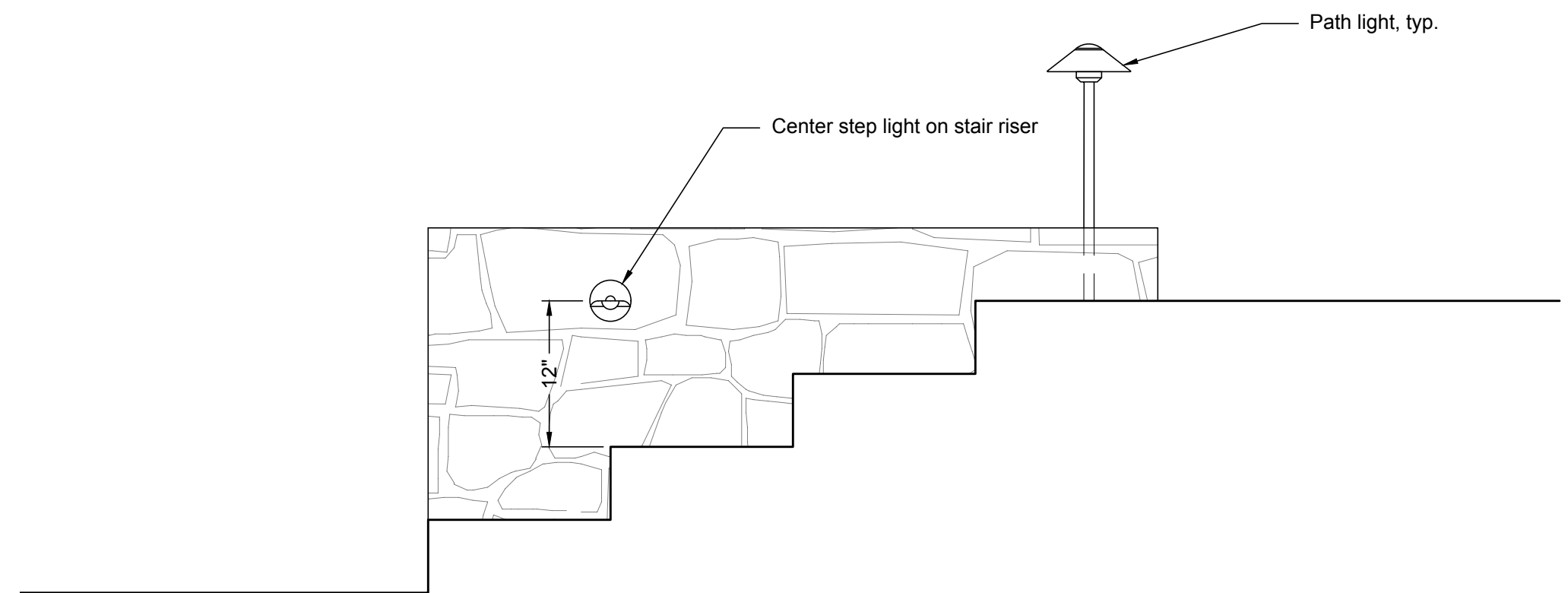




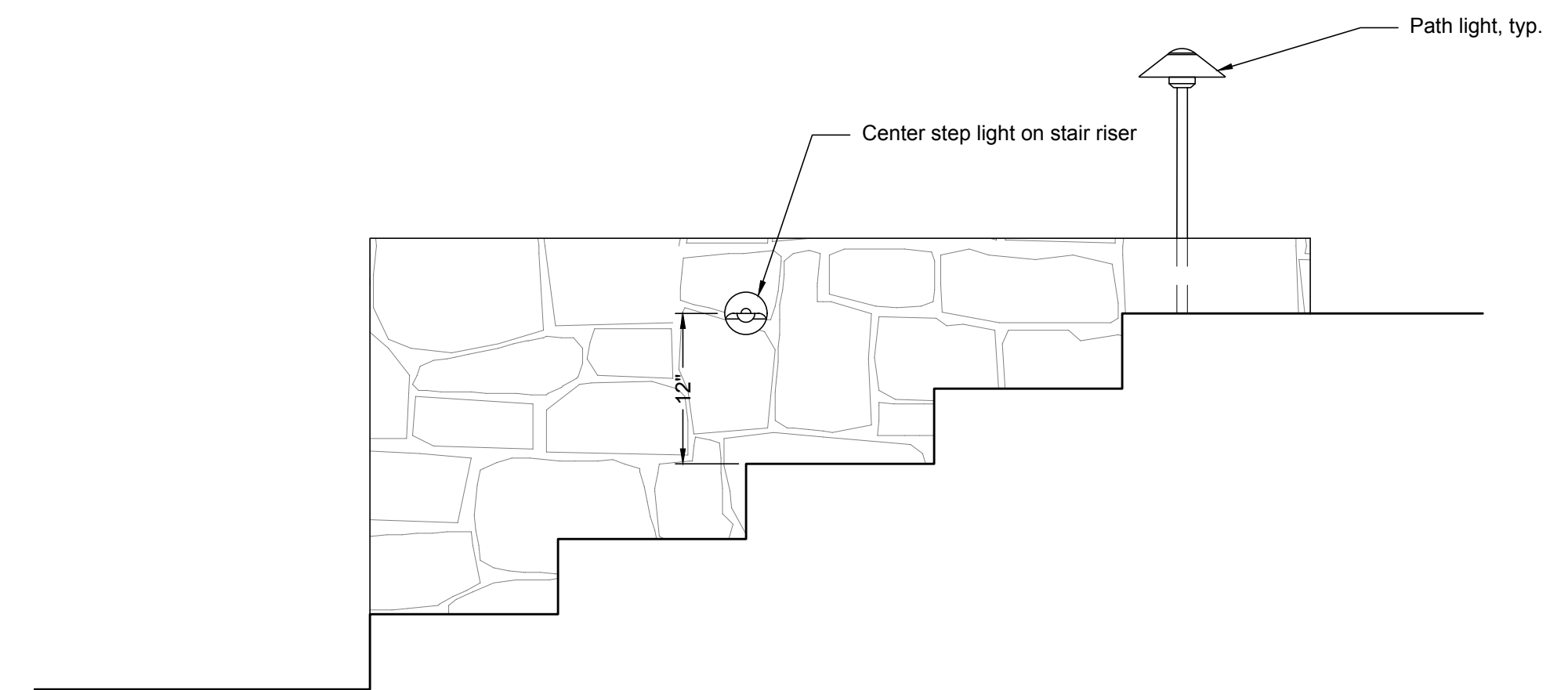
1 Elevation 1  
L5.3 Scale: 1" = 1'-0"



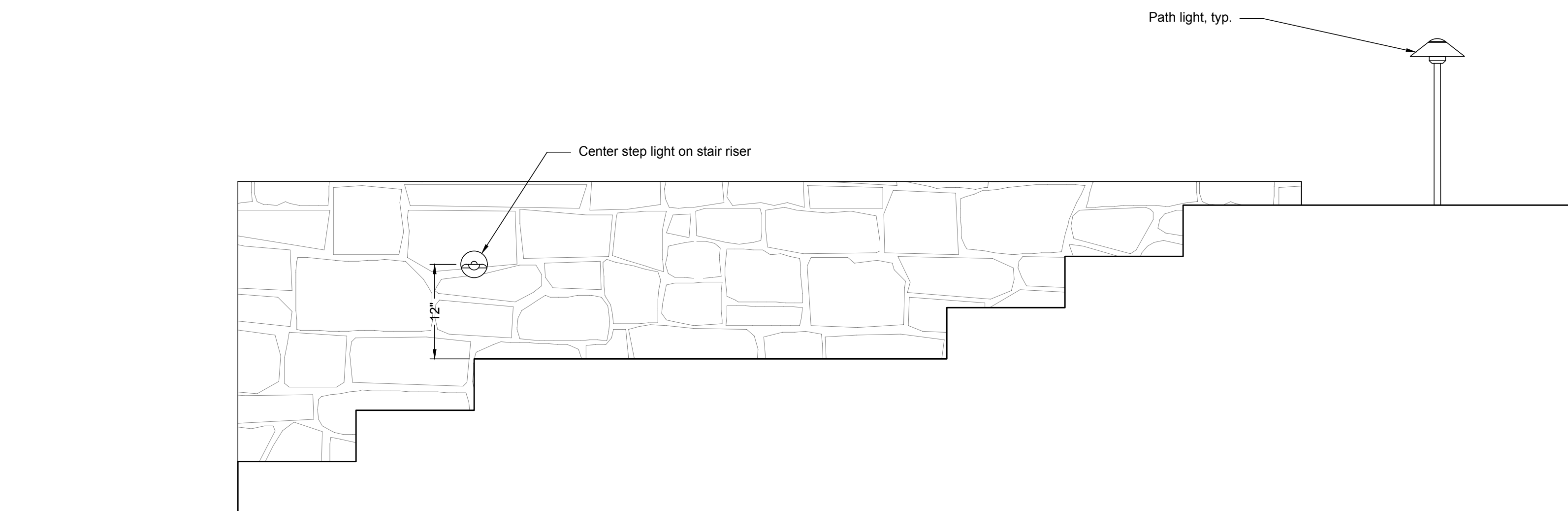
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L5.3 Scale: 1" = 1'-0"



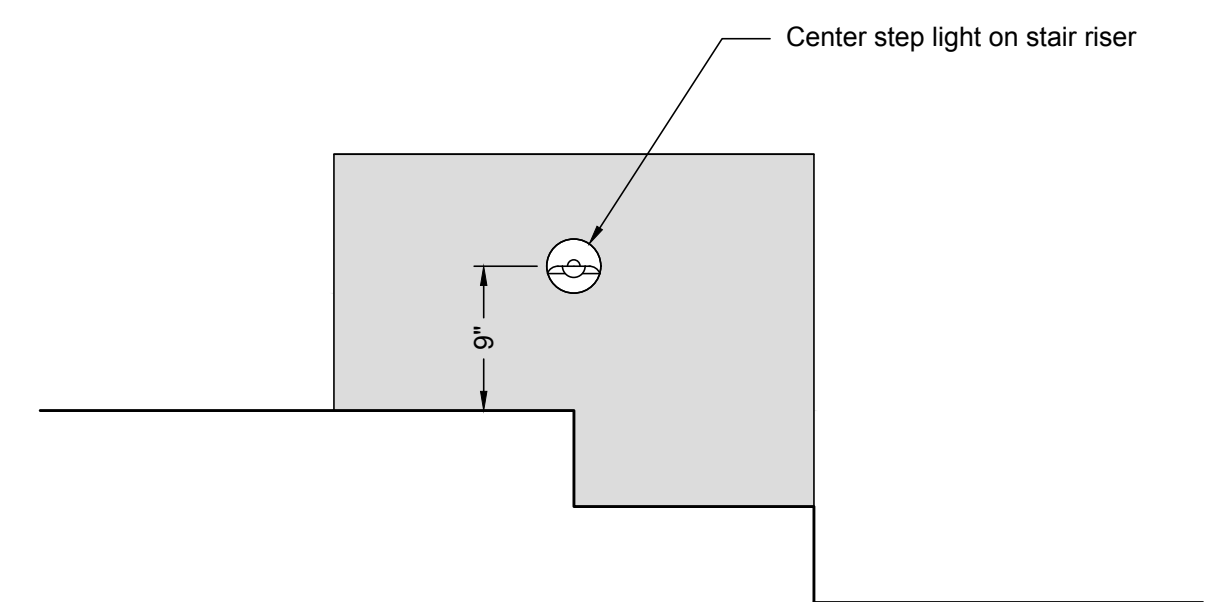
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L5.3 Scale: 1" = 1'-0"



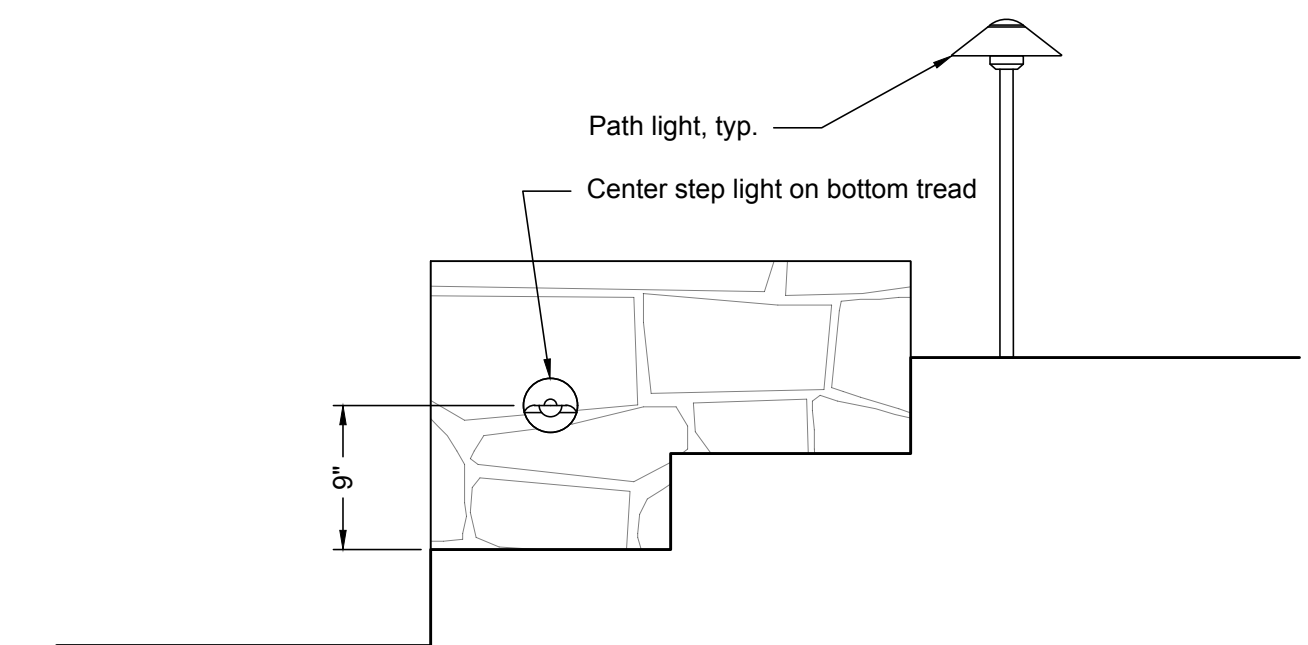
4 Elevation 4  
L5.3 Scale: 1" = 1'-0"



5 Elevation 5  
L5.3 Scale: 1" = 1'-0"



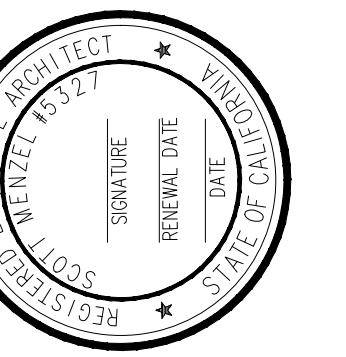
6 Elevation 6  
L5.3 Scale: 1" = 1'-0"



7 Elevation 7  
L5.3 Scale: 1" = 1'-0"



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YIH RESIDENCE  
3935 THACHER ROAD  
OJAI, CA 93023

TITLE  
STEP LIGHT  
ELEVATIONS

ISSUE DATE

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SHEET No.

L5.3

OF

PROJECT No. 22008



IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.01 DESCRIPTION

INCLUDES FURNISHING ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO PROVIDE AND INSTALL THE IRRIGATION SYSTEM SPECIFIED HEREIN AND REQUIRED TO COMPLETE THE WORK PER THE CONTRACT DOCUMENTS.

1.02 REQUIREMENTS AND REGULATORY AGENCIES

A. COMPLY WITH ALL LOCAL AND STATE CODES, ORDINANCES, SAFETY ORDERS, AND REGULATIONS OF ALL LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION OVER THIS WORK.

B. OBTAIN AND PAY FOR ALL PLUMBING PERMITS AND ALL INSPECTIONS REQUIRED BY AUTHORITIES STATED ABOVE.

C. NOTIFY THE LANDSCAPE ARCHITECT IN THE EVENT ANY EQUIPMENT OR METHODS INDICATED ON THE DRAWINGS OR IN THE SPECIFICATIONS CONFLICT WITH LOCAL CODES, PRIOR TO INSTALLATION.

1.03 RECORD DRAWINGS

A. THE CONTRACTOR SHALL MAINTAIN A COMPLETE AND ACCURATE SET OF "AS-BUILT" DRAWINGS. THESE DRAWINGS SHALL BE KEPT UP TO DATE WITH THE PROGRESS OF THE WORK. THE OWNER SHALL FURNISH A SET OF DRAWINGS ON WHICH TO RECORD "AS-BUILT" CONDITIONS. AS-BUILTS SHALL BE UPDATED ON A WEEKLY BASIS.

B. THE CONTRACTOR SHALL INDICATE CLEARLY AND CORRECTLY WORK INSTALLED BY DIMENSIONING FROM TWO PERMANENT POINTS OF REFERENCE. SHOW CONNECTIONS TO EXISTING WATER LINES, GATEBALL VALVES, PRESSURE SUPPLY PIPE, CONTROL VALVES, QUICK COUPLERS AND CONTROL WIRING.

1.04 MATERIALS TO BE FURNISHED

A. PRIOR TO FINAL APPROVAL, THE CONTRACTOR SHALL FURNISH THE FOLLOWING MATERIALS TO THE OWNER:

- TWO WRENCHES FOR DISASSEMBLING AND ADJUSTING EACH TYPE OF IRRIGATION HEAD SUPPLIED.
- TWO KEYS FOR EACH AUTOMATIC CONTROLLER.
- FOUR KEYS FOR LOOSE KEY HOSE BIBS.

1.05 ON-SITE OBSERVATIONS

A. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT FORTY-EIGHT (48) HOURS IN ADVANCE FOR ALL REQUIRED ON-SITE OBSERVATIONS. THE FINAL ON-SITE OBSERVATION SHALL REQUIRE SEVEN (7) DAYS ADVANCE NOTICE. THE FOLLOWING ARE REQUIRED ON-SITE OBSERVATIONS:

- JOB START MEETING PRIOR TO STARTING ANY WORK TO REVIEW THE SITE CONDITIONS THAT AFFECT THE WORK.
- REVIEW THE MAINLINE PRIOR TO BACKFILLING AND WHEN THE PRESSURE TEST IS COMPLETE.
- REVIEW SYSTEM COVERAGE WHEN INSTALLATION IS COMPLETE. COVERAGE MUST BE APPROVED PRIOR TO STARTING ANY PLANTING WORK.

B. RECORD DRAWINGS MUST BE CURRENT AND ON-SITE AT THE TIME OF THE ON-SITE OBSERVATIONS.

C. MAIN LINES SHALL BE TESTED UNDER HYDROSTATIC PRESSURE OF 150 POUNDS PER SQUARE INCH FOR A PERIOD OF 2 HOURS.

PART 2 - PRODUCTS

2.01 GENERAL

ALL IRRIGATION EQUIPMENT SHALL BE NEW AND UNUSED PRIOR TO INSTALLATION, AND SHALL CONFORM TO THE IRRIGATION PLAN AND LEGEND AS SPECIFIED.

2.02 CONTROL WIRES

CONTROL WIRES SHALL BE 24 VOLT CONDUCTORS, UL LISTED TYPE U.F., SOLID COPPER, 14 AWG. UL HEAVY DUTY PVC, COLORED, INSULATION. COMMON SHALL BE WHITE COLOR, ALL OTHERS SHALL BE BLACK.

2.03 GALVANIZED FITTINGS

GALVANIZED FITTINGS SHALL BE GALVANIZED MALLEABLE STEEL, SCHEDULE 40.

2.04 SOLVENTS

PVC PRIMER AND SOLVENTS SHALL BE APPROVED FOR PVC APPLICATION MEETING ASTM D-2564.

2.05 THREAD SEALANT

THREAD SEALANT SHALL BE SMOOTH, NON-HARDENING SEALANT, COMPATIBLE WITH THE PIPE MATERIALS SPECIFIED, CHRISTY'S ULTRA SEAL OR APPROVED EQUAL.

2.06 MAIN LINE FITTINGS

MAIN LINE FITTINGS SHALL BE SCHEDULE 40 PVC, TYPE 1, GRADE 1, CELL CLASSIFICATION 12454-B, SIDE GATED, LASCO OR APPROVED EQUAL.

2.07 MAIN LINE PIPE

MAIN LINE PIPE SHALL BE PVC SCHEDULE 40, SOLVENT WELD PIPE IN CONFORMANCE WITH ASTM D-1785.

2.08 LATERAL NON-PRESSURE LINE FITTINGS

LATERAL NON-PRESSURE LINE FITTINGS SHALL BE SCHEDULE 40 PVC, TYPE 1, GRADE 1, CELL CLASSIFICATION 12454-B, SIDE GATED, LASCO OR APPROVED EQUAL.

2.09 LATERAL NON-PRESSURE PIPE

LATERAL NON-PRESSURE PIPE SHALL BE PVC CLASS 200 OR AS SPECIFIED ON IRRIGATION PLAN, SOLVENT WELD IN CONFORMANCE WITH ASTM D-1785.

2.10 NIPPLES AND RISERS

NIPPLES AND RISERS SHALL BE PVC SCHEDULE 80 WITH MOLDED THREADS. ALL THREADED NIPPLES EXPOSED ABOVE GRADE SHALL BE GRAY IN COLOR.

2.11 DRIP LINE AND FITTINGS

DRIP LINE AND FITTINGS SHALL BE PER THE IRRIGATION PLAN, LEGEND AND DETAILS.

2.12 AUTOMATIC VALVES

AUTOMATIC VALVES SHALL BE PER IRRIGATION LEGEND, INSTALLED BELOW GRADE IN JUMBO RECTANGULAR PLASTIC VALVE BOX. VALVES FOR DRIP/MICRO-IRRIGATION SHALL INCLUDE STAINLESS STEEL FILTER AND PRESSURE REGULATOR AS SPECIFIED IN IRRIGATION LEGEND. COORDINATE VALVE LOCATIONS WITH LANDSCAPE ARCHITECT. DO NOT LOCATE VALVES IN TURF OR LOW GROUND COVER OR PATHWAYS OR WHERE HIGHLY VISIBLE.

2.13 HOSE BIBS

HOSE BIBS SHALL BE CHAMPION B-402, OR EQUAL, 3/4" x 1" BENT NOSE BRASS GARDEN VALVE ON COPPER RISER STRAPPED TO 4x4 REDWOOD POST WITH COPPER STRAPS. COORDINATE

LOCATIONS IN FIELD WITH LANDSCAPE ARCHITECT. HOSE BIBS SHALL BE SPACED NO MORE THAN 100' APART. INSTALL WITH HOSE BIB VACUUM BREAKER WHENEVER HOSE BIB IS UPSTREAM OF BACKFLOW PREVENTER.

2.14 BACKFLOW PREVENTER & PRESSURE REGULATOR

CONTRACTOR TO INSTALL NEW REDUCED PRESSURE BACKFLOW PREVENTION DEVICE PER MANUFACTURER'S INSTRUCTIONS. SEE IRRIGATION LEGEND FOR MAKE AND MODEL. DOMESTIC WATER SUPPLY SHALL BE PROTECTED AT ALL TIMES FROM CONTAMINATION FROM IRRIGATION SYSTEM. AS REQUIRED OR AS SPECIFIED ON IRRIGATION PLAN, INSTALL WITH ZURN WILKINS MODEL 500L-G PRESSURE REDUCING VALVE WITH GAUGE, INSTALL DOWNSTREAM OF BACKFLOW PREVENTER PER MANUFACTURER'S INSTRUCTIONS.

2.15 CONTROLLER

CONTROLLER MAKE & MODEL AS SPECIFIED IN IRRIGATION LEGEND. COORDINATE LOCATION IN FIELD WITH LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, BUILDING ARCHITECT & OWNER. INSTALL PER MANUFACTURER'S INSTRUCTIONS. INSTALL WITH ON-SITE WEATHER STATION WITH AUTOMATED DAILY ADJUSTMENT TO PROGRAM RUN TIMES AND RAIN SHUTOFF. LOCATION OF WEATHER STATION TO BE DETERMINED IN FIELD. COORDINATE WITH BUILDING ARCHITECT & GENERAL CONTRACTOR.

PART 3 - EXECUTION

3.01 WATER SUPPLY

COORDINATE POINT OF CONNECTION OF IRRIGATION SYSTEM WITH GENERAL CONTRACTOR AND OWNER. PROVIDE BALL VALVE IN IRRIGATION MAIN LINE JUST UPSTREAM OF POINT OF CONNECTION PER PLAN.

3.02 PIPE FITTINGS

A. ALL PLASTIC THREADED PIPE AND FITTINGS SHALL BE ASSEMBLED USING NON-HARDENING SEALANT, APPLY TO THE MALE THREADS ONLY.

B. ALL PLASTIC SLIP FITTINGS SHALL BE SOLVENT-WELDED AS PER PIPE MANUFACTURER'S RECOMMENDATIONS.

3.03 LINE CLEARANCE

ALL LINES SHALL HAVE A MINIMUM HORIZONTAL CLEARANCE OF FOUR (4) INCHES FROM EACH OTHER, AND SIX (6) INCHES FROM LINES OF OTHER TRADES. NO LINE SHALL BE PLACED DIRECTLY OVER ANOTHER LINE.

3.04 TRENCHING

A. DIG TRENCH AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF DITCH. SNAKE PIPE IN TRENCH TO AN EVEN GRADE AS NOTED.

B. PROVIDE MINIMUM COVER OF EIGHTEEN (18) INCHES FOR ALL PRESSURE SUPPLY LINES.

C. PROVIDE MINIMUM COVER OF EIGHTEEN (18) INCHES FOR ALL CONTROL WIRES.

D. PROVIDE MINIMUM COVER OF TWELVE (12) INCHES FOR ALL OTHER NON-PRESSURE LINES.

E. ALL LINES UNDER DRIVEWAY AND ROADWAY PAVEMENT SHALL HAVE A TWENTY-FOUR (24) INCH MINIMUM COVER BELOW SUBGRADE AND SHALL BE ENCASED IN A CLASS 200 PVC SLEEVE EXTENDING SIX (6) INCHES BEYOND THE EDGE OF PAVEMENT.

3.05 BACKFILLING

A. BACKFILL FOR TRENCHING SHALL BE COMPACTED TO A DRY DENSITY EQUAL TO THE ADJACENT UNDISTURBED SOIL, AND SHALL CONFORM TO THE ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS OR OTHER IRREGULARITIES. INITIAL BACKFILL ON ALL LINES SHALL BE OF A FINE GRANULAR MATERIAL WITH NO FOREIGN MATTER LARGER THAN ONE (1) INCH IN SIZE AND SIX (6) TO EIGHT (8) INCHES DEEP.

B. ALL IRRIGATION LINES UNDER PAVING SHALL BE BACKFILLED ENTIRELY WITH SAND AND COMPACTED BY MEANS OF POWER COMPACTION.

C. TRENCHES SHALL BE BACKFILLED PROMPTLY AFTER THE OPEN TRENCH REVIEW.

3.06 CONTROL WIRES

A. UNLESS OTHERWISE SPECIFIED, CONNECTIONS BETWEEN CONTROLLER AND REMOTE CONTROL VALVES SHALL BE MADE WITH DIRECT BURIAL WIRE AWG-UF TYPE, INSTALLED IN ACCORDANCE WITH VALVE MANUFACTURER'S WIRE CHART AND SPECIFICATIONS.

B. BETWEEN CONTROLLER AND REMOTE CONTROL VALVES, USE A CONTINUOUS WIRE. UNDER NO CIRCUMSTANCES SHALL SPLICES EXIST.

C. WHERE MORE THAN ONE WIRE IS PLACED IN A TRENCH, THE WIRING SHALL BE TAPED TOGETHER AND TO MAIN LINE AT INTERVALS OF TEN (10) FEET AND UNDERNEATH THE MAIN LINE.

D. WIRING SHALL OCCUPY THE SAME TRENCH AND SHALL BE INSTALLED ALONG THE SAME ROUTE AS THE PRESSURE SUPPLY LINE WHEREVER POSSIBLE.

E. AN EXPANSION LOOP OF TWELVE (12) INCHES SHALL BE PROVIDED AT EACH WIRE CONNECTION AND/OR DIRECTIONAL TURN.

F. SIZING OF WIRE SHALL BE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS, IN NO CASE LESS THAN #14 IN SIZE.

3.07 FLUSHING THE SYSTEM

AFTER ALL NEW IRRIGATION PIPE LINES AND RISERS ARE IN PLACE AND CONNECTED, ALL NECESSARY DIVERSION WORK HAS BEEN COMPLETED, AND PRIOR TO INSTALLATION OF IRRIGATION HEADS, THE CONTROL VALVES SHALL BE OPENED AND A FULL HEAD OF WATER USED TO FLUSH OUT THE SYSTEM.

3.08 ADJUSTING OF SYSTEM

A. ADJUST VALVES, AND ALIGNMENT AND COVERAGE OF ALL IRRIGATION HEADS FOR COMPLETE UNIFORM COVERAGE. MAINTAIN MATCHED PRECIPITATION WITHIN EACH VALVE/CIRCUIT. ADJUSTMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO, SUBSTITUTION OF NOZZLES AND ADDITION OR RELOCATION OF SPRINKLERS OR VALVES. OBTAIN LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO DEVIATING FROM PLAN.

B. IF IT IS DETERMINED THAT ADJUSTMENTS IN THE IRRIGATION EQUIPMENT OR NOZZLE CHANGES WILL PROVIDE PROPER AND MORE ADEQUATE COVERAGE, MAKE ALL NECESSARY CHANGES, WITHOUT ADDITIONAL COST TO THE OWNER, PRIOR TO ANY PLANTING.

C. THE ENTIRE SYSTEM SHALL BE OPERATING PROPERLY BEFORE ANY PLANTING OPERATIONS COMMENCE.

3.9 CLEAN-UP AND REPAIR

A. UPON COMPLETION OF THE WORK, MAKE THE GROUND SURFACE LEVEL, REMOVE EXCESS MATERIALS, RUBBISH, DEBRIS, ETC., AND REMOVE CONSTRUCTION AND INSTALLATION EQUIPMENT FROM THE PREMISES. DISPOSE OF IN A SAFE AND LEGAL MANNER.

B. REPLACE AND/OR REPAIR TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT ALL EXISTING PAVING DISTURBED DURING THE COURSE OF THIS WORK. NEW PAVING SHALL BE THE SAME TYPE, STRENGTH, TEXTURE, FINISH, AND BE EQUAL IN EVERY WAY TO THE MATERIAL REMOVED.

3.10 GUARANTEE

THE ENTIRE IRRIGATION SYSTEM SHALL BE GUARANTEED BY THE CONTRACTOR AS TO MATERIAL AND WORKMANSHIP, INCLUDING SETTLING OF BACKFILLED AREAS FOR A PERIOD OF ONE-YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF THE WORK.

PLANTING SPECIFICATIONS

PART 1 - GENERAL

1.01 DESCRIPTION

INCLUDES FURNISHING ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO PROVIDE AND INSTALL THE PLANTING AND MAINTENANCE INDICATED ON THE CONTRACT DOCUMENTS.

1.02 MAINTENANCE

INCLUDES CONTINUAL MAINTENANCE OF ALL LANDSCAPE WORK INCLUDED IN THE CONTRACT FOR A PERIOD OF NINETY (90) DAYS FROM THE TIME ALL WORK IS COMPLETED AND APPROVED.

1.03 REQUIREMENTS OF REGULATORY AGENCIES

ANY REQUIRED SPRAYING WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCIES.

1.04 SUBMITTALS

A. FURNISH MATERIAL INVOICES INDICATING THE QUANTITIES OF FERTILIZERS, SOIL AMENDMENTS, AND ALL MATERIALS DELIVERED TO THE JOB SITE. MATERIAL INVOICES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INCORPORATING SOIL AMENDMENTS.

B. CERTIFICATES SHALL BE PREPARED BY THE SUPPLIER OR DISTRIBUTOR AND SHALL INDICATE THE QUANTITIES AND QUALITIES OF MATERIALS USED.

1.05 PROTECTION

A. CONTRACTOR SHALL CHECK OR LOCATE EXISTING STRUCTURES, ELECTRIC CABLES OR CONDUITS, UTILITY LINES AND OTHER EXISTING FEATURES OR CONDITIONS ABOVE OR BELOW GROUND LEVEL THAT MIGHT BE DAMAGED AS A RESULT OF THE OPERATION. QUESTIONS OR CONFLICTS ARISING OUT OF SUCH EXAMINATION PRIOR TO OR DURING OPERATION SHALL BE IMMEDIATELY DIRECTED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR FOR NECESSARY ACTION OR DECISIONS BEFORE RESUMING OPERATION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT AT NO COST TO THE OWNER FOR FEATURES OR CONDITIONS DAMAGED THROUGH FAILURE TO COMPLY WITH THE ABOVE PROCEDURES.

B. PROTECT EXISTING TREES AND TREE ROOTS FROM ANY DAMAGE THAT MAY BE CAUSED AS A RESULT OF ANY PLANTING OR IRRIGATION OPERATIONS.

1.06 ALTERNATES

ALTERNATES WILL NOT BE PERMITTED, EXCEPT WHERE INDICATED.

1.07 LANDSCAPE ON-SITE OBSERVATIONS

A. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT FORTY-EIGHT (48) HOURS IN ADVANCE FOR ALL REQUIRED ON-SITE OBSERVATIONS. THE FINAL ON-SITE OBSERVATION SHALL REQUIRE SEVEN (7) DAYS ADVANCE NOTICE.

B. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL A COMPLETE WORK SCHEDULE INDICATING TENTATIVE DATES FOR ON-SITE OBSERVATIONS.

C. RECORD DRAWINGS SHALL BE CURRENT AND PRESENT AT THE TIME OF ON-SITE OBSERVATIONS AND SHALL BE UPDATED ON A WEEKLY BASIS.

D. LANDSCAPE ON-SITE OBSERVATIONS SHALL BE REQUIRED FOR THE FOLLOWING PHASES OF WORK:

- JOB START MEETING.
- FINISH GRADING - WHEN ALL FINE GRADING WORK IS COMPLETE, NOTIFY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PROCEEDING WITH THE PLANTING.
- SOIL PREPARATION - FURNISH CERTIFICATES FOR SOIL AMENDMENTS AT THIS TIME. QUANTITIES MUST BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO INCORPORATING INTO SOIL. WHEN ALL SOIL PREPARATION WORK IS COMPLETE NOTIFY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PROCEEDING WITH THE WORK.
- IRRIGATION SYSTEM REVIEW - SEE IRRIGATION SECTION.
- REVIEW PLANT MATERIAL FOR QUALITY PRIOR TO PLANTING. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT ANY PLANT MATERIAL THAT IT DEEMS UNACCEPTABLE AT TIME OF DELIVERY.
- REVIEW PLANT PLACEMENT PRIOR TO HOLES BEING DUG.
- REVIEW PLANTING AFTER INSTALLATION.
- PRE-MAINTENANCE - WHEN ALL WORK HAS BEEN COMPLETED A PRE-MAINTENANCE WALK THRU SHALL BE CONDUCTED. CONTRACTOR MUST RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO STARTING THE MAINTENANCE PERIOD.
- MAINTENANCE - NOTIFY THE LANDSCAPE ARCHITECT AFTER THE MAINTENANCE PERIOD HAS PROGRESSED FOR THIRTY DAYS FOR A REVIEW OF ALL WORK AND MAKE ALL CORRECTIONS THAT ARE DEEMED NECESSARY.
- FINAL REVIEW - AFTER THE NINETY (90) DAY MAINTENANCE PERIOD IS COMPLETE, NOTIFY THE LANDSCAPE ARCHITECT FOR A FINAL REVIEW OF ALL WORK. ALL WORK MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO BEING DEEMED COMPLETE.

PART 2 - PRODUCTS

2.01 SOIL AMENDMENTS

SOIL AMENDMENTS SHALL BE 100% ORGANIC COMPOST (OMRI LISTED) FORMULATED TO IMPROVE THE SITE SPECIFIC SOIL CONDITIONS. SEE ALSO RECOMMENDATION IN SOIL MANAGEMENT REPORT.

2.02 FERTILIZER

A. GENERAL PLANT FERTILIZER SHALL BE GRO-POWER PLANTING TABLETS (12-8-8) &/OR GRO-POWER PLUS (5-3-1). SEE ALSO RECOMMENDATION IN SOIL MANAGEMENT REPORT.

2.03 SOIL

SOIL SHALL BE EXISTING SITE SOIL AS APPROVED BY THE LANDSCAPE ARCHITECT.

2.04 PLANT MATERIAL

A. PLANT QUALITY - PLANTS SHALL BE FRESH, WELL ESTABLISHED, VIGOROUS, OF NORMAL HABIT OF GROWTH, FREE OF DISEASE, INSECTS, INSECT EGGS AND LARVAE. PLANTS SHALL HAVE HEALTHY, NORMAL ROOT SYSTEM, WELL FILLING THEIR CONTAINERS, BUT NOT TO THE POINT OF BEING ROOT-BOUND.

B. PLANT QUANTITIES - PLANT MATERIALS SHALL BE FURNISHED IN SIZE, QUANTITIES, SPECIES AND IN THE SPACING AS INDICATED OR NOTED ON THE DRAWINGS.

C. GROUND COVER MATERIAL SHALL BE PROVIDED IN QUANTITIES ADEQUATE TO FILL THE ENTIRE GROUND COVER AREAS PLANTED FROM FLATS AT THE SPACING INDICATED ON THE PLANTING DRAWINGS.

2.06 MAINTENANCE

MAINTENANCE MATERIALS USED IN CONJUNCTION WITH THE MAINTENANCE WORK SHALL CONFORM TO THE MATERIAL REQUIREMENTS ORIGINALLY SPECIFIED FOR THE WORK.

2.07 MULCH

MULCH SHALL BE "WALK ON BARK" AS SUPPLIED BY AGRI-TURF SUPPLIES (2257 LAS POSITAS ROAD, SANTA BARBARA) OR AGROMIN "ES-2" SUBMIT SAMPLES FOR APPROVAL. EXCEPT THOSE PORTIONS PLANTED WITH TURF, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS, MULCH IS TO BE APPLIED ON ALL EXPOSED SOIL SURFACES TO AN AVERAGE THICKNESS OF AT LEAST 3 INCHES THROUGHOUT, EXCEPT IN THE IMMEDIATE VICINITY OF WOODY TRUNKS.

2.08 MIXES

A. BACKFILL MIX FOR ALL PLANTS AND TREES SHALL BE 2/3 SITE SOIL TO 1/3 ORGANIC AMENDMENT PER RECOMMENDATIONS OF SOIL MANAGEMENT REPORT. APPLY FERTILIZER AT RATE RECOMMENDED BY FERTILIZER MANUFACTURER OR AS SPECIFIED IN SOIL MANAGEMENT REPORT.

B. SOIL PREPARATION MATERIALS SHALL BE AT THE RATES SPECIFIED IN THE SOIL MANAGEMENT REPORT.

2.09 TREE STAKES (AS REQUIRED)

TREE STAKES SHALL BE 2-INCH DIAMETER LODGEPOLE PINE (PINUS CONTORTA), PRESSURE TREATED WITH AN EPA-REGISTERED PESTICIDE CONTAINING COPPER SUCH AS AQO (ALKALINE COPPER QUATERNARY) OR CA-B (COPPER AZOLE). STAKES SHALL BE TWELVE (12) FEET LONG.

2.10 TREE TIES

TREE TIES SHALL BE VIRGIN FLEXIBLE VINYL MEETING ASTM D-412, WITH UV INHIBITOR, 24 INCHES LONG.

2.11 STEEL HEADER PER PLANS AND DETAILS

2.12 ROOT BARRIER (AS REQUIRED)

ROOT BARRIER SHALL BE 24" UNIVERSAL GUIDE UB 24-2 SURROUND APPLICATION (24" INCHES HIGH X 24" WIDE PANELS) AS MANUFACTURED BY DEEPROOT PARTNERS, 81 LANGTON ST. SUITE 4, SAN FRANCISCO, CA. (800) 458-7668.

PART 3 - EXECUTION

3.01 SITE CONDITION

A. CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS IN THE SOIL MANAGEMENT REPORT.

B. NO PLANT MATERIALS SHALL BE PLANTED UNTIL ALL OPERATIONS IN CONJUNCTION WITH THE INSTALLATION OF THE IRRIGATION SYSTEM HAVE BEEN APPROVED BY THE LANDSCAPE ARCHITECT. FINAL GRADES SHALL BE ESTABLISHED AND THE PLANTING AREAS SHALL BE PROPERLY PREPARED AND GRADED.

3.02 GROUND PREPARATION - ALL AREAS

A. REMOVE FROM SITE DEAD OR DYING SHRUBS, TREES, OR WEEDS WITHIN PROPOSED PLANTING AREAS. WHEN BERMUDA GRASS, NUT GRASS OR ST. AUGUSTINE IS ENCOUNTERED, PLANTS SHALL BE SPRAYED WITH "ROUND-UP" TWO WEEKS PRIOR TO START OF LANDSCAPE WORK THEN REMOVED COMPLETELY.

B. A SERIES OF GROWKILL CYCLES SHALL BE PERFORMED TO ERADICATE NON-NATIVE WEEDS WITHIN PROPOSED PLANTING AREAS. START WITH BARE SOIL. MAKE AN EFFORT TO REMOVE AS MUCH EXISTING SEED ON PLANTS AS POSSIBLE BEFORE THE FIRST TILLING TAKES PLACE. WATER GENEROUSLY UNTIL SEEDS AT THE SOIL SURFACE SPROUT. THIS IS A USUALLY MUCH HIGHER RATE OF WATERING THAN YOU WOULD USE FOR A NORMAL LANDSCAPE. STIMULATING NEW SEEDLINGS, REGARDLESS OF THE WEATHER, IS THE GOAL. LET SOIL DRY OUT A BIT. TILLING WET SOIL WILL RESULT IN COMPACTED AND LESS WORKABLE SOIL. TILL TO KILL SEEDLING WEEDS AND TO BRING BURIED NEW SEED TO THE SURFACE. TURNING ABOUT 4-6 INCHES OF SOIL IS ADEQUATE FOR THIS PURPOSE. TILLING SHOULD HAPPEN BEFORE THE WEEDS BEGIN TO DEVELOP FLOWERS. REPEAT.

C. ALL PLANTED AREAS SHALL BE THOROUGHLY CULTIVATED TO A MINIMUM DEPTH OF SIX (6) INCHES TO REDUCE ANY COMPACTION WHICH OCCURS AS A RESULT OF CONSTRUCTION. A RIPPER SHALL BE USED TO LOOSEN SEVERELY COMPACTED SOIL TO A MINIMUM DEPTH OF TWELVE (12) INCHES WHERE VEHICLES, MACHINERY AND MATERIALS MAY HAVE BEEN KEPT. PROTECT ROOTS OF EXISTING TREES.

D. STONES OR ROCKS OVER 1" IN SIZE. CONSTRUCTION REFUSE, AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE, SAFELY AND LEGALLY DISPOSED OF.

E. APPLY SOIL PREPARATION MATERIALS TO ALL PLANTING AREAS AND THOROUGHLY INCORPORATE INTO THE TOP SIX (6) INCHES OF SOIL.

F. WET SOIL THOROUGHLY AND ALLOW TO SETTLE. REPEAT THIS COMPACTION PROCEDURE UNTIL SOIL IS STABLE ENOUGH TO PERMIT AERATION AND DRAINAGE FOR PLANT MATERIAL.

G. FINISH GRADE ALL PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE READY FOR PLANTING. FINISH GRADE SHALL BE ONE AND A HALF (1-1/2) INCHES BELOW FINISH GRADE OF ADJACENT PAVED SURFACES UNLESS OTHERWISE NOTED ON DRAWINGS.

3.03 PLANTING - TREES & SHRUBS

A. EXCAVATE PITS OF SQUARE OUTLINE AND VERTICAL SIDES FOR ALL PLANTS. SCARIFY SIDES AND BOTTOMS OF ALL PLANT PITS. PITS FOR ALL PLANTS SHALL BE TWICE THE WIDTH OF THE CONTAINER AND OF EQUAL DEPTH.

C. ALL NON-POISONOUS CONTAINER PLANTS SHALL BE PLANTED IN GOPHER BASKETS. GOPHER BASKETS SHALL BE CONSTRUCTED OF 3/4" 20 GAUGE GALVANIZED STEEL WIRE.

D. IF DIRECTED BY THE LANDSCAPE ARCHITECT, THE CONTRACTOR SHALL PRUNE PLANTS IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE.

E. INSTALL ROOT BARRIER AS REQUIRED. INSTALL PER MANUFACTURER'S REQUIREMENTS.

3.04 PLANTING - GROUND COVER

A. ALL GROUND COVERS SHALL BE WELL ROOTED AND SHALL BE EVENLY SPACED AS INDICATED ON THE DRAWINGS, AND SHALL BE STAGGERED IN ROWS.

B. DIG GOOD SIZED POCKETS FOR PLANTING SO THAT THE ROOT SYSTEM LIES FREE WITHOUT DOUBLING AND SO THAT ROOTS ARE PLANTED VERTICALLY, NOT HORIZONTALLY.

3.05 MULCH

INSTALL THREE INCH LAYER OF MULCH THROUGHOUT SHRUB AREAS WITHOUT GROUND COVER. FINISH GRADE SHRUB AREAS TO A SMOOTH UNIFORM SURFACE TO RECEIVE MULCH. KEEP MULCH AWAY FROM TREE AND SHRUB CROWN. DRESS MULCH AREAS TO PRESENT A CLEAN UNIFORM APPEARANCE WHEN COMPLETE.

3.06 STEEL HEADER

INSTALL STEEL HEADER FOLLOWING MANUFACTURER'S INSTRUCTIONS. MINIMUM FIVE (5) STAKES PER SECTION ARE TO BE USED WITH EACH SECTION OF EDGING. TOP OF EDGING NOT TO EXCEED 1/2" ABOVE FINISH GRADE. LAYOUT HEADER BOARD WITH SMOOTH UNIFORM CURVES AND/OR STRAIGHT AS INDICATED ON PLANS.

3.07 ROOT BARRIER

INSTALL TREE ROOT BARRIERS IN A SURROUND APPLICATION FOR ALL TREES INDICATED ON THE PLANS. THE VERTICAL ROOT DEFLECTING RIBS SHALL BE FACING INWARDS TO THE ROOT BALL AND THE DOUBLE TOP EDGE SHALL BE SET AT LEAST 1/2" ABOVE THE FINISH GRADE. PANELS SHALL BE CONNECTED WITH THE FLEXIBLE JOINER STRIPS TO THE REQUIRED OVERALL LENGTH AS PER PLAN. INSTALL PANELS STRAIGHT, UNIFORM IN A VERTICAL POSITION.

MAINTENANCE SPECIFICATIONS

PART 1 - GENERAL

1.01 DESCRIPTION

INCLUDES FURNISHING ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO CONTINUOUSLY MAINTAIN ALL AREAS INCLUDED IN THE CONTRACT DURING THE PROCESS OF THE WORK, THE MAINTENANCE PERIOD AND UNTIL FINAL ACCEPTANCE OF THE WORK.

1.02 MAINTENANCE PERIOD

AFTER ALL WORK INDICATED ON THE DRAWINGS OR HEREIN SPECIFIED INCLUDING ALL PLANTING HAS BEEN COMPLETED, INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT, THE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, WEEDING, MOWING, CULTIVATING, SPRAYING, MULCHING, TRIMMING, EDGING, AND/OR ANY OTHER OPERATION NECESSARY FOR THE CARE AND UPKEEP FOR THE PERIOD OF NINETY (90) DAYS AFTER THE AFOREMENTIONED APPROVALS.

PART 2 - PRODUCTS

ALL MATERIALS USED IN CONJUNCTION WITH THE MAINTENANCE WORK SHALL CONFORM TO THE MATERIAL REQUIREMENTS ORIGINALLY SPECIFIED FOR THE WORK. APPLY AT MANUFACTURER'S RECOMMENDED RATE.

PART 3 - EXECUTION

3.01 REPLACEMENTS

CONTRACTOR SHALL IMMEDIATELY REPLACE ANY AND ALL PLANT MATERIALS WHICH, FOR ANY REASON, DIE OR ARE DAMAGED WHILE UNDER HISHER CARE. REPLACEMENT PLANTS SHALL BE OF THE SAME QUALITY AS THE ORIGINALLY SPECIFIED PLANTS.

3.02 REPAIR

A. DAMAGE TO PLANTING AREAS SHALL BE REPAIRED IMMEDIATELY.

B. DEPRESSIONS CAUSED BY VEHICLES, EQUIPMENT AND FOOT TRAFFIC WILL BE FILLED WITH SOIL, LEVELED AND REPLANTED.

C. TRAP GOPHERS AND MOLES. DO NOT USE POISONOUS BAIT TO CONTROL GOPHERS AND MOLES. REPAIR DAMAGE AS ABOVE.

3.03 CLEAN-UP

A. ALL PLANTED AREAS SHALL BE KEPT FREE OF DEBRIS AND SHALL BE CULTIVATED AND WEEDED AT NOT MORE THAN TEN-DAY INTERVALS.