

PROPOSED PLANT PALETTE

KEY	CONTAINER SIZE	BOTANICAL NAME	COMMON NAME	HT x SP	W
TREES:					
T1	24" BOX	CATALPA SPECIOSA	N.C.N.	40' x 20'	L
T2	24" BOX	CHAMAEROPS HUMILIS (CLUMPING)	MEDITERRANEAN FAN PALM	20' x 20'	L
T3	24" BOX	PHOENIX CANARIENSIS	CANARY ISLAND PALM	60' x 40'	L
T4	24" BOX	PHOENIX ROEBELII	PYGMY DATE PALM	8' x 7'	M
T5	24" BOX	PODOCARPUS GRACILIOR (MULTI-TRUNK)	FERN PINE	40' x 20'	M
T6	24" BOX	SYAGRUS ROMANZOFFIANUM	QUEEN PALM	50' x 20'	L
T7	24" BOX	TRACHYCARPUS FORTUNII	WINDMILL PALM	30' x 10'	L
SHRUBS & PERENNIALS:					
S1	1 GAL.	AGAPANTHUS AFRICANUS	LILY-OF-THE-NILE	2' x 2'	M
S2	5 GAL.	AGAVE "BLUE GLOW"	AGAVE	2' x 2'	L
S3	5 GAL.	BAMBUSA MULTIPLEX "GOLDEN GODDESS"	CLUMPING BAMBOO	8' x 2'	L
S4	5 GAL.	CYCAS REVOLUTA	SAGO PALM	5' x 5'	M
S5	5 GAL.	ECHEUM CANADENSIS	PRIDE OF MADEIRA	5' x 8'	M
S6	5 GAL.	FATSIA JAPONICA	JAPANESE ARALIA	6' x 6'	M
S7	5 GAL.	FELJOA SELLOWIANA	PINEAPPLE GUAVA	18' x 15'	L
S8	5 GAL.	LEUCADENDRON HYBRID "SAFARI SUNSET"	N.C.N.	8' x 6'	L
S9	5 GAL.	STRELITZIA REGINAE	BIRD OF PARADISE	5' x 5'	M
GROUND COVERS:					
G1	1 GAL.	ARCTOSTAPHYLOS "EMERALD CARPET (30" O.C.)	MANZANITA	1' x 4'	L
G2	1 GAL.	BOUGAINVILLEA "OO-LA-LA" (36" O.C.)	BOUGAINVILLEA	18" x 6"	M
G3	1 GAL.	MYOPORUM PARVILIUM "TUCSON" (48" O.C.)	N.C.N.	6" x 6"	L
G4	1 GAL.	VINCA MINOR (18" O.C.)	DWARF PEREWINKLE	6" x 3"	M
STORMWATER PLANTING:					
SP1	1 GAL.	CAREX DIVULSA (24" O.C.)	SEDGE	1' x 2'	M

W = WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (W.U.C.O.L.S.)

W.U.C.O.L.S. REGION: NORTH/CENTRAL COASTAL

H - HIGH WATER USE
M - MODERATE WATER USE
L - LOW WATER USE
VL - VERY LOW WATER USE

NOTE #1:
IRRIGATION SYSTEM SHALL BE LOW VOLUME DRIP EMITTER TYPE SYSTEM.
IRRIGATION SYSTEM SHALL BE DESIGNED WITH HYDROZONE FOR PLANT GROUPINGS WITH SIMILAR WATER USE CLASSIFICATIONS. IRRIGATION SYSTEM SHALL BE FULLY AUTOMATIC WITH SOLAR SYNC WEATHER SENSORS.

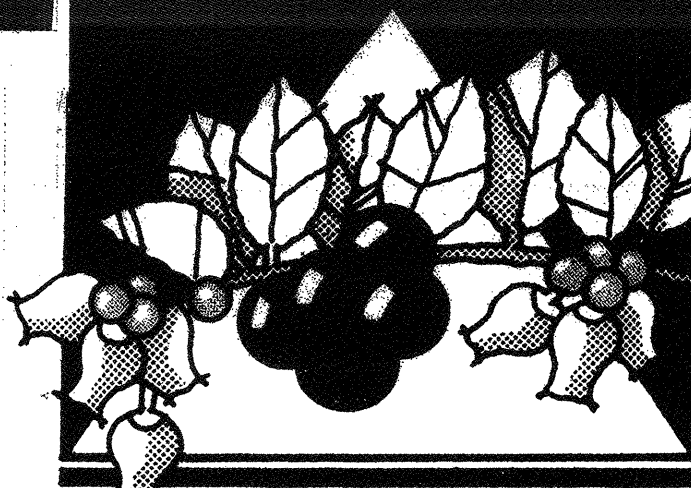
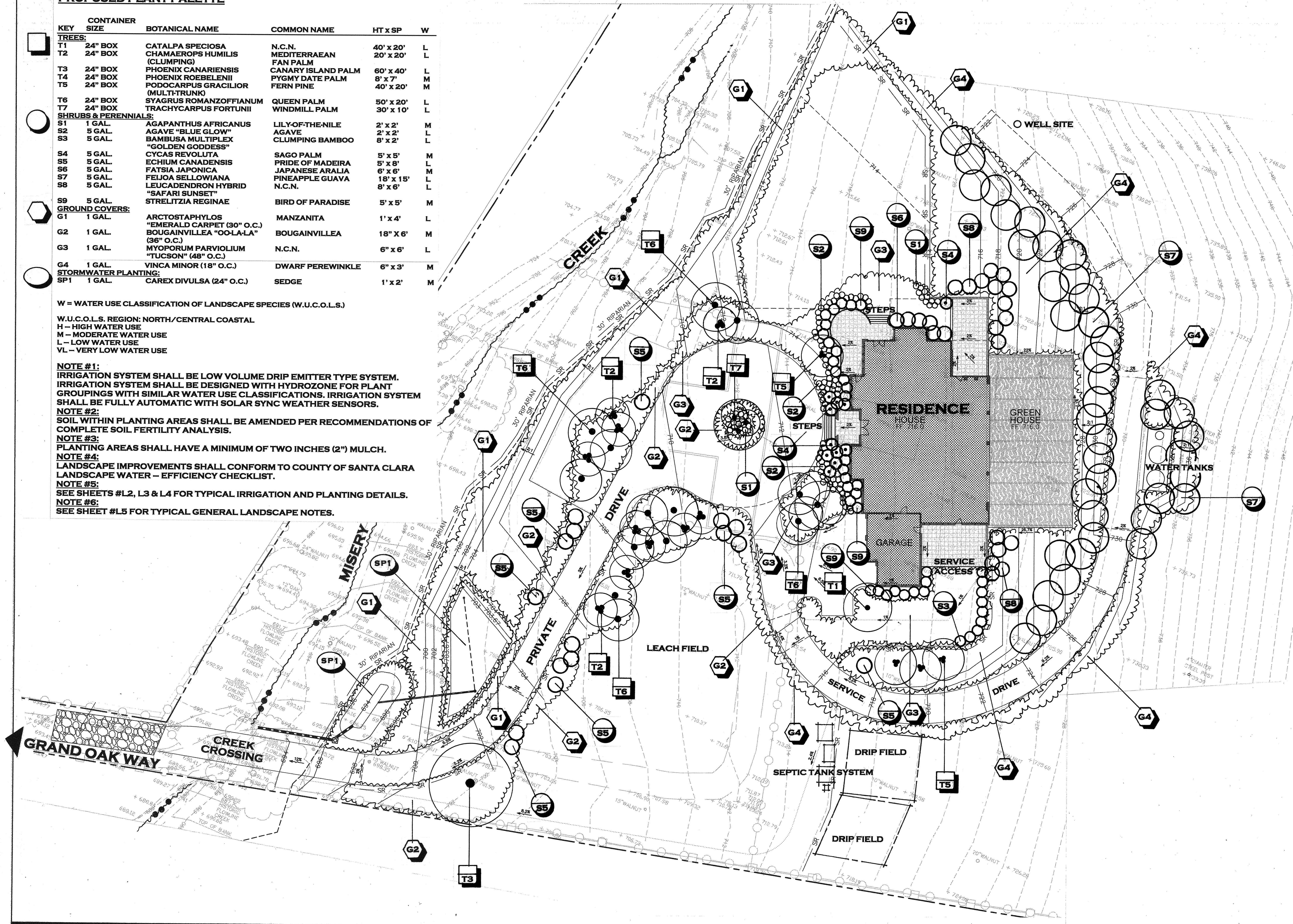
NOTE #2:
SOIL WITHIN PLANTING AREAS SHALL BE AMENDED PER RECOMMENDATIONS OF COMPLETE SOIL FERTILITY ANALYSIS.

NOTE #3:
PLANTING AREAS SHALL HAVE A MINIMUM OF TWO INCHES (2") MULCH.

NOTE #4:
LANDSCAPE IMPROVEMENTS SHALL CONFORM TO COUNTY OF SANTA CLARA LANDSCAPE WATER - EFFICIENCY CHECKLIST.

NOTE #5:
SEE SHEETS #L2, L3 & L4 FOR TYPICAL IRRIGATION AND PLANTING DETAILS.

NOTE #6:
SEE SHEET #L5 FOR TYPICAL GENERAL LANDSCAPE NOTES.



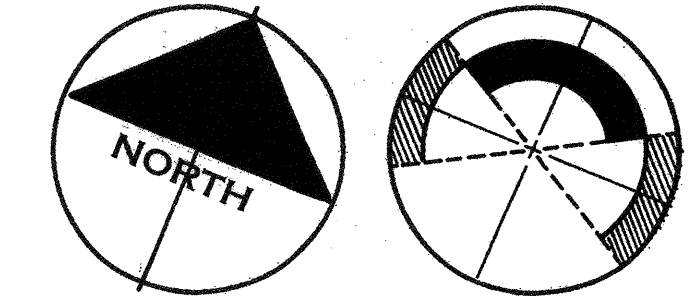
ISAACSON, WOOD & ASSOCIATES
LANDSCAPE ARCHITECTURE

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RESIDENCE

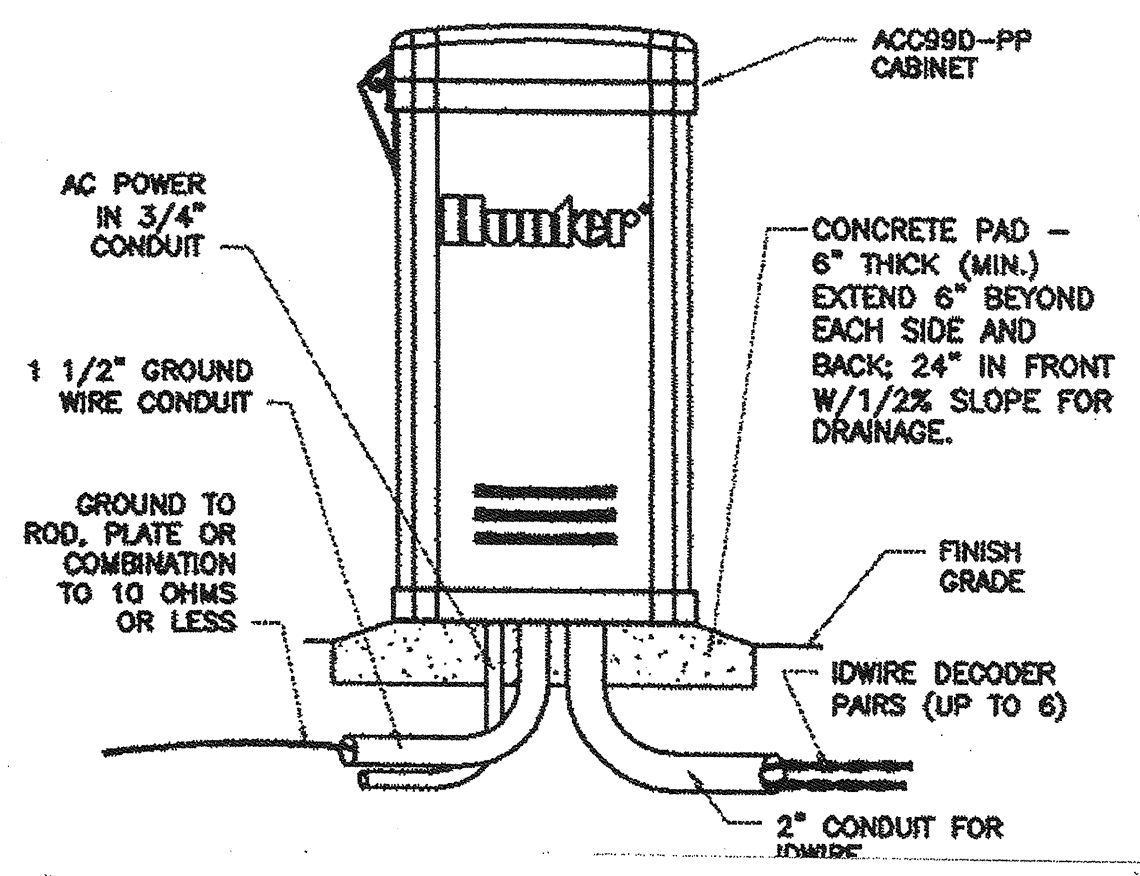
GRAND OAK WAY
SANTA CLARA COUNTY,
CALIFORNIA

JOB #	REVISIONS:
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DATE:	11.07.18

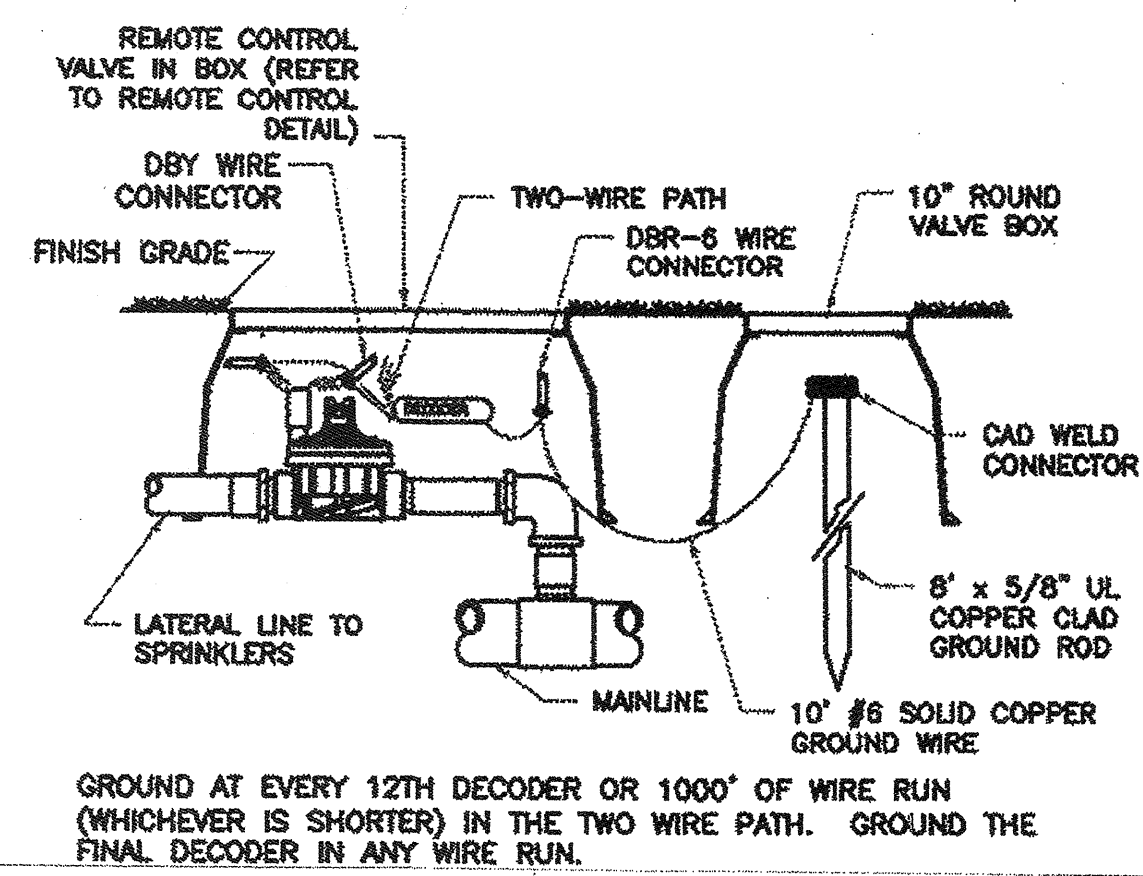


0 20' SCALE: 1"=20'

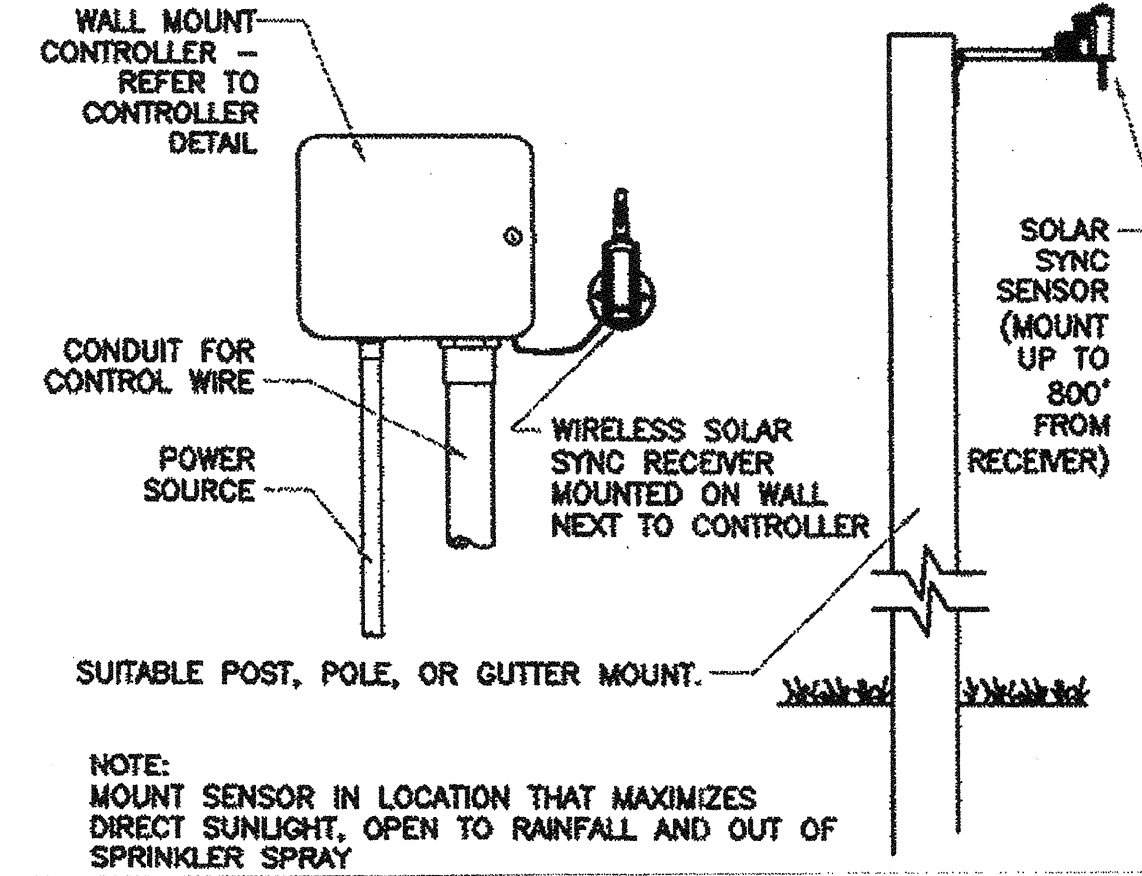
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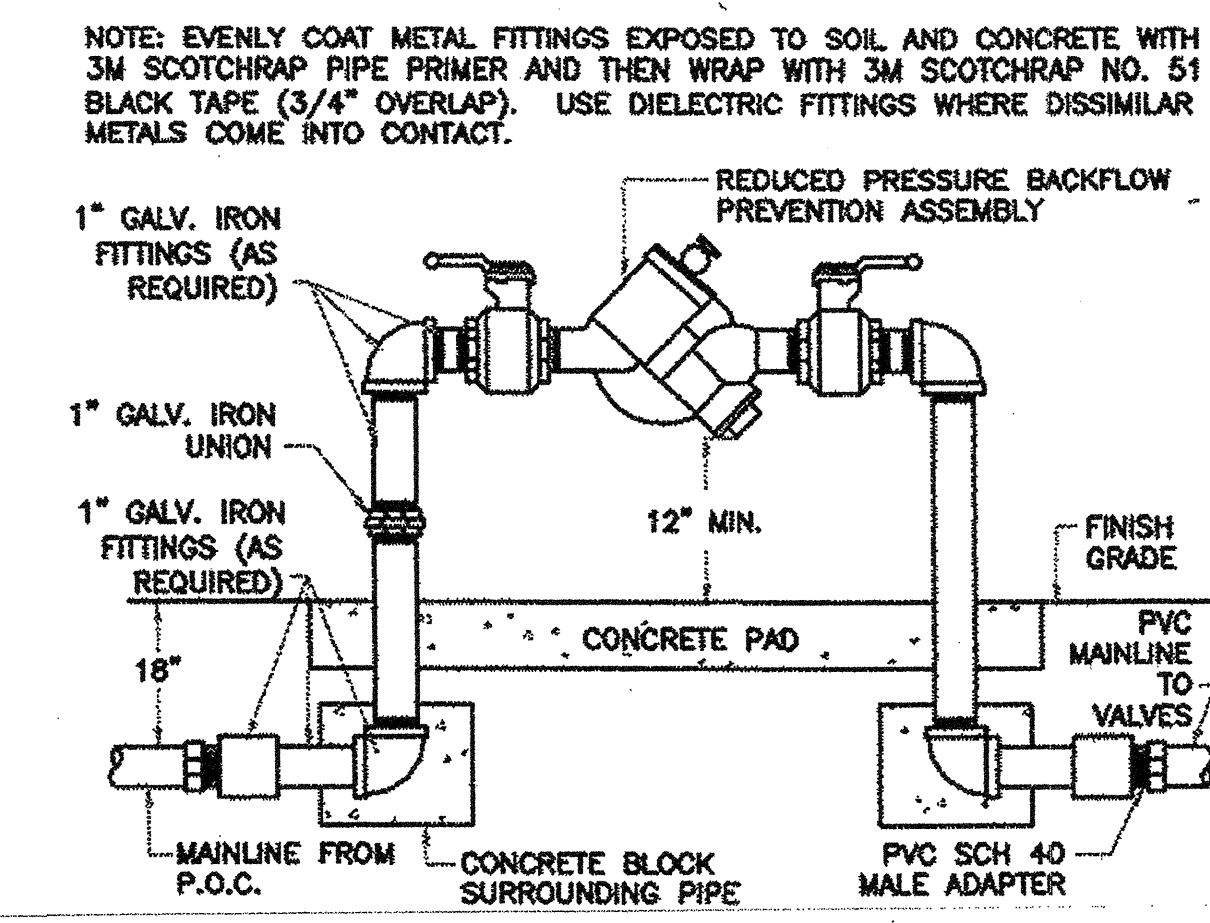
**11 PEDESTAL MOUNT
AUTOMATIC CONTROLLER**



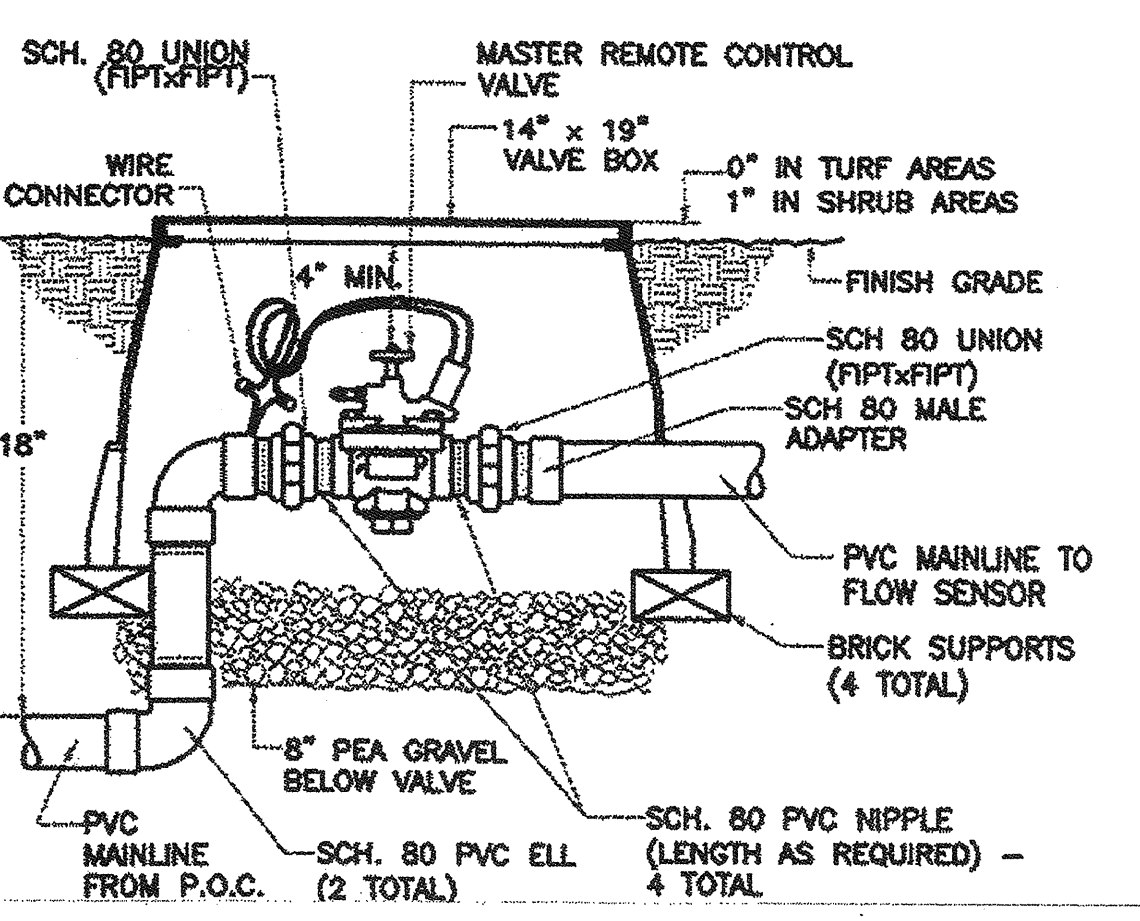
**12 TWO WIRE
DECODER GROUNDING**



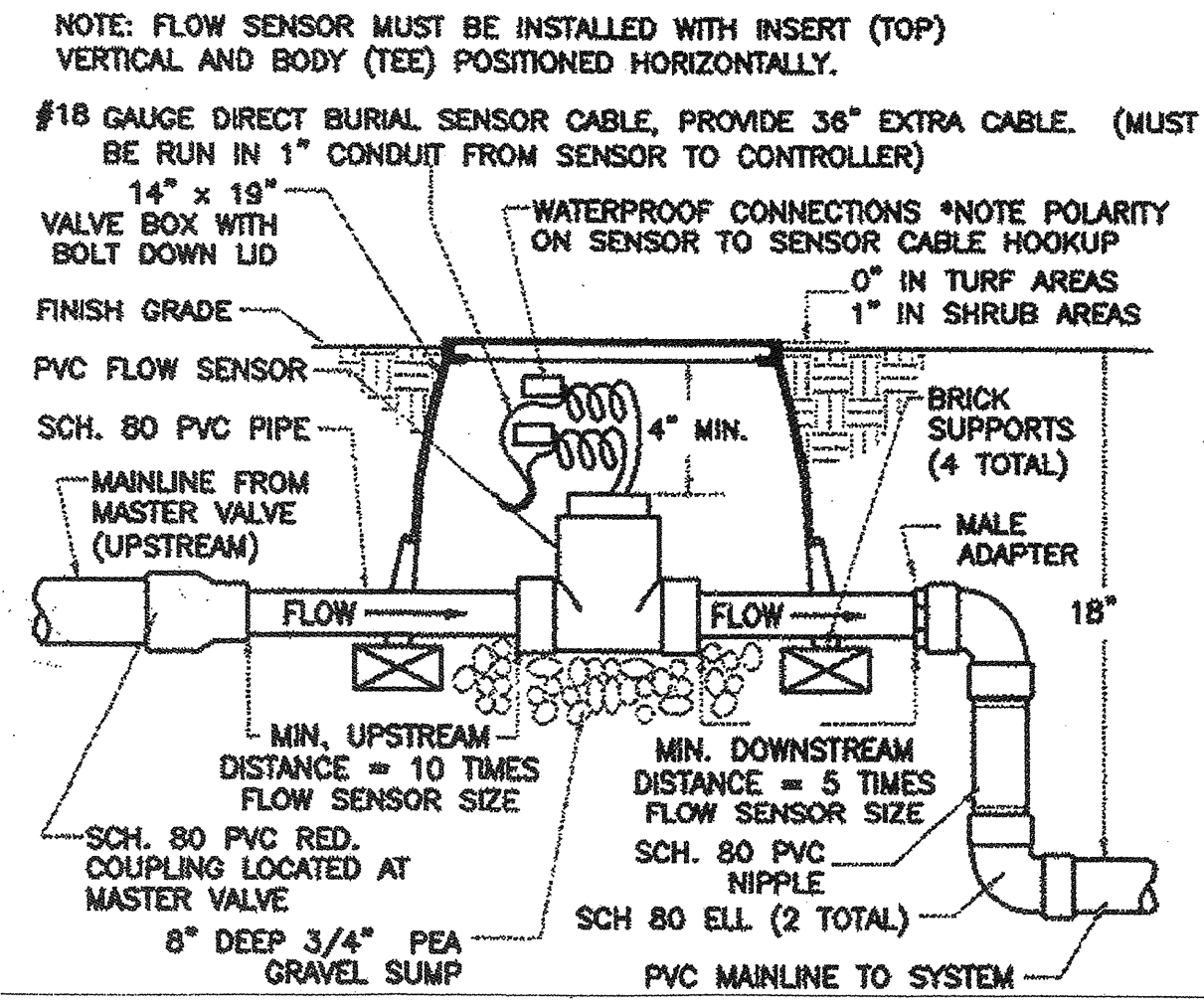
**13 SOLAR SYNC
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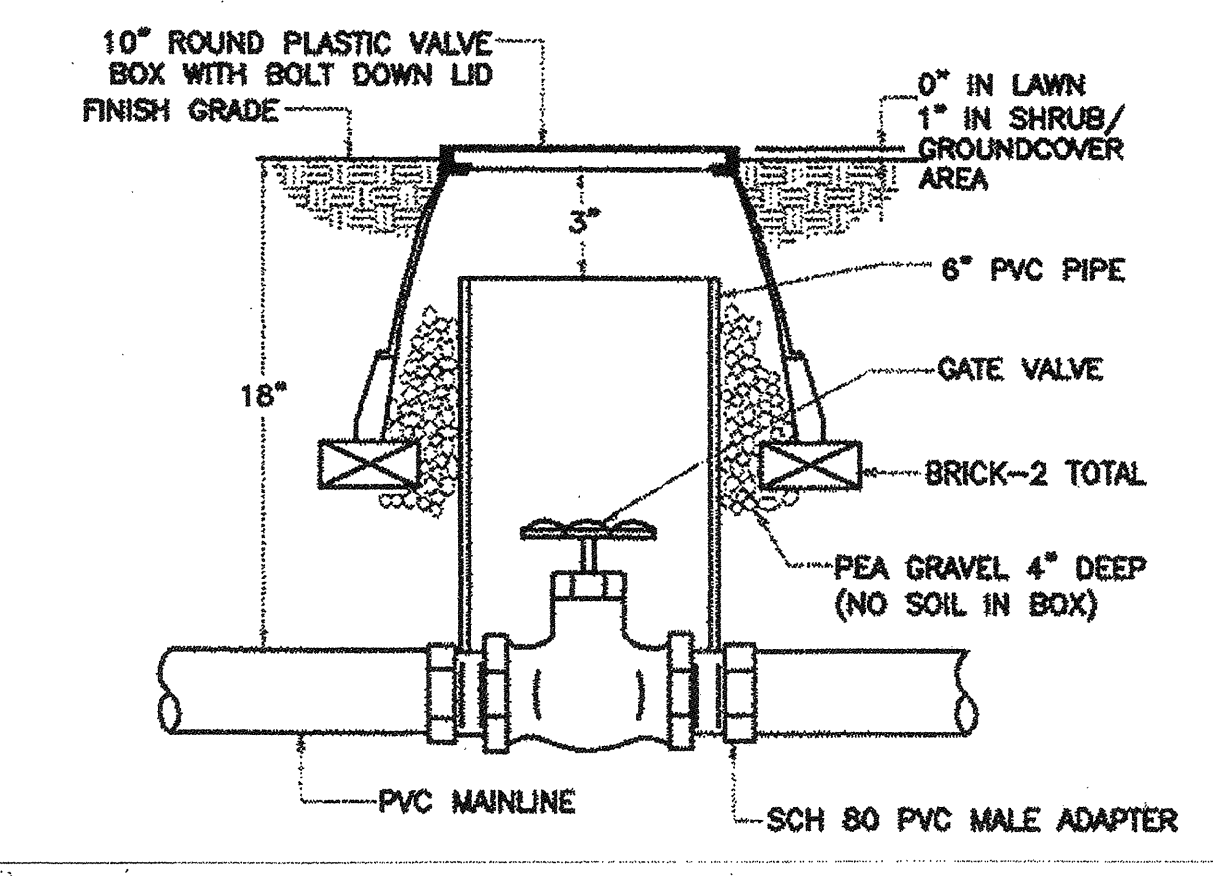
**14 REDUCED PRESSURE
BACKFLOW ASSEMBLY**



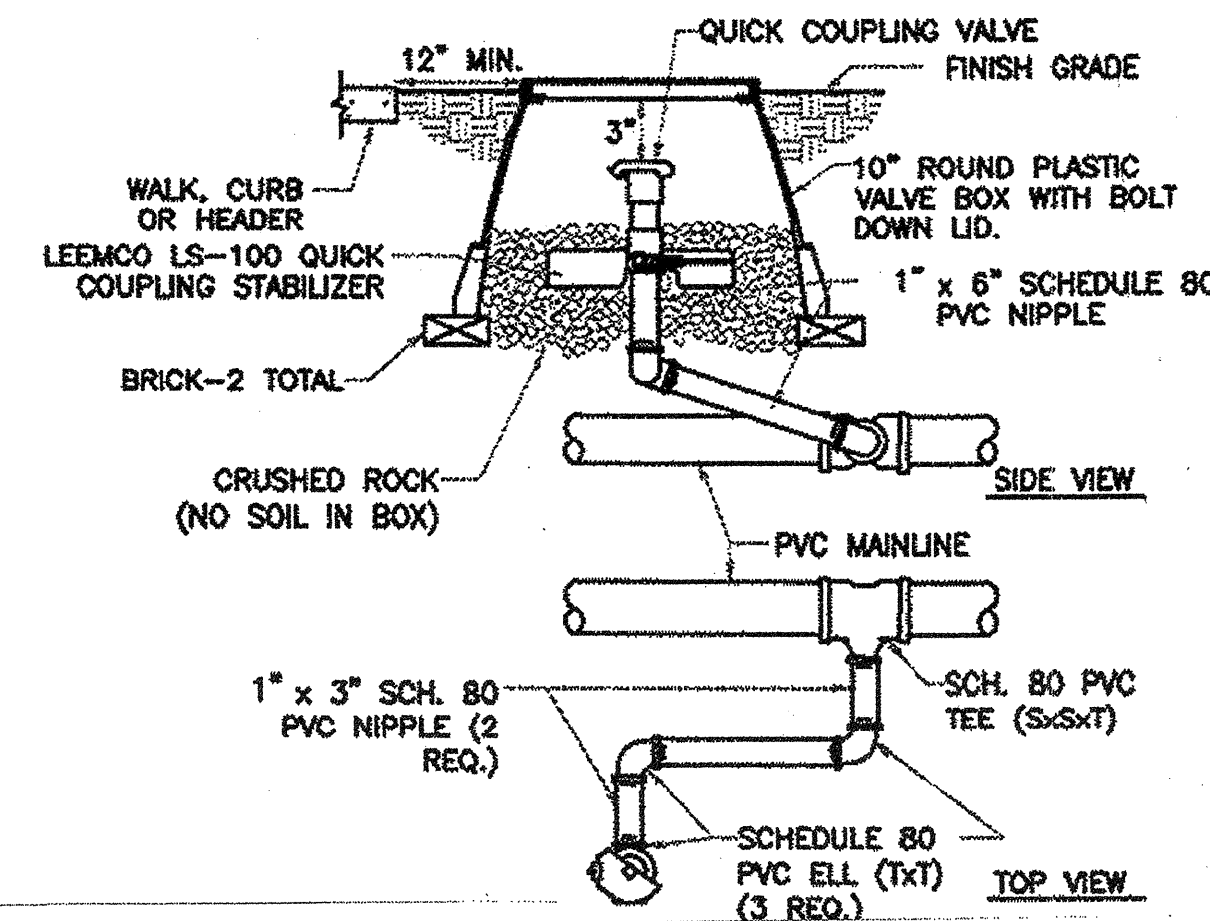
**15 MASTER REMOTE
CONTROL VALVE**



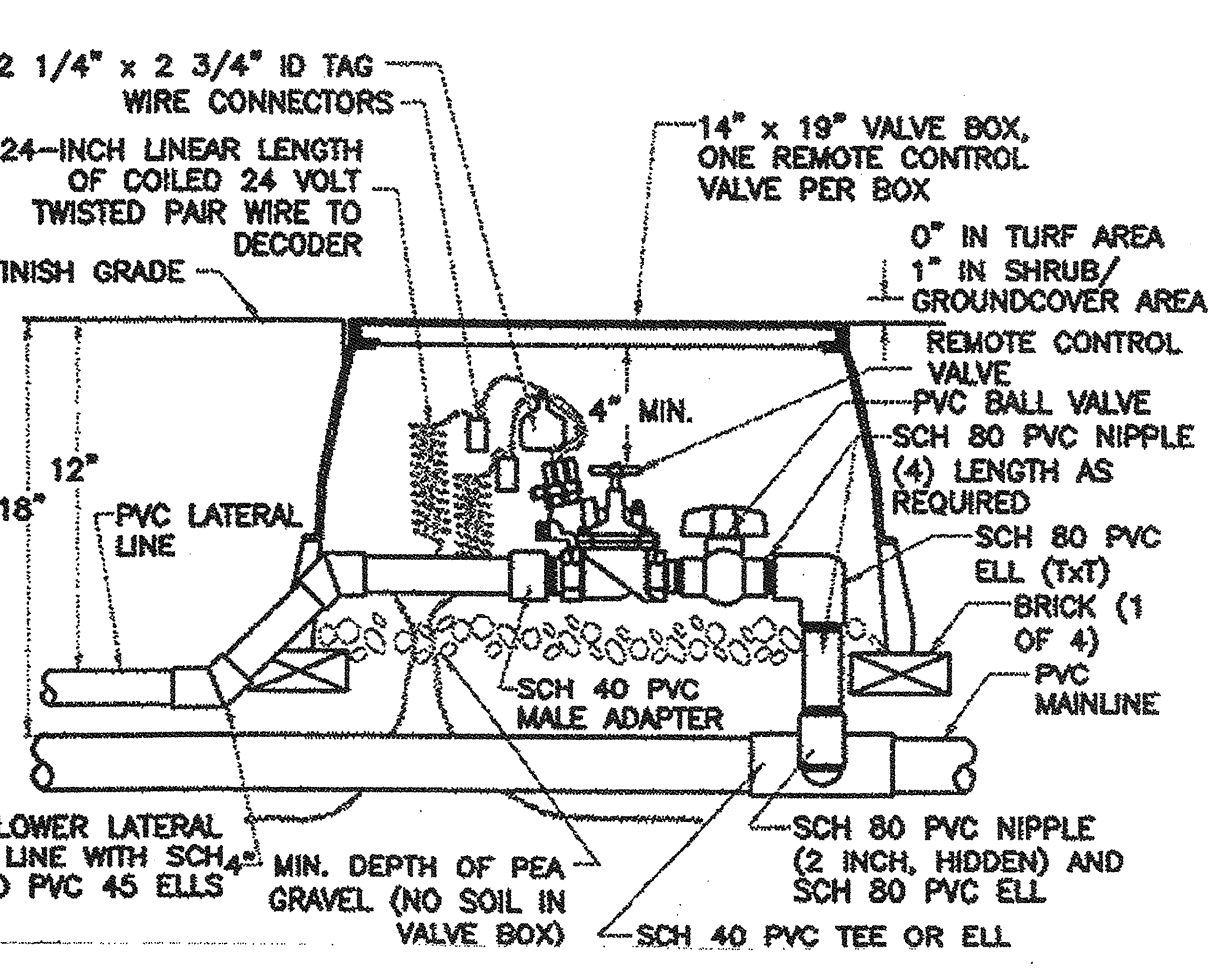
16 PVC FLOW SENSOR



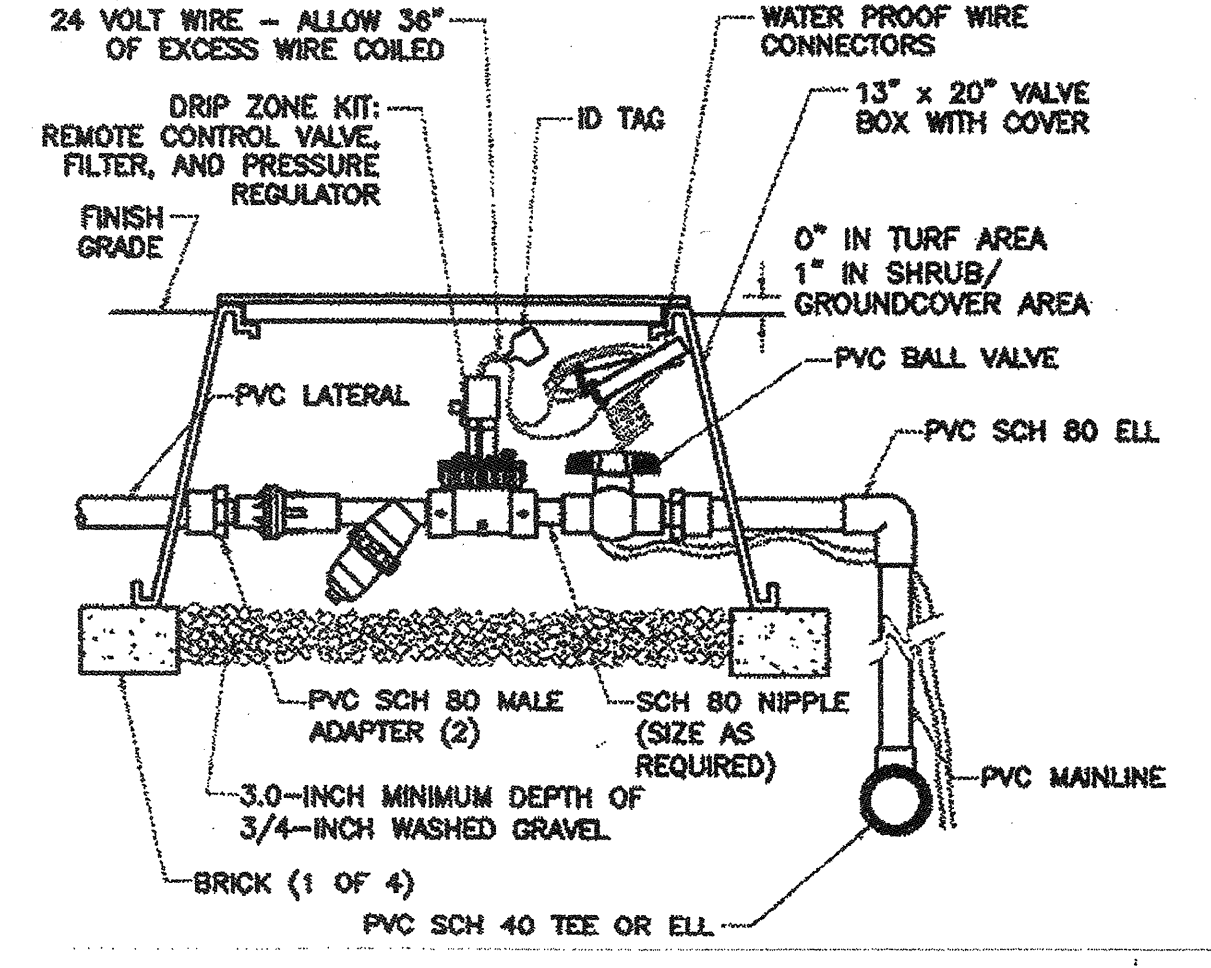
17 GATE VALVE



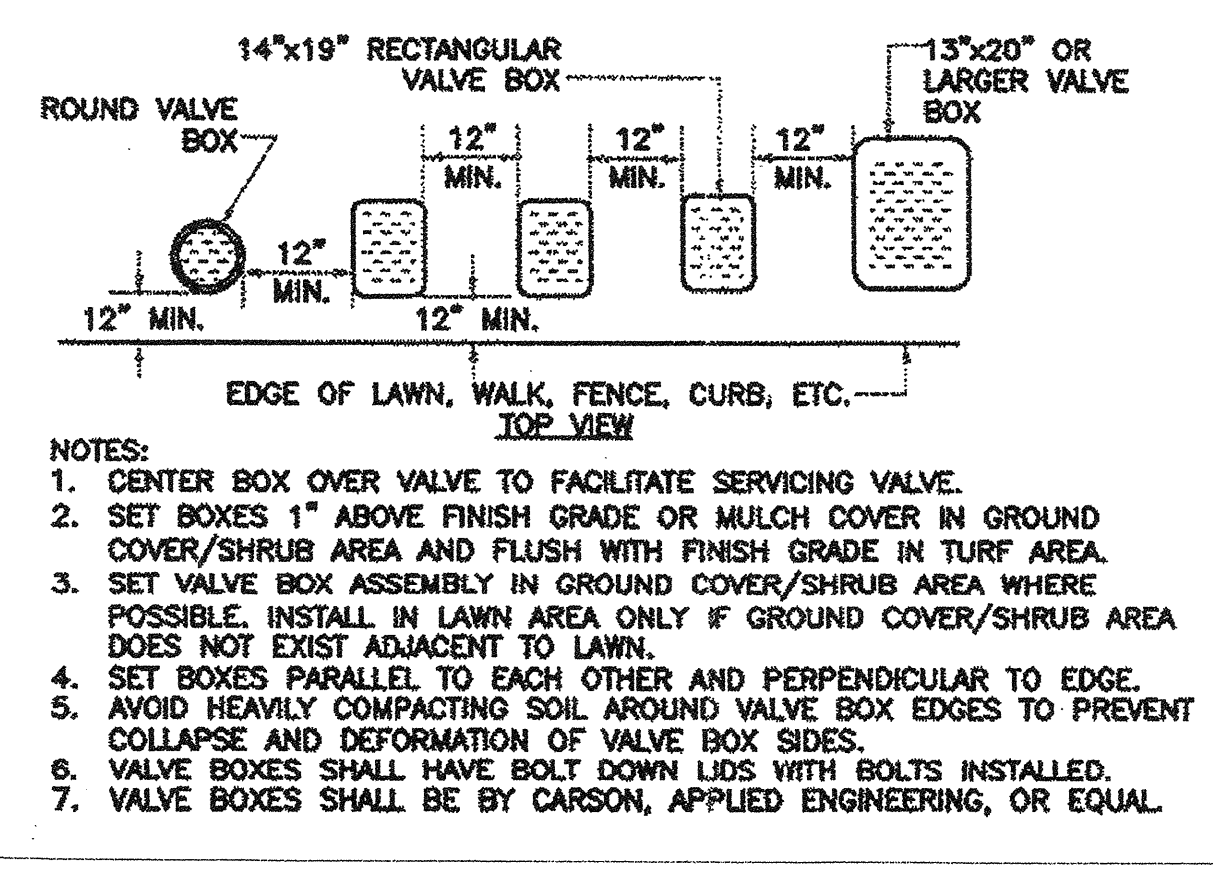
18 QUICK COUPLER VALVE



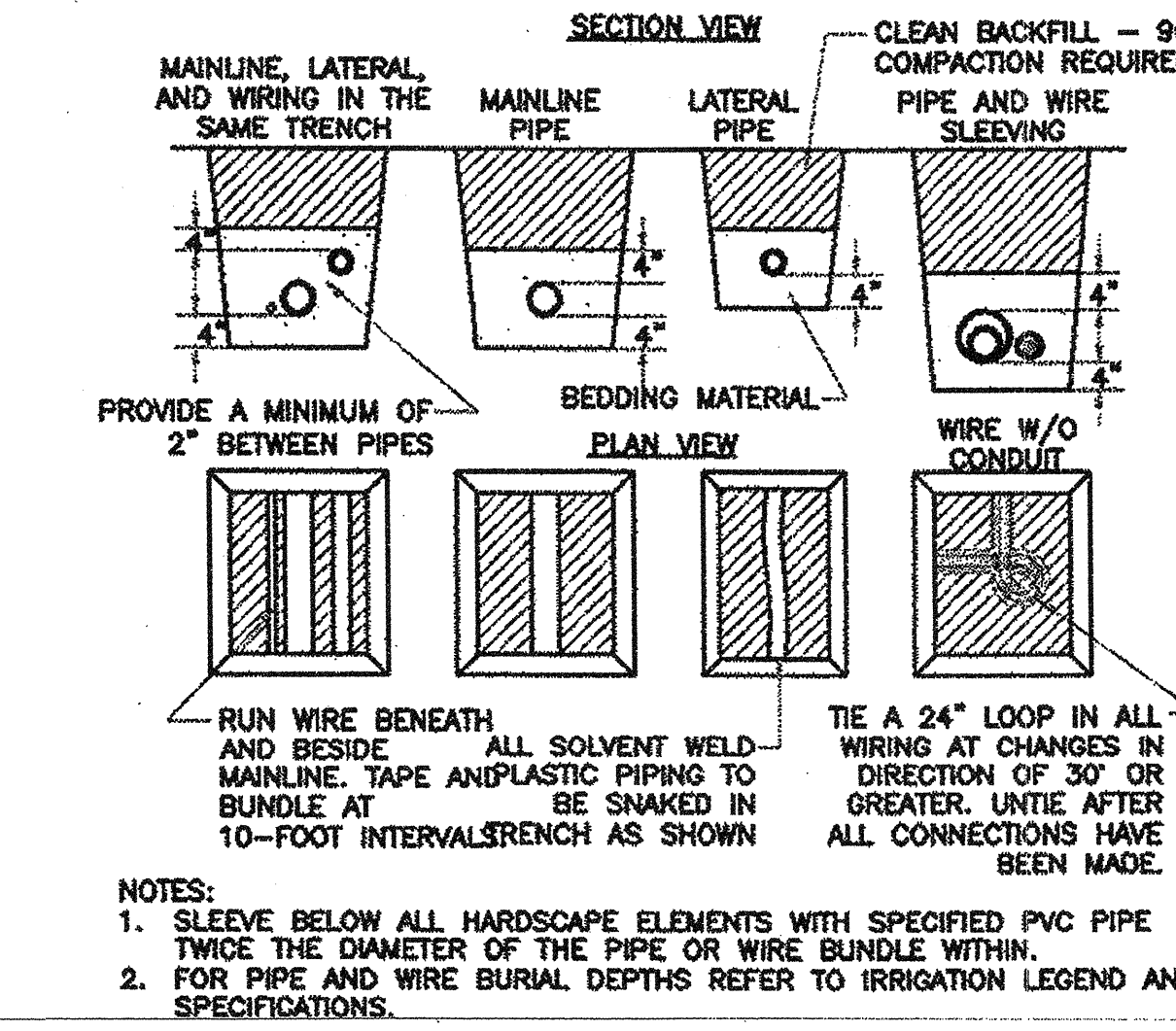
**19 REMOTE CONTROL VALVE
& BALL VALVE**



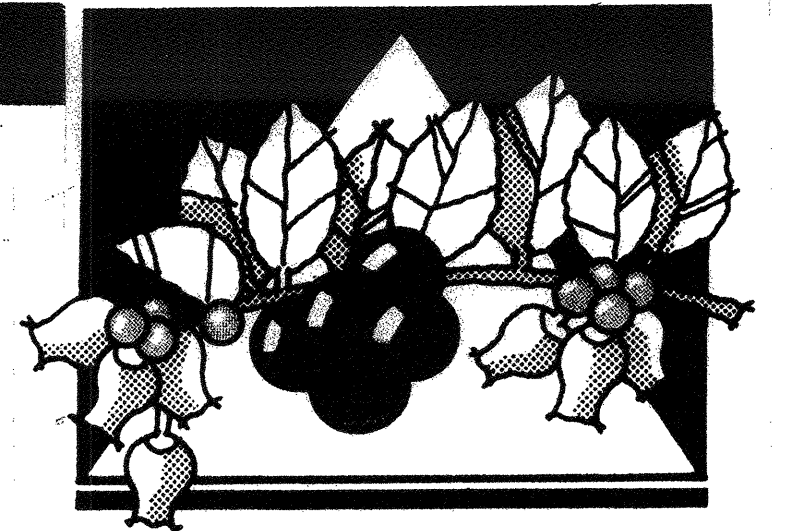
**20 DRIP ZONE REMOTE
CONTROL VALVE ASSEMBLY**



**21 MULTIPLE IRRIGATION
BOX LAYOUT**



**22 PIPE & CONTROL WIRE
TRENCHING**



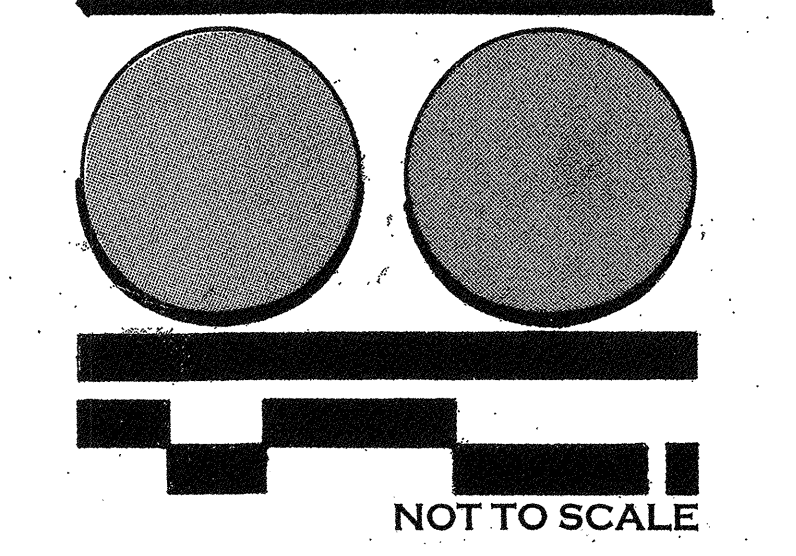
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IRRIGATION DETAILS

JOB #	REVISIONS:
DATE: 11.07.18	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>



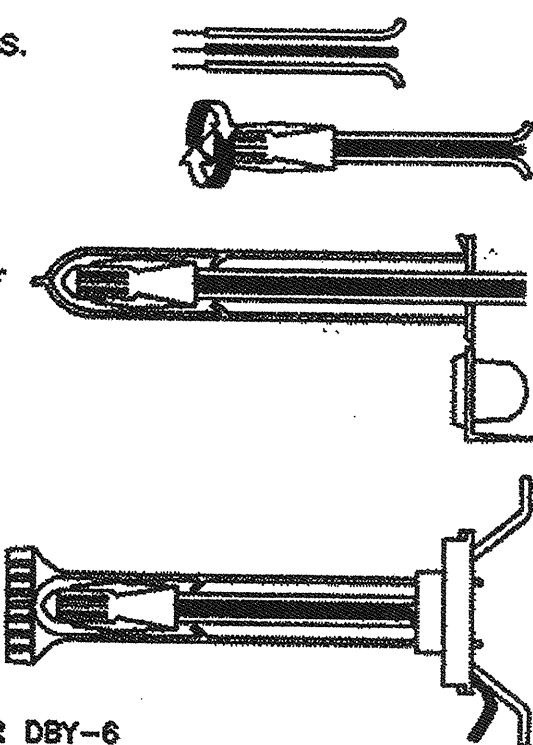
STEP 1: STRIP WIRES 1/2" FROM ENDS.

STEP 2: APPLY SCOTCHLOK Y SPRING CONNECTOR IN A CLOCKWISE DIRECTION.

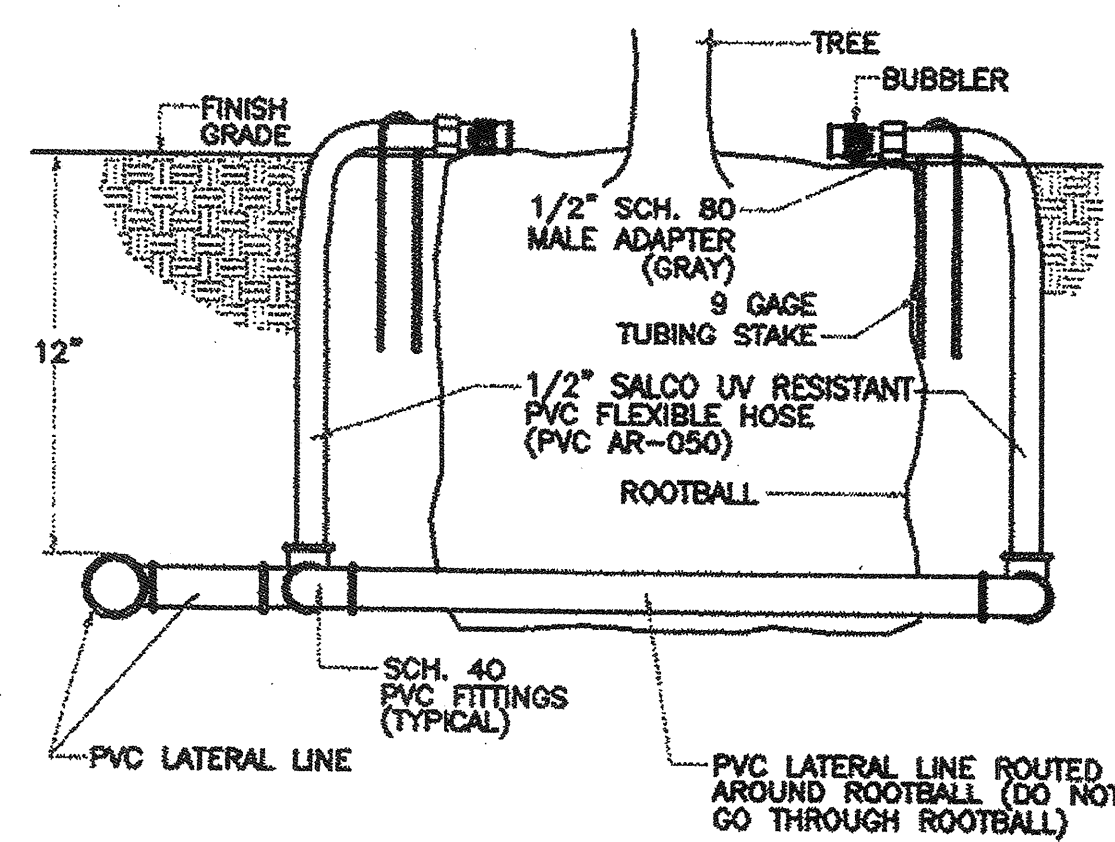
STEP 3: INSERT SPLICE TO BOTTOM OF GEL-FILLED TUBE. CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST LOCKING FINGERS AND IS SEATED AT BOTTOM OF TUBE.

STEP 4: POSITION WIRES IN WIRE CHANNELS AND CLOSE INSULATOR TUBE COVER.

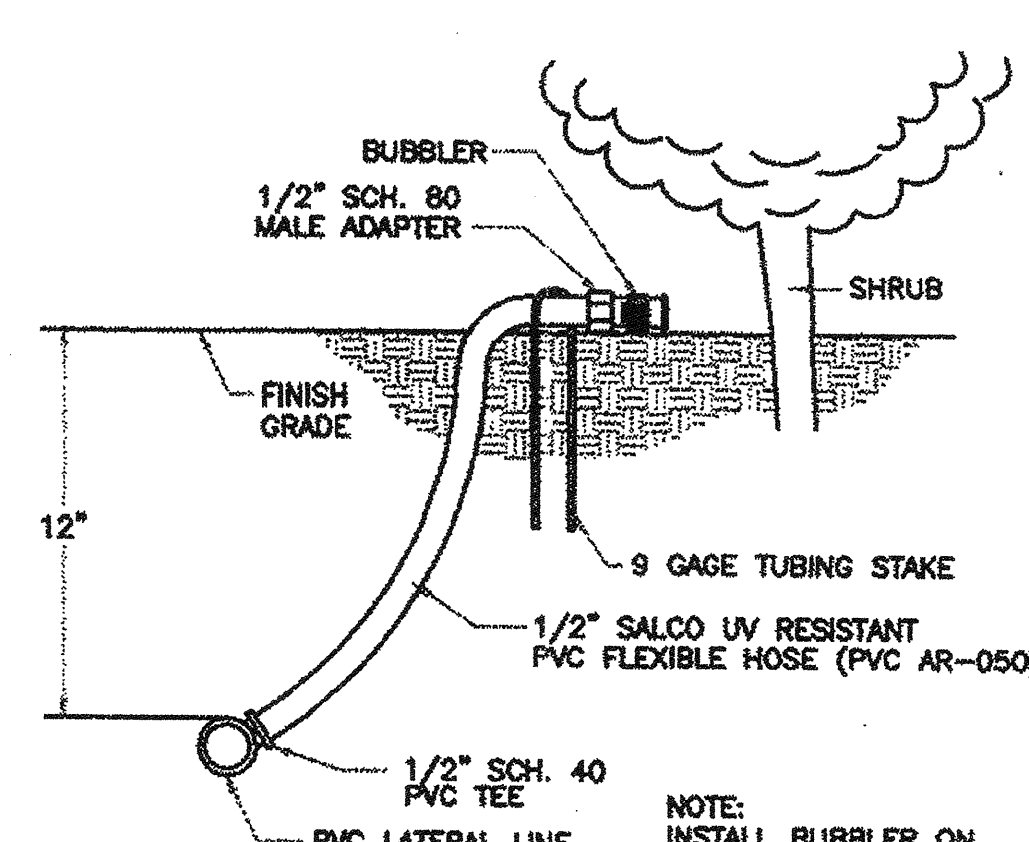
NOTE: MAXIMUM WIRE SIZES PER DBY-6 CONNECTOR ARE THREE #14'S OR TWO #12'S AND PER DBY-6 CONNECTOR ARE FOUR #14'S OR THREE #12'S.



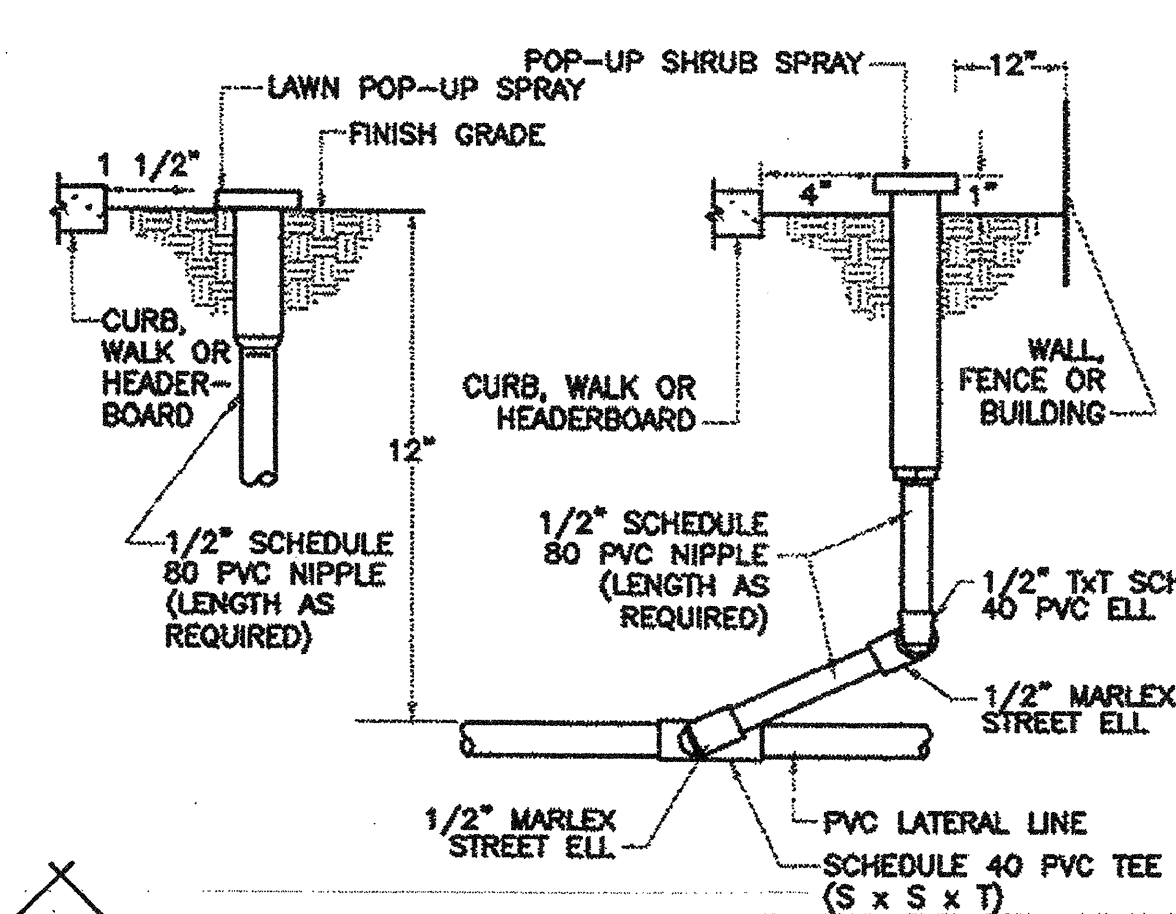
13 CONTROL WIRE CONNECTION



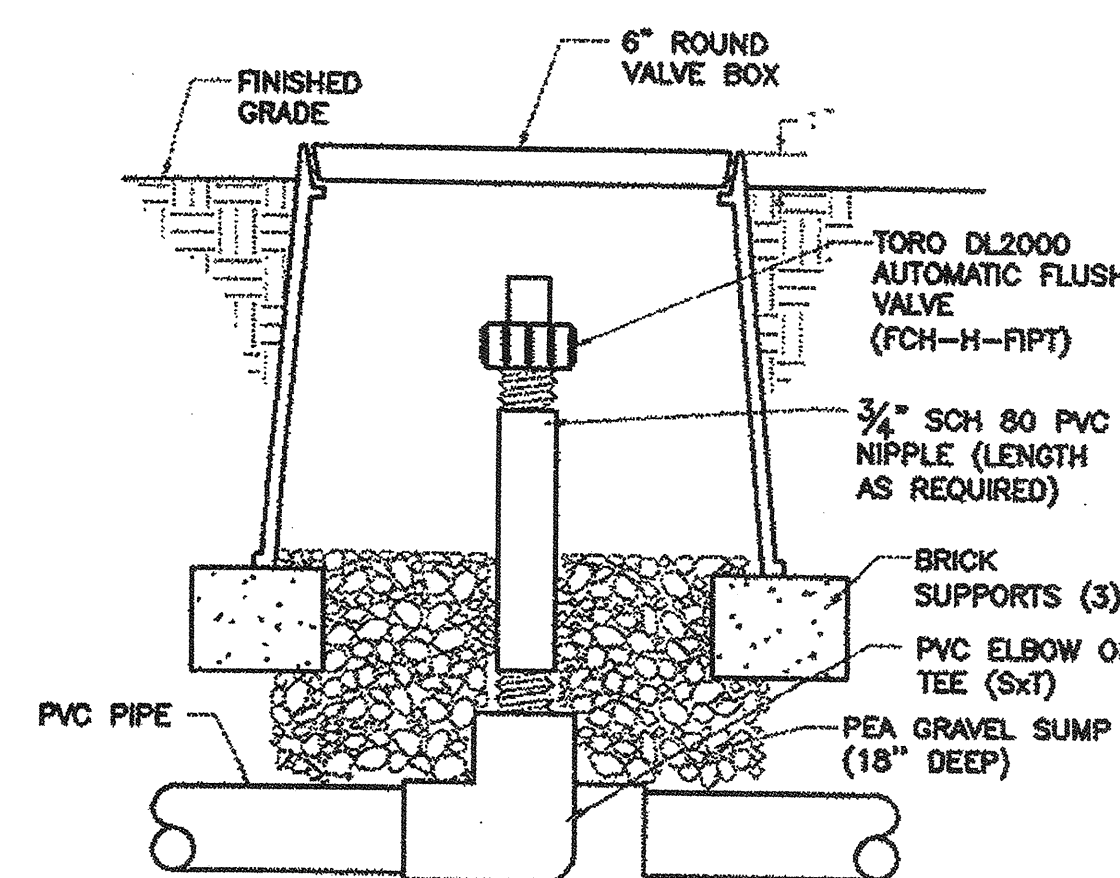
14 TREE BUBBLER



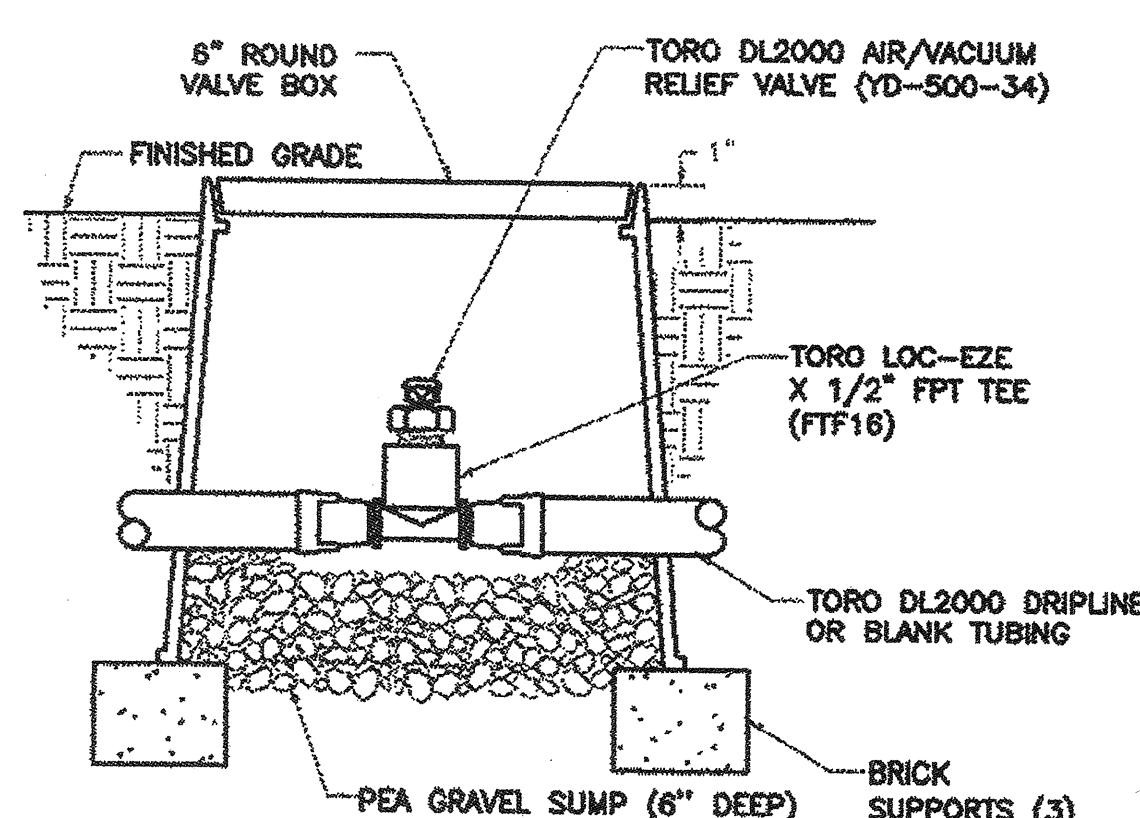
15 SHRUB / VINE BUBBLER



16 POP-UP SPRINKLER

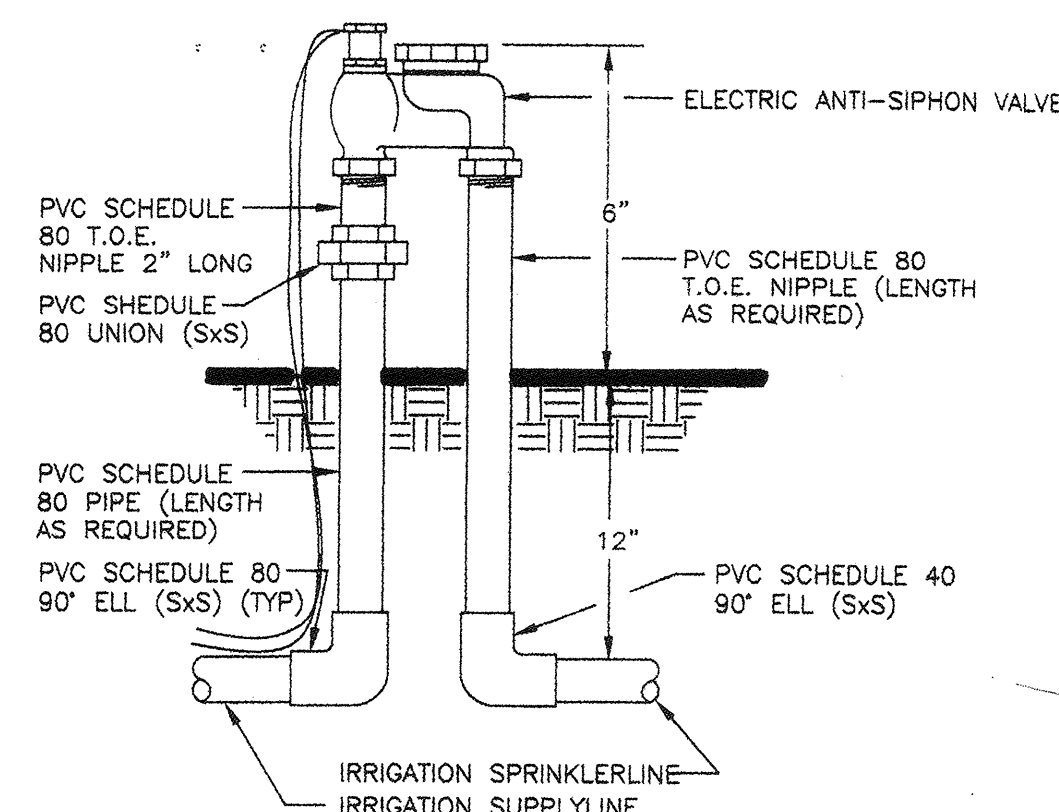


17 AUTOMATIC FLUSH VALVE

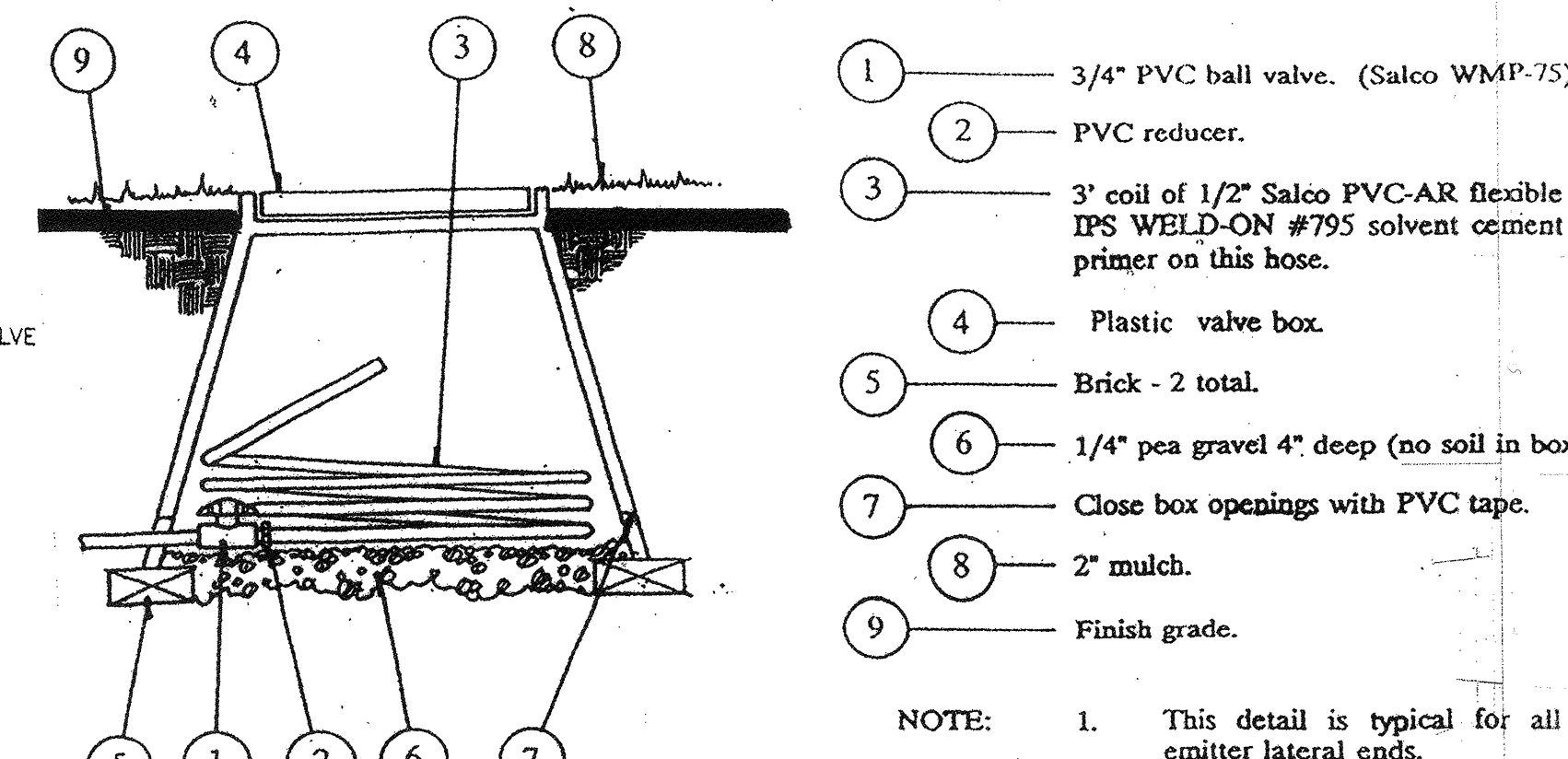


18 AIR / VACUUM RELIEF VALVE

NOTE: INSTALL VALVE ASSEMBLY 6" AWAY FROM PLANTER WALL, BETWEEN PAIR OF PLANTS

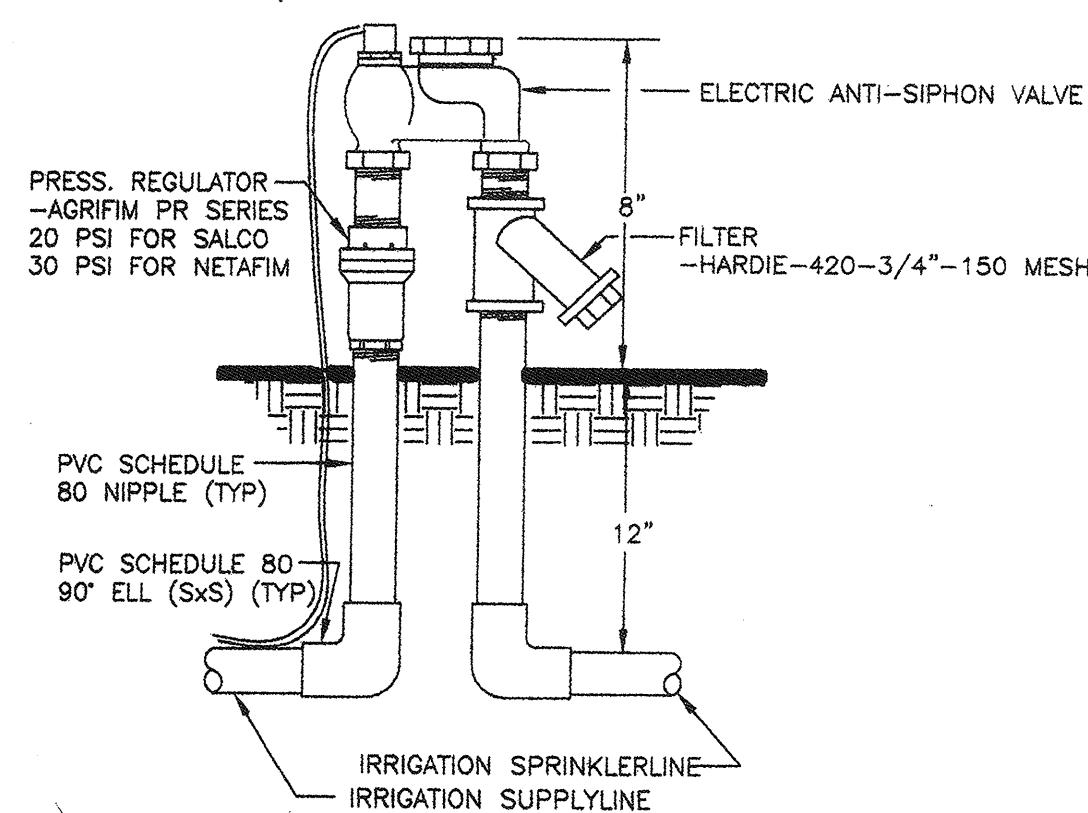


19 ELECTRIC ANTI-SIPHON CONTROL VALVE SPRAY HYDROZONE APPLICATION

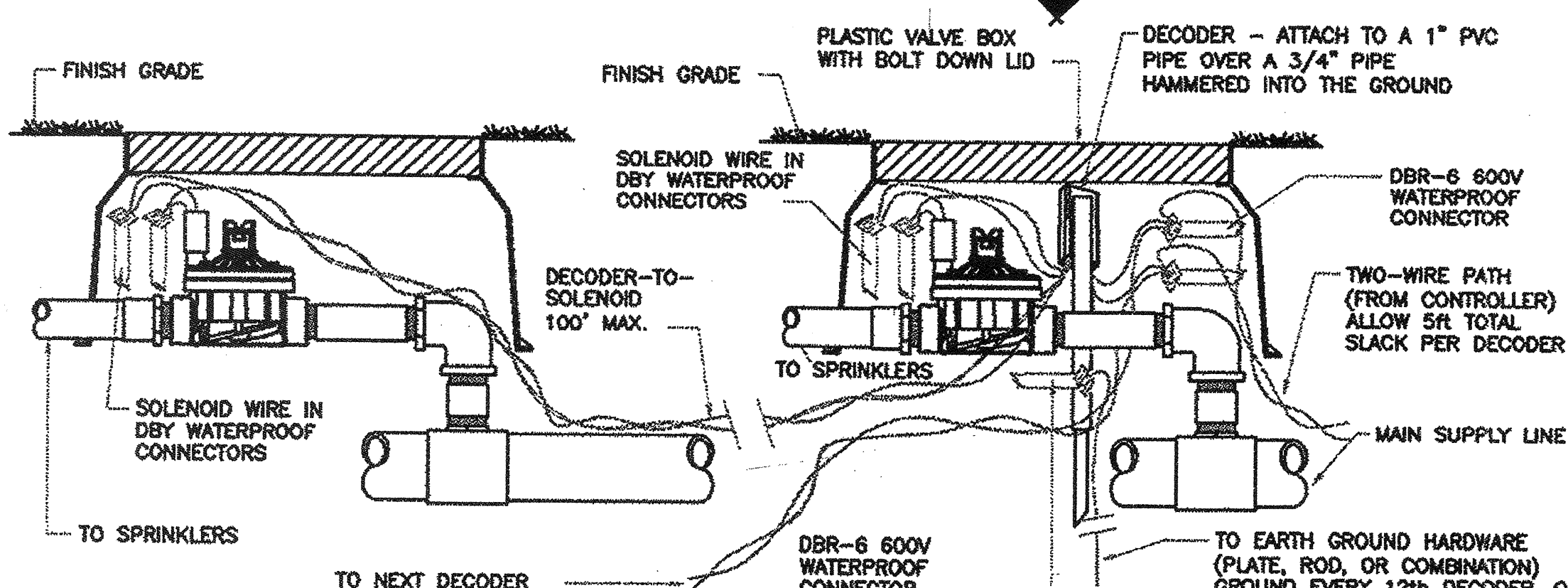


20 DRIP SYSTEM FLUSH VALVE

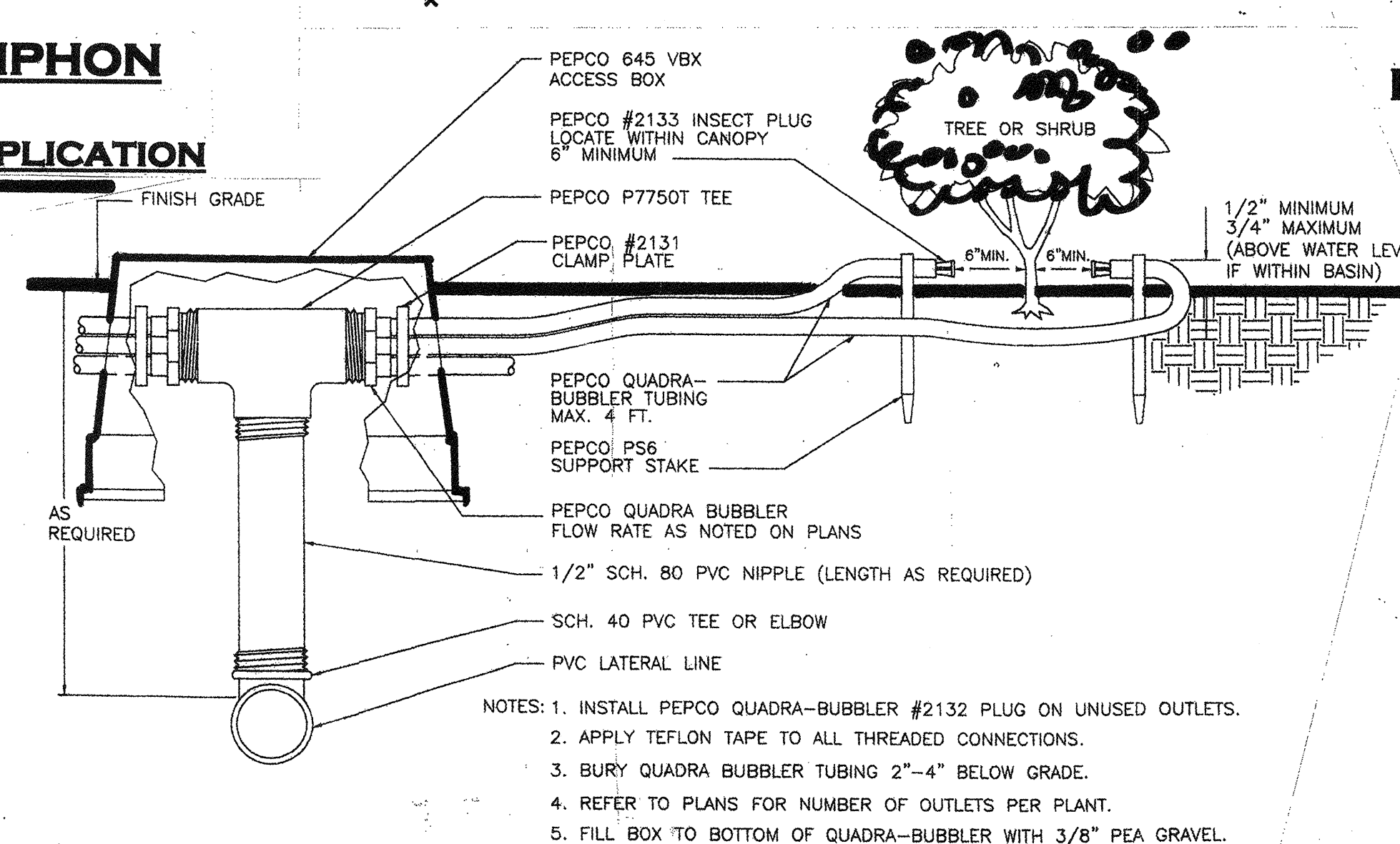
NOTES: 1. INSTALL VALVE ASSEMBLY 6" AWAY FROM PLANTER WALL, BETWEEN PAIR OF PLANTS.
2. NO PRESSURE REGULATOR IS REQUIRED FOR PEPCO QUADRA BUBBLER ZONES.



21 ELECTRIC ANTI-SIPHON CONTROL VALVE DRIP HYDROZONE APPLICATION

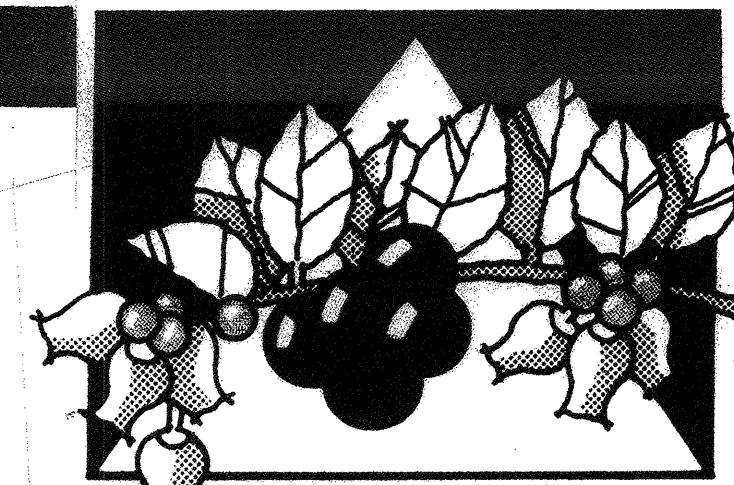


22 EXAMPLE OF DECODER WIRING TO SEPARATE BOXES



NOTES: 1. INSTALL PEPCO QUADRA-BUBBLER #2132 PLUG ON UNUSED OUTLETS.
2. APPLY TEFLON TAPE TO ALL THREADED CONNECTIONS.
3. BURY QUADRA BUBBLER TUBING 2"-4" BELOW GRADE.
4. REFER TO PLANS FOR NUMBER OF OUTLETS PER PLANT.
5. FILL BOX TO BOTTOM OF QUADRA-BUBBLER WITH 3/8" PEA GRAVEL.

23 QUADRA-BUBBLER DUAL BUBBLER ASSEMBLY



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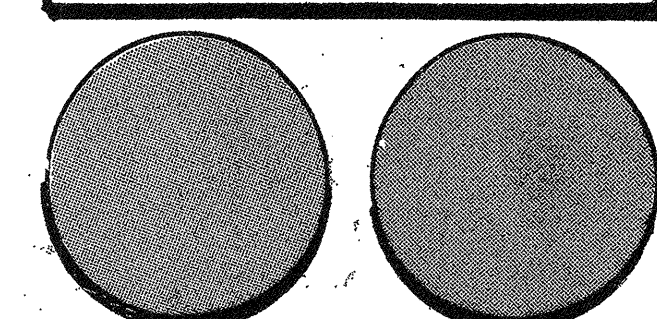
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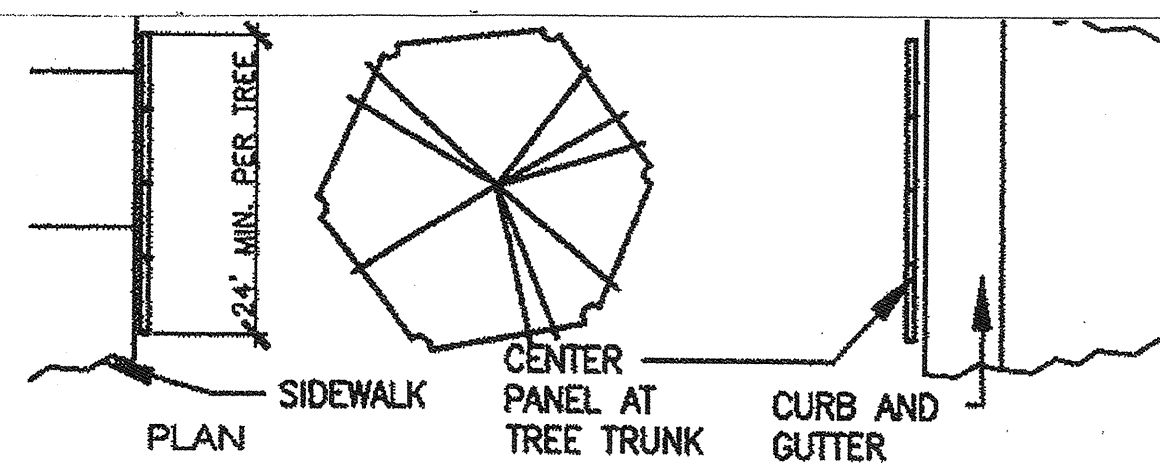
IRRIGATION DETAILS

JOB #	REVISIONS:
DATE: 11.07.18	1. <input type="checkbox"/> 2. <input type="checkbox"/> 3. <input type="checkbox"/> 4. <input type="checkbox"/> 5. <input type="checkbox"/>



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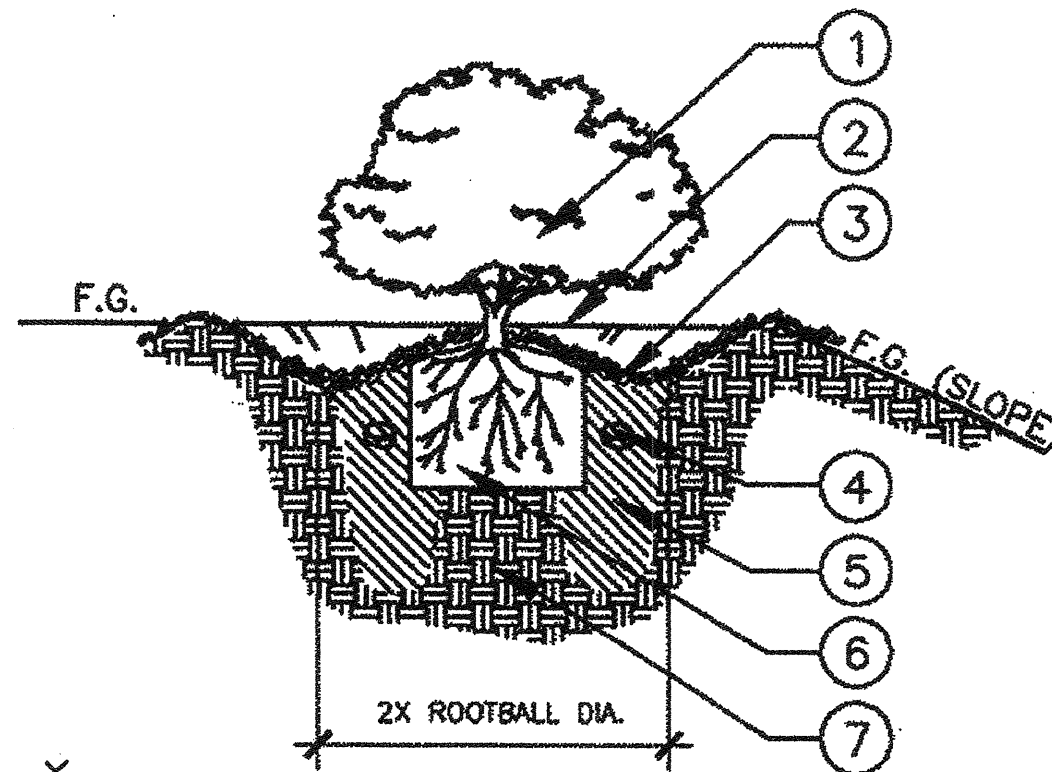
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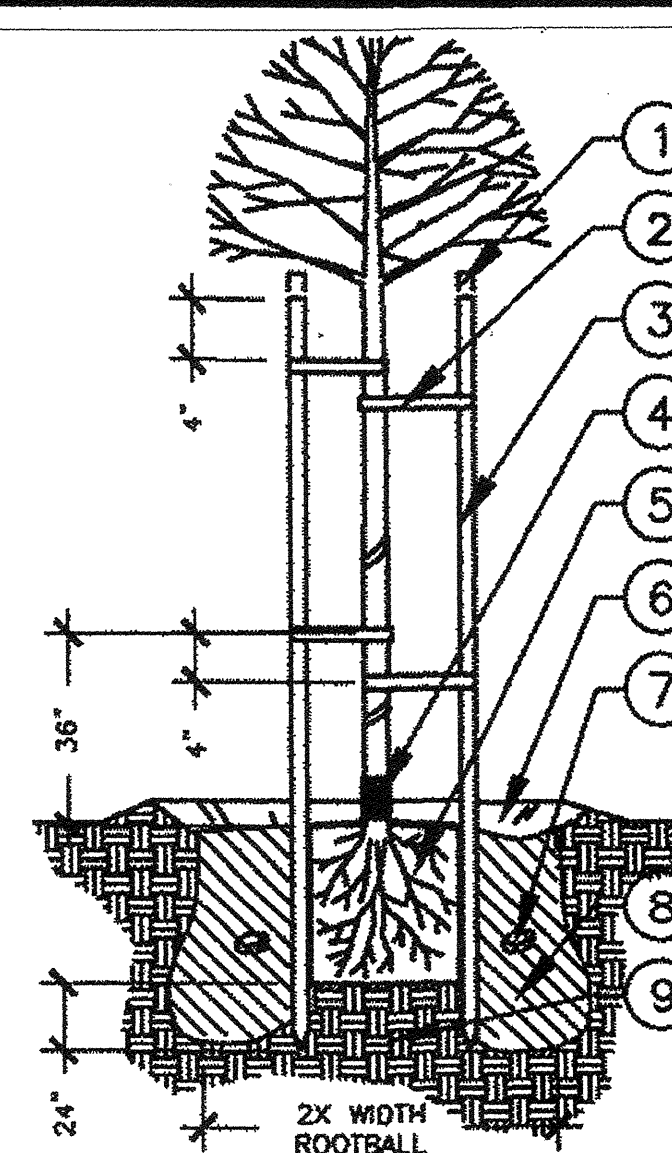
ROOT CONTROL BARRIER 2' DEPTH MINIMUM 50% POST CONSUMER RECYCLED POLYPROPYLENE PLASTIC WITH ADDED ULTRAVIOLET INHIBITORS WITH A MINIMUM THICKNESS OF 0.085". PANELS SHALL HAVE ROOT DEFLECTING CHANNELS 6" O.C.. CENTER PANELS ON TREE TRUNK AND SET PANEL MIN 1/2" ABOVE FIN. GRADE.

2. FINISH GRADE OF SIDEWALK.
3. CONCRETE CURB AND GUTTER.
4. NATIVE SOIL.
5. 3/4" GRAVEL BACKFILL.
6. ROOTBALL, CROWN AT OR ABOVE FINISH GRADE.
7. SEE TREE PLANTING DETAIL.

NOTES:
A. PROVIDE ROOT BARRIERS AT ALL TREES PLANTED WITHIN 5' OF CURBS, STREETS, OR SIDEWALKS



- LEGEND:
1. SHRUB PLANT MATERIAL. SEE PLANTING PLANS AND LEGEND.
 2. MINIMUM 2"-3" HIGH WATER BASIN.
 3. TOP DRESSING PER PLANTING PLANS AND LOCAL GOVERNING AGENCY STANDARDS AND SPECIFICATIONS.
 4. FERTILIZER PLANT TABLETS. SEE SPECIFICATIONS FOR SIZE AND QUANTITY.
 5. PLANTING BACKFILL MIX PER SPECIFICATIONS.
 6. SHRUB ROOTBALL, AT OR ABOVE FINISH GRADE.
 7. NATIVE SOIL (OR APPROVED IMPORT).

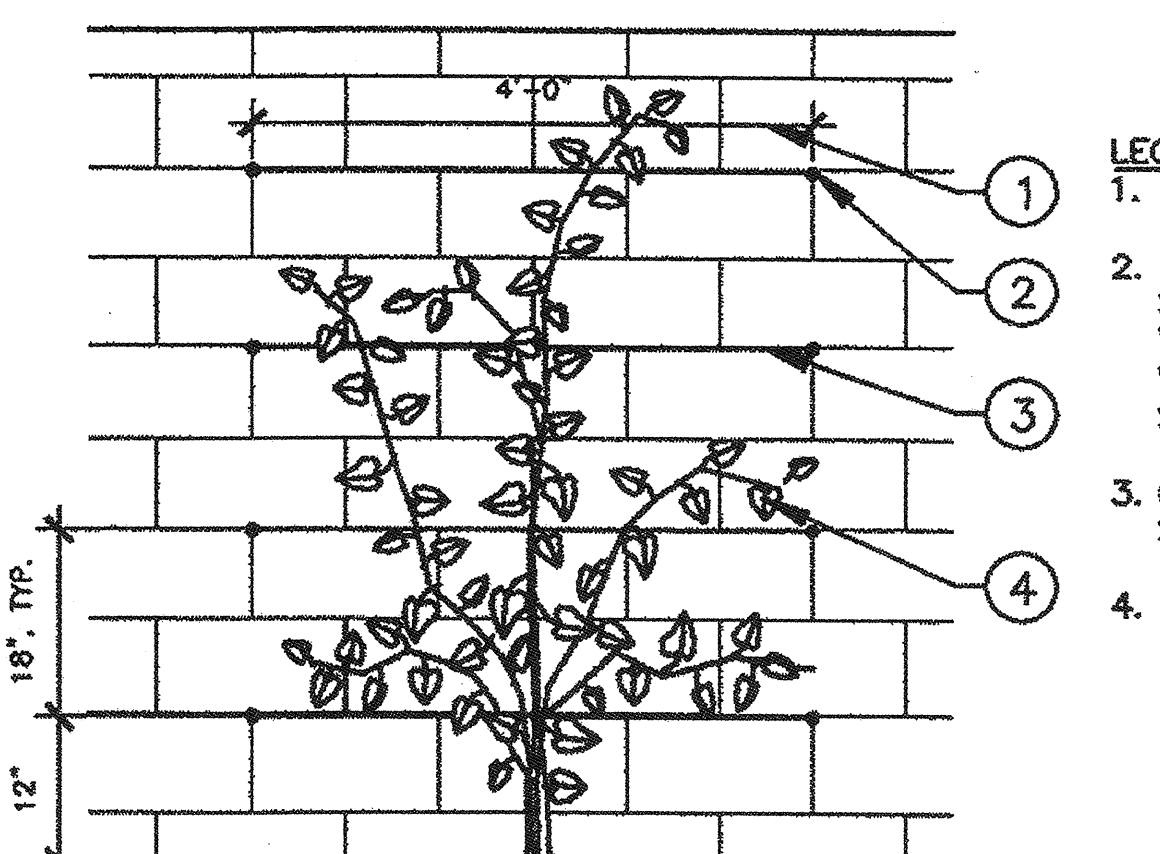


- LEGEND:
1. CUT OFF ENDS DAMAGED BY DRIVING.
 2. FOUR (4) "CINCH-TIE" RUBBER TREE STRAPS ATTACHED TO STAKES WITH 1-1/4" THREADED GALVANIZED NAILS.
 3. TWO (2) 2" DIA. LODGEPOLE STAKES. DO NOT DRIVE STAKE(S) INTO ROOT BALL AND AVOID CONTACT WITH BRANCHES WHEREVER POSSIBLE. SINGLE STAKE CONIFERS. IF TRUNK IS 4" OR LESS, ONLY ONE SUPPORT IS REQUIRED APPROX. 6" BELOW PRIMARY BRANCHES.
 4. APPROVED TRUNK PROTECTOR, ARBOR GUARD OR EQUAL, IN TURF AREAS ONLY.
 5. ROOT BALL.
 6. CONTINUOUS 3" HEIGHT WATERING BASIN, EXCEPT IN TURF AREAS. REMOVE BASIN AT END OF MAINTENANCE PERIOD. PROVIDE BARK MULCH PER SPECS (KEEP 6" AWAY FROM TRUNK).
 7. PLANT TABLETS PER SPECS.
 8. BACKFILL MIX - SEE DRAWINGS OR SPECS.
 9. NATIVE SOIL.

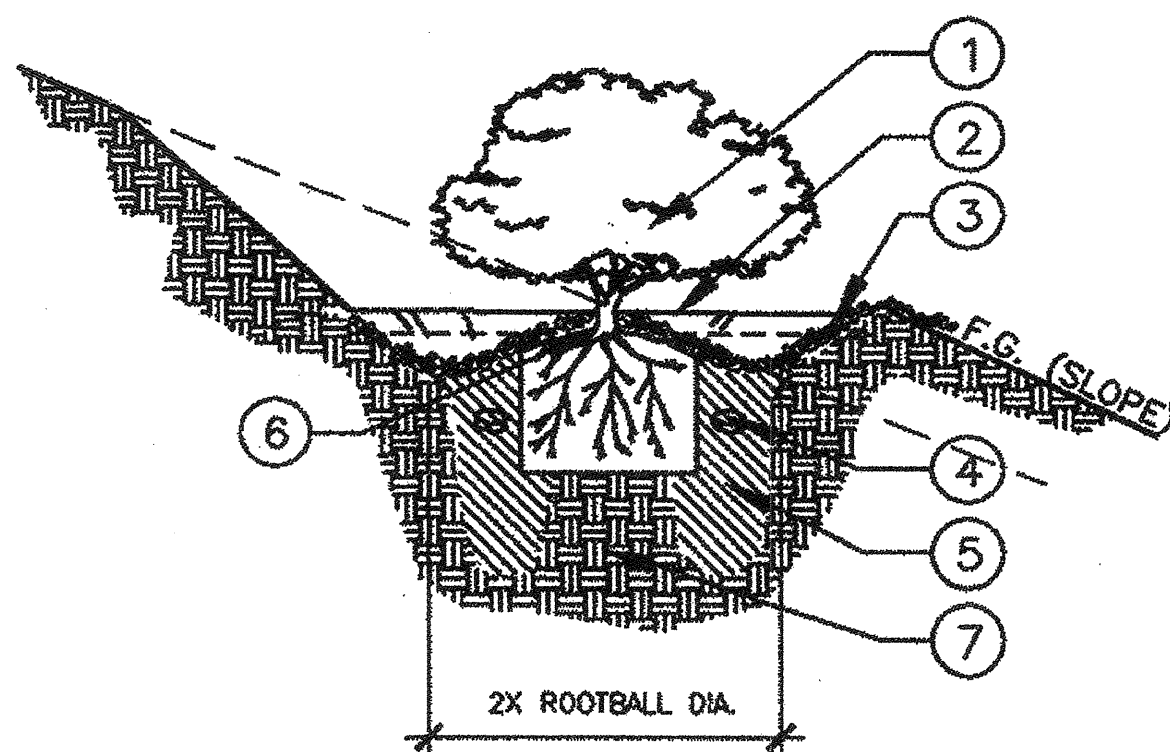
P1 TREE PLANTING W/ ROOT CONTROL BARRIER

P2 SHRUB PLANTING

P3 TREE STAKING

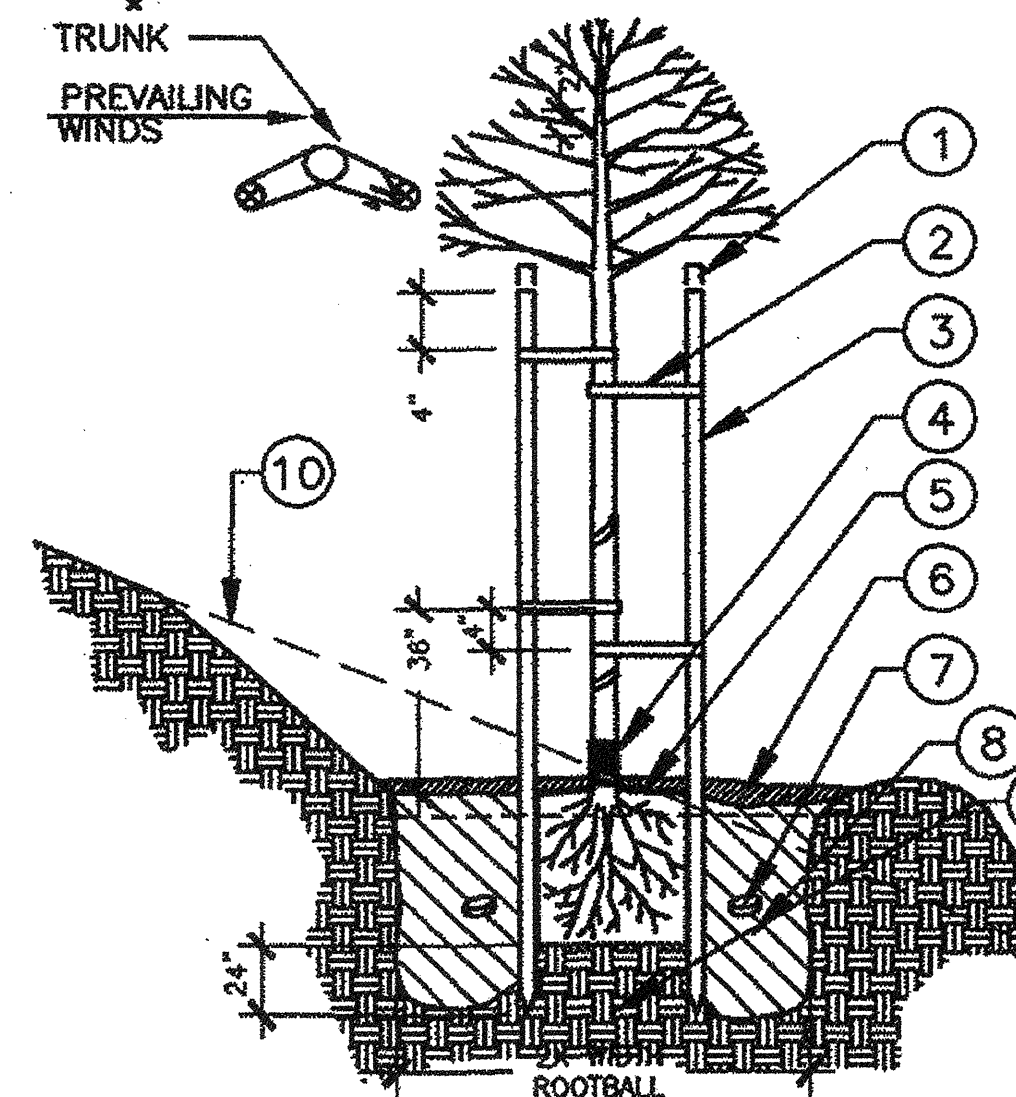


- LEGEND:
1. MASONRY WALL.
 2. 1-1/2" X 3/8" STAINLESS STEEL EYE BOLT. FASTEN TO WALL IN PRE-DRILLED HOLE WITH LEAD EXPANSION SHIELD IN MORTAR JOINT.
 3. COLD DRAWN, STAINLESS STEEL, 18 GAUGE WIRE.
 4. VINE OR ESPALIER PER PLAN. ATTACH PLANT TO WIRE WITH GREEN NURSERY TAPE.



- LEGEND:
1. SHRUB PLANT MATERIAL. SEE PLANTING PLANS AND LEGEND.
 2. 4" HIGH X 2' DIAMETER PLANT BASIN. COVER WITH TOP DRESSING.
 3. TOP DRESSING PER PLANTING PLANS AND LOCAL GOVERNING AGENCY STANDARDS AND SPECIFICATIONS.
 4. FERTILIZER PLANT TABLETS. SEE SPECIFICATIONS FOR SIZE AND QUANTITY.
 5. PLANTING BACKFILL MIX PER SPECIFICATIONS.
 6. PLANTING DEPTH: TOP OF ROOTBALL 1" ABOVE FINISH GRADE.
 7. NATIVE SOIL (OR APPROVED IMPORT).

NOTE: BUBBLERS TO BE PLACED ON UPHILL SIDE OF SHRUB.



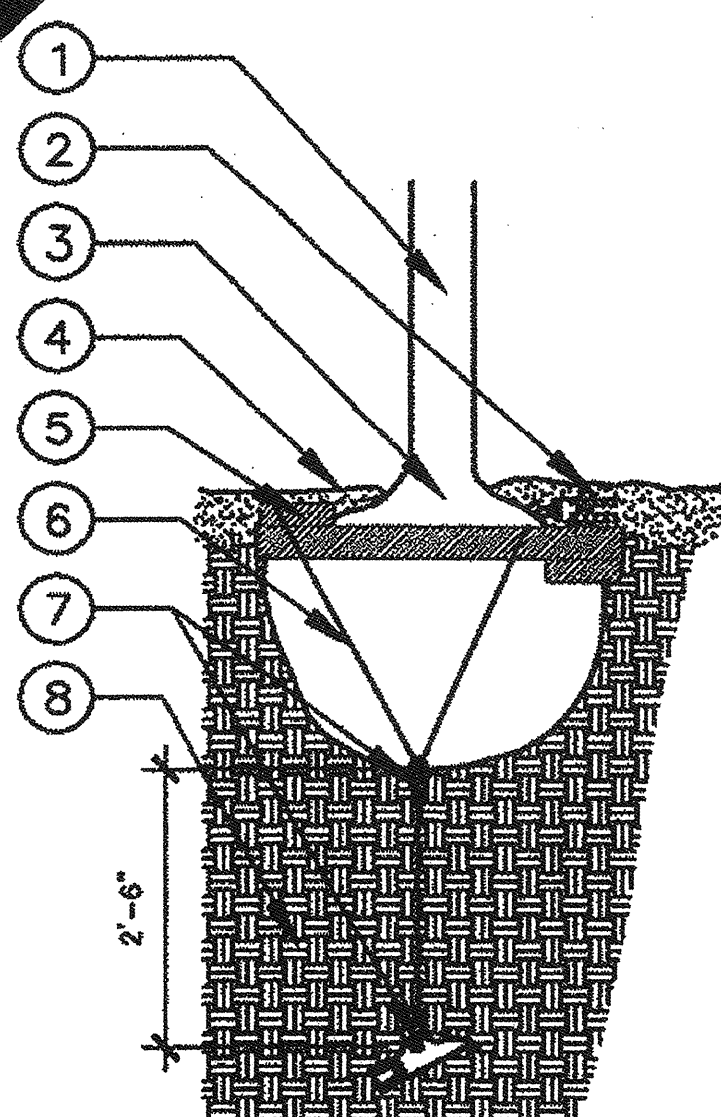
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 4. APPROVED TRUNK PROTECTOR, ARBOR GUARD OR EQUAL, IN TURF AREAS ONLY.
 5. ROOT BALL PLANTING DEPTH: TOP OF ROOT BALL TO BE 1" ABOVE FINISH GRADE.
 6. 4" HIGH X 2' DIA. PLANT BASIN. PROVIDE BARK MULCH PER SPECS (KEEP 6" AWAY FROM TRUNK).
 7. PLANT TABLETS PER SPECS.
 8. BACKFILL MIX - SEE DRAWINGS OR SPECS.
 9. NATIVE SOIL.
 10. SLOPE TO BE 2:1 MAXIMUM. BLEND INTO EXISTING SLOPE.

NOTE: BUBBLERS TO BE PLACED ON UPHILL SIDE OF SHRUB.

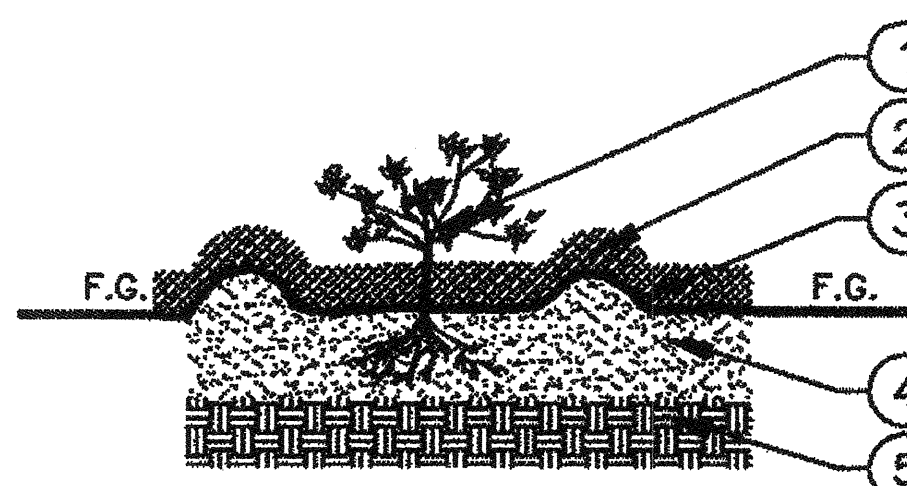
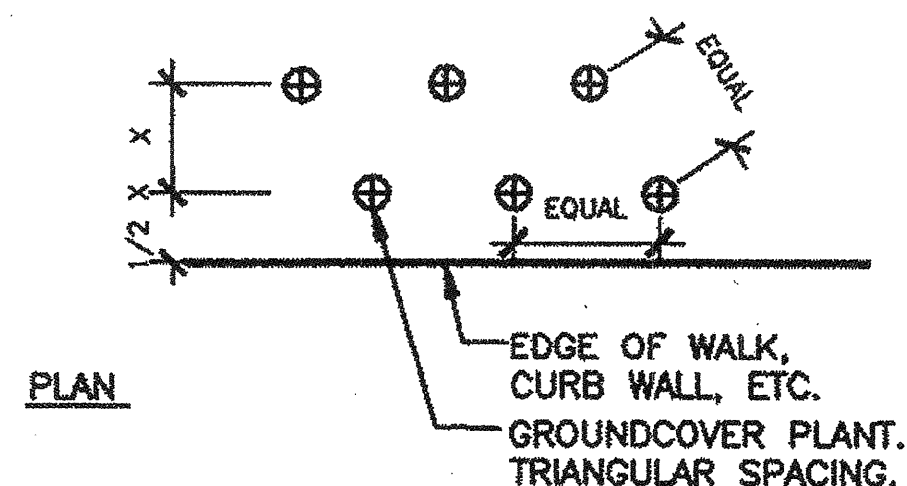
P4 VINE / ESPALIER ON HORIZONTAL WIRE SUPPORT

P5 SHRUB PLANTING SLOPE CONDITION

P6 TREE PLANTING SLOPE CONDITION



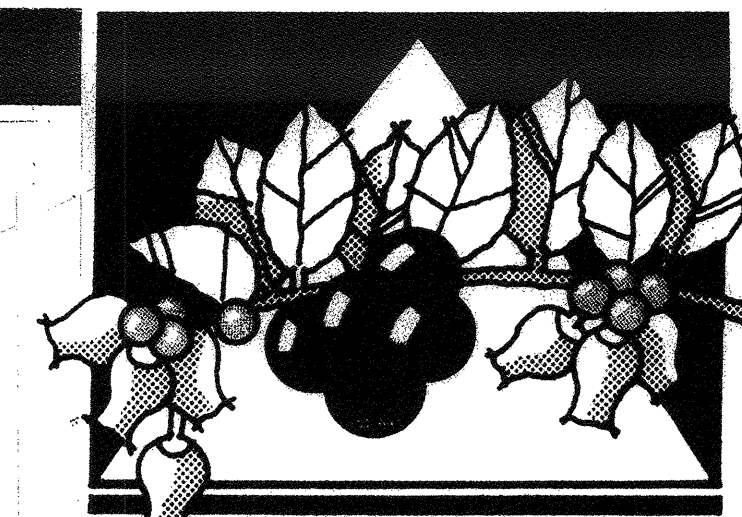
- LEGEND:
1. TREE, MAXIMUM 3" CALIPER.
 2. RACHET TENSIONER.
 3. ROOT BALL, CROWN TO BE AT OR ABOVE FINISHED GRADE. SET 1-1/2" ABOVE F.G. AND ALLOW FOR SETTLEMENT.
 4. 2" MINIMUM LAYER OF DECOMPOSED GRANITE.
 5. 2" X 4" TIMBER TRIANGLE.
 6. 18" GALV. STEEL TENSIONING CABLE 1/8 7 X 7.
 7. 68-DB1 DUCKBILL ANCHOR (INCLUDES ANCHOR AND 2-1/2" 7/8 7 X 7 GALV. STEEL CABLE). TYP. OF 3 PLACES.
 8. NATIVE SOIL.
- NOTES:
- A. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - B. NOT FOR PERMANENT APPLICATION - FOR TEMPORARY USE ONLY.
 - C. USE ONLY ON FIRM ROOT BALLS - NOT FOR USE ON TREES GROWN IN SAWDUST MIX OR VERY LOOSE DIRT.
 - D. TREE CANOPY SHOULD BE KEPT CROPPED TO MINIMIZE WIND RESISTANCE.



- LEGEND:
1. GROUND COVER PLANT MATERIAL FROM 1 GALLON CONTAINER, FLAT, OR LINER. TRIANGULAR SPACING. SEE PLANTING PLANS AND LEGEND.
 2. TOP DRESSING PER PLANTING PLANS AND LOCAL GOVERNING AGENCY STANDARDS AND SPECIFICATIONS.
 3. MINIMUM 2"-3" HIGH WATER BASIN.
 4. AMENDED SOIL PER PLANTING PLANS AND SPECIFICATIONS.
 5. SCARIFIED SUB-GRADE. SEE SPECIFICATIONS.
- NOTES:
- A. PLANT GROUND COVER AT EQUAL SPACING PER PLANT LEGEND.
 - B. PROVIDE GROUND COVER UP TO THE EDGE OF SOIL BERMS AT ALL TREES AND SHRUBS.

P8 GROUND COVER PLANTING

P7 TREE ROOTBALL STRAP



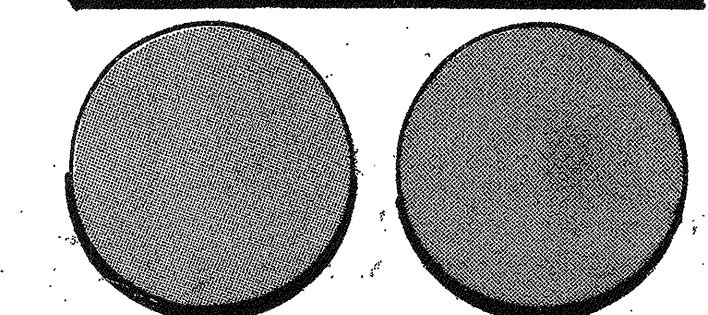
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NGUYEN RESIDENCE

GRAND OAK WAY
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PLANTING DETAILS

JOB #	REVISIONS:
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NOT TO SCALE

GENERAL GRADING NOTES

- These notes are to be used for general reference in conjunction with, and as a supplement to, the written specifications, approved agenda, and change orders associated with these Landscape Construction Documents.
- Existing grades are based on information directly from Civil Engineer's plans. Verify existing grades for accuracy prior to the start of grading and notify the Owner and Landscape Architect immediately should conflicts arise.
- The layout of piping and accessories is diagrammatic unless specifically dimensioned. Prior to grading, verify underground utility locations, existing drainage structures, and street improvements which may interfere with the work to be done. Contact the Underground Service Alert (USA) 800.642.2444 prior to digging. Notify the Owner and Landscape Architect immediately should conflicts arise.
- Proposed paving surfaces shall meet paved surfaces with a smooth and continuous transition. Low spots which hold standing water will not be permitted.
- Step tread surfaces shall be sloped at 1% for drainage, and shall have slip resistant finishes.
- Walkways shall be installed with a maximum cross slope of 2% and shall meet all local and county requirements.
- When utilized, care shall be taken to accurately center all deck drains within or between concrete expansion joint and score lines as shown on the plans.
- Planted areas shall be sloped at a minimum of 2% towards catch basins and swales as shown on plan. Low spots which hold standing water will not be permitted. Positive drainage away from building foundations, and property lines is imperative. Notify the Landscape Architect immediately should conflicts arise.
- Groundcover areas shall be 2" and lawn areas 1" below top of adjacent paving, headers or curbs, unless otherwise noted. Low spots which hold standing water will not be permitted.
- Drainlines shall drain at 2% minimum with a minimum with a smooth and continuous fall, unless otherwise noted.
- Verify existing drainline locations at walkway crossings. Daylight proposed drainlines through the face of existing curbs 1" above the flow line.
- Pools, spas and fountains shall be drained per local codes and requirements.
- When possible, clean topsoil shall be removed from areas to be paved and stockpiled to be used as backfill in planting areas.
- Refer to planting plans for slope stabilization and planting requirements should slopes exceed 3:1. Notify the Owner and Landscape Architect immediately should field conditions arise which increase the maximum proposed slope grades.

GENERAL LAYOUT NOTES

- These notes are to be used for general reference in conjunction with, and as a supplement to, the written specifications, approved addenda, and change orders associated with these Landscape Construction Documents.
- A qualified supervisor shall be present on site at all times during construction through the completion of clean-up work.
- It is the responsibility of the Contractor to coordinate all construction element locations with other trades prior to installation. The contractor shall familiarize himself with the locations of existing and future underground services and improvements, which may conflict with the work to be done. Contact the Underground Service Alert (USA) 800-642-2444 prior to initiating construction, and notify the Owner and Landscape Architect immediately should conflicts arise.
- These drawings and specifications represent the finished structures. Observation visits to the job site by the Landscape Architect do not include inspections of construction methods and safety conditions at the work site. These visits shall not be construed as continuous and detailed inspections.
- Verify critical dimensions, reference point locations and construction conditions prior to initiating construction and notify the Owner and Landscape Architect immediately should conflicts arise.
- Staking dimensions are referenced from curb face, building face or edge of paving unless otherwise noted. Written dimensions shall take precedence over scaled dimensions.
- Pavement thickness, concrete footing dimensions, reinforcing, and sub-base requirements shall conform to City standards and Soils and Structural Engineers' recommendations. Contact the Owner and Landscape Architect immediately should conflicts arise.
- Notify the Landscape Architect 48 hours minimum prior to pouring concrete for general review of formwork alignment. All form alignment shall be straight and even. Radii and curves are to have smooth, continuous transitions without abrupt changes or bends. Whenever possible expansion joints, deep score lines and pour joints shall follow within the joints of stamped pattern impressions. Joint locations not specifically indicated on the plans shall be evenly spaced, visually unobtrusive, and installed per local codes and City standards.
- The Contractor shall note and install all sleeving and drainlines as shown on the irrigation plans, grading plans, and construction details.
- Conditions not specifically noted or detailed on the plans shall be constructed similarly to the requirements and details for respective materials. Should questions arise, such conditions shall be called to the attention of the Landscape Architect for review prior to implementation.
- Construction detailing, materials, equipment and products other than those specified within these plans may be considered for use provided prior written approval is obtained from the Owner, the Landscape Architect or the applicable governing authority as required prior to implementation.

GENERAL IRRIGATION NOTES

- These notes are to be used for general reference in conjunction with, and as a supplement to, the written specifications, approved addenda, and change orders associated with these Landscape Construction Documents.
- The irrigation design is diagrammatic. Equipment, piping, valves, etc. shown within paved areas is shown for design clarification only and shall be installed within planting areas. Locate valves and B.P.U.'s within shrub areas to that they are visually unobtrusive.
- Do not install the irrigation system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in area dimensions exist that might no have been considered in the engineering. Such obstructions or conflicts should be brought to the attention of the Owner and Landscape Architect immediately. In the event this notification is not performed, the Contractor shall assume full responsibility for any revisions necessary.
- It is the responsibility of the Contractor to familiarize himself with grade differences, location or walls, retaining walls, structures and utilities, etc. The Contractor shall be responsible for the coordination of the repair or replacement of all items damaged by his work. He shall coordinate his work with other Contractors for the location and installation of pipe sleeves and laterals through walls, under roadways and paving, etc.
- The irrigation system design is based on a minimum operating pressure of _____ psi and a maximum flow demand of _____ gpm. The Contractor shall verify water pressure prior to construction and report any discrepancy between the water pressure indicated on the drawing and the actual pressure reading at the irrigation point of connection to the Landscape Architect immediately.
- Install backflow prevention unit(s) and piping between the point of connection and the B.P.U. per local codes. The final location of the B.P.U. shall be approved by the Owner's Authorized Representative.
- VAC electrical power source at controller locations shall be provided by others. The Contractor shall be responsible for coordinating the final connection from the electrical source to the controller with a licensed Electrical Contractor. The final controller location shall be approved by the Owner's Authorized Representative.
- Mainline piping and control wires under paving shall be installed separate sleeves. Mainline sleeve size shall be a minimum of 1-1/2 times the diameter of the pipe to be sleeved. Control wire sleeves shall be of sufficient size for the required number of wires under paving. See plan for size.
- Lateral line piping under paving shall be Schedule 40 P.V.C. pipe and shall be installed prior to paving. Refer to plans for sleeving requirements should they apply.
- Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved by the Landscape Architect.
- Lateral line sizing shall be 3/4" size unless otherwise noted.
- Irrigation heads, valves and controller timing shall be adjusted to provide optimum coverage with minimal overspray onto walks and streets. If necessary, the Contractor shall adjust head spacing, nozzle arc/trajectory, or install additional heads to ensure proper coverage.
- The Contractor shall provide check valves to each circuit throughout the irrigation system that is located within a sloped area to prevent low irrigation head drainage.
- Irrigation equipment not otherwise detailed or specified shall be installed per manufacturer's recommendations and specifications.
- Irrigation heads shall be set perpendicular to finish grade unless otherwise specified.

GENERAL RESIDENTIAL DRIP IRRIGATION NOTES

ATMOSPHERIC VACUUM BREAKER VALVE

- Install PVC from hose bib or water service line after meter, whichever is closer to the point of distribution manifold as shown on the details and as located on the plans, or as approved by Landscape Architect prior to installation.
- Group atmospheric valve manifold as close as practical. Atmospheric valves to be installed above ground a minimum of 6" above the highest irrigation head. Refer to local codes.
- Atmospheric valves are to be installed no further than 12" from fence, sidewalk, living structure, etc. unless alternate location is approved by Landscape Architect prior to installation.
- Thoroughly flush mainline before atmospheric valve installation.

PRESSURE REGULATOR

- Install where shown on valve detail.
- Pressure regulator to be installed on all valves that control drip or microspray circuits.
- Pressure of regulator to be as per plan (see Irrigation Key PSI).
- Thoroughly flush mainline before installing pressure regulator.

DRIPPERLINE INSTALLATION

- Bury dripperline below decorative bark mulch and above finish grade. Use jute netting stapler as necessary to hold tubing in place.
- Compression fittings must be UV inhibited with a pressure rating of 70 PSI minimum. Submit sample of compression fittings to the Landscape Architect for approval.
- Install flushing apparatus in areas easily accessible for maintenance. Install as per manufacturer's recommendations. Activate the system and thoroughly flush (20 minutes to one hour) before allowing the system to become fully operational.

ADJUSTING DRIP IRRIGATION SYSTEM

- With the system fully flushed and pressurized and before covering the tubing (before or after planting) test the system for operation. Contractor to check all connectors for leaks and check for proper discharge from emitter tubing and check and tubing for bug plug and stake.
- Additional costs associated with any changes or adjustments are to be born by the Contractor.
- The entire system shall be operating properly before any area is accepted into maintenance.
- The Contractor is responsible for periodically checking operation of the system and adjusting it as necessary for the duration of the Contract, including the maintenance period.

IN LINE FILTER

- Install where shown on valve detail.
- In-line filter to be installed on all valves that control drip or microspray circuits.
- Filter to have 150 to 200 mesh screen installed prior to installation.
- Thoroughly flush mainline prior to filter installation.

MICROSPRAY NOTES

VALVE

- Install where shown on plan and as per detail. Group anti-siphon as close as possible. Review planting plan to avoid conflict with tree and/or shrub locations. Notify the Landscape Architect of any conflicts prior to the placement of plant materials.
- Install valves no further than twelve inches (12") from wall, sidewalk, fence or other structure unless the Landscape Architect approves installation at a greater distance prior to installation.
- Thoroughly flush mainline prior to valve installation.
- Valve to be installed a minimum of six inches (6") above the highest sprinkler head (consult local codes).

SCREEN FILTER

- Install where shown on plans and as per detail.
- Screen filter to equal size of valve and have proper maximum flow rate to properly irrigate area specified. The filter is to have a flushing valve and be installed as per manufacturer's recommendations.

LATERAL LINE AND DRIP TUBING INSTALLATION

- Install PVC lateral line to point of emission distribution manifold (i.e. emitter) where shown on plan. Install as shown on details.
- Bury dripper line below bark mulch and above finish grade. Use jute netting staples as necessary to hold tubing in place.
- Install flushing apparatus, when required (see manufacturer's recommendations), in area easily accessible for maintenance. Activate the system and thoroughly flush (20 minutes to one hour) before allowing the system to become fully closed and pressurized.

ADJUSTING THE SYSTEM

- With the system fully flushed and pressurized, and before covering the tubing (before or after planting); test the system for operation.
- Additional costs associated with these changes or adjustments are to be born by the Contractor.
- The entire system shall be operating properly before any area is accepted into maintenance.
- The Contractor is responsible for periodically checking the operation of the system and making adjustments as necessary for the duration of the contract and including the maintenance period.

IRRIGATION PIPE SIZING CHART

PIPE SIZE	MAXIMUM G.P.M. STATIC PRESSURE MAINLINE PIPING: SCH. 40 P.V.C.
3/4"	8.0
1"	15.0
1-1/4"	24.0
1-1/2"	35.0
2"	50.0
2-1/2"	75.0

LATERAL LINE PIPING: CLASS 200 P.V.C.

PIPE SIZE	MAXIMUM G.P.M.
3/4"	6.0
1"	10.0
1-1/4"	20.0
1-1/2"	30.0
2"	50.0
2-1/2"	70.0

GENERAL PLANTING NOTES

- These notes are to be used for general reference in conjunction with, and as a supplement to, the written specifications, approved addenda, and change orders associated with these Landscape Construction Documents.
- A qualified supervisor shall be present on site at all times during planting and through completion of cleanup work.
- Plant trees and shrubs plumb and faced to give the best appearance or relationship to adjacent plant, structures or view.
- Plant locations are diagrammatic and may be adjusted in the field at the Landscape Architect's request prior to installation. Care shall be taken to spot plant material evenly to provide optimum growth condition and maximum aesthetics. Do not install plant material in an area that will cause harm to adjacent structures or improvements, landscape drainage or obstruct irrigation spray patterns.
- It is the responsibility of the Contractor to coordinate all plant material locations with other trades prior to installation. The Contractor shall familiarize himself with the locations of existing and future underground services and improvements that may conflict with the work to be done. Contact the Underground Service Alert (USA) 800-642-2444 prior to digging, and notify the Owner and Landscape Architect immediately should conflicts arise.
- Notify Owner and the Landscape Architect immediately should soil conditions be present which prevent proper soil drainage and allow water to stand in planting pits.
- Verify plant quantities prior to installation. Quantities are listed for convenience only; the actual number of symbols shall have priority over quantities designated. Notify the Landscape Architect of quantity discrepancies or unlabeled massings immediately.
- Unless otherwise specified, the Landscape Architect shall select and field spot specimen trees. Plant material placement shall be subject to approval by the Landscape Architect or Owner's Authorized Representative prior to installation.
- Vines specified shall be installed with vine runners espaliered to the adjacent structure, and nursery stakes removed. Contractor shall submit fastener information to Owner and the Landscape Architect for approval prior to installation.
- Ground covers, when utilized, shall be planted evenly and continuously under tree and shrub masses.
- Planting methods, soil amendment quantities, and preparation methods shall be installed according to the plant specifications and details.
- Plant material shall be fertilized at the rates and time intervals specified within the planting specifications.
- Refer to Detail _____, Sheet _____ for shrub planting.
- Refer to Detail _____, Sheet _____ for 5 and 15 gallon tree staking.
- Refer to Detail _____, Sheet _____ for boxed tree staking.
- Refer to Detail _____, Sheet _____ for tree guying.

STREET TREE NOTES:

- EXACT LOCATION OF STREET TREES ALONG PUBLIC STREETS SHALL BE DETERMINED AT THE STREET IMPROVEMENT STAGE.
- STREET TREES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED PER CURRENT APPLICABLE CITY STANDARDS.
- STREET TREE INSTALLATIONS ARE SUBJECT TO CITY ARBORIST APPROVAL.

POTTERY SCHEDULE

Pottery and saucers are to be provided by Owner.

Contractor shall be responsible to provide and install one (1) inch drain rock within bottom four (4) inches of each pot, provide and install potting soil mix ("Supersoil" or approved equal), and drill pot drain holes (if necessary).

Each pot shall be planted with seasonal annuals so as to completely fill the planting area. In addition, selected pottery shall be planted with plant material as indicated and specified on the planting plans.

All plant material within pottery shall be irrigated with a "drip" type of irrigation system, and shall meet the following basic requirements:

- Each lot shall be independent from one another.
- Each drip system shall be valved independently from other irrigation circuits.
- Each valve/circuit shall be fully automatic and be electrically connected to the automatic controller for that particular lot.
- All components shall be buried below finish grade.
- Valves, control wire cable, wire connectors, valve boxes, and the appropriate installation methods shall conform to the irrigation key and written specifications herein.
- Each drip system shall have a pressure regulator and a filter device installed on the "downstream" side of the control valve. Both components shall be installed in plastic valve boxes.
- Drip system piping/tubing shall be installed in appropriate PVC sleeving as necessary in order to reach selected pottery locations at hardscape areas, etc. The Contractor shall be responsible to coordinate sleeving with other trades.
- Drip systems shall meet applicable codes, rules, regulations, ordinances, etc.

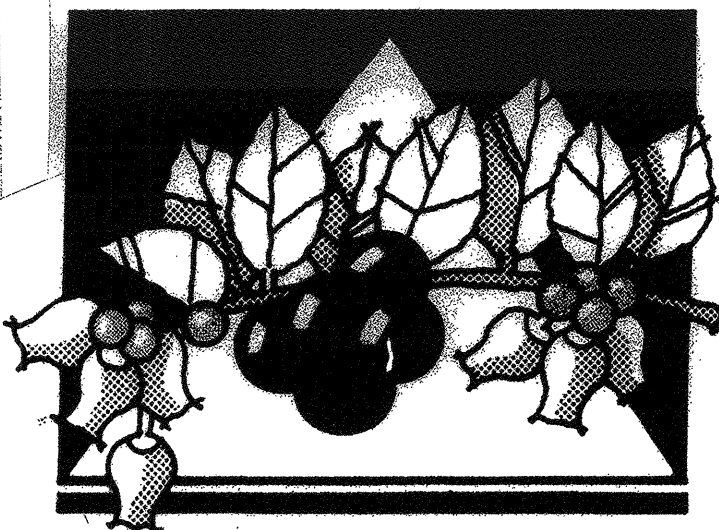
The Contractor shall submit shop drawings and material specifications to the landscape architect for approval prior to ordering.

POTTERY LEGEND

- Designates house plan number.
- Designates size (approximate) and style of pottery.

FINISH GRADING & DRAINAGE LEGEND

SYMBOL	DESCRIPTION
F.G.R.	FINISH GRADE SPOT ELEVATION
H.P.	ELEVATION HIGH POINT
T.C.	TOP OF CURB ELEVATION
F.F.	FINISH FLOOR ELEVATION
P.S.	PROTECTIVE SLOPE EVEVATION
225'	CONTOUR ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR
4:1	SLOPE RATIO
RIM	INLET GRATE (RIM) ELEVATION
INV.	STORM DRAIN INVERT ELEVATION
OUT.	OUTFALL ELEVATION
	DIRECTION OF SURFACE FLOW
	DRAINAGE SWALE
%	GRADIENT PERCENTAGE
	STORM DRAIN PIPE (SCHEDULE 40 PVC, TYPE 1 120-1220)
S= %	SLOPE OF STORM DRAIN PIPE
	AREA DRAIN WITH FLAT GRATE (PLASTIC; N.D.S.)
	AREA DRAIN WITH ATRIUM GRATE (PLASTIC; N.D.S.)
	DECK DRAIN (BRONZE; ZURICH)
T.S.	TOP OF STEP ELEVATION
B.S.	BOTTOM OF STEP ELEVATION
T.W.	TOP OF WALL ELEVATION
B.W.	BOTTOM OF WALL ELEVATION
P.O.C.	POINT OF CONNECTION



ISAACSON, WOOD & ASSOCIATES
LANDSCAPE ARCHITECTURE

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NGUYEN
RESIDENCE

GRAND OAK WAY
SANTA CLARA COUNTY,
CALIFORNIA

GENERAL NOTES

JOB #	REVISIONS:										
DATE: 11.07.18	<table><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr></table>										

