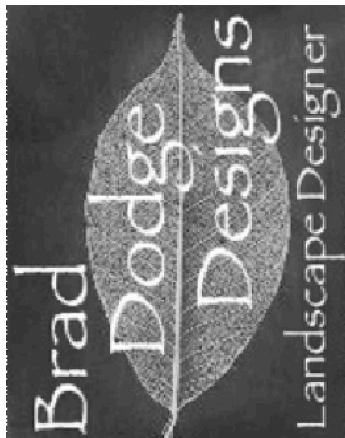


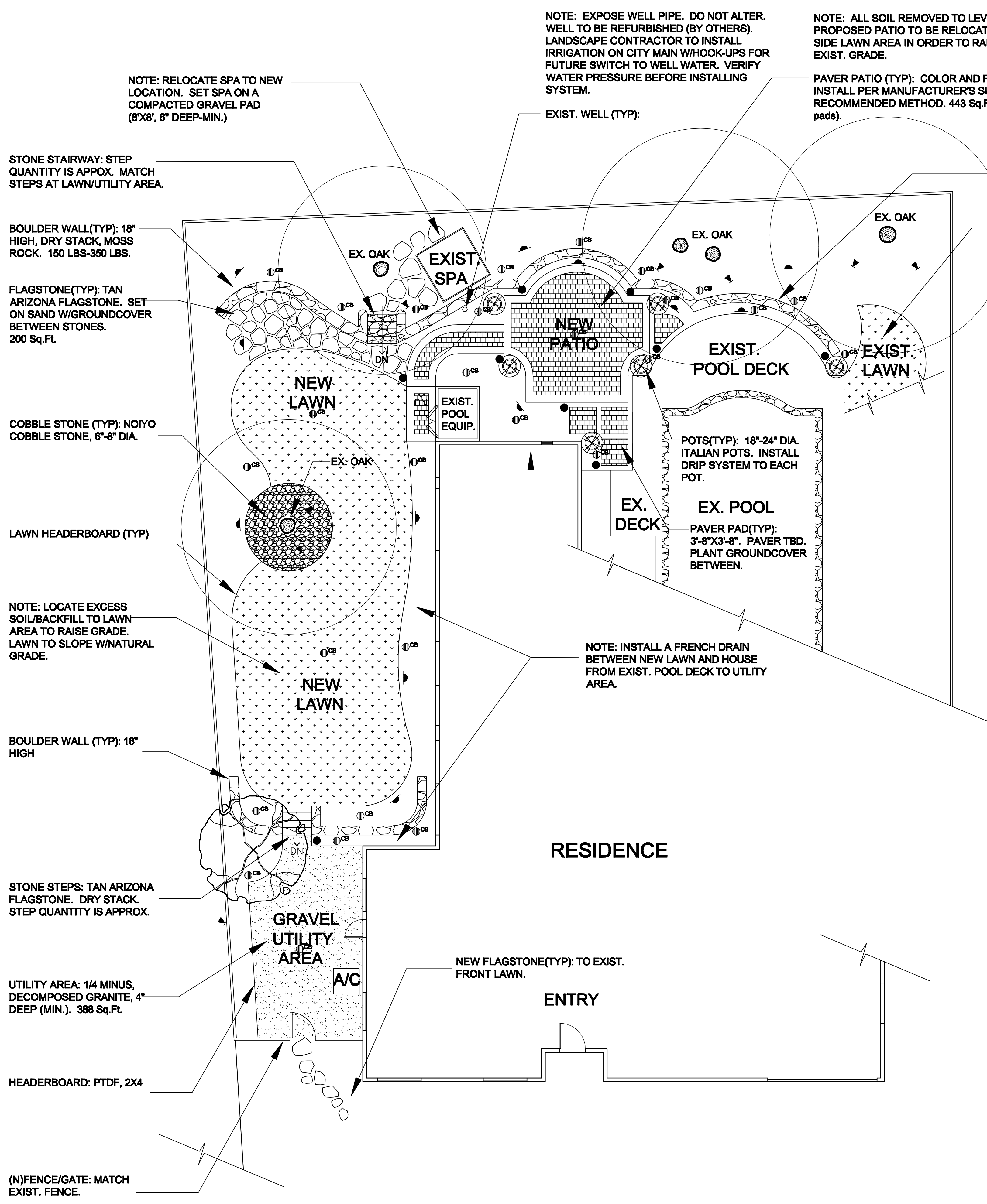
NO. REVISIONS/DATE BY		
#1	10/3/2009	BJD

Brad Dodge Designs
Landscape Designer
(510)499-7546
brad@braddodgedesigns.com
www.braddodgedesigns.com



FALL/JUNG RESIDENCE
11 HIDDEN VALLEY ROAD
LAFAYETTE, CA

DRAWING BY Brad J. Dodge
CHECKED
DATE 9/2/2009
SCALE 1/8"=1'-0"
JOB NO.
SHEET L-1
OF 2 SHEETS



NOTES & SPECIFICATIONS

This plan is a graphic representation only. It is not an engineered nor a surveyed plan. Some elements of the proposed design may require engineering from a licensed Civil Engineer. Also, slight variations may occur during installation of proposed plan. Owner is responsible to point out, mark or otherwise locate property lines prior to commencement of installation. Any underground objects such as, old gas and electrical lines, easements, contaminated soils or other unforeseen objects and conditions that can change or delay installation of your project, and may result in an extra fee(s) to the owner. The Landscape Designer is not responsible for any fee(s) related to the proposed design.

DRAINAGE: Landscape Contractor to install catch basins and use ground contouring to provide positive flow away from structures. Existing drainage systems, foundation drains and subsurface drainage is the responsibility of others. All retaining walls to have a french drain. Drain pipe to be 3" Dia. solid pipe (no "flex-pipe" to be used). Route drains to street or tie into existing drainage system. Landscape Contractor to verify existing pipes are clear and large enough for proper drainage before adding onto existing drain system. All down spouts on house to be tied into new drain system. Location of catch basins on proposed plan are schematic only and maybe relocated by Landscape Contractor after final grading of site.

CATCH BASIN SYMBOL: CB

LIGHTING (LOW VOLTAGE): All low voltage lighting installed by Landscape Contractor to be connected to pool builder/homeowner supplied G.F.I. The Landscape Designer recommends 12W-18W Xenon (10,000 hr)Bulbs.

CONSTRUCTION NOTES

GENERAL NOTES: The Landscape Contractor shall inspect the site and be familiar with all existing site conditions prior to submitting his bid. The Contractor is to verify all property and lot lines, existing conditions, grades and dimensions at the site prior to construction. Contractor shall not willfully proceed with construction as shown when it is obvious that obstructions, landscape area and/or grade differences exist that may not have been known during design. Such conditions shall immediately be brought to the attention of the Landscape Designer. The Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification. Contractor shall be responsible for making himself/herself familiar with all underground utilities, pipes, structures and obstructions prior to the beginning of construction. Contractor shall take sole responsibility for all costs incurred due to damage and/or replacement of these items. Contractor shall be responsible for coordination between trades and with subcontractors work as required to accomplish all construction operations. Contractor is responsible for all workmanship, installation, grading and drainage, dimensions, quantities and coordination of his and /or his subcontractor's work. All piping, sleeves conduits etc. shall be installed prior to installation of construction items. The Contractor shall be responsible for replacement of any existing facilities or materials to remain that are damaged by or during the performance of his/her work. All repairs shall be made at no cost to the owner. All work shall be done in conformance with all applicable local codes and ordinances by experienced workman and a licensed Landscape Contractor who shall obtain all necessary permits and pay all required fees.

DRAWINGS: The drawings show only representative and typical details to assist the Contractor. They do not illustrate every condition. All attachments, connections, fastenings etc. are to be properly executed in conformance with the best acceptable practices and the Contractor is responsible for providing and installing all materials. The intent of the drawings are to include labor, materials and services necessary for the completion of all work shown, described and reasonably implied but not limited to that explicitly indicated in the contract documents. Refer to City and/or County Standard Plans, Specifications and all local and State Ordinances, Codes and Regulations where applicable.

GRADING & DRAINAGE: All grading, site preparation, placing and compacting of soil to be done in accordance and as specified in soils report. The contractor shall not disturb or destroy any permanent survey points without the consent of the County Engineer. Any permanent monuments or points disturbed shall be replaced by a licensed Engineer or licensed Surveyor at the Contractor's expense. No change in contract price will be allowed for actual or claimed discrepancy between existing grade and those shown on plans after Contractor has accepted existing grades and moved on to the site. All existing grades shown are from Engineers plans or as measured in the field, unless otherwise noted. All proposed grades are to curbs, paving, walls, structures, etc., to remain. Precise elevations indicated on plans are to be verified in field to as-built condition. Topsoil out areas shall be stockpiled for future landscaping and fine grading. Contractor shall be responsible for "rounding off" all sharp ridges existing on site whether or not such conditions are indicated on plans. Minimum slope to be 2% where not otherwise shown for landscape areas. For paved areas minimum slope to be 1% unless otherwise noted. Contractor is responsible for grading of site and installation of drains and piping to insure positive drainage to storm drain system and/or approval location.

LIGHT SYMBOL	LIGHT TYPE	MANUFACTURER/MODEL #
	Wall (Wash) Light	Vista(#7218)W/T3-LNX-20 (Xenon Bulbs Only)
	Path Light	Alliance# (Enclosed Xenon Bulbs ONLY)
	Niche Wall Light	#SL-30 MR16
	Niche Step Light	#SL-02-X20 (X20=20W Xenon)
	Tree Spot Light	Unique 35W Halogen Can
	Deck Light	(Xenon Bulb ONLY)

*Note: All tree down lights are to be mounted with stainless steel screws.

CONCRETE: Concrete Contractor is responsible for layout and installation of all necessary drains for concrete areas. Patios and walkways are to have a 4" gravel sub base and No. 3 rebar reinforcing, 18" O.C. both ways in concrete (4" thick min.). Field verified layouts and elevations. Contractor to install 4" diameter PVC sleeves into all planters, under patios and under driveway for irrigation and lighting wire. Install separate sleeve for drain lines. Control Joints (to minimize cracking) in new slabs to be cut no less than a depth of 3/4".

LAWN EDGE: 2" x 4" Composite Bend-A-Board

FOUNTAINS: (All free standing, pre-cast concrete fountains) Landscape Contractor will run conduit, but will not connect electrical. A licensed Electrical Contractor maybe necessary to wire conduit. Landscape Contractor to set homeowner provided fountain(s) when delivered within period of landscape construction.

MOUNDING: Fill dirt must be clean with similar texture and composition as that of existing top soil. Heights shown are approximate. Contour lines represent shape of mound only. Mounds should be graded smooth and allowed to settle before planting. Landscape Contractor should allow for enough space for drains between foundations and proposed mounds. Landscape Contractor may eliminate any mounds that may cause drainage issues.

PLANTING PLAN ALTERATIONS: Any additional plant material requested by owner(s) shall be the responsibility of the Landscape Contractor. The cost of plant replacement or plant material added to the proposed design shall be between the Landscape Contractor and homeowner. The Landscape Contractor should warranty all installation for a period (span of time may vary) per the contract between the homeowner and contractor.

