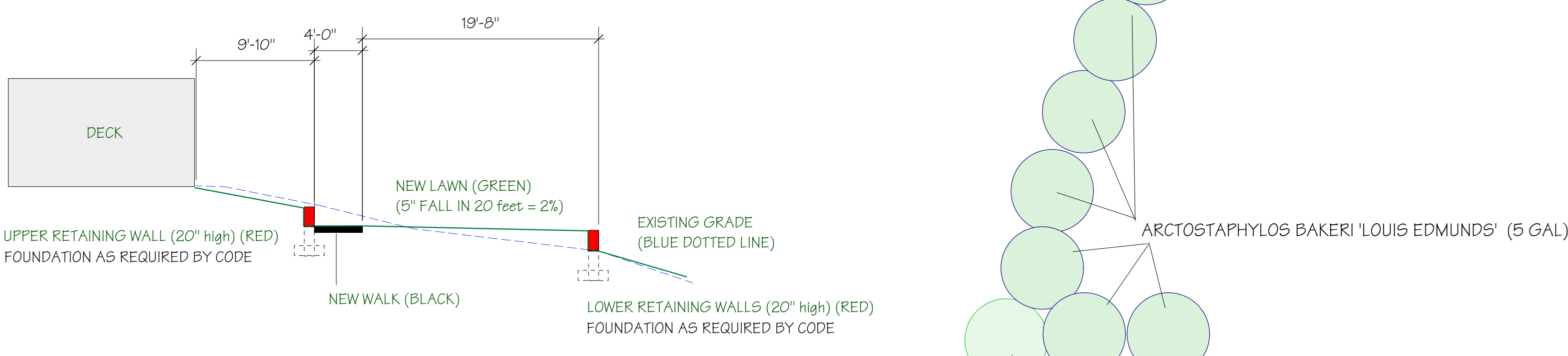


CROSS SECTION OF GRADE AT CENTER OF LOWER DECK

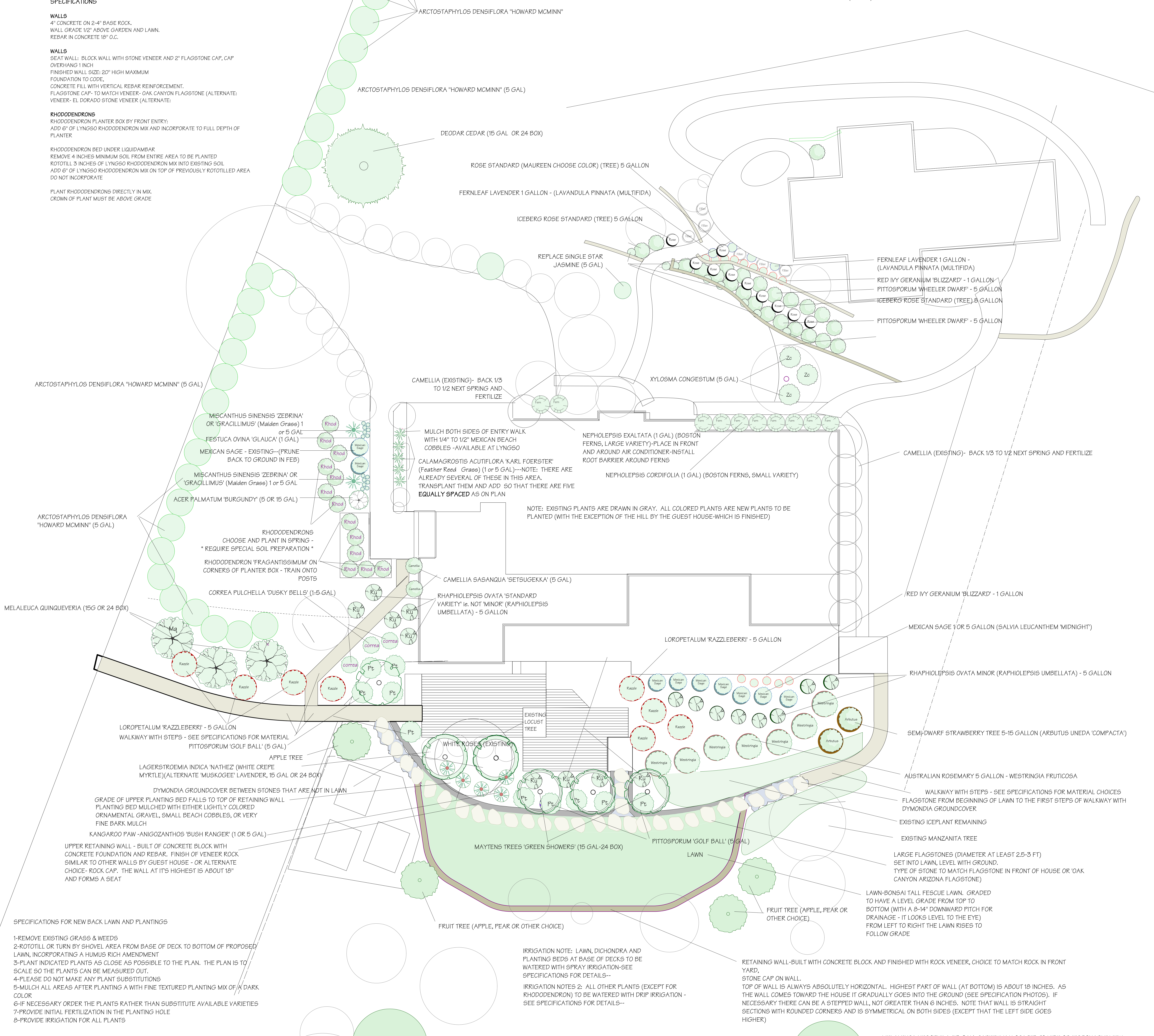


SPECIFICATIONS

- WALLS**
 4" CONCRETE ON 2-4" BASE ROCK.
 WALL GRADE 1/2" ABOVE GARDEN AND LAWN.
 REBAR IN CONCRETE 18" O.C.
- WALLS**
 SEAT WALL: BLOCK WALL WITH STONE VENEER AND 2" FLAGSTONE CAP, CAP OVERHANG 1 INCH.
 FINISHED WALL SIZE: 20" HIGH MAXIMUM.
 FOUNDATION TO CODE.
 CONCRETE FILL WITH VERTICAL REBAR REINFORCEMENT.
 FLAGSTONE CAP TO MATCH VENEER- OAK CANYON FLAGSTONE (ALTERNATE: VENEER- EL DORADO STONE VENEER (ALTERNATE:
- RHODODENDRONS**
 RHODODENDRON PLANTER BOX BY FRONT ENTRY:
 ADD 6" OF LYNGSO RHODODENDRON MIX AND INCORPORATE TO FULL DEPTH OF PLANTER.
 RHODODENDRON BED UNDER LIQUIDAMBAR
 REMOVE 4 INCHES MINIMUM SOIL FROM ENTIRE AREA TO BE PLANTED
 ROTOTILL 3 INCHES OF LYNGSO RHODODENDRON MIX INTO EXISTING SOIL
 ADD 6" OF LYNGSO RHODODENDRON MIX ON TOP OF PREVIOUSLY ROTOTILLED AREA
 DO NOT INCORPORATE
 PLANT RHODODENDRONS DIRECTLY IN MIX.
 CROWN OF PLANT MUST BE ABOVE GRADE

SPECIFICATIONS

- IRRIGATION**
- GENERAL GUIDELINES FOR IRRIGATION**
 WATER LAWN, PLANTINGS AT BASE OF DECKS, AND RHODODENDRONS WITH SPRAY IRRIGATION
 AVOID WATER SPRAY ON PATIO, HOUSE, OR FENCES
 USE DRIP IRRIGATION OR BUBBLERS FOR ALL OTHER PLANTS
- LIVE WATER LINE TO ALL VALVES SHOULD NOT EXCEED 55 POUNDS**
- DRIP IRRIGATION**
 VALVES: MUST BE LOW FLOW = 2 GPM MINIMUM FLOW CAPABILITY
 PRESSURE REGULATOR ON EACH VALVE = SENNINGER LO-FLOW, 20 PSI
 Y FILTER ON EACH VALVE
 1/2 INCH DRIP TUBING BURIED 3" DEEP, EKOSION STAPLES EVERY 3'-5'
 RAINBIRD 1 OR 2 GPH EMITTERS INSTALLED INTO 1/2 INCH TUBING
 1/4 INCH "SPAGHETTI" TUBING FROM EMITTER TO SURFACE
 CAPPED AT END WITH BUG CAP AND STAKED IN PLACE
 FLUSH WITH GROUND
 ON ROOT BALL OF PLANT
 NOT AGAINST TRUNK OF PLANT
- SPRAY IRRIGATION**
 USE RAINBIRD IRRIGATION MATERIALS THROUGHOUT
 USE 3/4" SCHEDULE 40 PVC PIPE THROUGHOUT
- MULCH**
 MULCH ALL EXPOSED SOIL WITH 1/2" EARTH-GRO DECORATOR GROUND COVER BARK 0-36P65-85521-1 ITEM #1825180 PROD #8835180 FROM HOME DEPOT. OTHER MULCH MAY BE SUBSTITUTED AS LONG AS FIR BARK CHIPS ARE NOT LARGER THAN 1/2".
 MULCH AREAS INDICATED AS COBBLES WITH MEXICAN BEACH COBBLES (1/4" 1/2")



- SPECIFICATIONS FOR NEW BACK LAWN AND PLANTINGS**
- 1-REMOVE EXISTING GRASS & WEEDS
 - 2-ROTOTILL OR TURN BY SHOVEL AREA FROM BASE OF DECK TO BOTTOM OF PROPOSED LAWN, INCORPORATING A HUMUS RICH AMENDMENT
 - 3-PLANT INDICATED PLANTS AS CLOSE AS POSSIBLE TO THE PLAN. THE PLAN IS TO SCALE SO THE PLANTS CAN BE MEASURED OUT.
 - 4-PLEASE DO NOT MAKE ANY PLANT SUBSTITUTIONS
 - 5-MULCH ALL AREAS AFTER PLANTING A WITH FINE TEXTURED PLANTING MIX OF A DARK COLOR
 - 6-IF NECESSARY ORDER THE PLANTS RATHER THAN SUBSTITUTE AVAILABLE VARIETIES
 - 7-PROVIDE INITIAL FERTILIZATION IN THE PLANTING HOLE
 - 8-PROVIDE IRRIGATION FOR ALL PLANTS

IRRIGATION NOTE: LAWN, DICHONDRA AND PLANTING BEDS AT BASE OF DECKS TO BE WATERED WITH SPRAY IRRIGATION-SEE SPECIFICATIONS FOR DETAILS--

IRRIGATION NOTES 2: ALL OTHER PLANTS (EXCEPT FOR RHODODENDRON) TO BE WATERED WITH DRIP IRRIGATION - SEE SPECIFICATIONS FOR DETAILS--



Maureen and Jim Sansbury Residence Tagus Ct., Portola Valley, California Spring 2012		019-2415091 Ballin Duster Design 4384 Cleveland Ave., San Diego, CA. 92103 ballin@ballinduster.com www.ballinduster.com
Scale	1 inch = 8 feet	
Drawing No.	1	
	of	2

LOCATIONS OF PROPERTY LINES AND SETBACKS HAVE NOT BEEN VERIFIED.
 THERE ARE NO KNOWN STRUCTURES THAT REQUIRE PERMITS. HOWEVER, FOR A DEFINITIVE OPINION A CITY PLAN CHECK IS REQUIRED.