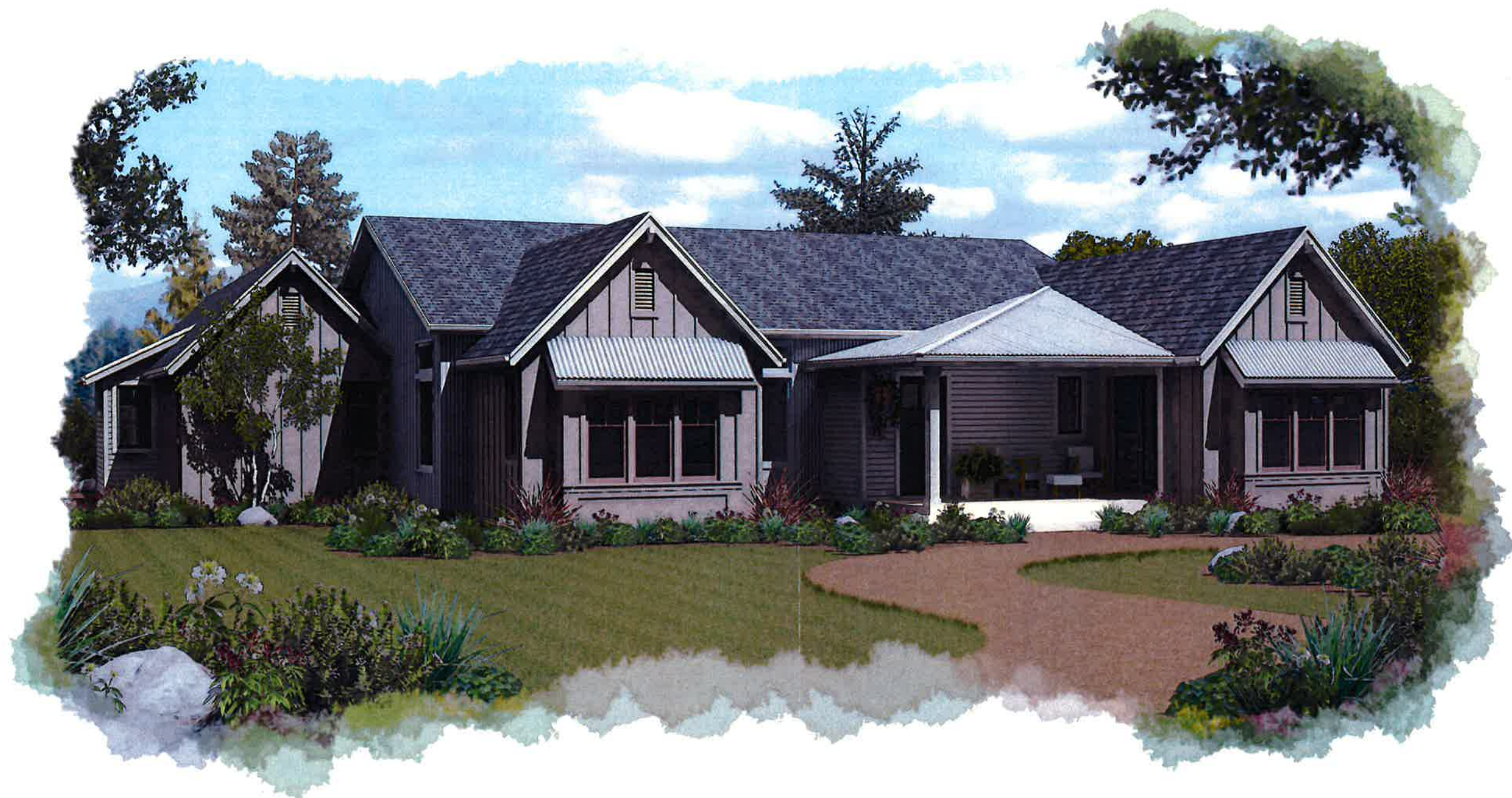


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DATE	10/14
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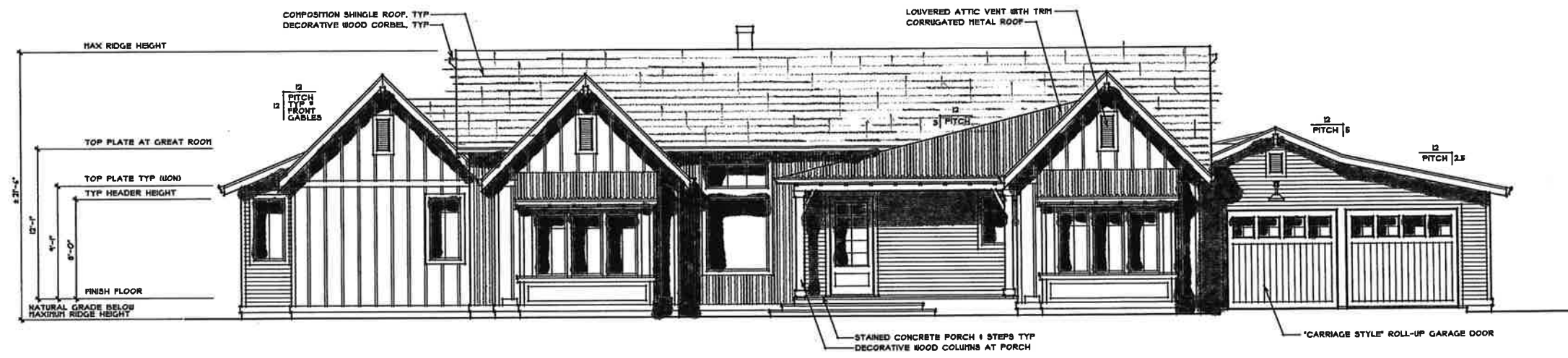
NEW VINE HOMES  
 MICHAEL WAY, LOT 2  
 CALISTOGA, CALIFORNIA

DESIGN FOR

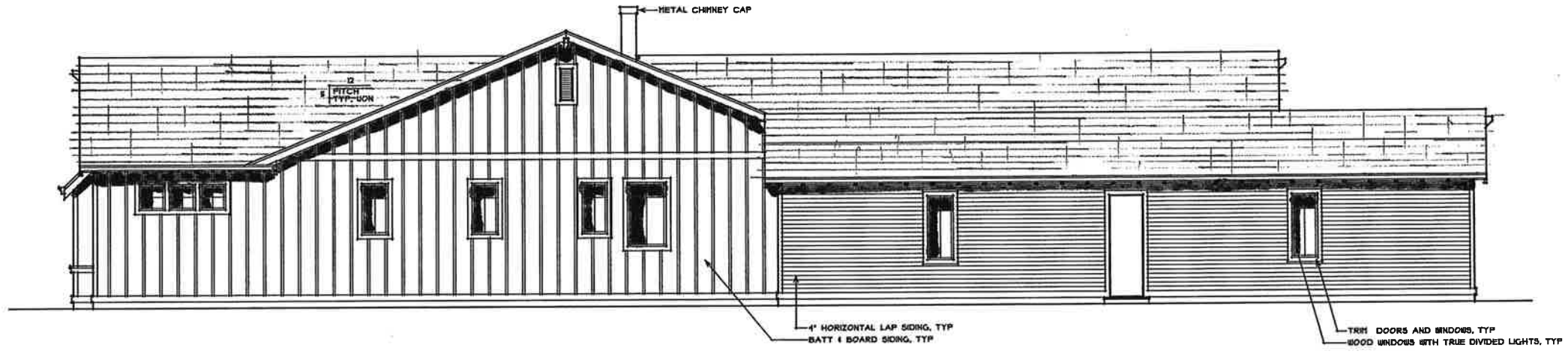
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SHEET NO. 14002-HCH  
 1

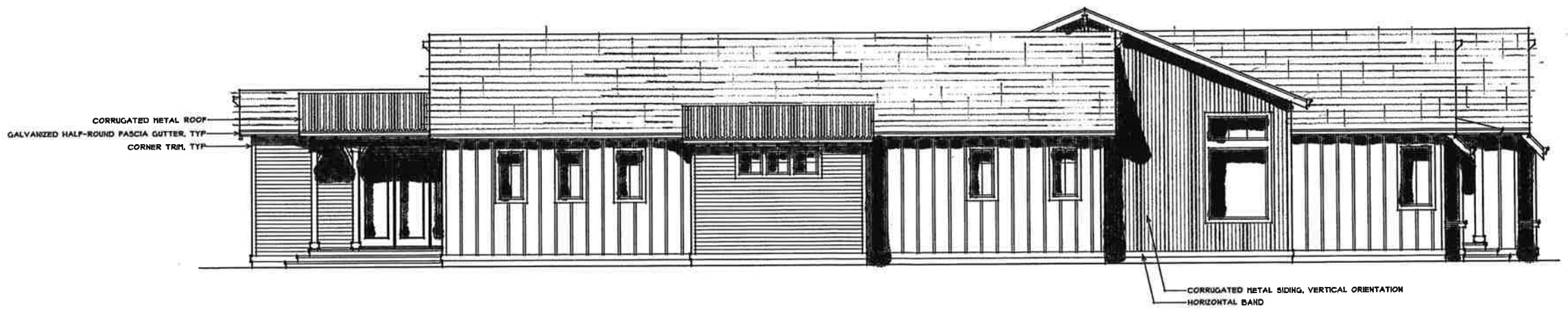




FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



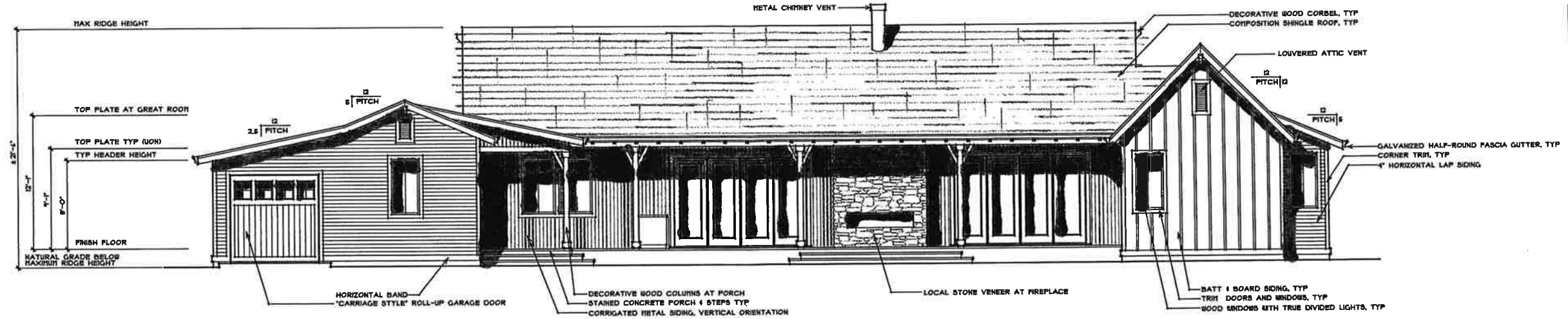
LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

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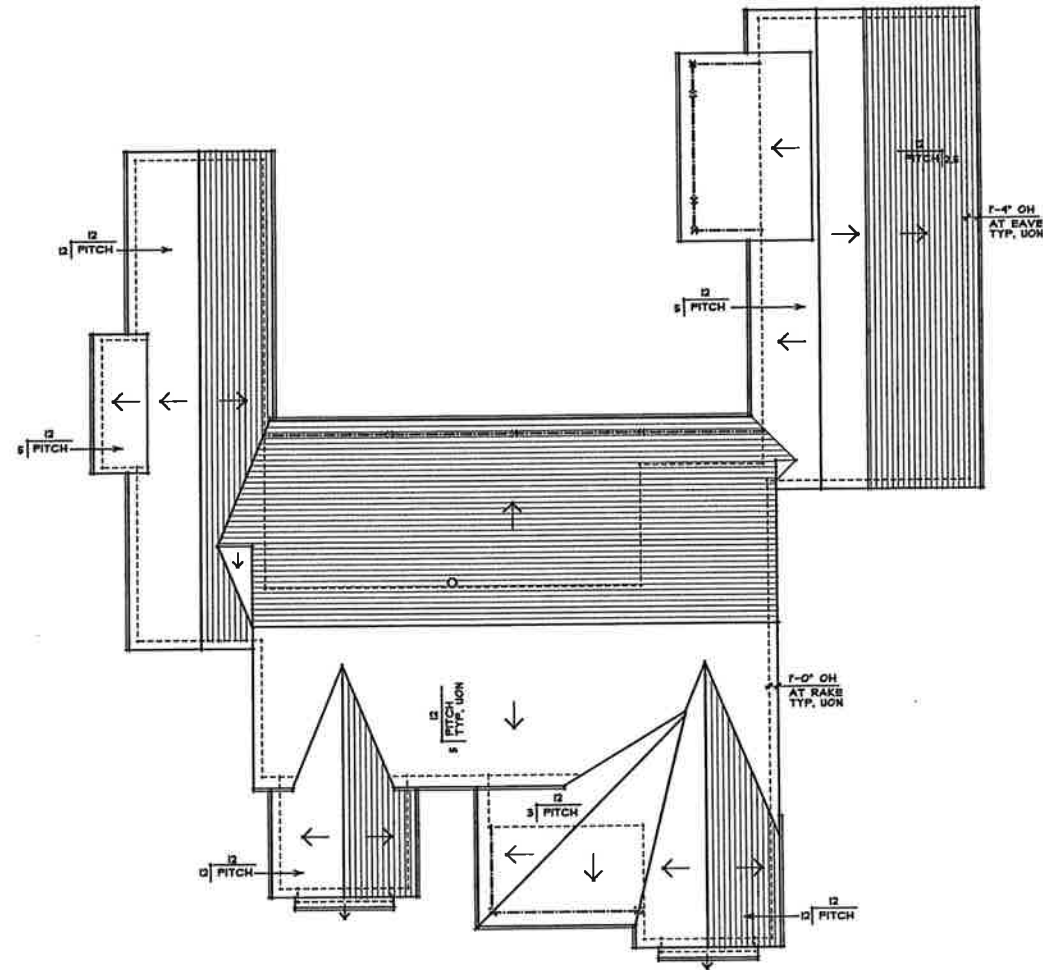
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REAR ELEVATION

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



ROOF PLAN

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

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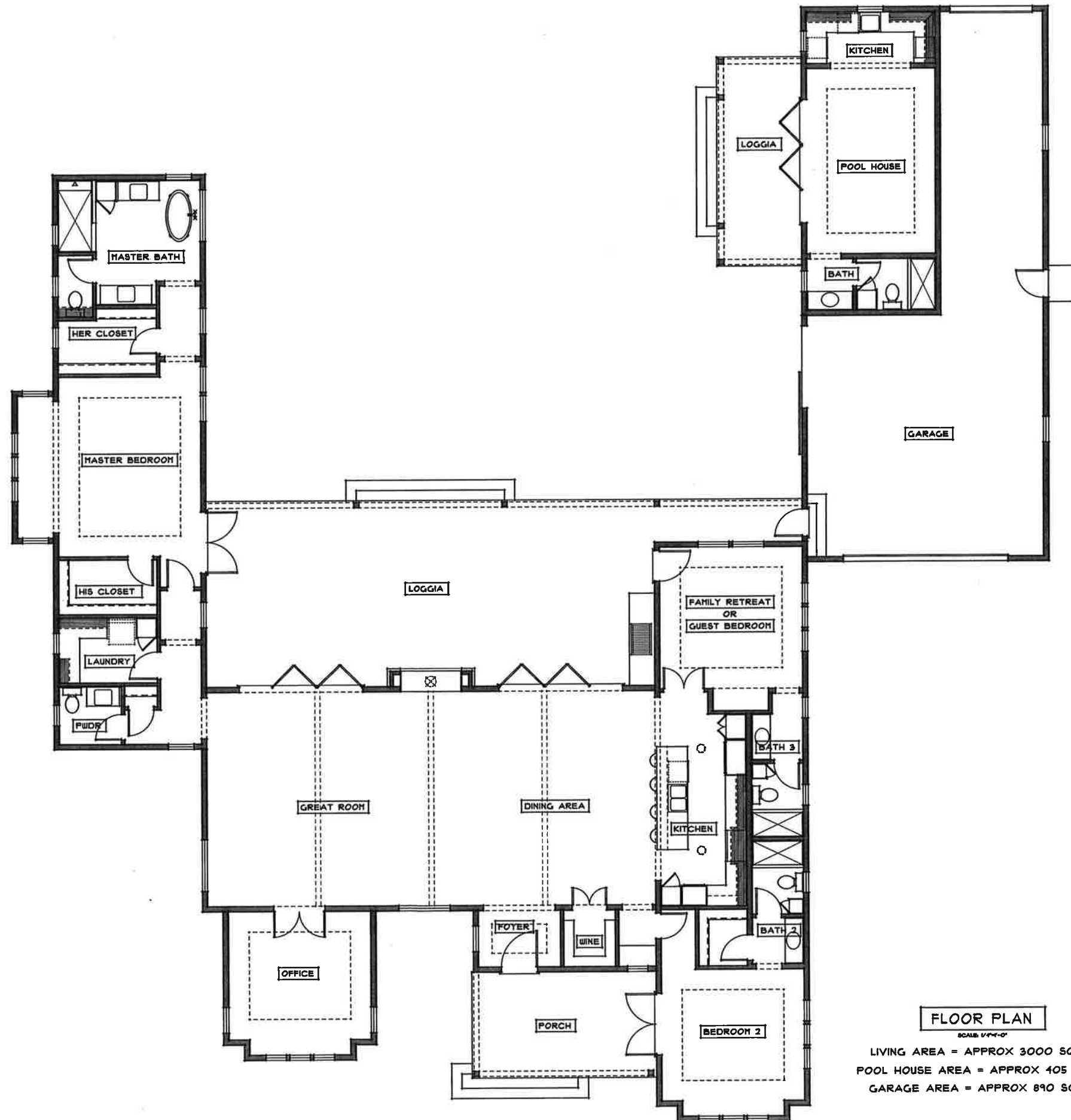
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NEW VINE HOMES  
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SHEET JOB NO 14002-HCH



**FLOOR PLAN**

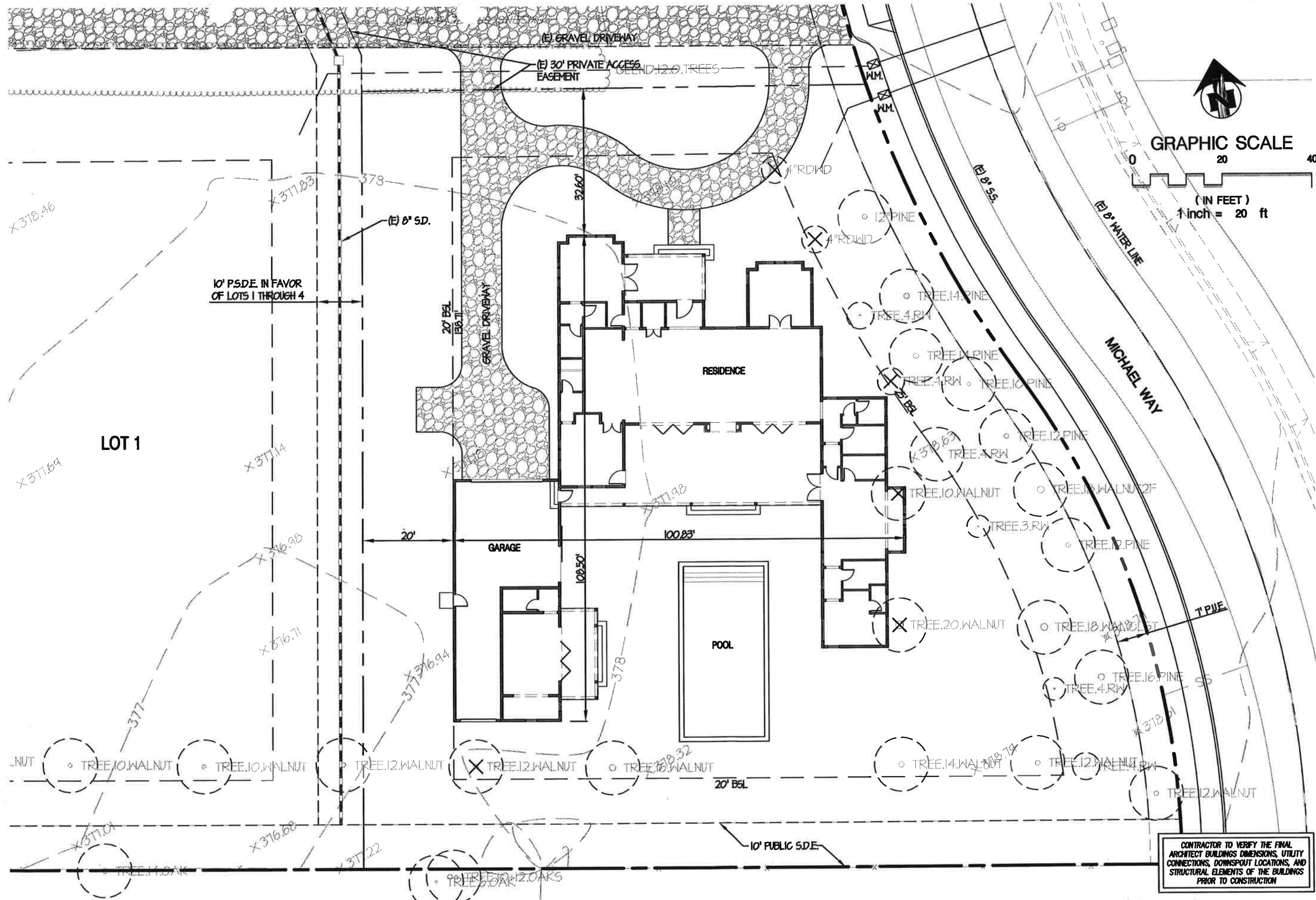
SCALE: 1/4" = 1'-0"  
 LIVING AREA = APPROX 3000 SQ FT  
 POOL HOUSE AREA = APPROX 405 SQ FT  
 GARAGE AREA = APPROX 890 SQ FT

DATE: 10/14  
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 REVISIONS: DATE:

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**NEW VINE HOMES**  
 MICHAEL WAY, LOT 2  
 CALISTOGA, CALIFORNIA

DESIGN FOR  
 SHEET NO: 14002-HCH  
 4



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**NEW VINE HOMES LOT 2**  
**1801 MICHAEL WAY, CALISTOGA, CALIFORNIA**  
**DESIGN REVIEW**  
**SITE PLAN**

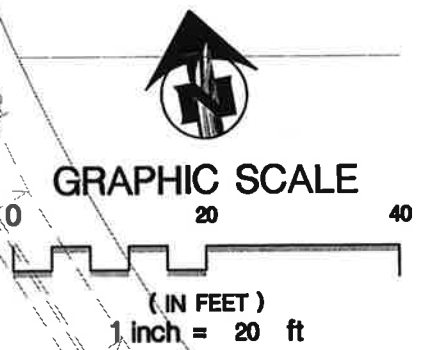
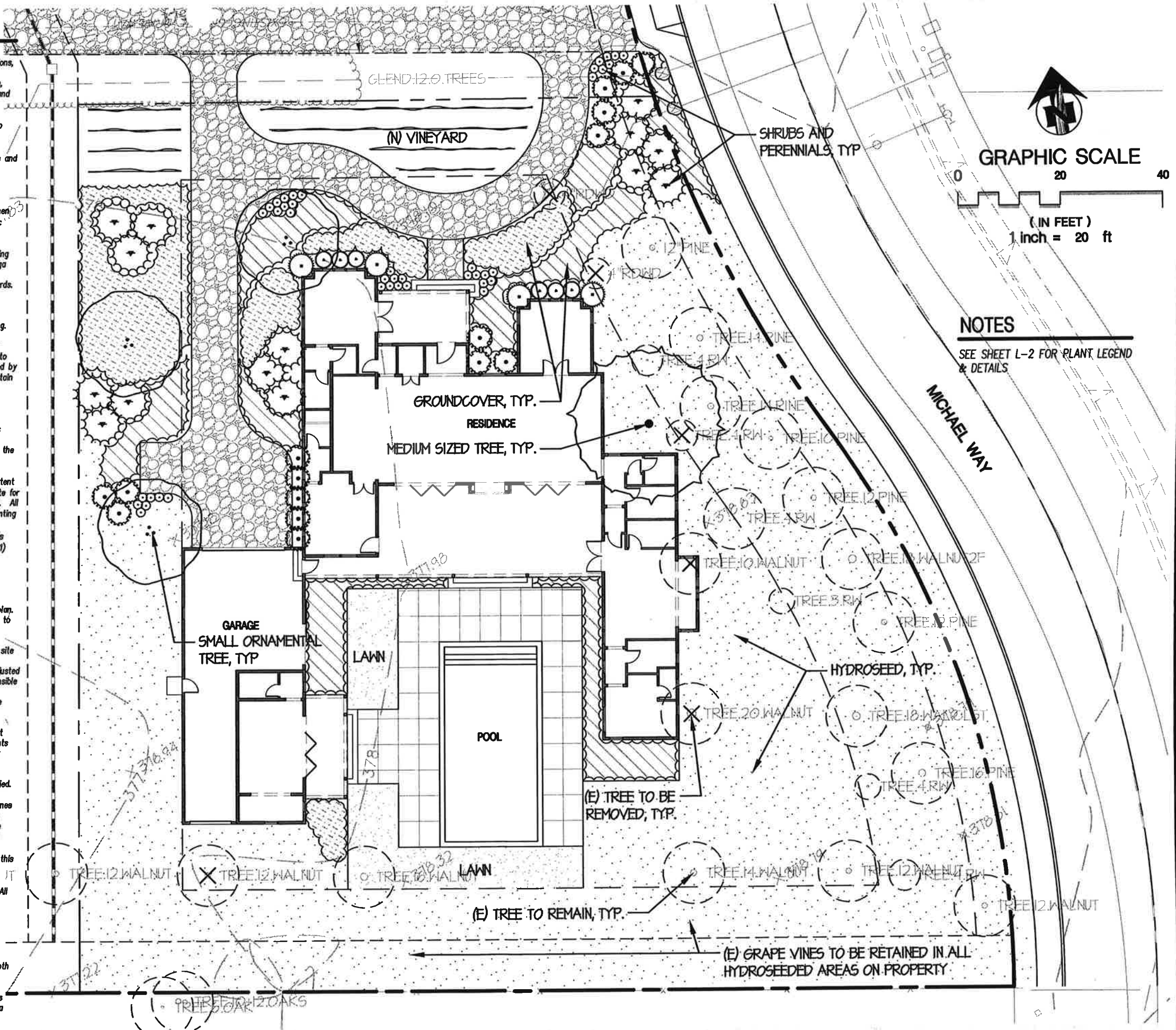
CONTRACTOR TO VERIFY THE FINAL ARCHITECT BUILDINGS DIMENSIONS, UTILITY CONNECTIONS, DOWNSPOUT LOCATIONS, AND STRUCTURAL ELEMENTS OF THE BUILDINGS PRIOR TO CONSTRUCTION

Sheet  
**C-1**  
 1 of 1 Sheets  
 Job No. 0506-010  
 Date 1/16/15



**PLANTING NOTES**

- Contractor shall bid and install planting materials per these plans and specifications, unless given further written instructions, or written instruction by Landscape Architect. Work includes, but is not limited to all labor, general liability insurance, workman's compensation, equipment, and materials necessary to furnish, install and guarantee planting, as shown on the drawings and specified herein.
- Coordinate field observations with Landscape Architect (minimum 2 visits), call to provide 48 hour notice.
  - Review finished grade w/ Landscape Architect prior to plant placement. All plants shall be inspected by arborist/ Landscape Architect for health, pests and size prior to layout.
  - Layout plantings for approval in full quantities, prior to digging holes. Adjust layout as directed by Landscape Architect.
- Contractor shall provide submittals/samples to Landscape Architect of all specimen trees (photographs with human scale), soil, mulch, compost, stakes, ties, organic fertilizer tablets, steel edging, and other materials.
- All work shall conform to the latest applicable City of Calistoga ordinances relating to planting and irrigation. All plant materials to be installed per City of Calistoga standards and planting details. The plant materials shall conform to the plant legend specification for size & latest edition of the American nurseryman standards.
- Prior to removing any plants, contractor shall obtain approval of owner and Landscape Architect to determine specimens to remain or be transplanted. All planting areas are to be free of deleterious materials and weeds prior to planting.
- A soil fertility test shall be required for review by the Landscape Architect after grading is complete and before any plant work. A soil test shall be performed to determine the final amendment and fertilizer formula. The soils report conducted by Soils & Plant Laboratory, (408) 727-0330, unless otherwise approved) must contain the following information:
  - Soil permeability rate in inches per hour
  - Soil texture test
  - Cation exchange capacity
  - Soil fertility including tests for nitrogen, potassium, phosphorous, ph, organic matter
  - Contractor to request a "Bay-Friendly" Recommendation for amendments to the planting area soil
- Within the limits of new planting areas, the top 12" of existing soil or to the extent of existing topsoil, which ever is less, shall be stripped and stockpiled on the site for re-use. All planting areas to be tilled so that soil is loose and not compacted. All planting beds to receive a minimum of 12" of approved topsoil. To prepare planting beds and lawn areas, cultivate into top 12" of soil: 6 cubic yards of organic compost per 1,000 square feet. Compost is to have the US Composting Council's Seal of Testing Assurance (STA) and the Organic Materials Review Institute (OMRI) listing. Any additional amendments shall be certified organic by OMRI, and incorporated into the planting beds at the rate determined by the soils fertility report.
- All plant locations to be confirmed in the field by the Landscape Architect. Contractor is to coordinate all planting with utility locations not shown on this plan. Any conflicts between locations of proposed planting and site utilities or lighting to be called to the attention of the Landscape Architect.
- Layout of plantings is diagrammatic and may need field adjustment for existing site conditions not shown on plans, or as directed by the Landscape Architect. Adjustments will be made for views, access, etc. All plantings shall be field adjusted to meet the minimum state regulations for planting and maintaining a fire defensible space, Dept. of Forestry. Plant quantities are for informational use only. Any discrepancies shall be brought to the attention of the Landscape Architect. The contractor shall be responsible for all plants as shown on the drawings.
- Plants shall be sufficiently rooted to the edge of the container and to an extent sufficient to hold the rootball intact when removed from the container. No plants shall be acceptable that show signs of circling or girdling of roots, or any other root-bound condition. Plants shall be free from all pests and diseases.
- All plants shall be placed in a triangular spaced pattern, unless otherwise specified.
- Excavate planting pits 1" less than the depth of the plant container and two times the width of the plant container. Prepare hole backfill material by using 1 part existing soil to 1 part organic compost. Thoroughly mix this combination before backfilling. Set plant plumb in planting pit and brace rigidly in position, tamping backfill mix solidly around the ball and roots. Place top of rootball 1" above surrounding grade. (see planting details for trees, shrubs and groundcovers on this sheet). Do not over compact soil.
- All trees are to be staked and trees and shrubs are to have watering basins. All trees closer than 8'-0" to buildings, walks, paving, curbs or footings shall be installed with a deep root barrier. Use Deep Root barrier, type UB 24-2 per manufacturer's recommendations.
- After planting, water new plantings deeply and thoroughly.
- All planting areas to receive groundcover and shrubs shall have 3" minimum depth of arbor mulch, natural color.
- The Contractor shall maintain the planting and irrigation installations for 60 days from the date of final acceptance. All plant materials shall be guaranteed for a minimum period of 6 months from date of final acceptance.



**NOTES**  
SEE SHEET L-2 FOR PLANT LEGEND & DETAILS

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NEW VINE HOMES LOT 2  
1801 MICHAEL WAY, CALISTOGA, CALIFORNIA  
**DESIGN REVIEW**  
**PRELIMINARY LANDSCAPE PLAN**

# PLANTING LEGEND

KEY	BOTANICAL NAME	WUCOLS	COMMON NAME	SIZE	QTY	REMARKS
<b>TREES</b>						
CO	CERCIS OCCIDENTALIS	VL	WESTERN REDBUD	24" BOX	-	MULTI-TRUNKED FORM
LI	LAGERSTROEMIA I. 'NATCHEZ'	L	GRAPE MYRTLE	24" BOX	-	STANDARD TREE FORM
PC	PISTACIA CHINENSIS	L	PISTACHE	24" BOX	-	STANDARD TREE FORM
<b>SHRUBS</b>						
BT	BERBERIS T. 'CRIMSON PYGMY'	L	BARBERRY	5 G.C.	-	3' O.C. Δ SPACING
CJ	CEANOTHUS 'JOYCE COULTER'	L	CALIFORNIA LILAC	5 G.C.	-	4' O.C. Δ SPACING
LA	LAVANDULA 'PROVENCE'	L	LAVENDER	1 G.C.	-	3' O.C. Δ SPACING
PF	PHORMIUM 'FLAMINGO'	L	FLAZ	5 G.C.	-	3' O.C. Δ SPACING
RC	RHAMNUS 'EVE CASE'	L	COFFEE BERRY	5 G.C.	-	5' O.C. Δ SPACING
RO	ROSMARINUS 'SPICE ISLAND'	L	SPICE ISLAND ROSEMARY	1 G.C.	-	3' O.C. Δ SPACING
<b>GROUNDCOVERS/PERENNIALS</b>						
AT	ACHILLEA 'TERRA COTTA'	L	YARROW	1 G.C.	-	18" O.C. Δ SPACING
CJ	COREOPSIS 'JETHRO TULL'	L	TICKSEED	1 G.C.	-	18" O.C. Δ SPACING
SL	SALVIA LEUCOPHYLLA 'POINT SAL'	L	POINT SAL SAGE	1 G.C.	-	3' O.C. Δ SPACING
ZC	ZAUSCHNERIA 'CALISTOGA'	L	CALIFORNIA FUCHSIA	1 G.C.	-	2' O.C. Δ SPACING
<b>GRASSES</b>						
FI	FESTUCA I. 'SISKIYOU BLUE'	L	SISKIYOU BLUE FESCUE	1 G.C.	-	2' O.C. Δ SPACING
HS	HELICTOTRICHON SEMPERVIRENS	L	BLUE OAT GRASS	1 G.C.	-	2.5' O.C. Δ SPACING
MR	MUHLENBERGIA RIGENS	L	DEER GRASS	1 G.C.	-	3.5' O.C. Δ SPACING

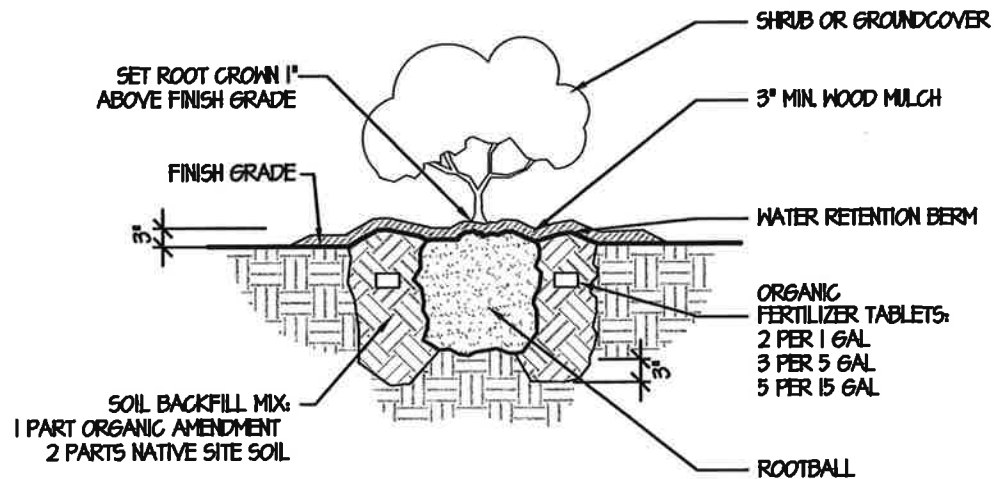
## HYDROSEED

WINE COUNTRY NATIVE WILDFLOWER MIX @ 20 LBS/ACRE

WILDFLOWERS

HYDROSEED

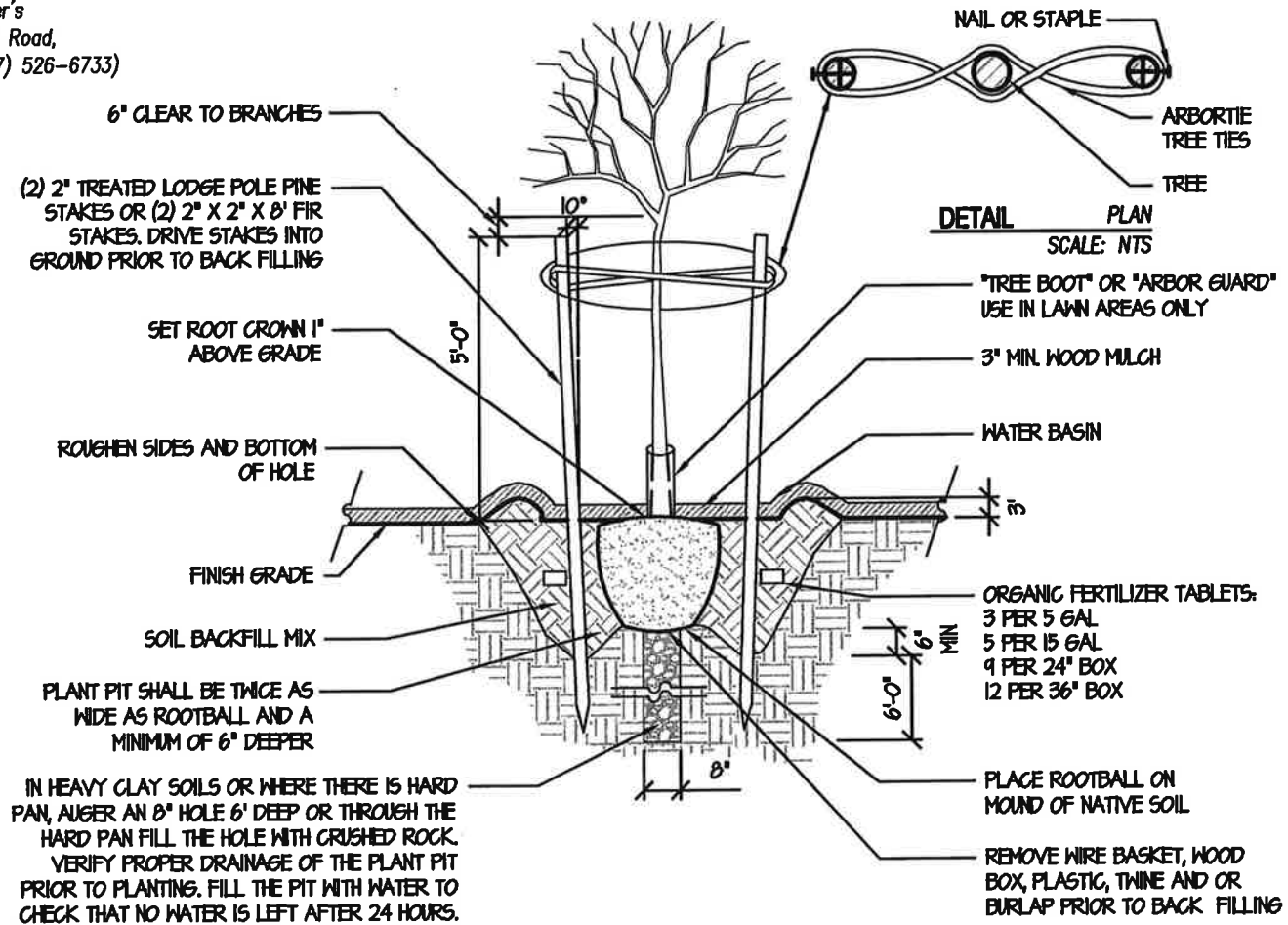
FROM: Le Ballister's  
(1250 Sebastopol Road,  
Santa Rosa, (707) 526-6733)



PLANT PIT SHALL BE TWICE AS WIDE AS ROOTBALL AND A MINIMUM OF 3" DEEPER

1 SHRUB PLANTING DETAIL

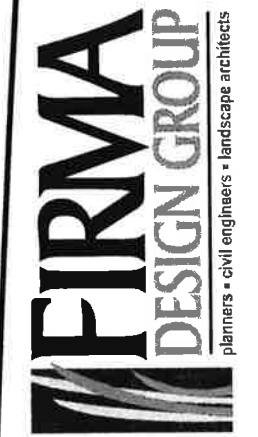
SECTION  
SCALE: NTS



2 TREE PLANTING AND STAKING

SECTION  
SCALE: NTS

NEW VINE HOMES LOT 2  
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**DESIGN REVIEW**  
PRELIMINARY LANDSCAPE PLAN



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Sheet

L-2

2 of 2 Sheets

Job No. 0506-010  
Date 1/16/15