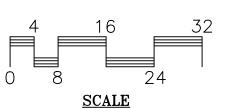


PLANT LIST REV #2								
ABBR.	BOTANICAL NAME	COMMON NAME	QTY.*	SIZE	H20 USE			
(ARB UC	ARBUTUS UNEDO COMPACTA	DWARF STRAWBERRY SHRUB	24/2	5gal	LÓW			
ARC HM	ARCTOSTAPHYLOS HOWARD McMINN	HOWARD McMINN MANZANITA	24	5gal	LOW			
CEA GRI	CEANOTHUS GRISESUS HORIZONTALIS	CARMEL CREEPER	0 🖄	5gal	LOW			
CHA HUM	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM		5gal	LOW			
ECH FAS	ECHIUM FASTIOCUM	PRIDE OF MADEREA	0/1	5gal	LÓW			
EUR VIR	EURYOPS VIRIDIS	GREEN LEAF EURYOPS	0 /2	5gal				
LAV ANG	LAVANDULA ANGUSTIFOLIA	LAVENDER	0/2\	1gal	LOW			
MOR BIC	MORAEA BICOLOR	YELLOW FORTNIGHT LILY	6	5gal -	LÓW			
PEN SET	PENNISETUM SETACEUM CUPREUM	PURPLE FOUNTAIN GRASS	12	5gal	LOW			
PHO YW	PHORMIUM HYBRID 'YELLOW WAVE'	YELLÓW WAVE NEW ZEALAND FLAX	44/1\/2\	5gal	LÓW			
PITTY	PITTOSPORÚM TOBIRA VARIEGATA	VARIEGATED MOCK ORANGE	46	5gal	LOW			
ROS CAR	ROSE CARPET	CARPET ROSE	0/2	2gal	MOD			

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.*	SIZE	H20 US					
ARB MAR	ARBUTUS 'MARINA'	STRAWBERRY TREE	5	15gal	LOW					
CED DEO	CÉDRUS DEODARA	DEODAR CEDAR	0/2	24"box	LOW					
SPIS CHI	PISTACIA CHINENSIS	CHINESE PISTACHE	0/2	24"box	LOW					
YUC GLO	YUCCA GLORIOSA	SPANISH DAGGER	0/2	24"box	LOW					
*PLANT QUANTITIES ARE APPROXIMATE, SEE PLAN FOR ACTUAL COUNTS										
FLANT QUANTITIES ARE AFFROMINATE, SEE FLAN FOR ACTUAL COUNTS										

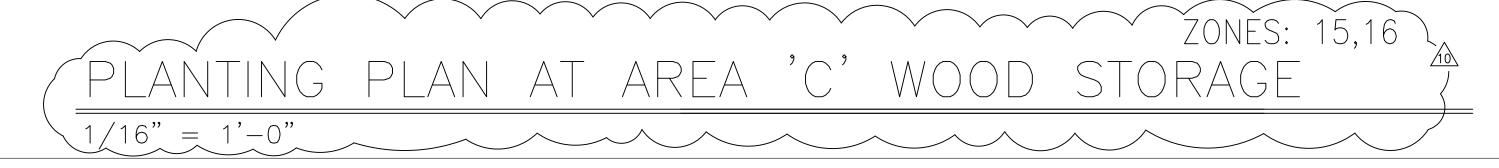
VINE LEGEND QTY.\* SIZE H20 USE BOTANICAL NAME MAC UNG MACFADYENA UNGUIS-CATI YELLOW CAT'S CLAW

\*PLANT QUANTITIES ARE APPROXIMATE, SEE PLAN FOR ACTUAL COUNTS



\*PLANT QUANTITIES ARE APPROXIMATE, SEE PLAN FOR ACTUAL COUNTS





REV # 10 7-17-14
DATE: REV # 12-7-12

DATE: REV # 12-18-13

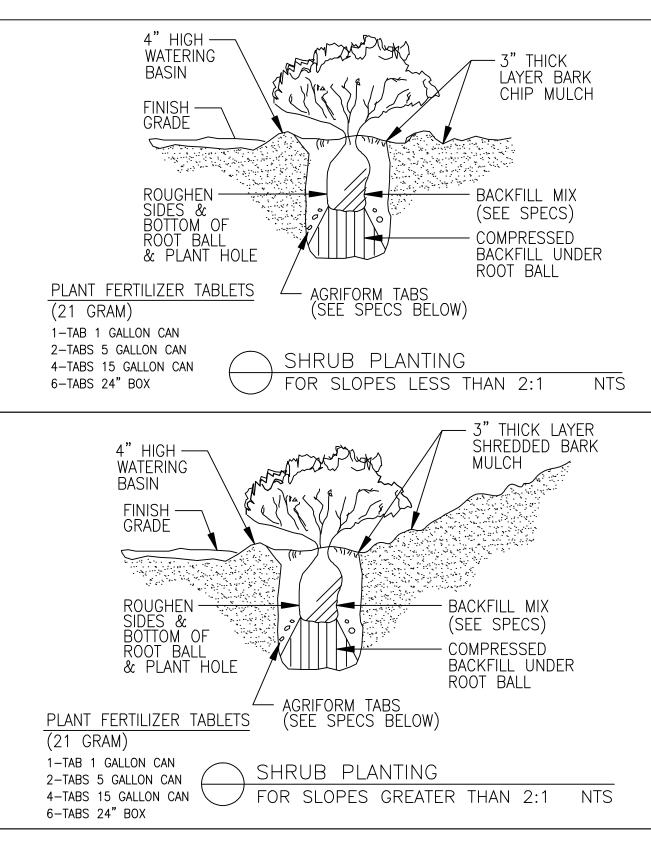
Date: 6-27-12 Scale: 1/16"=1'-0"

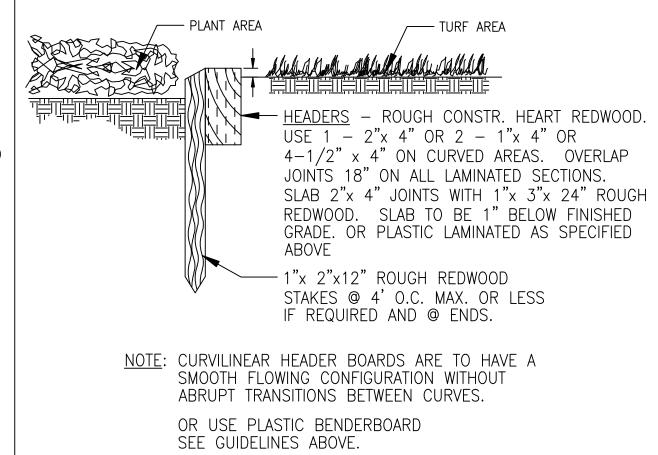
Drawn: KM

- 1) TOPSOIL TO BE SCARIFIED TO A DEPTH OF 8" (INCHES.)
- 2) INCORPORATE SOIL AMENDMENTS (COMPOST) THOROUGHLY INTO TOPSOIL (MIN. 8" DEEP.) RECYLCED COMPOST 3"-5" DEEP: 9 CU. YDS. MIN. PER 1,000 SQ. FT.
- 3) RAKE, BREAK-UP CLODS AND FINE GRADE TO PROVIDE UNIFORM SMOOTHNESS AND POSITIVE SURFACE DRAINAGE. FINISHED GRADE 1" BELOW TOP-OF-CURB,
- 4) TREE AND SHRUB PITS: 12" WIDER AND 6" DEEPER THAN ROOT BALL BACKFILL: 70% NATIVE SOIL MIXED WITH 30% SOIL AMENDMENT MIX. SOIL AMENDMENT MIX PER SPECIFICATION. SEE NOTE #2 ABOVE.
- 5) DOUBLE STAKE TREES: 2 3" x 10' LONG TREATED LODGEPOLE PINE TREE STAKES (2-PER-TREE). SECURE WITH RUBBER TREE TIES (4 PER TREE.) SECURE TO STAKE WITH GALVANIZED SCREWS TO PREVENT SLIPPAGE. USE STRAIGHT GROWTH TREE TIES 20" LENGTH OR APPROVED EQUAL. (SEE DETAIL SH.L-2.1)
- 6) FORM WATER BASINS AROUND TREES AND SHRUBS (SEE DETAIL SH.L-2.1.)
- 7) PRO-CHIP RECYCLED MULCH ALL PLANTED AREAS W/ A MINIMUM 3" (INCHES) THICK LAYER OF PRO-CHIP RECYCLED MULCH (BROWN COLOR.)
- 8) MAINTENANCE 90 DAYS AFTER FINAL ACCEPTANCE BY OWNER/REPRESENTATIVE.
- 9) PLANT AND PLANTING GUARANTEE: GROUNDCOVER: ONE (1) YEAR. SHRUBS: ONE (1) YEAR TREES: ONE (1) YEAR.
- 10) ALL PLANTED AREAS SHALL BE KEPT WEED-FREE DURING 90 DAY MAINTENANCE PERIOD
- 11) ALL ANNUAL COLOR FLOWER BEDS SHALL HAVE THE TOP 8" (INCHES) OF SOIL REMOVED AND REPLACED WITH 50% SANDY LOAM MIX & 50% NATIVE SOIL. ROTOTILLED TOGETHER.
- 12) ALL ANNUAL COLOR AREAS SHALL BE REPLACED EVERY 90-100 DAYS.
- 13) HDR DENOTES HEADER BOARD (SEE DETAIL SH.L-2.1.)
- 14) VISQUEEN, SHEET PLASTIC AND OTHER NON-POROUS MATERIAL SHALL NOT BE PLACED UNDER THE MULCH.
- 15) NO PLANT SUBSTITUTIONS ALLOWED UNLESS AUTHORIZED BY LANDSCAPE
- 16) ALIGN TREES WITH PAINTED PARKING STRIPES WHERE APPLICABLE.
- 17) LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE DESIGNER ONE (1) WEEK PRIOR TO COMPLETION IN ORDER TO SCHEDULE LANDSCAPE AND IRRIGATION INSPECTION.
- 18) APPLY PRE-EMERGENT WEED KILLER PRIOR TO INSTALLATION OF PRO-CHIP RECYCLED MULCH IN ALL SHRUB AREAS. INSTALL IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND MANUFACTURERS INSTRUCTIONS.
- 19) ALL PODOCARPUS MACROPHYLLUS, DODONEAB, PRUNUS SHRUBS SHALL BE SINGLE STAKED WITH 1 - 2" LODGEPOLE PINE STAKE & 2 - RUBBER TREE TIES (SEE TREE STAKING DETAIL.)
- 20) (E) DENOTES EXISTING
- 21) (N) DENOTES NEW
- 22) (TYP) DENOTES TYPICAL.
- 23) (D.S.) DENOTES DIRECTION SIGN.

## GENERAL LANDSCAPE MAINTENANCE

- 1) ALL LANDSCAPE AREAS SHALL BE KEPT WEED FREE BY EITHER HAND PULLING OR A COMBINATION OF POST-EMERGENT & PRE-EMERGENT HERBICIDES. POST-EMERGENT - ROUND UP, PRE-EMERGENT - CHIPCO RONSTAR/SURFLAN, OR APPROVED EQUAL.
- 2) FERTILIZING SHALL BE DONE AS FOLLOWS: ALL PLANTING AREAS ONCE PER YEAR.
- 3) AERATING AND DETHATCHING AS NECESSARY TO PROVIDE OPTIMUM GROWING ENVIRONMENT. MOW ALL LAWNS AT A MINIMUM 2" HEIGHT.
- 4) REPLACE ALL ANNUAL COLOR AREAS EVERY 90-120 DAYS AS NECESSARY. 4" POTS @ 6" ON-CENTER.
- 5) PRUNE ALL DECIDUOUS TREES AND SHRUBS DURING DORMANT SEASON. PRUNE AND THIN ALL EVERGREEN TREES AND SHRUBS DURING GROWING SEASON.
- 6) PRUNING AND THINNING OF TREES SHALL BE DONE BY CUTTING SELECTIVE BRANCHES AND NOT TOPPING OR SHEARING THE TREE.
- 7) KEEP GROUNDCOVER 6" AWAY FROM ALL SHRUBS AND TREE TRUNKS BY HAND PULLING OR APPLICATION OF ROUND-UP.
- 8) ALL HERBICIDES SHALL BE MIXED AND APPLIED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND GUIDELINES.
- 9) ALL HERBICIDES SHALL BE APPLIED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.
- 10) FERTILIZE IN FALL AND SPRING WITH A BALANCED FERTILIZER, SUCH AS 16-16-IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
- 11) ALL TREES IN LAWN AREA SHALL HAVE AN 18" DIA. AREA FREE OF LAWN AROUND TREE TRUNKS. SPRAY POST EMERGENT HERBICIDE OR HAND PULL

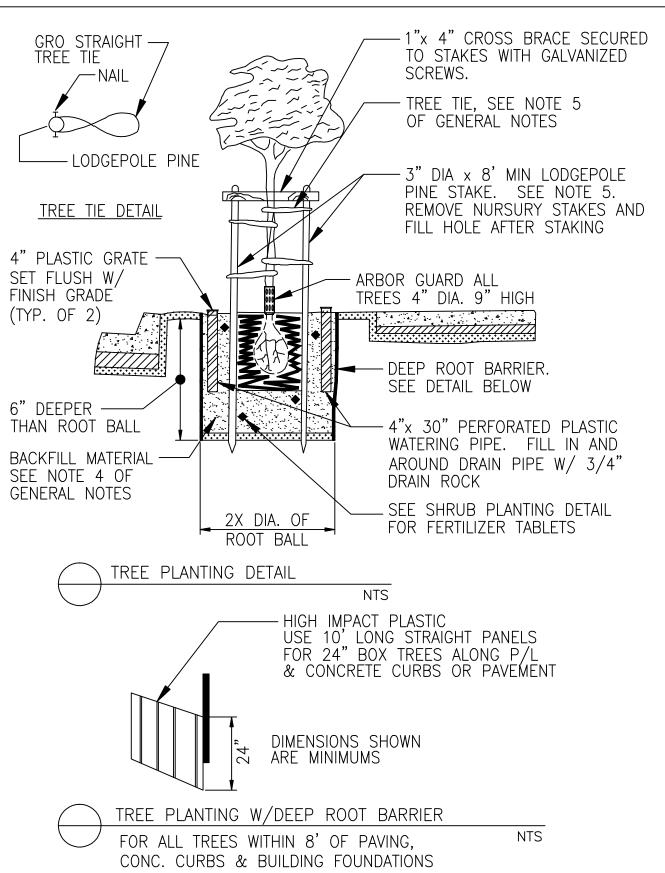


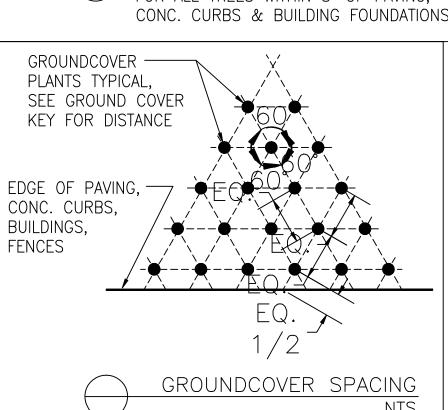


HEADER BOARD DETAIL L-2.1

## NOTES:

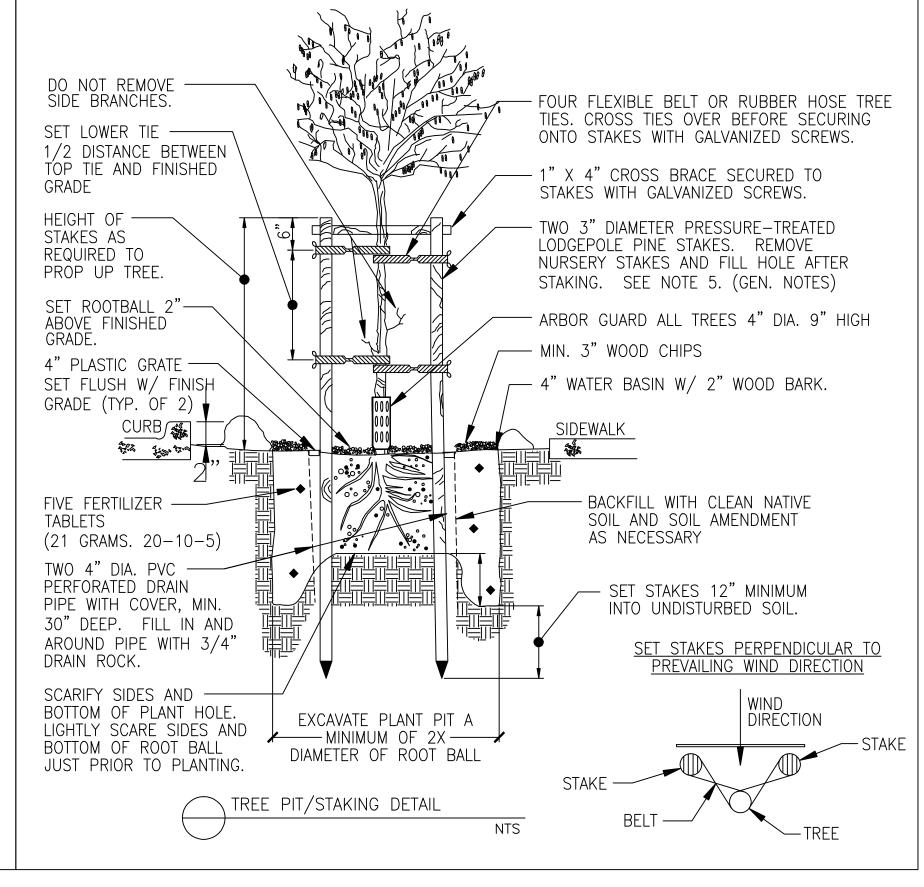
- 1. A COMPLETE AUTOMATIC SPRINKLER SYSTEM WITH AN AUTOMATIC ON/OFF MECHANISM SHALL BE INSTALLED AND MAINTAINED WITHIN ALL LANDSCAPE AREAS.
- 2. THIS SYSTEM SHALL UTILIZE A REDUCE PRESSURE BACKFLOW PREVENTER.
- 3. LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY, WEED-FREE CONDITION AT ALL TIMES. THE OWNER'S REPRESENTATIVE SHALL INSPECT THE LANDSCAPING ON A MONTHLY BASIS AND ANY DEAD OR DYING PLANTS (PLANTS THAT EXHIBIT OVER 30% DIE-BACK) SHALL BE REPLACED WITHIN TEN DAYS OF THE INSPECTION. TREES SHALL NOT BE SEVERLY PRUNED, TOPPED, OR POLLARDED. ANY TREES THAT ARE PRUNED IN THIS MANNER SHALL BE REPLACED WITH A TREE SPECIES SELECTED BY, AND SIZE DETERMINED BY THE CITY LANDSCAPE ARCHITECT, WITHIN THE TIMEFRAME ESTABLISHED BY THE CITY AND PURSUANT TO MUNICIPAL CODE.





## NOTES:

- 1. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, LANDSCAPE AND IRRIGATION SHALL BE COMPLETED PER THE APPROVED LANDSCAPE AND IRRIGATION PLANS AND ACCEPTED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO SUBMITTING A CERTIFICATE OF FINAL ACCEPTANCE TO THE CITY LANDSCAPE ARCHITECT FOR AN INSPECTION
- 2. "ROOT CONTROL BARRIER, TYPICAL" WHERE TREE PLANTING IS WITHIN 8' OF PAVEMENT, CURB, OR BUILDING FOUNDATION.
- 3. INCORPORATE SOIL AMENDMENTS (COMPOST) THOROUGHLY INTO TOPSOIL (MIN. 8" DEEP.) RÉCYLCED COMPOST 3"-5" DEEP: 9 CU. YDS. MIN. PER 1,000 SQ. FT.
- 4. PRO-CHIP RECYCLED MULCH ALL PLANTED AREAS W/ A MINIMUM 3" (INCHES) THICK LAYER OF PRO-CHIP RECYCLED MULCH (BROWN COLÓR.)
- 5. LANDSCAPING AND IRRIGATION PLANS SHALL COMPLY WITH THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE.



## TREE PROTECTION NOTES

- 1. TREE BRANCHES THAT WILL INTERFERE WITH CONSTRUCTION EQUIPMENT SHALL BE PROPERLY PRUNED PRIOR TO BEGINNING CONSTRUCTION. PRUNING SHALL BE KEPT TO A MINIMUM AND COMPLY WITH ACCEPTED HORTICULTURE PRACTICES.
- 2. FENCING: A PROTECTIVE FENCE SHALL BE PLACED AT THE DRIPLINE OF THE EXISTING TREES BEFORE ANY CONSTRUCTION ACTIVITIES COMMENCE. EXISTING TREES REMAINING SHALL BE PROTECTED BY A 5' HIGH CONSTRUCTION ORANGE TREE PROTECTION FENCE (OR APPROVED EQUAL ACCEPTABLE BY CITY) CONSTRUCTED AT THE DRIP LINE OF TREES. ANY DUST WHICH SEITLES ON THE TREES AS A RESULT OF GRADING IN THE AREA SHALL BE WASHED OFF ON A DAILY BASIS. THE FENCE SHALL BE MAINTAINED IN GOOD CONDITION UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
- 3. LIMIT ON ACTIVITIES: THE FOLLOWING ACTIVITIES SHALL NOT OCCUR WITHIN THE FENCED AREAS:
- A. CHANGES IN GRADE. B. CHANGES IN DRAINAGE.
- C. SOIL COMPACTION AND GRADING SHALL BE AVOIDED UNDER THE DRIPLINE OF THE TREES. MAINTAIN POSITIVE DRAINAGE AWAY FROM THE TREE. D. PAVING.
- E. TRENCHING
- F. PARKING OF VEHICLES OR HEAVY EQUIPMENT, STORAGE OF TOOLS OR OTHER GEAR AND EQUIPMENT, STOCKPILING OF CONSTRUCTION MATERIALS, INCLUDING SOIL. G. DUMPING OF ANY LIQUID OR SOLID MATERIAL, SUCH AS CEMENT.
- OIL, PAINT, OR WATER.
- H. FREQUENT SUMMER IRRIGATION.
- 4. NO STORAGE OF MATERIALS OF EQUIPMENT SHALL OCCUR WITHIN 25 FEET OF THE DRIPLINE OF THE TREES.
- 5. ALL ROOTS 1" OR LARGER THAT MUST BE SEVERED SHALL BE CUT MANUALLY TO PRODUCE A CLEAN CUT AND TREATED WITH A TREE SEALANT.
- 6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING COMPARABLE REPLACEMENT TREES FOR ANY EXISTING TREES THAT ARE FOUND BY THE CITY TO BE IRREPARABLY DAMAGED DUE TO CONSTRUCTION ACTIVITY.
- 7. IDENTIFICATION: THE DEVELOPER OR CONTRACTOR CARRYING OUT THE WORK ("THE DEVELOPER") SHALL CONTACT THE CITY LANDSCAPE ARCHITECT/ PARK SUPERVISER BEFORE BEGINNING ANY CONSTRUCTION WORK ON THE SITE THE DEVELOPER AND THE CITY LANDSCAPE ARCHITECT SHALL IDENTIFY IN THE FIELD. THOSE TREES THAT MAY BE REMOVED AND THOSE TREES THAT ARE TO BE PRESERVED, IN ACCORDANCE WITH THE TREE PRESERVATION
- 8. MONITORING: THE CITY LANDSCAPE ARCHITECT AND/OR THE CITY PLANNER SHALL MONITOR COMPLIANCE WITH THESE REQUIREMENTS. THIS MONITORING MAY INCLUDE PERIODIC SITE VISITS. ANY VIOLATION OF THESE REQUIREMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF AN ON-SITE SUPERVISOR AND THE DEVELOPER, AND SHALL BE CORRECTED BY THE DEVELOPER WITHIN ONE (1) WORKING DAY.
  - IN THE EVENT THAT ONE OR MORE OF THE TREES TO BE PRESERVED IS DAMAGED, THE CITY LANDSCAPE ARCHITECT SHALL BE INFORMED IMMEDIATELY. THE CITY LANDSCAPE ARCHITECT SHALL DETERMINE WHAT STEPS ARE NECESSARY TO PRESERVE THE DAMAGED TREE(S). THE DEVELOPER SHALL IMPLEMENT THESE STEPS IN A TIMELY MANNER. IN THE EVENT THAT ONE OR MORE TREES SO DAMAGED CANNOT BE SAVED, THE CITY LANDSCAPE ARCHITECT SHALL DETERMINE APPROPRIATE MITIGATION.
- 9. INFORMATION: THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL VENDORS AND SUB-CONTRACTORS AND THEIR EMPLOYEES ARE AWARE OF AND IN COMPLIANCE WITH THESE REGULATIONS.
- 10. FENCING MAY BE REMOVED FOR THE PRUNING AND FINISH DETAILS OF THE
- 11. ALL TREES TO REMAIN SHALL BE IRRIGATED, AERATED AND MAINTAINED AS NECESSARY TO ENSURE SURVIVAL.

PLANTING DETAILS

SCALE: NOT TO SCALE

LANDSCAPE KIRK MORTON No. 4110

REVISIONS BY

EXP. 06/30/13 OF CALIF

> ANTING

ERVICI S ANDERSE RAFAEL, ( S MARIN 1050 AN SAN RAF

**Date:** 8-1-11 Scale: NO SCALE Drawn: KM

Job: