

REVISIONS	DATE
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DRAWING STATUS:
LANDSCAPE CONSTRUCTIONDRAWN BY: JWM/NF
CHECKED BY: JWM
PROJECT NO. 18-0463
DATE: 2019.01.02

SHEET CONTENTS:

LANDSCAPE
PLAN

SHEET NUMBER:

L3.01

MATCHLINE - SEE SHEET L3.02

LOADING

RETAIL
STOREOUTDOOR
DISPLAY
(ENCLOSED)SIDEWALK
DISPLAYSIDEWALK
DISPLAYSIDEWALK
DISPLAYSIDEWALK
DISPLAY

PARKING

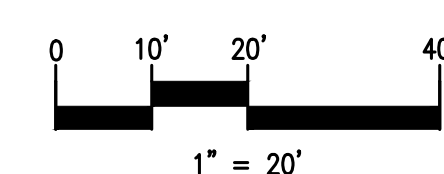
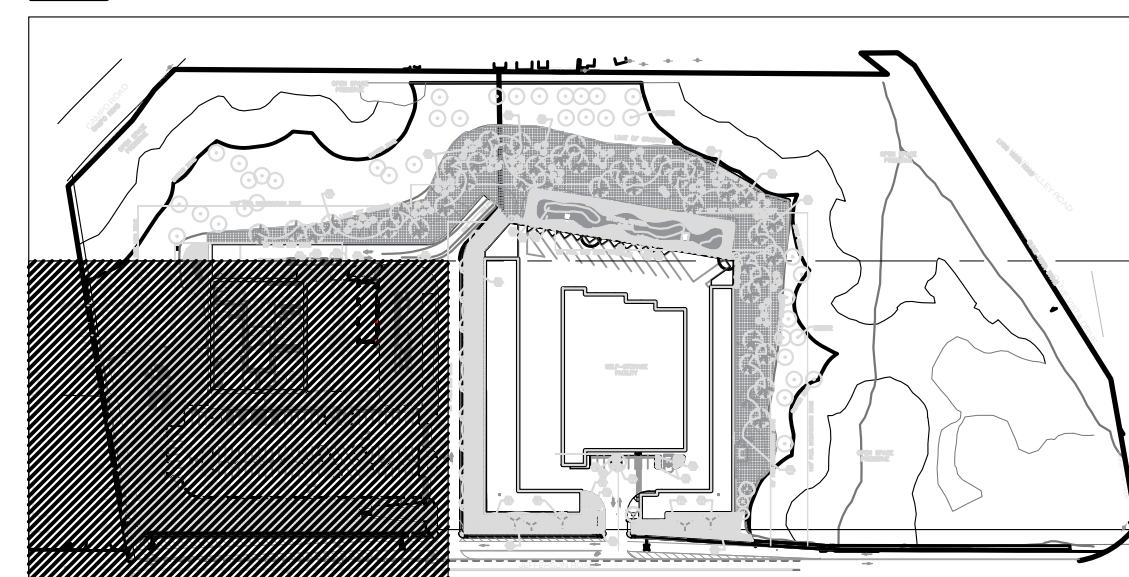
STORM-WATER
BASINSTORM-WATER
BASIN

UTILITY TRAILER DISPLAY

JEFFERSON ROAD

PROPERTY LINE: N07°18'38"E L=2,732.95'

KEY



PLANT PALETTE

TREES	SIZE	WATER USE
BRA	BRACHYCHITON POPULNEUS - BOTTLE TREE	36" BOX LOW
CHI	x CHITALPA TASHKENTENSIS 'WHITE CLOUD' - CHITALPA	36" BOX LOW
GEI	GENERA PARVIFOLIA - AUSTRALIAN WILLOW	24" BOX LOW
LAG	LAGERSTROEMIA INDICA 'NATCHEZ' - CRAPE MYRTLE	24" BOX MED
OLE	OLEA EUROPEAE 'SWAN HILL' - FRUITLESS OLIVE	24" BOX LOW
PRU	PRUNUS ILICIFOLIA - HOLLY LEAF CHERRY	24" BOX VLOW
QUEA	QUERCUS AGRIFOLIA - COAST LIVE OAK	36" BOX VLOW
QUE	QUERCUS VIRGINIANA - SOUTHERN LIVE OAK	36" BOX MED
RHU	RHUS LANCEAE - AFRICAN SUMAC	36" BOX LOW
SHRUBS		
CEA	CEANOTHUS 'JULIA PHELPS' - CA LILAC	15 GAL. LOW
CEA	CEANOTHUS 'RAY HARTMAN' - CA LILAC	15 GAL. LOW
CHI	CISTUS x HYBRIDUS - WHITE ROCKROSE	15 GAL. LOW
CIP	CISTUS x PURPUREUS - ORCHID ROCKROSE	15 GAL. LOW
HET	HETEROMELES ARBUTIFOLIA - TOYON	15 GAL. VLOW
IRI	IRIS GERMANICA - DWARF BEARDED IRIS	5 GAL. LOW
LAN	Lantana montevidensis - Creeping Lantana	5 GAL. LOW
LEM	RHUS INTEGRIFOLIA - LEMONADE BERRY	15 GAL. VLOW
OLA	Olea europaea 'Little Olle' - Dwarf Olive	15 GAL. LOW
ROSF	ROSA FLORIBUNDA 'ICEBERG' - ICEBERG ROSE	15 GAL. MED
ROSG	ROSA 'RED MEIDILAND' - GROUNDCOVER ROSE	15 GAL. MED
ROSW	ROSA 'WHITE MEIDILAND' - GROUNDCOVER ROSE	15 GAL. MED
ROSP	Rosa polyantha 'Cecile Brunner' - Climbing Rose	15 GAL. MED
SUG	RHUS OVATA - SUGAR BUSH	15 GAL. VLOW
TEU	TEUCRIUM x LUCIDRYS 'PROSTRATUS' - GERMANDER	5 GAL. LOW
GROUNDCOVER		
CAR	CAREX DIVULSA - BERKLEY SEDGE	5 GAL. LOW
CRX	CAREX PRAEGRACILIS - FIELD SEDGE	5 GAL. MED
JUN	JUNCUS PATENS - CA GREY RUSH	5 GAL. LOW
MUH	MUHLENBERGIA RIGENS - DEER GRASS	5 GAL. LOW
MUH	MUHLENBERGIA LINDHEIMERI - (NCN)	5 GAL. LOW
MYO	MYOPORUM PARVIFOLIUM 'PUTAH CREEK' - MYOPORUM	5 GAL. LOW

HYDROSEED

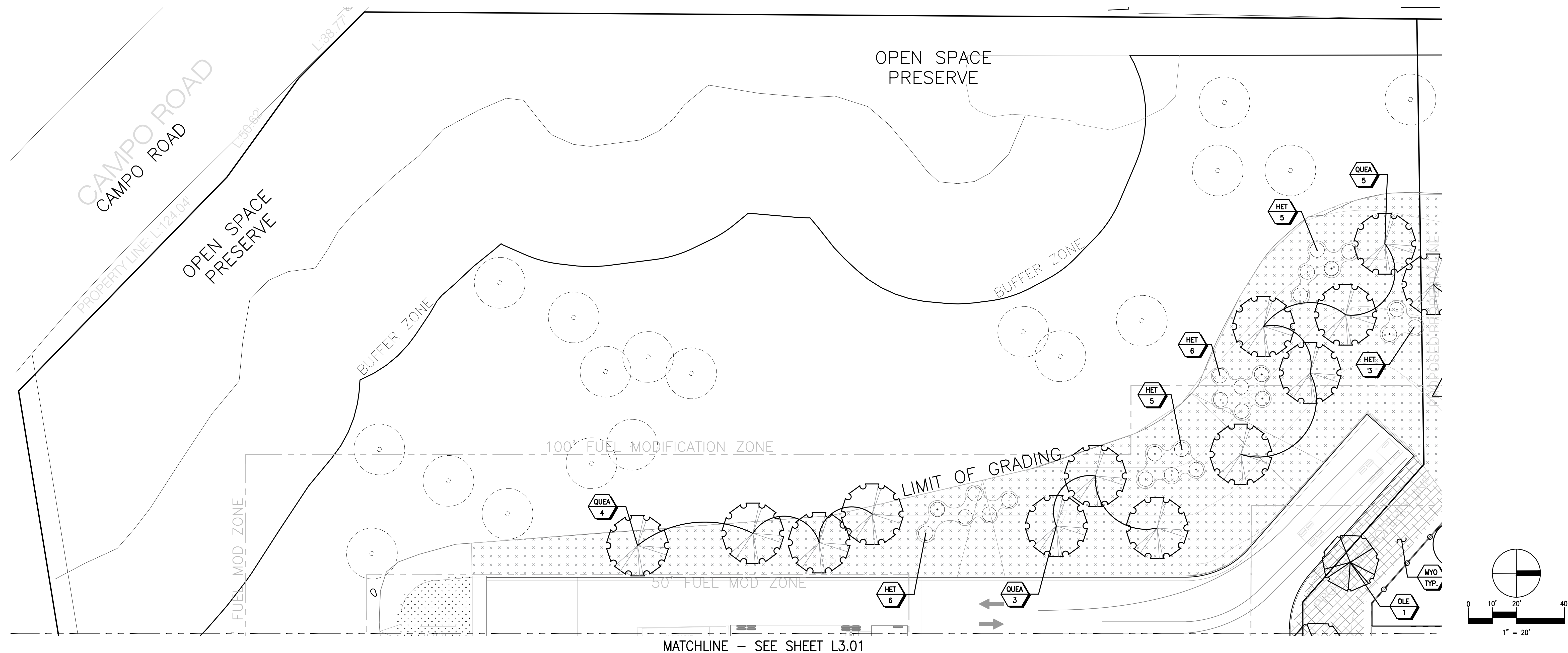
Species	Pure Live Seed Lbs/Acre
Achillea millefolium	1.0
Festuca microstachys	5.0
Agrostis pallens	1.0
Stipa pulchra	5.0
Melica imperfecta	1.0
Eschscholzia californica	2.0
Lupinus bicolor	3.0
Trifolium wildenowii	4.0
Mimulus aurantiacus aurantiacus	0.1
Acmispon glaber	4.0
Acmispon heermannii	0.5
Bahopsis laciniata	1.0
Plantago insularis	8.0
Lasthenia californica	0.5
	36.1

For hydraulic application on slopes 2:1 or steeper, slurry components shall be:

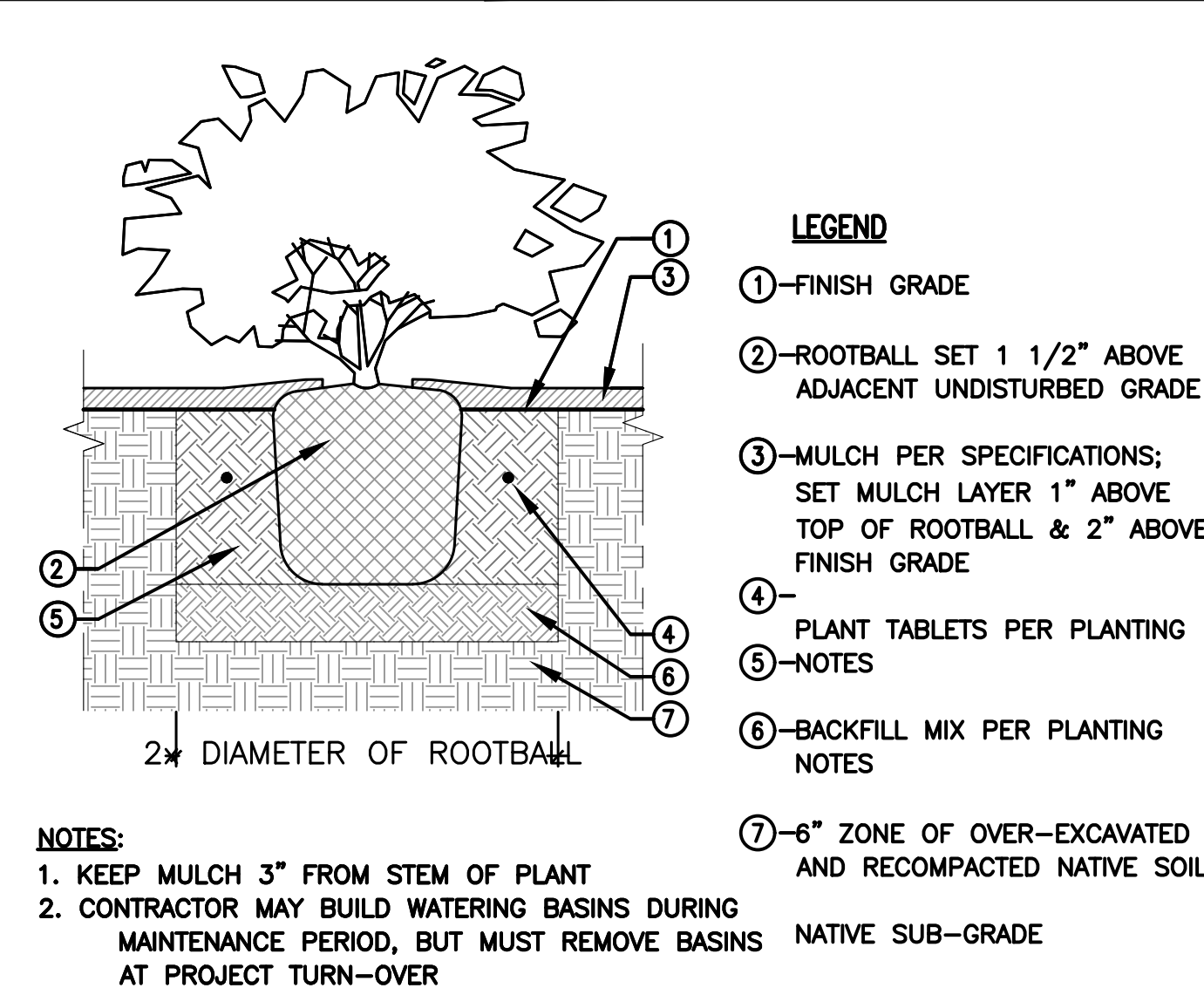
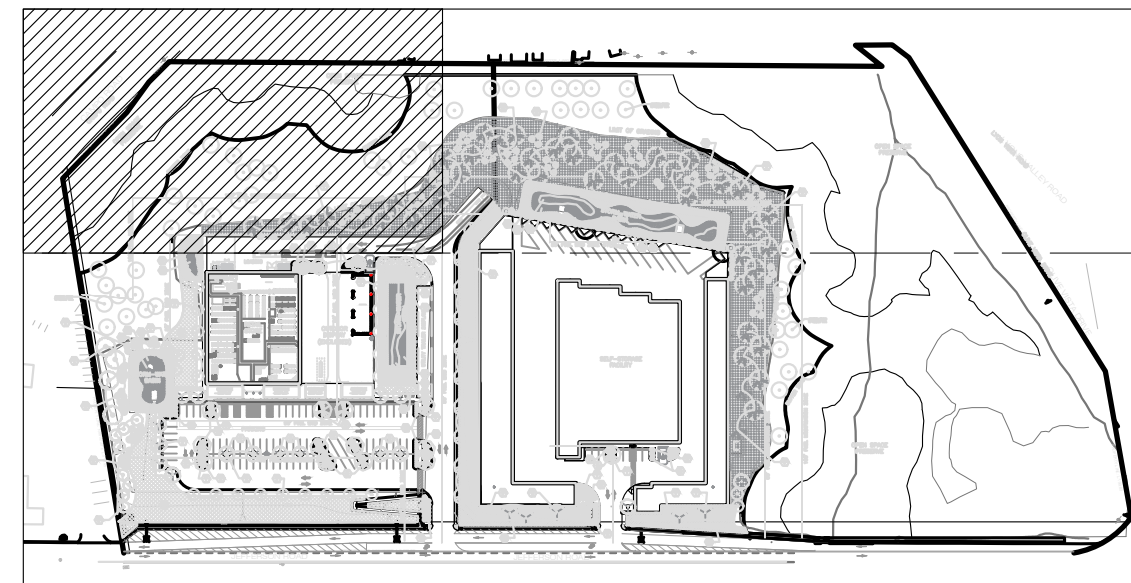
FlexTerra HP-FGM	3,500 lbs/acre
Hydroplast Premium Compost	1,000 lbs/acre
BioSol Forte 7-2-1	600 lbs/acre
Tri-C Humate Soil Conditioner	400 lbs/acre
AM 120 Mycorrhizal Inoculum	60 lbs/acre

PLANTING NOTES

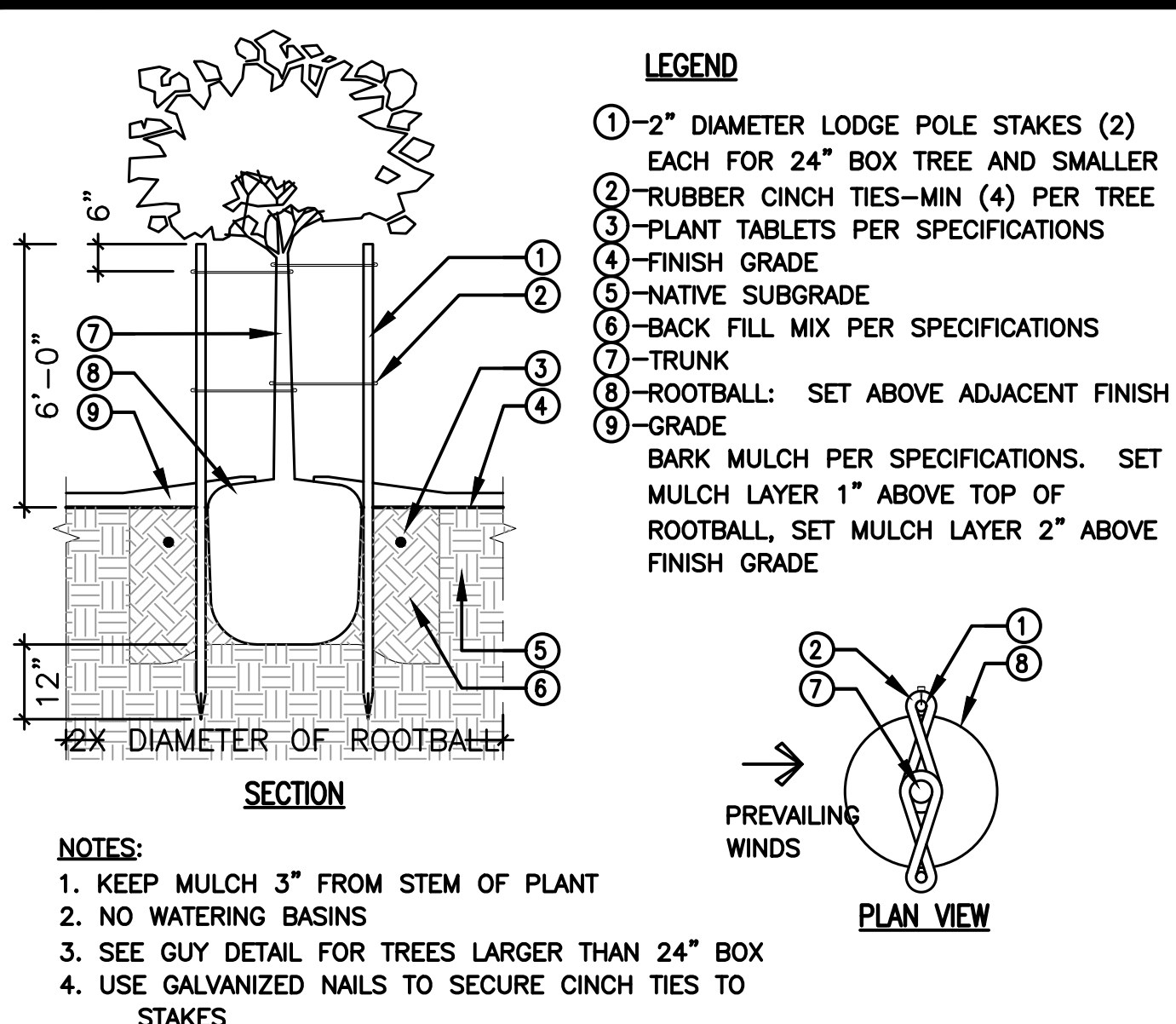
- EXISTING CONDITIONS: Contractor to verify all locations and conditions of site. Locate all existing utilities before construction begins. Coordinate all work with other trades.
- FINISH GRADE: Finish Grades shall be those indicated on the Drawings or as may be controlled by existing installations. Grades not otherwise indicated shall be uniform, straight levels, with no abrupt changes in the surface. Finish elevations shall be 1-1/2" below paved surfaces, new slopes, and curbs. Provide positive drainage away from all foundations and structures, without low spots or pockets.
- PLANT MATERIAL: Provide trees, shrubs, groundcovers, and vines of quantity, size, genus, species and variety shown and scheduled for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock." Provide healthy, vigorous stock, grown in a recognized nursery in accordance with good horticultural practice and free of disease, insects, etc., larvae, and defects such as girdling or bound roots, knots, sun-scald, injuries, abrasions or disfigurement.
- SUBSTITUTIONS: Substitutions are not permitted without written approval from the Owner's Authorized Representative. Substituted plant material installed or furnished without prior approval may be rejected and the Contractor may be required to remove such materials from the site at his own expense.
- PLANT MATERIAL APPROVALS: Before planting operations commence, all or a representative sampling of plant material shall be reviewed at the site by the Owner's Authorized Representative. Defective plants installed without such review shall be removed from the site upon request by the Owner's Representative and an acceptable plant substituted in its place. Provide two-week notice of plant arrival date of all plants prior to installation. Plant review will occur once (within span of one business day) for all plant material.
- LAYOUT: Plant layout shall be inspected and approved by the Owner's Authorized Representative prior to installation. This inspection may occur simultaneous to the plant inspection day.
- ROOT SYSTEMS: Contractor shall be responsible for inspection of all root systems on plant materials. Inspection shall include, but not be limited to, checking for rootbound stock, encircling roots at the perimeter of the container, girdling roots at the top surface of the rootball, and other defective root conditions. Such inspections shall include the complete removal of soil from one percent of plant material containers, or at least one plant from each nursery and each plant type. Contractor shall cut defective or potentially defective girdling, rootbound, and encircling roots and spread the root system into the surrounding backfill. The Contractor shall reject plants with excessively defective root systems.
- PRUNING: Contractor shall do no pruning without the specific approval of the Owner's Representative. Plants pruned without approval shall be replaced by the Contractor, if required.
- SOIL TESTING AND SOIL AMENDMENT: Contractor shall submit soil samples to a laboratory for analysis and amendment recommendations. Soil sampling to be conducted per laboratory protocol. Analysis shall include soil texture, infiltration rate, pH, soluble salts, sodium, percent organic matter, and recommendations for amendment. Contractor shall follow recommendations for soil amendment for the backfill mix for container plants and for turf and ground cover areas. Install Agriform or Best slow-release fertilizer tablets per manufacturer's recommendations. Tamp backfill mix under and around rootballs as necessary, do not over compact. For soils less than 6% organic matter in the top 6 inches of soil, add compost at a rate of at least four (4) cubic yards per 1,000 square feet of planting area, incorporated to a depth of six inches into the soil.
- FINISH GRADE RESTORATION: Restore finish grades by hand raking. Dispose of excess subgrade soil.
- BASINS: Construct basins as necessary to water plants. Remove basins from all plants under a permanent irrigation system prior to final inspection and finish grade the planting area. Basins for plants to be hand-watered shall remain in place. Basin bottoms shall drain to berm away from plant stem.
- WEED CONTROL TREATMENT: Prior to applying mulch, all planted areas (excluding turf) shall be treated with Regal Ronstar or equivalent per the manufacturer's specifications for pre-emergent treatment.
- MULCH: Place a three-inch (3") minimum layer of mulch in all exposed soil surfaces not exceeding 3:1 slope except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated; rake bark mulch top dress evenly to create a uniform surface and pull bark mulch top dress away from trunks or stalks of plants. Leave 18" bark-free collar around all tree trunks, 6" bark-free collar around shrubs.
- CLEANUP: After completion of all operations, Contractor shall remove all trash, excess soil and other debris. All walks and pavement shall be swept and washed clean, leaving the entire area in a neat, orderly condition.
- GUARANTEE: All shrub and groundcover materials shall be guaranteed to be in a healthy and thriving condition ninety (90) days after Final Acceptance. Guarantee of plant material is effective unless it can be proven, to the satisfaction of the Owner, that the unhealthy or non-thriving material is due to causes other than the Contractor's materials or workmanship. Replace all dead plants and plants not in vigorous condition immediately upon notification by Owner during Guarantee Period. Replaced plants shall be subsequently guaranteed by the contractor for an additional 90 days following date of replacement.



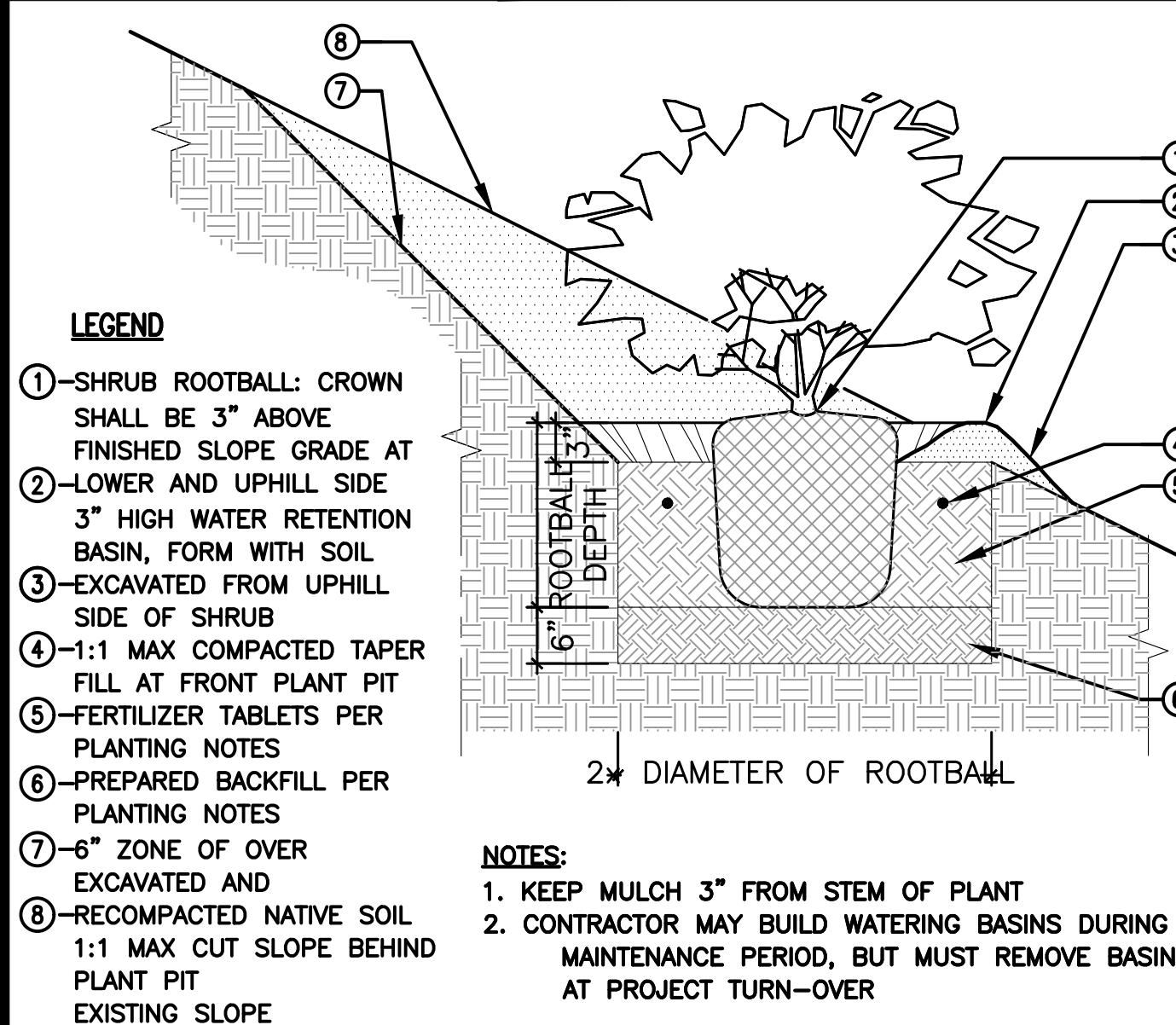
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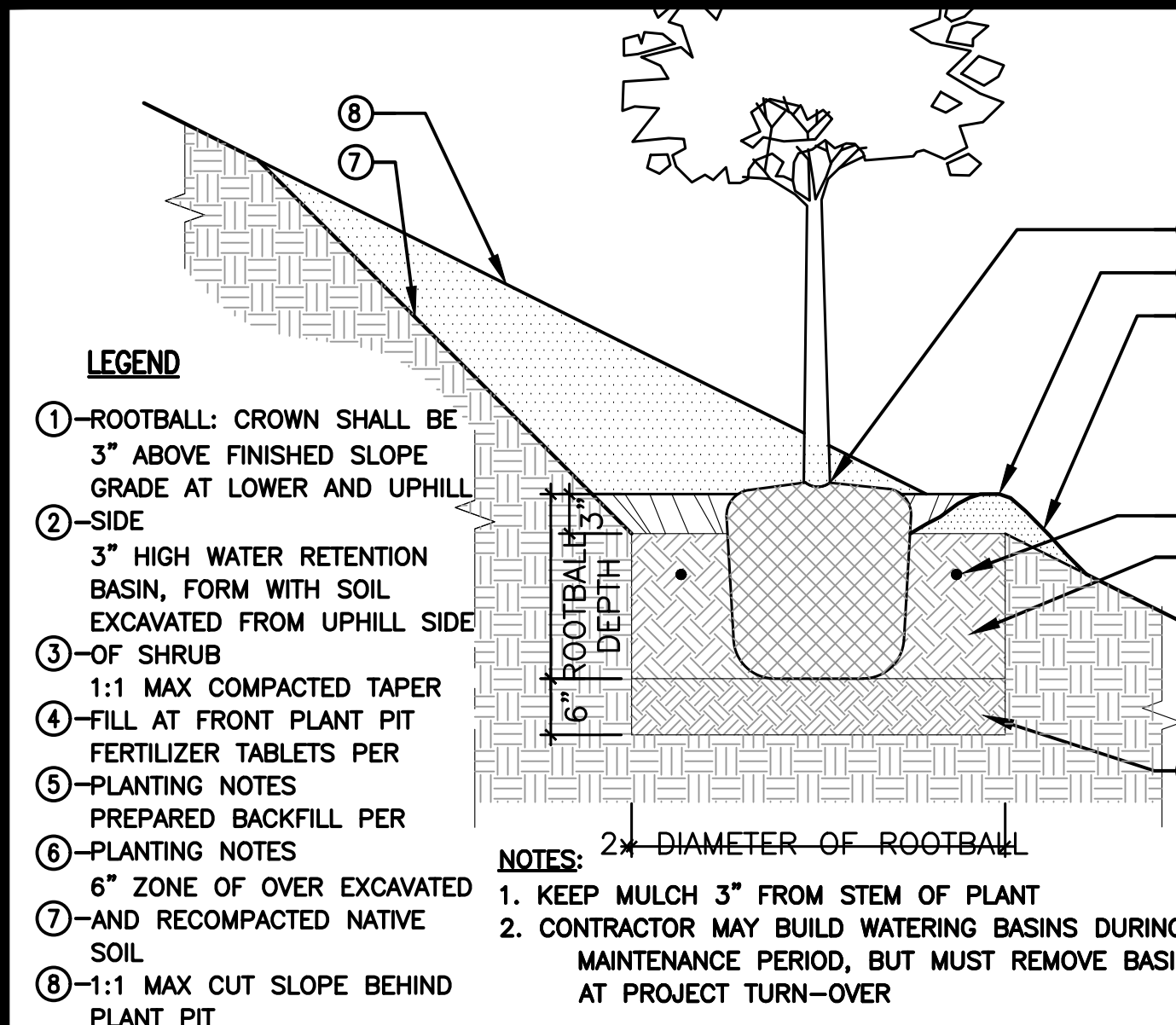
C SHRUB PLANTING

SCALE: NOT TO SCALE
FILE: D_PLA-01

D TREE PLANTING AND STAKING

SCALE: NOT TO SCALE
FILE: D_PLA-02

A SHRUB PLANTING

SCALE: NOT TO SCALE
FILE: D_PLA-01

B TREE PLANTING ON SLOPE

SCALE: NOT TO SCALE
FILE: D_PLA-01

PLANT PALETTE

		SIZE	WATER USE
TREES			
BRA	BRACHYCHITON POPULNEUS - BOTTLE TREE	36" BOX	LOW
CHI	x CHITALPA TASHKENTENSIS 'WHITE CLOUD' - CHITALPA	36" BOX	LOW
CEI	GEUERA PARVIFOLIA - AUSTRALIAN WILLOW	24" BOX	LOW
LAG	LAGERSTROEMIA INDICA 'NATCHEZ' - CRAPE MYRTLE	24" BOX	MED
OLE	OLEA EUROPAEAE 'SWAN HILL' - FRUITLESS OLIVE	24" BOX	LOW
PRU	PRUNUS ILICIFOLIA - HOLLY LEAF CHERRY	24" BOX	VLOW
QUEA	QUERCUS AGRIFOLIA - COAST LIVE OAK	36" BOX	VLOW
QUE	QUERCUS VIRGINIANA - SOUTHERN LIVE OAK	36" BOX	MED
RHU	RHUS LANCEA - AFRICAN SUMAC	36" BOX	LOW
SHRUBS			
CEA	CEANOTHUS 'JULIA PHELPS' - CA LILAC	15 GAL.	LOW
CEA	CEANOTHUS 'RAY HARTMAN' - CA LILAC	15 GAL.	LOW
CHI	CISTUS X HYBRIDUS - WHITE ROCKROSE	15 GAL.	LOW
CIP	CISTUS X PURPUREUS - ORCHID ROCKROSE	15 GAL.	LOW
HET	HETEROMELES ARBUTIFOLIA - TOYON	15 GAL.	VLOW
IRI	IRIS GERMANICA - DWARF BEARDED IRIS	5 GAL.	LOW
LAN	Lantana montevidensis - Creeping Lantana	5 GAL.	LOW
LEM	RHUS INTEGRIFOLIA - LEMONADE BERRY	15 GAL.	VLOW
OLA	Olea europaea 'Little Ollie' - Dwarf Olive	15 GAL.	LOW
ROSF	ROSA FLORIBUNDA 'ICEBERG' - ICEBERG ROSE	15 GAL.	MED
ROSG	ROSA 'RED MEIDLAND' - GROUNDCOVER ROSE	15 GAL.	MED
ROSW	ROSA 'WHITE MEIDLAND' - GROUNDCOVER ROSE	15 GAL.	MED
ROSP	Rosa polyantha 'Cecile Brunner' - Climbing Rose	15 GAL.	MED
SUG	RHUS OVATA - SUGAR BUSH	15 GAL.	VLOW
TEU	TEUCRIUM X LUCIDRY'S 'PROSTRATUS' - GERMANDER	5 GAL.	LOW
GROUNDCOVER			
CAR	CAREX DIVULSA - BERKLEY SEDGE	5 GAL.	LOW
CRX	CAREX PRAEGRACILIS - FIELD SEDGE	5 GAL.	MED
JUN	JUNCUS PATENS - CA GREY RUSH	5 GAL.	LOW
MUH	MUHLENBERGIA RIGENS - DEER GRASS	5 GAL.	LOW
MUH	MUHLENBERGIA LINDHEIMERI - (NCN)	5 GAL.	LOW
MYO	MYOPORUM PARVIFOLIUM 'PUTAH CREEK' - MYOPORUM	5 GAL.	LOW

HYDROSEED

Species	Pure Live Seed Lbs/Acre
Achillea millefolium	1.0
Festuca microstachys	5.0
Agrostis pallens	1.0
Stipa pulchra	5.0
Melica imperfecta	1.0
Eschscholzia californica	2.0
Lupinus bicolor	3.0
Trifolium wildenowii	4.0
Mimulus aurantiacus aurantiacus	0.1
Acmispon glaber	4.0
Acmispon heermannii	0.5
Bahiopsis laciniata	1.0
Plantago insularis	8.0
Lasthenia californica	0.2
	36.1

For hydraulic application on slopes 2:1 or steeper, slurry components shall be:

FlexTerra HP-FOM	3,500 lbs/acre
Hydropost Premium Compost	1,000 lbs/acre
BioSol Forte 7-2-1	600 lbs/acre
Tri-C Humate Soil Conditioner	400 lbs/acre
AM 120 Mycorrhizal Inoculum	60 lbs/acre

REVISIONS	DATE
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DRAWING STATUS:
LANDSCAPE CONSTRUCTIONDRAWN BY: JWM/NF
CHECKED BY: JWM
PROJECT NO. 18-0463
DATE: 2019.01.02

SHEET CONTENTS:

LANDSCAPE
PLAN

SHEET NUMBER:

L3.02

REVISIONS	DATE
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DRAWING STATUS:
LANDSCAPE CONSTRUCTION

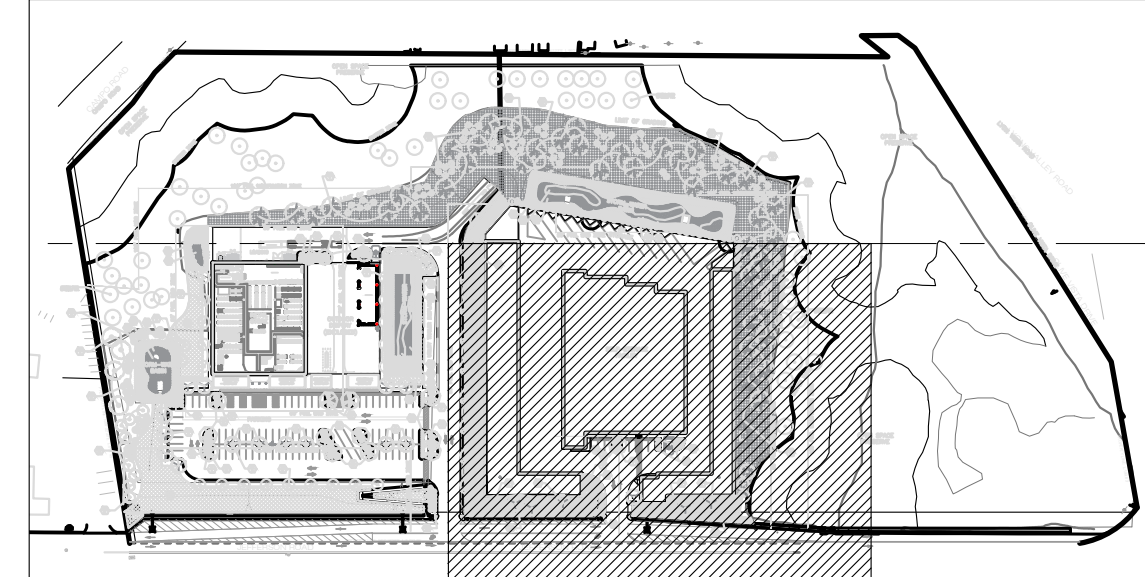
DRAWN BY:	JWM/NF
CHECKED BY:	JWM
PROJECT NO.	18-0463
DATE:	2019.01.02

SHEET CONTENTS:

LANDSCAPE PLAN

SHEET NUMBER:

L3.03



PLANT PALETTE		SIZE	WATER USE
TREES			
BRA	BRACHYCHITON POPULNEUS – BOTTLE TREE	36" BOX	LOW
CHI	x CHITALPA TASHKENTENSIS 'WHITE CLOUD' – CHITALPA	36" BOX	LOW
GEI	GENERA PARVIFOLIA – AUSTRALIAN WILLOW	24" BOX	LOW
LAG	LAGERSTROEMIA INDICA 'NATCHEZ' – CRAPE MYRTLE	24" BOX	MED
OLE	OLEA EUROPAEA 'SWAN HILL' – FRUITLESS OLIVE	24" BOX	LOW
PRU	PRUNUS LUCIFOLIA – HOLLY LEAF CHERRY	24" BOX	VLOW
QUEA	QUERCUS AGRIFFOLIA – COAST LIVE OAK	36" BOX	VLOW
QUE	QUERCUS VIRGINIANA – SOUTHERN LIVE OAK	36" BOX	MED
RHU	RHUS LANCEA – AFRICAN SUMAC	36" BOX	LOW
SHRUBS			
CEA	CEANOTHUS 'JULIA PHELPS' – CA LILAC	15 GAL.	LOW
CEA	CEANOTHUS 'RAY HARTMAN' – CA LILAC	15 GAL.	LOW
CIH	CISTUS x HYBRIDUS – WHITE ROCKROSE	15 GAL.	LOW
CIP	CISTUS x PURPUREUS – ORCHID ROCKROSE	15 GAL.	LOW
HET	ETEROMELES ARBUTIFOLIA – TOYON	15 GAL.	VLOW
IRI	IRIS GERMANICA – DWARF BEARDED IRIS	5 GAL.	LOW
LAN	Lantana montevidensis – Creeping Lantana	5 GAL.	LOW
LEM	RHUS INTERFOLIA – LEMONADE BERRY	15 GAL.	VLOW
OLA	Olea europaea 'Little Olive' – Dwarf Olive	15 GAL.	LOW
ROSF	ROSA FLORIBUNDA 'ICEBERG' – ICEBERG ROSE	15 GAL.	MED
ROSG	ROSA 'RED MEIDLAND' – GROUNDCOVER ROSE	15 GAL.	MED
ROSW	ROSA 'WHITE MEIDLAND' – GROUNDCOVER ROSE	15 GAL.	MED
ROSP	Rosa polyantha 'Cecile Brunner' – Climbing Rose	15 GAL.	MED
SUG	RHUS OVATA – SUGAR BUSH	15 GAL.	VLOW
TEU	TEUCRIUM x LUCIDRYS 'PROSTRATUS' – GERMANDER	5 GAL.	LOW
GROUNDCOVER			
CAR	CAREX DIVULSA – BERKLEY SEDGE	5 GAL.	LOW
CRX	CAREX PRAEGRACILIUS – FIELD SEDGE	5 GAL.	MED
JUN	JUNCUS PATENS – CA GREY RUSH	5 GAL.	LOW
MUH	MUHLENBERGIA RIGENS – DEER GRASS	5 GAL.	LOW
MUH	MUHLENBERGIA LINDEIMERI – (NGN)	5 GAL.	LOW
MYO	MYOPORUM PARVIFOLIUM 'PUTAH CREEK' – MYOPORUM	5 GAL.	LOW

<u>HYDROSEED</u>		<u>Pure</u>	<u>Live</u>	<u>Seed</u>	<u>Live/Acre</u>
<u>Species</u>					
Achillea millefolium			1.0		
Festuca microstachys				5.0	
Agrostis pallens				1.0	
Stipa pulchra				5.0	
Melica imperfecta				1.0	
Eriogonum fasciculatum				2.0	
Lupinus bicolor				3.0	
Trifolium wilsonii				4.0	
Mimulus aurantiacus aurantiacus				0.1	
Acmispon glaber				4.0	
Acmispon heermannii				0.5	
Bahia flexilis				1.0	
Pteris aquilina				8.0	
Lasthenia californica				0.5	
				<u>36.1</u>	

FlexTerra HP-FGM	3,500 lbs/acre
Hydropost Premium Compost	1,000 lbs/acre
BioSol Forte 7-2-1	600 lbs/acre
Tri-C Humate Soil Conditioner	400 lbs/acre
AM 120 Mycorrhizal Inoculum	60 lbs/acre

PLANTING NOTES

- EXISTING CONDITIONS: Contractor to verify all locations and conditions of site. Locate all existing utilities before construction begins. Coordinate all work with other trades.
2. FINISH GRADE: Finish Grades shall be those indicated on the Drawings or as may be controlled by existing installations. Contractor not otherwise indicated shall be uniform, straight levels, with no abrupt changes in the surface. Finish grade shall be 1-1/2" below paved surfaces, mow strips, and curbs. Provide positive drainage away from all foundations and structures, without low spots or pockets.
3. PLANT MATERIAL: Provide trees, shrubs, groundcovers, and vines of quantity, size, genus, species and variety shown and scheduled for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock". Provide healthy, vigorous stock, grown in a recognized nursery in accordance with good horticultural practice and free of disease, insects, etc. and devoid of damage from girdling or bound roots, knots, sun-scalds, injuries, abrasions or discoloration.
4. SUBSTITUTIONS: Substitutions are not permitted without written approval from the Owner's Authorized Representative. Substituted plant material installed or furnished without prior approval may be rejected and the Contractor may be required to remove such materials from the site at his own expense.
5. PLANT MATERIAL APPROVALS: Before planting operations commence, all or a representative sampling of plant material shall be reviewed at the site by the Owner's Authorized Representative. Defective plants installed without such review shall be removed from the site upon request by the Owner's Representative and an acceptable replacement plant supplied. The plant inspection of plant arrival date of all plants prior to installation. Plant review will occur once (within span of one business day) for all plant material.
6. LAYOUT: Plant layout shall be inspected and approved by the Owner's Authorized Representative prior to installation. This inspection may occur simultaneous to the plant inspection day.
7. ROOT SYSTEMS: Contractor shall be responsible for inspection of all root systems on plant materials. Inspection shall include, but not be limited to, checking for rotting or decay, encircling roots at the perimeter of the container, girdling roots at the top surface of the rootball, and other defective root conditions. Such inspections shall include the complete removal of soil from one percent of all plant material containers, or a least one plant from each nursery and each plant type. Contractor shall cut defective or potentially defective girdling, rootbound, and encircling roots and spread the root system over the rootball. If necessary, the Contractor shall reject plants with excessively defective root systems.
8. PRUNING: Contractor shall do no pruning without the specific approval of the Owner's Representative. Plants pruned without approval shall be replaced by the Contractor, if required.
9. SOIL TESTING AND SOIL AMENDMENT: Contractor shall submit soil samples to a laboratory for analysis and amendment recommendations. Soil sampling to be conducted per laboratory procedures. Soil samples to be analyzed for pH, organic matter, pH, soluble salts, sodium, percent organic matter, and recommendations for amendment. Contractor shall follow recommendations for soil amendments for the backfill mix for container plants and for turf and ground cover areas. Amend AgriGro or Best slow-release fertilizer tablets per manufacturer's recommendations. Tamp backfill mix under and around rootballs for container plants. Do not over-compact. For soils less than 6% organic matter in the top 6 inches of soil, add compost at a rate of at least four (4) cubic yards per 1,000 square feet of planting area, incorporated to a depth of six inches into the soil.
10. FINISH GRADE RESTORATION: Restore finish grades by hand raking. Dispose of excess subgrade soil.
11. BASINS: Construct basins as necessary to water plants. Remove basins from plants under a permanent irrigation system prior to final inspection and finish grade the planting area. Basins for trees shall be hand-raked and covered in place. Basin bottoms shall drain to berm away from plant stem.
12. WEED CONTROL TREATMENT: Prior to applying mulch, all planted areas (excluding turf) shall be treated with Regal Ronstar or equivalent per the manufacturer's specifications for pre-emergent treatment.
13. MULCH: Place a three-inch (3") minimum layer of mulch in all exposed soil surfaces not exceeding 3:1 slope except turf areas, creeping or rooting groundcovers, or direct seedling applications where mulch is contraindicated; rake bark mulch top dress evenly to create a uniform surface and pull bark mulch top dress away from trunks or stalks of plants. Leave 18" bark-free collar around all tree trunks, 6" bark-free collar around shrubs.
14. CLEANUP: After completion of all operations, Contractor shall remove all trash, excess soil and other debris. All walks and pavement shall be swept and washed clean, leaving the entire area in a neat, orderly condition.
15. GUARANTEE: All shrub and groundcover materials shall be guaranteed to be in a healthy and thriving condition ninety (90) days after final inspection. Findings of plant loss shall be effective unless it can be proven, to the satisfaction of the Owner, that the unhealthy or non-thriving material is due to causes other than the Contractor's materials or workmanship. Replace all dead plants and plants in vigorous condition. The Contractor shall reject plants with excessively defective root systems. Immediately upon notification by Owner during Guarantee Period. Replaced plants shall be subsequently guaranteed by the contractor for an additional 90 days following date of replacement.

