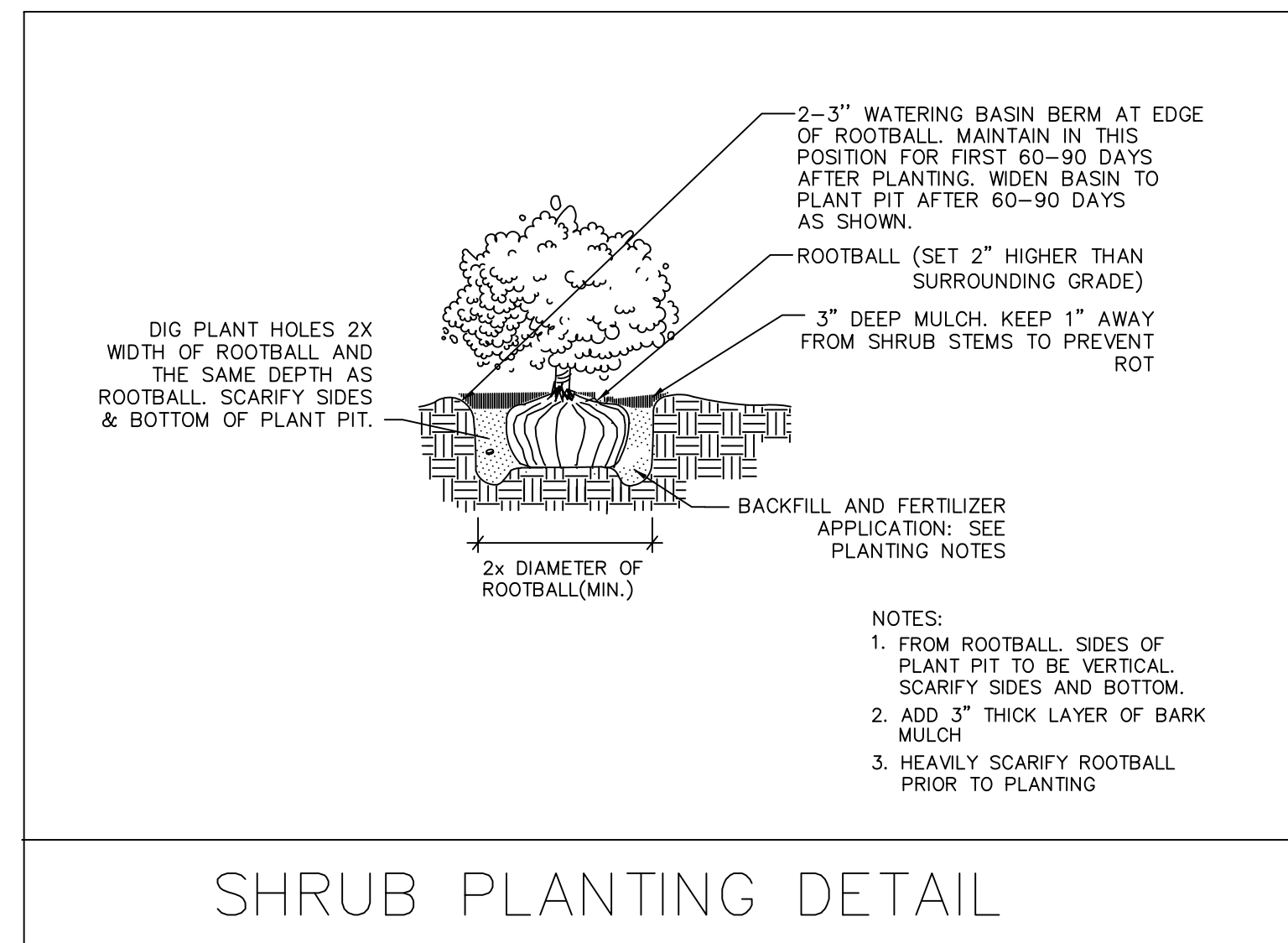


TREE PLANTING DETAIL

TREE PLANTING DETAILS FOR INDIVIDUAL LOTS ONLY. SEE SHEET L.2 FOR TREE PLANTING DETAILS FOR CITY STREET TREES



SHRUB PLANTING DETAIL

PLANTING NOTES

GENERAL NOTES: The Landscape Contractor shall inspect the site and be familiar with all existing site conditions prior to submitting his bid. 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 Architect. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification. Contractor shall be responsible for making himself familiar with all underground utilities, pipes, structures and obstructions. 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 subcontractors as required to accomplish landscape operations. The Landscape Contractor shall be responsible for any damage to existing facilities caused by or during the performance of his work. All repairs shall be made at no cost to the Owner. Planting shall be installed in conformance with all applicable local codes and ordinances by experienced workmen and a licensed Landscape Contractor who shall obtain all necessary permits and pay all required fees.

SOIL PREPARATION: The Landscape Contractor shall be responsible for finish grading and all planting area drainage. Positive drainage away from the building as per city codes shall be maintained. No low spots which hold standing water will be accepted. The Landscape Contractor shall incorporate soil preparation amendment into planting areas as noted below. Where rototilling is not possible, incorporate soil amendments into top 6 inches with hand tools. After installation of irrigation system, all planting areas are to be fine graded to within 2 inches and slightly mounded away from edges of top of planter, curb, walk, header, etc. and raked smooth with all rocks and debris over 1 inch in diameter removed.

SOIL PREPARATION AMENDMENTS AND BACKFILL MIX The Landscape Contractor shall amend existing soil, by rototilling, 6 cu. yd. 'nitrofed' soil conditioner (with a PH of 6.5-7.5) and 15 lbs. granular fertilizer (12-12-12) per 1,000 sq. ft. into the top 6 inches of soil in all planting areas. Pit Planting Mix: for trees and shrubs mix 1/3 organic amendment, 2/3 amended topsoil as noted above. IF SOILS FERTILITY REPORT VARIES FROM THIS SPECIFICATION, SOILS REPORT TAKES PRECEDENT.

TREE PLANTING: The trees are to be planted as per detail on plan. Trees shall typically be located a minimum of 4 feet from curbs, walks, headers, buildings, overheads, and other trees within the project. backfill shall be the 'Pit Planting Mix' as noted above. All trees shall receive 'Agriform' 21 gram (20-20-5) fertilizer tablets at the following rates: For 24 inch box trees: 6 tablets, for 15 gallon trees: 4 tablets, for 5 gallon trees: 3 tablets. Thoroughly water trees immediately after planting.

ROOT BARRIERS: Trees within 5'0" of any building or paved surface, curb or building shall receive a root barrier. 'Deep Root' surround type barrier #UB-24-2 shall be used except for street trees.

SHRUB PLANTING: The shrubs shall be spotted as per plan and the locations approved prior to the digging of the holes. Shrub backfill shall be the 'Pit Planting Mix' as noted in 'Backfill soil mixes'. All shrubs shall receive 'Agriform' 21 gram (20-20-5) fertilizer tablets at the following rates: For 15 gallon shrubs: 4 tablets, for 5 gallon shrubs: 3 tablets, for 1 gallon shrubs: 1 tablet. Thoroughly water shrubs immediately after planting.

MULCHING: Mulch all planting areas, excluding lawn, having a slope less than 2:1 with a 3 inch minimum depth of 1/2"-3/4" recycled black dyed fir bark (nugget not shredded material) with a PH of no higher than 5.0. and free of noxious weeds and foreign materials. Provide owner sample PRIOR to installation. Keep bark 1" from base stems of shrubs, ground covers and trees.

SOD LAWN: Sod shall be as specified on drawings and installed as per suppliers specifications. Remove from all turf areas, stones (1" or larger), mortar, concrete, asphalt, rubbish, debris and any materials harmful to plant life. Remove or spray as required to eradicate noxious weed growth and roots. Thoroughly mix and pulverize the following proportions of materials (lightly compacted measurements) to a minimum depth of 6-8 inches while in a moist, friable condition: 6 inches of topsoil 15 lbs. fertilizer/1,000 sq. ft. inorganic (16-16-8) 6 cu. yd. Nitrogen stabilized soil amendment per 1,000 sq. ft. soil.

LAWN MAINTENANCE: Protect an maintain each area by watering, mowing, reseeding or seeding as necessary for a minimum of 60 days after turf installation or to the end of the 90 day maintenance period (which ever is latest). Establish a thick, weed free uniform stand of grass. Apply weed killer when broadleaf weeds start developing in competition with grass, apply at manufacturers specified rate. Mow grass at 1 1/2 inches in height when it attains a height of 2 inches. At 14 days after turf installation apply and thoroughly water in ferrous ammonium sulfate fertilizer @ 5 lbs./1,000 sq. ft. At 60 days after installation fertilize with (16-16-8) @ 7 lbs./1,000 sq. ft. and again at the end of the maintenance period.

MAINTENANCE: The Contractor shall maintain the project for 90 days (or as requested by owner) following the approval to begin the maintenance period. During the entire maintenance period, watering, cultivating, weeding, mowing, repair/lightening of stakes and ties, restoration of basins, provision of supplemental water by hand in addition to irrigation system as necessary, spraying for insects and disease shall be performed. At the end of the 90 day maintenance period all areas are to be weed free and all plant material is to be in a healthy, thriving condition. Furnish Owner with typed maintenance manual outlining watering, fertilizing, weeding, pruning and mowing schedules.

SUBSTITUTIONS: Requests for substitutions of plant varieties shall be made to the Landscape Architect within 15 days after signing of contract.

GUARANTEE: All construction, trees and shrubs by the Landscape Contractor and/or his subcontractors shall be guaranteed for (1) one year after beginning of maintenance period. The contractor shall replace, at no expense to the Owner, any and all landscape materials that are in an unacceptable condition for time of use, and trees or shrubs that are dead or not in a vigorous, healthy growing condition; within two weeks of notification of such condition. Replacement shall be of the same kind and size as the originally specified item and shall be replaced as originally described on the drawings. The Contractor shall not be held liable for loss of plant materials during the guarantee period due to vandalism, accidental causes or acts of neglect by others than the Contractor, his agents and employees.

CLEAN UP: At the end of each work day, at the inspection for substantial completion and before acceptance of project, clean paved areas that are dirtied or stained by construction operations, by sweeping or washing, and remove defacements and stains. Remove construction equipment, excess materials and tools. Haul from Owners property the debris resulting from construction, and dispose of legally. Remove remaining temporary protection at time of acceptance by Owner unless otherwise agreed.

HEADER BOARD: Install header board where shown on plan and as specified on detail. Anchor with stakes spaced not more than 3 feet on center, and driven at least 1/2 inch below top of header. Use two galvanized nails or screws per stake to fasten to headers, and clinch point of each nail.

EXISTING TREES TO REMAIN: See arborist's report for specific directions for techniques for preserving existing trees.

PLANT MATERIALS LIST

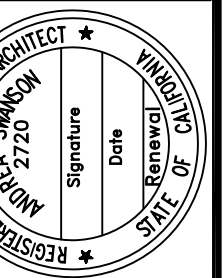
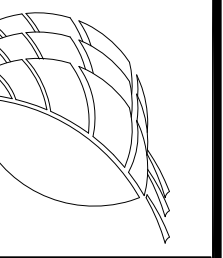
SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE
TREES:				
T-1	CERCIS C. 'FOREST PANSY'	REDBUD-STANDARD	LOW	15 GA
T-2	ERIOBOTRYA DEFLEXA	LOQUAT-STANDARD	LOW	15 GA
T-3	LAGERSTROEMIA 'TUSCARORA'	CRAPE MYRTLE- STANDARD	LOW	
SHRUBS:				
LARGE ACCENTS				
S-1	ANISDONTEA 'TARAS PINK'	CAPE MALLOW-STANDARD	LOW	5 GA
S-2	ALYOGYNE HUEGELII	BLUE HIBISCUS-STANDARD	LOW	5 GA
S-3	ROSA 'ICEBERG'	TREE ROSE-STANDARD	MED	
LARGE SHRUBS				
S-4	DODONAEA 'PURPLE ROBE'	HOPSEED BUSH	LOW	5 GA
S-5	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	LOW	5 GA
S-6	MYRICA CALIFORNICA	CALIFORNIA MYRTLE	LOW	5 GA
MEDIUM SHRUBS				
S-7	ARBUTUS U. 'COMPACTA'	DWARF STRAWBERRY BUSH	LOW	5 GA
S-8	BUXUS 'GREEN BEAUTY'	BOXWOOD	LOW	5 GA
S-9	COLEONEMA 'SUNSET GOLD'	COLEONEMA	LOW	5 GA
S-10	MYRTUS C. 'COMPACTA'	DWARF TRUE MYRTLE	LOW	5 GA
S-11	NANDINA 'BAR HARBOR'	DWARF HEAVENLY BAMBOO	LOW	5 GA
S-12	RHAMNUS 'EVE CASE'	COFFEEBERRY	LOW	5 GA
S-13	SALVIA GREGII	AUTUMN SAGE	LOW	5 GA
SPREADING SHRUBS				
S-15	ROSA X 'MAGIC CARPET'	PINK CARPET ROSE	MED	2 GA
S-16	CEANOTHUS 'JOYCE COULTER'	WILD LILAC	LOW	5 GA
SMALL ACCENT SHRUBS				
A-1	CAREX 'PRAIRIE FIRE'	SEDGE	LOW	1 GA
A-2	DIETES IRIDIODES	FORTNIGHT LILY	LOW	1 GA
A-3	FESTUCA 'IDAHONENSIS'	BLUE FESCUE	LOW	1 GA
A-4	HEMEROCALLIS 'LANDSCAPE SUPREME YELLOW'	DAYLILY	LOW	1 GA
A-5	LAVANDULA STOECHESS	SPANISH LAVENDER	LOW	1 GA
A-6	NASELLA TENNUSECTA	FEATHER GRASS	LOW	1 GA
A-7	PHORMIUM 'JACK SPRATT'	DWARF FLAX	LOW	1 GA
A-8	TEUCRIUM LUCIDRYS	DWARF GERMANDER	LOW	1 GA
VINES				
V-1	SOLANUM JASMINOIDES	POTATO VINE	LOW	5 GA
GROUND COVER				
E	ERIGERON KARVINSKIANUS	SANTABARBARA DAISY	LOW	1GA@24"O.C.
L	LANTANA MONTEVIDENSIS	LANTANA	LOW	1GA@30"O.C.
R	ROSEMARINUS 'IRENE'	PROSTRATE ROSEMARY	LOW	1GA@30"O.C.
TURF DWARF TALL FESCUE SOD ROLLS				
NATIVE GRASSES TURF:				
'BIO-INFILTRATION SOD' FROM SOD ROLLS AVAILABLE: 'DELTA BLUEGRASS COMPANY' (800)637-8873 deltabluegrass.com				

IRRIGATION NOTES:

- IRRIGATION TO BE A WATER CONSERVING DRIP TYPE SYSTEM EXCEPT TURF AREAS WHICH WILL BE LOW PRECIPITATION RATE SPRAY HEADS.
- IRRIGATION CONTROLLERS FOR INDIVIDUAL LOTS WILL BE A WEATHER-BASED SMART CONTROLLER
- BIO-INFILTRATION AREA TO UTILIZE EXISTING METER AND CONTROLLER IF POSSIBLE.

REVISIONS

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Ph: 925.933.2583



ROSELYN ESTATES II
PLEASANTON, CALIFORNIA
LYNDELL HOMES

PLANT LIST
NOTES, DETAILS

DESIGNED: AS	DRAWN: AS
CHECKED:	JOB NO:
DATE 02-27-12	
SCALE NOTED	