EXISTING ONE STORY RESIDENCE

NEW DUPLEX
CONC. SLAB
SEE ARCH. Dwg.

PLANT SYMBOLS REPRESENT A 3-5 YEAR GROWTH PROJECTION.

PLANTING SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS TYPE OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED FOREMAN.

STAKE OR GUY TREES PER DETAILS.

CONTRACTOR SHALL COORDINATE ALL PLANTING WITH UTILITY LOCATIONS NOT SHOWN ON THE PLANS. ANY CONFLICTS BETWEEN LOCATIONS OF PROPOSED SITE UTILITIES OR LIGHTING SHALL BE CALLED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

PLANTING HOLES TO BE TILLED SO THAT THE SOIL IS LOOSE AND NOT COMPACTED TO A MINIMUM DEPTH OF 8". COMPACTED SOILS SHALL BE RIPPED TO 10" DEPTH AND GRADED SMOOTH TO TRANSITION TO SURROUNDING AREAS.

SOIL TESTS (THERE SHALL BE A MINIMUM OF 6) SHALL BE PERFORMED ON THE EXISTING SOIL TO DETERMINE THE FINAL AMENDMENT AND FERTILIZER FORMULA. THE SOILS REPORT SHALL 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 and electrical conductivity)
- RECOMMENDATIONS FOR AMENDMENTS TO THE PLANTING AREA SOIL

GRASS AREA; PLACE 8" OF CLEAN RIVER SAND. SPREAD 4" OF TOPSOIL CULTIVATE INTO THE TOP 6" OF SAND REMOVING ALL ROCKS TO 2" DIAM. INSTALL PER NURSERY'S SPEC.

FURNISH AND INSTALL A 3" LAYER OF MULCH, PLUS A 2" LAYER OF OMRI APPROVED COMPOST OVER TWO PLYS OF RECYCLED CARDBOARD IN ALL PLANTING AREAS. MULCH TO BE 'FOREST FLOOR' MULCH FROM AMERICAN SOIL PRODUCTS (PH#510-860-0197). TRANSITION MULCHES TO 1" DEPTH AT ALL PLANT ROOT CROWNS. PLANT ALL MATERIALS 2" MINIMUM ABOVE EXISTING SOIL LEVELS.

THE CONTRACTOR SHALL GUARANTEE TREES FOR A PERIOD OF 1 YEAR.

THE CONTRACTOR SHALL GUARANTEE PLANTED STOCK FOR A 90-DAY MAINTENANCE PERIOD AFTER FINAL ACCEPTANCE BY THE OWNER.

IRRIGATION SYSTEM TO BE A FULLY AUTOMATIC, LOW GALLONAGE Drip System WITH COMPLETE WATER PROTECTION. TREE, SHRUB, AND GROUND COVER AREAS TO RECEIVE DRIFT Emitter TYPE IRRIGATION.