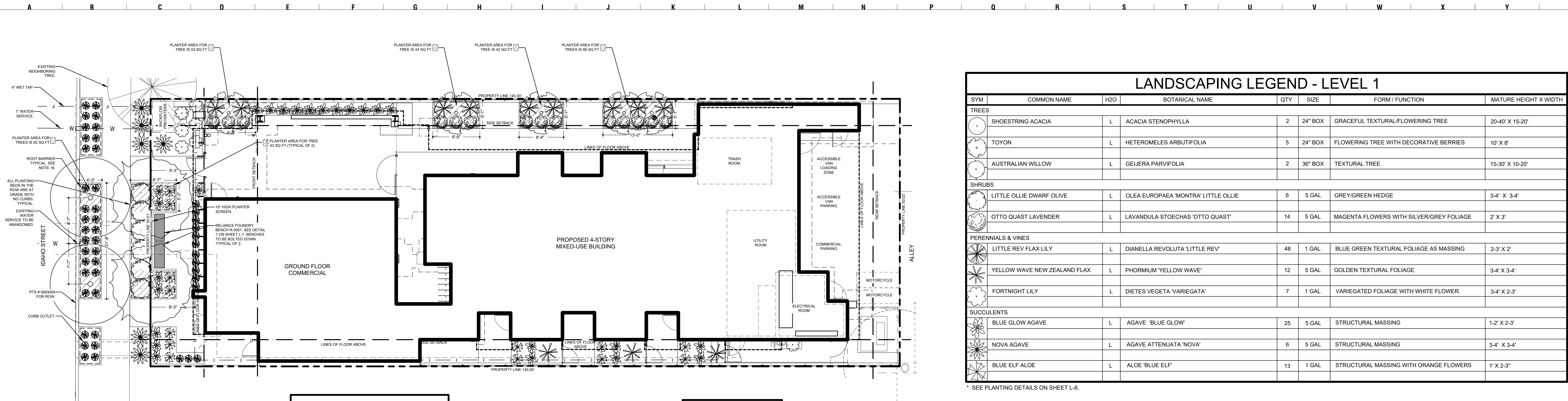


## Multi-family Housing Project

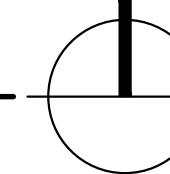
This multi-family housing project is one of many in San Diego and Sacramento California completed with ArchitectsLOCAL and California Landscape Technologies. Dense urban locations, water restrictions, and municipal code dictate the requirements for these landscape designs.





### PLANTING PLAN - LEVEL 1

SCALE: 1/8" = 1'-0"

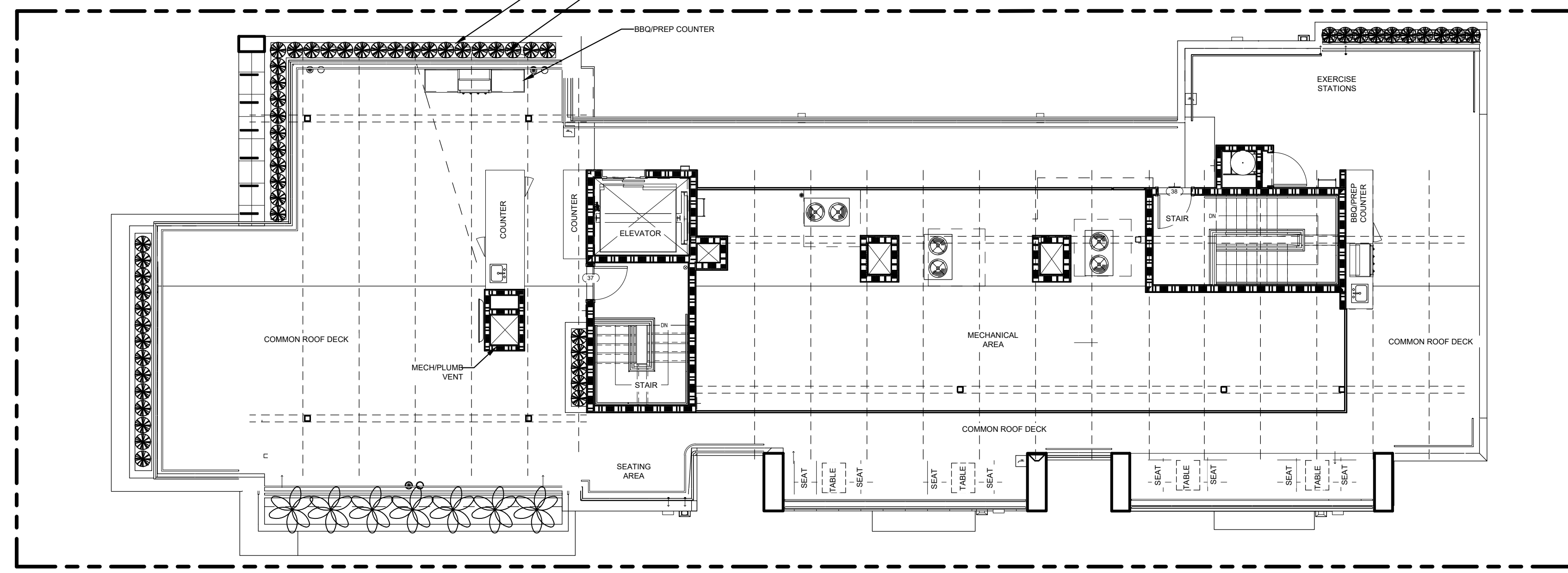


0 2 4 8 16 24 32 40

### LANDSCAPING LEGEND - LEVEL 1

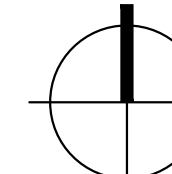
SYM	COMMON NAME	H2O	BOTANICAL NAME	QTY	SIZE	FORM / FUNCTION	MATURE HEIGHT X WIDTH
<b>TREES</b>							
(Symbol)	SHOESTRING ACACIA	L	ACACIA STENOPHYLLA	2	24" BOX	GRACEFUL TEXTURAL/FLOWERING TREE	20-40' X 15-20'
(Symbol)	TOYON	L	HETEROMELES ARBUTIFOLIA	5	24" BOX	FLOWERING TREE WITH DECORATIVE BERRIES	10' X 8'
(Symbol)	AUSTRALIAN WILLOW	L	GEUERA PARVIFOLIA	2	36" BOX	TEXTURAL TREE	15-30' X 10-20'
<b>SHRUBS</b>							
(Symbol)	LITTLE OLLIE DWARF OLIVE	L	OLEA EUROPAEA 'MONTRA' LITTLE OLLIE	6	5 GAL	GREY/GREEN HEDGE	3-4' X 3-4'
(Symbol)	OTTO QUAST LAVENDER	L	LAVANDULA STOECHAS 'OTTO QUAST'	14	5 GAL	MAGENTA FLOWERS WITH SILVER/GREY FOLIAGE	2' X 3'
<b>PERENNIALS &amp; VINES</b>							
(Symbol)	LITTLE REV FLAX LILY	L	DIANELLA REVOLUTA 'LITTLE REV'	48	1 GAL	BLUE GREEN TEXTURAL FOLIAGE AS MASSING	2-3' X 2'
(Symbol)	YELLOW WAVE NEW ZEALAND FLAX	L	PHORMIUM 'YELLOW WAVE'	12	5 GAL	GOLDEN TEXTURAL FOLIAGE	3-4' X 3-4'
(Symbol)	FORTNIGHT LILY	L	DIETES VEGETA 'VARIEGATA'	7	1 GAL	VARIEGATED FOLIAGE WITH WHITE FLOWER	3-4' X 2-3'
<b>SUCCULENTS</b>							
(Symbol)	BLUE GLOW AGAVE	L	AGAVE 'BLUE GLOW'	25	5 GAL	STRUCTURAL MASSING	1-2' X 2-3'
(Symbol)	NOVA AGAVE	L	AGAVE ATTENUATA 'NOVA'	6	5 GAL	STRUCTURAL MASSING	3-4' X 3-4'
(Symbol)	BLUE ELF ALOE	L	ALOE 'BLUE ELF'	13	1 GAL	STRUCTURAL MASSING WITH ORANGE FLOWERS	1' X 2-3"

\* SEE PLANTING DETAILS ON SHEET L-8.



### LANDSCAPING PLAN - ROOF

SCALE: 1/8" = 1'-0"



0 2 4 8 16 24 32 40

### LANDSCAPING LEGEND - ROOF

SYM	COMMON NAME	H2O	BOTANICAL NAME	QTY	SIZE	FORM / FUNCTION	MATURE HEIGHT X WIDTH
<b>PERENNIALS &amp; VINES</b>							
(Symbol)	LITTLE REV FLAX LILY	L	DIANELLA REVOLUTA 'LITTLE REV'	56	1 GAL	BLUE GREEN TEXTURAL FOLIAGE AS MASSING	2-3' X 2'
(Symbol)	NARROW LEAFED BIRD OF PARADISE	L	STRELITZIA REGINAE VAR JUNCEA	7	5 GAL	TEXTURAL FOLIAGE WITH STRIKING FLOWER	4-6' X 4-5'

### GENERAL LANDSCAPE NOTES

- CONTACT LANDSCAPE ARCHITECT IN THE EVENT THAT MODIFICATIONS TO THE DESIGNS ARE REQUIRED TO ACCOMMODATE VARYING FIELD CONDITIONS OR MODIFIED PLANT ARRANGEMENTS.
- QUALITY AND SIZE OF PLANTS TO MEET AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- ANY DISCREPANCIES THAT ARE FOUND IN LANDSCAPE LEGEND THAT DO NOT CORRELATE WITH PLANTINGS INDICATED ON PLAN, THE QUANTITIES INDICATED ON PLAN SHALL GOVERN.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER/PERMITTEE. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER/PERMITTEE. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- ALL TREES, SHRUBS, AND GROUND COVERS SHOULD BE FREE OF INSECTS, PESTS, OR FUNGUS DISEASE OR THE EFFECTS OF PREVIOUS INFESTATIONS. THEY SHOULD HAVE NORMALLY WELL DEVELOPED BRANCH SYSTEMS AND A VIGOROUS AND FIBROUS ROOT SYSTEM WHICH IS NOT ROOT OR POT BOUND.
- TREES SHALL BE STAKED UNTIL THEY ARE SELF-SUPPORTING AT WHICH TIME TREE STAKES SHALL BE REMOVED.
- WATERING SHOULD BE SCHEDULED BETWEEN THE HOURS OF 10:00PM AND 8:00AM OR AS REQUIRED BY LOCAL WATER AGENCY. WATERING PRACTICES SHALL BE UTILIZED TO PROMOTE DEEP ROOTING OF TREES AND SHRUBS.
- TREES AND SHRUBS SHOULD BE TRIMMED OR PRUNED TO PREVENT BLOCKING OR INTERFERENCE WITH THE FOLLOWING:  
 A. SIGHT DISTANCE VIEWS.  
 B. PEDESTRIAN OR MOTOR VEHICLE ACCESS.  
 C. INSTALLATION, MAINTENANCE OR REPAIR OF ANY PUBLIC UTILITY OR FIRE LANE.  
 D. DAMAGE TO PROPERTY LINE FENCES OR STRUCTURES ON ADJOINING PROPERTIES.
- ALL LANDSCAPE AREAS SHOULD BE REGULARLY WATERED, FERTILIZED, WEEDED AND OTHERWISE KEPT IN GOOD CONDITION.
- THIS PROJECT IS SUBJECT TO THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.
- LANDSCAPE SHALL BE INSTALLED PRIOR TO BUILDING OCCUPANCY.
- ALL PLANTER AREAS IN PARKING AND OTHER LANDSCAPE SPACES SHALL HAVE ALL DELETERIOUS MATERIALS SUCH AS ROCK, DEBRIS, AND TRASH REMOVED PRIOR TO PLACING TOPSOIL OR SUBSOIL BACKFILL.
- ALL HARDSCAPE MATERIAL PER DESIGN AND ALL PERTAINING DETAILS/SPECIFICATIONS TO BE COMPLETED BY ARCHITECT.
- ALL AREAS SHALL BE IRRIGATED BY DRIP IRRIGATION.
- IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENTS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, THE OWNER/PERMITTEE SHALL REPAIR AND/OR REPLACE IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR CERTIFICATE OF OCCUPANCY.
- MINIMUM TREE SEPARATION DISTANCE:  
 TRAFFIC SIGNALS / STOPS - 20 FEET  
 UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)  
 ABOVE GROUND UTILITY STRUCTURES - 10 FEET  
 DRIVEWAY (ENTRIES) - 10 FEET (5' FOR RESIDENTIAL STREETS <25MPH)  
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
- TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SAN DIEGO MUNICIPAL CODE.
- NON-BIODEGRADABLE TREE ROOT BARRIERS (18" DEEP) SHALL BE INSTALLED 3" FROM EDGE CONDITION WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER SHALL EXTEND 10' FROM CENTER OF TREE IN EACH DIRECTION ALONG EDGE AND WILL NOT WRAP AROUND THE ROOT BALL AND BE MANUFACTURED BY "DeepRoot" OR EQUAL.
- ALL LANDSCAPE SHALL BE REGULARLY WATERED, FERTILIZED, WEEDED AND OTHERWISE KEPT IN GOOD CONDITION.
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH CLEAN COMPOSTED WOOD MULCH TO A MINIMUM DEPTH OF 3 INCHES. EXCLUDING SLOPES REQUIRING VEGETATION PER SDMC 142.0411. ORGANIC RECYCLED OR POST-CONSUMER MULCH SHALL TAKE PRECEDENCE OVER INORGANIC OR VIRGIN FOREST PRODUCTS UNLESS THE RECYCLED POST-CONSUMER ORGANIC PRODUCTS ARE NOT LOCALLY AVAILABLE.
- A MINIMUM ROOT ZONE OF 40 SQUARE FEET IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET. THIS MINIMUM DIMENSION AND ROOT ZONE AREA MAY BE REDUCED WITH THE USE OF STRUCTURAL SOIL OR WHERE THE COMBINATION OF SOIL CONDITIONS, ROOT ZONE AREA, ADJACENT IMPROVEMENTS, AND SELECTED TREE SPECIES CAN BE DEMONSTRATED TO PROVIDE CONDITIONS FOR HEALTHY TREE GROWTH THAT WILL NOT DAMAGE ADJACENT IMPROVEMENTS.
- ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) FOR TREE CARE OPERATIONS AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) FOR TREE PRUNING PER SDMC 142.0403(B)(9). TOPPING OF TREES IS NOT PERMITTED.
- CONTRACTOR SHALL PROVIDE LIGHTWEIGHT SOIL MIX FOR ROOF PLANTERS. SOIL MIX SHALL BE SPECIFICALLY DESIGNED FOR ROOF TOP PLANTERS. CONTRACTOR SHALL PROVIDE PLANTER SOIL SPECIFICATION TO OWNER AND LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.

\* SEE SPECIFICATIONS ON SHEET L-8 FOR ADDITIONAL NOTES.

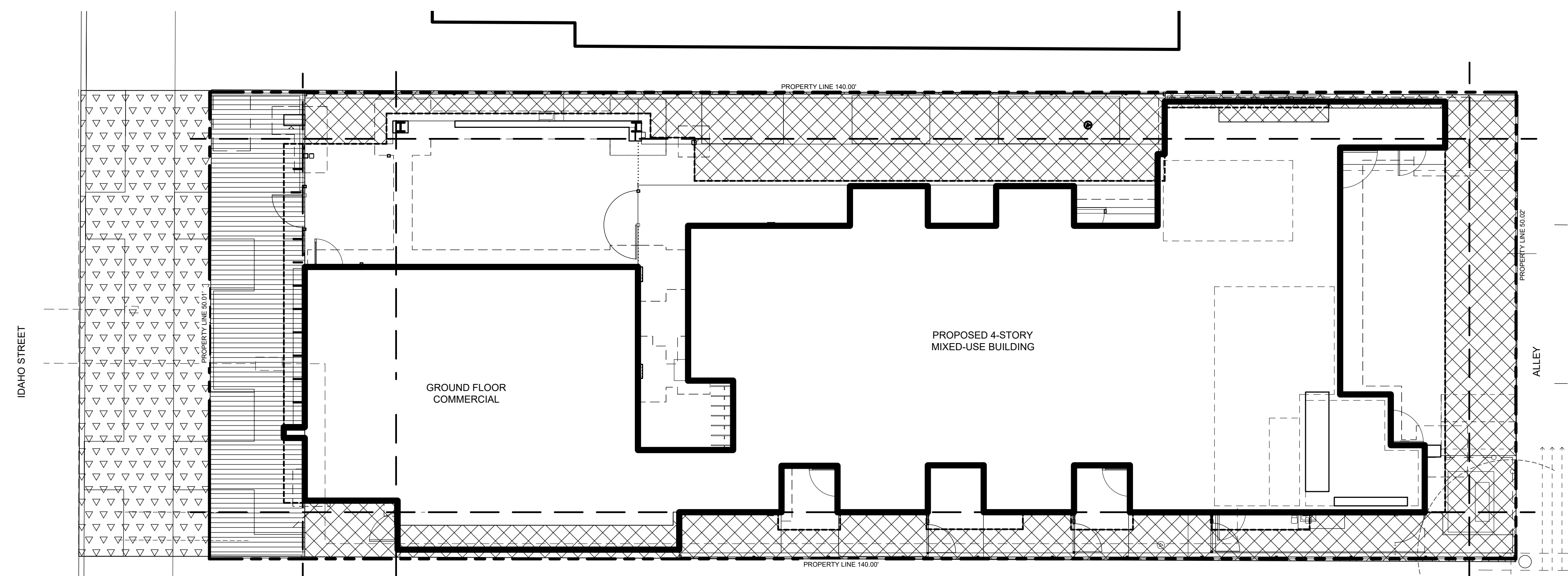
IDAHO 24 + 2  
4015 IDAHO STREET

### BUILDING PERMIT

No.	Description	Date

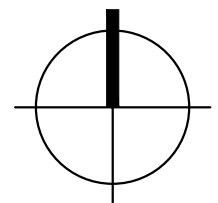
JOB #  
AGENCY PROJECT #  
DATE

PLANTING PLANS

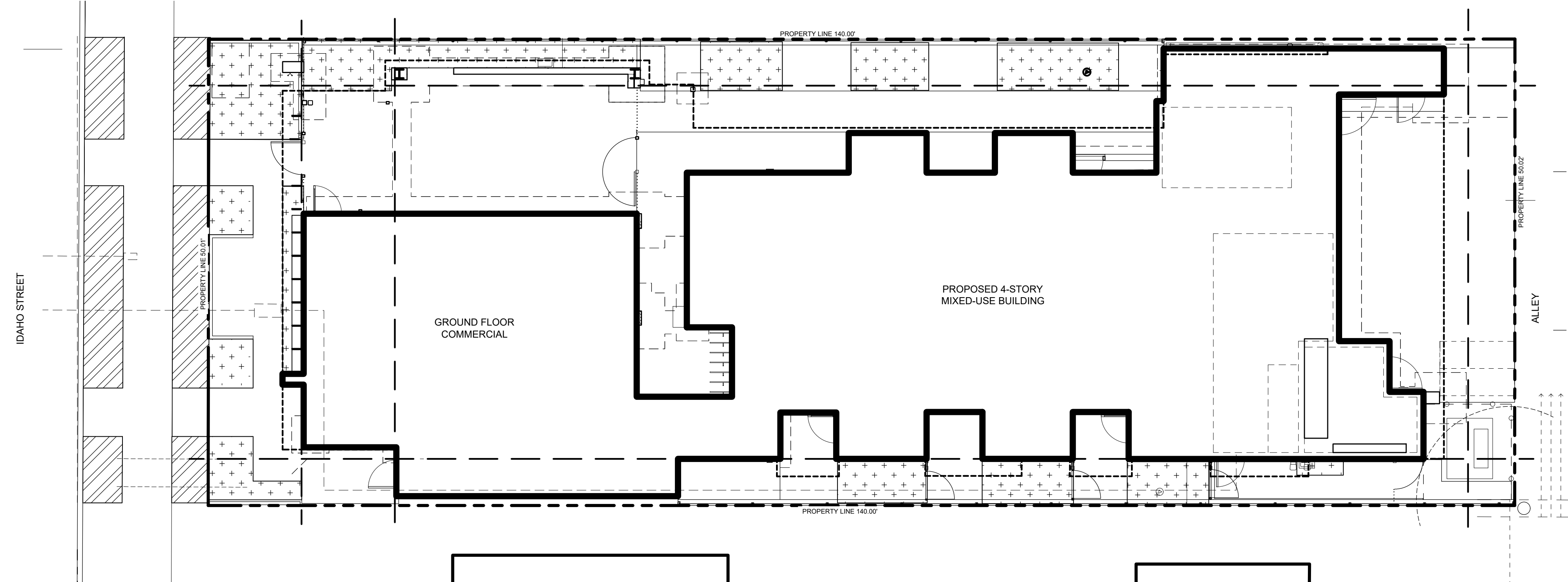


**YARD AREA DIAGRAM - LEVEL 1**

SCALE: 1/8" = 1'-0"

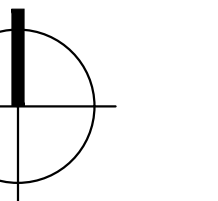


HATCH	AREA
[Hatched pattern]	STREET YARD
[Dotted pattern]	ROW
[Cross-hatched pattern]	REMAINING YARD



**PLANTING AREA DIAGRAM - LEVEL 1**

SCALE: 1/8" = 1'-0"



HATCH	AREA
[Dotted pattern]	PLANTING AREA ON PROPERTY
[Hatched pattern]	ROW PLANTING AREA

NOTE:  
1) VUA CALCULATION SHEET NOT NECESSARY DUE TO THE NUMBER OF PARKING SPACES BEING LESS THAN 4.

**REMAINING YARD [§142.0404 - §142.0405] - 4 Dwelling Units or Less**  
A minimum of 60 points per residential structure. Planting shall be distributed within a 10-foot offset from the structural envelope or within the remaining yard.

Plant Points Required	Plant Points Provided	Excess Points Provided
60 points x _____ # of residential structures	_____ sq. ft.	_____ sq. ft.
Plant Points Achieved with Trees (50%)		
_____ points		

**REMAINING YARD [§142.0404 - §142.0405] - 5 Dwelling Units or More**

Option 1:  
A minimum of 30 percent of the total area within a 10-foot offset from the structural envelope of each residential structure shall be planting area and shall be planted at a rate of 0.05 points per square foot of total area within the offset.

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area _____ sq. ft. x 30% = _____ sq. ft.	_____ sq. ft.	* 73 sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area _____ sq. ft. x 0.05 = _____ sq. ft.	_____ points	114 points
Plant Points Achieved with Trees (50%)		
_____ points		

\*SEE NOTE BELOW

Option 2:  
Where common open space areas are provided in the form of plazas, paseos, or courtyard (including decks), 20 percent of the total common open space area shall be planting area and shall be planted at a rate of 0.05 points per square foot of the total area. The required 20 percent of each open space area is to be calculated individually.

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area _____ sq. ft. x 20% = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area _____ sq. ft. x 0.05 = _____ sq. ft.	_____ points	_____ points
Plant Points Achieved with Trees (50%)		
_____ points		

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NOTES REGARDING REMAINING YARD CALCULATIONS FOR MULTIPLE DWELLING UNIT DEVELOPMENT:

1) THE EXCESS PLANT SCORE OF 114 POINTS WILL BE USED TO REDUCE THE REQUIRED PLANTING AREA AT A RATE OF ONE SQUARE FOOT AREA REDUCTION FOR EACH EXCESS POINT PROVIDED. (SEE 142.0405 SECTION (A)(3))

REQUIRED PLANTING AREA: 474 SQUARE FEET  
EXCESS PLANTING POINTS: 114 POINTS (MAX. 118 POINTS AVAILABLE FOR USE, MAXIMUM PLANTING AREA REDUCTION ALLOWED IS 25% OF TOTAL YARD AREA REQUIRED)  
474 SQ. FT. - 114 x 300 SQ. FT. (PLANTING AREA PROVIDED 433 SQ. FT.)  
(REFER TO STREET YARD CALCULATIONS ABOVE)

<p>City of San Diego Development Services 1222 First Ave., MS-501 San Diego, CA 92101</p>	<p><b>Landscape Calculations Worksheet</b></p> <p>Commercial Development in All Zones Industrial Development in RM and C Zones Commercial Components of Mixed-Use Development</p>	<p><b>FORM DS-4</b></p>
		<p>August 2020</p>

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.

- At least one-half of the required planting points shall be achieved with trees.
- If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met.

**STREET YARD [§142.0404 - §142.0405]**

Industrial and Commercial Development (except Auto Service Stations—see below)

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area _____ sq. ft. x 25% = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area _____ sq. ft. x 0.05* = _____ points	_____ points	_____ points
Plant Points Achieved with Trees (50%)		
_____ points		

Auto Service Stations Only

Planting Area Required [§142.0405(c)(2)]	Planting Area Provided	Excess Area Provided
Total Area _____ sq. ft. x 15% = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area _____ sq. ft. x 0.03 = _____ points	_____ points	_____ points
Plant Points Achieved with Trees (50%)		
_____ points		

**REMAINING YARD [§142.0404 - §142.0405]**

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area _____ sq. ft. x 30% = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area _____ sq. ft. x 0.05 = _____ points	_____ points	_____ points
Plant Points Achieved with Trees (50%)		
_____ points		

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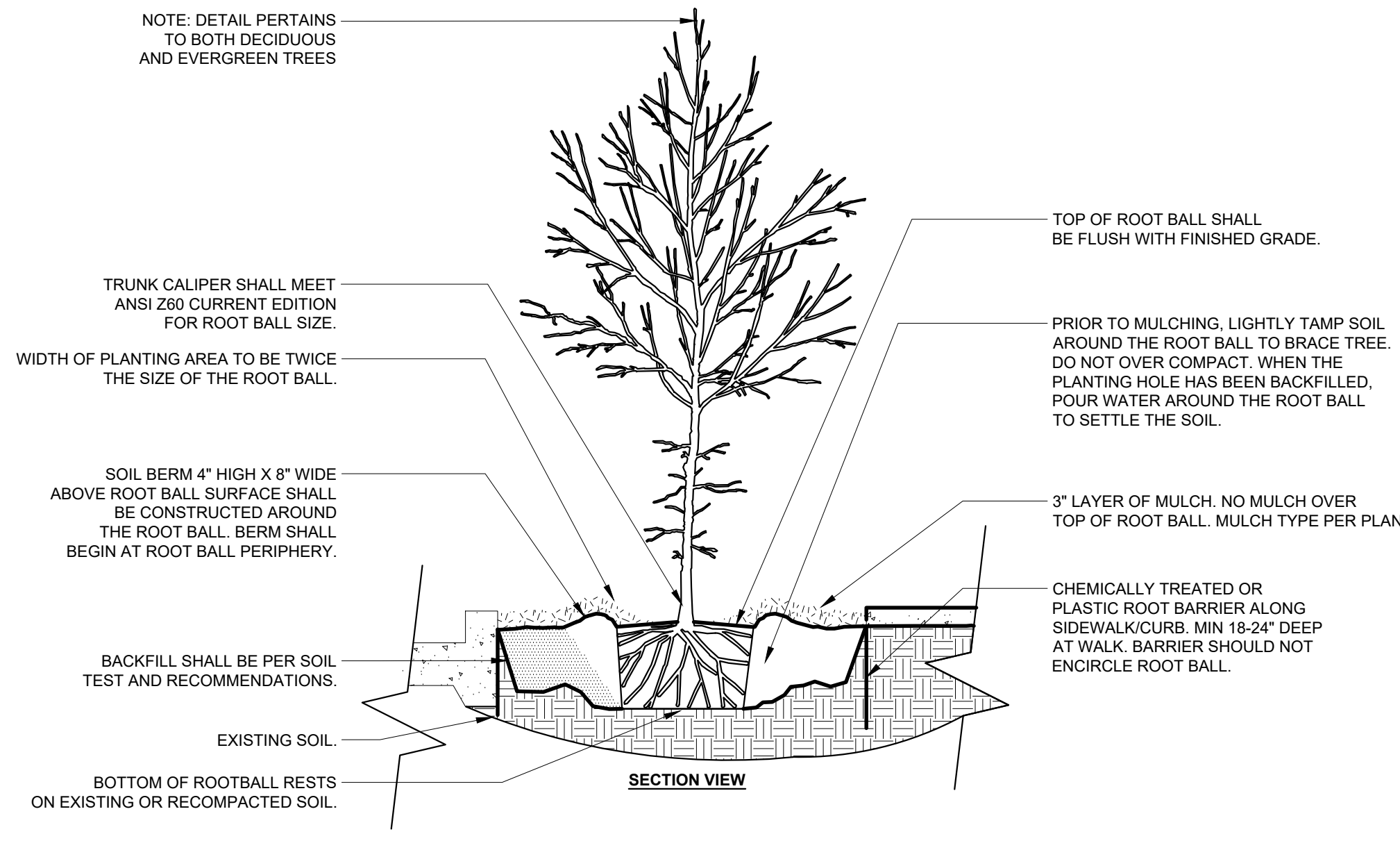
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**BUILDING PERMIT**

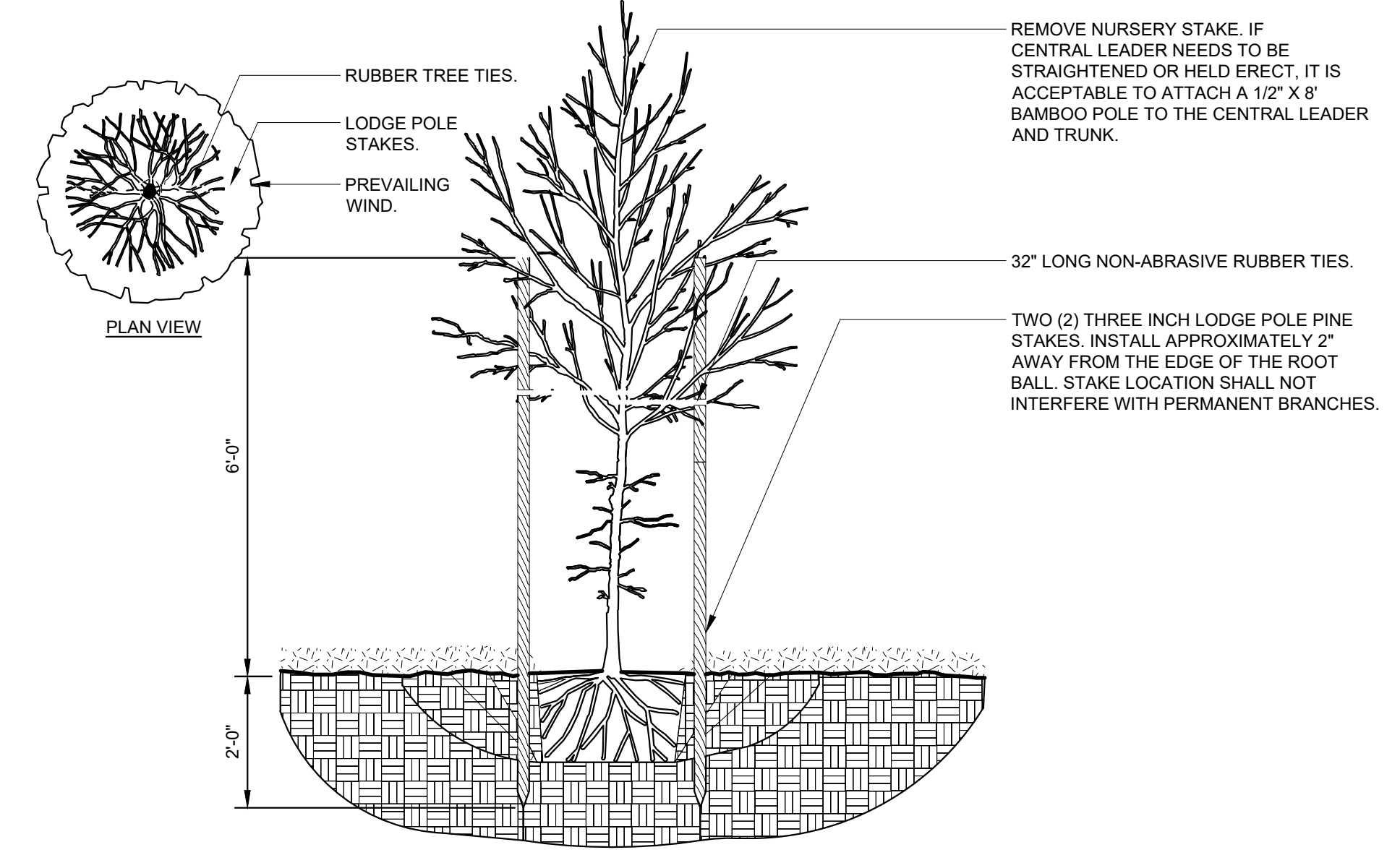
No.	Description	Date

JOB # \_\_\_\_\_  
AGENCY PROJECT # \_\_\_\_\_  
DATE \_\_\_\_\_

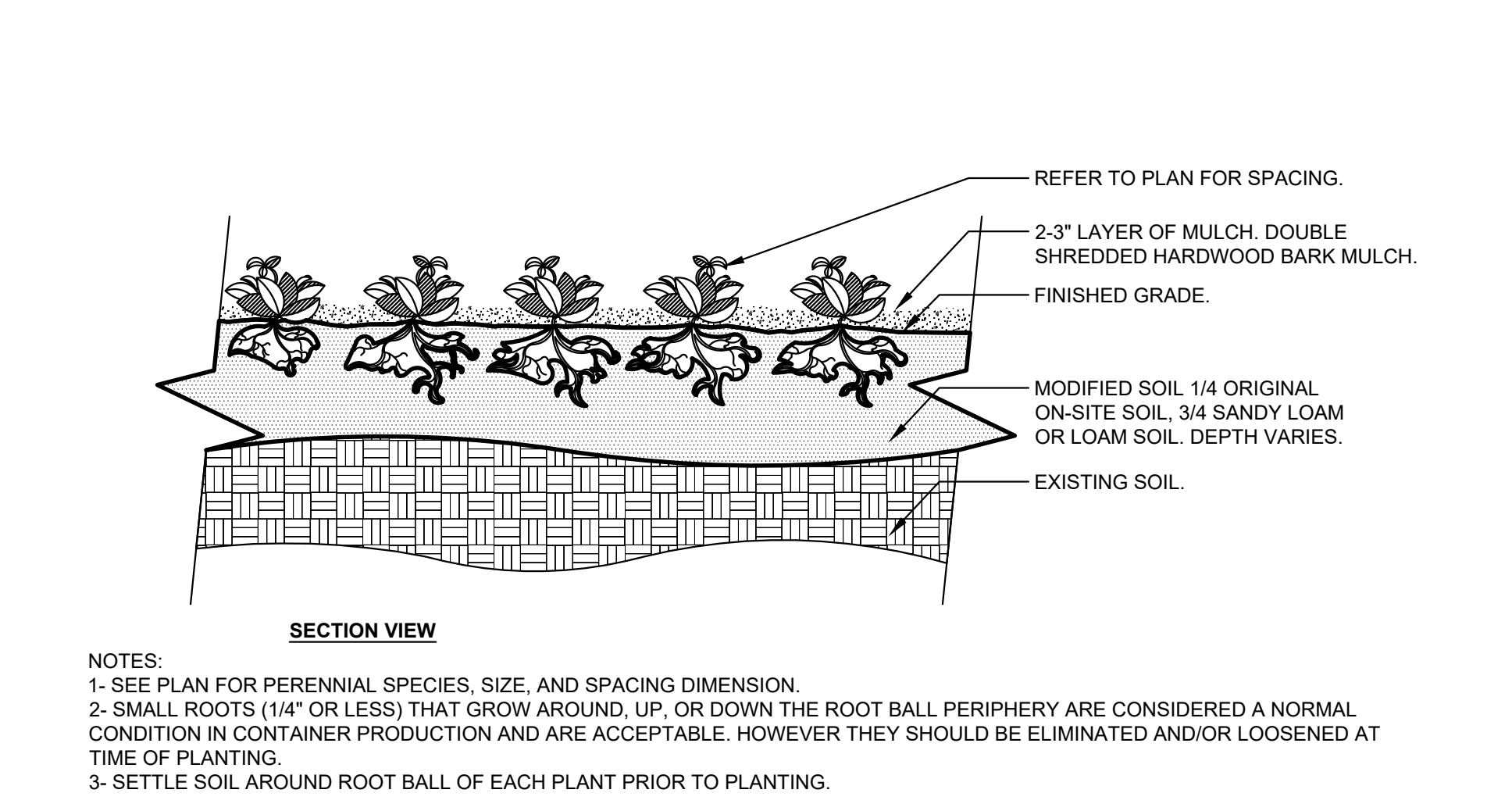
LANDSCAPE PLANTING DIAGRAMS



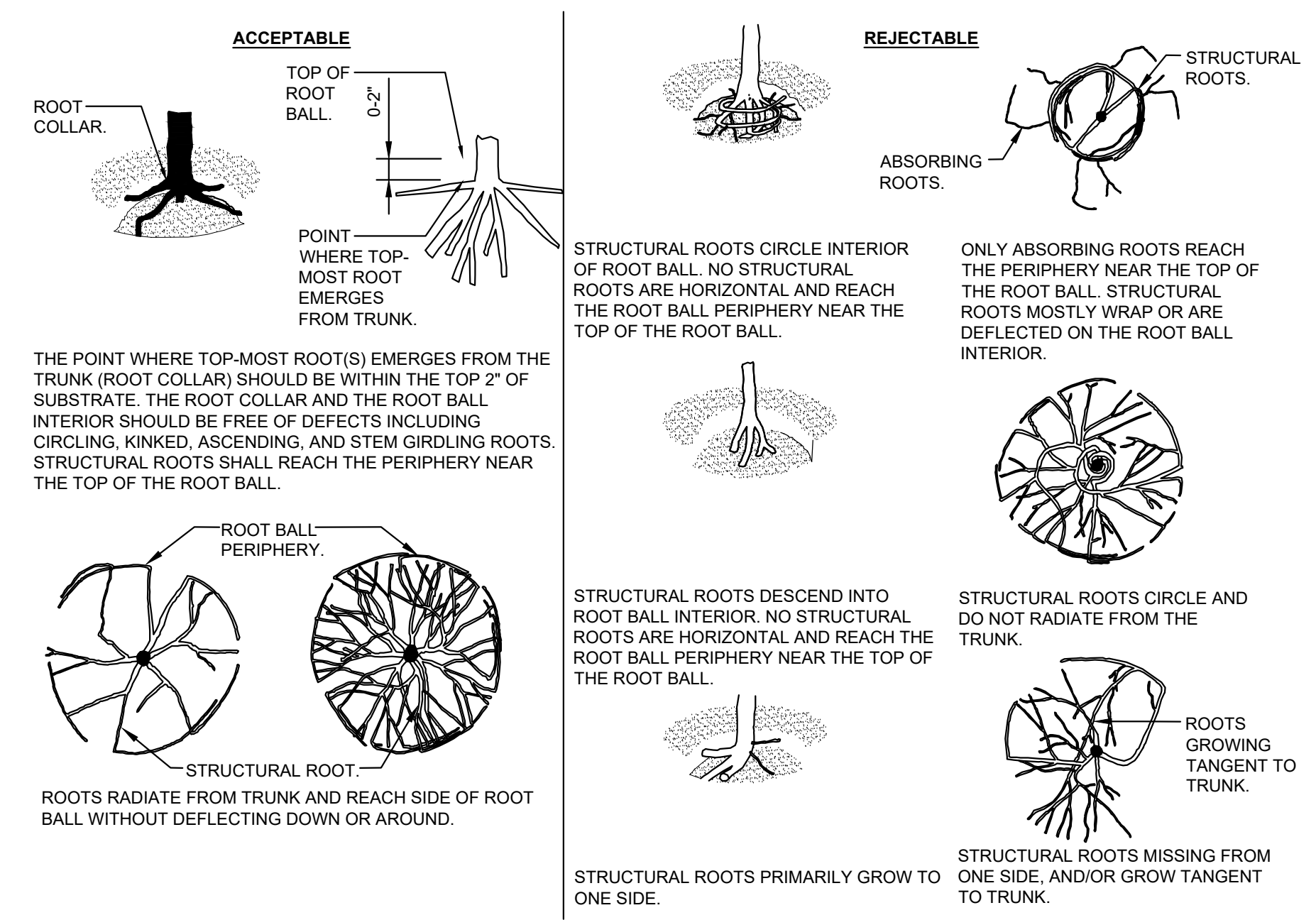
**1 TREE PLANTING DETAIL**  
SCALE: NO SCALE



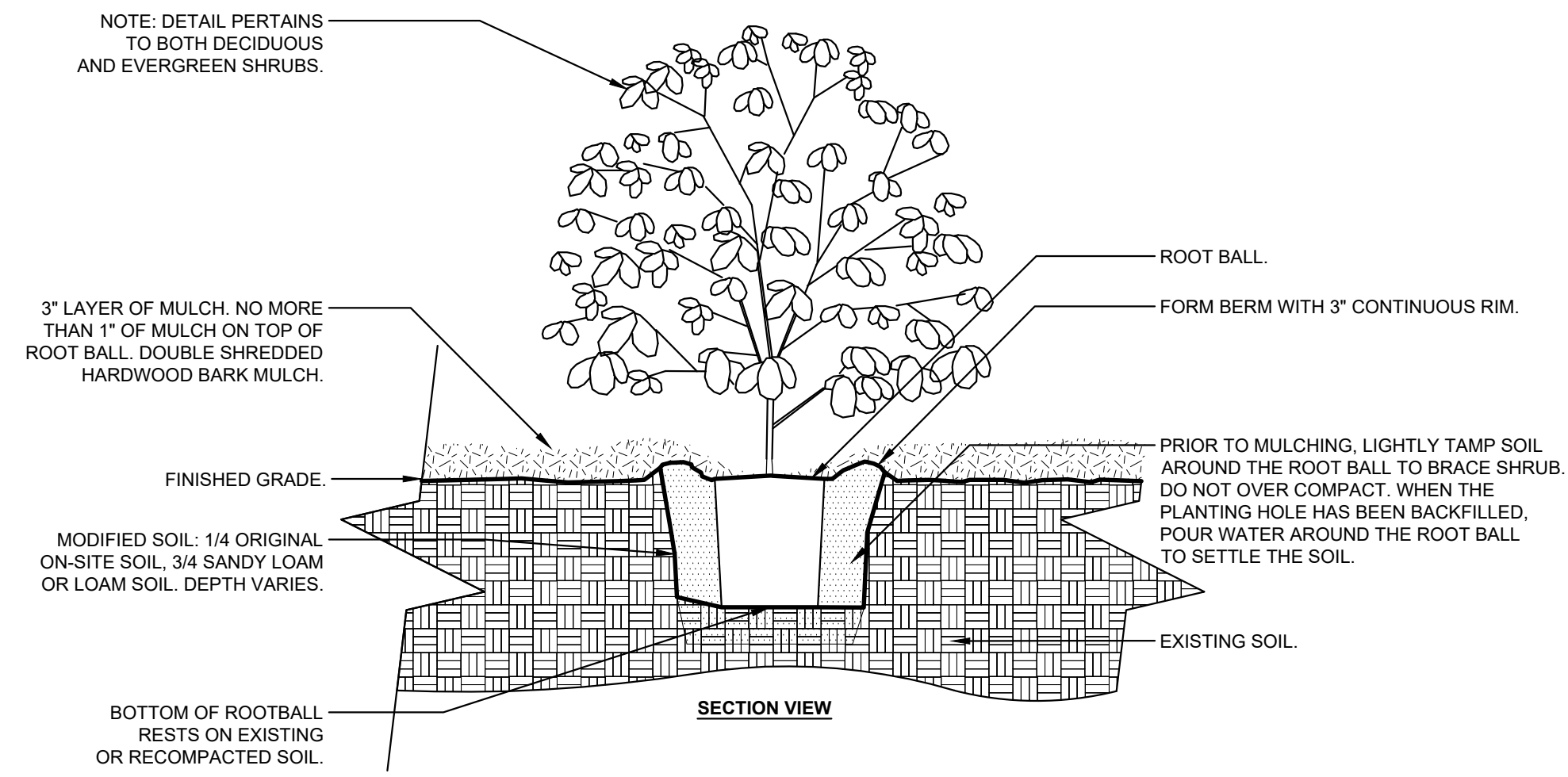
**2 TREE STAKING - LODGE POLES (2)**  
SCALE: NO SCALE



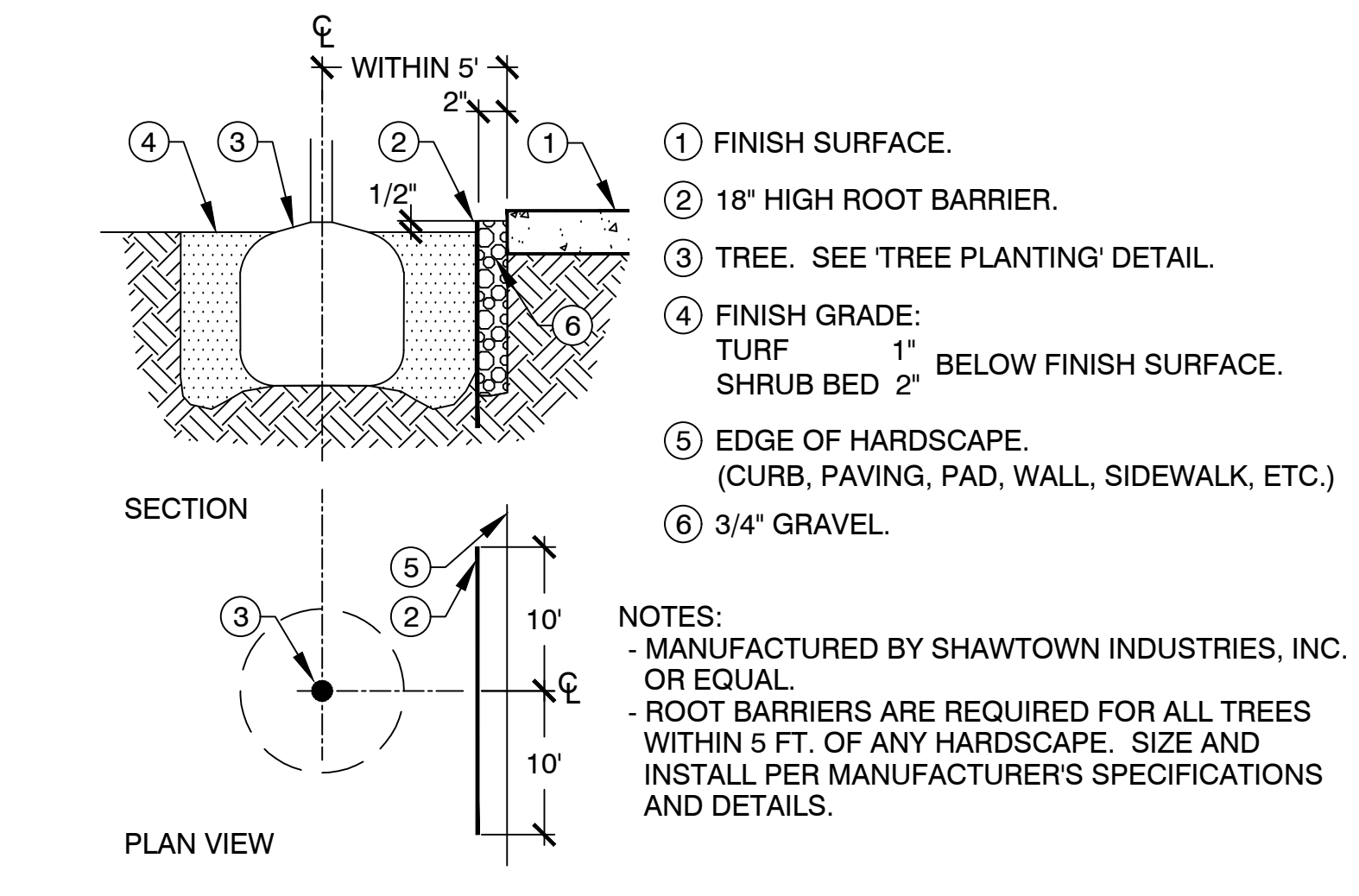
**3 GROUNDCOVER PLANTING DETAIL (1 GALLON)**  
SCALE: NO SCALE



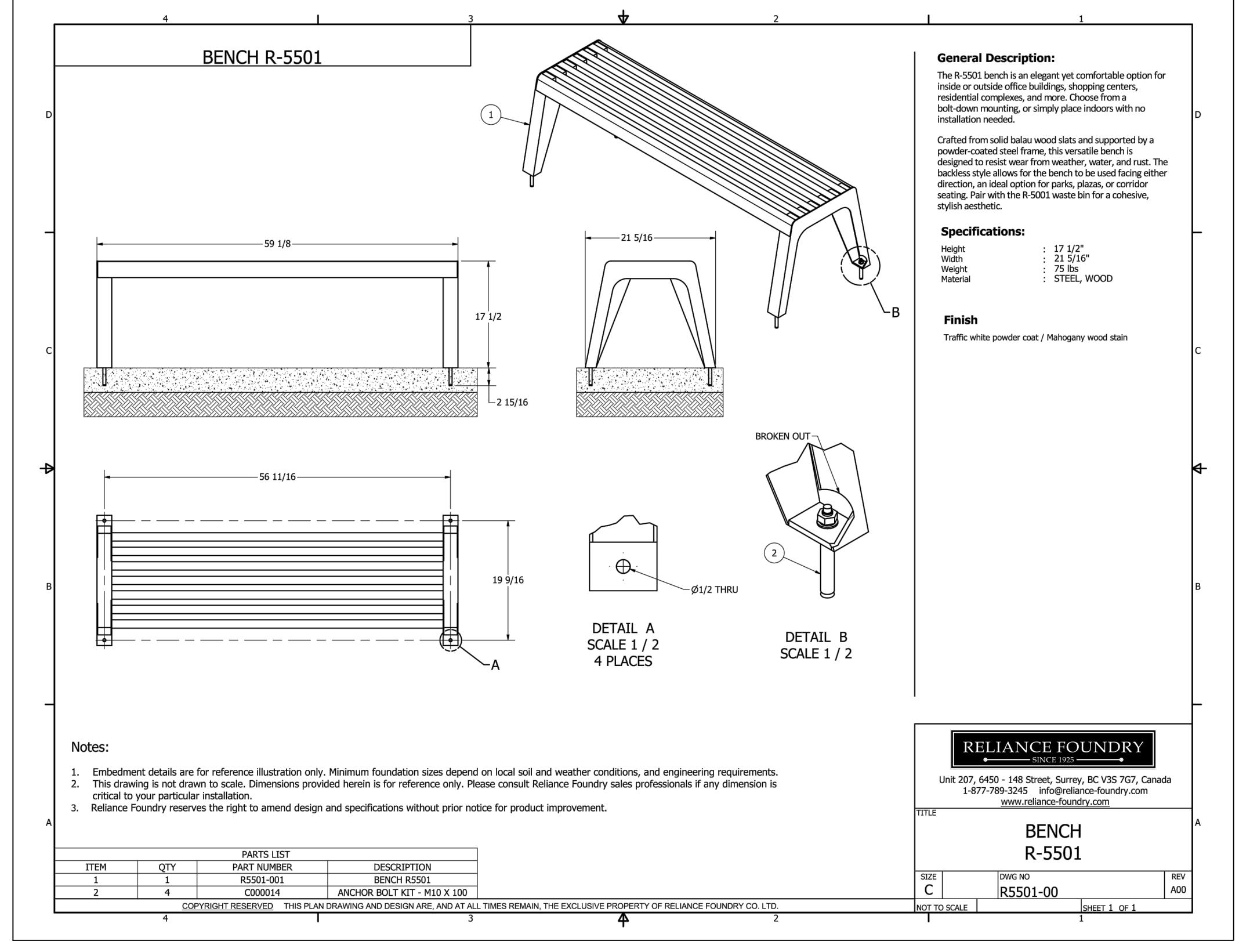
**4 ROOT OBSERVATIONS DETAIL**  
SCALE: NO SCALE



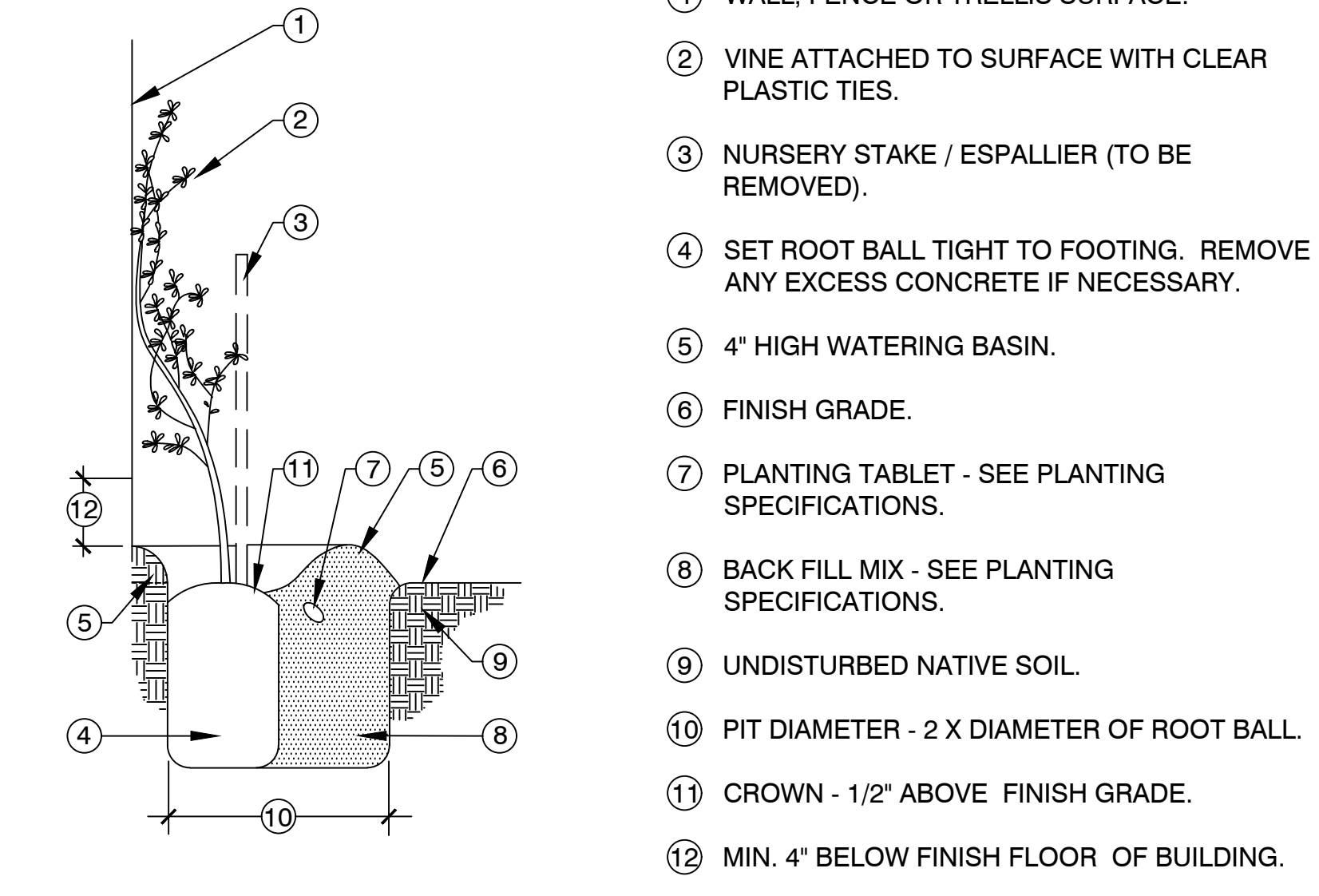
**5 SHRUB/PERENNIAL PLANTING DETAIL**  
SCALE: NO SCALE



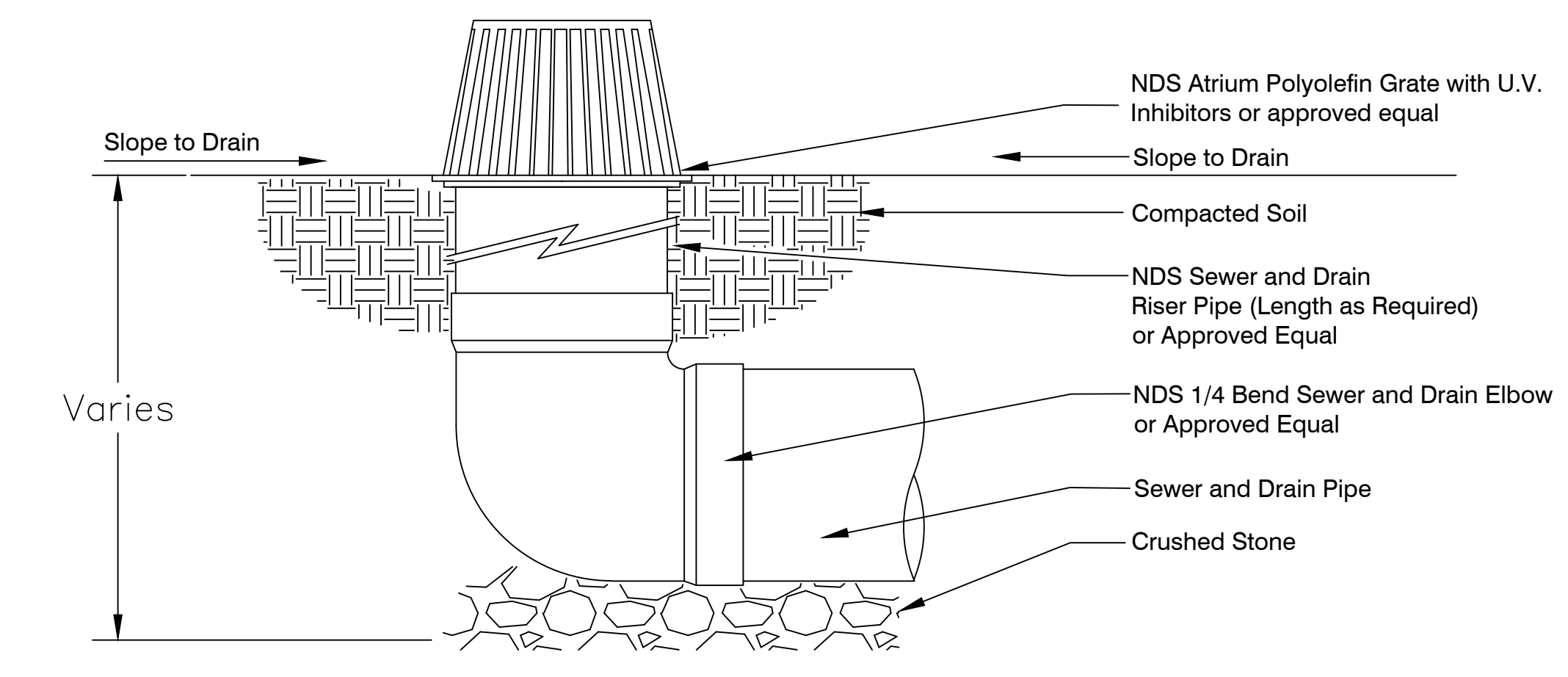
**6 ROOT BARRIER DETAIL**  
SCALE: NO SCALE



**7 BENCH DETAILS**  
SCALE: NO SCALE



**8 VINE PLANTING DETAIL**  
SCALE: NO SCALE



**9 NDS ATRIUM GRATE W/SEWER & DRAIN ELBOW**  
SCALE: NO SCALE

**IDAHO 24 + 2**  
4015 IDAHO STREET

BUILDING PERMIT		
No.	Description	Date

JOB # \_\_\_\_\_  
AGENCY PROJECT # \_\_\_\_\_  
DATE \_\_\_\_\_  
  
THE DRAWING CONTRACTOR REPRESENTS AND WARRANTS TO SUBMITTER, OWNER, OR ARCHITECT THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF THE PROJECT AS PERMITTED BY THE CITY OF BOISE, IDAHO. THE DRAWING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BOISE, IDAHO.

**PLANTING DETAILS**

## PLANTING SPECIFICATIONS

A. The planting plan is diagrammatic. All plant locations are approximate.  
 B. Quantities shown on the planting plan are approximate and are for the convenience of the contractor only. Plant quantities specified take precedence over plant symbols.

- 1) Contractor shall apply a contact herbicide (herbicide applicator shall be licensed by the State of California) where weeds are present, per manufacturer's specifications, a minimum of ten (10) days prior to commencement of any planting or irrigation work. Weeds shall be allowed to completely die back, including the roots, and shall then be removed before proceeding with work.
- 2) Contractor shall receive site grades at + one-tenth foot (0.10') of finished grade. Contractor will be responsible for verifying grades prior to beginning work and shall be responsible for all grades once work has commenced.
- 3) Soil level in all raised planters shall be four inches (4") below edge of planter or house foundation at the conclusion of planting. Contractor shall be responsible for providing fill material (planter mix/top soil) if, after grubbing, soil level is below four inches (4").
- 4) Contractor shall submit a soil analysis report from an authorized testing agency to Owner/Landscape Architect for review prior to beginning work. Actual soil amendment and plant backfill shall conform to soil report requirements. For bidding purposes, assume that all areas to be planted (except slopes in excess of 3:1) shall be roto-tilled to a depth of eight inches (8") and the following amendments spread evenly and thoroughly blended in per 1000 square feet:
  - A. 3 cubic yards organic compost
  - B. 100 pounds agricultural gypsum
  - C. 15 pounds soil sulfur
  - D. 25 pounds 16-6-8 slow release fertilizer
- 5) Soil shall be suitable for plant growth and free of harmful substances or deleterious materials prior to planting.
- 6) Contractor shall remove all rock in excess of one-inch (1") diameter exposed at the soil surface.
- 7) Prior to planting, irrigation system shall be fully operational and all planting areas shall be thoroughly soaked.
- 8) Each plant shall receive "agriform" (or equal) plant tablet as follows:
  - a. 1 gallon container (1) 21 gram
  - b. 5 gallon container (3) 21 gram
  - c. 15 gallon container (5) 21 gram
  - d. per three inches (3") of boxed tree size (1) 21 gram
- 9) Plant material shall not be root bound. Five gallon plants and larger shall have been grown in containers for a minimum of six months and a maximum of two years. Plants shall exhibit healthy growth and be free of diseases and pests.
- 10) Plant pit shall be twice the width of the designated nursery container but shall be no deeper than the container. Root ball shall protrude above the plant pit 1/2 inch (1/2") at the completion of planting.
- 11) Backfill shall be per soil test. For bidding purposes, assume plant backfill shall be 75% rock-free site soil, and 25% organic compost by volume.
- 12) The following shall apply to the insertion and removal of stakes:
  - A. Stake all plants per detail.
  - B. Remove nursery stakes and ties from all container stock. Maintain side growth on all trees. Tie all vines to wall, trellis, or fence with clear nursery ties.
- 13) Plants shall not be placed within twelve inches (12") of sprinkler heads or within eighteen inches (18") of buildings.
- 14) Tree root barriers shall be installed 3" from edge condition where trees are placed within 5 feet of public improvements including walks, curbs, or street pavements or where new public improvements are placed adjacent to existing trees. Root barrier shall extend ten feet (10') minimum length on each side of tree requiring barriers. The root barrier will not wrap around the root ball and be manufactured by "deeproot" or equal.
- 15) Contractor shall install drainage chimneys in all plant pits where obstruction to root growth or drainage is encountered, such as in rock, clay or caliche. If rock is encountered where a planting is indicated, review location with Owner or Landscape Architect.
- 16) Contractor shall maintain a minimum 2% drainage away from all buildings, structures, and walls. Finished grades shall be smoothed to eliminate puddling or standing water.

## PLANTING SPECIFICATIONS

- 17) All areas not planted with ground cover shall be mulched to a depth of three inches (3") at the conclusion of planting up to the edge of each plant pit. Mulch shall be decomposed shredded wood  $\frac{3}{8}$ " to 3" in size.
  - 18) Contractor shall leave site in a clean condition, removing all unused material, trash, and tools.
  - 19) Contractor shall maintain all plantings for a period of ninety (90) days or until plants are deemed established and irrigation is operating properly to the satisfaction of Owner and Landscape Architect - whichever period is longer.
  - 20) At completion of all work outlined in these plans, Contractor shall contact Owner and arrange for a walk through to determine that all aspects of work are completed. Work must be fully completed according to all plans and specifications and must be completed in a good workmanship manner and must be accepted by Owner in writing prior to the beginning of the establishment period.
  - 21) The establishment period shall include the following scope of work:
    - A. daily watering of all plant material.
    - B. adjustment of sprinkler head height and watering pattern.
    - C. weeding and removal of all weeds from ground cover areas, on a weekly basis.
    - D. replacement of any dead, dying, or damaged trees, shrubs, or ground covers.
    - E. filling and recompaction of eroded areas.
    - F. filling and replanting of any low areas which may cause standing water.
    - G. weekly removal of all trash, litter, clippings, and all foreign debris.
    - H. at 30 days after planting, ammonium sulfate shall be applied to areas at the rate of five (5) pounds per 1,000 square feet.
    - I. at 60 days after planting, and prior to the end of the establishment period, Best Fertilizer Company 16-6-8 (or equal) shall be applied at the rate of six (6) pounds per 1,000 square feet to planting areas. Additional fertilizations shall be per soil test.
  - 22) Prior to end of establishment period, Contractor shall contact Owner and arrange for a final walk through. Owner must accept all maintained areas in writing prior to end of establishment period.
- A. All groundcover and shrubs shall be guaranteed by Contractor in writing as to growth and health for a period of sixty (60) days after completion of establishment period and final acceptance. All trees shall be guaranteed by Contractor in writing to live and grow in an acceptable upright position for a period of one (1) year after completion of the specified establishment period and final acceptance.

B. Contractor, within fifteen (15) days of written notification by Owner, shall remove and replace all guaranteed plant materials which, for any reason, fail to meet the requirements of the guarantee. Replacement shall be made with plant materials as indicated or specified on the original plans, and all such replacement materials shall be guaranteed as specified for the original material guarantee.

**IDAHO 24 + 2**  
 4015 IDAHO STREET

### BUILDING PERMIT

No.	Description	Date

JOB # \_\_\_\_\_  
 AGENCY PROJECT # \_\_\_\_\_  
 DATE \_\_\_\_\_

**PLANTING SPECIFICATIONS**  
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