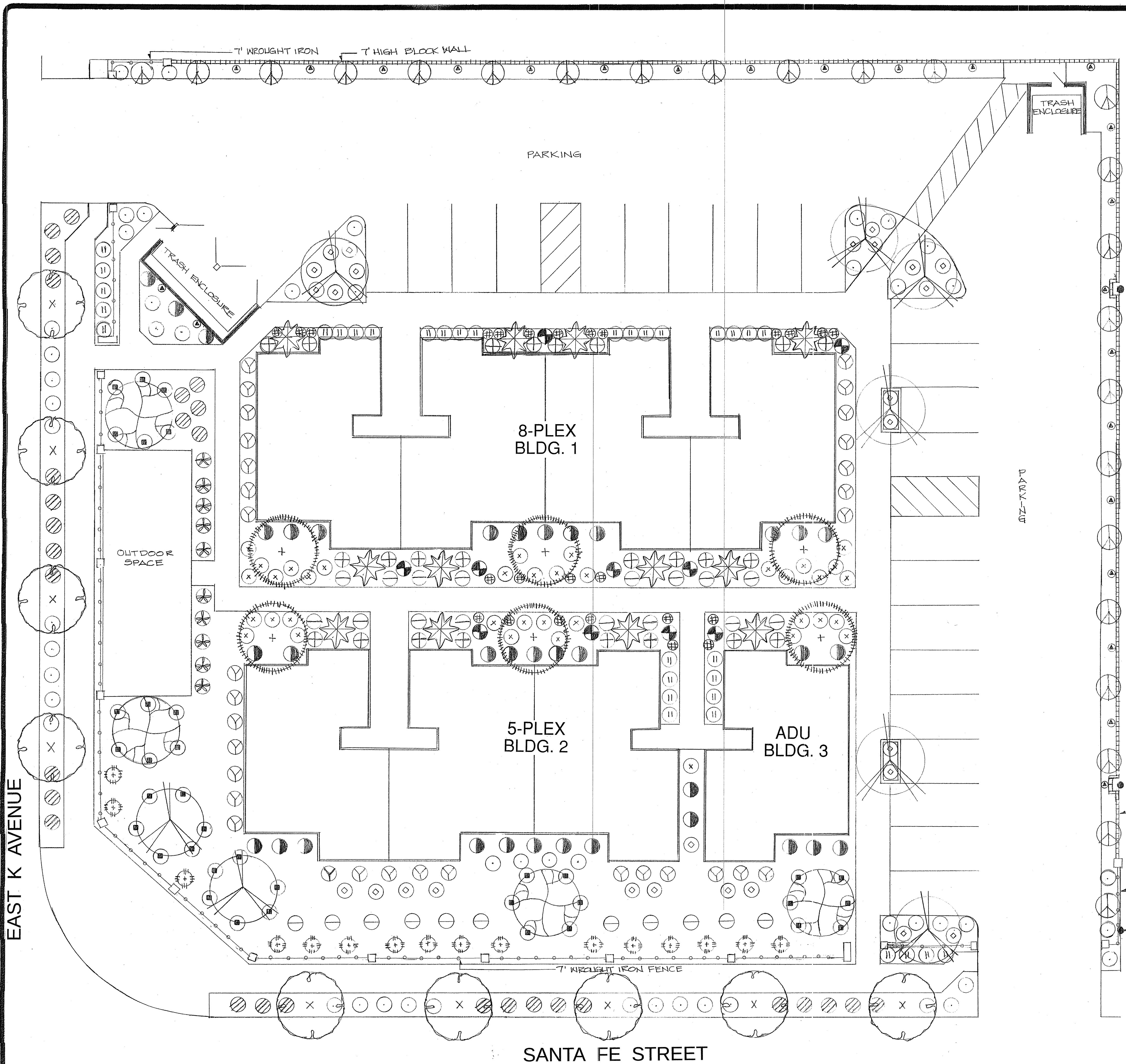


| REVISIONS     | BY |
|---------------|----|
| OCT. 16, 2025 | BM |
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**QLC**  
**QUALITY LANDSCAPE CONSTRUCTION INC.**  
 OLSEN | SWANSON | LUCIF 420 399  
 COMMERCIAL & RESIDENTIAL LANDSCAPE ARCHITECTURE  
 4655A E. Walnut Ave., Visalia, CA 93292 (569)729-1888 Fax: 569-729-1211

PRELIMINARY SITE PLAN FOR  
**'K' STREET LANDING**  
 507 East 'K' Avenue

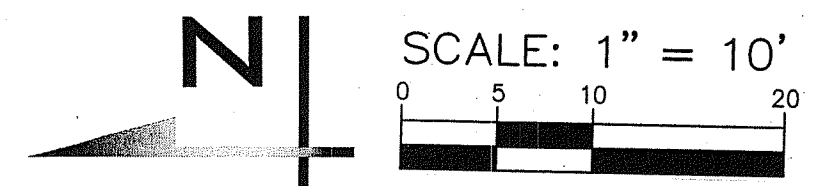
|                            |
|----------------------------|
| DRAWN<br>BM                |
| CHECKED                    |
| DATE<br>AUG. 5, 2025       |
| SCALE<br>1" = 10'-0"       |
| JOB NO.<br>APN 123-122-023 |
| SHEET                      |
| LANDSCAPE                  |
| OF SHEETS                  |



**GENERAL PLANTING NOTES**

- The contractor shall examine the conditions of the site prior to commencement of work. Any conditions that differ from what is shown on the plans that will effect the installation process shall be brought to the attention of the Owner or Land. Arch. prior to work. Commencement of work implies acceptance of the conditions of the site.
- The contractor shall verify all plant quantities prior to installation. Plant quantities are listed for the convenience of the contractor, number of symbols shall have priority over quantity given.
- The contractor shall be responsible for the purchasing of all material to meet the specifications of the plans including plants, soil, fertilizer, stakes, and sod. The contractor shall also be responsible for the protection of these materials until the project has been completely turned over to the owner.
- All plant material shall be subject to approval or rejection by the Landscape Architect or Owner's Representative prior to installation. Installed and then rejected material shall be replaced by the contractor at his/her expense.
- The contractor shall include in the bid for a continued maintenance period of sixty (60) days after completion and acceptance of the project by the Owner or Owner's Rep.
- All boxed trees and specimen shrubs shall be subject to approval by the Landscape Architect or Owner's Rep.
- Trees to be planted a min. of 3'-0" from edge of paving or walls (unless otherwise stated on plan). All trees in a formal group or in a row shall be matching in size and shape.
- Groundcover shall be installed continuous under all shrub masses unless otherwise noted.
- All vines shall be installed with the nursery stakes and removed after 60 day maintenance period and runners attached to the adjacent wall.
- The following soil amendments specified are for bidding purposes only. The Landscape Contractor shall provide for a Soil Agronomy Report from an approved soils laboratory and/or any additional specifications provided by the Land. Arch. prior to installation of the plant material. The following amendments shall be incorporated into all planting pits and broadcast into soil to depth of 12" by means of a rototiller or equal per 1000 square feet.
  - 4 cycle nitrogen stabilized organic amendment derived from redwood sawdust, fir sawdust or cedar sawdust.
  - 15 lbs. soil sulfur
  - 15 lbs. 12-12-12 fertilizer
- All soil preparation shall be installed per the soil agronomy report to be provided and paid for by the Landscape Contractor. The report is to be immediately forwarded to the Land. Arch. upon completion.
- A nitrogen stabilized commercial-grade shredded bark mulch with maximum 3/4" dia. chip size shall be uniformly broadcast over all shrub areas (not turf) to a depth of 2", no "corolla hair" mulch accepted.
- The planting pits for boxed trees shall be excavated twice the diameter of the rootball and 2" from the bottom of the rootball to the bottom of the planting pit. The backfill mix for use in all tree and shrub pits shall consist of the following:
  - 6 parts on-site soil
  - 4 parts organic amendment (above)
  - 1 lb./cu yd of mix 12-12-12 commercial fertilizer
  - 2 lbs./cu yd of mix Iron Sulfate
  - 10 lbs./cu yd of mix Agricultural Gypsum
- Fertilizer tablets shall be agriform, 12 gram tablets (20-10-5) placed in all planting pits in quantities as follows:
 

|                  |                      |
|------------------|----------------------|
| 1 gallon shrubs  | 1 tablet             |
| 5 gallon shrubs  | 3 tablets            |
| 15 gallon shrubs | 4 tablets            |
| 15 gallon trees  | 5 tablets            |
| Boxed trees      | 1 per 4" of box size |



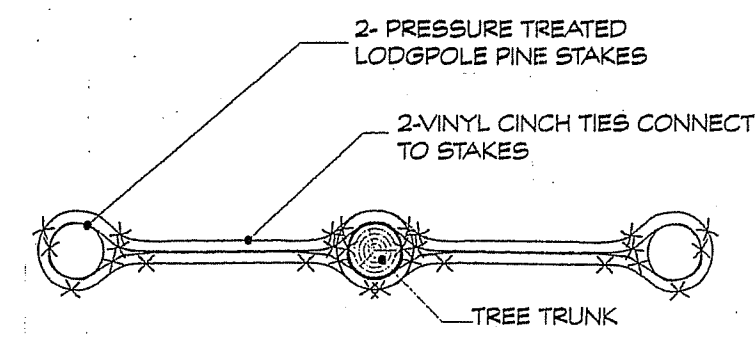
"I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the landscape design plan."  
*B.M. Moran*  
 Signature

**811** Know what's below.  
 Call before you dig.  
 Dial 811 or 800-227-2600

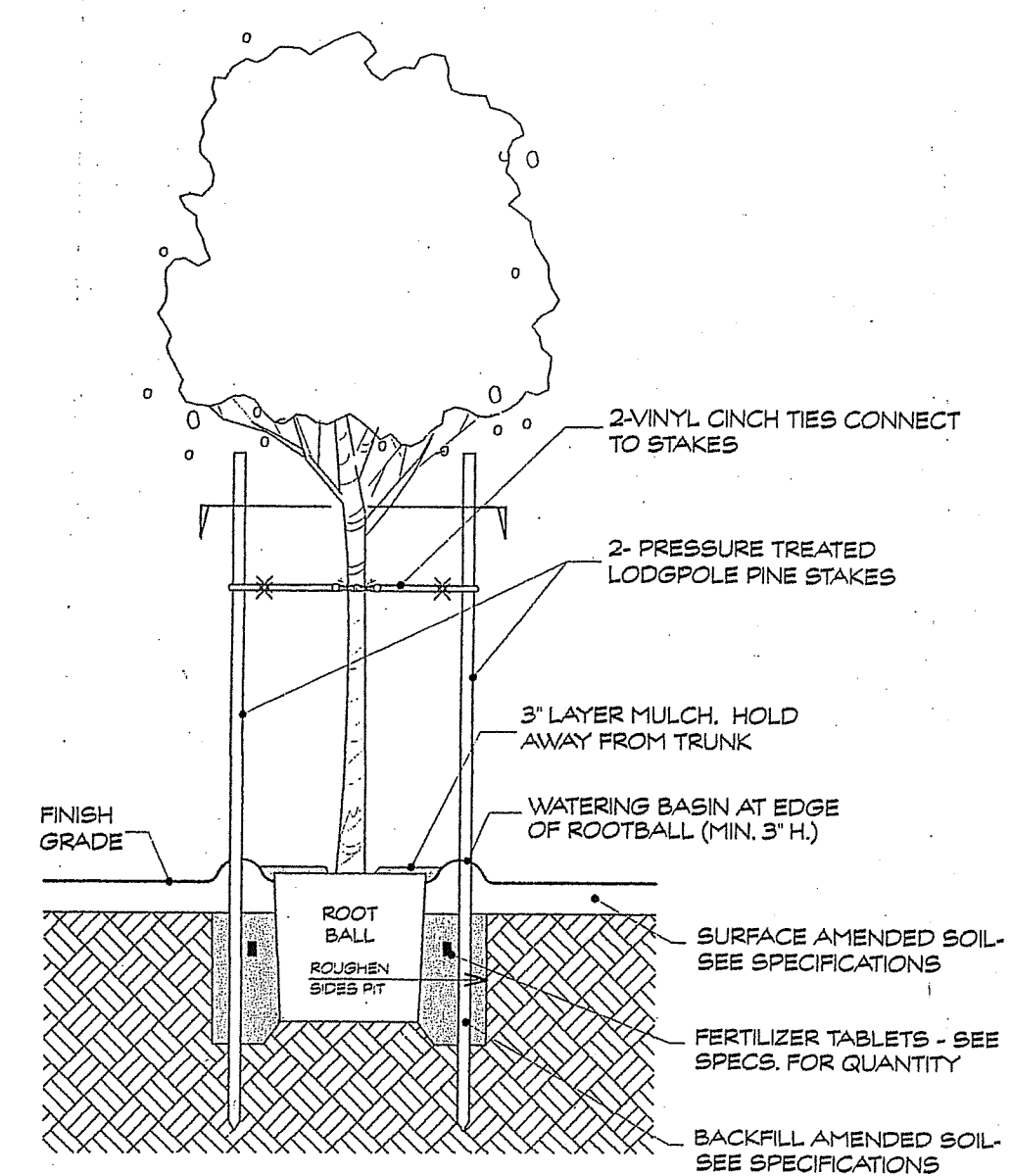
# LANDSCAPE LEGEND

| SYM | DESCRIPTION                       | SIZE                   | QTY   | WILDCOLS |    |
|-----|-----------------------------------|------------------------|-------|----------|----|
| ☉   | Acer platanum                     | Red Japanese Maple     | 15gal | 6        | M  |
| ☉   | Laurus nobilis                    | Sweet bay              | 15gal | 9        | L  |
| ☉   | Magnolia grandiflora 'Little Gem' | Magnolia               | 15gal | 4        | M  |
| ☉   | Pistacia chinensis 'Keith Davey'  | Chinese Pistache       | 15gal | 8        | L  |
| ⊙   | Agapanthus africanus              | Lilly of the Nile      | 1gal  | 38       | M  |
| ⊙   | Anigostanthos x 'Eushbaby'        | Kangaroo Paw           | 1gal  | 36       | L  |
| ⊙   | Cistus x purpureus                | Orchard Rockrose       | 5gal  | 16       | L  |
| ☼   | Cycas revoluta                    | Sago Palm              | 10gal | 12       | M  |
| ⊙   | Pietea iridioides                 | Fortnight Lily         | 1gal  | 28       | L  |
| ⊙   | Dodonaea viscosa 'purpurea'       | Purple Hopseed Bush    | 5gal  | 36       | L  |
| ⊙   | Elaeagnus decipiens               | Japanese Blueberry     | 5gal  | 23       | L  |
| ⊙   | Lantana montevidensis             | Lantana                | 1gal  | 52       | L  |
| ⊙   | Muhlenbergia capillaris           | Pink Muhly Grass       | 5gal  | 10       | L  |
| ⊙   | Myoporum parvifolium              | Myoporum               | 1gal  | 36       | L  |
| ⊙   | Nandina domestica 'Nana'          | Heavenly Bamboo        | 1gal  | 33       | L  |
| ⊙   | Olea europaea 'Montrol'           | Little Olive Olive     | 5gal  | 24       | VL |
| ⊙   | Parthenocissus tricuspidata       | Boston Ivy             | 5gal  | 24       | M  |
| ⊙   | Salvia leucantha 'Santa Barbara'  | Mexican Bush Sage      | 5gal  | 32       | L  |
| ⊙   | Senecio cineraria                 | Dusty Miller           | 1gal  | 25       | L  |
| ⊙   | Strelitzia reginae                | Dwarf Bird of Paradise | 5gal  | 10       | M  |
| ⊙   | Teucrium fruticans                | Azure Bush Germander   | 5gal  | 28       | L  |

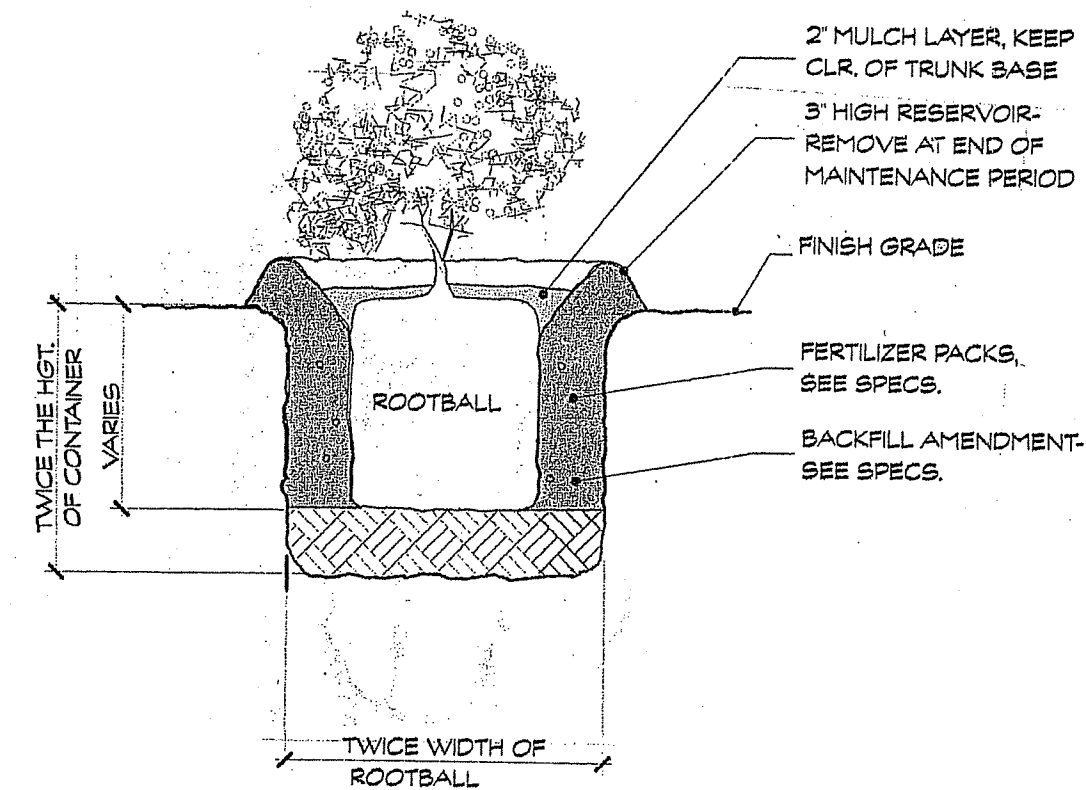
3" Bark/mulch top dressing all shrub beds



PLAN VIEW



- NOTES:
- TREE STAKE TO BE LOCATED ON PREVAILING WIND SIDE WHEN TREE IS IN LEAF. DO NOT DRIVE STAKE THRU ROOT BALL.
  - INSTALL TREES ROOTBALL 2" ABOVE FINISH GRADE



PROVIDE 24" DR LINER VINYL-RIBBED ROOT BARRIER 12 FT LONG CENTERED ON EA. TREE @ BACK OF CURB/GUTTER; 18" DR LINER VINYL-RIBBED ROOT BARRIER 12 FT LONG, CENTERED ON EA. TREE @ BACK OF WALK- WHEN TREE IS PLANTED WITHIN 10 FT., OR AS SHOWN ON PLANS. PROVIDE CONTINUOUS PANELS IF TREE SPACING EQUAL 20" OR LESS (REFER ALSO SPECS. PLANTING NOTE 15).

| REVISIONS     | BY |
|---------------|----|
| OCT. 16, 2025 | EM |
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**QLC**  
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 OLSEN | SWANSON | LIC# 420369  
 559-733-1388  
COMMERCIAL & RESIDENTIAL CONSULTING AND INSTALLATION  
 4055A E. WILMUT AVE., VISALIA, CA 93292 (559) 733-1311

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 507 East 'K' Avenue

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| DRAWN<br>EM                |
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| DATE<br>AUG 5, 2025        |
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| SHEET                      |
| DETAILS                    |
| OF SHEETS                  |