

**PLANTING NOTES**

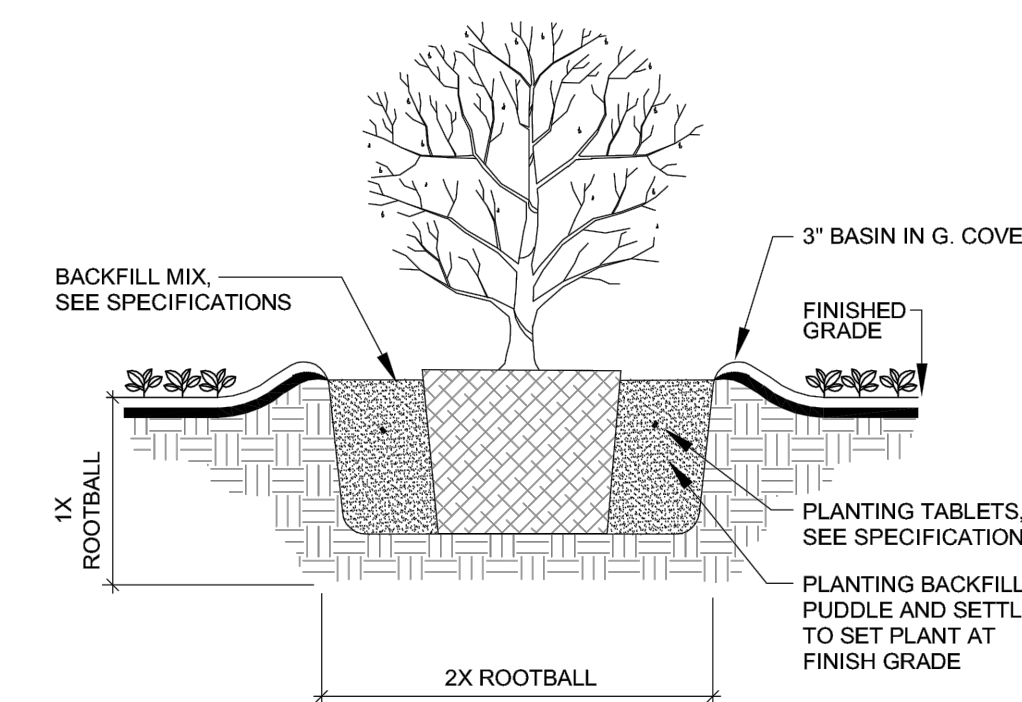
1. THE CONTRACTOR SHALL CALL FOR A PRE-PLANTING MEETING WITH THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
2. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT (8-1-1) TWO DAYS PRIOR TO EXCAVATION FOR PLANTING.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES OR STRUCTURES ABOVE OR BELOW GROUND, SHOWN OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL DAMAGE TO ANY UTILITIES OR STRUCTURES CAUSED BY THEIR WORK.
4. ALL PLANTING AND IRRIGATION SHALL BE MAINTAINED BY THE CONTRACTOR FOR A MINIMUM OF NINETY (90) DAYS. THE CONTRACTOR SHALL SCHEDULE A WALKTHROUGH AT 30-DAY INTERVALS PRIOR TO ACCEPTANCE.
5. THE DESIGN SHOWN IS DIAGRAMMATIC. THE CONTRACTOR SHALL REVIEW THE SITE CONDITIONS PRIOR TO BIDDING.
6. THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AT A 2% MINIMUM FOR LANDSCAPED AREAS UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING REQUIRED BUILDING PERMITS PRIOR TO COMMENCING CONSTRUCTION.
8. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF DISCREPANCIES EXIST BETWEEN EXISTING SITE CONDITIONS AND PLANS.
9. ALL CONSTRUCTION SHALL MEET OR EXCEED LOCAL CONTROLLING JURISDICTION.
10. THE CONTRACTOR SHALL TAKE GREAT CARE TO PROTECT EXISTING SITE AMENITIES DURING THE PROCESS OF CONSTRUCTION.
11. THE CONTRACTOR SHALL REMOVE ROCKS 1" DIAMETER AND LARGER FROM WITHIN THE TOP 12" OF THE FINISH GRADE OF THE LANDSCAPE AREAS.
12. ALL LANDSCAPE AREAS SHALL RECEIVE A MINIMUM OF 3" MEDIUM GRIND BARK MULCH.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
14. FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL OF THE LANDSCAPE ARCHITECT
15. SEE DETAILS AND NOTES FOR STAKING METHODS, PLANT PIT DIMENSIONS AND BACKFILL REQUIREMENTS.
16. IF CONFLICT ARISES BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR IS TO CONTACT LANDSCAPE ARCHITECTS FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIAL.
17. ALL PLANTS SHALL BE TRIANGULARLY SPACED UNLESS OTHERWISE NOTED.
18. PRIOR TO DELIVERY CONTRACTOR SHALL SUBMIT PHOTOS OF ALL REPRESENTATIVE PAN MATERIAL WITH SPECIFICATIONS ON PHOTOS INDICATING HEIGHT AND WIDTH. PHOTOS SHALL INCLUDE NAME, ADDRESS AND PHONE NUMBER OF SUPPLIERS. CONTRACTOR WILL INSTALL MATERIAL INFERIOR TO INDUSTRY STANDARDS AT THEIR OWN RISK. ALL PHOTO SUBMITTALS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES. IT IS THE CONTRACTOR'S REQUIREMENT TO WARRANTY ALL PLANT MATERIALS. ALL SHRUBS AND GROUND COVERS SHALL BE WARRANTIED FOR A MINIMUM OF 90 DAYS AFTER ACCEPTANCE OF THE PLANTING.
20. ALL PLANT MATERIAL SHALL BE DELIVERED WITH LABELS CLEARLY INDICATING THE SPECIES AND VARIETY OF PLANT MATERIAL.
21. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT WHEN SHRUBS HAVE BEEN LOCATED ON THE SITE PER PLANTING LAYOUT. LANDSCAPE ARCHITECT SHALL APPROVE FINAL LAYOUT PRIOR TO PLANTING.
22. CONTRACTOR SHALL SUBMIT RECEIPTS OF ALL TOPSOIL, AMENDMENTS AND FERTILIZERS FOR LANDSCAPE ARCHITECT APPROVAL.
23. CONTRACTOR TO PROVIDE RODENT AND PEST CONTROL, REPLACE DAMAGED PLAN MATERIAL AT NO COST TO OWNER.

**SOIL MANAGEMENT REPORT**

1. IN ORDER TO REDUCE RUNOFF AND ENCOURAGE HEALTHY PLANT GROWTH, A SOIL MANAGEMENT REPORT SHALL BE COMPLETED BY THE CONTRACTOR PRIOR TO PLANTING.
2. SUBMIT SOIL SAMPLE FROM THE LANDSCAPE AREAS FOR ANALYSIS AND RECOMMENDATION.
3. SOIL SAMPLING SHALL BE CONDUCTED IN ACCORDANCE WITH LABORATORY PROTOCOL, INCLUDING PROTOCOLS REGARDING ADEQUATE SAMPLING DEPTH FOR THE INTENDED PLANTS.
4. THE SOIL ANALYSIS SHALL INCLUDE:
  - a. SOIL TEXTURE;
  - b. INFILTRATION RATE DETERMINED BY LABORATORY TEST OR SOUL TEXTURE INFILTRATION RATE TABLE;
  - c. PH;
  - d. TOTAL SOLUBLE SALTS;
  - e. SODIUM;
  - f. PERCENT ORGANIC MATTER; AND
  - g. RECOMMENDATIONS.
5. THE SOIL MANAGEMENT REPORT SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECTURE PRIOR TO THE INSTALLATION PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
6. THE CONTRACTOR SHALL HAVE AN INSPECTION BY THE LANDSCAPE ARCHITECT VERIFYING IMPLEMENTATION OF SOIL MANAGEMENT REPORT RECOMMENDATIONS.
7. CONTRACTOR SHALL MACHINE ROTOTILL AMENDMENTS INTO THE SOIL AT RATES INDICATED PER 1,000 S.F.

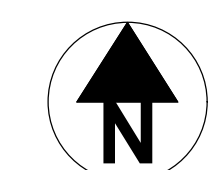
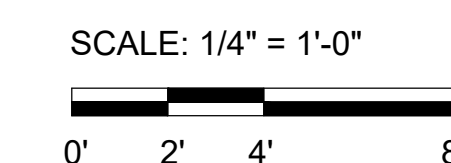
**PLANT AND MATERIALS LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	HT X W	WATER USE
	HESPERALOE PARVIFLORA	RED YUCCA 'PERPA'	1 GAL.	15	2' HT X 2' W	LOW
	ACHILLEA MILLEFOLIUM	YARROW 'TERRA COTTA YARROW'	1 GAL.	6	12" HT X 2' W	LOW
	FESTUCA GLAUCA	BLUE FESCUE 'ELIJAH BLUE'	1 GAL.	33	10" HT X 10" W	LOW
	---	SMALL BARK MULCH	175 SQ. FT.			3" DEPTH THROUGHOUT PLANTERS
	AGRIFORM FERTILIZER TABS 12-12-12	---				AS DIRECTED PER LABEL RECOMMENDATIONS ORGANIC COMPOSTED SOIL CONDITIONER - (INCORPORATE INTO SOIL PER LABEL RECOMMENDATIONS)



NOTE:  
ALL PLANT BASINS SHALL RECEIVE A 2" DEEP LAYER OF APPROVED MULCH. INSTALL SHRUB SO THAT TOP PORTION OF ROOT BALL SITS 1/2"-1" ABOVE SURROUNDING GRADE.

**SHRUB PLANTING DETAIL**

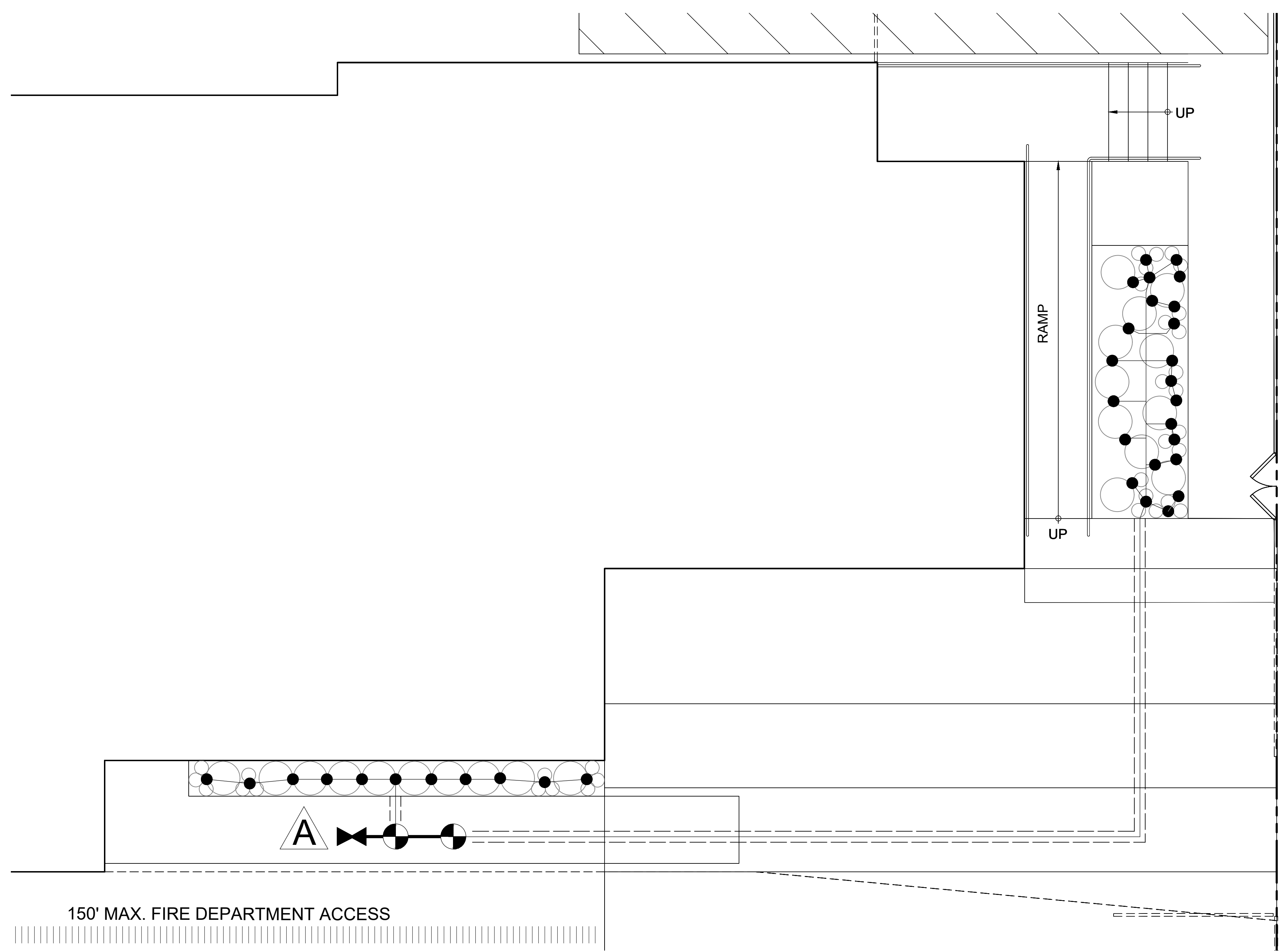


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**PLANTING PLAN**





**PLANTING NOTES**

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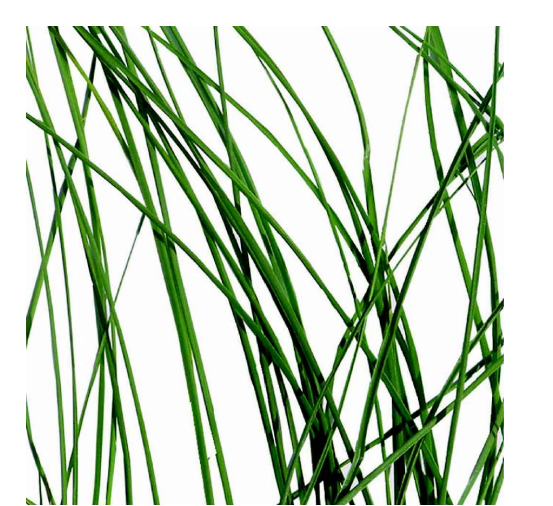
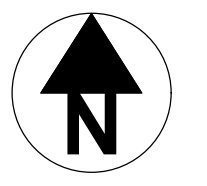
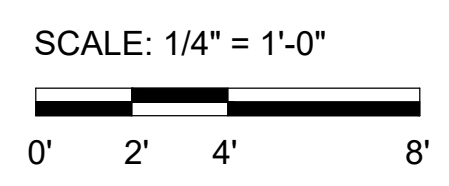
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**IRRIGATION NOTES**

1. IRRIGATION SYSTEM IS BASED ON MINIMUM AND MAXIMUM FLOW DEMAND SHOWN ON IRRIGATION PLANS. VERIFY PERMANENT WATER PRESSURE BEFORE THE START OF CONSTRUCTION. REPORT DIFFERENCES BETWEEN WATER PRESSURE INDICATED ON THE PLAN AND ACTUAL SITE PRESSURE READING AT IRRIGATION POINT OF CONNECTION TO LANDSCAPE ARCHITECT PRIOR TO START OF CONSTRUCTION. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, ASSUME FULL RESPONSIBILITY FOR REVISIONS.
2. THIS DESIGN IS DIAGRAMMATIC. PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY. INSTALL ALL IRRIGATION WITHIN LANDSCAPE AREAS WHERE POSSIBLE.
3. FLUSH AND ADJUST THE IRRIGATION SYSTEM FOR OPTIMUM PERFORMANCE.
4. DO NOT WILLFULLY INSTALL IRRIGATION SYSTEM AS INDICATED ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT EXISTING OBSTRUCTIONS, GRADE DIFFERENCES IN AREA DIMENSIONS AND OTHER SITE-SPECIFIC INFORMATION THAT MIGHT NOT HAVE BEEN CONSIDERED DURING DESIGN. NOTIFY THE LANDSCAPE ARCHITECT OF SUCH OBSTRUCTIONS OR DIFFERENCES FOR RESOLUTION. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REVISIONS.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH GRADE DIFFERENCES, WALL/HARDSCAPE LOCATIONS, ETC. COORDINATE WORK FOR THE INSTALLATION OF IRRIGATION PIPE SLEEVES THROUGH WALLS, UNDER PAVEMENT AND STRUCTURES, ETC.
6. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF SUFFICIENTLY SIZED SLEEVES FOR CONTROL WIRES AND NON-PRESSURE LATERAL PIPING UNDER PAVED AREAS, IN ADDITION TO CONTROL WARES AND LATERAL LINE PIPING SLEEVES SHOWN ON THE PLANS.
7. INSTALL PIPING, RELATED MATERIALS AND EQUIPMENT AS SHOWN ON THE DRAWINGS. USE TEFLON TAPE ON ALL PVC MALE PIPE THREADS, INCLUDING SPRINKLER SWING JOINT AND VALVE ASSEMBLIES. DO NOT USE PIPE DOPE.
8. THE ESTABLISHMENT OF AUTOMATIC SEASONAL ADJUSTMENTS AND BASIC CONTROLLER PROGRAMMING IS THE RESPONSIBILITY OF THE CONTRACTOR.
9. CONNECT IRRIGATION MAINLINE AND BALL VALVE TO EXTERIOR WATER SOURCE.

**IRRIGATION LEGEND**

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION	DETAIL
	RAINBIRD	ESP-TM2-120V-(4 STATION 120VAC)	SMART IRRIGATION CONTROLLER- ADD LNK WIFI AND WIRED BEX RAIN SENSORINSTALL IN EXTERIOR WALL MOUNT CABINET	X / X
	LASCO	101N-LINE SIZE	FULL BLOCK INDUSTRIAL TRUE UNION BALL VALVE	X / X
	RAINBIRD	XAC2-075-PRF	RESIDENTIAL CONTROL ZONE KIT W/ ANTI SIPHON VALVE	X / X
	RAINBIRD	XBT-20	XERI-BVG EMITTER ON SCH 80 PVC RISER	X / X
	---	SCH. 40 PVC	NON-PRESSURE LATERAL LINES SCH. 40 PVC-SIZE NOTED ON PLAN	X / X
	---	SCH. 40 PVC	PRESSURE MAIN LINE - SCH.40 PVC-SIZE NOTED ON PLAN	X / X
	---	---	SLEEVE	X / X



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