





ENGINEER	DRAWN	CHECKED	DATE
			07-28-17
REVISIONS			
NO.	DATE	DESCRIPTION	

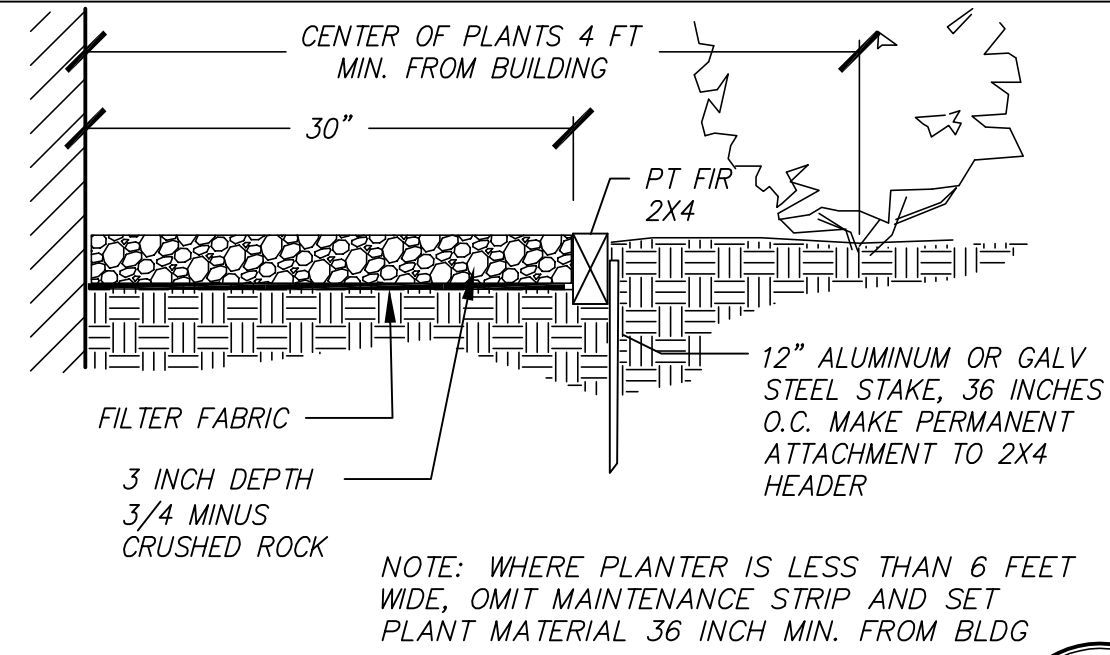
**NOT FOR CONSTRUCTION**

**UTILITY NOTE:**

CONTRACTOR IS CAUTIONED THAT EXISTING UNDERGROUND FACILITIES OCCUR THROUGHOUT THE WORK AREAS INCLUDING BUT NOT LIMITED TO POWER, GAS, TELEPHONE, WATER SUPPLY, AND IRRIGATION. CONTRACTOR SHALL MARK THE FACILITIES BEFORE WORK, POTHOLE WHERE NECESSARY, AND PROTECT DURING CONSTRUCTION. IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE IF ANY CONFLICTS ARE FOUND.

**LANDSCAPE NOTES:**

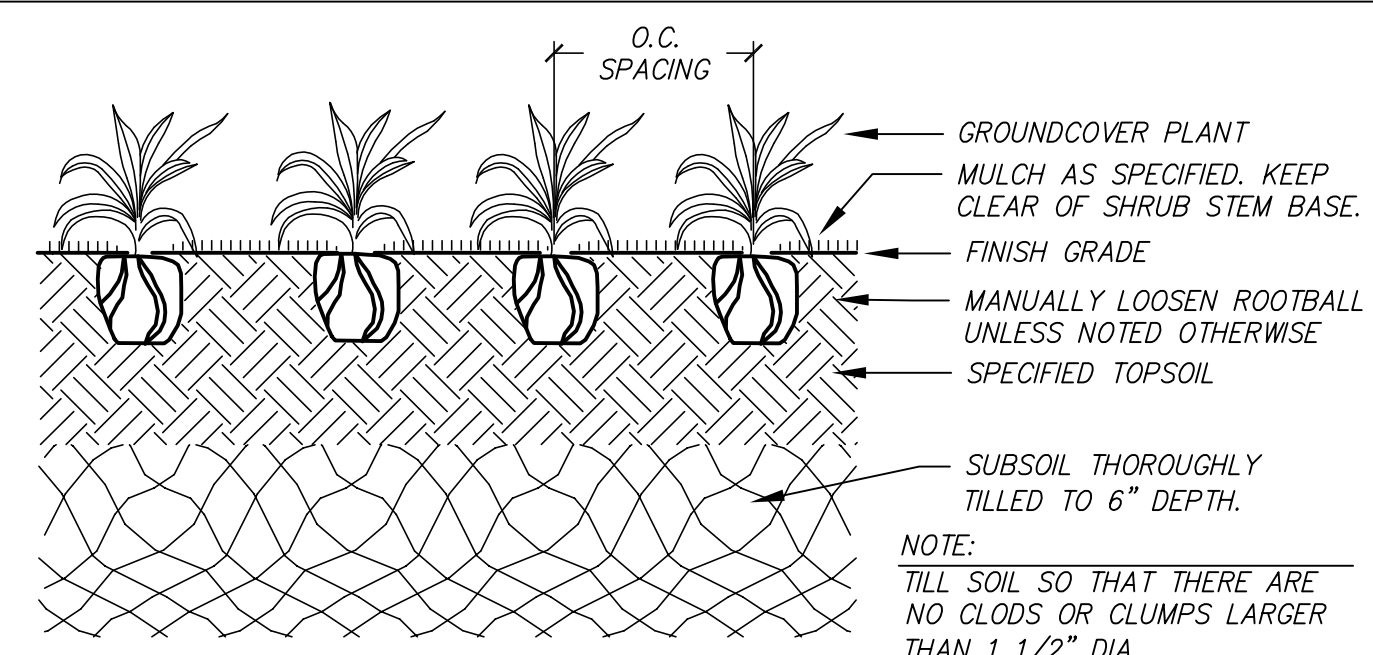
- GENERAL: SEVERAL OF THE FOLLOWING NOTES SUMMARIZE THE PROJECT SPECIFICATIONS FOR THE CONTRACTORS CONVENIENCE. IF A DISCREPANCY EXISTS BETWEEN THESE NOTES AND THE PROJECT SPECIFICATIONS THE SPECIFICATIONS SHALL OVERRIDE.
- THE LANDSCAPE CONTRACTOR IS TO THOROUGHLY REVIEW THE SITE. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLAN AND THE EXISTING CONDITIONS THE OWNERS REPRESENTATIVE IS TO BE NOTIFIED IMMEDIATELY.
- IF THE LANDSCAPE CONTRACTOR STARTS WORK BEFORE SITE CONDITIONS ARE READY OR CONTINUES WORK IN ADVERSE CONDITIONS WITHOUT PRIOR APPROVAL THEY WILL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS RELATING TO THE CONDITION.
- IMMEDIATELY NOTIFY OWNERS REPRESENTATIVE CONCERNING ANY CONDITION AT ANY TIME DURING CONSTRUCTION THAT IS DETRIMENTAL TO THE HEALTH AND VIGOROUS GROWTH OF THE SPECIFIED PLANT MATERIAL.
- PROVIDE QUANTITY OF PLANT MATERIAL INDICATED IN PLANT LIST OR THE QUANTITY REQUIRED TO COVER AREAS INDICATED AT SPECIFIED SPACING, WHICHEVER IS GREATER.
- IF AN AREA DIFFERS SIGNIFICANTLY IN SIZE FROM THAT SCALED ON DRAWING AND REQUIRES MORE OR LESS MATERIAL THE OWNERS REPRESENTATIVE IS TO BE INFORMED.
- TOPSOIL: 9" DEPTH IMPORT TOPSOIL SHALL BE PREPARED AND AMENDED IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS. DO NOT APPLY TOPSOIL AT STORM FACILITIES.
- SOIL ANALYSIS: CONTRACTOR SHALL OBTAIN A COPY OF OWNER-PROVIDED SOIL TEST. AMEND AND FERTILIZE IN CONFORMANCE WITH RECOMMENDATIONS INDICATED IN THE REPORT.
- COMPOST: APPLY 3 INCH DEPTH SPECIFIED COMPOST OVER ALL PLANTING AREAS EXCEPT STORM FACILITIES. TILL IN TO IMPORT TOPSOIL TO A DEPTH OF 6 INCHES.
- FERTILIZER: APPLY FERTILIZER TO ALL PLANT HOLES AND TURF AREAS OF THE TYPE, QUANTITY, APPLICATION METHOD, AND TIMING NOTED IN THE SPECIFICATIONS. DO NOT APPLY FERTILIZER AT STORM FACILITIES.
- BARK MULCH: SPREAD 3 INCH DEPTH FINE-MEDIUM GRADE FIR/HEMLOCK BARK OVER ALL SHRUB BEDS EXCEPT AT STORM FACILITIES. KEEP BARK CLEAR OF TREE AND SHRUB STEM BASE.
- PLANTING POCKETS: BACK FILL PLANT HOLE WITH SOIL EXCAVATED FROM HOLE. DO NOT ADD ADDITIONAL AMENDMENTS.
- ROOT BARRIER: INSTALL "DEEP ROOT" OR EQUAL ROOT BARRIER AS INDICATED WHERE PAVED EDGE IS 6 FT. OR LESS FROM CENTER OF TREE TRUNK.
- PLANT MATERIAL: ALL PLANT MATERIAL SHALL MEET MINIMUM QUALITY AND SIZE REQUIREMENTS ESTABLISHED IN THE AMERICAN STANDARD FOR NURSERY STOCK GUIDELINES.
- LEAVE PLANT NAME IDENTIFICATION TAGS ON TEN PERCENT OF ALL TREES AND SHRUBS INSTALLED TO AID INSPECTORS IN VERIFYING THAT SPECIFIED PLANTS HAVE BEEN INSTALLED.
- PLANT CENTER OF SHRUBS A MINIMUM OF 24 INCHES FROM ADJACENT PAVING. PLANT GROUNDCOVERS A MINIMUM OF 18 INCHES FROM ADJACENT PAVING. WHERE PLANTER IS LESS THAN 6 FEET WIDE, SET PLANTS HALF OF THE NOTED PLANT SPACING FROM ADJACENT PAVING.
- WHERE PLANT BED SLOPE IS LESS THAN 3% MOUND PLANTING BED AREAS 3% MINIMUM FOR POSITIVE DRAINAGE.
- SEE SPECIFICATIONS FOR FINAL INSPECTION, MAINTENANCE, AND WARRANTY REQUIREMENTS UNIQUE TO THIS PROJECT.
- SEE SPECIFICATIONS FOR OTHER LANDSCAPE CONSTRUCTION REQUIREMENTS.



**MAINTENANCE STRIP AT BUILDING**

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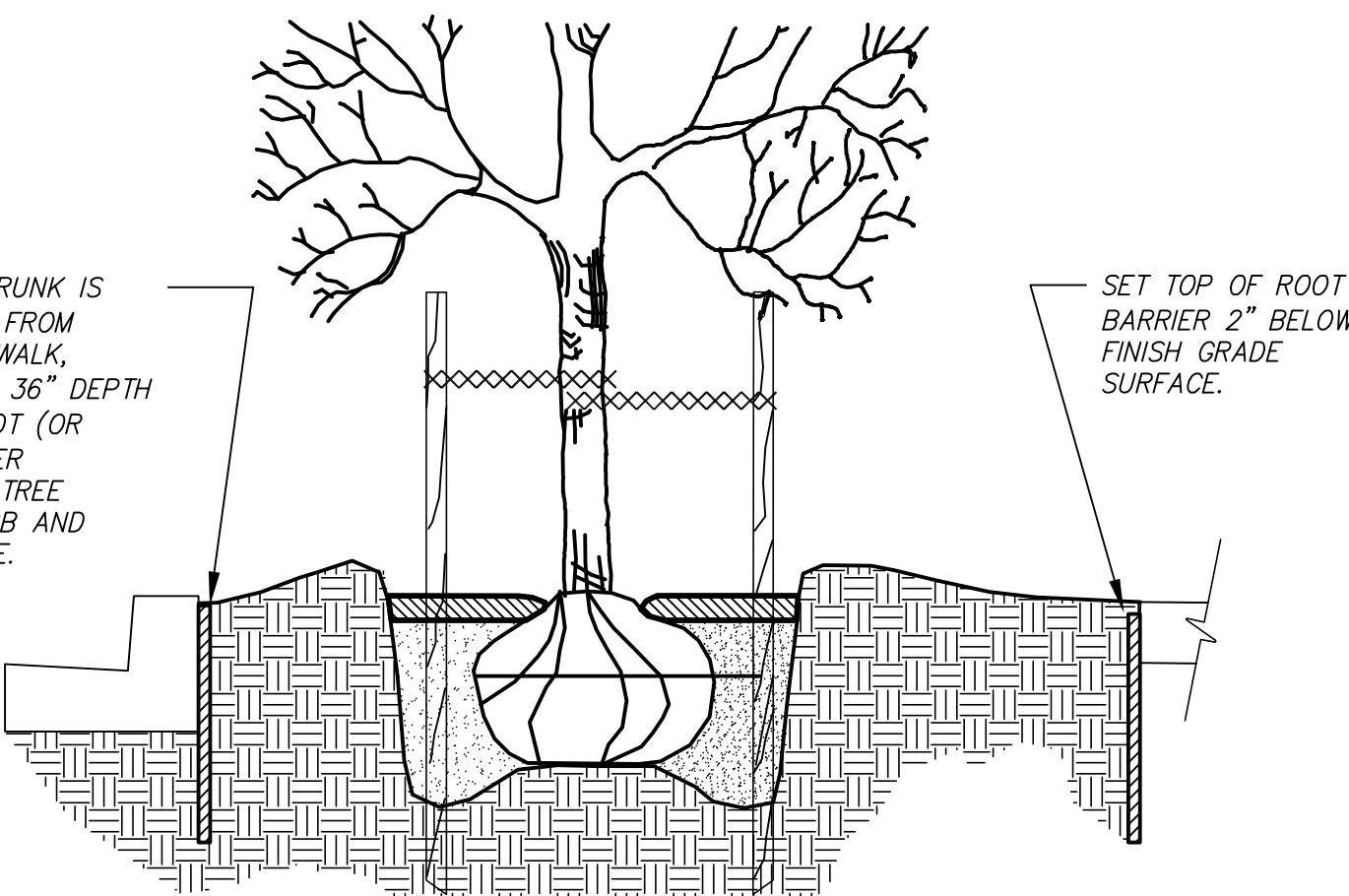
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**GROUNDCOVER PLANTING DETAIL**

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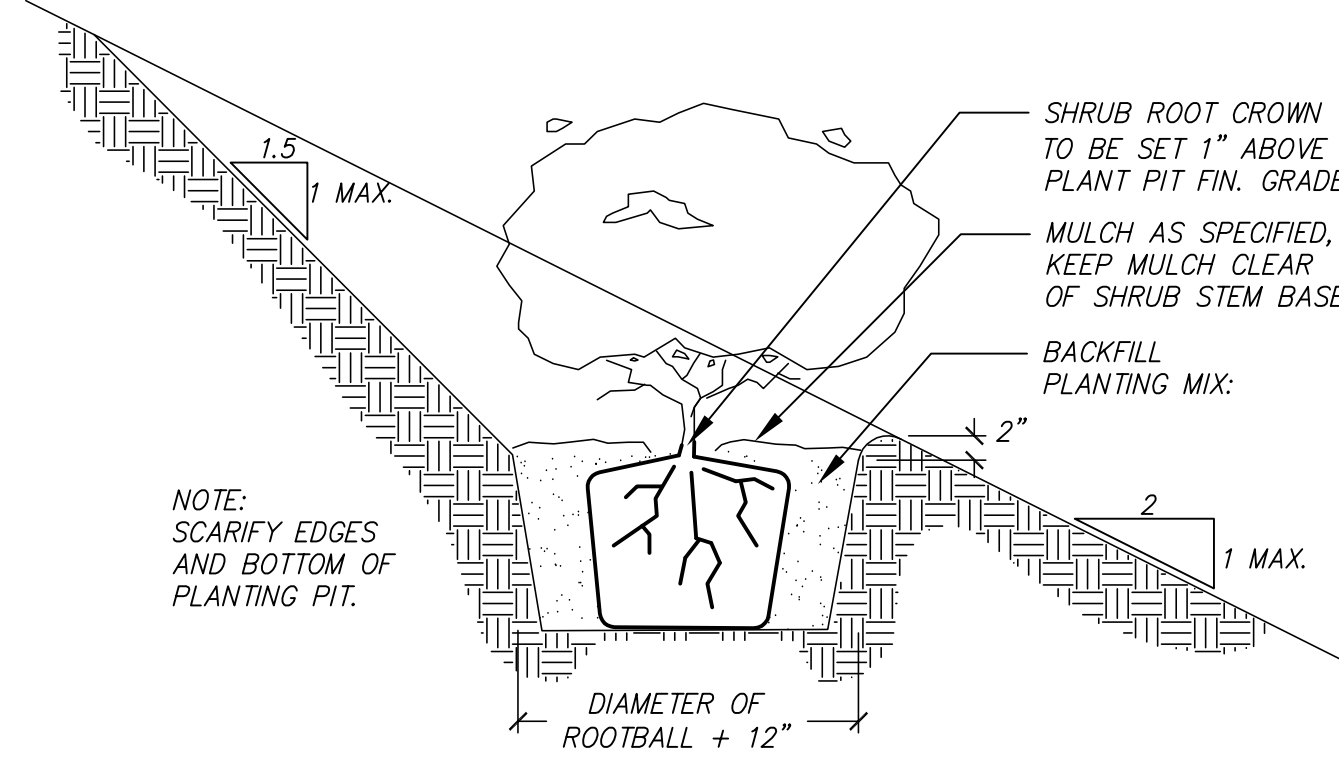
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**TREE PLANTING WITH ROOT BARRIER**

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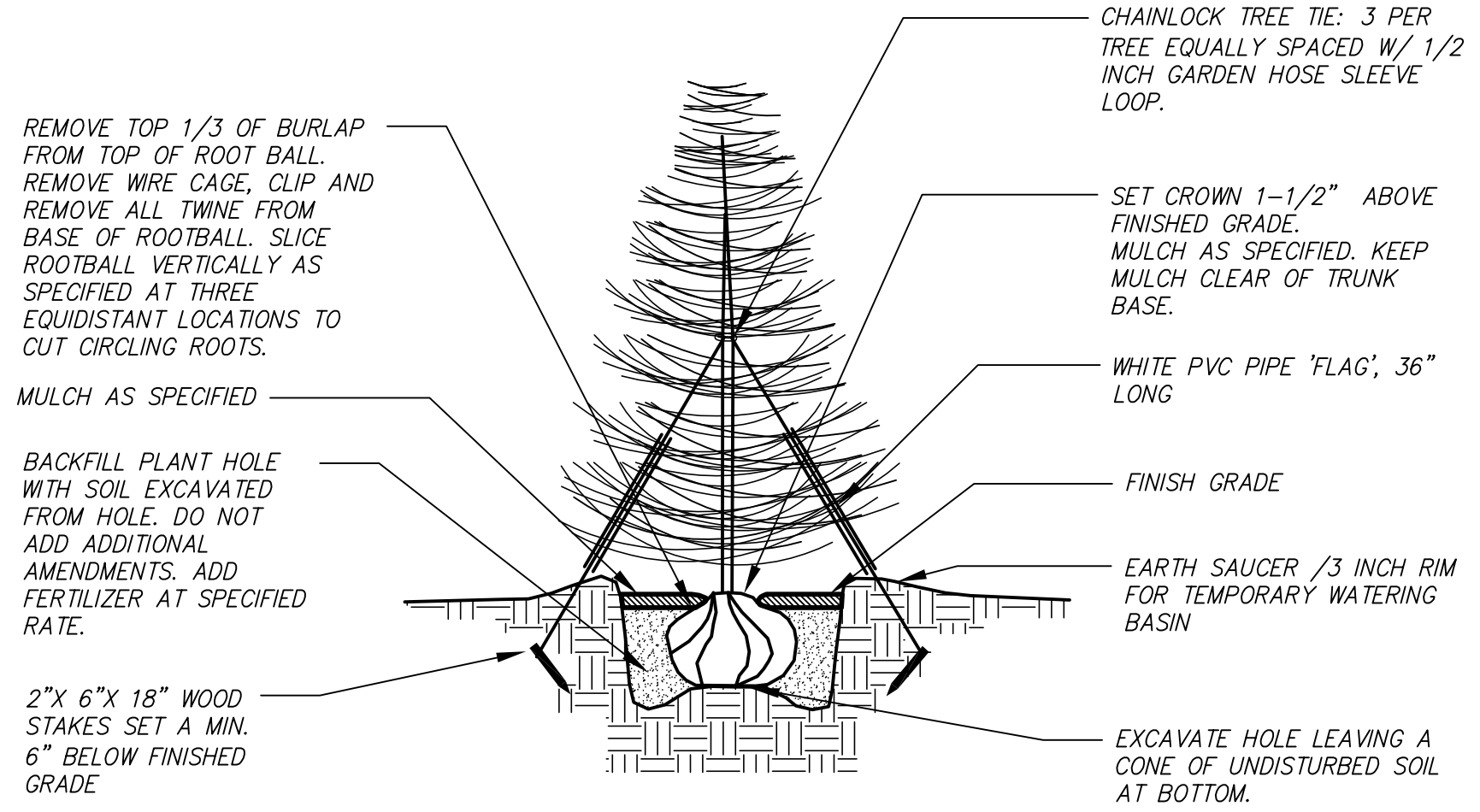
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**TREE/SHRUB PLANTING ON SLOPE**

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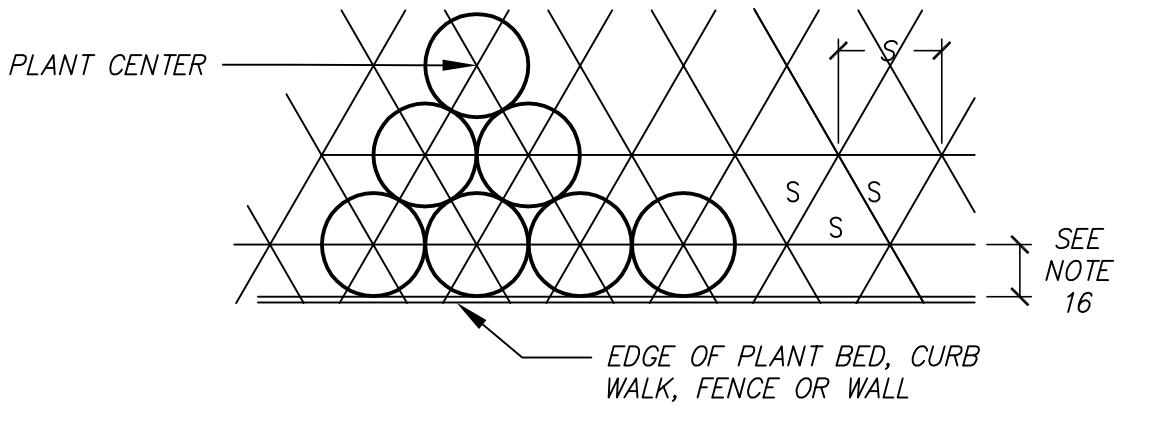
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**EVERGREEN TREE PLANTING**

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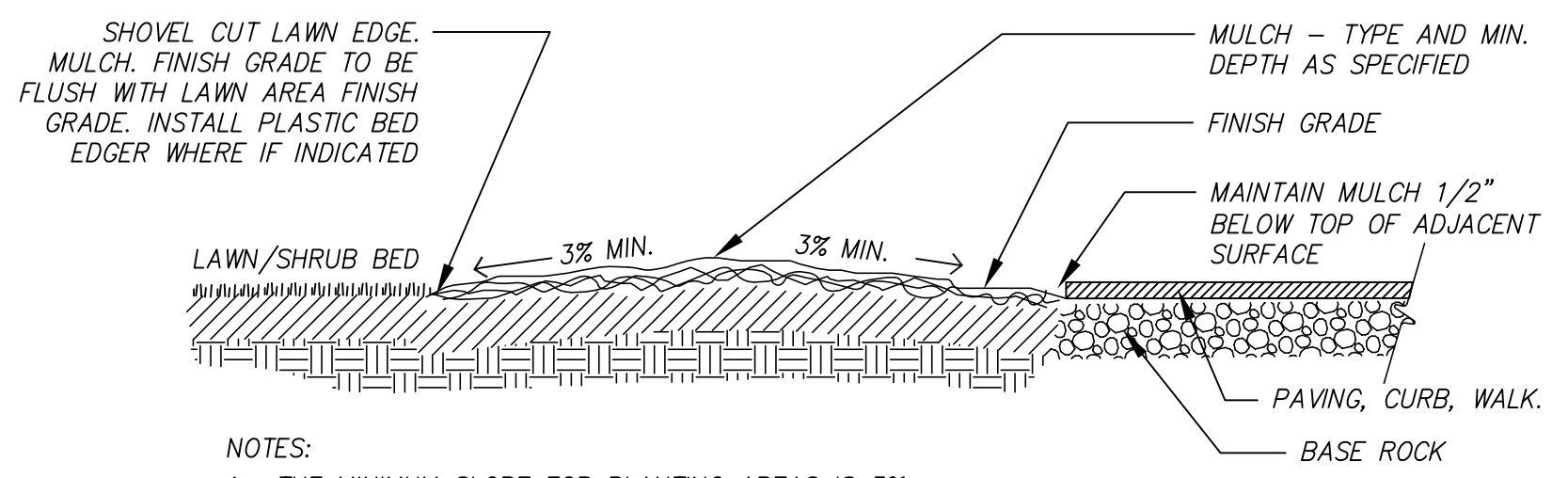
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**PLANT SPACING**

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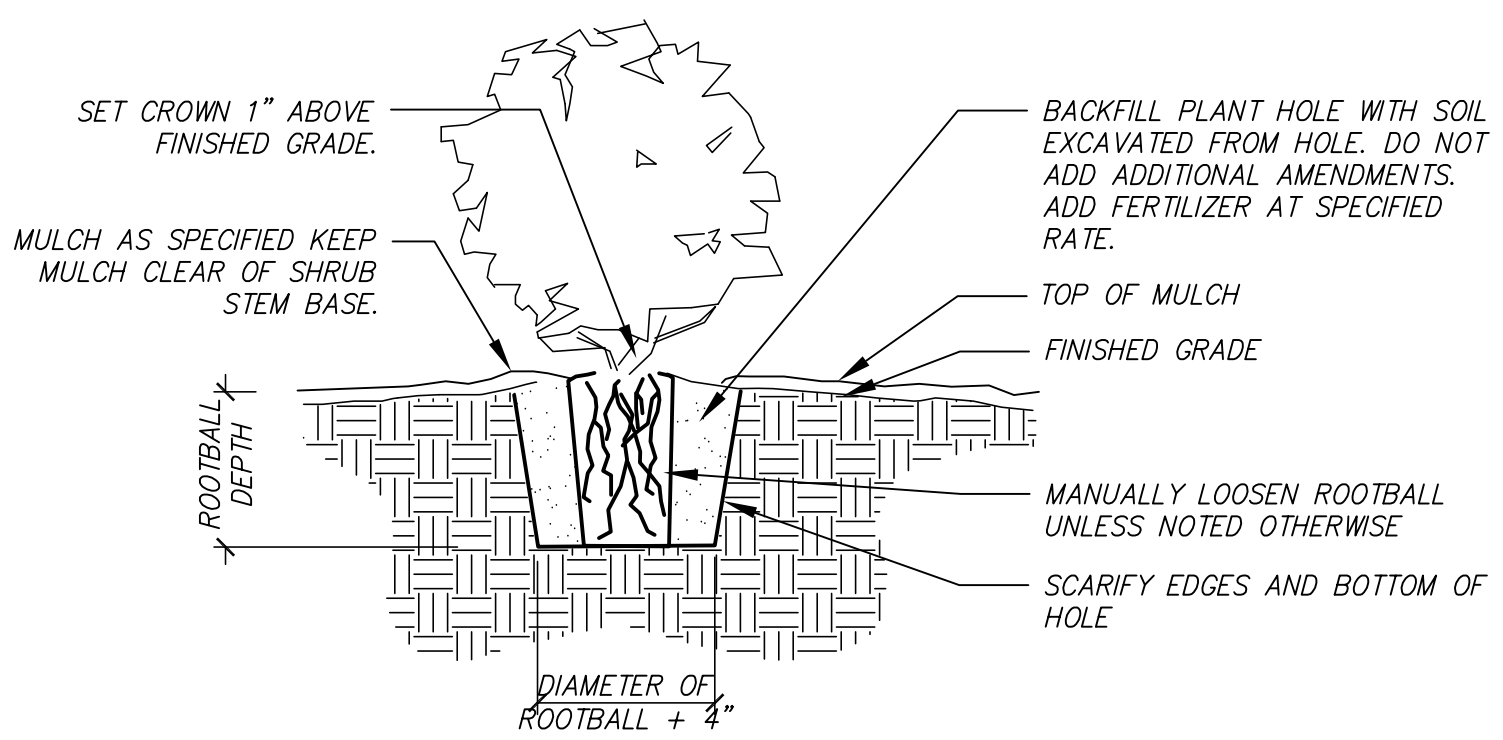
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**SECTION - PLANTING BED GRADING**

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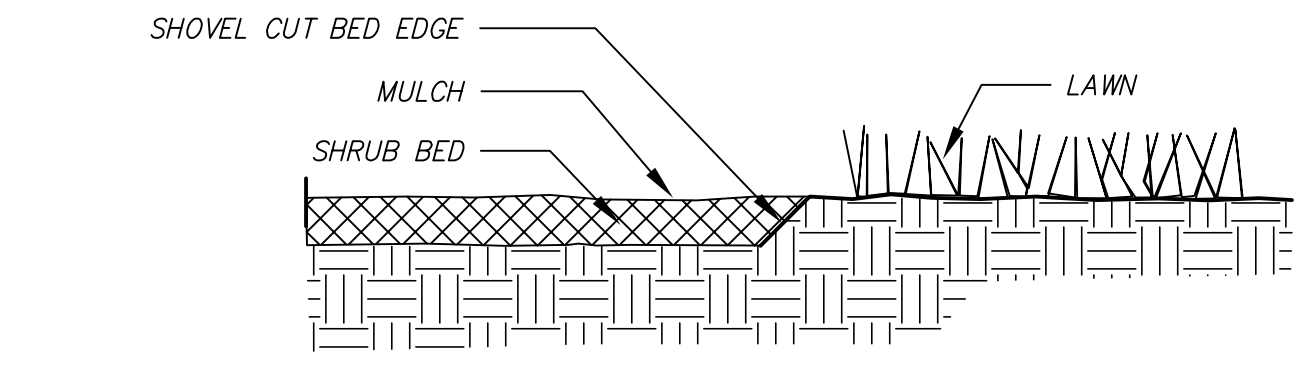
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**SHRUB PLANTING DETAIL**

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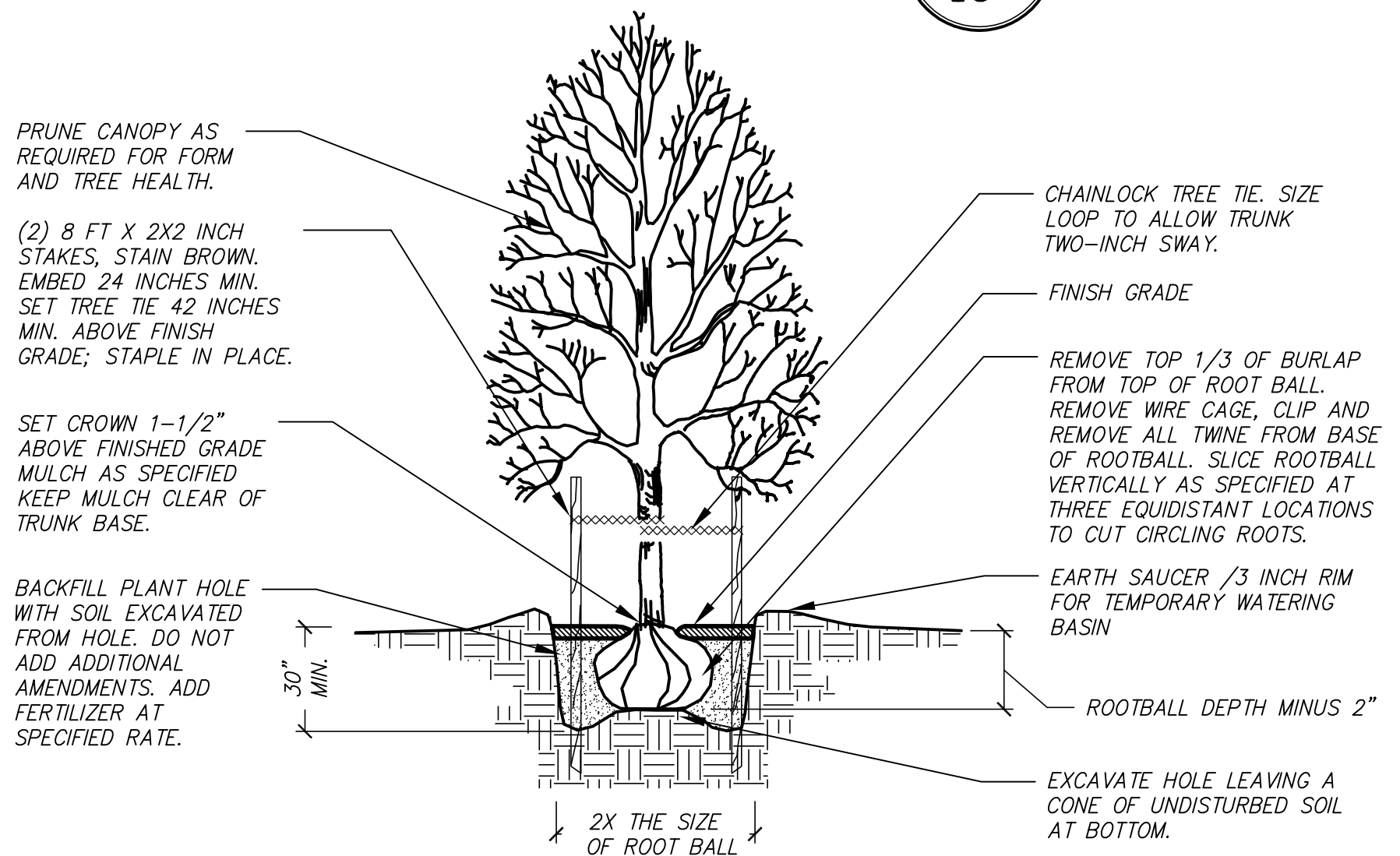
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**BED EDGING**

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**TREE PLANTING**

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