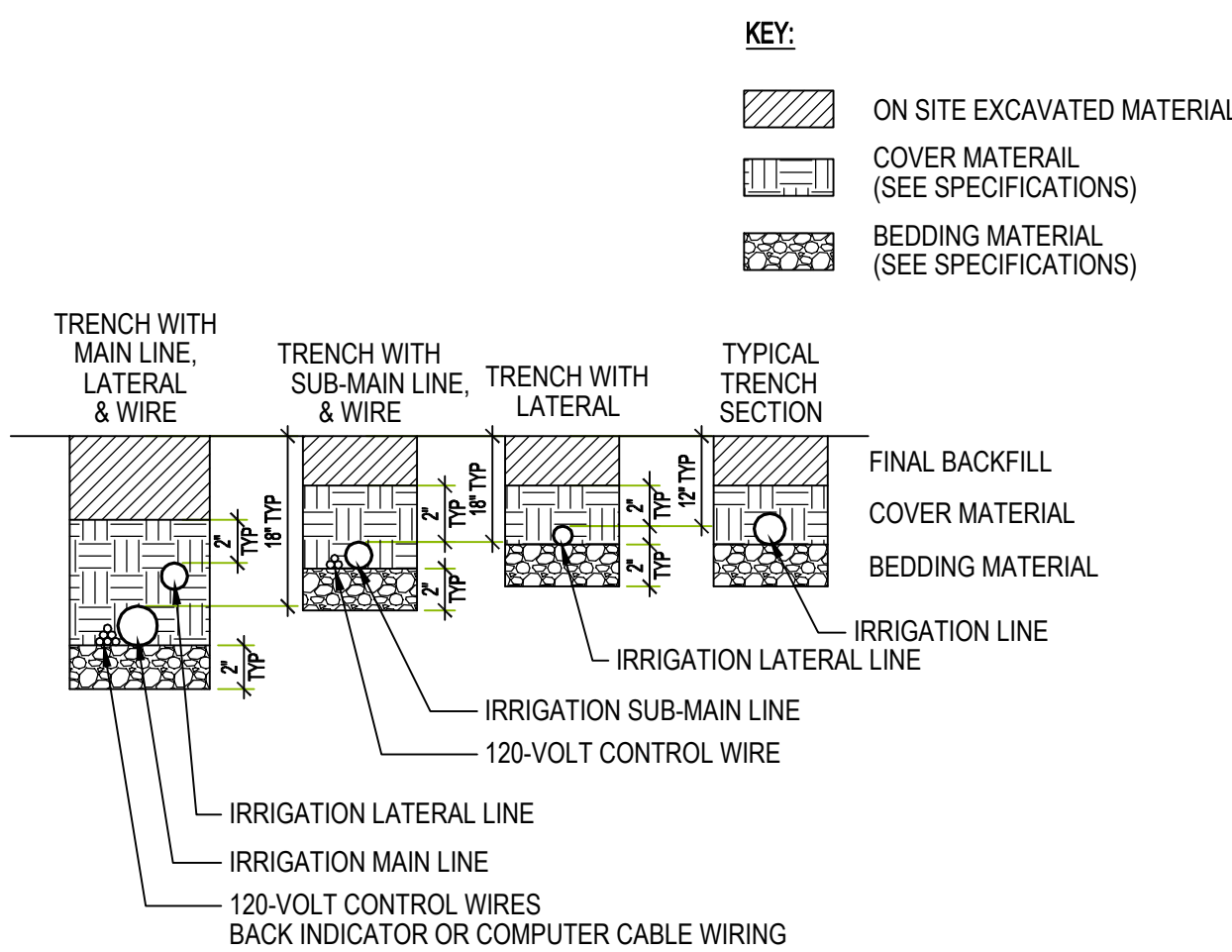


GENERAL LANDSCAPE NOTES

- COORDINATE WORK WITH ALL TRADES.
- CONTRACTOR SHALL HAVE ALL UNDERGROUND UTILITIES STAKED PRIOR TO COMMENCEMENT OF WORK.
- ALL PLANT MATERIALS SHALL BE APPROVED BY THE PROJECT ARBORIST, OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- CONTRACTOR TO STAKE LOCATIONS OF ALL PLANT MATERIAL IN ORDER FOR THE PROJECT ARBORIST OR OWNER'S REPRESENTATIVE TO FIELD VERIFY LOCATIONS PRIOR TO INSTALLATION.
- TOP OF WOOD CHIP MULCH SHALL BE A MAXIMUM OF 1" BELOW TOP OF CURBS OR PAVEMENT.
- THE PROJECT ARBORIST AND/OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT DEEMED UNACCEPTABLE BASED ON SIZE OR QUALITY. ALL PLANT MATERIAL IS TO BE REVIEWED BY THE PROJECT ARBORIST OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING. ANY PLANT THAT IS UNACCEPTABLE SHALL BE REPLACED AT THE REQUEST OF THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
- ALL PLANTINGS ARE TO BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM, PER THE IRRIGATION PLAN AS OFTEN AS NECESSARY TO PROVIDE HEALTHY GROWING CONDITIONS.
- ALL TREES ARE TO BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE.
- PROVIDE POSITIVE DRAINAGE AWAY FROM ALL WALLS AND STRUCTURES.
- ALL SLOPES NOT TO EXCEED 4:1 IN LANDSCAPED AREAS.
- CONTRACTOR TO VISIT SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK. ALL POTENTIAL CONFLICTS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARBORIST, OR OWNER'S REPRESENTATIVE IMMEDIATELY.
- CONTRACTOR SHALL PROTECT ALL EXISTING PAVEMENT AND LANDSCAPE TO REMAIN THROUGHOUT CONSTRUCTION ALL DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED AT NO EXPENSE TO THE OWNER.
- ALL LANDSCAPE AREAS & MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, AND WEED-FREE CONDITION DURING CONSTRUCTION. THIS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION.
- THE PROJECT ARBORIST AND/OR OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT SUBSTITUTIONS PRIOR TO PLANTING.
- A 3 FOOT CLEAR SPACE IS REQUIRED AROUND ALL FIRE SUPPRESSION EQUIPMENT. NO PLANTS SHALL BE INSTALLED THAT WILL ENCROACH INTO THIS SPACE AT MATURITY. COORDINATE FINAL TREE LOCATIONS WITH SITE LIGHTING AND SECURITY SYSTEM.
- TREES ADJACENT TO PEDESTRIAN WALKWAYS SHALL HAVE A MINIMUM CANOPY CLEARANCE OF 6'-6".
- THE PLANT SCHEDULE IS PROVIDED FOR CONVENIENCE. LANDSCAPING IS TO BE INSTALLED PER THE APPROVED PLANS.
- ALL PLANT MATERIAL IS TO CONFORM TO OR EXCEED THE CALIFORNIA NURSERY ASSOCIATION SPECIFICATIONS FOR MINIMUM SIZE.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE ONGOING MAINTENANCE OF REQUIRED LANDSCAPING IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN FOR THE LIFE OF THE PROJECT UNLESS OTHERWISE EXEMPT.

3



- KEY:**
- ON SITE EXCAVATED MATERIAL
 - COVER MATERIAL (SEE SPECIFICATIONS)
 - BEDDING MATERIAL (SEE SPECIFICATIONS)
- NOTES:**
- ALL PIPE IS TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS
 - "SNAKE" ALL PLASTIC PIPE IN TRENCHES
 - INSTALL APPROVED WARNING TAPE, "ELECTRICAL POWER WIRES BELOW", APPROX. 12" ABOVE ALL POWER WIRING IN TRENCHES TYPICAL.
 - TAPE AND BUNDLE CONTROL WIRING EVERY 10'-0" TYPICAL. PROVIDE A LOOSE 24" LONG LOOP OF WIRING AT ALL CHANGES IN DIRECTION OVER 30°

2 TRENCHING

N.T.S.

PLANTING PIT DIMENSIONS FOR TREES, SHRUBS, AND GROUND COVERS

PLANT SIZE	WIDTH	DEPTH
1 GALLON	1'-0"	DEPTH TO MATCH SOIL LEVEL IN POT OR BOX
5 GALLON	2'-0"	
15 GALLON	2'-6"	

PLANT TABLET SCHEDULE FOR TREES, SHRUBS, AND PALMS

1 GALLON	1 TABLET
5 GALLON	2 TABLETS
15 GALLON	4 TABLETS

BACKFILL MIX FOR TREES AND SHRUBS

2 PARTS EXCAVATED TOPSOIL
 1 PART ORGANIC MULCH
 PLANT TABLETS PER SCHEDULE ABOVE

1 EXCAVATION AND BACKFILLING

N.T.S.

IRRIGATION NOTES

- THE SYSTEM DESIGN ASSUMES A MINIMUM STATIC PRESSURE OF 60psi FOR THE SYSTEM AT A MINIMUM. DISCHARGE OF 60 GPM AT THE POINT OF CONNECTION DOWNSTREAM OF THE BACK FLOW PREVENTION ASSEMBLY.
- THE LANDSCAPE CONTRACTOR SHALL READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS PROJECT PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THEIR WORK AND SHALL BE RESPONSIBLE FOR ALL DAMAGES TO SUCH INSTALLATIONS CAUSED AS A RESULT OF THEIR WORK. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGES TO EXISTING PAVEMENT, CURBS, AND FENCING.
- DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE SITE ENGINEERING. IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED, BRING ALL SUCH OBSTRUCTIONS OR DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR PRIOR TO PROCEEDING WITH WORK.
- THE DRAWINGS ARE DIAGRAMMATIC. THEREFORE, THE FOLLOWING SHOULD BE NOTED:
 - ALTHOUGH IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY, INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPED AREAS.
 - TREE AND SHRUB LOCATIONS AS SHOWN ON THE LANDSCAPE PLANS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS AND ARCHITECTURAL FEATURES.
 - USE ONLY STANDARD TEES AND ELBOW FITTINGS. NO CROSS TYPE FITTINGS ARE TO BE USED.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE REQUIRED FOR BOTH PIPING AND CONTROL WIRES AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES.

- INSTALL TWO (2) #14 UFUL DIRECT BURIAL CONTROL WIRES FROM THE CONTROLLER LOCATION TO EACH DEAD-END OF THE MAINLINE FOR USE AS SPARES IN CASE CONTROL WIRES FAIL. COIL 3 FEET IN A VALVE BOX AT EACH LOCATION.
- INSTALL QUANTITY AND SIZE OF SLEEVES BENEATH PAVED AND HARDSCAPE AREAS AS REQUIRED FOR THE IRRIGATION SYSTEM AS SHOWN OR IF NOT SHOWN. SLEEVES ARE TO BE USED FOR THE INSTALLATION OF IRRIGATION MAINLINE PIPE, LATERAL IRRIGATION PIPE, CONTROL WIRE AND DRIP LATERAL PIPE AFTER THE INSTALLATION OF THE HARDSCAPE IS COMPLETE.
- SLEEVING MATERIAL BENEATH PEDESTRIAN PAVEMENT, DRIVES, AND VEHICULAR DRIVING SURFACES SHALL BE SCHEDULE 40 PVC PIPE WITH SOLVENT WELDED JOINTS.
- BACKFILL SLEEVES BY DEPOSITING THE BACKFILL MATERIAL EQUALLY ON BOTH SIDES OF THE PIPE IN 6-INCH LAYERS AND COMPACT EACH LAYER TO 95% PROCTOR DENSITY. ASTM D696-78. USE OF WATER FOR COMPACTION AROUND SLEEVES IS NOT PERMITTED.
- EXTEND SLEEVE ENDS +/-6" BEYOND THE EDGE OF PAVED SURFACES. COVER PIPE ENDS AND MARK WITH STAKES. MARK CONCRETE WITH A SCORED 'X' TO SHOW SLEEVE LOCATIONS.
- PEDESTAL MOUNT IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE AND SCREENED FROM VIEW. FINAL LOCATION IS TO BE APPROVED BY THE OWNER'S REPRESENTATIVE.
- ALL 24 VOLT WIRING SHALL BE #14 UFUL DIRECT BURIAL, SOLID COPPER.
- ALL SCH. 40 PVC SLEEVES ARE TO BE 4" DIA. OR TWO TIMES THE PIPE DIAMETER, WHETHER OR NOT SHOWN ON PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEVELLING GROUND AFTER TRENCHING AND SETTING OF VALVE BOXES IS COMPLETE.
- FLUSHING OF ALL LINES PRIOR TO THE INSTALLATION OF EMISSION DEVICES IS REQUIRED.
- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS, CODES, AND REGULATIONS APPLICABLE TO THE IRRIGATION SYSTEM INSTALLATION COVERED BY THESE PLANS.
- ALL ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE CONTROL VALVE BOXES, CONTROLLER ENCLOSURES, AND VALVE BOXES. NO SPLICES SHALL BE MADE WITHOUT BEING WITHIN AN ENCLOSURE.

Revisions	Project Number	Date	Drawn By	Checked By
	5554-100B0-10	7.12.17		