

**GENERAL NOTES**

1. STREET TREES WITHIN THE PUBLIC RIGHT OF WAY ARE TO BE PLANTED PER APPROVED STREET IMPROVEMENT PLANS.

2. ALL HARDSCAPE, RETAINING WALLS, AND/OR BLOCK WALLS MUST BE REVIEWED AND APPROVED UNDER A SEPARATE PERMIT.

3. THIS APPROVAL IS FOR LANDSCAPE/IRRIGATION PLANS AND ALL COMMON AREAS MAINTAINED BY BUILDING MANAGEMENT TO COMPLY WITH WATER-EFFICIENT LANDSCAPING (CHAPTER 71) ONLY.

**MAINTENANCE SCHEDULE**

A REGULAR MAINTENANCE SCHEDULE SATISFYING THE FOLLOWING CONDITIONS SHALL BE SUBMITTED AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE

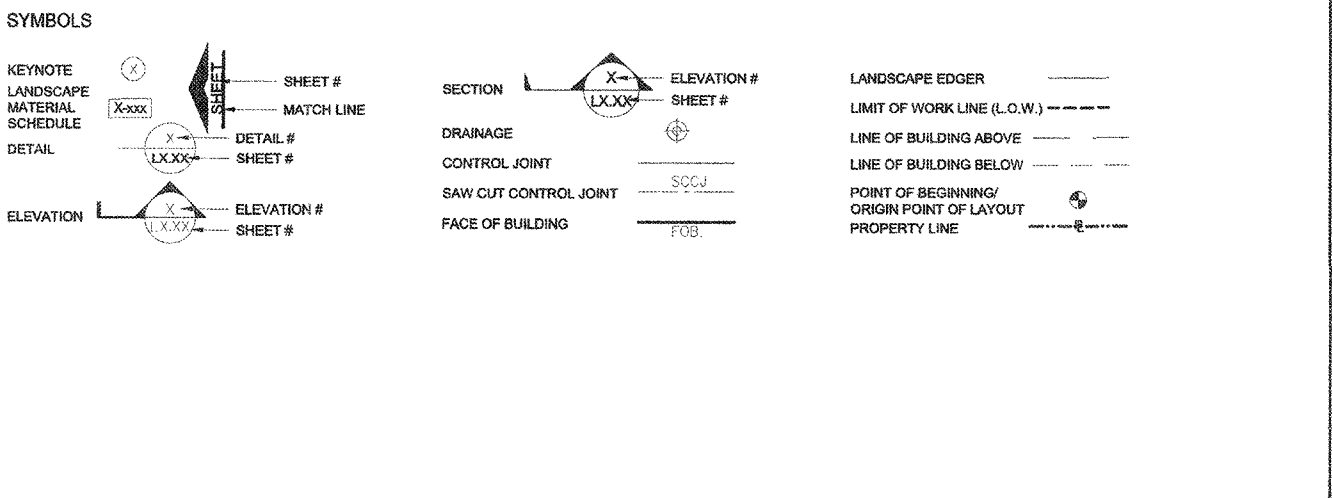
1. LANDSCAPE SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE BUT NOT BE LIMITED TO CHECKING, ADJUSTING AND REPAIRING IRRIGATION EQUIPMENT; RESETTING THE AUTOMATIC CONTROLLER; AERATING AND DETHATCHING TURF AREAS; REPLENISHING MULCH; FERTILIZING; PRUNING AND WEEDING IN ALL LANDSCAPED AREAS.

2. WHENEVER POSSIBLE, REPAIR OF IRRIGATION EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY SPECIFIED MATERIALS OR THEIR EQUIVALENTS.

3. A LANDSCAPE IRRIGATION AUDIT SCHEDULE AS REQUIRED BY THIS SHEET MAY BE RECOMMENDED. THE MAXIMUM PERIOD BETWEEN AUDITS SHALL BE FIVE YEARS.

SHEET INDEX	
L0.00	GENERAL NOTES
L1.00	CONSTRUCTION SCHEDULE AND NOTES
L1.01	LANDSCAPE OVERALL PLANS
L1.02	LANDSCAPE CONSTRUCTION PLANS_LEVEL 01 (STREET) ENLARGEMENT
L1.03	LANDSCAPE CONSTRUCTION PLANS_LEVEL 01 (STREET) ENLARGEMENT
L1.04	LANDSCAPE CONSTRUCTION PLANS_LEVEL 03 (PODIUM) ENLARGEMENT
L1.05	LANDSCAPE CONSTRUCTION PLANS_LEVEL 06 (ROOF) ENLARGEMENT
L1.11	LANDSCAPE SECTIONS AND ELEVATIONS
L1.12	LANDSCAPE SECTIONS AND ELEVATIONS
L1.13	LANDSCAPE SECTIONS AND ELEVATIONS
L1.21	LANDSCAPE CONSTRUCTION DETAILS
L1.22	LANDSCAPE CONSTRUCTION DETAILS
L1.33	LANDSCAPE CONSTRUCTION DETAILS
LI 2.03	LANDSCAPE IRRIGATION NOTES & LEGEND
LI 2.04	LANDSCAPE IRRIGATION PLAN_LEVEL 01 (STREET)
LI 2.05	LANDSCAPE IRRIGATION PLAN_LEVEL 03 (PODIUM)
LI 2.06	LANDSCAPE IRRIGATION PLAN_LEVEL 06 (ROOF)
LI 2.07	LANDSCAPE IRRIGATION DETAILS
LP3.00	PLANTING SCHEDULE AND NOTES
LP3.01	LANDSCAPE PLANTING PLAN_LEVEL 01 (STREET) ENLARGEMENT
LP3.02	LANDSCAPE PLANTING PLAN_LEVEL 01 (STREET) ENLARGEMENT
LP3.03	LANDSCAPE PLANTING PLAN_LEVEL 01 (STREET) ENLARGEMENT
LP3.04	LANDSCAPE PLANTING PLAN_LEVEL 03 (PODIUM)
LP3.05	LANDSCAPE PLANTING PLAN_LEVEL 06 (ROOF)
LP3.11	LANDSCAPE PLANTING DETAILS

ABBREVIATIONS					
AC.	ASPHALTIC CONCRETE	F.F.	FINISH FLOOR	P.A.	PLANTING AREA
AL.	ALIGN	F.G.	FINISH GRADE	P.L.	PROPERTY LINE
ARCH.	ARCHITECTURAL	FIN.	FINISH (ED)	P.O.B.	POINT OF BEGINNING
AUTO.	AUTOMATIC	F.J.	FOUNTAIN JET	P.O.C.	POINT OF CURVATURE
BLDG.	BUILDING	F.L.	FLOW LINE	P.O.T.	POINT OF TANGENCY
B.O.C.	BACK OF CURB	F.O.B.	FACE OF BUILDING	PREFAB.	PREFABRICATED
B.S.	BOTTOM OF STEP	F.O.C.	FACE OF CURB	R.RAD.	RADIUS
B.R.	BOTTOM OF RAMP	F.O.W.	FACE OF WALL	REF.	REFERENCE
B.W.	BOTTOM OF WALL	F.S.	FINISH SURFACE	REV.	REVISION
C.B.	CATCH BASIN	FT.	FOOT OR FEET	RWD.	REDWOOD
C.I.	CAST IRON	FTG.	FOOTING	SHT.	SHEET
C.J.	COLD JOINT	GA.	GAUGE	SIM.	SIMILAR
C.	CENTERLINE	GALL.	GALLON	SPEC.	SPECIFICATION
CUR.	CURB	GALV.	GALVANIZED	S.L.	SCORE LINE
COL.	COLUMN	G.C.	GROUND COVER	SQ.	SQUARE
CONC.	CONCRETE	GR.	GRADE	STD.	STANDARD
CONT.	CONTINUOUS	HORIZ.	HORIZONTAL	T.	TURF
H.P.	HIGH POINT	T.C.	TOP OF CURB	T. MED.	MEDIUM
HT.	HEIGHT	T.COP.	TOP OF COPING	MFR.	MANUFACTURER
LD.	INSIDE DIAMETER	T.F.	TOP OF FENCE	MISC.	MISCELLANEOUS
INV.	INVERT	T.O.F.	TOP OF FOOTING	NAT.	NATURAL
INT.	INTERIOR	T.G.	TOP OF GRATE	N.I.C.	NOT IN CONTRACT
L.A.	LANDSCAPE ARCHITECT	THK.	THICKNESS	N.T.S.	NOT TO SCALE
L.O.W.	LIMIT OF WORK	T.P.	TOP OF PILASTER	O.C.	ON CENTER
M.	MAXIMUM	T.S.	TOP OF STEP	O.D.	OUTSIDE DIAMETER
MAX.	MAXIMUM	T.R.	TOP OF RAMP		
MIN.	MINIMUM	T.W.	TOP OF WALL		



PROVIDE AN AUTOMATIC IRRIGATION DRIP SYSTEM FOR ALL LANDSCAPE AREAS

TREE WELL COVERS AND ROOT BARRIERS ARE REQUIRED FOR ALL NEW TREES.

ALL PLANT MATERIAL WILL BE CONTINUALLY MAINTAINED IN HEALTHY CONDITION AND DISEASED OR DEAD PLANTS WILL BE REMOVED.

DATE	
REVISION	
DESCRIPTION	
BY	
CHECKED	
DATE	