GENERAL PLANTING NOTES

- TREE LOCATIONS MAY BE ADJUSTED TO AVOID CONFLICTS WITH UNDERGROUND UTILITIES. CONSULT WITH LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO ADJUSTMENT OF TREE LOCATIONS, ESPECIALLY THOSE ARRANGED ON A SPECIFIED MODULE OR IN A GRID PATTERN.
- ALL TREES LOCATED WITHIN 3' OF PAVEMENT OR STRUCTURES ARE TO HAVE ROOT CONTROL BARRIERS INSTALLED AT TIME OF PLANTING. UNLESS OTHERWISE SPECIFIED, A 12' LONG X 18" DEEP LINEAR BARRIER SHALL BE INSTALLED AT EDGE OF PAVEMENT/STRUCTURE, WITH LENGTH CENTERED AT THE TREE TRUNK.
- 3. NURSERY STAKES ARE TO BE REMOVED AFTER PLANTING TREES AND STAKING OR GUYING AS SHOWN ON PLANS
- CONTRACTOR IS RESPONSIBLE FOR PRUNING TREES AS DIRECTED BY LANDSCAPE ARCHITECT. NO PRUNING IS TO BE DONE UNLESS DIRECTED.
- 5. MULCH ALL AREAS (EXCEPT TURF, SLOPES 2:1 AND GREATER, AND AS NOTED ON PLANS) WITH 2" LAYER OF SPECIALED MATERIAL
- WHERE GROUNDCOVER IS SHOWN ON PLANS: GROUNDCOVER PLANTING CONTINUES UNDER SHRUBS & TREES AT SPECIFIED SPACING. DO NOT PLANT GROUNDCOVER IN SHRUB/TREE WATERING BASINS.
- THE PLANTING PLAN IS DIAGRAMMATIC. ALL PLANT LOCATIONS ARE APPROXIMATE. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED. QUANTITIES SHOWN ON THE PLANTING PLAN ARE APPROXIMATE AND ARE FOR OWNER INFORMATION. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF DISCREPANCIES BETWEEN QUANTITIES AND THE SYMBOLS SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT COUNTS AND SQUARE FOOTAGES.
- CONTRACTOR SHALL ACCOMPANY THE PROJECT AGRONOMIST TO THE SITE FOR THE PURPOSE OF TAKING SOIL SAMPLES, CONDUCTING PERCOLATION TESTS, AND REVIEWING EXISTING SITE CONDITIONS. THE APPROPRIATE QUANTITY OF SAMPLES SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT AND AGRONOMIST. SAMPLES SHALL THEN BE TESTED AND ANALYZED FOR PERCOLATION AND AGRICULTURAL SUITABILITY AND FERTILITY BY AN ACCREDITED SOIL TESTING LABORATORY. ANALYSIS SHALL INCLUDE REVIEW AND COORDINATION WITH SPECIFICATIONS AND RECOMMENDATIONS FOR SOIL PREPARATION AND BACKFILL MIX AND SHALL BE PAID FOR BY THE CONTRACTOR AT NO COST TO THE OWNER. SUBMIT SOILS ANALYSES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO SOIL PREPARATION. THIS REQUIREMENT APPLIES TO ALL SOILS AND CONDITIONS WITHIN THIS PROJECT. REFER TO SPECIFICATIONS FOR FURTHER REQUIREMENTS.
- NOTIFICATION PRIOR TO PLANTING: SEE SPECIFICATION
 SHRUBS SHALL BE PLACED IN THEIR "FINAL" LOCATIONS.
 CENTER POINTS OF TREES SHOULD BE STAKED/FLAGGED.
- 10. LANDSCAPE ARCHITECT HAS THE RIGHT TO ADJUST PLANT LOCATIONS AND SPACING UPON REVIEWING IN
- 11. PLANT MATERIAL SHALL NOT BE ROOT BOUND. FIVE (5) GALLON PLANTS AND LARGER SHALL HAVE BEEN GROWN IN CONTAINERS FOR A MINIMUM OF SIX (6) MONTHS AND A MAXIMUM OF TWO (2) YEARS. PLANTS SHALL BE FURNISHED ON SITE FREE OF PESTS OR DISEASE AND EXHIBIT HEALTHY GROWTH.
- 12. ALL TREES SHALL HAVE A MINIMUM LIFE GUARANTEE OF ONE (1) YEAR OF VIGOROUS GROWTH. ALL SHRUBS SHALL HAVE A MINIMUM LIFE GUARANTEE OF SIX (8) MONTHS OF VIGOROUS GROWTH.
- 13. ALL GROUND COVERS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF SIXTY (60) DAYS AFTER COMPLETION OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE. ALL SHRUBS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF NINETY (90) DAYS AFTER COMPLETION OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE. ALL TREES SHALL BE GUARANTEED BY THE CONTRACTOR TO LIVE AND GROW IN AN ACCEPTABLE UPRIGHT POSITION FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD AND FINAL
- 14. THE CONTRACTOR, WITHIN FIFTEEN (15) DAYS OF WRITTEN NOTIFICATION BY THE LANDSCAPE ARCHITECT, SHALL REMOVE AND REPLACE ALL GUARANTEED PLANT MATERIALS, WHICH FOR ANY REASON FAIL TO MEET THE REQUIREMENTS OF THE GUARANTEE. REPLACEMENT SHALL BE MADE WITH PLANT MATERIALS AS INDICATED OR SPECIFIED ON THE ORIGINAL PLANS, AND ALL SUCH REPLACEMENT MATERIALS SHALL BE
- 15. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF PLANTING AREAS ON-SITE AND THOSE AREAS INDICATED ON DRAWINGS, CONTACT OWNER'S AUTHORIZED REPRESENTATIVE OR LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO OWNER'S AUTHORIZED REPRESENTATIVE IN A TIMELY FASHION MAY RESULT IN CONTRACTOR'S OWN LIABILITY TO RELOCATE PLANT MATERIALS.
- 16. CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF NINETY (90) DAYS AFTER COMPLETION AND ACCEPTANCE BY LANDSCAPE ARCHITECT. ALL AREAS SHOULD BE KEPT CLEAN, WATERED, AND WEED-FREE.
- 17. PRIOR TO END OF MAINTENANCE PERIOD, LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE A FINAL WALK THROUGH INSPECTION BY LANDSCAPE ARCHITECT. OWNER MUST ACCEPT ALL MAINTAINED AREAS IN WRITING PRIOR TO END OF MAINTENANCE PERIOD, OWNER SHALL BE RESPONSIBLE FOR FUTURE MAINTENANCE AFTER MAINTENANCE PERIOD AND FINAL WALK THROUGH.
- 18. ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS ALL TREES, SHRUBS, AND VINES AS NOTED IN THE
- 19. PRUNE NEWLY PLANTED TREES ONLY DIRECTED BY THE LANDSCAPE ARCHITECT.
- FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
- AUTOMATIC LANDSCAPE IRRIGATORS SHALL BE INSTALLED IN SUCH A WAY THAT IT DOESN'T SPRAY ON THE BUILDING OR ADJACENT PAVING.
- 22. ALL PLANTS TO BE PROPAGATED FROM DIVISION ONLY

SOIL PREPARATION AND FINE GRADING NOTES

- FINAL GRADING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND CIVIL ENGINEER IN THE FIELD AFTER SOIL PREPARATION AND PRIOR TO PLANTING. ALL PLANTING AREAS SHALL BE GRADED TO THE ELEVATIONS INDICATED ON THE CIVIL ENGINEER'S PLANS.
- 2. FINISH GRADES OF ALL SHRUB AREAS SHALL BE 1 1/2" BELOW ADJACENT CURBS, PAVEMENT, TOP PLANTER WALL, OR HEADERS. FINISH GRADES OF ALL TURF AREAS SHALL BE 1" BELOW ADJACENT CURBS, PAVEMENT, TOP OF PLANTER WALL, OR HEADERS.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 2% DRAINAGE AWAY FROM ALL BUILDINGS, STRUCTURES, AND WALLS. FINISHED GRADES SHALL BE SMOOTHED TO ELIMINATE PONDING OR STANDING WATER.
- 4. EXCESS SOIL FROM LANDSCAPE GRADING TO BE REMOVED AND DISPOSED OF OFF-SITE BY
- REFER TO CIVIL ENGINEER'S DRAWINGS FOR GRADING AND DRAINAGE INFORMATION AND OTHER RELATED NON-LANDSCAPE WORK. VERIFY ON-SITE AND REPORT DISCREPANCIES TO LANDSCAPE ARCHITECT BEFORE START OF ANY WORK ON THIS CONTRACT.
- 6. CONTINUOUS SOIL PREPARATION IS REQUIRE IN ALL PLANTING AREAS.
- PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND BE FULLY OPERATIONAL. ALL PLANTING AREAS SHALL BE FULLY SOAKED.
- CONTRACTOR SHALL APPLY A CONTACT HERBICIDE, WHERE WEEDS ARE PRESENT, PER MANUFACTURER'S SPECIFICATIONS A MINIMUM OF TEN (10) DAYS PRIOR TO COMMENCEMENT OF ANY PLANTING OR IRRIGATION WORK. WEEDS SHALL BE ALLOWED TO COMPLETELY DIE BACK, INCLUDING THE ROOTS BEFORE PROCEEDING WITH WORK.
- COMPACTED SOIL IN ALL PLANTING AREAS SHALL BE RIPPED TO A DEPTH OF EIGHTEEN (18) INCHES PRIOR TO SOIL AMENDMENT WORK.
- 10. SOIL FILL AND BACKFILL MIX : SEE SPECIFICATIONS.
- 11. SOIL AMENDMENTS : SEE SPECIFICATIONS.
- 12. SHRUB AND TREE BACKFILL MIX: SEE SPECIFICATIONS.
- 13. PLANT TABLETS FOR PLANT PITS : SEE SPECIFICATIONS.

PLANT SUITABILITY NOTES

- 1. I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.
- A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACE OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVER, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
- FOR SOIL LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
- 4. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
- 5. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
- 6. I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PART.
- A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSE.
- A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
- 9. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION BY
- 10. AUTOMATIC LANDSCAPE IRRIGATORS SHALL BE INSTALLED IN SUCH A WAY THAT IT DOESN'T
- FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. BY GENERAL CONTRACTOR.

TREE LEGEND:

SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE	WUCOLS	COUN
	Cercidium Desert Museum Desert Museum Palo Verde	36"	VL	3
	Arbutus unedo Strawberry Tree	36"	Ł	2
	Archontophoenix cunninghamiana King Palm	36"	М	13
	Chilopsis linearis Desert Willow	36"	VL.	5
	Trachycarrpus fortunei Windmill Palm	36"	М	3
	Strelitzia nicholai Giant Bird of Paradise	36"	М	18
(\circ)	Tipuana Tipu Tipu tree	36"	М	17

SHRUB, VINE, AND GROUNDCOVER LEGEND:

SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE	wucols	SPACING
9	Zamia furfuracea Cardboard Palm	5 GAL	М	SEE PLAN
Δ	Ficus pumila Creeping Fig	5 GAL	М	SEE PLAN
0	Bauer's Dracaena Palm Cordyline 'Baueri'	5 GAL	M	SEE PLAN
0	Echeveria 'Afterglow' Afterglow Echeveria	5 GAL	L	SEE PLAN
•	Phormium tenax 'Variegatum' Green-Yellow New Zealand Flax	5 GAL	L	SEE PLAN
0	Woodwardia fimbriata Giant Chain Fern	5 GAL	М	SEE PLAN
\bigcirc	Philodendron 'Xenadu' Philodendron Xanadu	5 GAL	L	SEE PLAN
(1)	Asplenium nidus Bird's Nest Fern	5 GAL	М	SEE PLAN
(D)	Cissus antartica Kangaroo Vine	5 GAL	M	SEE PLAN
®	Asparagus densiflorus 'Myers' Foxtail Fern	5 GAL	M	SEE PLAN
(Agave 'Blue Flame' Blue Flame Agave	5 GAL	L	SEE PLAN
0	Agave attenuata Foxtail Agave	5 GAL	L	SEE PLAN
\odot	Asonium 'Mint Saucer' Green Asonium	5 GAL	L	SEE PLAN
•	Agave desmettiane 'Variegata' Variegated Dwarf Agave	5 GAL	L	SEE PLAN
	Agave 'Blue Glow' Blue Glow Agave	5 GAL	L.	SEE PLAN
x. y. y. y. y. y. y. y. y y y y y y y y y	Blue Finger	5 GAL	L	12" O.C.
	Polystichum munitum Western Sword Fern	5 GAL	M	SEE PLAN
	Dietes iridicides Fortnight Lily	5 GAL	L	12" O.C.
	Euonymus japonicus 'Microphyllus Variegatus' Variegated Boxleaf Euonymus	5 GAL	M	SEE PLAN
8	Rosmarinus officinalis 'Upright' Upright Rosemary	5 GAL	L	SEE PLAN
A	Festuca ovina glauca Blue Fescue	5 GAL	L	SEE PLAN
(s)	Agave parryi var. truncata Parry's Agave	5 GAL	L	SEE PLAN
0	Agave victoriae-reginae Queen Victoria Agave	5 GAL	L	SEE PLAN
	Bougainvillea 'Monka' Oo-La-La Bougainvillea	5 GAL	L	SEE PLAN
B)	Olea europaea 'Little Ollie' Little Ollie	5 GAL	L	SEE PLAN
0	Aloe striata Coral Aloe	5 GAL	L	SEE PLAN
(C)	Phormium 'Platts Black' Black New Zealand Flax	5 GAL	M	SEE PLAN

4	Narrow-leaf Chalksticks	O GAL	<u>.</u>	PLAN
	Lavandula angustifolia 'Hidcote Blue' Hidcote Blue Lavender	5 GAL	L	SEE PLAN
	Myrtus communis Dwarf Myrtle	1 GAL	L	9" O.C.
•	Dichondra argentea 'Silver Falls' Silver Falls Dichondra	1 GAL	L	SEE PLAN
•	Senecio rowleyanus String of Pearls	1 GAL	L	SEE PLAN
	Leymus condensatus 'Canyon Prince' Native Blue Rye	5 GAL	L.	36" O.C.
	Juncus patens 'Elk Blue' Elk Blue California Gray Rush	5 GAL	L	18" O.C.
	Muhlenbergia capillaris Gulf muhly Grass	5 GAL	M	24" O.C.
	Muhlenbergia rigens Deer Grass	5 GAL	L	24" O.C.
*	Pennisetum alopecuroides Dwarf Fountain Grass	5 GAL	М	12" O.C.
	Trachelospermum jasminoides Star Jasmine	5 GAL	M	SEE PLAN
<u> </u>	Westringia 'Grey Box' Dwarf Coast Rosemary	5 GAL	L	SEE PLAN
	Euonymus fortunei 'Emerald Gaiety'	5 GAL	M	SEE
E	White Variegated Winter Creeper Dietes bicolor			PLAN SEE
(F)	Fortnight Lily Iris douglasiana	5 GAL	L	PLAN SEE
<u>(G)</u>	Douglas Iris Dianella tasmanica 'Variegata'	5 GAL		PLAN SEE
<u>(H)</u>	Variegated Flax Lily	5 GAL	М	PLAN
<u>(I)</u>	Pittosporum crassifolium 'Compacta' Dwarf Karo	5 GAL	М	PLAN
<u>(j)</u>	Ligustrum japonicum Japanese Privet	5 GAL	М	SEE PLAN
<u>(k)</u>	Gardenia jasminoides "White Gem" White Gem Gardenia	5 GAL	M	SEE PLAN
<u>L</u>	Myoporum parvifolium 'Prostratum' Myoporum	5 GAL	L.	SEE PLAN
(M)	Prunus caroliniana Carolina Cherry Laurel, Column	5 GAL	М	SEE PLAN
N	Euonymus fortunel 'Colorata' Purpleteaf Winter Creeper	5 GAL	М	SEE PLAN
0	Rhapiolepis indica Indian Hawthome	5 GAL	L	SEE PLAN
P	Carissa macrocarpa 'Tuttle' Dwarf Natal Plum	5 GAL	L	SEE PLAN
Q	Dianella revoluta Little Rev Flax Lily	5 GAL	Ł,	SEE PLAN
R	Carex pansa California Meadow Sedge	5 GAL	М	SEE PLAN
S	Baccharis 'Twin Peaks' Coyote Brush	5 GAL	L	SEE PLAN
T	Sedum 'Cape Blanco' Cape Blanco Stonecrop	5 GAL	L	SEE PLAN
Ü	Ribes 'Spooner's Mesa' Evergreen Currant	5 GAL	VL	SEE PLAN
(V)	Satureja douglasii Yerba Buena	5 GAL	М	SEE PLAN
W	Casuarina 'Cousin Itt' Prostrate Swamp Oak	5 GAL	L	SEE PLAN
X	Pittosporum 'Golf Ball' Golf Ball Kohuhu	5 GAL	М	SEE PLAN
Ŷ	Rosmarinus 'Gold Dust' Gold Dust Rosemary	5 GAL	L	SEE PLAN
(Z)	Salvia 'Santa Barbara' Santa Barbara Sage	5 GAL	Ļ	SEE PLAN
C	Sollya heterophylla Australian Bluebell Creeper	5 GAL	L	SEE PLAN
	Agapanthus africanus Lify of the Nile	5 GAL	М	SEE PLAN
ogramsfisietsfild	Carex divulsa Berkeley Sedge	5 GAL	L	SEE PLAN
	Rosa alba 'White Rose of York' White Rose	5 GAL	М	SEE
	Nerium oleander Oleander	5 GAL	L	SEE PLAN
ع المساح المساح كان كان المساكم عن الما كان الما الما الما الما	Pittosporum tenuifolium 'Silver Sheen'	**********	E-10-10-10-10-10-10-10-10-10-10-10-10-10-	SEE

5 GAL

5 GAL

(1)

Senecio vitalis Narrow-leaf Chalksticks

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SEE

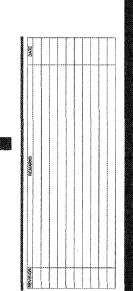






Hongjoo kir Landscape Architects





PARK MU-20 YWOOD |
ENTIAL -HOLL RESIDE

PLANTING SCHEDULE NOTES

2017-083
AD NAMEER

SOULE
PLOT PLAN
RESUBMITTAL
ISSUED AS
06-21-2018
ISSUE DATE

