

LANDSCAPE NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SOIL UTILITIES.
- CONTRACTOR SHALL NOT UNLAWFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AT (714) 261-5920. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH GENERAL CONTRACTOR AND SUBCONTRACTORS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
- IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR IS TO CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS.
- ALL PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION.
- FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF LANDSCAPE WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL SHRUBS AND GROUND COVER AREA IN A WEED-FREE, DEBRIS-FREE, AND BERMUDA-FREE CONDITION. ALL EXISTING GRASSES SHALL BE DUG OUT BY THE ROOTS AND REMOVED FROM THE SITE.
- ALL PLANTING AREA SHALL BE 5% SLOPE AWAY FROM BUILDINGS TOWARDS THE WALKS AT A MINIMUM 2% SLOPE.
- FINISH GRADE SHALL BE 1" BELOW FINISH PAVING SURFACE IN ADJACENT LAWN AREA AND 2" IN SHRUB AREAS. SOME SOIL EXCAVATION MAY BE REQUIRED TO ACCOMPLISH FINISH GRADE. (SEE SOIL PREPARATION SPECIFICATIONS).
- CROWN OF ALL PLANT ROOT SYSTEMS SHALL BE SLIGHTLY HIGHER AFTER SETTLING ADJACENT SOIL.
- SEE DETAILS AND SPECIFICATIONS FOR STAKING AND GUYING METHODS, PLANT PIT DIMENSIONS AND BACK FILL REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE TREE'S STABILITY FOR THE DURATION OF THE WARRANTY PERIOD.
- SHRUBS, GROUND COVERS, AND SEASONAL COLOR SHALL BE TRIANGULARLY SPACED AT SPAN SHOWN ON PLANT LIST AND SHALL RECEIVE A 2" LAYER OF LAYER OF MULCH.
- ALL GROUND COVERS TO BE HELD BACK 12" FROM EDGE OF SHRUB PLANTING AREAS AND 6" FROM EDGE OF PAVING. ALL PLANTING BEDS TO BE DIVIDED FROM SOIL WITH STEEL EDGING, TYPICAL.
- SEASONAL COLOR OR WILL BE SELECTED BY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION TIME.
- ALL TREES SHALL BE LOCATED A MINIMUM OF 4 FEET FROM WALLS, HEADERS, WALKS, AND OTHER TREES WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR IS TO CONTACT ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO REDUCE THE PLANTING MATERIALS.
- SLOPE AREA SHALL NOT HAVE PLANTING INSTALLED UNTIL ALL GULLIES TO RUTS HAVE FILLED IN WITH ADJACENT SOIL AND COMPACTED.
- LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADE 4"-10" OF 1" OF FINISHED GRADE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIALS FREE OF PEST OR PLANT DISEASE. IT IS THE CONTRACTOR'S OBLIGATION TO WARRANTY ALL PLANT MATERIAL FOR 365 DAYS FROM FINAL COMPLETION DATE.

SOIL AMENDMENT NOTES

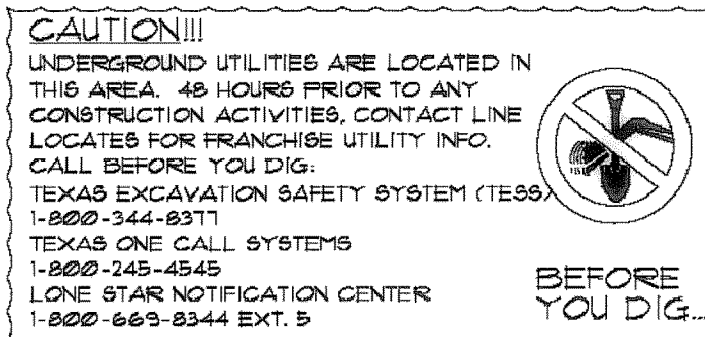
- SOIL AMENDMENT 'A' FOR SHRUBS AND GROUND COVER BEDS (GENERAL)
- PRIOR TO SOIL AMENDING, THE SUB-GRADES SHALL BE 8" BELOW FINISH GRADE TO ALLOW FOR THE FOLLOWING AMENDMENTS AND FERTILIZER. THE LAYER OF SOIL AMENDMENTS SHALL BE 4" DEEP WITH A LAYER OF MULCH 3" DEEP AS SPECIFIED, LEAVING A FINISH GRADE OF 2" BELOW THE ADJACENT PAVED AREA. EXCAVATION AND/OR FILL MAY BE REQUIRED TO ACHIEVE THESE GRADES.
 - APPLICATION RATES FOR SOIL AMENDMENTS:
 - ORGANIC SOIL CONDITIONERS - 21 LBS/1000 SQ. FT. OF BED AREA
 - TOPSOIL - 2" LAYER
 - FERTILIZER - 0.25% COCOTE 10 LBS/1000 SQ. FT. OF BED AREA
 - AMENDMENTS SHALL BE UNIFORMLY SPREAD AND THOROUGHLY CULTIVATED IN A LIGHT AND FRAGILE CONSISTENT BY MEANS OF A MECHANICAL ROTOTILLER INTO THE TOP 2" OF SUB-GRADE WHICH WILL MAKE A BED OF APPROXIMATELY 4" TOTAL DEPTH OF AMENDED SOIL.
 - SOIL AMENDMENT 'C' PREPARED BACK FILL FOR TREES AND LARGE SHRUBS (3 GALLON AND LARGER)
 - BACK FILL MIX: PRIOR TO BACK FILL PROVIDE TREE DRAIN AND GRAVEL.
 - TOPSOIL - 3 PARTS
 - PEATMOSS - 1 PART
 - SHARP SAND - 1 PART
 - SOIL AMENDMENT 'E' SOIL PREPARATION FOR LAWN AND GRASS AREAS
 - PRE-PLANT WEED CONTROL: ROUND-UP TO BE APPLIED UNIFORMLY TO TREAT FOR WEEDS.
 - SOIL AMENDMENTS FOR LAWN AND GRASS AREAS:
 - FOR HYDRO-SEEDING PREPARATION AND SOLID SOIL OPERATIONS.
 - PRIOR TO SOIL AMENDING, THE SUB-GRADES SHALL BE 2" BELOW FINISH GRADE TO ALLOW FOR THE FOLLOWING AMENDMENTS AND FERTILIZER. THE LAYER OF SOIL AMENDMENTS SHALL BE 1" DEEP WITH A LAYER OF MULCH 1" BELOW THE ADJACENT PAVED AREA. EXCAVATION AND/OR FILL MAY BE REQUIRED TO ACHIEVE THESE GRADES.
 - APPLICATION RATES FOR SOIL AMENDMENTS:
 - TOP SOIL - 12" LAYER ON BASE OF CUT SOIL
 - FERTILIZER - 10 LBS/1000 SQ. FT. OF BED AREA
 - AMENDMENTS SHALL BE UNIFORMLY SPREAD AND THOROUGHLY CULTIVATED TO LIGHT AND FRAGILE CONSISTENT, BY MEANS OF A MECHANICAL ROTOTILLER INTO THE TOP 3" OF SUB-GRADE WHICH WILL MAKE A BED OF APPROXIMATELY 4" DEPTH OF AMENDED SOIL.

IRRIGATION PERFORMANCE SPECIFICATIONS

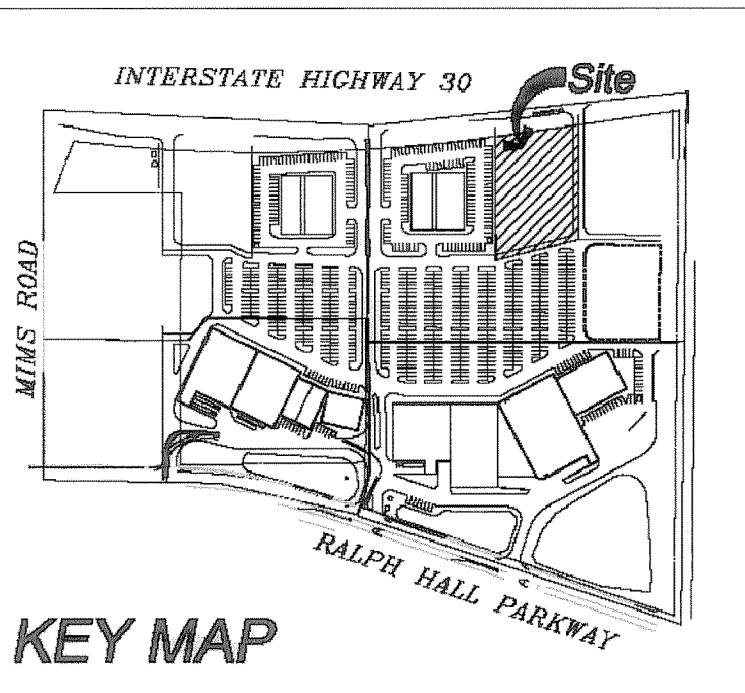
- THE CONTRACTOR SHALL SUBMIT IRRIGATION SYSTEM HEAD LAYOUT AND MATERIALS LIST TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- PLANS SHALL BE DRAWN TO THE SAME SCALE AS THE PLANS.
- CONTRACTOR SHALL PROVIDE AS-BUILT RECORD DRAWINGS OF THE COMPLETED IRRIGATION SYSTEM TO THE OWNER PRIOR TO FINAL PAYMENT.
- SQUARE HEAD SPACING OF HEADS SHALL NOT BE PERMITTED. CONTRACTOR SHALL USE TRIANGULAR HEAD SPACING IN ALL CASES.
- THE GENERAL CONTRACTOR SHALL PROVIDE THE ELECTRICAL TO 120 VOLT SITE TO THE ELECTRICAL CONTROLLER. IRRIGATION CONTRACTOR TO MAKE CONNECTIONS AS REQUIRED.
- THE GENERAL CONTRACTOR SHALL PROVIDE THE WATER CONNECTION SPECIFIED ON THE PLANS. THE IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION AND SIZE OF METER REQUIRED. IRRIGATION CONTRACTOR SHALL ATTACH TO THE METER AND BEGIN THE WORK.
- THE IRRIGATION CONTRACTOR SHALL SELECT THE PROPER ARCH AND RADIUS FOR EACH NOZZLE TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS SHOWN ON SITE.
- THE IRRIGATION SYSTEM SHALL CONFORM WITH ALL LOCAL CITY AND COUNTY CODES AND ORDINANCES.
- IRRIGATION CONTRACTOR SHALL VERIFY AND EXERCISE EXTREME CARE IN EXCAVATION AND WORKING NEAR EXISTING TREES, POWER LINE, ABOVE AND BELOW GROUND, EXISTING UTILITIES, AND OTHER UTILITY AREAS.
- IRRIGATION AND LANDSCAPE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES SERVICES ON SITE PRIOR TO BEGINNING WORK. IF ANY QUESTION AS TO LOCATION ARISES NOTIFY ARCHITECT AND OWNER.
- THE IRRIGATION SLEEVES REQUIRED ARE BY THE GENERAL CONTRACTOR AND ARE LOCATED ON THIS PLAN AND SHALL BE COORDINATED BY THE CONTRACTOR WITH THE CIVIL ENGINEERING PLANS.

IRRIGATION PERFORMANCE NOTES

- ALL EQUIPMENT REFERENCE TORO EQUIPMENT CATALOG UNLESS OTHERWISE INDICATED.
- LAWN SPRAY HEAD ARE 510C-4P INSTALLED PER DETAIL.
- SHRUB SPRAY HEADS ARE TORO 510C-12P INSTALLED AS PER DETAIL.
- ELECTRIC CONTROL VALVES SHALL BE TORO 510C-12P INSTALLED AS PER DETAIL. SHOWN SIZE VALVES AS SHOWN ON PLANS. VALVES SHALL BE INSTALLED IN VALVE BOXES LARGE ENOUGH TO PERMIT MANUAL OPERATION. REMOVAL OF SOLIDIFIED AND/OR VALVE COVER SHALL BE AT OWNERS RISK.
- QUICK COUPLER VALVES SHALL BE VOTER INSTALLED AS PER DETAIL. SHOWN. SUNG JOINTS SHALL BE CONSTRUCTED USING 3/4" SCH. 80 ELBOWS.
- CONTRACTOR SHALL SUPPLY OWNER WITH THREE (3) COUPLERS AND THREE (3) HOSE BUOYER ELBS.
- AUTOMATIC CONTROLLER SHALL BE INSTALLED AT LOCATION SHOWN. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX WITH FIVE FEET (5') OF CONTROLLER LOCATION BY OTHER TRADES.
- ALL 24 VOLT VALVE WIRING IS TO BE UP 14 SINGLE CONDUCTOR ALL WIRE SPLICES ARE TO BE PERMANENT AND WATERPROOF.
- SLEEVES SHALL BE INSTALLED BY GENERAL CONTRACTOR. SLEEVE MATERIAL SHALL BE SCH. 40, 6" SIZE AS INDICATED ON PLANS.
- TEN DAYS PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE. IF STATIC PRESSURE IS LESS THAN 50 PSI, DO NOT START WORK UNTIL NOTIFIED TO DO SO BY OWNER.
- ALL MAINLINE AND LATERAL PIPING SHALL HAVE A MINIMUM OF 12" OF COVER ALL FIRING UNDER PAVING SHALL HAVE A MINIMUM OF 18" OF COVER.
- THE IRRIGATION CONTRACTOR SHALL COORDINATE INSTALLATION OF THE SYSTEM WITH THE GENERAL CONTRACTOR SO THAT ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.



FRANCHISE UTILITY NOTES:
1. TXU ELECTRIC & GAS - ROGER KENNEDY (972) 396-6325
2. CO-BERVO, BRITT HOWARD (940) 270-6673
3. SOUTH-EASTERN BELL TELEPHONE
4. CABLE



ROOT BARRIERS AT UTILITIES AND PAVING EDGES

- NO TREE SHALL BE PLANTED WITHIN 8 FEET OF WATER LINES AND OR SEWER LINES.
- ROOT BARRIERS ARE REQUIRED ON ALL TREES WITHIN UTILITY EASEMENTS AND AT EDGE OF PAVING WITHIN 5 FEET.
- DEEP ROOT BARRIERS: 1-800-458-1668, NETALL, 108-48-2 PER SPECIFICATIONS FOR 16 FEET AT EACH TREE ON SIDE OF PAVING OR UTILITY, INCLUDE 4" DEEP BENCH OF 3/4" DRAIN GRAVEL ON OUT SIDE OF BARRIER, 36" WIDE TRENCH TO EXTEND 1" ABOVE GRADE.

MAINTENANCE NOTES

- IT SHALL BE UNLAWFUL FOR THE OWNER OR OCCUPANT OF PROPERTY ON WHICH A LANDSCAPE PLAN HAS BEEN APPROVED, PURSUANT TO CONSTRUCTION ACTIVITIES, TO REMOVE OR DESTROY ANY PLANTING MATERIAL, OR TO REMOVE OR DESTROY ANY PLANTING MATERIAL IN LIVING CONDITION, THE PLANTS AND TREES SHOWN ON THIS PLAN.
- REPLACEMENT OF PLANT MATERIALS IS REQUIRED IF DEAD OR IN POOR HEALTH.

PLANTING NOTES

- ALIGN TALL SHRUBS TO SIDES OF WINDOWS AND SIGNS.
- VINES TO BE ATTACHED TO COLUMNS AND BUILDINGS WITH TIE OR STAKES.
- ALL BEDS AT LAWN TO HAVE INSTALLED STEEL EDGING.
- FILL ALL BEDS WITH TOP SOIL FOR POSITIVE DRAINAGE.

PLANTING AT UTILITIES

- ALL ABOVE GROUND UTILITY FEATURES TO BE SCREENED.
- REVIEW GUIDELINES FOR LOCATION OF ALL UNDERGROUND UTILITIES. THESE WILL BE LOCATED TO SCREEN UTILITIES FROM THE STREET.

BUILDING LIGHTING

- LANDSCAPE CONTRACTOR TO COORDINATE WITH THE ELECTRICIAN FOR ALL LOCATIONS OF OUTDOOR BUILDING LIGHTING BY GENERAL CONTRACTOR.

LANDSCAPE IRRIGATION WARRANTY

- LANDSCAPE CONTRACTOR SHALL WARRANT ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM TIME OF FINAL ACCEPTANCE AND PAYMENT OF THE COMPLETED WORK.
- IRRIGATION SYSTEM SHALL BE WARRANTED FOR ONE YEAR PARTS AND LABOR FOR NEW ITEMS.

IRRIGATION SYSTEM REQUIREMENTS

- THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE.
- ALL HEADS TRIANGULARLY SPACED.
- IRRIGATION CONTROLLER LOCATED PER PLAN.
- SLEEVING IS BY GENERAL CONTRACTOR.

