G	ENERAL LANDSCAPE NOTES		ANDSCAPE ARCHITECT NO
1.	THE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND THE MOST CURRENT EDITION OF THE APPLICABLE AND/OR REGIONAL STANDARDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF THESE STANDA SPECIFICATIONS AND DRAWINGS, AS WELL AS ALL OTHER STANDARDS AND SPECIFICATIONS WHICH MAY BE NECESSAR COMPLETE AND ACCURATELY INTERPRET THESE PLANS.	RDS,	THE TERM "LANDSCAPE ARCHITECT" USE THESE PLANS AND IS IN RESPONSIBLE CH HEREIN SHALL MEAN ANY GENERAL CON APPROVAL ON THESE PLANS DOES NOT (
2.	ALL QUANTITIES LISTED IN THE LANDSCAPE SCHEDULE ARE FOR THE CONVENIENCE OF THE CONTRACTOR. IN THE CASE OF DISCREPANCIES, PLANS SHALL OVERRIDE THE LANDSCAPE AND BID SCHEDULE QUANTITIES. CONTRACTOR SHALL VE QUANTITIES SHOWN ON THE PLANS AND BASE THEIR BID ACCORDINGLY.	.,	. THE LANDSCAPE ARCHITECT WILL NOT REGULATIONS. THE CONTRACTOR SHALL RESPONSIBLE FOR SAME AND COMPLYIN
3.	RESPONSIBILITY FOR ESTABLISHING SUBGRADES IS NOT INCLUDED IN THIS WORK. INSPECT SUBGRADES PRIOR COMMENCING WORK TO CONFIRM SUBGRADE DEPTHS AND GRADES. ADVISE LANDSCAPE ARCHITECT OF DISCREPANCIES DRAWINGS OR SPECIFICATIONS. ALL PLANTING AREAS SHALL BE LEFT FREE OF CONSTRUCTION DEBRIS AND/OR TOXIC MATE AND GRADED TO A LEVEL TO PERMIT LANDSCAPE CONSTRUCTION. TRENCHES OR OTHER FILLED EXCAVATIONS SHALL	WITH RIAL	AND REGULATIONS. THE CONTRACTOR JOBSITE CONDITIONS AND SAFETY OF PROJECT. THIS REQUIREMENT SHALL APP
4.	COMPACTED PRIOR TO LANDSCAPE INSTALLATION. SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS WII CONSIDERED INCIDENTAL WORK.		THE LANDSCAPE ARCHITECT SHALL HAN CONSTRUCTION, TECHNIQUES, EQUIPME PRACTICES, NOR SHALL THE LANDSCAP
5.	ALL LANDSCAPE AREAS SHALL BE UNIFORMLY GRADED SO THAT FINISHED SURFACES CONFORM TO THE TYPICAL SECTIONS PROPOSED GRADES SHOWN. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, AND FREE FROM IRREG SURFACE DRAINAGE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE FINISH GRADE AND S BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS.	JLAR 4	WORK OF ANY CONTRACTOR. . THE CONTRACTOR SHALL DEFEND, INDI EMPLOYEES, HARMLESS FROM ANY AND LIABILITY WHATSOEVER, REAL OR ALLE
6.	AFTER ROUGH GRADING HAS OCCURRED, CONTRACTOR SHALL OBTAIN AN AGRONOMIC SOILS REPORT AND SUBMI LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO AMENDMENTS AND/OR PLANTING. CONTRACTOR SHALL A RECOMMENDATIONS UNLESS OTHERWISE NOTED BY LANDSCAPE ARCHITECT.		PERFORMANCE OF WORK ON THIS PROJE THE LANDSCAPE ARCHITECT.
7.	BACKFILL MIX SHALL BE PLACED IN 6" LIFTS AND TAMPED INTO PLACE AROUND THE PLANT. NO TRANSPLANTING SHALL BE I WHEN SOIL IS EXCESSIVELY WET. DO NOT COUNTERSINK AROUND CACTI OR SUCCULENTS. PROVIDE POSITIVE DRAINAGE A FROM PLANT.	ONE	IF THERE ARE ANY QUESTIONS REGAR LANDSCAPE ARCHITECT AND THE OWNER
8.	ALL SHRUBS AND ACCENTS A MINIMUM OF 24", AND ALL GROUNDCOVERS 18" FROM EDGE OF CURBS, WALKS, WALLS, PADS, UNLESS DIRECTED OTHERWISE BY THE LANDSCAPE ARCHITECT.		. THE CONTRACTOR SHALL TAKE THE NE THAT RESULT FROM CONTRACTOR OF COMPLETED AND ACCEPTED FOR MAINTE
9.	EXCAVATE PITS, AS SHOWN ON DRAWINGS AND DETAILS. LOOSEN HARD SUBSOIL IN BOTTOM OF PIT. TEST DRAINAGE OF T SHRUB AND PLANT PITS BY FILLING WITH WATER TWICE IN SUCCESSION. THE RETENTION OF WATER IN PLANTING PITS FOR M THAN TWENTY-FOUR (24) HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. SUBM	IORE	. THE CONTRACTOR SHALL NOTIFY ALL L COORDINATE WORK WITH UTILITY COMPA
	WRITING A PROPOSAL FOR THE CORRECTION TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PROCEEDING WORK.	WITH 8	THE EXISTENCE AND LOCATION OF UND FROM A SEARCH OF READILY AVAILABLE
	IF ROCK, UNDERGROUND CONSTRUCTION, ADVERSE DRAINAGE CONDITIONS, OR OTHER OBSTRUCTIONS ARE ENCOUNTER EXCAVATION FOR PLANTING OF ANY PLANT MATERIAL, NOTIFY THE OWNER'S REPRESENTATIVE. NEW LOCATIONS MA SELECTED BY THE OWNER'S REPRESENTATIVE, OR INSTRUCTIONS MAY BE ISSUED TO DIRECT REMOVAL OF OBSTRUC PROCEED WITH WORK ONLY AFTER APPROVAL OF THE OWNER'S REPRESENTATIVE.	y βe Γιον.	OF SAID UTILITY INFORMATION. THE COUTILITY LINES SHOWN HEREON AND ANY CAUSED BY THE CONTRACTOR SHALL BEXPENSE OF THE CONTRACTOR.
( 11.	DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILAE FROM AT LEAST FIVE SOURCES TO THE OWNER'S REPRESENTATIVE, TOGETHER WITH PROPOSAL FOR USE OF EQUIVA MATERIAL FOR FINAL APPROVAL.		. THE LOCATION, ELEVATIONS, SIZE, TYPE INDICATED ON THESE PLANS SHALL BE PRIOR TO CONSTRUCTION OF NEW WO
$\geq$	ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK STAND, UNLESS OTHERWISE NOTED.	4	WRITING IF ANY DISCREPANCIES OR CON . THE CONTRACTOR SHALL MAKE EXPLOR
13.	. LAY OUT INDIVIDUAL TREE AND PLANT LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS, STAKE LOCATIONS AND OU AREAS AND SECURE THE OWNER'S REPRESENTATIVE'S ACCEPTANCE BEFORE START OF PLANTING WORK. MAKE M ADJUSTMENTS AS DIRECTED.		SUFFICIENTLY AHEAD OF CONSTRUCTION ACTUAL LOCATION, SIZE, TYPE, OR COND
	ALL SHRUBS SHALL HAVE A FULL HEAD THAT COVERS THE CAN DIAMETER (CAN FULL) AND A MINIMUM OF THE STEMS/BRANCHES.	·	1. THE CONTRACTOR SHALL BE RESPON REPLACEMENT TO THE SATISFACTION OF
	FINISH GRADE FOR PLANTED AREAS SHALL BE 1" BELOW ALL CURBS, WALKS AND PAVING WITH SMOOTH EVEN LINES AT EI OF STRUCTURES.	OGES 12	2. SHOULD CONFLICTING INFORMATION BE IN WRITING IMMEDIATELY BEFORE PROCE
	<ul> <li>FINISH LANDSCAPE GRADES SHALL SLOPE AT A 2% GRADE AWAY FROM CURBS, WALKS, AND WALLS.</li> <li>ALL LANDSCAPE AREAS SHALL RECEIVE A 3" DEPTH OF MULCH, UNLESS OTHERWISE NOTED ON THESE PLANS. TREES TO HA</li> <li>6' DIAMETER RING AROUND TRUNK FREE OF MULCH. MULCH SHALL EXTEND UNDER ALL SHRUBS AND PLANTS. A</li> <li>PRE-EMERGENT HERBICIDE PRIOR TO AND AFTER MULCH INSTALLATION.</li> </ul>	VE A	3. ANYTHING MENTIONED IN THE SPECIFICA AND NOT MENTIONED IN THE SPECIFICAT
18.	PROVIDE SUBMITTALS OF PROPOSED MULCH SHOWING COLOR, GRADATION SIZE RANGE AND TEXTURE INCLUDING PROPOSION SOURCE. PROVIDE 1/2 CUBIC FOOT SAMPLE OF EACH.	OSED	NOTE: UNLESS OTHERWISE IDENTIFIED ON THE
(19.	NO JOB WILL BE CONSIDERED COMPLETE UNTIL ALL CURBS, PAVEMENT AND SIDEWALKS HAVE BEEN SWEPT CLEAN OF ALL AND DEBRIS ACCORDING TO PLANS.	DIRT	ALL EXISTING PLANT MATERIAL W CONSTRUCTION. EXISTING PLANT SALVAGED/REINSTALLED AND/OR NEWL NEAR ITS ORIGINAL LOCATION AS POSS
20.	. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY PERMITS REQUIRED. (SEE THE CITY GEN CONDITIONS)	ERAL	MUST BE APPROVED BY THE CLIENT C CONTRACTOR SHALL ENSURE THAT IMPACTED BY THESE IMPROVEMENTS
21.	ALL CONSTRUCTION ROADS AND COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION THAT ARE WITHIN THE LANDS AREAS SHALL BE SCARIFIED AND LOOSENED TO A DEPTH OF 12" PRIOR TO LANDSCAPE AND IRRIGATION WORK BEGINNING	CAPE	WARRANTY THAT GUARANTEES ALL PL YEAR FROM DATE OF FINAL ACCEPTANC
22.	. PLANTINGS WITHIN THE SIGHT VISIBILITY TRIANGLE LINE SHALL BE MAINTAINED SO THAT NO LIMBS HANG LOWER THAN SEVE FEET AND SHRUBS OR OTHER PLANTS PLANTED WITHIN THE SIGHT VISIBILITY TRIANGLE LINE SHALL BE NO TALLER THAN TW FEET AT FULL GROWTH.		
<u>S</u>	ITE PREPARATION NOTES		
1.	PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MEET THE OWNER OR OWNER'S REPRESENTATIVE AND IDENTIFY TREES WHICH ARE TO BE PROTECTED AS WELL AS THOSE WHICH ARE TO BE REMOVED. <u>DO NOT PROCEED</u> WITHOUT A CLEAR UNDERSTANDING OF EXISTING CONDITIONS TO BE PRESERVED.		
2.	TREES TO REMAIN SHALL BE PROTECTED BY THE INSTALLATION OF FENCING AT THE DRIPLINE OF THE TREE CANOPY OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. FENCING SHALL BE INSTALLED PRIOR TO CONSTRUCTION. FENCING SHALL BE SUFFICIENT TO PREVENT CONSTRUCTION EQUIPMENT FROM COMPACTING SOIL AT THE ROOT ZONE AND DAMAGING TRUNKS AND/OR BRANCHES.		
3.	IF, IN ORDER TO PERFORM EXCAVATION WORK, IT BECOMES NECESSARY TO CUT ROOTS OF PLANTS TO BE SAVED, SUCH ROOTS SHOULD BE CUT NEATLY, COVERED WITH BURLAP AND KEPT MOIST UNTIL ROOTS ARE BACK FILLED.		
4.	TREE REMOVAL SHALL INCLUDE THE FILLING, CUTTING, GRUBBING OUT OF ENTIRE ROOTBALLS AND SATISFACTORY OFF-SITE DISPOSAL OF TREES, SHRUBS, STUMPS, VEGETATIVE AND EXTRANEOUS DEBRIS PRODUCED BY THE REMOVAL OPERATIONS.		
5.	CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE INSIDE AND OUTSIDE THE PROPERTY LINE DUE TO HIS OR HER CONTRACT OPERATIONS.		
6.	ALL REFUSE, DEBRIS, UNSUITABLE MATERIALS AND MISCELLANEOUS MATERIALS TO BE REMOVED SHALL CONCRETE — BE LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR.		
7.	CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES IN THE SITE SURVEY TO THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK.		TO LAYING MULCH
		ייחאם	
		DAKK	MULCH

## $\sim$ $\sim$ PLANT SCHEDLIE ARCHITECT NOTES

ESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES.

NTRACTOR.

SHALL DEFEND, INDEMNIFY, AND HOLD THE LANDSCAPE ARCHITECT AND OWNER, THEIR AGENTS AND ILESS FROM ANY AND ALL CLAIMS, DEMANDS, JUDGMENTS, LOSS, DAMAGES, COSTS, EXPENSES, FEES OR EVER, REAL OR ALLEGED, IN CONNECTION WITH, IN WHOLE OR IN PART, DIRECTLY OR INDIRECTLY, THE WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR RCHITECT.

ITECT AND THE OWNER, AN INTERPRETATION BEFORE DOING ANY RELATED OR IMPACTED WORK.

K WITH UTILITY COMPANY REPRESENTATIVES.

CONTRACTOR.

SCREPANCIES OR CONFLICTING INFORMATION IS FOUND.

SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES AS NEEDED, I, SIZE, TYPE, OR CONDITION OF EXISTING FACILITIES DIFFERING FROM WHAT IS SHOWN ON THESE PLANS.

R SHALL BE RESPONSIBLE FOR REMOVAL OF ANY DAMAGE TO THE EXISTING IMPROVEMENTS AND THE SATISFACTION OF THE OWNER.

ING INFORMATION BE FOUND ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IATELY BEFORE PROCEEDING WITH THE WORK IN QUESTION.

INED IN THE SPECIFICATIONS, IF ANY, AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS IED IN THE SPECIFICATIONS, SHALL BE OF LIKE EFFECT AS IF SHOWN OR MENTIONED IN BOTH.

ISE IDENTIFIED ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANT MATERIAL WHICH IS IMPACTED BY THE PROPOSED PROJECT EXISTING PLANT MATERIAL SHALL BE ADJUSTED, RELOCATED, TALLED AND/OR NEWLY FURNISHED AND INSTALLED IN LIKE SIZE AND KIND AS AL LOCATION AS POSSIBLE. NEW LOCATION(S) OF IMPACTED PLANT MATERIAL VED BY THE CLIENT OR CLIENT'S REPRESENTATIVE PRIOR TO INSTALLATION HALL ENSURE THAT ANY ADJACENT LANDSCAPING OR PLANT MATERIAL HESE IMPROVEMENTS IS HEALTHY, DISEASE-FREE AND SHALL PROVIDE A GUARANTEES ALL PLANT MATERIAL REPLACED AND/OR IMPACTED FOR ONE E OF FINAL ACCEPTANCE OF THE CONTRACT.

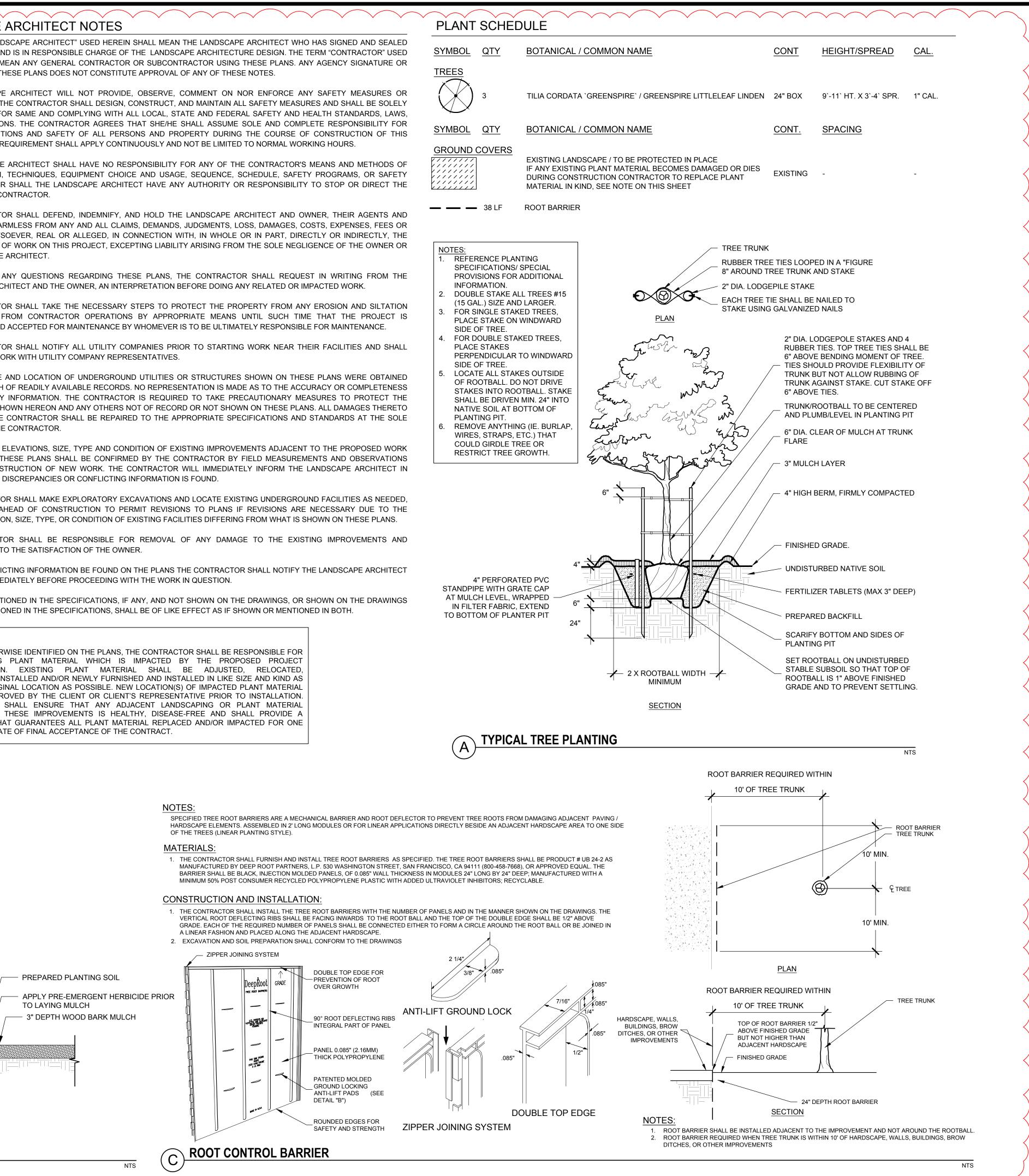
SPECIFIED TREE ROOT BARRIERS ARE A MECHANICAL BARRIER AND ROOT DEFLECTOR TO PREVENT TREE ROOTS FROM DAMAGING ADJACENT PAVING / OF THE TREES (LINEAR PLANTING STYLE).

MANUFACTURED BY DEEP ROOT PARTNERS, L.P. 530 WASHINGTON STREET, SAN FRANCISCO, CA 94111 (800-458-7668), OR APPROVED EQUAL. THE BARRIER SHALL BE BLACK, INJECTION MOLDED PANELS, OF 0.085" WALL THICKNESS IN MODULES 24" LONG BY 24" DEEP; MANUFACTURED WITH A MINIMUM 50% POST CONSUMER RECYCLED POLYPROPYLENE PLASTIC WITH ADDED ULTRAVIOLET INHIBITORS; RECYCLABLE.

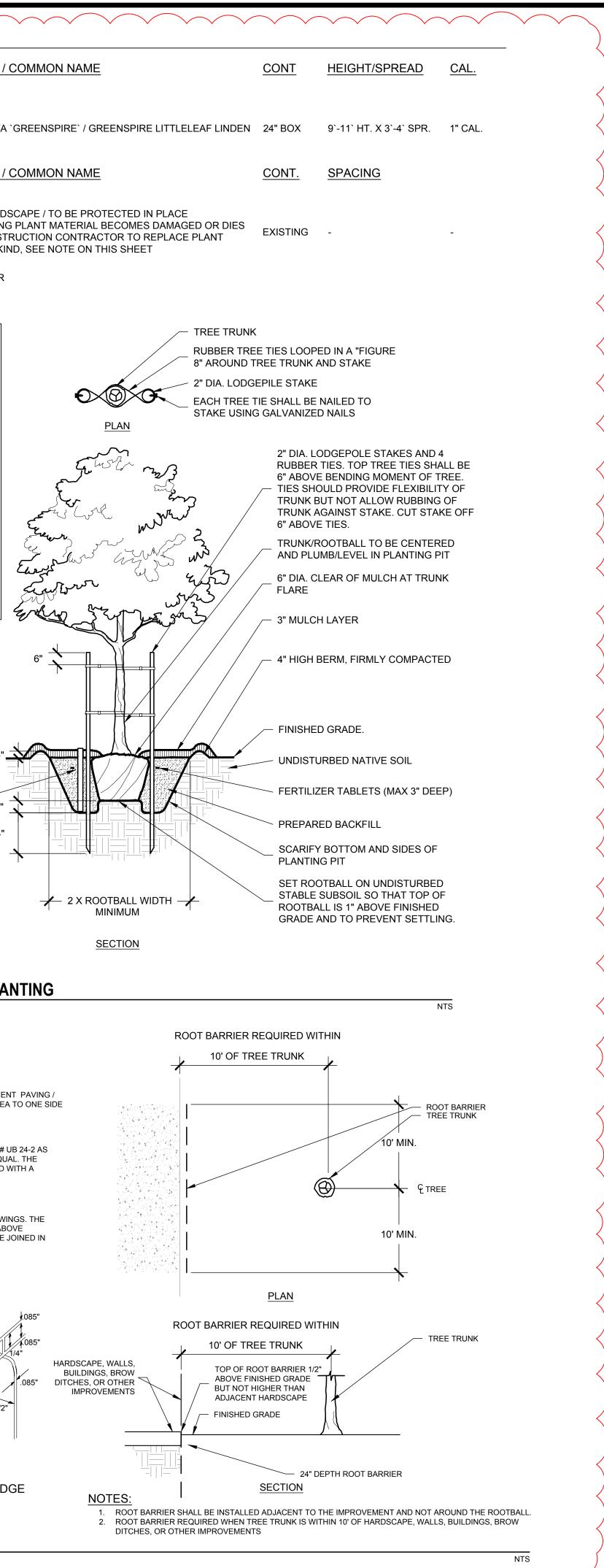
## CONSTRUCTION AND INSTALLATION:

VERTICAL ROOT DEFLECTING RIBS SHALL BE FACING INWARDS TO THE ROOT BALL AND THE TOP OF THE DOUBLE EDGE SHALL BE 1/2" ABOVE

- ZIPPER JOINING SYSTEM



FLANT SCHEL	JOLL
SYMBOL QTY	BOTANICAL / COMMON NAME
TREES 3	TILIA CORDATA `GREENSPIRE` / GRE
SYMBOL QTY	BOTANICAL / COMMON NAME
GROUND COVERS	EXISTING LANDSCAPE / TO BE PROT IF ANY EXISTING PLANT MATERIAL B DURING CONSTRUCTION CONTRACT MATERIAL IN KIND, SEE NOTE ON TH





	Kimley » Ho	© 2023 KIMLEY-HORN AND ASSOCIATES, INC.	401 B STREET, SUITE 600, SAN DIEGO, CA 92101 PHONE: 619-234-9411	WWW.KIMLEY-HORN.COM	
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LANDSCAPE NOTES AND DETAILS