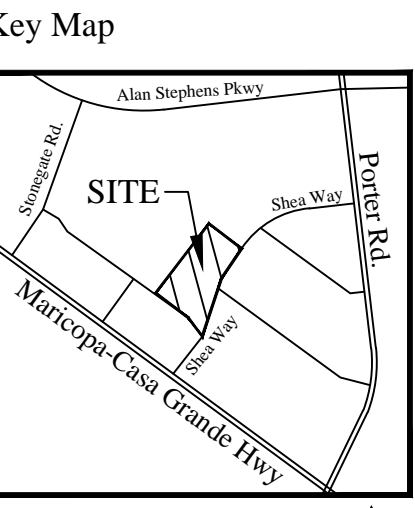


- Landscape areas are defined as all non paved areas disturbed by construction. Slight variations may exist between actual site conditions and drawings. Contractor shall adjust planting layout as required to maintain plant quantities and design intent. For areas over 100 s.f. contact landscape architect for revision to plant layout.
- The contractor shall not substitute any plant (in species, variety, or patent) for any plant that is specified in the legend. If availability is a problem, the contractor shall contact the Owner and the landscape architect to discuss acceptable options.
- Coordinate all necessary excavation areas with owner's representative.
- Landscape contractor is responsible for all landscape sleeving. Coordinate installation with general contractor. Verify any existing sleeves installed by other contractors.
- Irrigation and electrical sleeves to be Schedule 40 PVC. All sleeves to extend 6" beyond concrete structures and curbs. Allow at least 4" - 6" from end of sleeves to first fitting on irrigation lines. All sleeves to be 24" below grade and/or as per project details.
- Common sleeves may be used for lateral lines and mainlines. Contractor is responsible for adequate size sleeve so all pipes move freely within the sleeve. Contractor to 'As Built' all sleeve sizes and locations.
- Mark back of curbs at sleeve locations by notching the concrete with 3/8" "V" notch.
- Finished grade(s) noted on the landscape plan to be field verified/approved and modified as per architectural civil drawings.
- Granular top dressing shall extend under shrubs and be raked uniformly along curbs, sidewalks and walls at a consistent depth as specified.
- Landscape contractor to contact the owner's representative before each application of pre-emergent for verification. Minimum 2 applications are required, one just before spreading d.g. and one after D.G. has been fine raked and leveled. Applications shall be thoroughly watered in and prior to applying D.G.
- Retention basins shall be constructed solely from the approved civil plans. Any alteration of the approved design (additional fill, boulders, etc.) shall require additional final plans, staff review and approval.
- Refer to specifications for additional requirements not shown on drawings.
- The Landscape Contractor shall be responsible for the proper care and handling of trees and plants for delivery and placement in planting pit. Trees that are dropped from trucks or dropped into pits shall be rejected for replacement by the landscape contractor. If rootballs fall apart during the planting operation the plant shall not be planted. New plant materials shall be provided to replace those that rootballs fall apart.
- Plant containers shall be cut to remove rootballs that are tight in the container. The contractor shall not remove the plant from the container by the trunk. Rootbound plants and trees shall not be planted unless proper modifications can be made to the rootball.
- The Landscape Contractor shall warrant the trees and shrubs for one year from the date they are planted.



LANDSCAPE LEGEND				
	SYMBOL	NAME	SIZE	QTY.
TREES		Chilopsis linearis DESERT WILLOW	15 Gallon	3
		Ulmus parvifolia EVERGREEN ELM	15 Gallon	8
		Pistacia 'Red Push' RED PUSH PISTACHE	24" Box	17
SHRUBS		Caesalpinia mexicana EVERGREEN BIRD OF PARADISE	5 Gallon	6
		Caesalpinia pulcherrima RED BIRD OF PARADISE	5 Gallon	48
ACCENTS		Hesperaloe funifera GIANT HESPERALOE	15 Gallon	6
GROUNDCOVER		Lantana X 'New Gold' NEW GOLD LANTANA	5 Gallon	92
		Lantana camara 'Dallas Red' DALLAS RED LANTANA	5 Gallon	102
MATERIALS		Decomposed Granite 3/4" Screened Desert Brown or Mountain Vista Brown 2" Depth in all landscape areas		

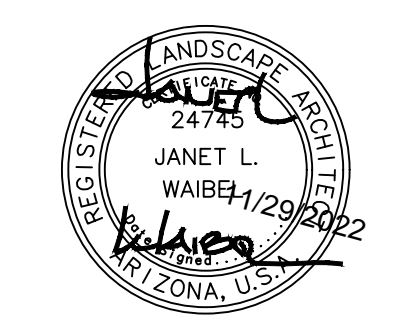
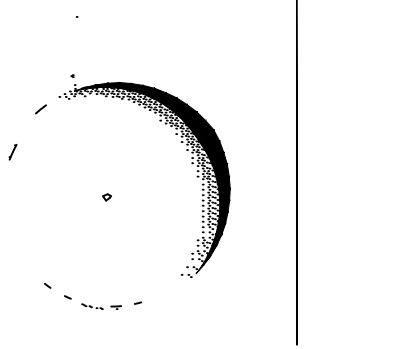
Revisions

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**LANDSCAPE CONCEPT PLAN**

Landscape Concept

