

LANDSCAPE NOTES

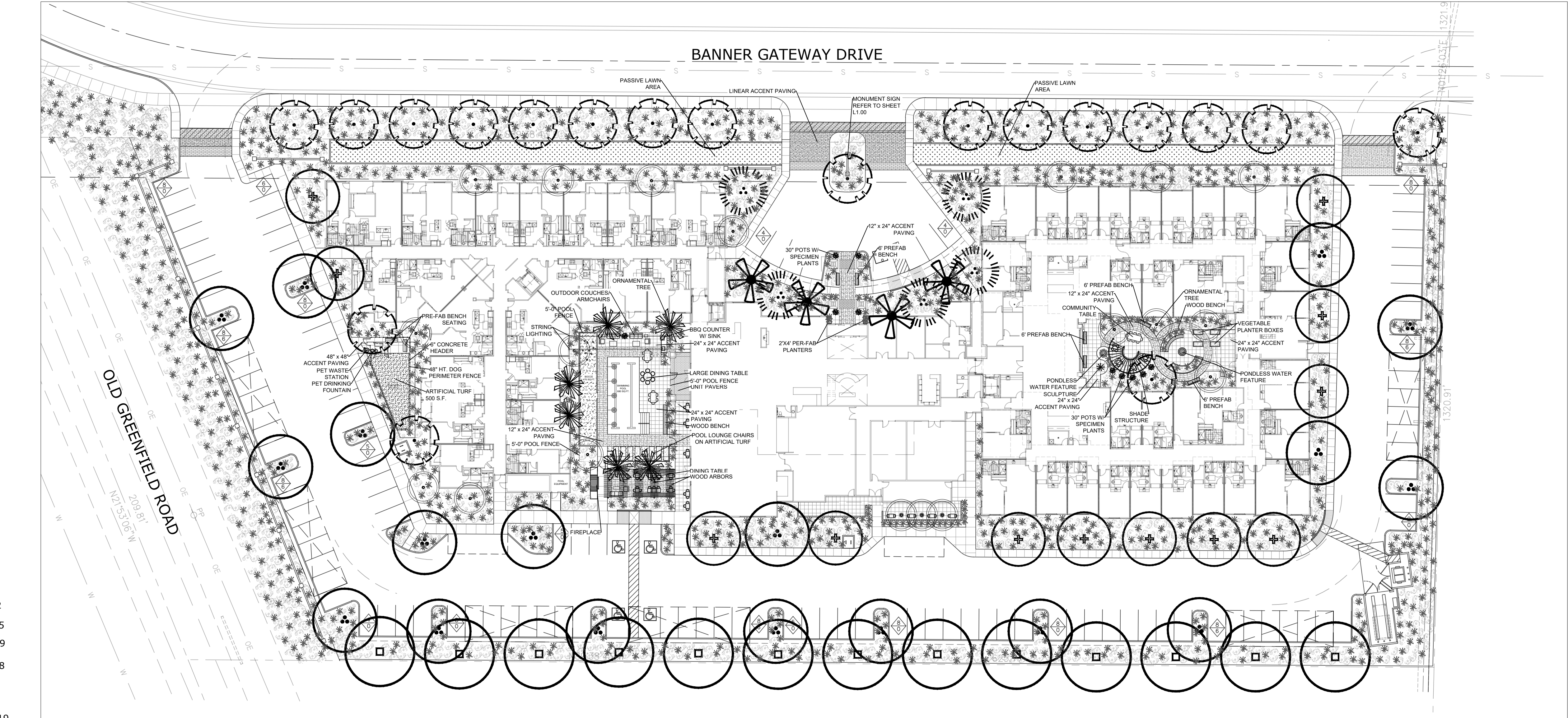
- All finished grades to be approved by the landscape architect prior to the installation of any plant material.
- Plant material to be approved by the landscape architect prior to installation.
- All tree locations to be staked by the landscape contractor and approved by the landscape architect prior to any holes being dug.
- The contractor is to provide a 2 lb sample of the proposed decomposed granite for review and approval by the landscape architect and owner. The contractor shall provide 100% coverage of non-paved areas within the limits of construction.
- For all tree planting that encounters hardpan/caliche provide separate unit price to install trees with an auger.
- It is the responsibility of the landscape contractor to inform the landscape architect of any plant material concerns based on the planting season (e.g. summer vs winter). Should the landscape contractor have any concerns about plant material due to heat or frost exposure, the installer shall request a substitution or delay in planting. Once planted, all plant material is subject to specified warranties.
- All palm and deciduous trees to be unconditionally guaranteed for one year after installation. All other plants shall be guaranteed for a minimum period of 90 days from the date of final approval by the city/owner. Any plant materials not approved by city/owner prior to October 1 of the calendar year in which they are installed shall be further guaranteed until may 20th of the following calendar year.
- Trees, shrubs, vines, groundcovers and turf which have to be replaced under the terms of the guarantee shall be guaranteed for an additional 90 days from the date of replacement.
- The landscape contractor shall be responsible for providing all finished grades and for maintaining positive drainage away from all buildings during the finish grading process. All slopes not to exceed 4:1 in landscape areas.
- The landscape contractor shall verify berm and retention basin locations shown on these plans with those on the civil engineering plans. Should a discrepancy exist between the plans, Studio Sprawl should be notified immediately.
- Under no circumstance shall any tree be planted within 6' of any building without the express written approval of the landscape architect.
- Trees and shrubs shall be placed a minimum of 6' from public accessways, utility cabinets and fire hydrants.
- Shrubs must be at maturity, 6' from the rear of a fire hydrant. No material other than groundcovers may be placed between a fire hydrant and the street or roadway or 6' on either side. Field verify all hydrant location with the civil engineering plans.
- All site improvements, including landscape and site clean up must be completed prior to final approval or certificate of occupancy.
- Trees adjacent to pedestrian walkways should have minimum canopy clearance of 6'8".

PLANT LEGEND

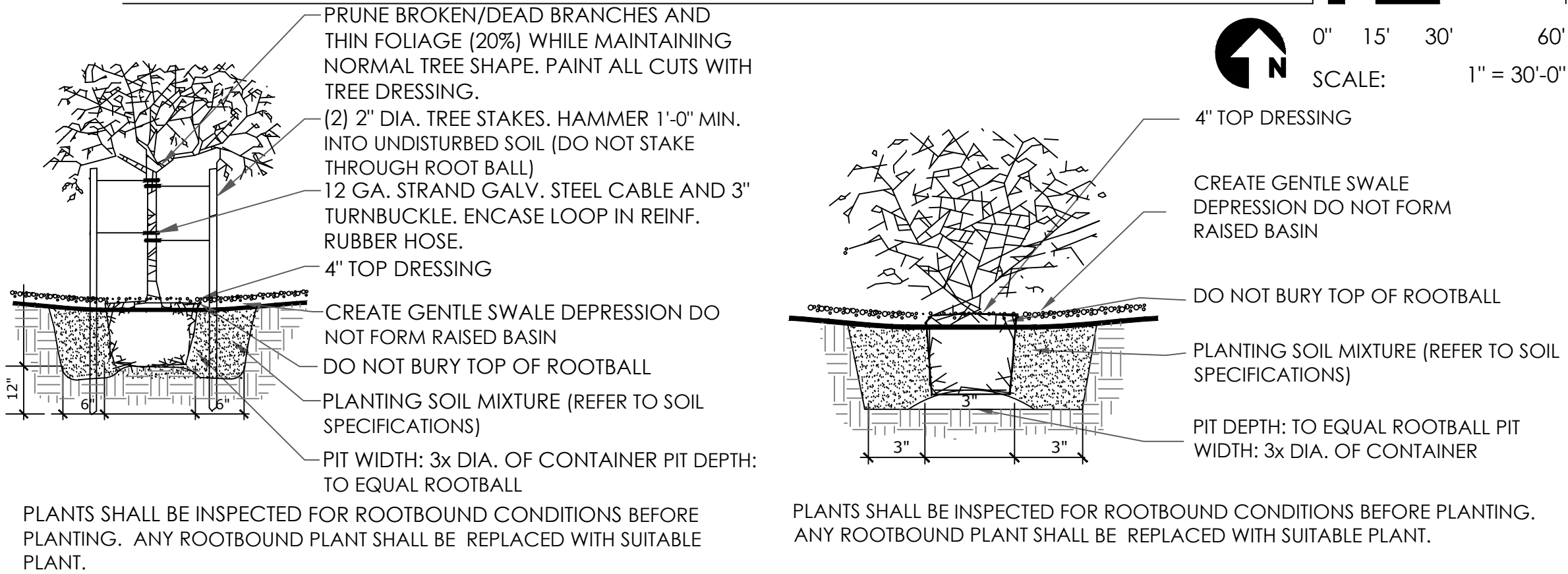
TREES	SIZE
ACACIA STENOPHYLLA	2" CAL./24"BOX/12
SHOESTRING ACACIA	
OLEA EUROPAEA 'SWAN HILL'	2" CAL./48"BOX/ 05
SWAN HILL OLIVE	
CERCIDIUM HYBRID "AZT"	2" CAL./36"BOX/ 19
THORNLESS PALO BREA/MULTI	
PROSOPIS THORNLESS HYBRID 'AZT'	2" CAL./48"BOX/ 18
AZT THRLSS. HYB. MESQ./MULTI	
DALBERGIA SISSOO	2" CAL./24"BOX/13
SISSOO TREE	
CAESALPINIA CACALACO	2" CAL./ 15 GAL./ 19
CASCALOTE TREE/MULTI	
PHOENIX DACTYLIFERA	18" TALL/ 04
DATE PALM	
WASHINGTONIA ROBUSTA	18" TALL/06
MEXICAN FAN PALM	

SHRUBS	SIZE
CAESALPINIA SPP.	5 GAL./00
BIRD OF PARADISE	
CALLIANDRA ERIOPHYLLA	5 GAL./00
PINK FAIRY DUSTER	
BOUGAINVILLE- TORCH GLOW	5 GAL./00
TORCH GLOW BOUGAINVILLEA	
EREMOPHYLLA "VALENTINE"	5 GAL./00
VALENTINE EMU BUSH	
JUSTICIA SPICIGERA	5 GAL./00
MEXICAN HONEYSUCKLE	
VAUQUELINIA CALIFORNICA	5 GAL./00
ARIZONA ROSEWOOD	
ASCLEPIAS SUBULATA	5 GAL./00
DESERT MILKWEED	
RUELLIA BRITTONIANA	5 GAL./00
BRITTON'S RUELLIA	
PENSTEMON PARRYI	1 GAL./00
PARRYIS PENSTEMON	
TECOMA STANS	5 GAL./00
ARIZONA YELLOW BELLS	
SOPHORA SECUNDFLORA	15 GAL./00
TEXAS MOUNTAIN LAUREL	
PEDILANTHIS MACROCARPA	5 GAL./00
SLIPPER FLOWER	
DODONAEA VISCOSA	5 GAL./00
HOPBUSH	
LEOCOPHYLLUM FRUTESCENS	5 GAL./00
TEXAS RANGER	
NANDINA DOMESTICA	5 GAL./00
HEAVENLY BAMBOO	
PITTISPORUM WHEELERI	5 GAL./00
WHEELER'S DWARF MOCK ORANGE	

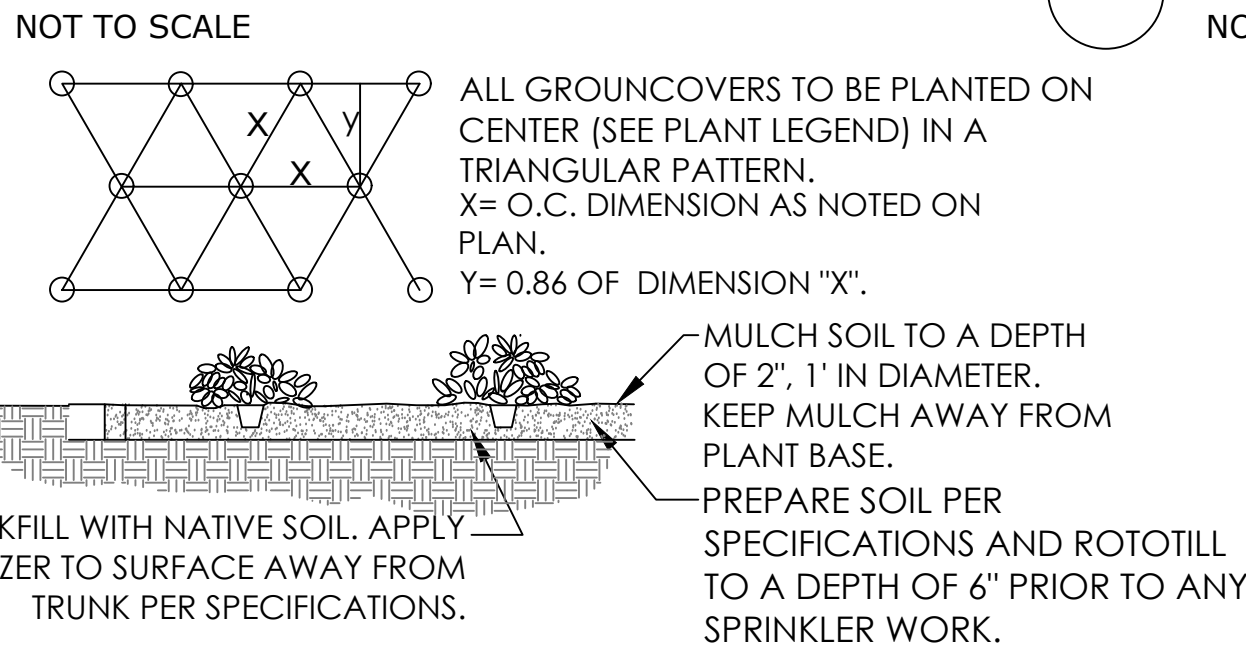
GROUND COVERS/VINES	SIZE/QTY
LANTANA 'NEW GOLD'	1 GAL./00
NEW GOLD LANTANA	
WEDELIA TRILOBATA	1 GAL./00
YELLOW DOT	
VERBENA PERUVIAN	1 GAL./00
PERUVIAN VERBENA	
LANTANA M.	1 GAL./00
TRAILING LANTANA- PURPLE	
ROSMARINUS O. PROSTRATUS	1 GAL./00
CREEPING ROSMARY	



PRELIMINARY LANDSCAPE PLAN



TREE PLANTING (AT-GRADE)



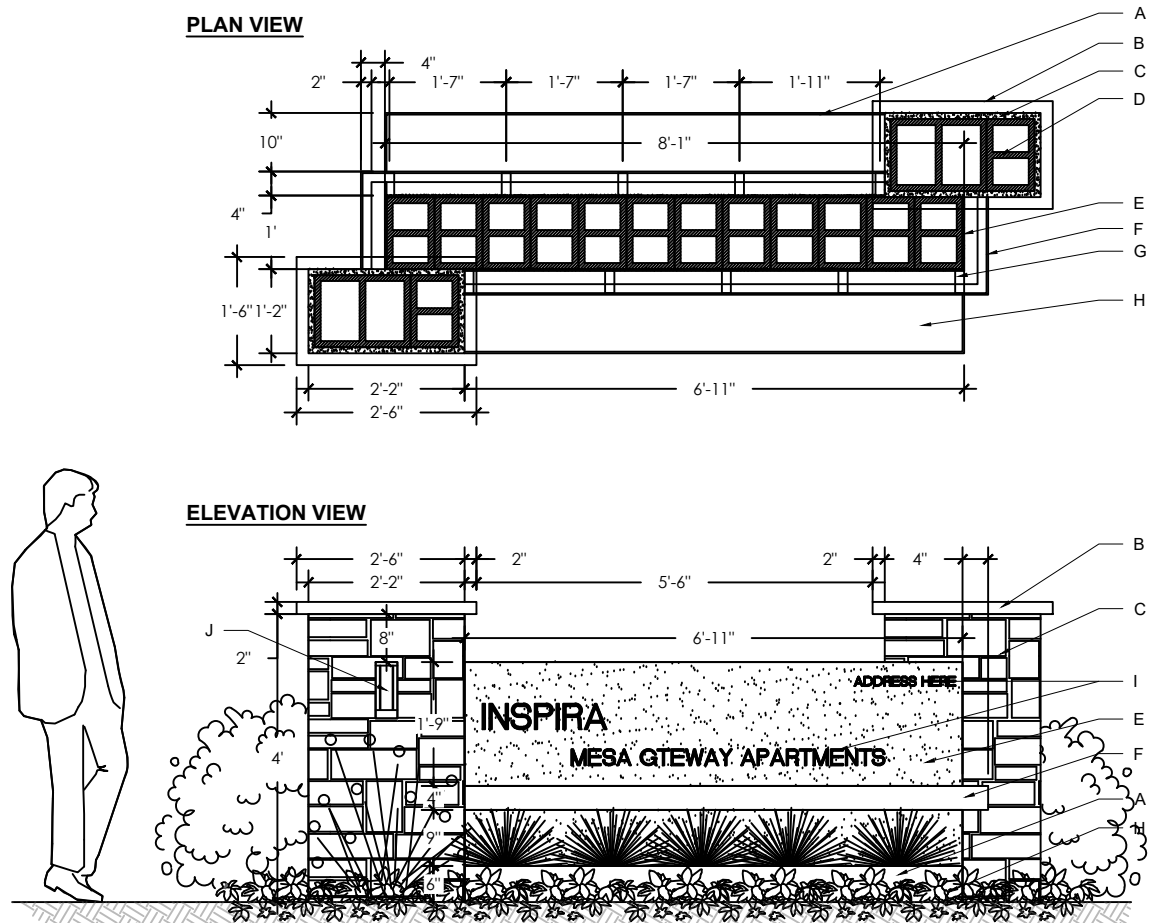
GROUND COVER PLANTING (AT-GRADE)

NOT TO SCALE

ACCENTS	SIZE
MUEHLBERGIA CAPILLARIS	5 GAL./00
REGAL MIST GRASS	
FOUQUIERA SPLENDENS	8' TALL./00
OCOTILLO	
HESPERALOE PARVIFLORA	5 GAL./00
RED YUCCA	
AGAVE DESMETTIANA	15 GAL./00
SMOOTH AGAVE	
CARNEGIA GIGANTEA	6' TALL - 1 ARM
SAGUARO CACTUS	MIN./00
OPUNTIA BASILARIS	5 GAL./00
BEAVERTAIL CACTUS	
ECHINOCACTUS GRUSONII	5 GAL./00
GOLDEN BARREL CACTUS	

MATERIALS	SIZE/QTY
Cynodon dactylon	Sod / 4,890 sq.ft.
Common Bermuda	(2 lbs per 1,000 sf, seed)
500 sq.ft. ARTIFICIAL TURF	by: Synthetic Grass Warehouse
DIAMOND PRO SPRING SERIES - LIME	@: www.syntheticgrasswarehouse.com - ph: 1(800). 730.2675
1/2" SCREENED GRANDE ROSE DECOMPOSED	
GRANITE 2" THICK IN ALL NON-TURF AREAS	

NOTE: ALL TRANSFORMER BOXES, METER PANELS, AND ELECTRIC EQUIPMENT, BACK-FLOW DEVICES AND ANY OTHER UTILITY EQUIPMENT, NOT ABLE TO BE SCREENED BY LANDSCAPING OR WALLS SHALL BE PAINTED TO MATCH THE BUILDING COLOR. SECTION 35-1902 (8) (e) 14, ZONING CODE.



MONUMENT SIGN
SCALE: 3/8" = 1'-0"

rev:	
