

1. PRIOR TO COMMENCEMENT OF ANY WORK, THE LANDSCAPE CONTRACTOR (ALSO MAYBE THE IRRIGATION CONTRACTOR), SHALL VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES, FOOTINGS, PIPING, CONDUITS, ETC. THAT MAY BE EFFECTED BY HIS WORK AND HE SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF HIS LANDSCAPE INSTALLATION.

2. THE CONTRACTOR HAS THE RESPONSIBILITY OF VERIFYING ALL GRADES, ELEVATIONS, DIMENSIONS, MEASUREMENTS, CORNER, CURBS AND ANGLES FOR WORK TO BE PERFORMED WITHIN THIS CONTRACT.

3. THE CONTRACTOR SHALL INSPECT THE SITE IN ORDER TO BE FULLY AWARE OF EXISTING CONDITIONS PRIOR TO SUBMITTING HIS BID.

4. THE CONTRACTOR SHALL COOPERATE WITH OTHER CONTRACTORS AND TRADES WORKING ON THE PROJECT AND COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR FOR DUST CONTROL STANDARDS IAW MCAQD REQUIREMENTS.

5. ALL WALKS, DRIVEWAYS, CURBS, LIGHTS, ETC., SHOWN ON PLANS ARE TO BE INSTALLED BY OTHERS UNLESS OTHERWISE NOTED ON PLANS OR DETAILS.

6. REFER TO SITE PLAN AND OTHER PROJECT DRAWINGS FOR ADDITIONAL SITE INFORMATION PRIOR TO STARTING WORK.

7. GRANITE-- ALL AREAS ARE TO RECEIVE 3/4" SCREENED DECOMPOSED GRANITE AND SHALL BE "EXPRESS BROWN" IN COLOR AND APPLIED AT A MINIMUM DEPTH OF 2" THROUGHOUT. AFTER PLACEMENT, FINISHED GRADE IN ALL AREAS TO BE SMOOTH AND EVEN AND 1 1/2" - 2" BELOW THE TOPS OF ADJACENT WALKS, CURBS, DRIVES, ETC. CONTRACTOR SHALL FURNISH SAMPLE TO THE OWNER OR OWNERS REPRESENTATIVE (HERE AFTER REFERRED TO AS THE "OR") FOR APPROVAL PRIOR TO DELIVERY.

8. AS NECESSARY AREAS TO RECEIVE GRANITE SHALL BE SPRAYED A MINIMUM OF ONE TIME 7-10 DAYS PRIOR TO THE INSTALLATION OF THE GRANITE WITH A WEED KILLER. IMMEDIATELY PRIOR TO PLACEMENT OF GRANITE, CONTRACTOR TO APPLY PRE-EMERGENT PER MANUFACTURERS RECOMMENDATIONS.

9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING ALL AREAS. COORDINATE DIVISION OF GRADING RESPONSIBILITY WITH GENERAL CONTRACTOR PRIOR TO BIDDING.

10. PLANT AND MATERIAL QUANTITIES LISTED ARE FOR THE CONVENIENCE OF THE CONTRACTOR AND SHOULD NOT BE CONSTRUED AS AN ACCURATE COUNT OF MATERIALS REQUIRED TO COMPLETE THE PLANTING AS SHOWN ON THE PLANS. CONTRACTOR SHOULD VERIFY ALL QUANTITIES.

11. ALL PLANT MATERIALS SHALL BE OF THE VARIETY AND SIZE INDICATED ON THE PLAN, DETAILS, LISTS AND NOTES. MATERIAL SHALL BE HEALTHY, WELL FORMED, WELL ROOTED AND ATTRACTIVE AND SHALL SHOW NO SIGN OF HAVING BEEN RESTRICTED, DEFORMED OR ROOT BOUND AT ANY TIME. MATERIAL SHALL BE FREE FROM INSECT AND DISEASE AND SHALL HAVE BEEN FURNISHED BY NURSERIES WHICH HAVE BEEN INSPECTED BY THE STATE DEPARTMENT OF AGRICULTURE AND HAVE COMPLIED WITH THE REGULATION THEREOF. PLANT MATERIAL SHALL BE HARDENED TO LOCAL CONDITIONS FOR A MINIMUM OF TEN (10) DAYS PRIOR TO PLANTING.

12. PLANT MATERIAL SHALL MEET THE MINIMUM SIZES INDICATED ON THE PLAT LIST. THE WIDTH, HEIGHT AND CALIPER MINIMUM SIZES SHALL TAKE PRECEDENCE OVER THE MINIMUM CONTAINER SIZE. CONTRACTOR WILL SUPPLY PLANTS IN LARGER CONTAINER SIZES IF NECESSARY IN ORDER TO MEET THE HEIGHT AND WIDTH SPECIFICATION. CALIPER WHEN SPECIFIED, SHALL BE THE DIAMETER OF THE TRUNK 1' ABOVE THE SURFACE OF THE GROUND

13. ALL PLANT MATERIAL SHALL BE FURNISHED BY THE CONTRACTOR AND SHALL BE PLANTED IN ACCORDANCE WITH THE PLANS AND THESE SPECIFICATIONS. THE "OR" SHALL HAVE THE FINAL APPROVAL ON ALL MATERIALS. MATERIAL THAT IS PLANTED AND IS NOT SATISFACTORY TO THE "OR" SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

14. PLANT MATERIAL IS TO BE HANDLED WITH CARE, TRUNKS OF SHRUBS AND TREES ARE NOT TO BE USED AS HANDLES WHEN TRANSPORTING. CHAINS OR ROPES ARE NOT TO BE TIED ONTO TRUNKS FOR LIFTING.

15. PREPARED FILL AND BACKFILL MATERIAL SHALL CONTAIN THE FOLLOWING SOIL AMENDMENTS:

1 CU YD. GOOD QUALITY TOP SOIL
2 CU FT. HUMUS (ENRICHED FOREST MAGIC OR EQUAL)
6 1/2# COMMERCIAL FERTILIZER ("OSMOCOTE" 18-7-10 + IRON SLOW
RELEASE FERTILIZER)
4# GYPSUM
2# SOIL SULFUR

PIT. BACKFILL MATERIAL SHALL BE THOROUGHLY MIXED PRIOR TO PLACING IN THE PLANT

16. CONTRACTOR WILL BE PREPARED TO MAKE MINOR ADJUSTMENTS IN PLANT LOCATION AS DIRECTED BY THE "OR" AT NO ADDITIONAL COST TO THE OWNER.

17. ALL DEBRIS SHALL BE REMOVED FROM PLANT PITS. THIS INCLUDES CONTAINERS, CONTAINER BOTTOMS, METAL BANDING, CANS, CONCRETE, ROCK AND TRASH.

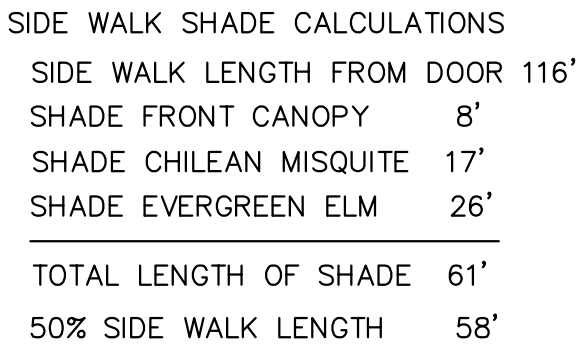
18. FERTILIZER TABS (AGRIFORM PLANT TABS 20-10-5 OR EQUAL) SHALL BE PLACED IN THE PITS ACCORDING TO DETAIL OR MANUFACTURERS DIRECTION IF NOT SHOWN ON PLANS. CONTRACT SHALL PLACE 2 TAB PER 1 GALLON PLANT, 3 TABS PER 5 GALLON PLANT, 5 TABS PER 15 GALLON PLANT, 8 TABS PER PLANT ON LARGER SIZES.

19. TREE STAKES MAY BE INSTALLED PRIOR TO COMPLETION OF BACKFILLING.

20. PRESS SOIL FIRMLY AROUND PLANTS AFTER BACKFILLING IS COMPLETE.

21. PLANT PITS- ALL TREES AND 15 GAL. SIZE SHRUBS SHALL HAVE A MIN. OF 12" OF PREPARED FILL MATERIAL ON ALL SIDES AND BOTTOM OF ROOT BALL. ALL 5 GAL SIZE SHRUBS SHALL HAVE A MIN. OF 8" OF PREPARED FILL MATERIAL ON ALL SIDES AND BOTTOM OF ROOT BALL. ALL 1 GAL SIZE AND SMALLER SHALL HAVE A MIN. OF 6" OF PREPARED FILL MATERIAL ON ALL SIDES AND BOTTOM OF ROOT BALL.

22. MAINTENANCE AND WARRANTY-- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE MAINTENANCE FOR A PERIOD OF SIXTY (60) DAYS. MAINTENANCE SHALL INCLUDE FURNISHING AND APPLYING ALL INSECTICIDES, FERTILIZERS, WEED KILLERS, ETC. AND TRIMMING OF TREES AND SHRUBS AS NECESSARY. CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL THAT DIES OR IS IN UNSATISFACTORY CONDITION DURING THE PERIOD OF TIME SPECIFICALLY REPEATED. IF THE OWNER REQUESTS MAINTENANCE, THE MAINTENANCE IS NOT PERFORMED IN A PROFESSIONAL WAY THE OWNER MAY EXTEND THE MAINTENANCE PERIOD ON A DAY-TO-DAY BASIS UNTIL THE LANDSCAPE IS IMPROVED TO A SATISFACTORY CONDITION OF THE OWNER. REFER QUESTIONS TO THE OWNER FOR FURTHER INFORMATION.



ALL TREES THREATS AND CAUTION SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE ARIZONA LANDSCAPE ARCHITECTURE-RECOMMENDED TREE SPECIFICATIONS" SEE SECTION 1003.0(x)(a).

CONTRACTOR MAY NEED TO USE LARGER SIZE CONTAINERS TO ACHIEVE MAXIMUM HEIGHT TO BE DONE AT THE END OF THE PROJECT. TO BE DONE BY THE CONTRACTOR IF THERE ARE ANY CONFLICTS BETWEEN THE PLANS, DETAILS AND NOTES. SHALL BE THE WRITTEN SPECIFICATIONS, THE PLANS, DETAILS AND NOTES SHALL PREVAIL.

IN ORGANIC GROUND COVER TO BE PLANT D COMPOSED PARTIAL 1/2" SCREENED. COLOR: BROWN, BROWN.

NO PLANT SUBSTITUTIONS, TYPE OR QUANTITY VARIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL.

ALL RIGHT-WAY PLANT MATERIAL TO BE IN COMPLIANCE WITH THE DEPARTMENT OF TRANSPORTATION'S LOW MAINTENANCE DROUGHT TOLERANT PLANT LIST FOR THE PHOENIX ACTIVE MANAGEMENT AREA.

REFER TO NOTES, DETAILS AND ARCHITECTURAL/ENGINEERING DRAWINGS FOR ALL SPECIFICATIONS FOR MATERIALS AND METHODS.

STREET LIGHTS TO REMAIN. SEE EXISTING.

NOTE: ALL STREET IMPROVEMENTS & STREET FRONTAGE LANDSCAPING FOR THE ENTIRE SITE TO BE INSTALLED IN THE FIRST PHASE OF CONSTRUCTION. ALL LANDSCAPING MATERIALS AND METHODS TO BE APPROVED BY THE OWNER/ARCHITECT IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES OF THE LANDSCAPE.

NOTE: ALL TREES AND SHRUBS LOCATED IN THE LINE-OF-CUT SHALL BE REMOVED FOR THE CONSTRUCTION OF THE PROJECT.

NOTE: REQUIRED LANDSCAPE AREAS SHALL BE FREE FROM ENCROACHMENT BY LANDSCAPE DESIGN.

NOTE: THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS TO CONSTRUCT AND COORDINATE THE WORK WITH THE GENERAL CONTRACTOR TO PREVENT CONFLICT FOR DUST CONTROL, STANDARDS AND MAINTENANCE REQUIREMENTS.

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