

1. LANDSCAPE CONTRACTOR TO VERIFY WITH GENERAL CONTRACTOR THAT SUBGRADES HAVE BEEN COMPLETED PER THE CIVIL ENGINEER'S PLAN AND THE GRADES HAVE BEEN APPROVED BY THE ENGINEER BEFORE ANY LANDSCAPE SITE WORK COMMENCES.
2. CLARIFICATION OF DISCREPANCIES BETWEEN THE LANDSCAPE PLAN AND THE SITE TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.
3. ALL ENGINEERED SWALES, DRAINS, WALLS AND OTHER APPURTANCES TO BE IN PLACE BEFORE ANY FINE GRADING COMMENCES.
4. FINISH GRADES TO BE 1" BELOW SIDEWALK FINISH GRADES.
5. FINISH GRADES TO SLOPE POSITIVELY AWAY FROM ALL BUILDINGS/WALLS. ALL SWALES TO DRAIN TO PARKING LOTS, DRAINAGE PIPES/STRUCTURES, DRIVES OR ROADWAYS PER CIVIL ENGINEER'S PLANS.
6. LANDSCAPE CURBS TO BE LEVEL WITH GRADE SLOPES AND TO FOLLOW THE GRADE OF DRAINAGE SWALES.
7. LANDSCAPE CONTRACTOR'S SITE FOREMAN TO HAVE A COMPLETE CIVIL ENGINEER'S GRADING PLAN ON-SITE FOR REVIEW TO INSURE THAT ALL AREAS DRAIN AS ENGINEERED.

1. ALL PLANT MATERIAL MUST MEET ANA SPECIFICATIONS.
2. CLARIFICATION OF DISCREPANCIES BETWEEN THE LANDSCAPE PLAN AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE BEFORE FIELD CHANGES ARE MADE.
3. BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE.
4. THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
5. THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE FOR LACK OF SPECIFIED SIZE, QUALITY, SHAPE UNIFORMITY OR LACK OF VISABLE PLANT HEALTH CONDITION.
6. UNLESS OTHERWISE NOTED ON PLANS, DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS AND BE RAKED UNIFORMLY ALONG WALLS, SIDEWALKS AND CURBS.
7. MAINTAIN EXISTING DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED AND NOT IMPAIRED WITH OBSTRUCTIONS.
8. PRIOR TO DIGGING, ALL UNDERGROUND UTILITIES ARE TO BE LOCATED AND PROTECTED.
9. CALL "CALL BEFORE YOU DIG" 1800-227-2600.
10. PLANT LIST AND QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS TAKE PRECEDENCE.
11. DOUBLE STAKE ALL TREES OUTSIDE ROOTBALL. MULTI-TRUNKED TREES TO HAVE ONE STAKE FOR EACH TRUNK.
12. LANDSCAPE CONTRACTOR TO PROVIDE BARRICADES ALONG PUBLIC STREETS IF REQUIRED DURING INSTALLATION.
13. LANDSCAPE CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE TO BE REINSPECTED DURING FINAL WALK-THRU. ANY DAMAGED AREAS TO BE REPAIRED AT LANDSCAPE CONTRACTOR'S EXPENSE.
14. PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY.
15. LANDSCAPE CONTRACTOR TO APPLY APPROVED PRE-EMERGENT TO ALL PLANT BED SOIL AREAS PRIOR TO PLANTING. SUBMIT PRE-EMERGENT TECH SHEET TO LANDSCAPE ARCHITECT FOR APPROVAL. SITE SOIL WILL BE TESTED FOR PRE-EMERGENT APPLICATION. IF NO PRE-EMERGENT IS DETECTED OR IS INSUFFICIENT IN APPLICATION RATE, LANDSCAPE CONTRACTOR SHALL REAPPLY AT PROPER DOSAGE OR WILL BE OBLIGATED TO PROVIDE ONE YEAR'S FREE WEEDING MAINTENANCE FOR THE CONTRACT AREA.

1. LANDSCAPE ARCHITECT TO APPROVE POTENTIAL FIELD CHANGES PRIOR TO INSTALLATION.
2. CONTRACTOR RESPONSIBLE FOR SUPPLYING ALL MATERIALS AND LABOR TO INSTALL NEW COMPONENTS FOR A COMPLETE AUTOMATED SPRAY AND DRIP IRRIGATION SYSTEM PER THE PLANS AND SPECIFICATIONS.
3. ALL IRRIGATION EQUIPMENT TO BE LOCATED IN LANDSCAPE AREAS WITHIN PROPERTY BOUNDARIES OF THE PROJECT. ALL LINES AND EQUIPMENT ARE SCHEMATIC AND ARE SOMETIMES SHOWN IN ROADWAYS, SIDEWALKS, OR OUTSIDE PROPERTY LINES. THIS IS DONE FOR CLARITY PURPOSES ONLY.
4. IRRIGATION AND ELECTRICAL SLEEVES TO BE CLASS 200 PVC. ALL SLEEVES TO EXTEND AT LEAST 2' BEYOND CONCRETE STRUCTURES. ALLOW AT LEAST 12" FROM END OF SLEEVES TO FIRST FITTING ON IRRIGATION LINE. ALL SLEEVES TO BE 16" BELOW GRADE AND/OR AS PER OWNER'S SPECIFICATIONS.
5. BACKFILL OVER IRRIGATION PIPES TO BE CLEAN AND FREE OF ROCKS OVER 1" IN DIAMETER. WHEN SITE MATERIAL IS CONTAINS INSEPARATABLE ROCK AMOUNTS, IRRIGATION CONTRACTOR TO INSTALL SAND BACKFILL 4" OVER IRRIGATION PIPES BEFORE COMPACTING EXISTING SITE MATERIAL INTO THE TRENCHES.
6. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL LANDSCAPE SLEEVING. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTOR.
7. LOCATE ANY NEW VALVE BOXES IN PLANTING AREAS.
8. LOCATE ANY NEW EMITTERS ON UPHILL SIDE OF PLANTS ON SLOPED PLANTING AREAS.
9. ALL GRAVEL IN VALVE BOXES TO BE CLEANED FROM TOP OF VALVE SO THAT VALVE IS COMPLETELY VISABLE, LIP OF VALVE BOX IS ALSO TO BE FREE OF DEBRIS.
10. ALL MATERIAL USED SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS, AND SHALL BE APPROVED BY OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
11. IF NECESSARY LOCATE PRESSURE REGULATOR AND 'Y' STRAINER IN A SEPARATE VALVE BOX. REMOTE CONTROL VALVE TO BE LOCATED IN A SEPARATE ADJACENT VALVE BOX OR A JUMBO VALVE BOX MAY BE USED IN LIEU OF TWO SEPARATE BOXES.
12. ALL DRIP SYSTEMS TO BE FLUSHED THROUGH FLUSH CAPS. FLUSH CAPS TO BE LOCATED IN 10" ROUND ECONOMY BOXES.
13. ALL PLANTS REQUIRING MORE THAN ONE DRIP EMITTER SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND PERIMETER OF PLANT BALL & PLANTING WELL AND 70% ON THE UPHILLSIDE.
14. ALL SPRAY HEADS TO BE SPACED EVENLY APART WHERE UNIFORM SPACING IS INDICATED, OR SPACED AS INDICATED ON THE PLANS. DO NOT EXCEED MAXIMUM SPACING FOR THE NOZZLE SPECIFIED.
15. WHEN FIELD CHANGES ALTER THE LOCATION OF TURF AREAS, NOTIFY THE LANDSCAPE ARCHITECT SO THAT OPTIONS TO THE HEAD LAYOUT CAN BE PROVIDED.
16. ALL IRRIGATION LATERALS TO BE FLUSHED BEFORE HEADS AND NOZZLES ARE INSTALLED.
17. ADJUST NOZZLE SPRAYS FOR SHORTER THROWS AND TURN HEAD BODY FOR PROPER ARC ANLGES.
18. DO NOT SUBSTITUTE NOZZLE TYPES WITHOUT WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT INORDER TO MAINTAIN UNIFORM WATERING RATES.
19. PRIOR TO OWNER'S APPROVAL, AN IRRIGATION "TUNE-UP" MUST BE PERFORMED AS FOLLOWS:
 - A. ALL IRRIGATION EQUIPMENT - INCLUDING ALL PIPE LINES AND SLEEVES - TO BE DOCUMENTED FROM TWO STATIONARY POINTS AND A RED LINED AS-BUILT PLAN TO BE PROVIDED TO THE LANDSCAPE ARCHITECT AT THE FINAL WALK THROUGH INSPECTION.
 - B. ALL DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH "Y" STRAINER, AND WORKING AWAY FROM PRESSURE REGULATOR.
 - C. ALL IRRIGATION VALVES TO BE ADJUSTED FOR MINIMUM FLOW CONDITIONS TO PROPERLY CLOSE.
 - D. ADJUST ALL SPRAY HEADS FOR THROW AND ARC ALIGNMENT. CHECK HEADS FOR CORRECT NOZZLES AND SCREENS AND THAT NO INTERNAL DEBRI BLOCKS ANY OF THE SPRAY PATTERN.
 - E. IRRIGATION VALVES TO BE LABELED ON A SHEET OF PAPER WITH STATIONS CORRESPONDING TO BRANDED LABELS ON TOP OF VALVE BOXES. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO INSIDE OF CONTROLLER.



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