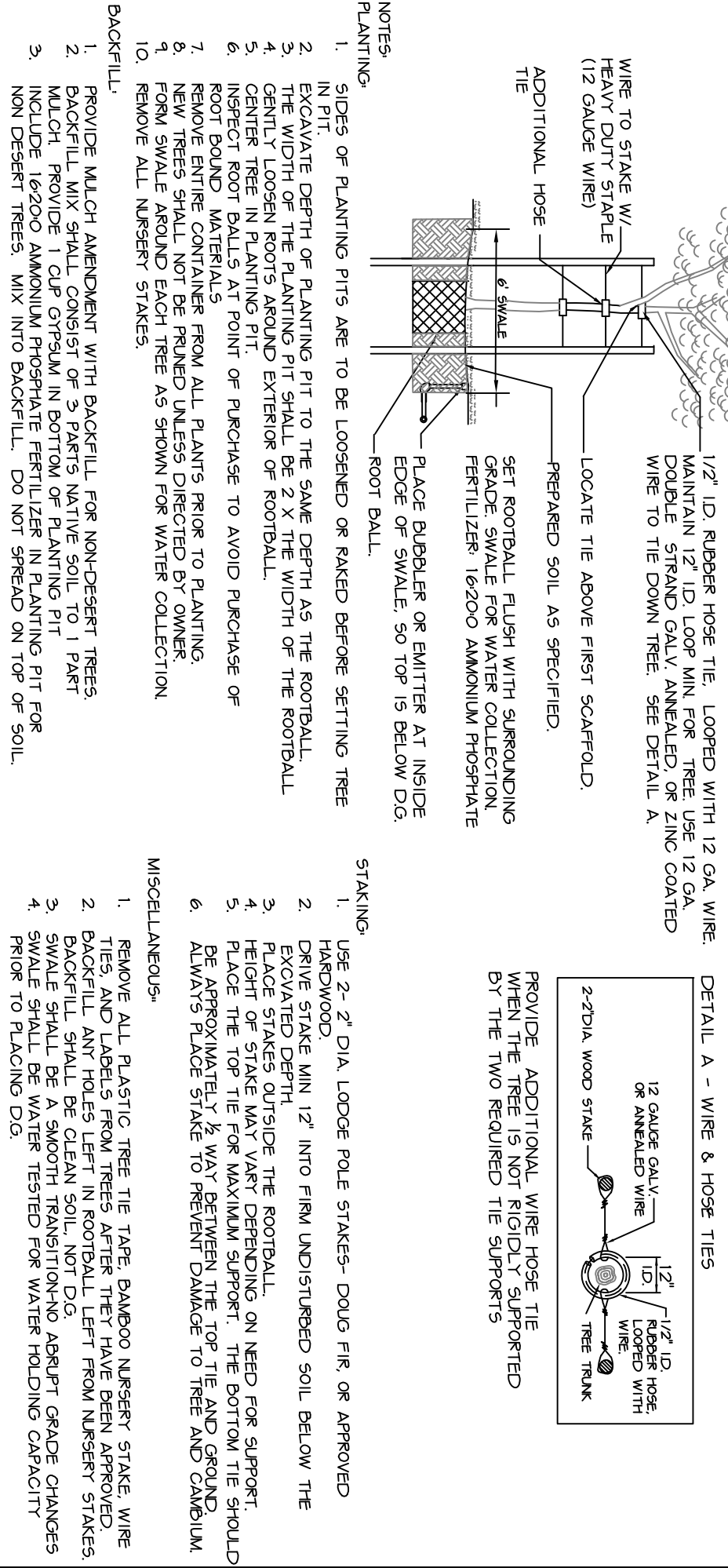
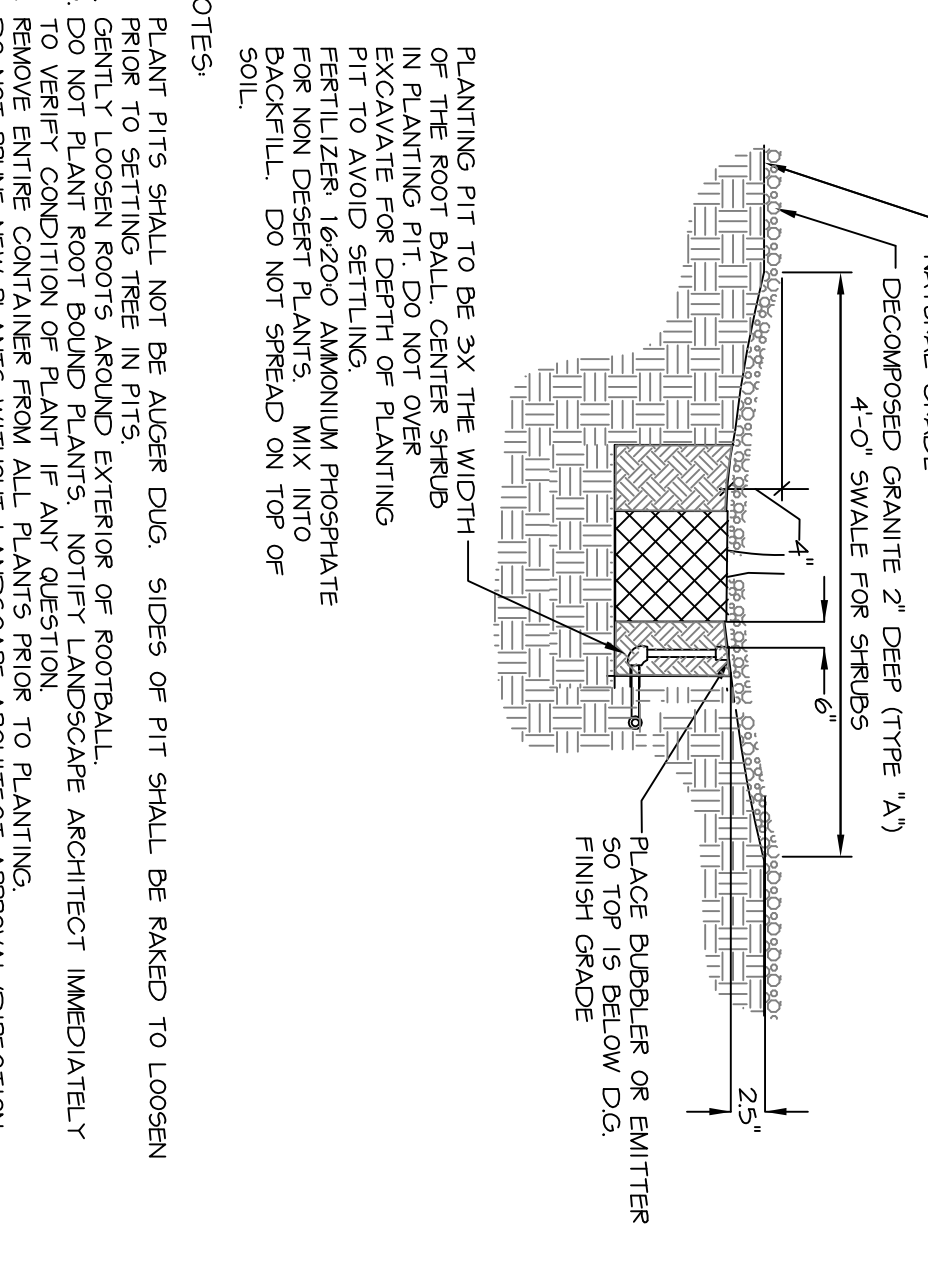


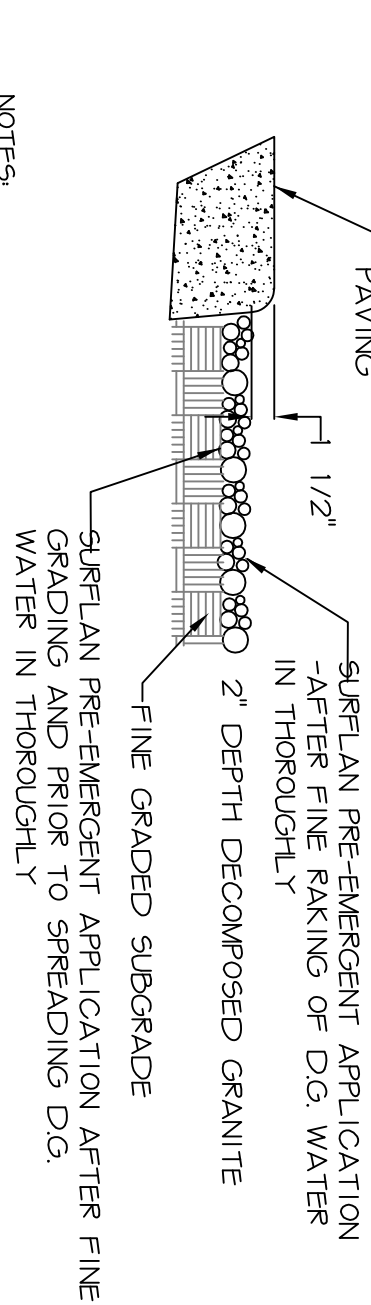
I. TREE PLANTING & STAKING



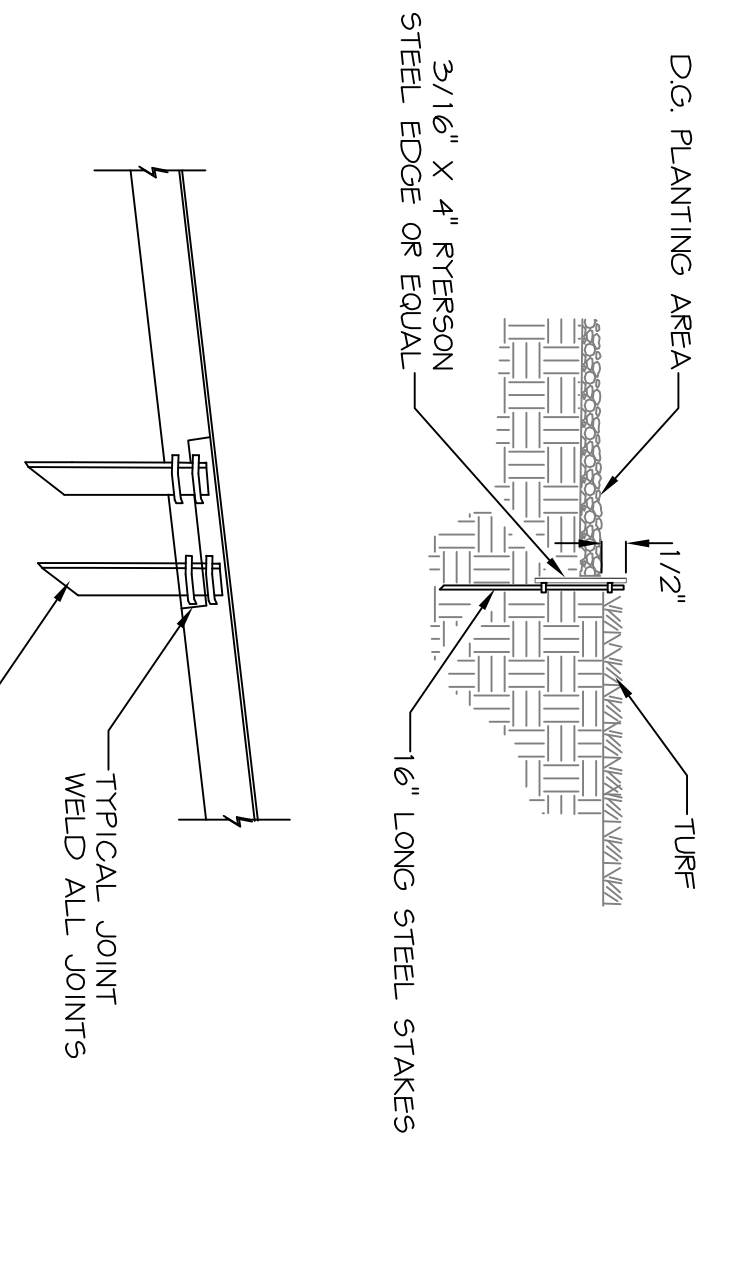
II. SHRUB PLANTING



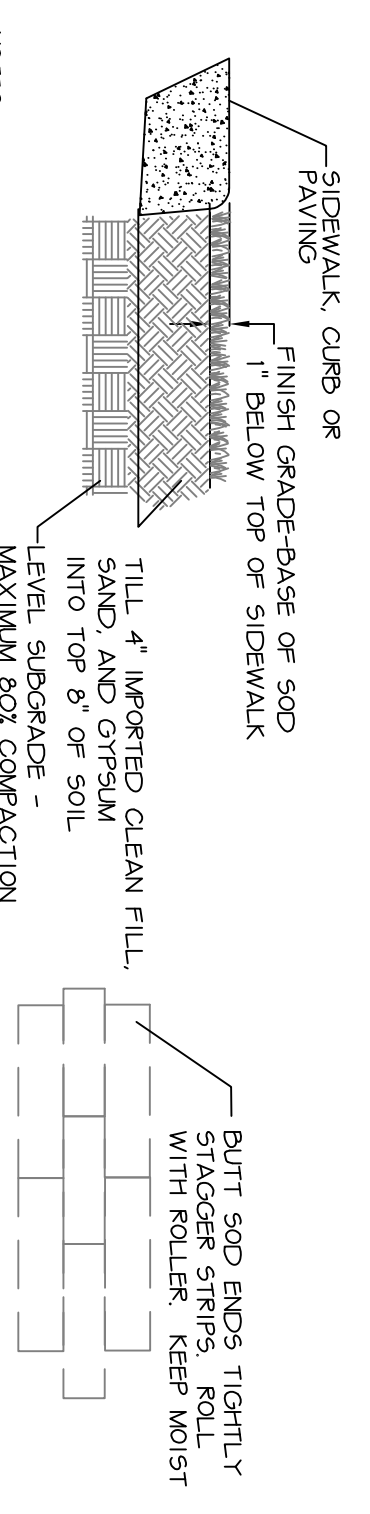
III. DECOMPOSED GRANITE



IV. STEEL HEADER



V. SOD INSTALLATION



- NOTES:
- ROUGH GRADE, REMOVE ALL DEBRIS AND UNDESIRABLE SOIL. EXCAVATE TO THE SAME DEPTH AS THE ROOTBALL. PROVIDE SOIL TEST FROM CERTIFIED LAB TO INCLUDE PH AND ELEMENTS IN SOIL.
  - FINISH TEST RESULTS TO OWNER REPRESENTATIVE. PROVIDE SOIL ADJUSTIVES AS RECOMMENDED BY SOILS TEST. INCLUDE IN SUBMITTAL REVIEW FOR PROJECT.
  - APPLY GRASS/SLIM UNIFORMLY OVER IMPORTED TOP SOIL AT A RATE OF 10 POUNDS PER 100 SQUARE FT. OF TURF AREA.
  - ROTOTILL GRASS/SLIM FERTILIZER AND CLEAN TOPSOIL MIX TO MINIMUM 8\"/>
  - LEVEL, GRADE, RAKE SMOOTH. REMOVE ROCK OR OTHER DEBRIS. PARTICLES LARGER THAN 1/2\"/>
- STAKING:
- USE 2\"/>
  - DRIVE STAKE MIN. 12\"/>
  - PLACE STAKE OUTSIDE THE ROOTBALL.
  - HEIGHT OF STAKE MAY VARY DEPENDING ON NEED FOR SUPPORT. STAKE SHOULD BE APPROXIMATELY 8\"/>
  - ALWAYS PLACE STAKE TO PREVENT DAMAGE TO TREE AND CANOPIUM.
- MISCELLANEOUS:
- REMOVE ALL PLASTIC TREE TIE TAPE. REMOVE UNNECESSARY STAKE WIRE.
  - REMOVE ALL TIES FROM TREES AFTER THEY HAVE BEEN APPROVED.
  - BACKFILL AND TIE DOWN SOIL TO PREVENT ROOTS FROM UNNECESSARY STAKES.
  - STAKE SHALL BE A SMOOTH TRANSITION AND ADEQUATE GRADE CHANGES.
  - DO NOT PRUNE NEW PLANTS WITHOUT LANDSCAPE ARCHITECT APPROVAL/DIRECTION.

Residential Landscape Notes

- Landscape areas are defined as all non paved areas disturbed by construction. Slight variations may exist between actual site conditions and drawings. Landscape Architect shall adjust planting layout as required to maintain plant quantities and design intent. Contact landscape architect for revision to plant layout.
- The landscape architect or owner shall approve all substitutions.
- Coordinate all necessary excavation areas with owner.
- Owner is responsible for all landscape sleeving under driveway. Verify sleeve locations with owner.
- Irrigation and electrical sleeves to be Schedule 40 PVC. All sleeves to extend 6\"/>
- 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, and below top of sidewalk.
- Landscape contractor to contact the owner before each application of pre emergent for verification.
- Drainage channels shall be marked in field for approval by Owner.
- 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.
- The Landscape Contractor shall warrant the trees and shrubs for six months from the date they are planted, unless otherwise agreed upon in writing with owner.
- The Contractor and Owner shall discuss and/or locate all underground pipe, wire, cables, or other utility lines to avoid damage to them. Landscape contractor shall be completely responsible to repair or coordinate the repair, and assume responsibility for the cost to repair, damage to any underground utility line. If locations are not confirmed prior to construction, arrangements shall be made for Blue Stake to mark all underground utilities.

Residential Landscape Terms

- Owner is responsible to inspect marked plant locations prior to excavation of planting pits to assure that location is acceptable. If location needs to be changed after the locations have been approved, Owner shall be charged for time and materials to make the change.
- Contractor shall be responsible to properly irrigate plants for the time they are on site until job completion. At the completion of the job, the Contractor shall set irrigation clock to adequately water the plants appropriately for the season, for the first two weeks after all work is complete. Owner is responsible to inspect the plants on a daily basis for the two week period for signs of wilting, which would indicate a lack of adequate water. Owner is responsible to contact Contractor immediately (within 1 hour) should wilting occur.

Date of Two Week Start/End
1. At the end of the two week period, the Contractor can come back, per the Owner's choice, and adjust the Irrigation schedule as needed to properly irrigate the plants appropriately for the current season OR Owner may elect to adjust the clock if desired.

Option Selected/Date
1. Contractor shall not be responsible after this time for plant demise due to watering issues. Owner or Owner's designated maintenance personnel shall be responsible for re-setting Irrigation schedule for seasonal needs at the end of and after the two week period. If desired, Owner may elect to have Contractor re-visit the site on a weekly basis to make adjustments to the clock and take note of the status of the plant materials. A weekly visit fee shall be charged with payment for such service due on a weekly basis. In the event that payment is not made, the Contractor shall not return to the site and responsibility for water related issues shall be the owners.
2. The Contractor's estimate may not include exactly all the plant materials and other items needed to properly refine the project. Other items could include ornaments, pots, and artistic elements. The Landscape Architect shall indicate to the Owner, during the planting phase, approximately how many additional plants or other items as agreed on, may be needed. The Owner shall be provided with pricing up-front and receipts for these materials if purchased. Reimbursement shall be made to the Landscape Architect from the Owner for these types of items.

Owner Initials/Date
6. Any receipts or warranty type documents that come with any items shall be given to the Owner at the close of the project.
Owner Initials/Date
7. Every effort and consideration shall be made to avoid damage to any existing property. Unfortunately, during construction, because of the equipment, operator judgement, etc, accidents do occur. If an item on your property is damaged or broken in the course of construction, it will be fixed prior to having a final walk through. The repair shall utilize items that match as closely as possible that which was damaged. If availability is a problem, the Owner shall be consulted as to the style, model, or type of item to be used. The Owner will be informed if such an accident occurs, as soon as practically possible.
Owner Initials/Date

PLANT & MATERIALS LEGEND				
SYMBOL	COMMON NAME	SIZE	QTY.	NOTES
	BOTANICAL NAME			

	EXISTING TREE TO REMAIN	-	-	
	REFER TO INVENTORY FOR PLANT ID #	-	-	
	SALVAGED TREE/CACTI FROM ON-SITE LOCATION	-	-	
	REFER TO INVENTORY FOR PLANT ID #	-	-	

NOTE: SOME PLANTS MARKED "NON-SALVAGE" OR "SALVAGE" ON INVENTORY WILL REMAIN IN PLACE PER THIS PLAN

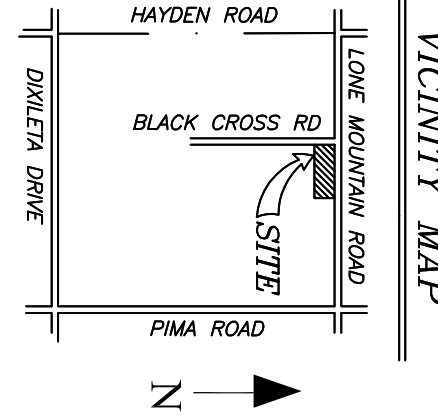
SHRUBS				
	CINCHON	1 GAL.	20	
	BALL RELIA	5 GALL.	22	
	KATIE RELIA	1 GAL.	6	
	MISS OKLAHOMA	1 GAL.	7	
	ZEPHRAUNTIS X PRAIRIE SUNSET	1 GAL.	25	
	BABY VIA DWARF BOUGAINVILLEA	5 GAL.	6	
	BOUGAINVILLEA SP	5 GAL.	6	

VINES, GROUNDCOVER, & HARDSCAPE				
	WHITE TRAILING LANTANA	1 GAL.	29	
	LANTANA MONTEVIDENSIS	1 GAL.	29	
	TURF	500	2,125 FT.	
	MID-IRON	500	2,125 FT.	
	ANNUAL COLOR	6 PACKS/4 IN.	2475 FT.	
	3/8\"/>	2475 FT.		

PERIMETER PLANTS				
	PARRISI PENSTEMON	1 GAL.	12	
	BANANA YUCCA	5 GAL.	3	
	TOUCA BACCHARIS	1 GAL.	45	
	CREOSOTE	1 GAL.	21	
	COMPACT JORDIA	5 GAL.	3	
	SIMMONDSIA CHINENSIS VISTA	5 GAL.	19	
	DESERT SPORN	1 GAL.	12	
	SPIREA ALBA	1 GAL.	12	
	BAILEYA MULTIRADIATA	1 GAL.	48	

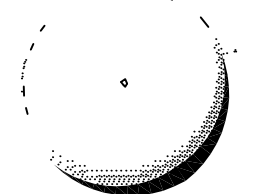
revisions

Lone Mountain Residence



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Landscape Architecture

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LANDSCAPE DETAILS

1st City Submittal 02/22/08



Sheet LD-1