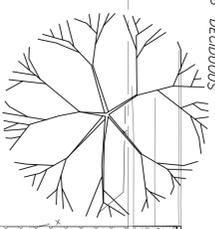


W 5TH AVENUE
(60.00 FEET WIDE)

STOP SIGN

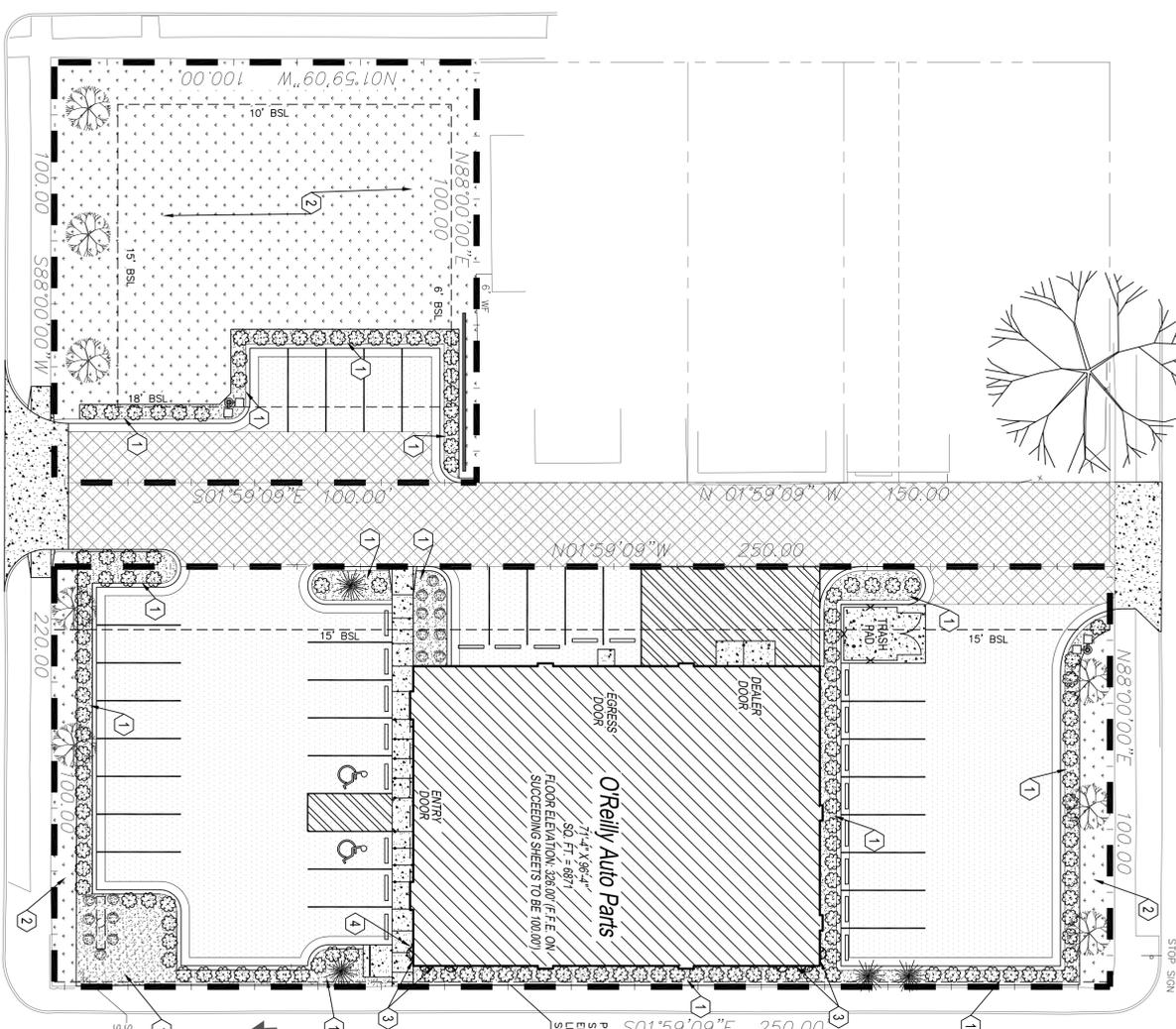
48" DECIDUOUS



IVY STREET
US HWY 99
(60.00' WIDE)

JUNIPER STREET
(60.00 FEET WIDE)

W 4TH AVENUE



PERMANENT ESMNT. 1" OFF P.L. FOR
ELECTRIC, COMMUNICATION SERVICE
LINES, FUTURES & FAULTSIES &
SIGNS



GENERAL NOTES:

- A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- B. SITE CONDITIONS BASED UPON SURVEY PROVIDED BY OWNER. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
- C. REFER TO CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- D. ALL PLANTING TYPES SHALL COMPLY WITH LOCAL GOVERNING CODES AND REGULATIONS, CONFORM TO REQUIREMENTS OF PLANT LIST AND TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARD OF NURSERY STOCK AND HORTICULTURAL RECOMMENDATIONS.
- E. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE OBTAINED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
- F. PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- G. QUANTITIES OF MATERIALS SHOWN ON LANDSCAPING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON PLANTING SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON LANDSCAPING PLAN.
- H. PROVIDE 4" TOPSOIL AT ALL SOD SEED AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. REFER TO CIVIL SITE GRADING PLAN FOR SLOPE REQUIREMENTS.
- I. WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF PLANT MATERIAL IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE. REESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE RIGHT-OF-WAY.
- J. REESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE RIGHT-OF-WAY.
- K. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- L. PRIOR TO INSTALLATION, GENERAL CONTRACTOR TO CONFIRM THAT LIGHT POLES, LANDSCAPING AND UTILITIES DO NOT CONFLICT WITH EXISTING CONDITIONS. CONTRACTOR TO VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION. PROJECT ADMINISTRATOR BEFORE PROCEEDING.

KEY NOTES:

- 1) SHREDED CYPRESS MULCH;
- 2) AREA OF SOD;
- 3) CORNER WRAPPING TRELLIS. REFER TO ELEVATIONS FOR MORE INFORMATION.
- 4) TRIANGULAR PLANTING AREA AT AREA OF TRELLIS.

LANDSCAPE SYMBOLS LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS	LEGEND
[Symbol]	AREA OF HEAVY DUTY PAVING
[Symbol]	NEW BUILDING CONSTRUCTION
[Symbol]	AREA OF CONCRETE
[Symbol]	AREA OF PAVING
[Symbol]	AREA OF GRAVEL
[Symbol]	AREA OF SOD LAWN AREA WHICH EXCEEDS 25% SLOPE TO BE PROVIDED WITH SOD. REFER TO GRADING PLAN
[Symbol]	NEW POLE SIGN LOCATION
[Symbol]	NEW CONCRETE PAVING BLOCK
[Symbol]	NEW LIGHT POLE LOCATION
[Symbol]	NEW FENCE CONSTRUCTION
[Symbol]	NEW MASONRY FENCE CONSTRUCTION
[Symbol]	AREA OF NEW TREE REFER TO PLANTING SCHEDULE FOR SIZE AND TYPE
[Symbol]	AREA OF NEW SHRUB REFER TO PLANTING SCHEDULE FOR SIZE AND TYPE
[Symbol]	AREA OF NEW WINE REFER TO PLANTING SCHEDULE FOR SIZE AND TYPE

1 LANDSCAPE PLAN



PLANTING SCHEDULE

MARK	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE @ PLANTING	DETAIL
[Symbol]	RED MAPLE	ACER RUBRUM	10	1 1/2" CALIPER	3I.2
[Symbol]	DIWARF BURFORD HOLLY	ILEX CORNUTA "BURFORDII NANA"	142	3 GALLON MIX	4I.2
[Symbol]	JAPANESE BARBERRY	BERBERIS THUNBERGII	16	3 GALLON MIX	4I.2
[Symbol]	BLUE HOLLY	ILEX X MESERVAE	4	3 GALLON MIX	4I.2
[Symbol]	EVERGREEN CLEMATIS	CLEMATIS ARMANDII	6	5 GALLON MIX	5I.2

REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL PLANTINGS MAY BE SUBSTITUTED DUE TO REGION OR LOCAL REQUIREMENTS IF NECESSARY

NOT FOR CONSTRUCTION

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