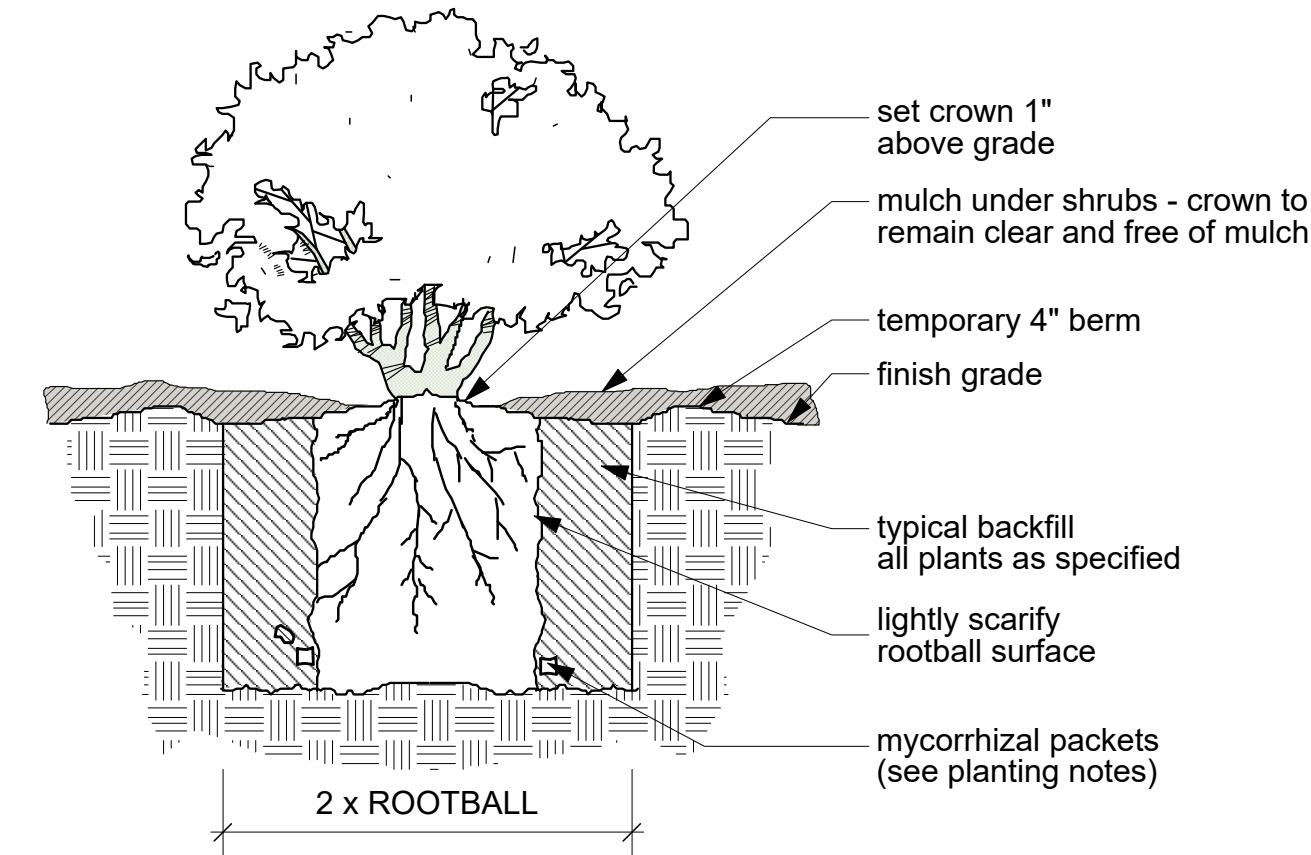


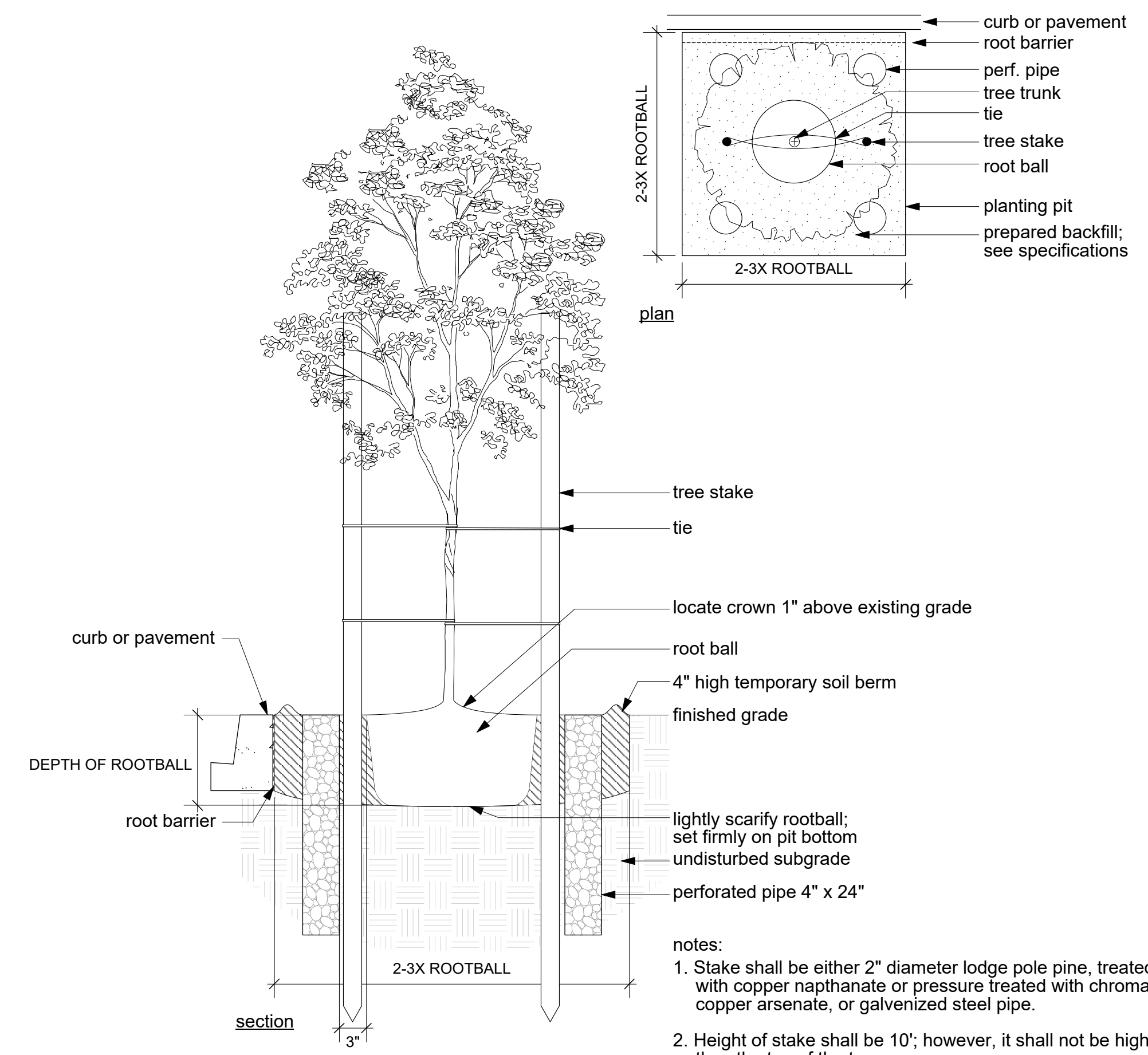
planting notes

All plant materials shall be set out as shown on plan.
Final locations shall be approved by the Landscape Architect prior to planting.

- Landscape Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.
- Do not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Landscape Architect, Van Atta Associates Inc. (805) 730-7444. The Landscape Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
- Prior to starting work, Contractor shall take soil samples where different soil types are encountered on the project site. Soil shall be analyzed by an approved commercial soil testing laboratory (Wallace Labs, www.bettersoils.com, or Fruit Growers Laboratory, 805-392-2000), or equal, for suitability for plant material as called out on plan. Landscape Contractor shall allow for the addition of soil amendments or conditioners in soil preparation and finish grading as specified in soil analysis results.
- A copy of the results of the soil analysis shall be submitted to the Landscape Architect. Contractor shall follow the recommendations of the soils lab as to provide a suitable medium for planting. The Contractor shall notify the Owner and Landscape Architect of any potential problems which may result due to soil conditions not appropriate for plant materials. Failure to act as specified may result in the Landscape Contractor assuming financial responsibility for any damage to plants.
- The Landscape contractor shall loosen all compacted soils to a minimum depth of 24 inches in planting areas.
- The Landscape Contractor shall be responsible to furnish and install amended import soil in any planting areas as necessary to achieve positive drainage. Imported soil shall be free of unwanted seeds or debris.
- The Landscape Contractor shall be responsible for positive drainage in planting areas. Low spots or ponding of surface water in planting areas will not be accepted in the final work.
- The Landscape Architect will approve finish grades in all landscape areas prior to plant material placement. Plant material placement shall be approved by Landscape Architect prior to planting.
- The Landscape Contractor shall provide healthy, vigorous plant stock grown under climatic conditions similar to the conditions in the locality of the project. It is the Landscape Contractor's responsibility to furnish plant material free of pests or plant diseases. Contract-grown or 'tagged' material must be inspected by the Landscape Contractor and certified disease free. It is the Landscape Contractor's obligation to warranty all shrubs for a period of at least 90 days, and trees for a period of at least 1 year.
- Landscape Contractor is responsible for completing quantity take-offs for all plant materials shown on plans; plant quantities shown are for convenience only. Landscape Contractor shall provide a list of all plant materials, including species name and size, to be acquired, making note of any deviations from quantities, species or size shown on plans. Any substitutions of plant materials (quantity, species or size) shall be approved by Landscape Architect. Failure to act as specified may result in Landscape Contractor assuming financial responsibility for removal of non-approved plant material and supplying plant material as indicated on plans.
- Landscape Contractor shall coordinate plant material installation with all utilities (above/below ground), wall footings, pavements, fountains, or other hardscape features. Landscape Contractor shall not damage improvements by others. Failure to act as specified may result in Landscape Contractor assuming financial responsibility for any damages.
- See details for planting method, plant pit dimensions and backfill requirements. Plant crown elevations relative to finish grade shall be installed as shown on planting details. Proper compaction of backfill to prevent settlement will be required.
- The Landscape Architect reserves the right to adjust the location of plant material during installation as appropriate to the project.
- Landscape mulch shall be applied at 3 inches thick over all landscape surfaces. The mulch shall be a high quality pre-composted mulch, with pieces sized 0-1", and shall not contain debris. A representative sample of mulch must be approved by landscape architect prior to application. See detail for mulch application at ground cover, shrub, and tree planting.

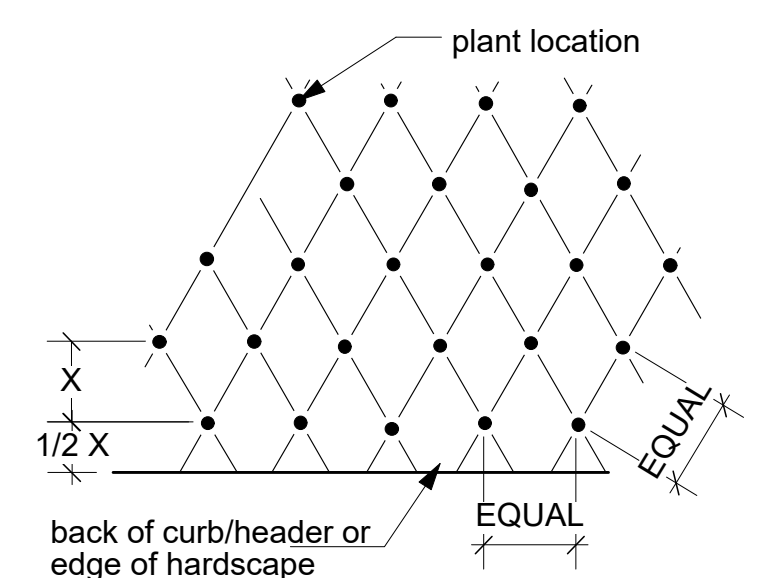


3 Shrub Planting
SCALE: 1" = 1'-0"



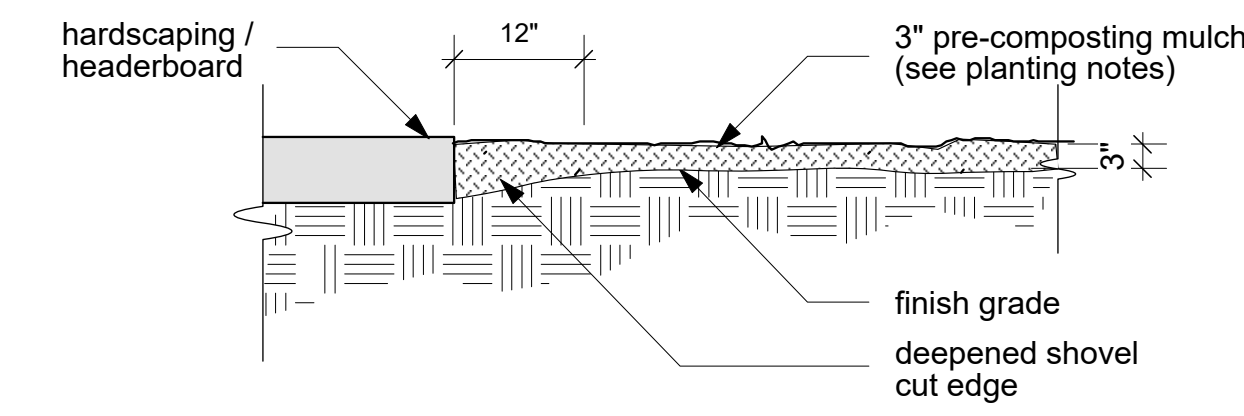
4 Tree Planting
SCALE: 1" = 1'-0"

- notes:
- Stake shall be either 2" diameter lodge pole pine, treated with copper naphthanate or pressure treated with chromated copper arsenate, or galvanized steel pipe.
 - Height of stake shall be 10'; however, it shall not be higher than the top of the tree
 - To water, backfill 50%, irrigate, then complete backfill



2 Groundcover Spacing
SCALE: 1" = 1'-0"

note:
all shrubs and ground covers to be planted at equal spacing (triangular) unless otherwise indicated on the plans



1 Mulch Installation
SCALE: 1" = 1'-0"

note:
mulch under trees and shrubs & blend into ground cover areas



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ISSUED	REV	DATE
DART Submittal		15 May 2015
Site Development Plan 1		23 June 2015
30% Schematic Design		30 Oct. 2015
Pre-App & Architectural Board of Review Submittal		23 Apr. 2016
Architectural Board of Review Submittal		25 Jan. 2017
Architectural Board of Review Submittal		30 June 2017



DRAWING

LANDSCAPE SITE PLAN

as noted

SCALE 40903

PROJECT NUMBER

L-L201

DRAWING NUMBER