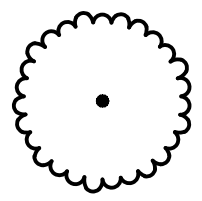
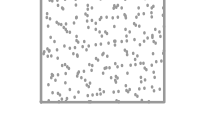

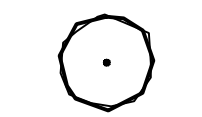




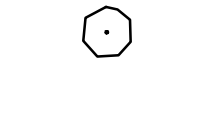

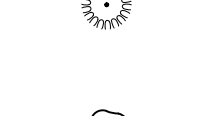
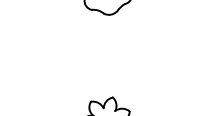



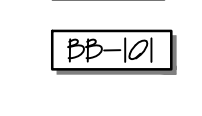
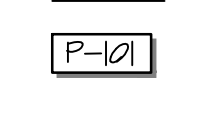
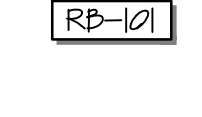

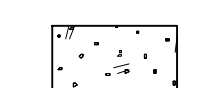
EXISTING PLANT SCHEDULE

	EXISTING TREE CEDRUS DEODARA / DEODAR CEDAR PISTACIA CHINENSIS / CHINESE PISTACHE PLATANUS X ACERIFOLIA / LONDON PLANE TREE	45	
	EXISTING TURF	17,557 SF	
	EXISTING SHRUBS LIGUSTRUM JAPONICUM / JAPANESE PRIVET	3,379 SF	

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT.	WATER USE	QTY.
	ARJUNUS X MARINA ARJUNUS STANDARD	15 GAL	L	29
	PISTACIA CHINENSIS CHINESE PISTACHE	15 GAL	L	16
	PLATANUS X ACERIFOLIA LONDON PLANE TREE	15 GAL	M	1
	QUERCUS ILEX HOLLY OAK	15 GAL	L	30
	QUERCUS LOPATA VALLEY OAK	15 GAL	L	1
SHRUBS	BOTANICAL / COMMON NAME	SIZE	WATER USE	QTY.
	COTONEASTER DAMMERI 'LOWFAST' LOWFAST BEARBERRY COTONEASTER	1 GAL	L	212
	LIGUSTRUM JAPONICUM JAPANESE PRIVET	5 GAL	L	40
	MULLENBERGIA RIGENS DEER GRASS	1 GAL	L	276
	OLEA EUROPAEA 'LITTLE OLIVE' TM LITTLE OLIVE	5 GAL	L	168
	SANTOLINA CHAMAECYPARISSIS 'COMPACTA' LAVENDER COTTON	1 GAL	L	42

REFERENCE NOTES SCHEDULE

SYMBOL	BORDER BOARD DESCRIPTION	QTY.	
	ROCK MULCH EDGE COMPOSITE WOOD BORDER 2" X 4" BROWN	186 LF	
SYMBOL	CONCRETE DESCRIPTION	QTY.	CONC. THICKNESS
	6" CONCRETE MOW STRIP NATURAL, BROOM FINISH	147 LF	6"
SYMBOL	ROOT BARRIER DESCRIPTION	QTY.	
	LINEAR ROOT BARRIER, TYP. 24" X 10' LONG, CENTERED ON TREE TRUNK WHEN TREE IS WITHIN 5' OF ANY HARDSCAPE.	710 LF	
SYMBOL	SOIL DESCRIPTION	QTY.	SIZE
	GRAVEL, 3/4 INCH CALIFORNIA GOLD 3" DEPTH	1028 CY	3/4"
SYMBOL	MULCH DESCRIPTION	QTY.	
	MULCH-WALK ON DARK 3" DEPTH	18787 CY	

GENERAL NOTES


- EXISTING UTILITIES - INFORMATION ON THE DRAWINGS RELATING TO EXISTING UTILITY LINES AND SERVICES IS FROM THE BEST SOURCES AVAILABLE. ALL SUCH INFORMATION IS FURNISHED FOR INFORMATION ONLY AND IS NOT GUARANTEED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
 - CALL UTILITY LOCATING SERVICE FOR PRECISE UTILITY LOCATIONS BEFORE BEGINNING ANY WORK. UNDERGROUND SERVICE ALERT: (800) 227-2600.
- EXISTING CONDITIONS.
 - PROTECTION OF EXISTING TREES: CONSTRUCT FOUR (4) FOOT HIGH ORANGE CONSTRUCTION FENCE OR OTHER APPROVED PROTECTIVE FENCING AROUND THE TREE. CONTACT THE OWNER/OWNER'S REPRESENTATIVE FOR LOCATION OF THE FENCE IF NOT SHOWN ON THE PLAN. DO NOT ENTER OR PLACE OBJECTS WITHIN THE FENCED AREA. PLACE A THREE (3) INCH LAYER OF WOOD MULCH WITHIN THE FENCED AREA, BUT KEEP MULCH OFF OF TRUNK. CONTRACTOR SHALL MAINTAIN FENCED AREA CLEAR OF OBJECTS AT ALL TIMES.
 - WHEN IT IS NECESSARY TO EXCAVATE OR TRENCH ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ALL ROOTS TWO (2) INCH AND LARGER IN DIAMETER EXCEPT DIRECTLY IN THE PATH OF PIPE OR CONDUIT, SHALL BE TUNNELED UNDER AND SHALL BE HEAVILY WRAPPED WITH BURLAP TO PREVENT SCARRING OR EXCESSIVE DRYING. WHERE A TRENCHING MACHINE IS RUN CLOSEST TO TREES HAVING ROOTS SMALLER THAN TWO (2) INCHES IN DIAMETER, THE WALL OF THE TRENCH ADJACENT TO THE TREE SHALL BE HAND TRIMMED, MAKING CLEAN CUTS THROUGH. ROOTS ONE (1) AND LARGER IN DIAMETER SHALL BE PAINTED WITH TWO COATS OF TREE SEAL, OR EQUAL. TRENCHES ADJACENT TO TREE SHALL BE CLOSED WITHIN TWENTY-FOUR (24) HOURS, AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHARP WITH BURLAP OR CANVAS.
 - PRIOR TO BID, CONTRACTOR SHALL VERIFY EXISTING IRRIGATION CONTROLLER, WATER METER AND BACKFLOW PREVENTER LOCATIONS. CONTRACTOR SHALL VERIFY EXISTING IRRIGATION STATIONS AT ADJACENT WORK AREA AND DETERMINE VALVES CONTROLLING HEADS INDICATED FOR CONNECTION TO EXISTING SYSTEM. CONTRACTOR SHALL VERIFY VALVE SIZE AND EXISTING GPM FLOW PRIOR TO ADDING NEW HEADS. ALSO, SPACING AND COVERAGE SHALL BE VERIFIED AND NECESSARY PROVISION IN BID MAKE FOR REQUIRED ADJUSTMENTS AND MODIFICATIONS TO ACHIEVE PROPER COVERAGE.
- CONTRACTOR SHALL FURNISH A LIST AND CUT SHEETS OF THE MATERIALS PROPOSED FOR THE PROJECT TO THE OWNER/OWNER'S REPRESENTATIVE FOR APPROVAL. CONSTRUCTION SHALL NOT BEGIN UNTIL MATERIALS ARE APPROVED.
- INSPECTION SCHEDULE.
 - THE FOLLOWING INSPECTIONS SHALL BE PERFORMED BY THE OWNER/OWNER'S REPRESENTATIVE DURING CONSTRUCTION. OWNER/OWNER'S REPRESENTATIVE SHALL CONTACT LANDSCAPE ARCHITECT FOR INSPECTION REQUIREMENTS, IF INSPECTIONS REQUIRE THE PRESENCE OF THE LANDSCAPE ARCHITECT, LANDSCAPE ARCHITECT MUST BE NOTIFIED A MINIMUM OF 4 DAYS PRIOR TO SCHEDULED INSPECTION DATE.
 - PRESSURE TESTING OF IRRIGATION MAINLINE-OPEN TRENCH.
 - FINAL IRRIGATION INSPECTION-CONFIRMATION OF IRRIGATION EQUIPMENT PLACEMENT AND FULL IRRIGATION COVERAGE.
 - INSPECTION OF PLANT MATERIALS ON SITE BEFORE INSTALLATION.
 - FINAL CONSTRUCTION INSPECTION PRIOR TO COMMENCEMENT OF WARRANTY PERIOD.
 - FINAL PROJECT ACCEPTANCE AT THE END OF WARRANTY PERIOD.
- CLEAN UP ON A DAILY BASIS PER OWNER/OWNER'S REPRESENTATIVE'S APPROVAL.

PLANT ESTABLISHMENT PERIOD

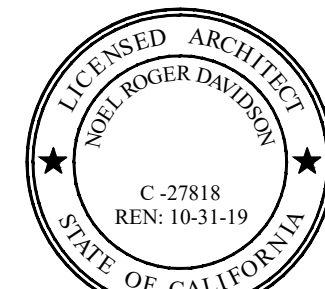
- PLANT ESTABLISHMENT PERIOD SHALL BEGIN AFTER PROJECT IS COMPLETE AND APPROVED DURING THE FINAL CONSTRUCTION INSPECTION. PLANT ESTABLISHMENT PERIOD SHALL BE (1) YEAR.
- DURING PLANT ESTABLISHMENT PERIOD, THE PROJECT SHALL BE INSPECTED WEEKLY AND THE FOLLOWING SHALL BE REQUIRED:
 - KEEP PLANT BASINS WELL FORMED.
 - PLANTS THAT SHOW SIGNS OF FAILURE TO GROW AT ANY TIME OR WHICH ARE SO INJURED OR DAMAGED AS TO RENDER THEM UNSUITABLE FOR THE PURPOSE INTENDED, MUST BE REMOVED, AND REPLANTED. REPLACEMENT PLANTING MUST COMPLY WITH THE ORIGINAL PLANTING SPECIFICATIONS, SIZES AND SPACING DESCRIBED FOR THE PLANTS BEING REPLACED.
 - STAKE, TIE AND TRAIN VINES ADJACENT TO WALLS AND FENCES.
 - CONTROL RODENTS AND INSECTS AS NEEDED.
 - CONTROL WEEDS AS NEEDED. CONTROL OF WEEDS SHALL BE REQUIRED BEFORE THE WEEDS REACH THE SEED STAGE OF GROWTH OR EXCEED 4 INCHES IN LENGTH, WHICHEVER OCCURS FIRST.
 - CONTROL WEEDS BY HAND-PULLING WITHIN AN AREA 2 FEET IN DIAMETER CENTERED AT EACH PLANT LOCATION. ALL OTHER LOCATIONS MAY BE CONTROLLED BY HERBICIDE.
 - REMOVE ALL TRASH AND DEBRIS.
 - IRRIGATE USING IRRIGATION CONTROLLER SET ON ET SCHEDULE.
- PERFORM FINAL INSPECTION OF THE PLANT ESTABLISHMENT PERIOD IN THE PRESENCE OF THE OWNER/OWNER'S REPRESENTATIVE 20 TO 30 DAYS BEFORE THE CONTRACT ENDS. FINAL CONTRACT APPROVAL WILL NOT TAKE PLACE UNTIL THE FOLLOWING HAS OCCURRED:
 - REPLACE ANY DEAD OR DAMAGED PLANT MATERIAL. REPLACEMENT PLANTING MUST COMPLY WITH THE ORIGINAL PLANTING SPECIFICATIONS, SIZES AND SPACING DESCRIBED FOR THE PLANTS BEING REPLACED.
 - CONFIRM THAT ALL TREE STAKES ARE SUFFICIENT TO SUPPORT TREES. REPLACE AS NEEDED.
 - REPLACE MULCH TO THE ORIGINAL DEPTH DICTATED IN CONSTRUCTION.
 - REPAIR OR REPLACE ANY NON-FUNCTIONAL/ DAMAGED IRRIGATION EQUIPMENT.
 - REMOVE, CLEAN AND REINSTALL ALL FILTERS.
 - FLUSH ALL DRIP EMITTER SYSTEMS.

PLANTING NOTES

- DO NOT WILLFULLY PROCEED WITH PLANTING AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES AND/OR AREA DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER/OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH ANY SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH LANDSCAPE INSTALLATION OPERATIONS.
 - CONTRACTOR TO PROVIDE A MINIMUM OF 2% POSITIVE DRAINAGE IN ALL PLANTING AREAS. IN NO CASE SHALL WATER DRAIN TOWARDS BUILDINGS.
 - WEED AND EXISTING GRASS CONTROL:
 - WEED AND GRASS TYPES SHOULD BE IDENTIFIED BY AN APPROVED LICENSED PEST CONTROL ADVISOR TO ENSURE COMPATIBILITY WITH CHEMICALS AND SEASON OF THE APPLICATION. DO NOT USE CHEMICAL/METHOD THAT WOULD ADVERSELY AFFECT NEW PLANTING. REMOVE EXISTING PERENNIAL WEEDS FROM SITE BY MOWING AND GRUBBING.
 - SOILS
 - SOIL TESTING
 - THE CONTRACTOR SHALL OBTAIN A SOILS TEST FOR AGRICULTURAL SUITABILITY AND FERTILITY PREPARED BY A CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES MEMBER. SOIL TESTING SHALL OCCUR AFTER ALL SOILS HAS BEEN IMPORTED TO THE SITE AND ROUGH GRADE ESTABLISHED, BUT PRIOR TO SOIL PREPARATION.
 - SOILS REPORT SHALL CONTAIN ANALYSIS OF SOIL TEXTURE, INFILTRATION RATE, PH, TOTAL SOLUBLE SALTS, SULPHUR, AND PERCENT ORGANIC MATTER. SOILS REPORT SHALL CONTAIN RECOMMENDATIONS FOR SOIL PREPARATION, AMENDED SOIL AND FERTILIZATION.
 - A MINIMUM OF 2 LOCATIONS SHALL BE SAMPLED, ADDITIONAL SAMPLES REQUIRED AT THE RATE OF ONE PER EVERY 10,000 SF OF LANDSCAPE AREA.
 - TWO (2) SAMPLES PER LOCATION SHALL BE TAKEN, ONE AT A DEPTH OF 10" AND ONE AT A DEPTH OF 24" TO 36". EACH SAMPLE SHALL CONTAIN APPROXIMATELY ONE QUART OF SOIL AND BE LABELED PER LOCATION AND DEPTH.
 - THIS REPORT SHALL BE FURNISHED TO THE OWNER/OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO IMPLEMENTATION.
 - SOIL PREPARATION:
 - FOR BID PURPOSES, ASSUME THE ROTOTILLING OF THE FOLLOWING AMENDMENTS INTO THE SOIL AT RATES INDICATED PER 1,000 SQUARE FEET AND INCORPORATE INTO THE TOP 6" OF SOIL:
 - 4 CUBIC YARDS (CY) NITROGEN STABILIZED REDWOOD SHAVINGS
 - 150 LBS GYPSUM
 - 125 LBS GRO POWER PLUS
 - BACKFILL: FOR BID PURPOSES, PLANT PIT BACKFILLING SOILS SHALL CONSIST OF ONE (1) PART EXCAVATED SOIL TO ONE (1) PART AMENDED SOIL. MATERIALS SHALL BE THOROUGHLY MIXED BEFORE PLACEMENT.
 - FERTILIZATION FOR BID PURPOSES, IN ADDITION TO BACKFILL, COMMERCIAL FERTILIZER 20-10-5 AGRIFORM 21-GRAM TABLETS SHALL BE ADDED TO PLANT PITS AT THE FOLLOWING RATES:
 - 1 TABLET PER 1 GALLON CONTAINER
 - 2 TABLETS PER 5 GALLON CONTAINER
 - 3 TABLETS PER 15 GALLON CONTAINER
 - 4 TABLETS PER 24" BOX
 - 5 TABLETS PER 30" BOX
 - 6 TABLETS PER 36" BOX
 - 7 TABLETS PER 42" BOX
 - 8 TABLETS PER 48" BOX AND THOSE LARGER THAN 48".
 - NO PACKS TO BE USED FOR SEASONAL COLOR AREAS.
- SHOULD IMPORT SOIL BE NECESSARY, INDICATE SOURCE LOCATION. SOIL SHALL BE SANDY LOAM CONTAINING NO TOXIC CHEMICALS. SUBMIT AGRICULTURAL SUITABILITY AND FERTILITY TESTING FOR THIS IMPORT TO OWNER/OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO SOIL IMPORTATION. TEST REPORT SHALL INCLUDE AMENDMENT RECOMMENDATIONS AND BE DONE BY AN APPROVED CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES MEMBER.
- UNDER NO CIRCUMSTANCES, CONCRETE AND OTHER DEBRIS MAY BE CRUSHED AND REUSED AS FILL IN PLANTING AREA.
- PLANT MATERIAL APPROVAL AND PLACEMENT
 - PROVIDE TREES, SHRUBS AND OTHER PLANTS OF SIZE, GENUS, SPECIES AND VARIETY SHOWN AND SCHEDULED FOR LANDSCAPE WORK AND COMPLYING WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z601).
 - ALL PLANT MATERIAL OF A GIVEN SPECIES SHALL HAVE MATCHING FORM, UNLESS OTHERWISE SPECIFIED.
 - IS IT THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIAL FREE FROM PESTS OR PLANT DISEASES. PRE-SELECTION OR TAGGED MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED TO BE PEST AND DISEASE FREE PRIOR TO SHIPMENT. IT IS THE CONTRACTOR'S OBLIGATION TO PROVIDE ANY REQUIRED CERTIFICATIONS AND WARRANTY FOR ALL PLANT MATERIAL.
 - FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER/OWNER'S REPRESENTATIVE.
 - NURSERY STAKES SHALL BE REMOVED FROM ALL TREES AFTER PLANTING. TREES SHALL BE ABLE TO BE SUPPORTED BY TREE STAKES ONLY.
 - IN AREAS WITH EXISTING TURF OR GROUND COVER, CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF BARE SPOTS AND ALL SCARS DUE TO IRRIGATION INSTALLATION OR RE-GRADING, AND SHALL MATCH EXISTING PLANTING TO ACHIEVE A UNIFORM OVERALL APPEARANCE.
 - LOCATION OF EXISTING TREES ARE APPROXIMATE. IF DURING GRADING OPERATION, EXISTING GRADE CANNOT BE MAINTAINED WITHIN DRIPLINE OF TREES, CONTACT OWNER/OWNER'S REPRESENTATIVE FOR DIRECTION PRIOR TO GRADING.
 - ANNUAL COLOR SHALL BE SELECTED BY OWNER/OWNER'S REPRESENTATIVE AT TIME OF INSTALLATION.
- MULCH
 - ALL SHRUB/GROUND COVER AREAS SHALL BE TOP DRESSED WITH A MINIMUM OF 3" MULCH. TYPE SHALL BE SPECIFIED ON THE PLANS. SUBMIT SAMPLES TO OWNER/OWNER'S REPRESENTATIVE FOR APPROVAL.
- ROOT BARRIERS
 - IN ADDITION TO ROOT BARRIERS SHOWN ON THE PLANS, ALL TREES WITHIN 5' OF ANY HARDSCAPE SHALL HAVE ROOT BARRIERS PLACED ADJACENT TO ANY HARDSCAPE. ROOT BARRIERS SHALL BE TEN (10) FOOT LONG BY 24" DEEP AND CENTERED ALONG TRUNK OF TREE.
- MOW STRIPS
 - IN ADDITION TO ANY MOW STRIPS OR HEADERS SHOWN ON THE PLANS, CONCRETE MOW STRIP, REDWOOD OR RECYCLED PLASTIC HEADERBOARD SHALL BE INSTALLED PER DETAIL WHEREVER GROUND COVER AREAS MEET TURF.



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 APN: 310-133-04-.05, and -.06
 ISSUE DATE: 06.16.2020
 PROJECT NO: 180293 / 19003
 FILE NAME: 20-03-002_L5a

Sheet Content:
 PLANTING
 SCHEDULE AND NOTES

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 Capital Projects
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Sheet No.
 LA-1.0