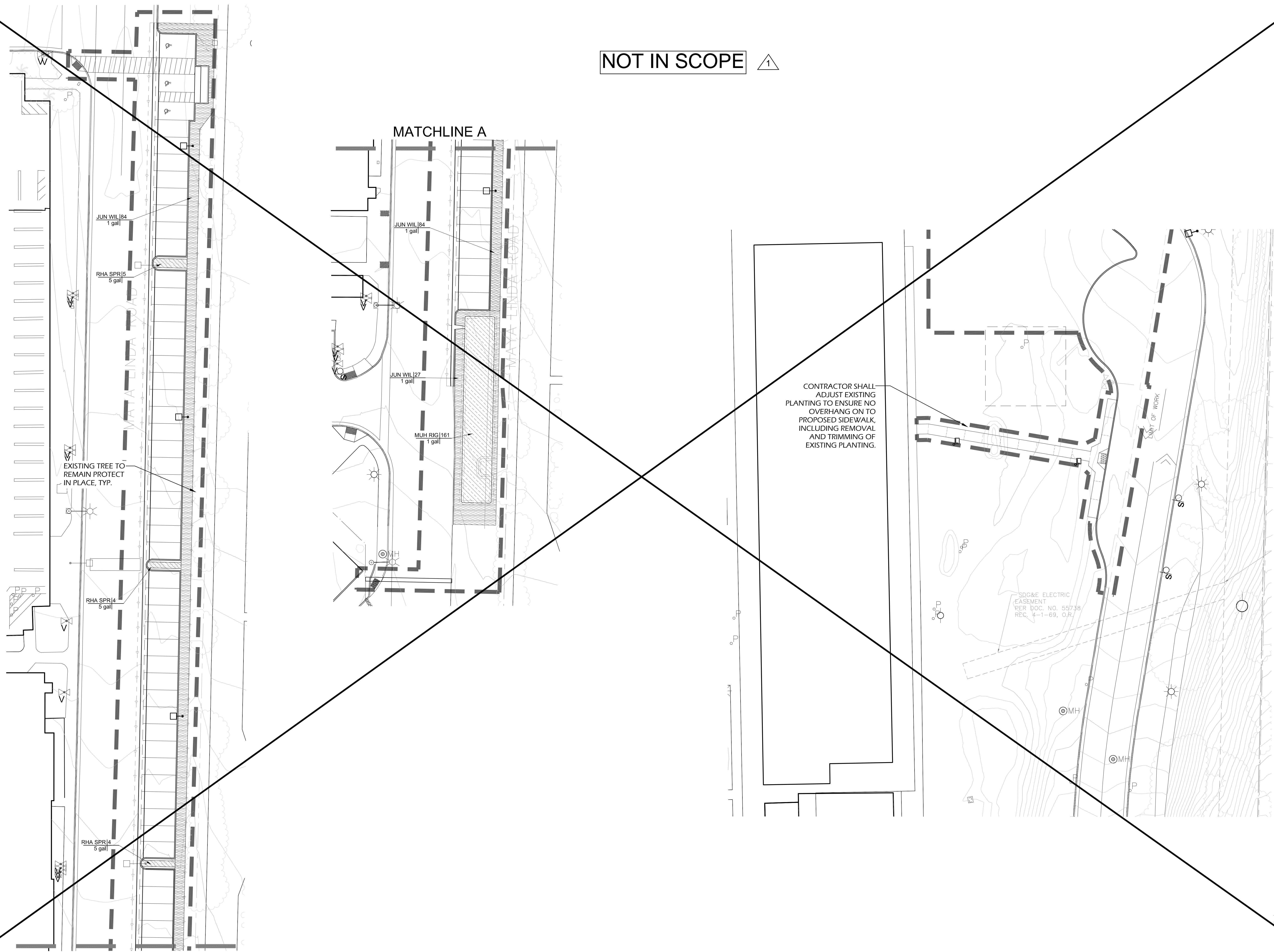


NOT IN SCOPE 



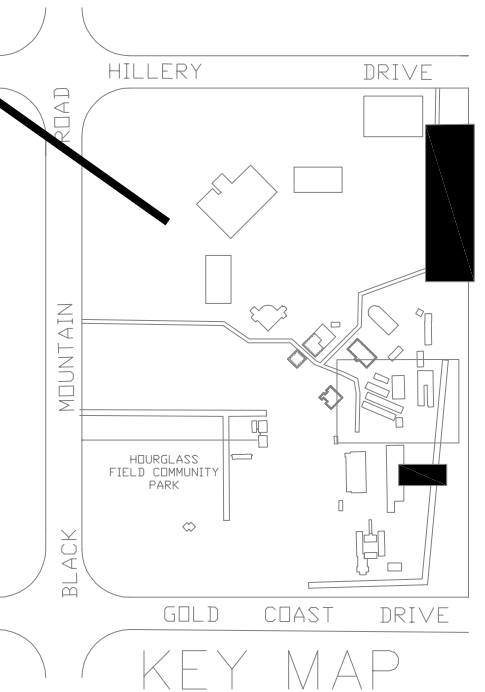
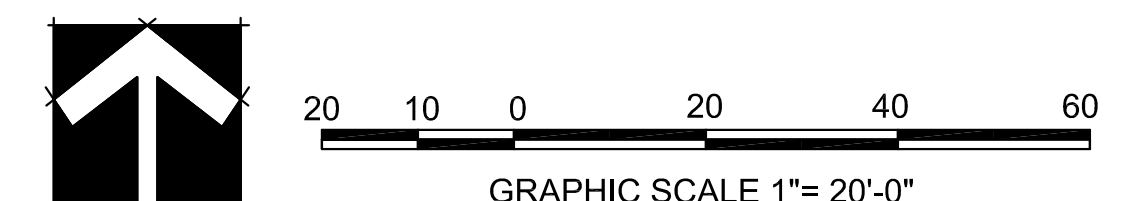
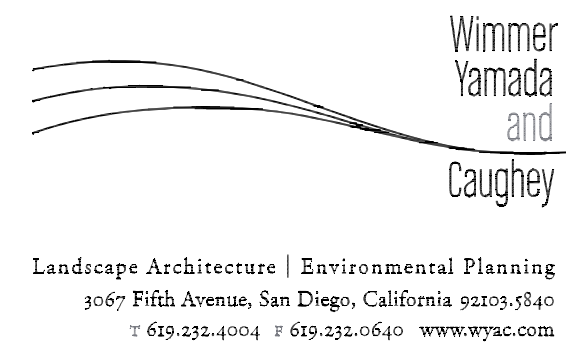
SPECIAL NOTES FOR MIRAMAR COLLEGE:
THE FOLLOWING NOTES PROVIDED BY THE DISTRICT FOR CONTRACTOR REFERENCE:

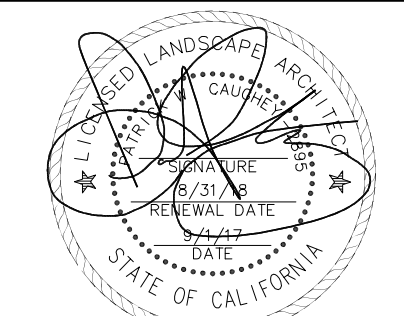
CAUTION:
1. THE CONTRACTOR MAY ENCOUNTER OLD MILITARY ORDINANCE. THE CONTRACTOR SHALL NOTIFY THE DISTRICT IMMEDIATELY IF THEY ENCOUNTER ANY ORDINANCE.

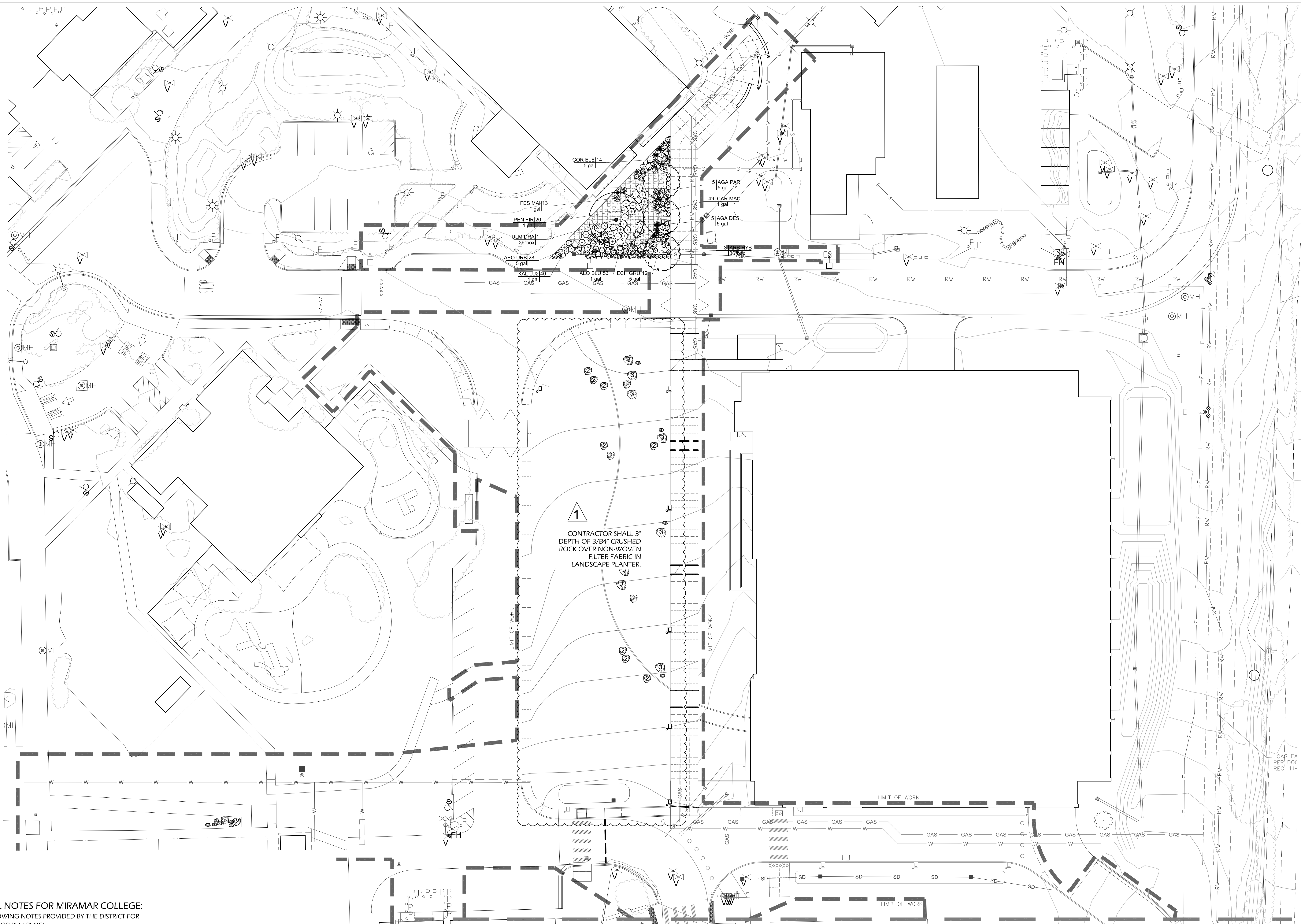
2. GEOTECHNICAL INVESTIGATIONS FOR THE SURROUNDING IMPROVEMENTS DESCRIBE THE UNDERLYING SOILS AS SANDY CLAY OVER HIGHLY CEMENTED GRAVEL AND COBBLE CONGLOMERATE (LINDA VISTA FORMATION AND STADIUM CONGLOMERATE). NO GROUNDWATER WAS ENCOUNTERED. TRENCHING INTO THE LINDA VISTA FORMATION AND STADIUM CONGLOMERATE WILL BE DIFFICULT AND MAY REQUIRE HEAVY EQUIPMENT.

SEE SHEET LP-2.1 FOR COMPLETE PLANT SCHEDULE AND NOTES.
SEE SHEET LP-3.1 FOR PLANTING DETAILS

- 1) PLANT QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBILITY FOR PROVIDING PLANT MATERIALS SUFFICIENT TO COVER AREAS SHOWN ON THE DRAWINGS AT THE SPECIFIED SPACINGS AND LOCATIONS.
- 2) SEE SHEET LP-2.1 FOR PLANT SCHEDULE AND NOTES, SEE SHEETS LP-3.1 AND LP-3.2 FOR PLANTING DETAILS.

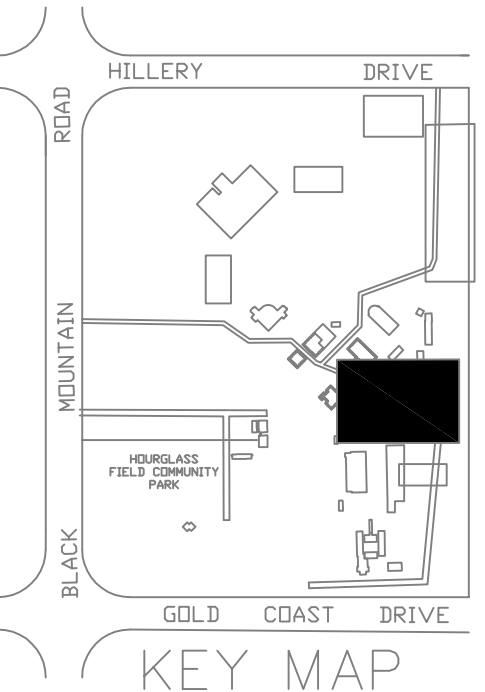
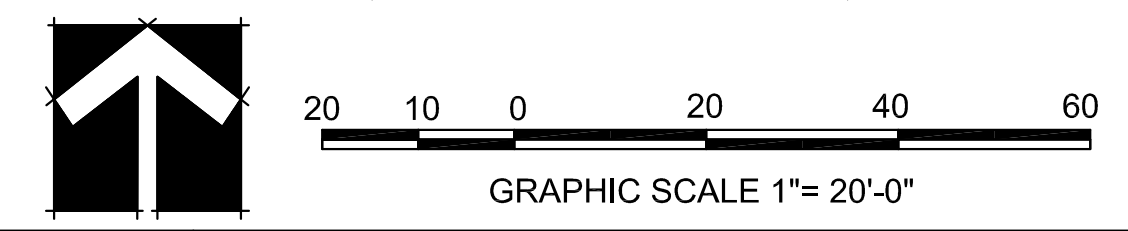


WYAC PROJECT #12-003.001		APPROVED BY		APPROVED BY		DRAWN		LANDSCAPE PLANTING PLAN	
						LE		DATE	
LANDSCAPE ARCHITECT OF WORK		PATRICK CAUGHEY		D.S.A.		REVISION		SEPTEMBER 12, 2017	
L.A. NO. 2895		DATE		DISTRICT ARCHITECT		1		SHEET 28	
EXP. 08-31-16								LP-1.1	
MIRAMAR COLLEGE INFRASTRUCTURE AND SITE DEVELOPMENT PHASE II (SOUTH) SCOPE "B"								OF 46	
SAN DIEGO COMMUNITY COLLEGE DISTRICT									



1
 CONTRACTOR SHALL 3" DEPTH OF 3/8" CRUSHED ROCK OVER NON-WOVEN FILTER FABRIC IN LANDSCAPE PLANTER.

MATCHLINE B - SEE SHEET LC-1.1



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WYAC PROJECT #12-003.001

LANDSCAPE ARCHITECT OF WORK
 PATRICK CAUGHEY LA NO. 2895 DATE EXP. 08-31-16

APPROVED BY
 D.S.A.

APPROVED BY
 DISTRICT ARCHITECT

DRAWN BY
 CHECKED BY
 REVISION

LANDSCAPE PLANTING PLAN
 MIRAMAR COLLEGE
 INFRASTRUCTURE AND SITE
 DEVELOPMENT PHASE II (SOUTH)
 SCOPE "B"
 SAN DIEGO COMMUNITY COLLEGE DISTRICT

DATE: SEPTEMBER 1, 2017
 SHEET: LP-1.2
 OF 44

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT	DETAIL	
	ARB HYB	ARBUTUS X 'MARINA'	ARBUTUS STANDARD	36"BOX	A,B/LP-3.1	
	KOE BIP	PISTACIA CHINENSIS	CHINESE PISTACHE	36"BOX	A,B/LP-3.1	
	ULM DRA	ULMUS PARVIFOLIA 'DRAKE'	DRAKE ELM	36"BOX	A,B/LP-3.1	
	CHI MOR	X CHITALPA TASHKENTENSIS 'MORNING CLOUD'	MORNING CLOUD CHITALPA	36"BOX	A,B/LP-3.1	
	SPA CAM	SPATHODEA CAMPANULATA	AFRICAN TULIP TREE	24"BOX	A,B/LP-3.1	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	CONT	DETAIL	
	AEO URB	AEONIUM URBICUM	SAUCER PLANT	5 GAL	E,F/LP-3.1	
	AGA DES	AGAVE DESMETTIANA 'VARIEGATA'	VARIEGATED DWARF AGAVE	5 GAL	E,F/LP-3.1	
	AGA PAR	AGAVE PARRYI VAR. TRUNCATA	ARTICHOKE AGAVE	5 GAL	E,F/LP-3.1	
	AGA VI2	AGAVE VILMORINIANA	OCOTPUS AGAVE	5 GAL	E,F/LP-3.1	
	ALO BLU	ALOE 'BLUE ELF'	BLUE ELF ALOE	1 GAL	E,F/LP-3.1	
	CON TEC	CHONDROPETALUM TECTORUM	CAPE RUSH	1 GAL	E,F/LP-3.1	
	COR ELE	CORDYLINAE 'ELECTRIC PINK'	ELECTRIC PINK CORDYLINAE	5 GAL	E,F/LP-3.1	
	ECH GRU	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	5 GAL	E,F/LP-3.1	
	FES MAI	FESTUCA MAIREI	ATLAS FESCUE	1 GAL	E,F/LP-3.1	
	KAL LU2	KALANCHOE LUCIAE	PADDLE PLANT	1 GAL	E,F/LP-3.1	
	PEN FIR	PENNISSETUM SETACEUM 'RUBRUM FIREWORKS'	VARIEGATED DWARF PURPLE FOUNTAIN GRASS	1 GAL	E,F/LP-3.1	
SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	DETAIL
	LAN HYB	LANTANA X 'MONET'	SPREADING SUNSET LANTANA	5 GAL	72" o.c.	E,F,G/LP-3.1
	LOM BRE	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	36" o.c.	E,F,G/LP-3.1
	MUH CAP	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST MUHLY	1 GAL	36" o.c.	E,F,G/LP-3.1
	MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	36" o.c.	E,F,G/LP-3.1
	RHA SPR	RHAPHIOLEPIS INDICA 'SPRINGTIME'	SPRINGTIME INDIAN HAWTHORNE	5 GAL	48" o.c.	E,F,G/LP-3.1
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	DETAIL
	CAR MAC	CARISSA MACROCARPA 'GREEN CARPET'	DWARF NATAL PLUM	1 GAL	48" o.c.	E,F,G/LP-3.1
	HYD MIX	HYDROSEED MIX			HYDROSEED	
	JUN WIL	JUNIPERUS HORIZONTALIS 'WILTONII'	BLUE RUG JUNIPER	1 GAL	72" o.c.	E,F,G/LP-3.1
	SEA PAS	PASPALUM VAGINATUM 'SEA SPRAY' SODDED TURF	SEA SPRAY SEASHORE	SOD		E,F,G/LP-3.1

PLANTING NOTES:

- ALL PLANTING AND FINISH GRADING OPERATIONS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PROJECT DRAWINGS, DETAILS, AND PROJECT SPECIFICATIONS. REFER TO PROJECT SPECIFICATIONS FOR ALL PLANTING REQUIREMENTS.
- SEE SHEETS LP501 AND LP502 FOR PLANTING LEGEND AND DETAILS.
- CONTRACTOR SHALL INFORM THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY CHANGED CONDITIONS WHICH OCCUR ON PROJECT SITE WHICH ARE NOT REFLECTED ON PLANS.
- REMOVE ALL WEEDS, DEBRIS, AND ROCKS LARGER THAN ONE-HALF-INCH (1/2") FROM ALL PLANTING AREAS, AND DISPOSE OF APPROPRIATELY OFF-SITE.
- FINISH GRADE OF SOIL SHALL BE TWO-INCHES (2") BELOW ADJACENT FINISH PAVING SURFACE OR CURB WITHIN SHRUB AND GROUND COVER AREAS, AND ONE-INCH (1") BELOW ADJACENT FINISH PAVING SURFACE OR CURB WITHIN TURF AREAS.
- SLOPE ALL PLANTING AREAS AWAY FROM PICNIC SHELTERS AT TWO-PERCENT (2%) MINIMUM GRADIENT AND TWENTY-PERCENT (20%) MAXIMUM GRADIENT.
- CONTRACTOR SHALL PROVIDE ELECTRONIC PHOTOGRAPHS OF ALL PROPOSED TREES TO BE INSTALLED, TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION. PHOTOGRAPHS SHALL DEMONSTRATE THE AVERAGE CHARACTER AND CURRENT CONDITION OF SUCH TREES.
- ALL TREES SHALL BE SINGLE-TRUNK STANDARDS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- ALL PLANTS SHALL BE PROTECTED FROM SUN, WIND, HEAT, AND FROST DURING TRANSPORTATION TO THE SITE AND DURING STORAGE AT THE SITE. DO NOT STORE PLANTS IN TOTAL DARKNESS FOR MORE THAN ONE DAY.
- DO NOT DAMAGE PLANT ROOT BALL DURING TRANSPORTATION OR PLANTING PROCESS.
- CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AT THE TIME OF DELIVERY OF ANY PLANT MATERIAL WHICH HAS BEEN DAMAGED OR IS IN POOR CONDITION. THE OWNER'S REPRESENTATIVE SHALL DETERMINE ACCEPTABILITY OF SUBJECT PLANT MATERIAL.
- PLANT MATERIAL SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE BEFORE PLANTING. PLANT MATERIAL MAY BE REJECTED AT ANY TIME BY THE OWNER'S REPRESENTATIVE DUE TO POOR CONDITION, FORM, OR DAMAGE PRIOR TO, DURING, OR AFTER THE PLANTING PROCESS.
- ALL ON-SITE PLANT MATERIALS (BALL AND BURLAP, CONTAINERS, TEMPORARILY STAGED IN BARK MULCH, AND/OR PLANTED IN THE GROUND) SHALL BE PROPERLY WATERED AND MAINTAINED TO ENSURE HEALTHY GROWTH.
- AT LEAST ONE PLANT OF EACH SPECIES DELIVERED TO THE SITE SHALL HAVE AN IDENTIFICATION TAG FROM THE SUPPLYING NURSERY SHOWING BOTH COMMON AND SCIENTIFIC NAMES.
- THE PLANTING PLANS ARE DIAGRAMMATIC. PLANT MATERIALS SHALL BE SPOTTED APPROXIMATELY AS SHOWN ON THE DRAWINGS. TREE LOCATIONS ARE TO BE APPROVED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO EXCAVATION FOR PLANTING PITS AND REMOVAL FROM CONTAINERS. FINAL LAYOUT OF ALL OTHER PLANT MATERIALS SHALL BE APPROVED IN THE FIELD BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANT MATERIALS SUFFICIENT TO COVER AREAS SHOWN ON THE DRAWINGS AT THE SPECIFIED SPACINGS.
- CONTRACTOR SHALL SUBMIT AN AGRICULTURAL SUITABILITY AND FERTILITY ANALYSIS REPORT (SOILS ANALYSIS REPORT FROM REPRESENTATIVE ON-SITE SOIL SAMPLES - SEE SPECIFICATIONS) TO THE LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO ANY PLANTING WORK OR SOIL AMENDMENT INCORPORATION. THE RECOMMENDATIONS OF THE SOILS ANALYSIS REPORT FOR TOPSOIL AMENDMENT AND BACKFILL MIX AMENDMENT SHALL SUPERSEDE THE RECOMMENDATIONS LISTED IN THE SPECIFICATIONS.
- CONTRACTOR SHALL COORDINATE PLANTING WORK WITH THE WORK OF OTHER TRADES AND PROFESSIONS. CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE DURING THE COURSE OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF EXISTING PROPOSED UTILITIES WITHIN THE PROJECT LIMITS WHICH MAY BE AFFECTED BY INSTALLATION. IMMEDIATELY CONTACT THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT IF A CONFLICT IS EVIDENT.
- REMOVE ALL TYING MATERIALS, MARKING TAPES, AND NURSERY STAKES AT THE TIME OF PLANTING.
- CONTRACTOR SHALL INSTALL A THREE-INCH (3") LAYER OF BARK MULCH IN ALL SHRUB AND GROUND COVER AREAS WITH SLOPES SHALLOWER THAN THREE-TO-ONE (3:1) GRADIENT.
- CONTRACTOR SHALL INSTALL EROSION CONTROL MATTING ON ALL SLOPES GREATER THAN TWO-TO-ONE (2:1) GRADIENT.
- CONTRACTOR SHALL PROTECT EXISTING VEGETATION TO REMAIN AND OTHER IMPROVEMENTS WITHIN AND OUTSIDE THE LIMITS OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY DAMAGES INCURRED.
- THE MAINTENANCE PERIOD SHALL BEGIN ONLY UPON WRITTEN ACCEPTANCE OF THE COMPLETED PLANTED AREAS BY THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.

HYDROSEED NOTES:

SEED:

SEED SHALL BE DELIVERED TO THE SITE IN SEALED CONTAINERS. EACH CONTAINER SHALL HAVE AN ATTACHED SEED LABEL WHICH PROVIDES THE NET WEIGHT AND GENUS/SPECIES OF THE SEED, THE PERCENT PURITY, GERMINATION, INERT AND WEED SEED. THE WEED SEED SHALL NOT EXCEED 15 PERCENT. SEED TESTS FOR EACH OF THE SEEDS USED ON THE PROJECT SHALL BE MADE AVAILABLE TO THE OWNER'S REPRESENTATIVE UPON DEMAND. ANY WET, MOLDY, SPROUTED, OR OTHERWISE CONTAMINATED SEED SHALL NOT BE ACCEPTED. THE OWNER'S REPRESENTATIVE MAY PULL SAMPLES FROM EACH OF THE BAGS OF SEED FOR TESTING PURPOSES. NO CHANGES TO THE SEED MIX OR SUBSTITUTIONS MAY BE MADE WITHOUT FIRST SUBMITTING SUCH A REQUEST, IN WRITING, TO THE OWNER'S REPRESENTATIVE.

A SIGNED LETTER OF CONFORMANCE SHALL BE PROVIDED FROM THE SEED VENDOR CERTIFYING THAT EACH CONTAINER OF SEED DELIVERED IS FULLY LABELED IN ACCORDANCE WITH THE CALIFORNIA STATE AGRICULTURAL CODE AND MEETS SPECIFICATIONS.

MECHANICALLY BONDED FIBER MATRIX (3,600 LBS. / ACRE) :

THE MECHANICALLY BONDED FIBER MATRIX SHALL BE COMPOSED OF WOOD FIBER, CRIMPED POLYESTER FIBERS, POLYSACCHARIDE CROSSLINKED HYDRO-COLLOID POLYMER THICKENER, AND CONTAIN NO GERMINATION-INHIBITING OR GROWTH-INHIBITING FACTORS. THE MECHANICALLY BONDED FIBER MATRIX SHALL HAVE A TEMPORARY GREEN DYE AND SHALL NOT HAVE ANY ADVERSE EFFECTS OR BE INJURIOUS TO PLANTS OR ANIMALS. A CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED BY THE PRODUCT MANUFACTURER TO CERTIFY COMPLIANCE WITH THE SPECIFICATIONS.

AMENDMENTS :

ANY SPECIFIED SOIL AMENDMENTS MUST BE APPLIED PRIOR TO THE HYDROSEEDING APPLICATION. IF THE AMENDMENT IS TO BE INCORPORATED INTO THE SEEDBED, IT MUST BE DONE IN SUCH A MANNER TO DISPERSE THE AMENDMENT EVENLY THROUGHOUT THE PLANTING AREA. ALL SOIL AMENDMENTS MUST BE APPLIED AT THE RATES SHOWN IN THE SPECIFICATIONS, AND AS SPECIFIED ON THE SOILS ANALYSIS REPORT(S). ANY DEVIATIONS FROM THESE NEEDS TO BE APPROVED BY THE OWNER'S REPRESENTATIVE IN WRITING PRIOR TO MAKING ANY SUCH CHANGES.

HYDROSEEDING - TWO STEP APPLICATION :

FIRST STEP OF TWO STEP PROCESS : THE OPERATOR SHALL SPRAY THE AREA WITH A UNIFORM VISIBLE COAT OF THE REQUIRED SEED, FERTILIZER, AND ORGANIC AMENDMENTS, ALONG WITH 500 LBS/ACRE OF CELLULOSE FIBER AS A VISUAL GUIDE. THE COMBINATION OF SEED, MECHANICALLY BONDED FIBER MATRIX, FERTILIZER, AND WATER SHALL BE ADDED TO THE HYDROSEEDING MACHINE ON-SITE. IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE. THE WATER AND MECHANICALLY BONDED FIBER MATRIX SHALL BE ADDED FIRST AND MIXED HOMOGENEOUSLY WITH A BUILT-IN AGITATION SYSTEM UNTIL ALL PRODUCTS ARE VISIBLY MIXED WELL. THE SLURRY MIX SHALL BE DIED GREEN. ONCE PRODUCT IS WELL BLENDED, SEED AND FERTILIZER SHALL BE ADDED AND MIXED UNTIL THE SEED AND FERTILIZER ARE VISIBLE THROUGHOUT THE SLURRY. ONCE THE SEED AND FERTILIZER IS ADDED, THE AGITATION OF THE SLURRY SHOULD BE MINIMAL, SO AS NOT TO DAMAGE THE SEEDS. THE MATERIAL SHOULD THEN BE SPRAYED ONTO THE DESIGNATED PLANTING AREAS, AND CARE SHOULD BE TAKEN TO CLEAN UP ANY OVERSPRAY OR SPILLAGE.

APPLY FROM OPPOSING DIRECTIONS TO SOIL SURFACE, REDUCING THE "SHADOW EFFECT" AND ASSURING COMPLETE SOIL SURFACE COVERAGE. THE SEED AND FERTILIZER SHALL BE APPLIED IN A DOWNWARD DRILLING MOTION VIA A FAN STREAM NOZZLE. THE SPRAY OPERATION MUST BE SO DIRECTED THAT THE FIRST SPRAY APPLICATION CONTAINING THE SEED AND FERTILIZER WILL ALSO PENETRATE THE SOIL SURFACE AS TO DRILL AND MIX THE COMPONENTS INTO THE SOIL, THUS ENSURING MAXIMUM IMPREGNATION AND COVERAGE. DO NOT EXCEED MAXIMUM SLOPE LENGTH OF 100 FEET WHEN SLOPE GRADIENTS ARE STEEPER THAN FOUR TO ONE (4:1).

SECOND AND FINAL STEP OF TWO STEP PROCESS : THE OPERATOR SHALL SPRAY THE AREA WITH A UNIFORM VISIBLE COAT OF MECHANICALLY BONDED FIBER MATRIX USING THE DARK COLOR OF THE CELLULOSE FIBER AS A VISUAL GUIDE AT THE RATE SPECIFIED ON CHART IN SPECIFICATION SECTION 02900 - PART HYDROSEED MATERIALS - PARAGRAPH E. APPLY FROM OPPOSING DIRECTIONS AS TO COVER THE FIRST SEED AND FERTILIZER APPLICATION. THE SLURRY SHALL BE APPLIED WITH A RAIN-LIKE MOTION VIA A FAN STREAM NOZZLE TO ENSURE A CAP LIKE COAT OVER THE SEED AND FERTILIZER. WHEN HYDRAULICALLY SPRAYED ONTO THE SOIL, THE MULCH SHALL NOT FORM A BLOTTER LIKE MATERIAL. THE SPRAY OPERATION MUST BE SO DIRECTED THAT THE SLURRY SPRAY WILL COMPLETELY COVER THE FIRST APPLICATION, THUS ENSURING MAXIMUM IMPREGNATION AND COVERAGE. DO NOT EXCEED MAXIMUM SLOPE LENGTH OF 100 FEET WHEN SLOPE GRADIENTS ARE STEEPER THAN FOUR TO ONE (4:1).

THE COMBINATION OF SEED, MECHANICALLY BONDED FIBER MATRIX, FERTILIZER, AND WATER SHALL BE ADDED TO THE HYDROSEEDING MACHINE ON-SITE. IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE. THE WATER AND MECHANICALLY BONDED FIBER MATRIX SHALL BE ADDED FIRST AND MIXED HOMOGENEOUSLY UNTIL ALL PRODUCTS ARE VISIBLY MIXED WELL. ONCE PRODUCT IS WELL BLENDED, SEED AND FERTILIZER SHALL BE ADDED AND MIXED UNTIL THE SEED AND FERTILIZER ARE VISIBLE THROUGHOUT THE SLURRY. ONCE THE SEED AND FERTILIZER IS ADDED, THE AGITATION OF THE SLURRY SHOULD BE MINIMAL, SO AS NOT TO DAMAGE THE SEEDS. THE MATERIAL SHOULD THEN BE SPRAYED ONTO THE DESIGNATED PLANTING AREAS, AND CARE SHOULD BE TAKEN TO CLEAN UP ANY OVERSPRAY OR SPILLAGE.

MAINTENANCE :

PERMANENTLY IRRIGATION SLOPES SHALL BE MAINTAINED FOR A PERIOD OF NO LESS THAN 90 DAYS AND SHALL BE MAINTAINED TO AN 80% GERMINATION RATE FOR THE ENTIRE AREA TO BE COVERED.

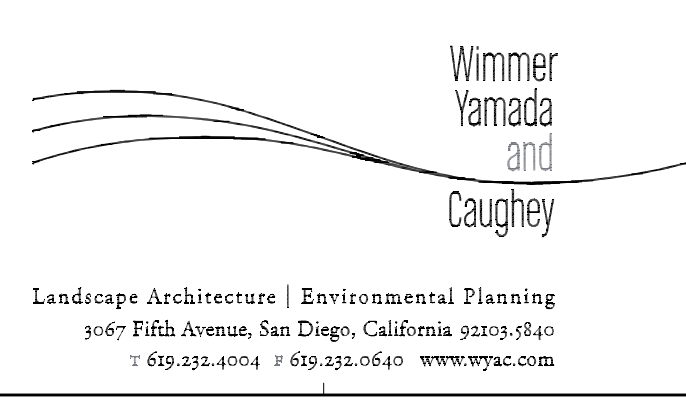
NON-IRRIGATED AREAS SHALL BE MAINTAINED FOR A PERIOD NOT LESS THAN 25 MONTHS.

ALL HYDROSEEDED AREAS SHALL BE MAINTAINED BY THE PERMITTEE UNTIL FINAL APPROVAL BY THE CLIENT. THE MAINTENANCE PERIOD BEGINS ON THE FIRST DAY FOLLOWING ACCEPTANCE AND MAY BE EXTENDED AT THE DETERMINATION OF THE CITY MANAGER.

PRIOR TO FINAL APPROVAL, THE CLIENT MAY REQUIRE CORRECTIVE ACTION INCLUDING BUT NOT LIMITED TO, REPLANTING, THE PROVISION OR MODIFICATION OF IRRIGATION SYSTEMS, AND THE REPAIR OF ANY SOIL EROSION OR SLOPE SLIPPAGE.

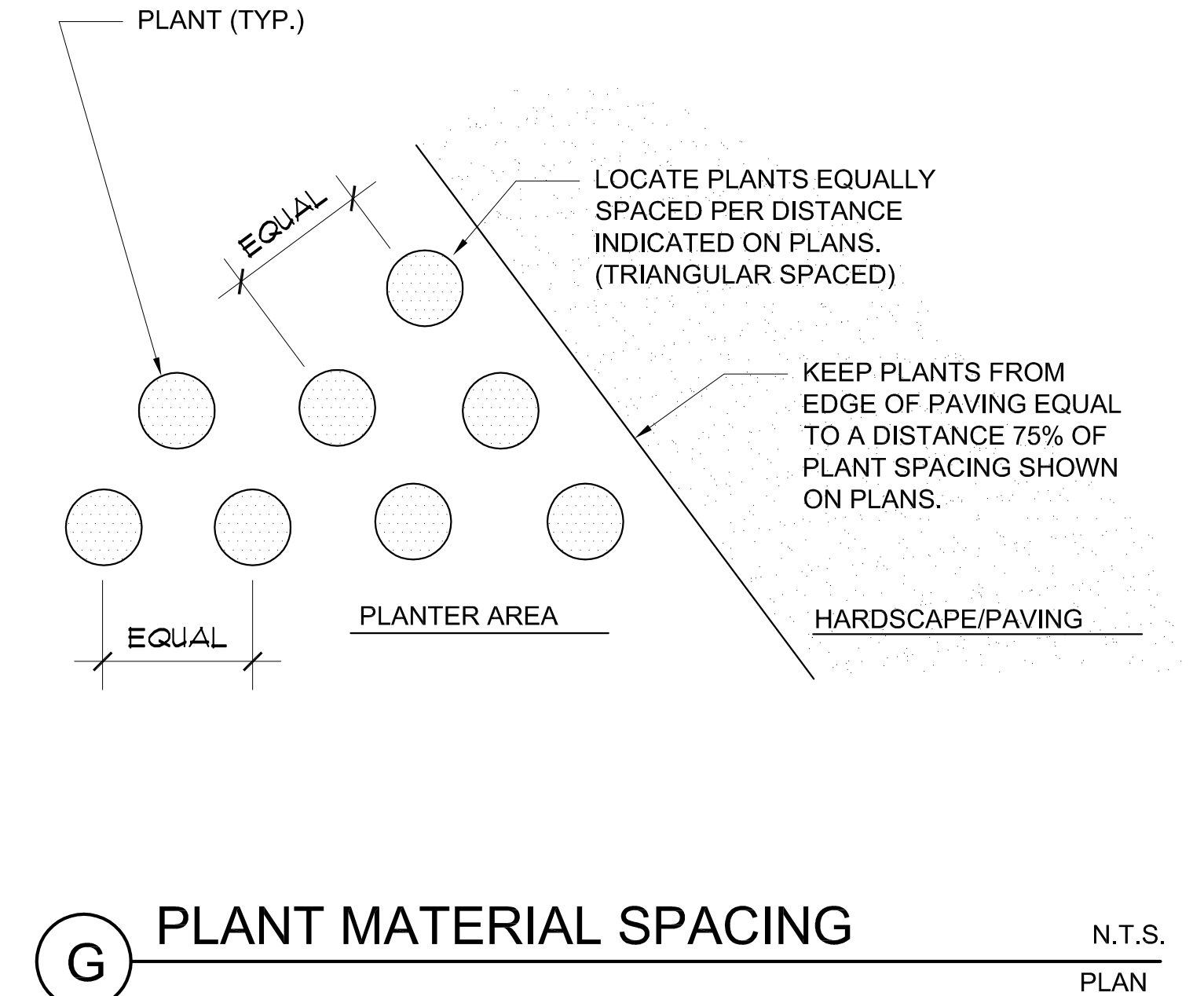
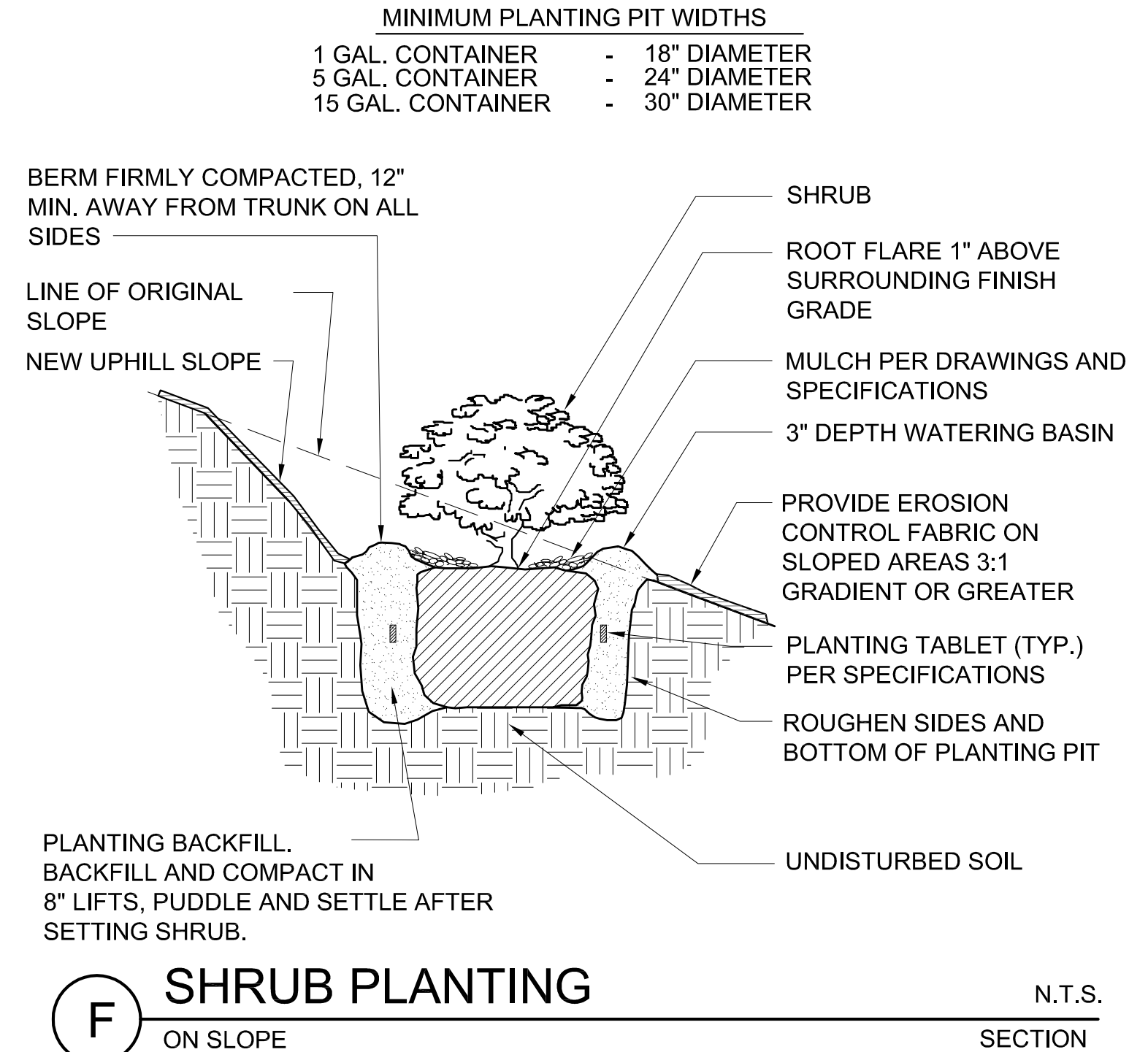
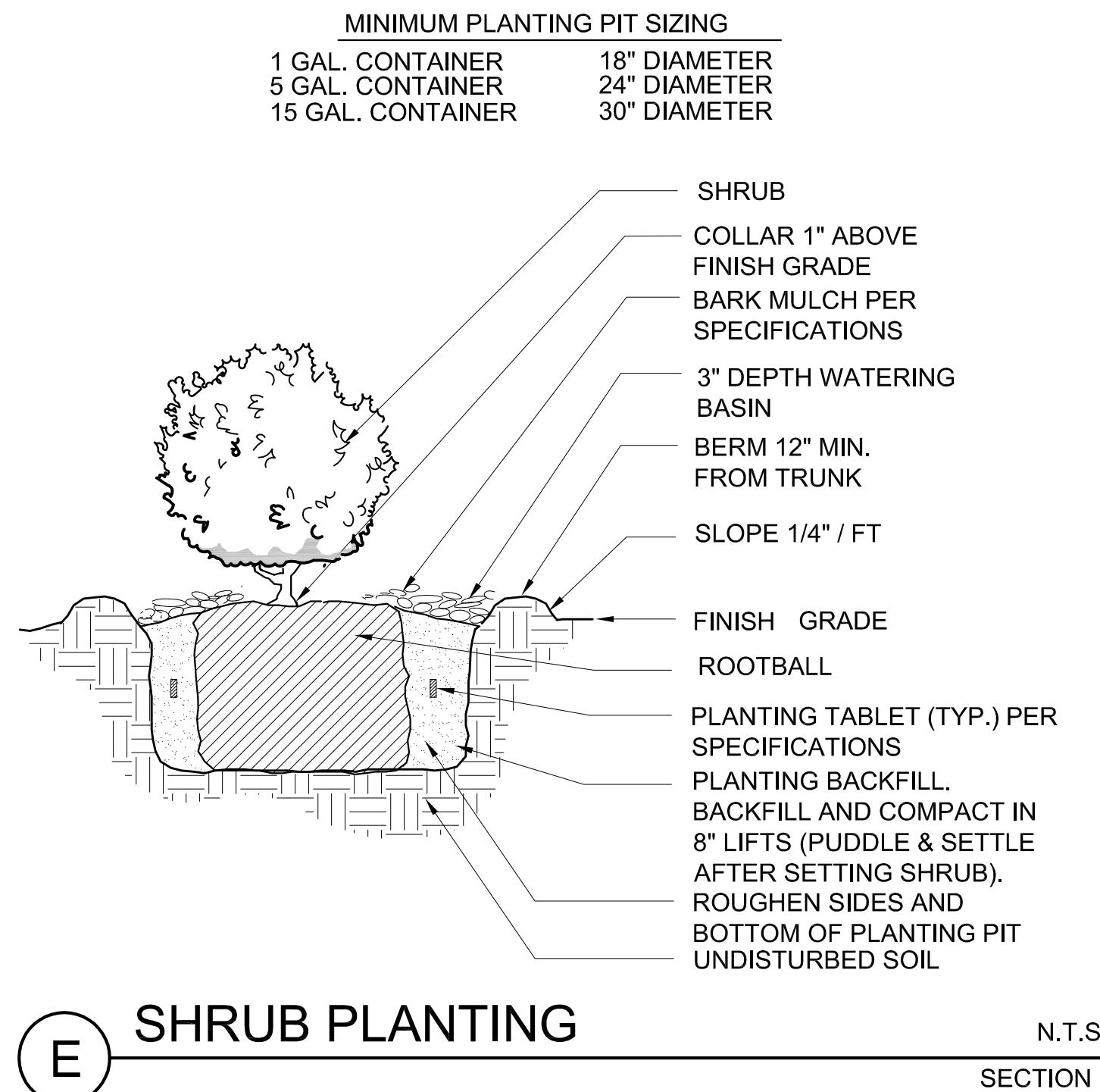
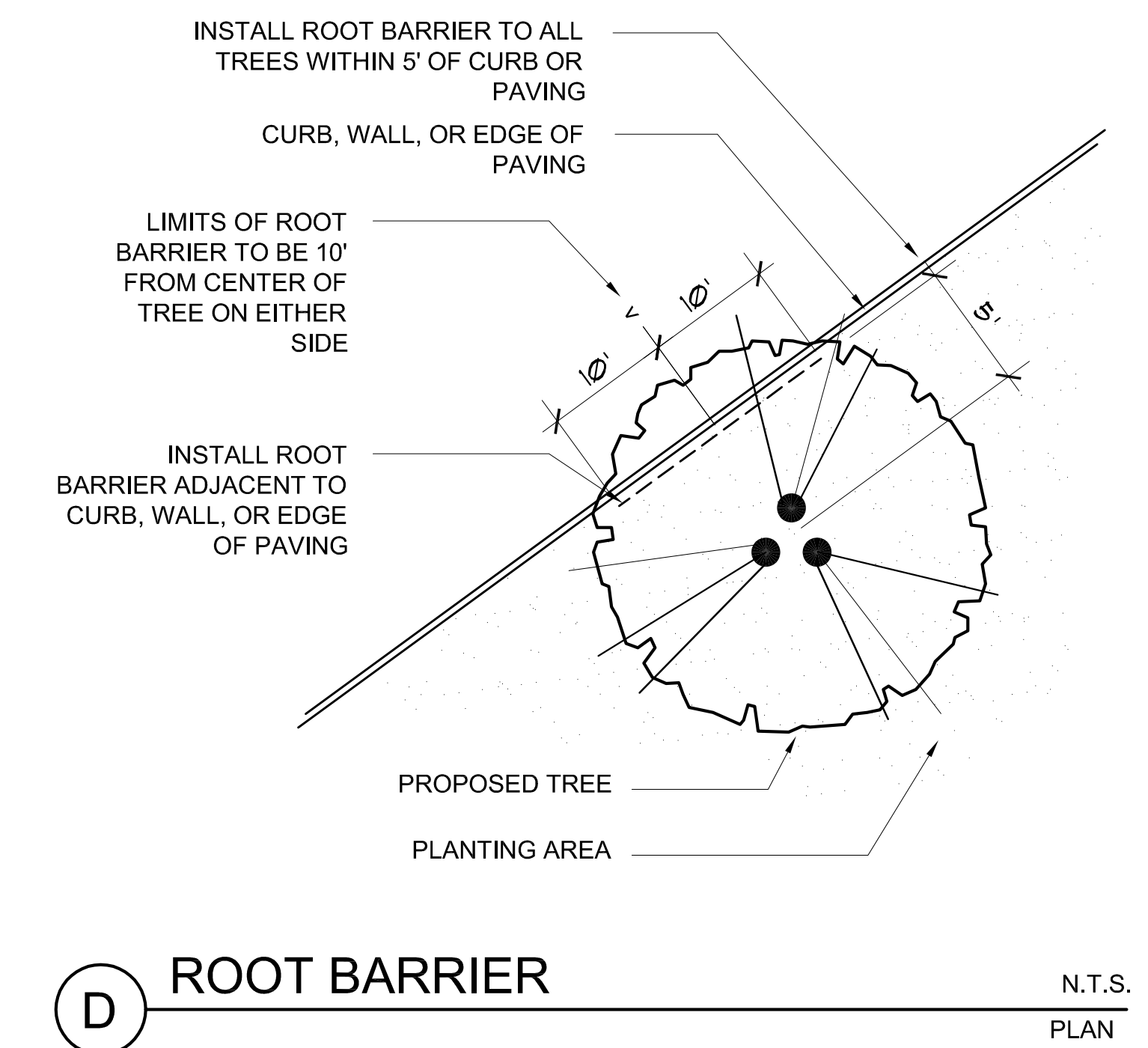
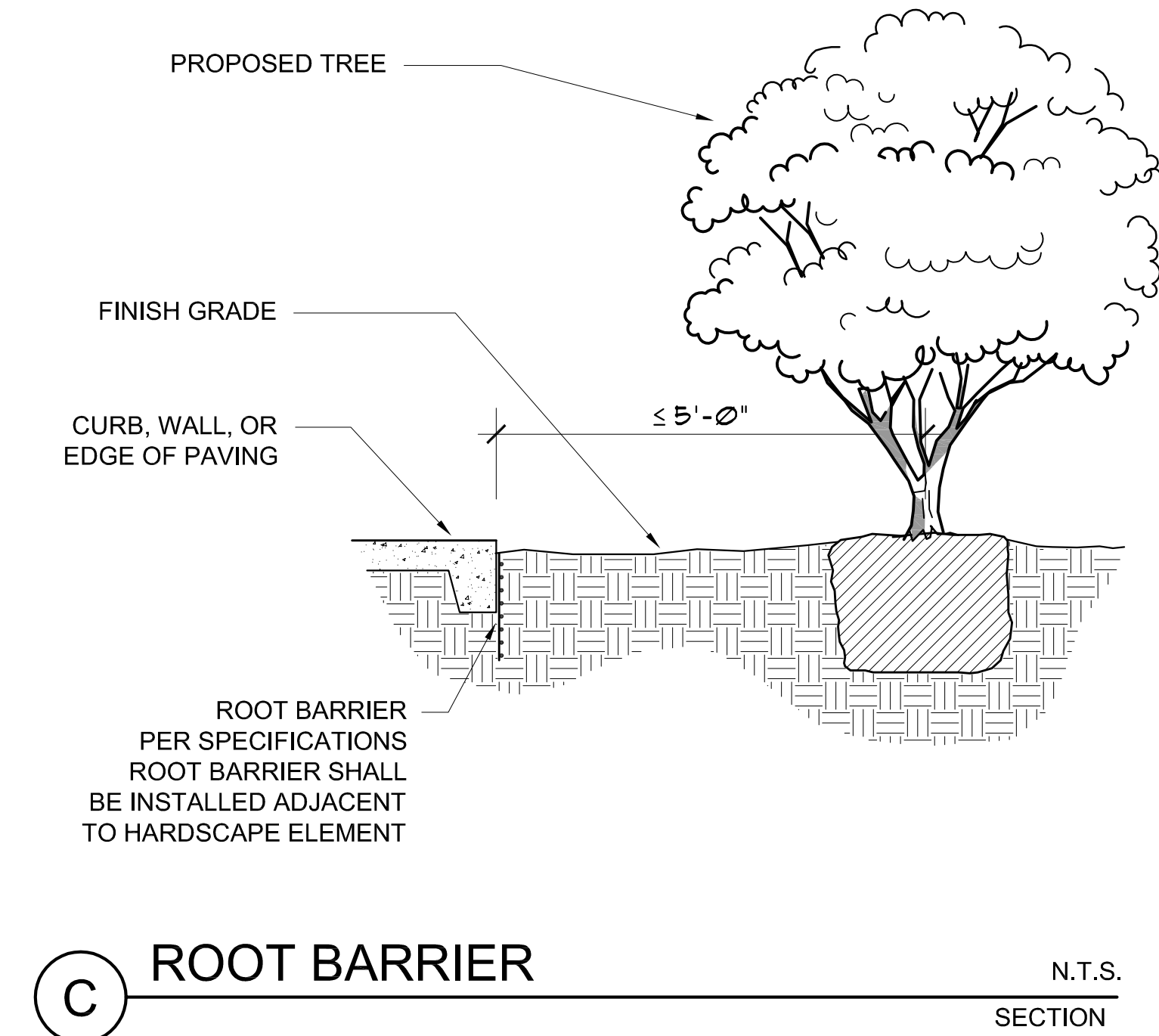
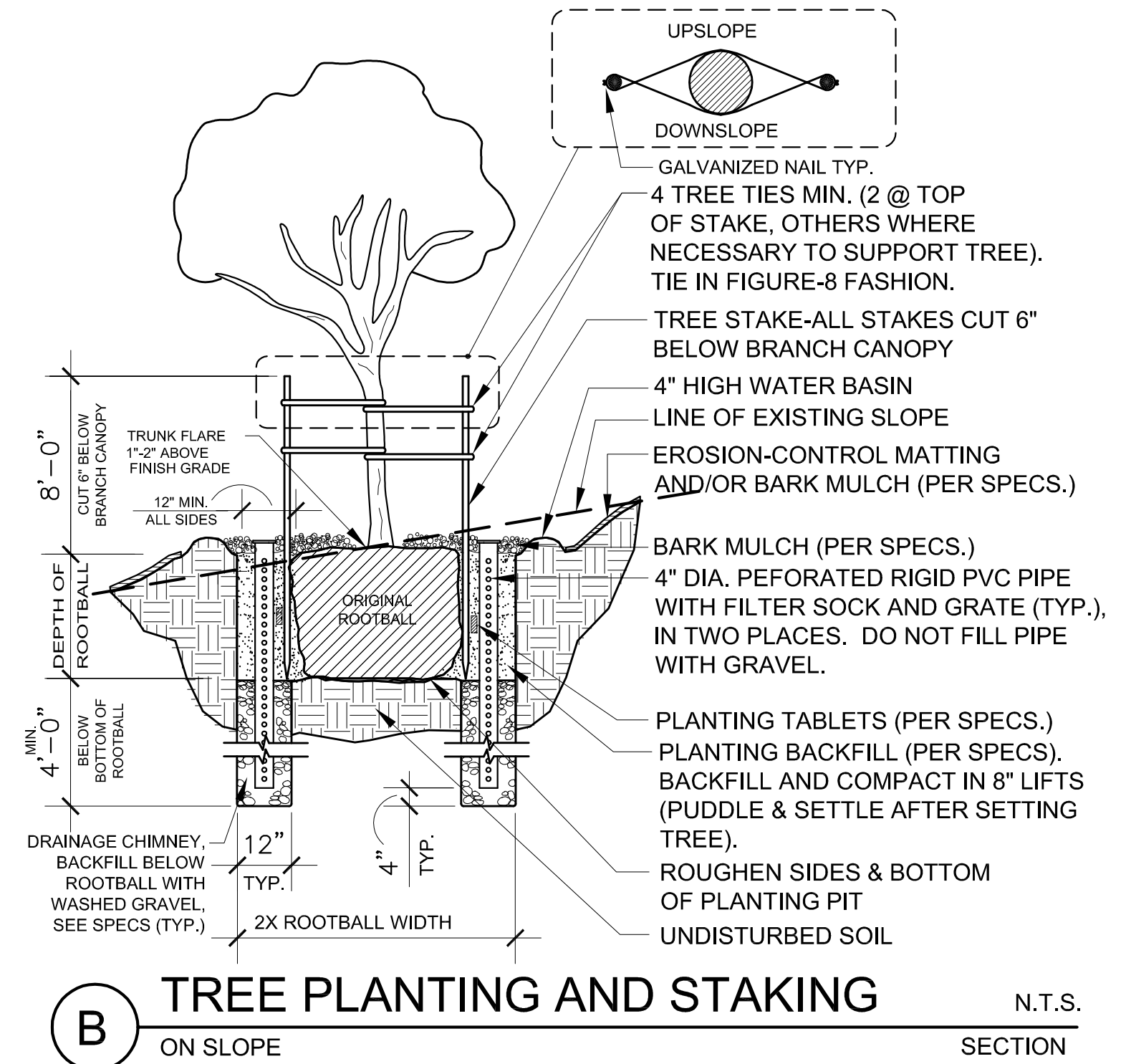
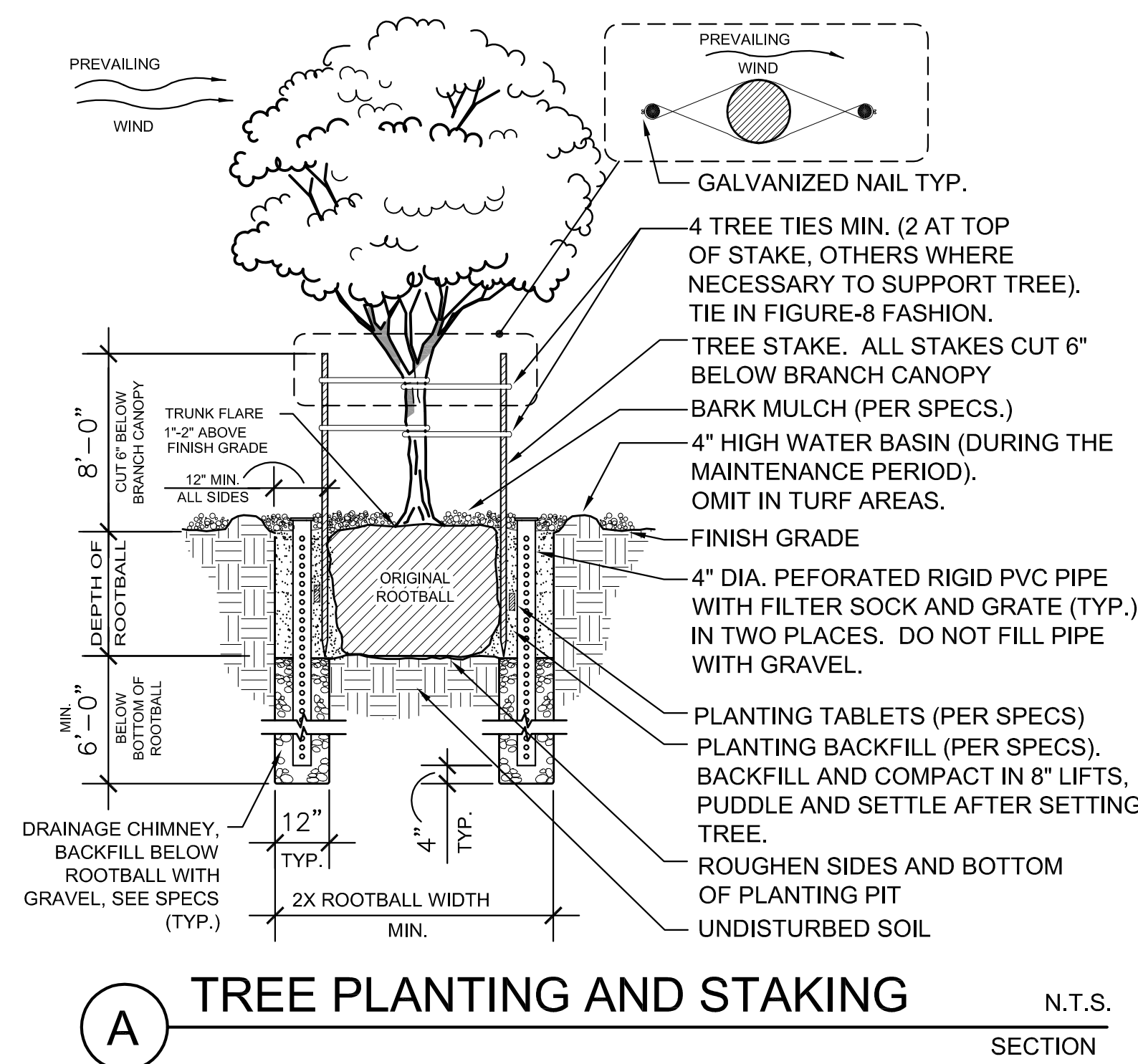
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WYAC PROJECT #12-003.001

 LANDSCAPE ARCHITECT OF WORK PATRICK CAUGHEY EXP. 08-31-16	APPROVED BY	APPROVED BY	DRAWN	PLANTING SCHEDULE AND NOTES MIRAMAR COLLEGE INFRASTRUCTURE AND SITE DEVELOPMENT PHASE II (SOUTH) SCOPE "B" SAN DIEGO COMMUNITY COLLEGE DISTRICT		DATE
			LE			SEPTEMBER 1, 2017
				CHECKED	REVISION	SHEET
			BH	1	LP-2.1	
					OF	44



MINIMUM PLANTING PIT SIZING

1 GAL. CONTAINER	18" DIAMETER
5 GAL. CONTAINER	24" DIAMETER
15 GAL. CONTAINER	30" DIAMETER

MINIMUM PLANTING PIT WIDTHS

1 GAL. CONTAINER	- 18" DIAMETER
5 GAL. CONTAINER	- 24" DIAMETER
15 GAL. CONTAINER	- 30" DIAMETER

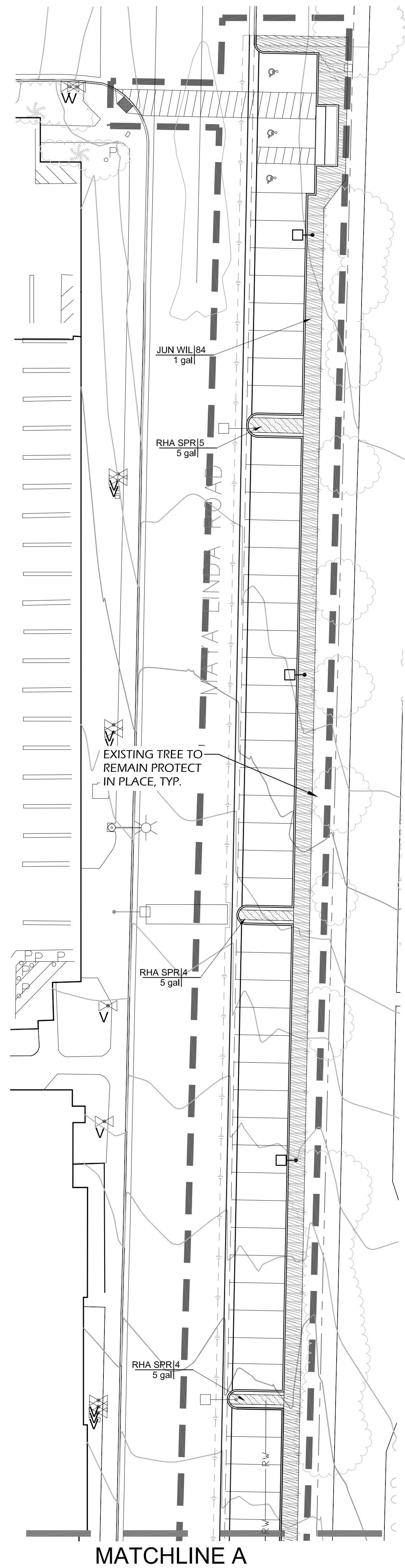
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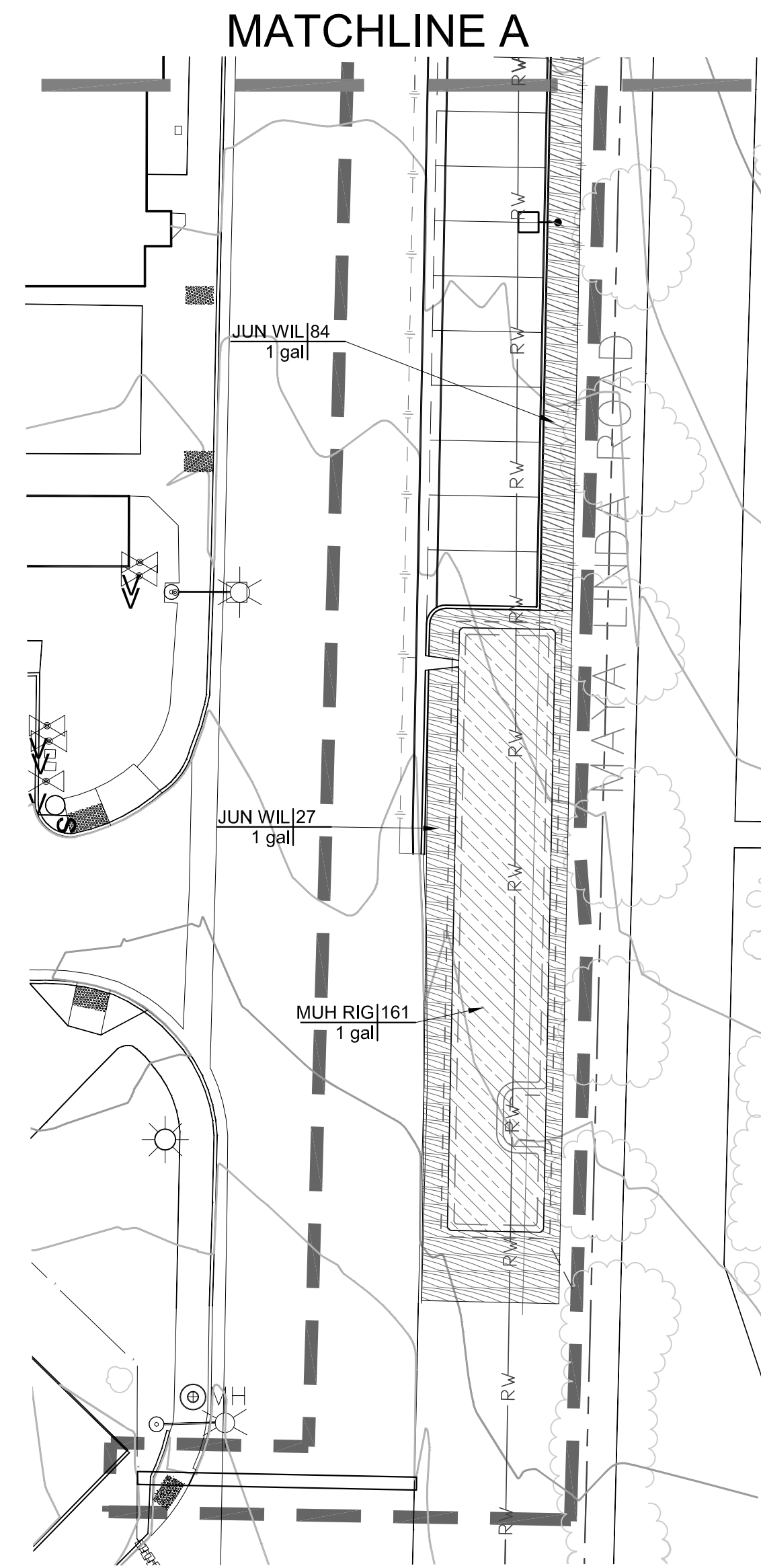
2. GEOTECHNICAL INVESTIGATIONS FOR THE SURROUNDING IMPROVEMENTS DESCRIBE THE UNDERLYING SOILS AS SANDY CLAY OVER HIGHLY CEMENTED GRAVEL AND COBBLE CONGLOMERATE (LINDA VISTA FORMATION AND STADIUM CONGLOMERATE). NO GROUNDWATER WAS ENCOUNTERED. TRENCHING INTO THE LINDA VISTA FORMATION AND STADIUM CONGLOMERATE WILL BE DIFFICULT AND MAY REQUIRE HEAVY EQUIPMENT.



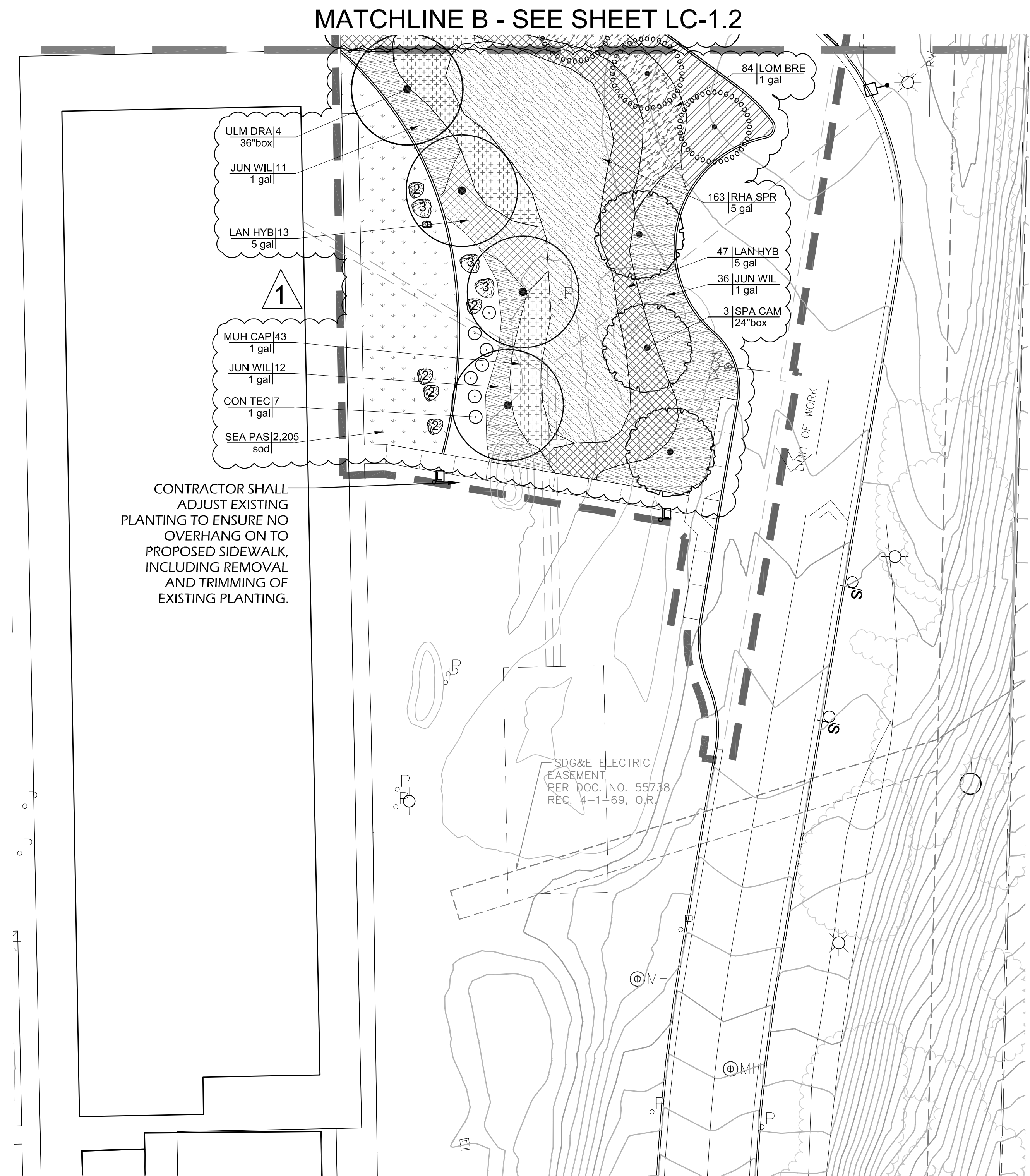
WYAC PROJECT #12-003.001		APPROVED BY	APPROVED BY	DRAWN	PLANTING DETAILS MIRAMAR COLLEGE INFRASTRUCTURE AND SITE DEVELOPMENT PHASE II (SOUTH) SCOPE "B" SAN DIEGO COMMUNITY COLLEGE DISTRICT		DATE
LANDSCAPE ARCHITECT OF WORK PATRICK CAUGHEY EXP. 08-31-16				LE			SEPTEMBER 12, 2017
				REVISION			SHEET
				1			31
							OF
							46



MATCHLINE A



MATCHLINE A



CONTRACTOR SHALL ADJUST EXISTING PLANTING TO ENSURE NO OVERHANG ON TO PROPOSED SIDEWALK, INCLUDING REMOVAL AND TRIMMING OF EXISTING PLANTING.

SPECIAL NOTES FOR MIRAMAR COLLEGE:
THE FOLLOWING NOTES PROVIDED BY THE DISTRICT FOR CONTRACTOR REFERENCE:

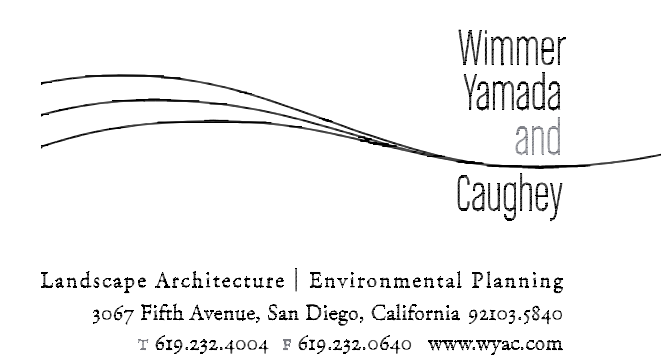
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SEE SHEET LP-2.1 FOR COMPLETE PLANT SCHEDULE AND NOTES.
SEE SHEET LP-3.1 FOR PLANTING DETAILS

1) PLANT QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBILITY FOR PROVIDING PLANT MATERIALS SUFFICIENT TO COVER AREAS SHOWN ON THE DRAWINGS AT THE SPECIFIED SPACINGS AND LOCATIONS.

2) SEE SHEET LP-2.1 FOR PLANT SCHEDULE AND NOTES, SEE SHEETS LP-3.1 AND LP-3.2 FOR PLANTING DETAILS.



WYAC PROJECT #12-003.001

LANDSCAPE ARCHITECT OF WORK
PATRICK CAUGHEY L.A. NO. 2895 DATE EXP. 08-31-16

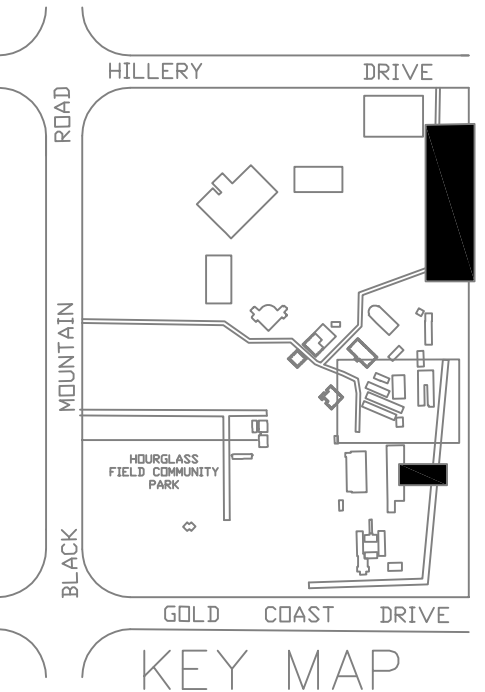
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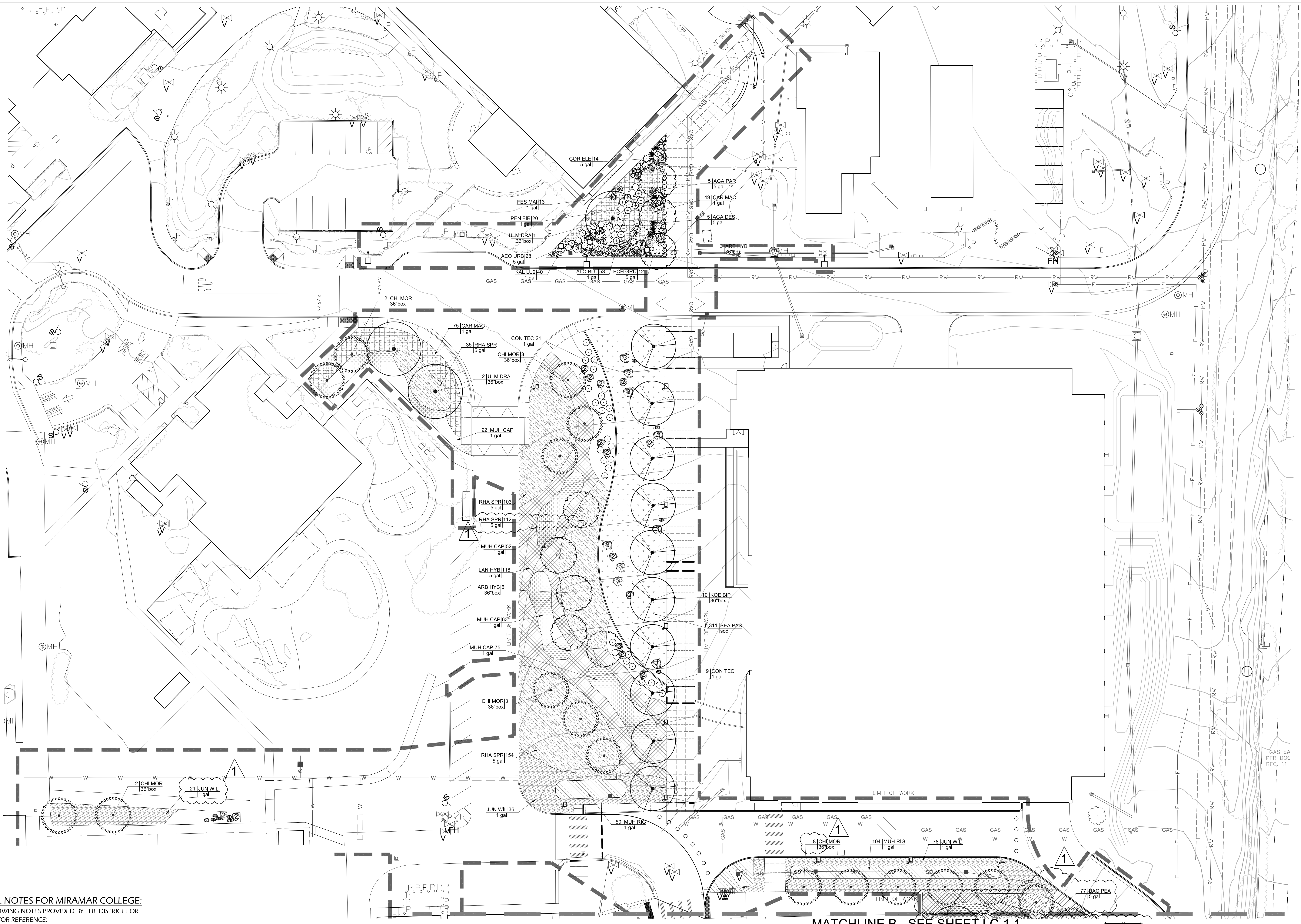
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DISTRICT ARCHITECT

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CHECKED BY
REVISION

LANDSCAPE PLANTING PLAN
MIRAMAR COLLEGE
INFRASTRUCTURE AND SITE
DEVELOPMENT PHASE II (SOUTH)
SCOPE "B"
SAN DIEGO COMMUNITY COLLEGE DISTRICT

DATE
SEPTEMBER 1, 2017
SHEET
LP-1.1
OF 44





SPECIAL NOTES FOR MIRAMAR COLLEGE:
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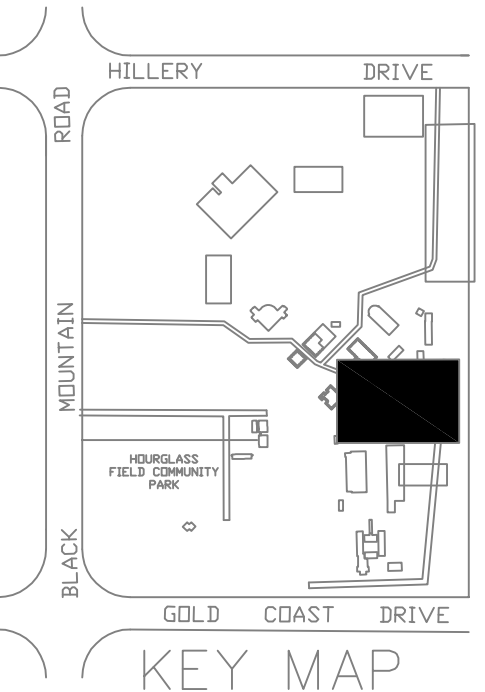
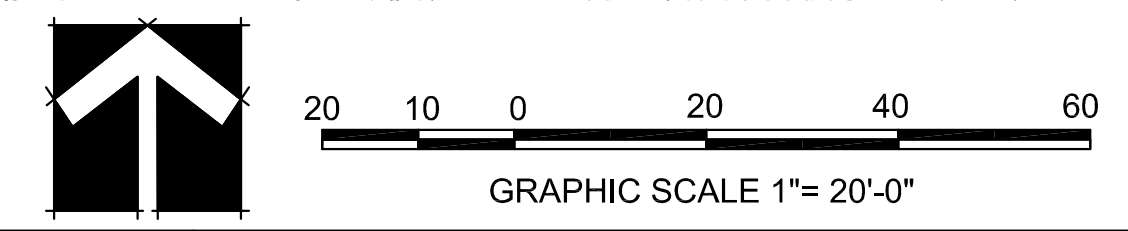
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SEE SHEET LP-3.1 FOR PLANTING DETAILS

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2) SEE SHEET LP-2.1 FOR PLANT SCHEDULE AND NOTES, SEE SHEETS LP-3.1 AND LP-3.2 FOR PLANTING DETAILS.

MATCHLINE B - SEE SHEET LC-1.1



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WYAC PROJECT #12-003.001

LANDSCAPE ARCHITECT OF WORK
PATRICK CAUGHEY
LA. NO. 2895
DATE: 08-21-16

APPROVED BY
D.S.A.

APPROVED BY
DISTRICT ARCHITECT

DRAWN BY
CHECKED BY
REVISION

LANDSCAPE PLANTING PLAN
MIRAMAR COLLEGE
INFRASTRUCTURE AND SITE
DEVELOPMENT PHASE II (SOUTH)
SCOPE "B"
SAN DIEGO COMMUNITY COLLEGE DISTRICT

DATE: SEPTEMBER 1, 2017
SHEET: LP-1.2
OF 44

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT	DETAIL	
	ARB HYB	ARBUTUS X 'MARINA'	ARBUTUS STANDARD	36"BOX	A,B/1P-3.1	
	KOE BIP	PISTACIA CHINENSIS	CHINESE PISTACHE	36"BOX	A,B/1P-3.1	
	ULM DRA	ULMUS PARVIFOLIA 'DRAKE'	DRAKE ELM	36"BOX	A,B/1P-3.1	
	CHI MOR	X CHITALPA TASHKENTENSIS 'MORNING CLOUD'	MORNING CLOUD CHITALPA	36"BOX	A,B/1P-3.1	
	SPA CAM	SPATHODEA CAMPANULATA	AFRICAN TULIP TREE	24"BOX	A,B/1P-3.1	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	CONT	DETAIL	
	AEO URB	AEONIUM URBICUM	SAUCER PLANT	5 GAL	E,F/1P-3.1	
	AGA DES	AGAVE DESMETTIANA 'VARIEGATA'	VARIEGATED DWARF AGAVE	5 GAL	E,F/1P-3.1	
	AGA PAR	AGAVE PARRYI VAR. TRUNCATA	ARTICHOKE AGAVE	5 GAL	E,F/1P-3.1	
	AGA VIZ	AGAVE VILMORINIANA	OCOTPUS AGAVE	5 GAL	E,F/1P-3.1	
	ALO BLU	ALOE 'BLUE ELF'	BLUE ELF ALOE	1 GAL	E,F/1P-3.1	
	CON TEC	CHONDROPETALUM TECTORUM	CAPE RUSH	1 GAL	E,F/1P-3.1	
	COR ELE	CORDYLINAE 'ELECTRIC PINK'	ELECTRIC PINK CORDYLINAE	5 GAL	E,F/1P-3.1	
	ECH GRU	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	5 GAL	E,F/1P-3.1	
	FES MAI	FESTUCA MAIREI	ATLAS FESCUE	1 GAL	E,F/1P-3.1	
	KAL LU2	KALANCHOE LUCIAE	PADDLE PLANT	1 GAL	E,F/1P-3.1	
	PEN FIR	PENNISETUM SETACEUM 'RUBRUM FIREWORKS'	VARIEGATED DWARF PURPLE FOUNTAIN GRASS	1 GAL	E,F/1P-3.1	
SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	DETAIL
	LAN HYB	LANTANA X 'MONET'	SPREADING SUNSET LANTANA	5 GAL	72" o.c.	E,F,G/1P-3.1
	LOM BRE	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	36" o.c.	E,F,G/1P-3.1
	MUH CAP	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST MUHLY	1 GAL	36" o.c.	E,F,G/1P-3.1
	MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	36" o.c.	E,F,G/1P-3.1
	RHA SPR	RHAPHIOLEPIS INDICA 'SPRINGTIME'	SPRINGTIME INDIAN HAWTHORNE	5 GAL	48" o.c.	E,F,G/1P-3.1
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	DETAIL
	CAR MAC	CARISSA MACROCARPA 'GREEN CARPET'	DWARF NATAL PLUM	1 GAL	48" o.c.	E,F,G/1P-3.1
	HYD MIX	HYDROSEED MIX			HYDROSEED	
	JUN WIL	JUNIPERUS HORIZONTALIS 'WILTONII'	BLUE RUG JUNIPER	1 GAL	72" o.c.	E,F,G/1P-3.1
	SEA PAS	PASPALUM VAGINATUM 'SEA SPRAY' SODDED TURF	SEA SPRAY SEASHORE	SOD		E,F,G/1P-3.1

PLANTING NOTES:

- ALL PLANTING AND FINISH GRADING OPERATIONS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PROJECT DRAWINGS, DETAILS, AND PROJECT SPECIFICATIONS. REFER TO PROJECT SPECIFICATIONS FOR ALL PLANTING REQUIREMENTS.
- SEE SHEETS LP501 AND LP502 FOR PLANTING LEGEND AND DETAILS.
- CONTRACTOR SHALL INFORM THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY CHANGED CONDITIONS WHICH OCCUR ON PROJECT SITE WHICH ARE NOT REFLECTED ON PLANS.
- REMOVE ALL WEEDS, DEBRIS, AND ROCKS LARGER THAN ONE-HALF-INCH (1/2") FROM ALL PLANTING AREAS, AND DISPOSE OF APPROPRIATELY OFF-SITE.
- FINISH GRADE OF SOIL SHALL BE TWO-INCHES (2") BELOW ADJACENT FINISH PAVING SURFACE OR CURB WITHIN SHRUB AND GROUND COVER AREAS, AND ONE-INCH (1") BELOW ADJACENT FINISH PAVING SURFACE OR CURB WITHIN TURF AREAS.
- SLOPE ALL PLANTING AREAS AWAY FROM PICNIC SHELTERS AT TWO-PERCENT (2%) MINIMUM GRADIENT AND TWENTY-PERCENT (20%) MAXIMUM GRADIENT.
- CONTRACTOR SHALL PROVIDE ELECTRONIC PHOTOGRAPHS OF ALL PROPOSED TREES TO BE INSTALLED, TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION. PHOTOGRAPHS SHALL DEMONSTRATE THE AVERAGE CHARACTER AND CURRENT CONDITION OF SUCH TREES.
- ALL TREES SHALL BE SINGLE-TRUNK STANDARDS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- ALL PLANTS SHALL BE PROTECTED FROM SUN, WIND, HEAT, AND FROST DURING TRANSPORTATION TO THE SITE AND DURING STORAGE AT THE SITE. DO NOT STORE PLANTS IN TOTAL DARKNESS FOR MORE THAN ONE DAY.
- DO NOT DAMAGE PLANT ROOT BALL DURING TRANSPORTATION OR PLANTING PROCESS.
- CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AT THE TIME OF DELIVERY OF ANY PLANT MATERIAL WHICH HAS BEEN DAMAGED OR IS IN POOR CONDITION. THE OWNER'S REPRESENTATIVE SHALL DETERMINE ACCEPTABILITY OF SUBJECT PLANT MATERIAL.
- PLANT MATERIAL SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE BEFORE PLANTING. PLANT MATERIAL MAY BE REJECTED AT ANY TIME BY THE OWNER'S REPRESENTATIVE DUE TO POOR CONDITION, FORM, OR DAMAGE PRIOR TO, DURING, OR AFTER THE PLANTING PROCESS.
- ALL ON-SITE PLANT MATERIALS (BALL AND BURLAP, CONTAINERS, TEMPORARILY STAGED IN BARK MULCH, AND/OR PLANTED IN THE GROUND) SHALL BE PROPERLY WATERED AND MAINTAINED TO ENSURE HEALTHY GROWTH.
- AT LEAST ONE PLANT OF EACH SPECIES DELIVERED TO THE SITE SHALL HAVE AN IDENTIFICATION TAG FROM THE SUPPLYING NURSERY SHOWING BOTH COMMON AND SCIENTIFIC NAMES.
- THE PLANTING PLANS ARE DIAGRAMMATIC. PLANT MATERIALS SHALL BE SPOTTED APPROXIMATELY AS SHOWN ON THE DRAWINGS. TREE LOCATIONS ARE TO BE APPROVED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO EXCAVATION FOR PLANTING PITS AND REMOVAL FROM CONTAINERS. FINAL LAYOUT OF ALL OTHER PLANT MATERIALS SHALL BE APPROVED IN THE FIELD BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANT MATERIALS SUFFICIENT TO COVER AREAS SHOWN ON THE DRAWINGS AT THE SPECIFIED SPACINGS.
- CONTRACTOR SHALL SUBMIT AN AGRICULTURAL SUITABILITY AND FERTILITY ANALYSIS REPORT (SOILS ANALYSIS REPORT FROM REPRESENTATIVE ON-SITE SOIL SAMPLES - SEE SPECIFICATIONS) TO THE LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO ANY PLANTING WORK OR SOIL AMENDMENT INCORPORATION. THE RECOMMENDATIONS OF THE SOILS ANALYSIS REPORT FOR TOPSOIL AMENDMENT AND BACKFILL MIX AMENDMENT SHALL SUPERSEDE THE RECOMMENDATIONS LISTED IN THE SPECIFICATIONS.
- CONTRACTOR SHALL COORDINATE PLANTING WORK WITH THE WORK OF OTHER TRADES AND PROFESSIONS. CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE DURING THE COURSE OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF EXISTING PROPOSED UTILITIES WITHIN THE PROJECT LIMITS WHICH MAY BE AFFECTED BY INSTALLATION. IMMEDIATELY CONTACT THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT IF A CONFLICT IS EVIDENT.
- REMOVE ALL TYING MATERIALS, MARKING TAPES, AND NURSERY STAKES AT THE TIME OF PLANTING.
- CONTRACTOR SHALL INSTALL A THREE-INCH (3") LAYER OF BARK MULCH IN ALL SHRUB AND GROUND COVER AREAS WITH SLOPES SHALLOWER THAN THREE-TO-ONE (3:1) GRADIENT.
- CONTRACTOR SHALL INSTALL EROSION CONTROL MATTING ON ALL SLOPES GREATER THAN TWO-TO-ONE (2:1) GRADIENT.
- CONTRACTOR SHALL PROTECT EXISTING VEGETATION TO REMAIN AND OTHER IMPROVEMENTS WITHIN AND OUTSIDE THE LIMITS OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY DAMAGES INCURRED.
- THE MAINTENANCE PERIOD SHALL BEGIN ONLY UPON WRITTEN ACCEPTANCE OF THE COMPLETED PLANTED AREAS BY THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.

HYDROSEED NOTES:

SEED:
 SEED SHALL BE DELIVERED TO THE SITE IN SEALED CONTAINERS. EACH CONTAINER SHALL HAVE AN ATTACHED SEED LABEL WHICH PROVIDES THE NET WEIGHT AND GENUS/SPECIES OF THE SEED, THE PERCENT PURITY, GERMINATION, INERT AND WEED SEED. THE WEED SEED SHALL NOT EXCEED 15 PERCENT. SEED TESTS FOR EACH OF THE SEEDS USED ON THE PROJECT SHALL BE MADE AVAILABLE TO THE OWNER'S REPRESENTATIVE UPON DEMAND. ANY WET, MOLDY, SPROUTED, OR OTHERWISE CONTAMINATED SEED SHALL NOT BE ACCEPTED. THE OWNER'S REPRESENTATIVE MAY PULL SAMPLES FROM EACH OF THE BAGS OF SEED FOR TESTING PURPOSES. NO CHANGES TO THE SEED MIX OR SUBSTITUTIONS MAY BE MADE WITHOUT FIRST SUBMITTING SUCH A REQUEST, IN WRITING, TO THE OWNER'S REPRESENTATIVE.

A SIGNED LETTER OF CONFORMANCE SHALL BE PROVIDED FROM THE SEED VENDOR CERTIFYING THAT EACH CONTAINER OF SEED DELIVERED IS FULLY LABELED IN ACCORDANCE WITH THE CALIFORNIA STATE AGRICULTURAL CODE AND MEETS SPECIFICATIONS.

MECHANICALLY BONDED FIBER MATRIX (3,600 LBS. / ACRE):
 THE MECHANICALLY BONDED FIBER MATRIX SHALL BE COMPOSED OF WOOD FIBER, CRIMPED POLYESTER FIBERS, POLYSACCHARIDE CROSSLINKED HYDRO-COLLOID POLYMER THICKENER, AND CONTAIN NO GERMINATION-INHIBITING OR GROWTH-INHIBITING FACTORS. THE MECHANICALLY BONDED FIBER MATRIX SHALL HAVE A TEMPORARY GREEN DYE AND SHALL NOT HAVE ANY ADVERSE EFFECTS OR BE INJURIOUS TO PLANTS OR ANIMALS. A CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED BY THE PRODUCT MANUFACTURER TO CERTIFY COMPLIANCE WITH THE SPECIFICATIONS.

AMENDMENTS:
 ANY SPECIFIED SOIL AMENDMENTS MUST BE APPLIED PRIOR TO THE HYDROSEEDING APPLICATION. IF THE AMENDMENT IS TO BE INCORPORATED INTO THE SEEDBED, IT MUST BE DONE IN SUCH A MANNER TO DISPERSE THE AMENDMENT EVENLY THROUGHOUT THE PLANTING AREA. ALL SOIL AMENDMENTS MUST BE APPLIED AT THE RATES SHOWN IN THE SPECIFICATIONS, AND AS SPECIFIED ON THE SOILS ANALYSIS REPORT(S). ANY DEVIATIONS FROM THESE NEEDS TO BE APPROVED BY THE OWNER'S REPRESENTATIVE IN WRITING PRIOR TO MAKING ANY SUCH CHANGES.

HYDROSEEDING - TWO STEP APPLICATION:
 FIRST STEP OF TWO STEP PROCESS: THE OPERATOR SHALL SPRAY THE AREA WITH A UNIFORM VISIBLE COAT OF THE REQUIRED SEED, FERTILIZER, AND ORGANIC AMENDMENTS, ALONG WITH 500 LBS/ACRE OF CELLULOSE FIBER AS A VISUAL GUIDE. THE COMBINATION OF SEED, MECHANICALLY BONDED FIBER MATRIX, FERTILIZER, AND WATER SHALL BE ADDED TO THE HYDROSEEDING MACHINE ON-SITE. IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE. THE WATER AND MECHANICALLY BONDED FIBER MATRIX SHALL BE ADDED FIRST AND MIXED HOMOGENEOUSLY WITH A BUILT-IN AGITATION SYSTEM UNTIL ALL PRODUCTS ARE VISIBLY MIXED WELL. THE SLURRY MIX SHALL BE DIED GREEN. ONCE PRODUCT IS WELL BLENDED, SEED AND FERTILIZER SHALL BE ADDED AND MIXED UNTIL THE SEED AND FERTILIZER ARE VISIBLE THROUGHOUT THE SLURRY. ONCE THE SEED AND FERTILIZER IS ADDED, THE AGITATION OF THE SLURRY SHOULD BE MINIMAL, SO AS NOT TO DAMAGE THE SEEDS. THE MATERIAL SHOULD THEN BE SPRAYED ONTO THE DESIGNATED PLANTING AREAS, AND CARE SHOULD BE TAKEN TO CLEAN UP ANY OVERSPRAY OR SPILLAGE.

APPLY FROM OPPOSING DIRECTIONS TO SOIL SURFACE, REDUCING THE "SHADOW EFFECT" AND ASSURING COMPLETE SOIL SURFACE COVERAGE. THE SEED AND FERTILIZER SHALL BE APPLIED IN A DOWNWARD DRILLING MOTION VIA A FAN STREAM NOZZLE. THE SPRAY OPERATION MUST BE SO DIRECTED THAT THE FIRST SPRAY APPLICATION CONTAINING THE SEED AND FERTILIZER WILL ALSO PENETRATE THE SOIL SURFACE AS TO DRILL AND MIX THE COMPONENTS INTO THE SOIL, THUS ENSURING MAXIMUM IMPREGNATION AND COVERAGE. DO NOT EXCEED MAXIMUM SLOPE LENGTH OF 100 FEET WHEN SLOPE GRADIENTS ARE STEEPER THAN FOUR TO ONE (4:1).

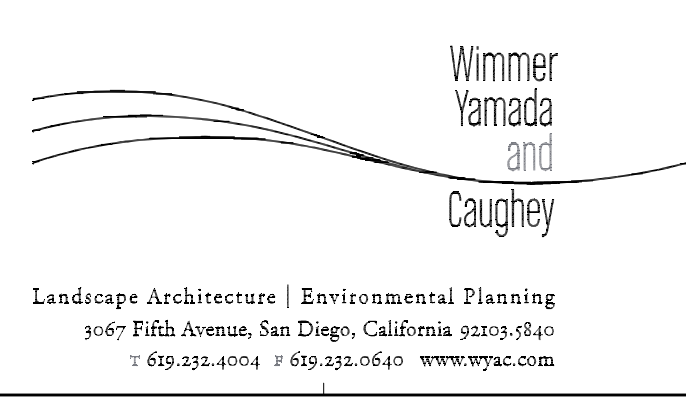
SECOND AND FINAL STEP OF TWO STEP PROCESS: THE OPERATOR SHALL SPRAY THE AREA WITH A UNIFORM VISIBLE COAT OF MECHANICALLY BONDED FIBER MATRIX USING THE DARK COLOR OF THE CELLULOSE FIBER AS A VISUAL GUIDE AT THE RATE SPECIFIED ON CHART IN SPECIFICATION SECTION 02900 - PART HYDROSEED MATERIALS - PARAGRAPH E. APPLY FROM OPPOSING DIRECTIONS AS TO COVER THE FIRST SEED AND FERTILIZER APPLICATION. THE SLURRY SHALL BE APPLIED WITH A RAIN-LIKE MOTION VIA A FAN STREAM NOZZLE TO ENSURE A CAP LIKE COAT OVER THE SEED AND FERTILIZER. WHEN HYDRAULICALLY SPRAYED ONTO THE SOIL, THE MULCH SHALL NOT FORM A BLOTTER LIKE MATERIAL. THE SPRAY OPERATION MUST BE SO DIRECTED THAT THE SLURRY SPRAY WILL COMPLETELY COVER THE FIRST APPLICATION, THUS ENSURING MAXIMUM IMPREGNATION AND COVERAGE. DO NOT EXCEED MAXIMUM SLOPE LENGTH OF 100 FEET WHEN SLOPE GRADIENTS ARE STEEPER THAN FOUR TO ONE (4:1).

THE COMBINATION OF SEED, MECHANICALLY BONDED FIBER MATRIX, FERTILIZER, AND WATER SHALL BE ADDED TO THE HYDROSEEDING MACHINE ON-SITE. IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE. THE WATER AND MECHANICALLY BONDED FIBER MATRIX SHALL BE ADDED FIRST AND MIXED HOMOGENEOUSLY UNTIL ALL PRODUCTS ARE VISIBLY MIXED WELL. ONCE PRODUCT IS WELL BLENDED, SEED AND FERTILIZER SHALL BE ADDED AND MIXED UNTIL THE SEED AND FERTILIZER ARE VISIBLE THROUGHOUT THE SLURRY. ONCE THE SEED AND FERTILIZER IS ADDED, THE AGITATION OF THE SLURRY SHOULD BE MINIMAL, SO AS NOT TO DAMAGE THE SEEDS. THE MATERIAL SHOULD THEN BE SPRAYED ONTO THE DESIGNATED PLANTING AREAS, AND CARE SHOULD BE TAKEN TO CLEAN UP ANY OVERSPRAY OR SPILLAGE.

MAINTENANCE:
 PERMANENTLY IRRIGATION SLOPES SHALL BE MAINTAINED FOR A PERIOD OF NO LESS THAN 90 DAYS AND SHALL BE MAINTAINED TO AN 80% GERMINATION RATE FOR THE ENTIRE AREA TO BE COVERED.

NON-IRRIGATED AREAS SHALL BE MAINTAINED FOR A PERIOD NOT LESS THAN 25 MONTHS.
 ALL HYDROSEEDED AREAS SHALL BE MAINTAINED BY THE PERMITTEE UNTIL FINAL APPROVAL BY THE CLIENT. THE MAINTENANCE PERIOD BEGINS ON THE FIRST DAY FOLLOWING ACCEPTANCE AND MAY BE EXTENDED AT THE DETERMINATION OF THE CITY MANAGER.

PRIOR TO FINAL APPROVAL, THE CLIENT MAY REQUIRE CORRECTIVE ACTION INCLUDING BUT NOT LIMITED TO, REPLANTING, THE PROVISION OR MODIFICATION OF IRRIGATION SYSTEMS, AND THE REPAIR OF ANY SOIL EROSION OR SLOPE SLIPPAGE.



WYAC PROJECT #12-003.001

LANDSCAPE ARCHITECT OF WORK
 PATRICK CAUGHEY
 L.A. NO. 2895
 EXP. 08-31-16

APPROVED BY	APPROVED BY
D.S.A.	DISTRICT ARCHITECT

DRAWN	BY
CHECKED	BY
REVISION	

PLANTING SCHEDULE AND NOTES	
MIRAMAR COLLEGE INFRASTRUCTURE AND SITE DEVELOPMENT PHASE II (SOUTH) SCOPE "B"	DATE SEPTEMBER 1, 2017
SAN DIEGO COMMUNITY COLLEGE DISTRICT	SHEET LP-2.1
	OF 44