

Olivenhain Historical & Educational GARDEN



- Planting notes:**
1. ALL LANDSCAPING SHALL BE DONE IN ACCORDANCE WITH THE REGULATIONS ADOPTED BY THE GOVERNING CITY AS WELL AS THE FOLLOWING.
 2. ALL PLANTS LOCATIONS ARE APPROXIMATE THE LANDSCAPE CONTRACTOR SHOULD APPROVE FINAL PLACEMENT OF ALL TREES AND SHRUBS.
 3. DO NOT DAMAGE ROOT BALL DURING TRANSPORTATION OR PLANTING PROCESS.
 4. DO NOT LOCATE PLANTS CLOSER THAN 3' TO IRRIGATION HEADS OR VALVES.
 5. ALL LANDSCAPE AREA , EXCEPT SLOPES ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.

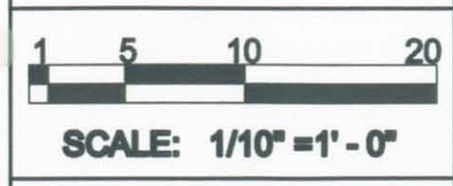
- Irrigation Notes:**
1. ALL MUNICIPAL LANDSCAPE AND STATE LAWS , RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THIS SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY CONTRACTOR COORDINATION OF PLANS AND PERMITS WITH HOA.
 2. THE CONTRACTOR SHOULD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING ANY WORK. THE LOCATIONS UTILITIES STRUCTURES AND SERVICES SHOWN IN THESE PLAN ARE APPROXIMATE ONLY , AND DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL FIELD CONDITIONS SHOULD BE REPORTED TO OWNER.
 3. ACTUAL LOCATION FOR AUTOMATIC CONTROLLERS IS TO BE DETERMINED IS THE FIELD BY THE OWNER.
 4. ALL PIPES UNDER PAVED AREAS TO BE INSTALLED IN SLAYING TWICE THE DIAMETER OF THE PIPE CARRIED.
 5. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.
 6. MAIN WATER INSTALLATION (ALL MAIN LINES IN THE SYSTEM SHALL BE CAPPED AND TESTED)

- Drainage Notes:**
1. NO CONCENTRATE DRAINAGE ARE PERMITTED OVER ADJACENT PROPERTY LINES.
 2. WATER IS TO DRAIN AWAY FROM STRUCTURES FOR A MINIMUM OF 5 FEET AT 2% AND BE CONVEYED TO AN APPROVED DRAINAGE FACILITY.
 3. SITE DRAINAGE SHALL BE APPROVED DRAINAGE FACILITY. SITE DRAINAGE SHALL BE FILTERED AND OR CAPTURE ON SITE PERCOLATION , PRIOR TO ANY EXCESS DISCHARGE.
 4. (3") DRAIN PIPE THROUGHOUT PROPERTY TIE DRAIN INTO EXISTING MAIN DRAIN LINES.

- Construction Notes:**
1. THE CONTRACTOR SHALL PROTECT IN PLACE ALL EXISTING CONCRETE AND SITE CONDITIONS AS INDICATED.
 2. ALL STUCCO SHOULD MATCH IN COLOR AND FINISH, UNLESS OTHERWISE SPECIFIED BY OWNER OR LANDSCAPE DESIGNER
 3. ALL SURFACE DRAINAGE TO BE AWAY FROM ALL FOOTINGS.
 4. ALL CONCRETE TO BE COLORED (UP TO 1.5 LBS) WITH BROOM FINISH.
 5. FOUNDATION AND BUILDING WALLS AT MINIMUM OF 2%.
 6. RETAINING WALLS TO BE WATERPROOFED MOISTURE PROTECTION.
 7. VERIFY ONSITE AND REPORT DISCREPANCIES TO LANDSCAPE DESIGNER BEFORE OF ANY START OF ANY WORK ON THIS PROJECT.

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OLIVENHAIN MUNICIPAL WATER DISTRICT
 Sustainable Landscape Demonstration Garden
 1966 Olivenhain Rd., Carlsbad, California
 -Dominic Ramirez
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REVISIONS	APPROVED	DATE

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