



LANDSCAPING NOTES

1. PROVIDE 4" OF TOPSOIL AT ALL PLANTERS, ISLANDS, AND GRASSY AREAS. RE: SPEC
2. ALL AREAS SHOWN FOR HYDRO-SEED BERMUDA GRASS AND TREES SHALL HAVE A LICENSED DESIGNED FULLY AUTOMATIC IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE.
3. EVERY TREE SHALL HAVE BUBBLER WITH PROPER PLANTING SET-UP AS PER DRAWINGS.
4. PROVIDE FOR ARCHITECT'S REVIEW AND APPROVAL, COMPLETE SHOP DRAWINGS, CUT SHEETS AND DETAILED LAYOUT OF PROPOSED LINE SYSTEM. SYSTEM SHALL BE DESIGNED FOR COMMERCIAL APPLICATIONS.
5. PROVIDE AN IRRIGATION WATER METER AND PAY ALL FEES, FOR PERMIT, METERS AND DEMAND AS PER CITY REQUIREMENTS.
6. REFER TO THE CIVIL DRAWINGS FOR NEW SERVICE LINES AS PROPOSED FOR PROJECT, COORDINATE EARLY ON WITH UTILITY CONTRACTOR FOR PROPOSED LOCATIONS FOR TAPS TO ALLOW EASY CONNECTIONS AT END OF PROJECT.
7. PROVIDE PROFESSIONAL LANDSCAPING PLASTIC EDGING (COMMERCIAL GRADE) (EDGES OF DIFFERING PLANTING MATERIALS, INCLUDING BUT NOT LIMITED TO HYDRO-SEED BERMUDA GRASS, DECOMPOSED GRANITE, CONCRETE, AND RIVER ROCK.
8. COORDINATE PLANTER LOCATIONS WITH ARCHITECT.
9. FINAL GRADE TO BE FREE OF DEBRIS AND HAVE A SOIL COMPOSITION AS RECOMMENDED BY HYDRO-SEED PROVIDER.
10. COORDINATE WITH ARCHITECT FOR FINAL LOCATION OF LANDSCAPING LIGHTS.
11. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
12. ALL PLANTS TO BE PRESENTED ON SITE PRIOR TO PLANTING FOR FINAL LOCATION APPROVAL BY ARCHITECT.
13. CONTRACTOR TO SEGREGATE ALL SPRINKLER SYSTEM LINES AFFECTED BY CONSTRUCTION. NEW SPRINKLER SYSTEM SHALL BE INTEGRATED WITH EXISTING SYSTEM. COORDINATE WITH OWNER AND ARCHITECT FOR LOCATION OF NEW CONTROLLERS.
14. PROVIDE IRRIGATION SYSTEM (EXTENSION) FOR ALL NEW PLANTING FOUND NONE IN. FURNISH PROVIDE SYSTEM DESIGN COMPLIANT OF ALL APPLICABLE CODES AND ORDINANCES.

SITE PLAN LEGEND

	HYDRO MULCH		RIVER ROCK 1" TO 2" MAX.
	GRASS		CLOVER

SEED

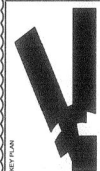
1. SEED SHALL BE LABELED IN ACCORDANCE WITH THE UNITED STATES DEPARTMENT OF AGRICULTURE UNDER THE FEDERAL SEED ACT, ACES, AND STATE SEED LAWS.
2. PURITY: 98%
3. LIVE SEED: 80%
4. CROP SEED: 0%
5. WEED SEED: 0%
6. WILDLINGER MIX: "LAWN IN SPRING WILDLINGER MIX" AS OBTAINED FROM NATIVE SEED MIX AS SUPPLIED BY NATIVE AMERICAN SEED, JUNCTION, TEXAS, OR APPROVED EQUAL. BROADCAST AT RATE OF 10 LBS/ACRE. SEED MIXTURE RATIO TO CONTAIN EQUAL PARTS OF THE FOLLOWING:
 - a. GREENTHREAD
 - b. LANCELEAF CONESISSIS
 - c. STANDING CYPRESS
 - d. CUTLEAF DANDY
 - e. MISSOURI PRIMROSE
 - f. CHARLEY SAGE
 - g. PURPLE FRANKS CLOVER
 - h. MEALY BLUE SAGE
 - i. GAYFEATHER
 - j. WHITE GAURA
 - k. PINK EVENING PRIMROSE
 - l. BUTTERFLY WEED
 - m. VINECUP
 - n. FONGLOVE
7. CLEAN, DRY, NEW CROP SEED.

WATER

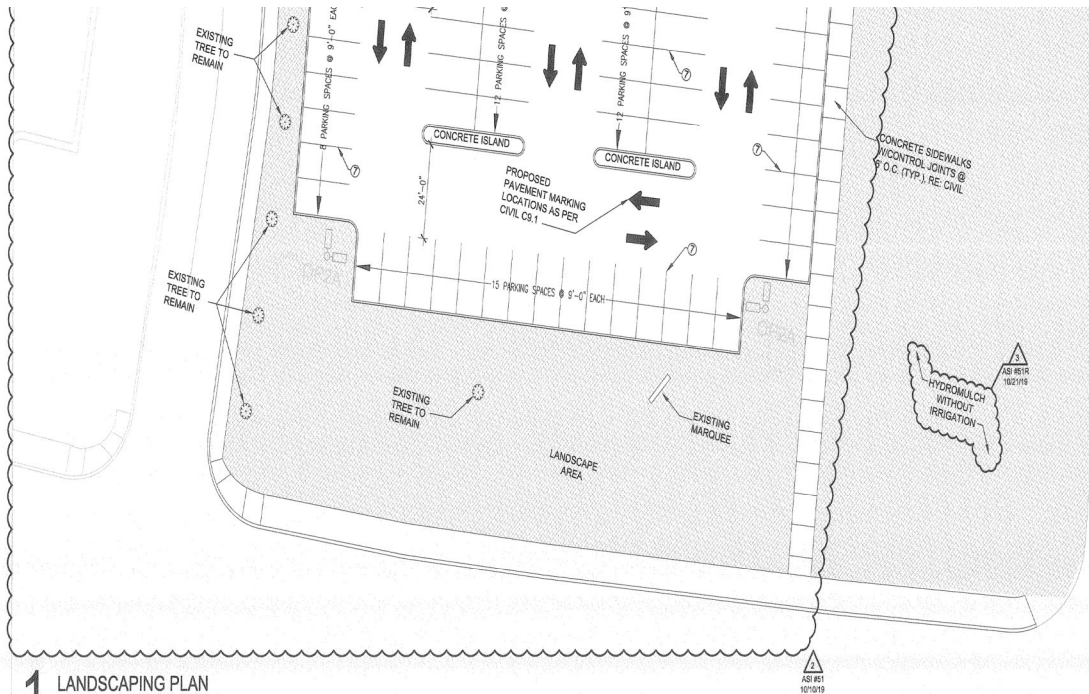
1. WATER SHALL BE FURNISHED BY THE CONTRACTOR. COORDINATION AND EXECUTION OF IRRIGATION OPERATIONS TO ESTABLISH VEGETATION SHALL BE AT THE DISCRETION OF THE CONTRACTOR PROVIDED THAT THE OVERALL GOALS OF THE SPECIFICATIONS ARE MET.
2. PNEUMATIC SEEDING MECHANICAL SPREADING.
 - a. SEED MIXTURES AS DESCRIBED ABOVE SHALL BE COMBINED AT SPECIFIED RATES AND THEN COMBINED WITH COMPOST.
 - b. A MINIMUM OF 1" OF COMPOST/SEED MIXTURE SHALL BE EITHER PNEUMATICALLY BROADCAST OR MECHANICALLY SPREAD TO ALL AREAS TO RECEIVE SEED AS SHOWN ON PLANS.
 - c. AFTER INSTALLING COMPOST/SEED MIXTURE, NO ROLLING OR COMPACTING OF THE SEED AREA IS PERMITTED. IF MECHANICAL SPREADERS ARE USED, THE SPREADERS SHALL NOT BE PERMITTED TO ROLL OVER AREAS ALREADY SEEDING WITHOUT THE CONSENT OF THE OWNER'S REPRESENTATIVE.
3. SEED ESTABLISHMENT:
 - a. WATERING
 - i. KEEP SOIL MOIST DURING SEED GERMINATION PERIOD.
 - ii. SUPPLEMENT RAINFALL AS DESCRIBED IN PARAGRAPH 3 UNTIL A STAND OF VEGETATION IS ESTABLISHED.
 - b. RESEED ALL BARE SPOTS NOT HAVING A UNIFORM STAND OF VEGETATION AT NO ADDITIONAL EXPENSE TO THE OWNER.
 - c. SEEDING AREAS SHALL NOT BE ACCEPTED UNTIL THEY ARE IN COMPLIANCE WITH THESE SPECIFICATIONS OR ARE ACCEPTED BY THE OWNER.
4. MAINTENANCE:
 - a. CONTRACTOR SHALL APPLY INITIAL WATERING FOLLOWING INSTALLATION OF SEED AND UNTIL THE IRRIGATION SYSTEM IS PRESSURIZED, UP AN IN RUNNING CONDITIONS OF ALL ZONES.
 - b. INITIAL IRRIGATION EVENT SHOULD VET AT LEAST THE TOP 5 INCHES FROM THE TOP OF THE COMPOST SEED MIX LAYER. THIS WILL TAKE 0.5 - 1.5 INCHES EQUIVALENT IRRIGATION. DO NOT OVERWATER. IF SURFACE RUN-OFF IS EVIDENT CASE IRRIGATION AND INSPECT SOIL FOR WATER PENETRATION. NOTE: IF THE SOIL IS VERY DRY IT MAY BE HYDROPHOBIC - UNWETTABLE. THEREFORE TO AVOID RUN-OFF IN THE INITIAL IRRIGATION EVENT, THE SOIL SHOULD BE MONITORED CLOSELY. IF IT APPEARS THAT THE WATER IS NOT PENETRATING INTO THE SOIL LAYER THEN IRRIGATION SHOULD BE STOPPED TEMPORARILY (E.G. 15-30 MINUTES) TO ALLOW THE WATER TO BREAK THROUGH INTO THE SOIL LAYER BELOW. ONCE THE SOIL IS "WETTED" THIS SHOULD NOT BE A PROBLEM IN FUTURE IF IT IS NOT ALLOWED TO COMPLETELY DRY OUT.
 - c. FIRST 10 DAYS: THE COMPOST/SEED LAYER SHOULD REMAIN MOIST FOR THE FIRST 10 DAYS. THIS WILL REQUIRE DAILY CHECKING IN WARM SUNNY WEATHER WHEN MAX TEMPERATURE IS OVER 80F.
 - d. 10 DAYS - 30 DAYS: AFTER 10 DAYS (ASSUMING SUCCESSFUL GERMINATION) THE VERY TOP SURFACE OF THE COMPOST/SEED LAYER SHOULD BE ALLOWED TO DRY TOUCH TEMPORARILY BETWEEN WATERING EVENTS. BUT SOIL MOISTURE MUST BE MAINTAINED BELOW THE SURFACE TO A DEPTH OF 5 INCHES. THIS WILL REQUIRE 0.5 - 1.5 INCHES IRRIGATION EVERY 2 - 4 DAYS, DEPENDING ON WEATHER CONDITIONS.
 - e. 30 DAYS PLUS: AT 30 DAYS FROM SOWING, WATER CAN BE REDUCED TO 1 SIGNIFICANT WETTING EVENT EVERY 1-2 WEEKS TO MAINTAIN SOIL MOISTURE AT A DEPTH OF 1 INCHES AND BELOW. THE TOP 12 INCHES MAY DRY OUT TEMPORARILY BETWEEN WATERING EVENTS DURING THIS PERIOD. HOWEVER, MONITOR SEEDINGS TO PREVENT PLANTS FROM REACHING PERMANENT WILTING POINT (PWP) - THIS IS MOST EASILY SPOTTED IN BROADLEAF ("WILDFLOWERS" OR "FORBS") SEEDINGS.



CONSULTANT



LC HEALTH SCIENCE CENTER
5500 SOUTH ZAPATA HWY., LAREDO, TX.
CONSTRUCTION DOCUMENTS



1 LANDSCAPING PLAN
SCALE: 1/16" = 1'-0"

5. OWNER AND CONTRACTOR TO BEWARE OF:
a. "DAMPING OFF": SEEDLINGS COLLAPSE DUE TO ROTTING OF YOUNG STEM (LOWER BROWN). THIS IS DUE TO OVER WATERING AND OCCURS WHEN THE SURFACE SOILS REMAINS DAMP AND CONDUCTIVE TO FUNGAL INFECTION. ESPECIALLY CHECK IN FIRST 10 DAYS.
b. SEEDLING WILTING: SEEDLINGS COLLAPSE DUE TO INSUFFICIENT WATER. IN THIS CASE THE UPPER SOIL WILL BE VERY DRY.

LANDSCAPING LEGEND		
ID	SYMBOL	DESCRIPTION
LS/P1		AGAVE AMERICANA H:1'2" W:1'2"
LS/P2		CORAL BELLS H:1'2" W:12"8"
LS/P3		CREPE MYRTLE H:8'0" W:8'0"
LS/P4		DAMIANITA H:1'2" W:1'2"
LS/P5		LANTANA GOLD H:1'2" W:1'2"
LS/P6		PAPYRUS DWARF H:1'2" W:1'2"
LS/P7		PINK LIGHTNING H:12'0" W:12'0"
LS/P8		PURPLE FOUNT. GRASS H:2'4" W:2'2"
LS/P9		CEDAR SEDGE H:12'0" W:12'0"
LS/P10		ARKANSAS YUCCA H:2'0" W:2'0"
LS/P11		RED YUCCA H:2'0" W:2'0"
LS/P12		CACTUS H:2'0" W:2'0"

LS/P13	PURPLE SAGE H:1'2" W:2'0"
LS/P14	ROSEMARY H:1'0" W:2'4"
LS/P15	TEXAS JAZMIN IVY
LS/B1	BOULDERS
LS/T1	DESERT WILLOW H:12'10"
LS/T2	PALO VERDE SINGLE TRUNK
LS/T3	AFGAN PINE
LS/T4	STONE PINE
LS/T5	OAK TREE

CONSTRUCTION DOCUMENTS

PROJECT NO. 1007
DATE 1/10/2018
REVISIONS:
 1. ASI #46 8/30/19
 2. ASI #51 10/10/19
 3. ASI #51R 10/22/19

A1.4
LANDSCAPING PLAN