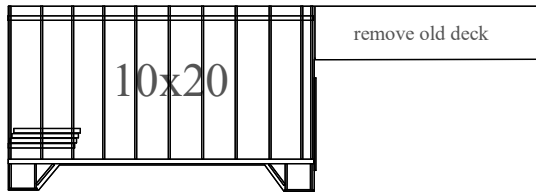
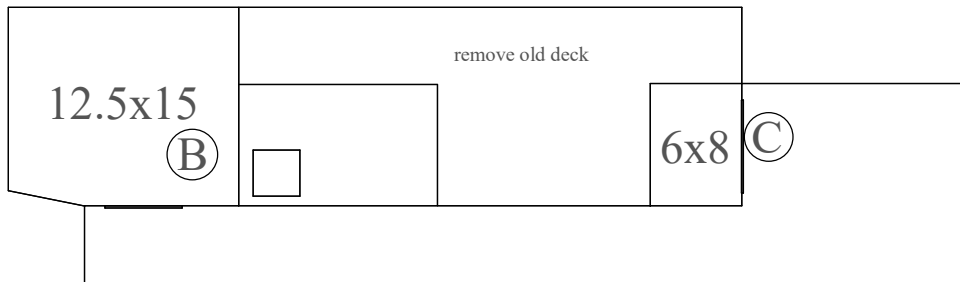


- INSTALLATION GUIDELINES**
1. Plans are for diagrammatic purposes only. Contractor or Owner shall be responsible for verifying all existing conditions and adjust plan accordingly.
 2. All planting areas shall be graded and planted for positive drainage away from structures, walls, fences, and other permanent structures. Where negative drainage may occur, install area drains and connect to existing or create new drainage.
 3. Contractor/Owner shall provide adequate surface drainage so that water does not collect within planting or hardscape areas.
 4. No drainage shall cross property lines.
 5. All structures on plan are for diagrammatic purposes only. Contractor/Owner shall be solely responsible for any structural elements and any local building codes and ordinances therein.
 6. Make sure to provide "head-to-head" coverage for all lawn irrigation. Pop-up irrigation heads shall be 6" Rainbird 1800 Series or equal. Provide check valves for slope installation to prevent low head drainage. Anti-siphon valves shall be placed 12" above the highest head to ensure provision of backflow prevention. Minimum depth of 12".
 7. Use drip irrigation for planter beds. No minimum depth required.
 8. Location of manifold/irrigation valves and irrigation controller shall be determined during installation for aesthetics and function.
 9. Provide sleeving two times (2X) the diameter of the pipe for all irrigation, drainage, electrical, gas, and other utility lines that will be routed under walkways, any concrete surfaces, or other areas that may need future servicing. Minimum depth of sleeves shall be at a depth to meet all codes.
 10. All drain lines shall have a minimum coverage of 6".
 11. All wet utilities, including septic, drainage, and irrigation must be in separate trenches and separated according to codes.
 12. Dry utilities such as electric and gas can be in a combined trench although a horizontal separation of 12" is recommended.
 13. The Landscape Designer shall not be held liable for the Contractor/Owner failing to follow these guidelines, failing to obtain the necessary permits, or failing to hire the proper professional to carry out the construction elements outlined in this design.
 14. The Landscape Designer is not responsible for any revisions or deviations to this landscape drawing/plan. All revisions to this plan are recommended to obtain initials and approval by the landscape designer.
 15. Contractor/Owner shall abide by all Local, State and Federal Laws, Codes, and Ordinances as well as obtaining all necessary permits and approvals (e.g. plumbing, electrical, structural, etc)
 16. All landscape site improvements are to be installed as per manufacturer's specifications.

UPPER DECK (A)



LOWER DECK



A) Includes replacement of joist and deck boards, not posts or beams; also includes new railing

B) Includes replacement of deck boards and new railing

C) Includes rebuilding of smaller deck framing using old lumber from demo material; also includes new railing



Blm
landscape designer

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NAME	Shanti Emerson
DATE	2/12/2016
SCALE	1" = approx. 12'