

3- GALLONS PER MINUTE REMOTE CONTROL VALVE SIZE

DRIPPER LINE REMOTE CONTROL VALVE KEY

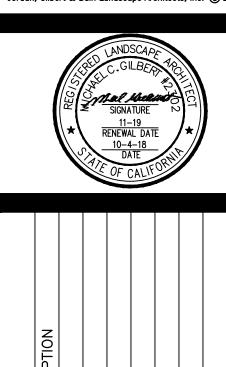
AUTO CONTROLLER/ STATION NUMBER $A-10 \times 8.3$ GALLONS PER MINUTE 1.2— NUMBER OF 100' ROLLS OF TUBING — REMOTE CONTROL VALVE SIZE

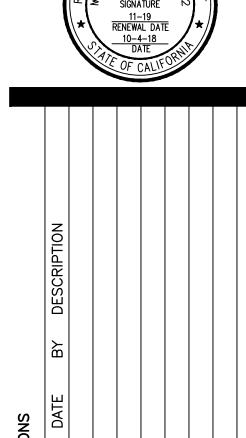
PROJECT NOTES

- 1. FIELD VERIFY EXISTING STATIC WATER PRESSURE AND NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING ANY
- 2. CONTACT UNDERGROUND SERVICE ALERT AT 1-800-227-2600 TO IDENTIFY AND LOCATE ALL ON-SITE UTILITIES PRIOR TO BEGINNING WORK. THE LANDSCAPE SUB CONTRACTOR SHALL COORDINATE WITH THE PROJECT SUPERINTENDENT AND REVIEW THE EXISTING SITE PRIOR TO BEGINNING WORK TO AVOID CONFLICTS WITH EXISTING UTILITIES AND PROPOSED NEW CONSTRUCTION.
- 3. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY TRENCH SETTLING OR IRRIGATION HEAD SETTLING. ALL TRENCHES WILL BE BACK FILLED WITH CLEAN SOIL, COMPACTED AND REPLANTED WITH APPROVED SHRUB OR GROUND COVER TO MATCH EXISTING PLANTING. ALL HEADS THAT SETTLE WILL BE RAISED TO 1/2" ABOVE FINISH GRADE. PROVIDE ADDITIONAL SOIL AS NECESSARY AND HAND TAMP AROUND HEAD TO PREVENT FUTURE SETTLING. PROVIDE NEW SEED OR PLANT MATERIAL AS NEEDED TO COMPLETE REPAIR.
- 4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SLEEVING INSTALLED UNDER ALL PAVED SURFACES. PROVIDE SEPARATE INDIVIDUAL SLEEVES FOR MAINLINE, LATERALS, AND REMOTE CONTROL VALVE WIRES. LATERAL SLEEVING SHALL BE SIZED (3) PIPE SIZES LARGER THAN THE LATERAL PIPE TO BE SLEEVED.
- 5. THE IRRIGATION SYSTEM IS SHOWN DIAGRAMMATICALLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN PROPERTY LINES AND WITHIN LANDSCAPE PLANTERS WHENEVER POSSIBLE.
- 6. THE CONTRACTOR WILL BRAND INTO THE REMOTE CONTROL VALVE BOX LIDS THE NEW VALVE STATION NUMBER AND RELATED NEW AUTO CONTROLLER LETTER. PROVIDE CHRISTY STANDARD SIZE I.D. TAGS CONNECTED TO EACH VALVE SOLENOID WITH NEW STATION NUMBER AND RELATED NEW AUTO CONTROLLER LETTER.
- 7. THE CONTRACTOR SHALL INSTALL ALL IRRIGATION REMOTE CONTROL VALVES, GATE VALVES, AND QUICK COUPLING VALVES A MINIMUM DISTANCE OF 10'-0" FROM ALL TREE TRUNK LOCATIONS ILLUSTRATED ON PLANTING PLAN. CONFIRM LAYOUT OF PROPOSED TREE LOCATIONS PRIOR TO INSTALLING ANY VALVE.
- 8. UTILITIES MAY HAVE BEEN OMITTED ON THE IRRIGATION SHEETS. REVIEW CIVIL ENGINEER'S DRAWINGS AND EXERCISE CARE IN EXCAVATION WHILE PROTECTING EXISTING UTILITIES IN PLACE.

LANDSCAPE ARCHITECTS, INC

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93065 9-085

DRAWING

SHEET 1 OF 7 PROJECT No. 16.51

IRRIGATION LEGEND

0)///1001	DECODIDEION	MANUELOTUDED	MODEL (DEMARKS						
SYMBOL	DESCRIPTION	MANUFACTURER	MODEL / REMARKS						
	SLEEVING	PACIFIC PLASTICS	SCH. 40 PVC - 3 PIPE SIZES LARGER THAN THE PIPE TO BE SLEEVED - 24" BELOW	GRAD	<u>E</u>				
	COPPER PIPE	U.S. STEEL	TYPE 'K' COPPER - 1" SIZE - SOLDER WELD - 24" BELOW GRADE						
	MAINLINE	PACIFIC PLASTICS	SIZE PER PLAN - SCH. 40 PVC - SOLVENT WELD - 24" BELOW GRADE				"		
	SUB-SURFACE DRIPLINE	TORO	RGP-412-XX - DRIPLINE TUBING - 1.0 GPH EMITTER @ 12" O.C 4" BELOW GRADE -).C.	
• • • • • • • • • • • • • • • • • • • •	LATERAL	PACIFIC PLASTICS	SCH. 40 PVC - 3/4" SIZE UNLESS OTHERWISE NOTED ON PLAN - SOLVENT WELD -	12 E	BELOW	GRAI)E		
	FLOW SENSING CABLE	RAINMASTER	EV-CAB-SEN - INSTALL IN 1" ELECTRICAL CONDUIT						
M		UNKNOWN	1" SIZE — INSTALL PER CITY OF SIMI VALLEY PUBLIC WORKS STANDARDS						
®	PRESS. REDUCING VALVE	WILKINS	500 SERIES - INSTALL ON DOWNSTREAM SIDE OF REDUCED PRESSURE BACKFLOW DEVI	CE AS	SSEME	3LY			
		SUPERIOR	3200 SERIES — 1" SIZE — INSTALL IN A STANDARD RECTANGULAR VALVE BOX				5014		
f	FLOW SENSOR	IRRITROL	MODEL FS10 - SCH. 40 PVC BODY - 1" SIZE @ EACH P.O.C SOLVENT WELD - IN REC						
	AUTOMATIC FERTILIZER DISPENSER	EZ-FLO	MODEL EZ-005-FX INSTALLED IN A CARSON JUMBO VALVE BOX MODEL 1730-18 (32"INSTALL ALL REQUIRED EZ-FLO FITTINGS. MODEL CBV-200, ON TO THE MAINLINE AS I	PER N	MANUF	. SPE	CĆS.		
A	AUTO CONTROLLER	IRRITROL / RAIN MASTER	RME-12EG-B - AUTO CONTROLLER WALL MOUNTED ON EXTERIOR WALL OF BUILDING. I WIRELESS RAIN SHUT OFF DEVICE TO AUTO CONTROLLER PER MANUFACTURER'S SPECIFI AUTO CONTROLLER HIGH ENOUGH TO AVOID VANDALISM. 12 STATIONS	NSTAL CATIO	L A I NS DI	RRITR RECTL	OL Y ABO	DVE	
R	WEATHER SENSOR	IRRITROL	WIRELESS MODEL RS1000 - MOUNT DIRECTLY ABOVE AUTO CONTROLLER LOCATION AT E						LISM
•	LOW FLOW DRIP RCV ASSEMBLY	IRRITROL	700DK-1-LF SERIES - 1" SIZE - IN A JUMBO VALVE BOX						
0	REMOTE CONTROL VALVE	IRRITROL	700 - SERIES - SIZES NOTED - IN A STANDARD RECTANGULAR VALVE BOX						
•	DRIP RCV ASSEMBLY	IRRITROL	700DK-1-MF SERIES - 1" SIZE - IN A JUMBO VALVE BOX						
A	QUICK COUPLER	RAIN BIRD	33-DRC - 3/4" - IN 6" ROUND VALVE BOX						
₽	SCH. 80 PVC BALL VALVE	COLONIAL / LASCO	VXX101N-SC SERIES - LINE SIZE - INSTALLED IN A RECTANGULAR VALVE BOX						
	REDUCED PRESSURE BACKFLOW	WILKINS	975XLSE- SERIES - 1" SIZE - INSTALL PER CITY OF SIMI VALLEY PUBLIC WORKS STA	ANDAR	DS				-
₹	DRIP SYSTEM FLUSH VALVE	SPEARS/KBI/EQUAL	3/4" SCH. 80 PVC ECONOMY BALL VALVE, SOCKET INLET & OUTLET, IN VALVE BOX WITH 3	·-0"	OF FL	EXIBLI	E PVC	HOS	E
	DRIP AIR RELIEF VALVE	RAIN BIRD	MODEL ARVO50 - INSTALLED ON BURIED TUBING - IN A ROUND VALVE BOX WITH GRA	VEL S	SUMP				
	DRIP SYSTEM INDICATOR	TORO	570Z-12P-PRX-COM-O-T-5Q - TURN X-FLOW WATER SHUT OFF DEVICE IN RISER COM	PLETE	Y TO	THE	OFF P	OSITI	ON
						Q	TH	Н	F
				PSI	RAD	GPM	GPM (ЭРМ	GPM
•	ROOT ZONE WATERING SYSTEM	RAIN BIRD	RWS-B-C-1402-RWS-SOCK (TWO PER SYMBOL)	30	1				0.50
0	DRIP EMITTER (2 G.P.H.)	G.P.H.	MODEL GPSTCV2 BLACK COLORED EMITTER WITH GREEN CAP EQUIPPED WITH A BUILT IN CHECK VALVE. INSTALL (1) EMITTER PER EACH SHRUB ON 1/2" IRRIGATION SIZE (3/8" IPS) FLEXIBLE PVC HOSE, G.P.H. MODEL GPVCAR050IRR (BLACK IN COLOR) WITH (2) SOLVENT WELD G.P.H. MODEL G436073B BLACK MALE ADAPTERS. CUT LENGTH OF FLEXIBLE PVC TUBING STARTING FROM RIGID PVC LATERAL SUPPLY TO LENGTH NEEDED TO INSTALL EMITTER WITHIN PLANT BASIN IN THE FIELD. USE I.P.S. PIPE PRIMER MODEL 'P-70' AND I.P.S. SOLVENT CEMENT MODEL '795' FOR ALL FLEXIBLE PVC TUBING WELDS TO BLACK COLORED G.P.H. MALE ADAPTERS.	30	1				0.03
•	DRIP EMITTER (4 G.P.H.)	G.P.H.	MODEL GPSTCV4 BLACK COLORED EMITTER WITH YELLOW CAP EQUIPPED WITH A BUILT IN CHECK VALVE. INSTALL (1) EMITTER PER EACH SHRUB ON 1/2" IRRIGATION SIZE (3/8" IPS) FLEXIBLE PVC HOSE, G.P.H. MODEL GPVCAR050IRR (BLACK IN COLOR) WITH (2) SOLVENT WELD G.P.H. MODEL G436073B BLACK MALE ADAPTERS. CUT LENGTH OF FLEXIBLE PVC TUBING STARTING FROM RIGID PVC LATERAL SUPPLY TO LENGTH NEEDED TO INSTALL EMITTER WITHIN PLANT BASIN IN THE FIELD. USE I.P.S. PIPE PRIMER MODEL 'P-70' AND I.P.S. SOLVENT CEMENT MODEL '795' FOR ALL FLEXIBLE PVC TUBING WELDS TO BLACK COLORED G.P.H. MALE ADAPTERS.	30	1				0.06

PROJECT KEY NOTES

CONTRACTOR SHALL INSTALL A 12 STATION AUTO CONTROLLER IN A PAINTED STEEL BOX. LOCATION SHALL

INSTALL A 2" SCH. 40 PVC ELECTRICAL CONDUIT FROM BASE OF PEDESTAL MOUNTED AUTO CONTROLLER

TO A DEPTH OF 24" BELOW FINISH GRADE TO HOUSE ALL REQUIRED IRRIGATION 14 GAUGE SPRINKLER

FURNISHED WITH A SCH. 40 PVC SWEEP ELBOW AND SHALL TERMINATE INTO A STANDARD RECTANGULAR

VALVE BOX WITH A VALVE BOX BASE EXTENSION. WIRES SHALL BE FORMED INTO A 3'-0" HAND LOOP.

BEGIN 1-1/4" SCH. 40 PVC CONDUIT RUN FOR FLOW SENSING CABLE HERE. ALL REMAINING 14 GAUGE WIRES SHALL BE DIRECT BURIED TO ALL REMOTE CONTROL VALVES AND THE NORMALLY CLOSED MASTER

MOUNT WIRELESS RAIN SHUT OFF DEVICE ON EXTERIOR WALL OF BUILDING WALL DIRECTLY ABOVE THE WALL

MOUNTED AUTO CONTROLLER AT AN ELEVATION THAT IS SAFE FROM VANDALISM AS WELL AS FREE OF ANY

BUILDING OVERHANG SO THAT DEVICE IS EXPOSED TO DIRECT RAINFALL CONTACT. PROVIDE ALL REQUIRED

BATTERIES AND POSITION DEVICE WITHIN OPERATING SPECIFICATIONS PROVIDED BY MANUFACTURER, IRRITROL

INSTALL 1" IRRIGATION ONLY WATER METER. INSTALL 1" TYPE 'K' COPPER FROM METER TO A 1" SCH. 80

PVC BALL VALVE TO USE AS AN ISOLATION VALVE. CONTINUE 1" TYPE 'K' COPPER FROM DISCHARGE OF SCH. 80 PVC BALL VALVE TO 1" REDUCED PRESSURE BACKFLOW ASSEMBLY WITH PRESSURE REDUCING VALVE SET AT 60 PSI. ON DISCHARGE SIDE OF 1" REDUCED PRESSURE BACKFLOW DEVICE, INSTALL A 24" LONG 1"

SCH. 40 PVC MAINLINE SEGMENT TO SUPPLY A 1" MASTER VALVE. CONTINUE 1" SCH. 40 PVC MAINLINE ON DISCHARGE SIDE OF MASTER VALVE TO FLOW SENSOR. CUT 1" PVC PIPE LENGTHS INTO AND OUT OF FLOW

SENSOR AS PER MANUFACTURER'S SPECIFICATIONS. ON DISCHARGE SIDE OF FLOW SENSOR, ENLARGE PVC

INSTALL 1" NORMALLY CLOSED MASTER VALVE IN A SEPARATE RECTANGULAR VALVE BOX AT LOCATION

OF MASTER VALVE. INSTALL 1" SCH. 40 PVC MAINLINE PIPING INTO AND OUT OF FLOW SENSOR AS PER MANUFACTURER'S SPECIFICATIONS. INSTALL A CONTINUOUS 1-1/4" SCH. 40 PVC ELECTRICAL CONDUIT FROM FLOW SENSOR TO AUTO CONTROLLER LOCATION TO HOUSE FLOW SENSING CABLE, RAINMASTER 'EV-CAB-SEN'. INSTALL WIRE PULL BOXES AT ALL DIRECTIONAL CHANGES WITH 1-1/4" SCH. 40 PVC SWEEP ELBOWS INTO AND OUT OF ALL VALVE BOXES. CABLE SHALL BE INSTALLED 24" BELOW GRADE. ALL WIRE CONNECTIONS SHALL BE MADE WITH APPROVED WATER PROOF WIRE CONNECTORS, 3M MODEL DBR-6Y, OR APPROVED EQUAL.

INSTALL EZ-FLO FERTILIZER DISPENSER ON TO PVC MAINLINE AS PER MANUFACTURER'S SPECIFICATIONS AND DETAILS. THE PVC TANK SHALL BE INSTALLED BELOW GRADE AND COVERED WITH A JUMBO VALVE BOX, CARSON MODEL 1730-18 (MINIMUM DIMENSIONS OF 30"L X 18"H X 19"W). INSTALL (3) SCH 80 PVC BALL

VALVES ON MAINLINE IN SEPARATE VALVE BOXES WITH MAINLINE SEGMENTS ARRAINGED TO CREATE A SUB-MAINLINE OR BY-PASS TO ISOLATE LIQUID FERTILIZER DISPENSER FROM PRIMARY MAINLINE DISCHARGE WHEN TANK IS NOT IN USE. THE EXACT LOCATION OF THE LIQUID FERTILIZER TANK SHALL BE SPOTTED IN

THE FIELD BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. TANK MUST BE POSITIONED

ELECTRICAL CONDUIT INSTALLED 18" BELOW FINISH GRADE. INSTALL CABLE PULL BOXES, CARSON MODEL

INSTALL RAIN MASTER FLOW SENSING CABLE, MODEL 'EV-CAB-SEN', IN A 1-1/4" SCH. 40 PVC

1419-12 AT ALL CHANGES OF CABLE DIRECTION AND ON EITHER SIDE OF PAVEMENT CROSSINGS. PROVIDE 1-1/4" SWEEP ELBOWS INTO AND OUT OF ALL CABLE PULL BOXES AND INTO FLOW SENSOR VALVE BOX. CONNECT CABLE TO AUTO CONTROLLER AS PER MANUFACTURER'S SPECIFICATIONS. SPLICE CABLE TO FLOW SENSOR LEAD WIRES WITH 3M WATER RESISTANT WIRE CONNECTORS, MODEL DBR-6Y.

UPSTREAM OF THE CLOSEST REMOTE CONTROL VALVE LOCATION ON IRRIGATION MAINLINE.

FLOW SENSING CABLE IN A 1-1/4" SCH. 40 PVC ELECTRICAL CONDUIT:

CONTROL VALVES AND QUICK COUPLERS AS ILLUSTRATED ON THE IRRIGATION PLAN.

MAINLINE TO SIZE AS PER PLANS AND CONTINUE TO SUPPLY LIQUID FERTILIZER INJECTOR AND ALL REMOTE

ILLUSTRATED ON PLAN. INSTALL 1" PVC FLOW SENSOR IN A SEPARATE RECTANGULAR VALVE BOX DOWNSTREAM

BE DETERMINED IN THE FIELD BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. INSTALL 120

ELECTRICAL WORK MUST BE PERFORMED BY A LICENSED ELECTRICIAN AND AS PER LOCAL CITY CODE.

VOLT, 60 HERTZ, 2 AMP, ELECTRICAL POWER SUPPLY TO ALL AUTO CONTROLLER LOCATION. ALL

WIRES AS WELL AS FLOW SENSING CABLE. END OF 2" SCH. 40 PVC WIRE CONDUIT SHALL BE

A WALL MOUNTED 12 STATION AUTO CONTROLLER: CONTRACTOR SHALL INSTALL A 12 STATION AUTO

IRRIGATION POINT OF CONNECTION:

EZ-FLO AUTOMATIC FERTILIZER DISPENSER:

WIRELESS RAIN SENSOR FOR ALL AUTO CONTROLLERS:

1" NORMALLY CLOSED MASTER VALVE & 1" FLOW SENSOR

VALVE.

SYSTEMS.

SEASONAL MAINTENANCE SCHEDULE

- 1. CLEAN AND FLUSH ALL DRIP FILTERS ONCE (1) EVERY (2) MONTHS.
- 2. FLUSH PVC DRIP LATERAL PIPING A MINIMUM OF TWICE A YEAR.
- 3. ROTATE ALL BALL VALVE HANDLES A MINIMUM OF (4) TIMES PER YEAR.

SEASONAL IRRIGATION APPLICATION SCHEDULE

VALVE NO.	WIN	TER	SPRING		SUMMER		FALL		
	MINUTES	DAYS ON							
1	8	2	10	3	15	3	10	3	
2	8	2	10	3	15	3	10	3	
3	8	2	10	3	15	3	10	3	
4	10	2	15	2	20	3	15	2	
5	8	2	10	3	15	3	10	3	
6	10	2	15	2	20	3	15	2	
7	8	2	10	3	15	3	10	3	
8	10	2	15	2	20	3	15	2	
9	8	2	10	3	15	3	10	3	
10	10	2	15	2	20	3	15	2	
1 1	8	2	10	3	15	3	10	3	
12	8	2	10	3	15	3	10	3	

CALCULATIONS ARE BASED ON OPERATING TIMES PER CALENDAR WEEK

CALCULATIONS ARE FOR ESTABLISHED PLANTING AREA AND SHOULD NOT BE USED DURING PLANT ESTABLISHMENT PERIOD

PROJECT ESTIMATED APPLIED WATER USE

VALVE NUMBER / HYDROZONE NUMBER	EXPOSURE TO SUN / DESCRIPTION OF SPRINKLER	AVERAGE IRRIGATION EFFICIENCY	SIMI VALLEY ETO	PLANT WATER USE TYPE	PLANT FACTOR	LANDSCAPE AREA (SQ. FT.)	ESTIMATED APPLIED WATER USE IN GALLONS PER YEAR
1	SUN / HIGH FLOW EMITTERS	.81	51	LOW	0.3	516	6,043
2	SUN / TREE FLOOD BUBBLERS	.81	51	LOW	0.3	48	562
3	SHADE / HIGH FLOW DRIP EMITTERS	.81	51	MEDIUM	0.5	1,077	21,021
4	SUN / DRIPLINE TUBING SYSTEM	.81	51	LOW	0.3	1,704	19,956
5	SUN / TREE FLOOD BUBBLERS	.81	51	MEDIUM	0.2	(176)	1,374
6	SHADE / DRIPLINE TUBING SYSTEM	.81	51	MEDIUM	0.5	1,187	23,168
7	SUN / TREE FLOOD BUBBLERS	.81	51	MEDIUM	0.2	(176)	1,374
8	SUN / DRIPLINE TUBING SYSTEM	.81	51	LOW	0.3	941	11,020
9	SUN / TREE FLOOD BUBBLERS	.81	51	MEDIUM	0.5	64	1,249
10	SUN / DRIPLINE TUBING SYSTEM	.81	51	MEDIUM	0.5	849	16,571
11	SUN / HIGH FLOW EMITTERS	.81	51	LOW	0.3	1,272	14,896
12	SUN / TREE FLOOD BUBBLERS	.81	51	LOW	0.3	80	937
TOTALS						7,738	118,171

WATER EFFICIENT LANDSCAPE WORKSHEET REFERENCE (ET₀) (COMPLETE FORM FOR EACH IRRIGATION POINT OF CONNECTION) ESTIMATED TOTAL ETAF ETAF X AREA LANDSCAPE HYDROZONE # WATER USE VALVE # **EFFICIENCY** FACTOR (PF) (PF/IE) METHOD AREA (SQ.FT.) DESCRIPTION ((ETWU) d (IE)^C REGULAR LANDSCAPE AREAS HYDROZONE #1 .37 LOW WATER USE .81 2,645 979 30,956 DRIPPER TUBE DRIPPER TUBE HYDROZONE #2 MED. WATER USE .62 2,036 1,262 39,904 DRIPPER TUBE DRIPPER TUBE HYDROZONE #3 .81 .37 1,916 709 22,419 LOW WATER USE BUBBLERS/DRIP BUBBLERS/DRIP HYDROZONE #4 MED. WATER USE 707 .81 .62 1,141 22,355 BUBBLERS/DRIP BUBBLERS/DRIP HYDROZONE #5 MED. BUBBLERS .81 .25 352 88 2,783 BUBBLERS IN LOW DRIP TUBI 7,737 TOTALS 3,745 118,417 ETWU TOTAL 118,417 MAXIMUM ALLOWED WATER ALLOWANCE (MAWA) 134,554

IRRIGATION CALCULATIONS

DESCRIPTION	RCV A-9 9 GPM
AVAILABLE STATIC WATER PRESSURE @ P.O.C. LOSS AT 1" WATER METER LOSS THROUGH COPPER SERVICE LINE	98.0 PSI 0.6 PSI 0.3 PSI
PRESSURE REDUCING VALVE SET @ 60 PSI LOSS AT BACKFLOW DEVICE MASTER VALVE & FLOW SENSOR LOSS THROUGH MAINLINE LOSS RCV TO LAST HEAD (LATERALS)	12.0 PSI 1.0 PSI 4.4 PSI 1.0 PSI
TOTAL PRESSURE LOSS	18.4 PSI
OPERATING PRESSURE	41.6 PSI

AVAILABLE STATIC WATER PRESSURE ON SITE AND NOTIFY LANDSCAPE

ARCHITECT OF RESULTS PRIOR TO BEGINNING ANY WORK.

| 41.0 PS

IRRIGATION CALCULATIONS ARE BASED ON A MINIMUM STATIC WATER PRESSURE AVAILABLE ON SITE OF 98.0 PSI. CONTRACTOR TO VERIFY ^QETWU (ANNUAL GALLONS REQUIRED) = Eto X 0.62 X ETAF X AREA WHERE 0.62 IS A CONVERSION FACTOR THAT CONVERTS ACRE-INCHES PER ACRE PER

"HYDROZONE #/PLANTING DESCRIPTION

2) LOW WATER USE PLANTINGS 3) MEDIUM WATER USE PLANTING

1) FRONT LAWN

DIRRIGATION METHOD OVERHEAD SPRAY

^CIRRIGATION EFFICIENCY 0.75 FOR SPRAY HEAD

0.81 FOR DRIP

OR DRIP

YEAR TO GALLONS PER SQUARE FOOT PER YEAR. e MAWA (ANNUAL GALLONS ALLOWED) = (Eto) (0.62) {(ETAF X LA) +

WHERE 0.62 IS A CONVERSION FACTOR THAT CONVERTS ACRE-INCHES PER ACRE PER YEAR TO GALLONS PER SQUARE FOOT PER YEAR, LA IS THE TOTAL LANDSCAPE AREA IN SQUARE FEET, SLA IS THE TOTAL SPECIAL LANDSCAPE AREA IN SQUARE FEET, AND ETAF IS 0.55 FOR RESIDENTIAL AREAS AND 0.45 FOR NON-RESIDENTAIL AREAS.

ETo FOR

SIMI VALLEY

AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

ETAF CALCULATIONS

REGULAR LANDSCAPE AREAS

AVERAGE ETAF	.48
TOTAL AREA	7,737
TOTAL ETAF X AREA	3,745
TOTAL FTAE V ADEA	7 745

ALL LANDSCAPE AREAS

ITEWIDE ETAF	.48
OTAL AREA	7,737
OTAL ETAF X AREA	3,745

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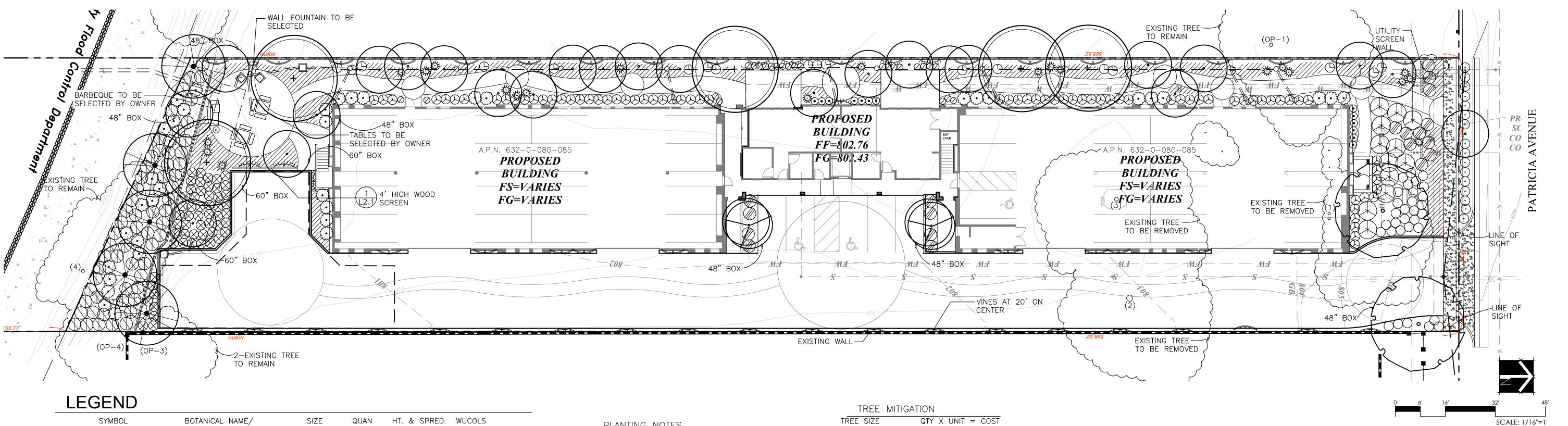
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IRR NOT PROJECT 28 U 1424 SIMI APN:

DRAWING

SHEET 2 OF 7 PROJECT No. 16.51



COMMON NAME RATING TREES KOELREUTERIA PANICULATA 48" BOX 15' X 6' GOLDEN RAIN TREE 60" BOX CHITALPA X TASHKENTENSIS 8' X 3' 24" BOX 4 'PINK DAWN' 15' X 6' 60" BOX 1 PINK DAWN CHITALPA GLEDITSIA TRIACANTHOS 15 GAL 5 12' X 4' HONEY LOCUST 21 8' X 3' 24" BOX 2 12' X 5' PYRUS 'ARISTOCRAT' 48" BOX 2 15' X 6' 60" BOX ORNAMENTAL PEAR 8' X 3' CERCIS OCCIDENTALIS

SHRUBS

0

WESTERN REDBUD MAHONIA LOMARIFOLIA \bigcirc MAHONIA BOUGAINVILLEA 'PURPLE QUEEN' DWARF BOUGAINVILLEA

MYOPORUM P. 'PROSTRATUM' \odot 1 GAL PROSTRATE MYOPORUM AGAVE 'BLUE FLAME' ziik Ziik 5 GAL 22 AGAVE HESPERALOE PARVIFOLIA \bigcirc 5 GAL 19 RED YUCCA LIRIOPE MUSCARI \bigcirc 1 GAL BLUE LILY TURF (\cdot) CALLISTEMON C. 'LITTLE JOHN' 5 GAL DWARF BOTTLEBRUSH NANDINA 'HARBOR DWARF' \odot 13 5 GAL DWARF HEAVENLY BAMBOO LIRIOPE GIGANTEA \bigcirc 1 GAL BIG BLUE LILY TURF

ROSA 'CECIL BRUNNER' mark PINK CLIMBING ROSE ARCTOTIS 'BIG MAGENTA' AFRICAN DAISY LANTANA MONTEVIDENSIS \otimes

LANTANA

ACACIA 'LOW BOY'

JAPANESE HONEYSUCKLE

CEANOTHUS G. 'ANCHOR BAY'

CALIFORNIA LILAC

LONICERA JAPONICA

1 GAL 60 PROSTRATE ACACIA NOTE: ALL PLANTING AREAS SHALL RECEIVE 3" LAYER OF AGROMIN ES-2 MULCH.

PLANTING NOTES

- 1. TRANSFORMERS, BACKFLOWS, AND ALL ABOVE GRADE UTILITIES SHALL BE SCREENED PER CITY OF SIMI VALLEY DESIGN GUIDELINES.
- 2. THIS PLAN COMPLIES WITH THE REQUIREMENTS OF THE CITY OF SIMI VALLEY MUNICIPAL CODE AND STATE WATER CONSERVATION ORDINANCES.
- 3. THE STREET TREES/PLANT MATERIAL AND IRRIGATION SYSTEM WITHIN THE PROPERTY AND STREET RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE DEVELOPMENT/HOA/PROPERTY OWNER IN PERPETUITY AND PURSUANT TO SVMC 7-3.19

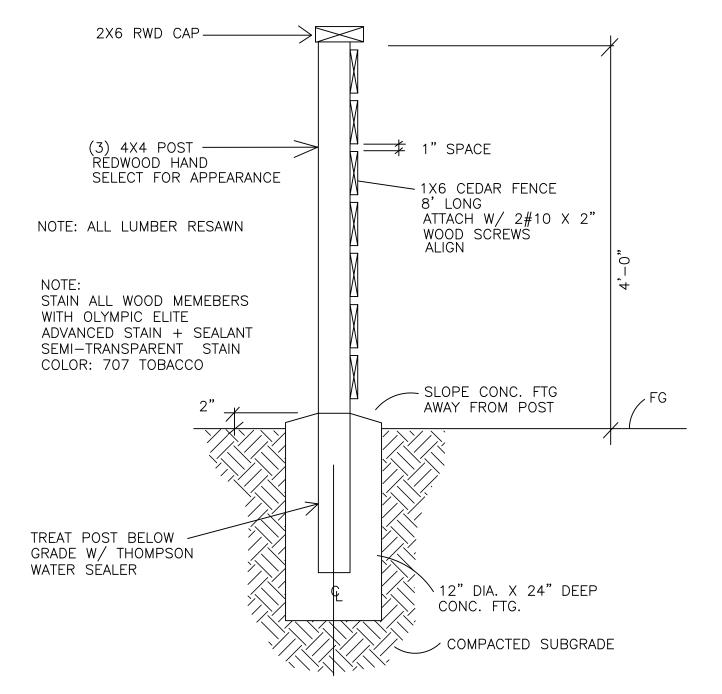
PROJECT INFORMATION:

TOTAL SITE: 50,944 SQ. FT. EXTERIOR PARKING AREA: 972 SQ. FT. EXTERIOR PARKING PERIMETER PLANTING: 173 SQ. FT. TOTAL LANDSCAPE AREA: 7,737 SQ. FT.

60" BOX TREES 4 X \$3,000 = \$12,000 48" BOX TREES 5 X \$1,250 = \$6,250

TOTAL MITIGATION REPLACEMENT = \$18,250 MITIGATION AMOUNT REQUIRED = \$17,100

- 1. THIS PLAN COMPLIES WITH THE REQUIREMENTS OF THE TREE REPORT PREPARED FOR THIS PROJECT, AND TREE MITIGATION OUTLINED THEREIN
- 2. TREE LABELS IN PARENTHESES ON PLAN CORRESPOND TO THE LABELS IN THE TREE REPORT DATED APRIL 12, 2016

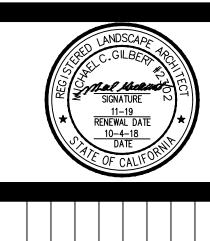


WOOD SCREEN

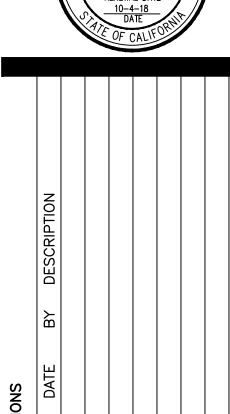
SCALE 1"=1'-0"

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DRAWING

SHEET 3 OF 7 PROJECT No. 16.51

48" BOX 2 12' X 5'

5 GAL

5 GAL

1 GAL

1 GAL

VINE

5 GAL

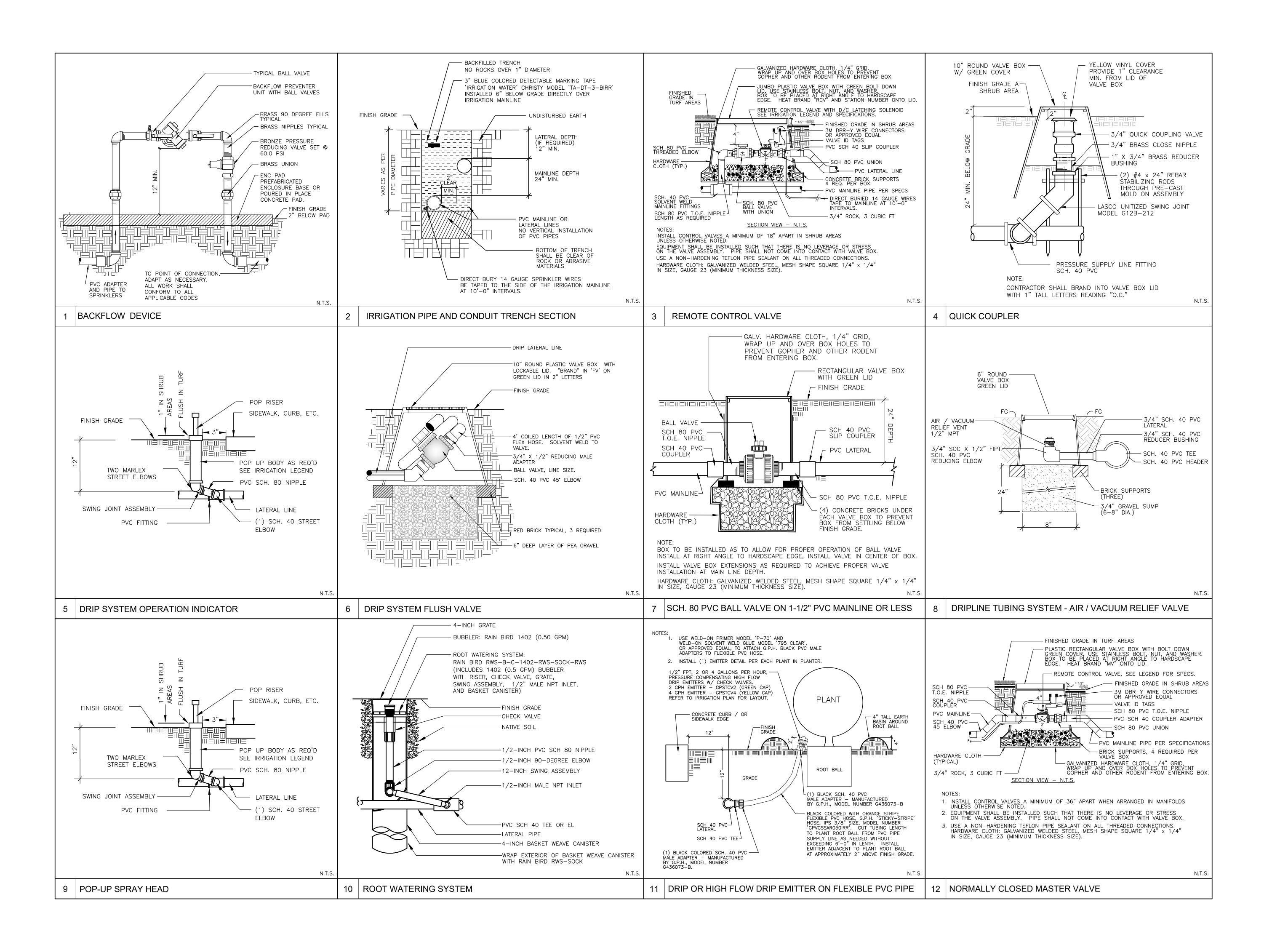
1 GAL

1 GAL @ 12" O.C.

55

12

72

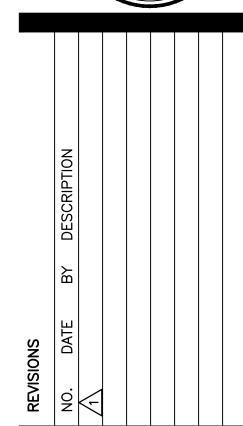


JORDAN, GILBERT & BAIN LANDSCAPE ARCHITECTS, INC. 459 N. VENTURA AVE., VENTURA CA 93001 (805) 642-3641 FAX (805) 653-7874

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FABIO MALEK
211 PASEO DE SUEÑA
REDONDO BEACH, CA
PHONE: (310) 918-5455

NINDSCAPE DETAILS

or

UNIT APARTMENT COMPLE

24 PATRICIA AVE.

1 VALLEY, CA 93065

1: 632-0-080-085

DRAWN:.........MHB

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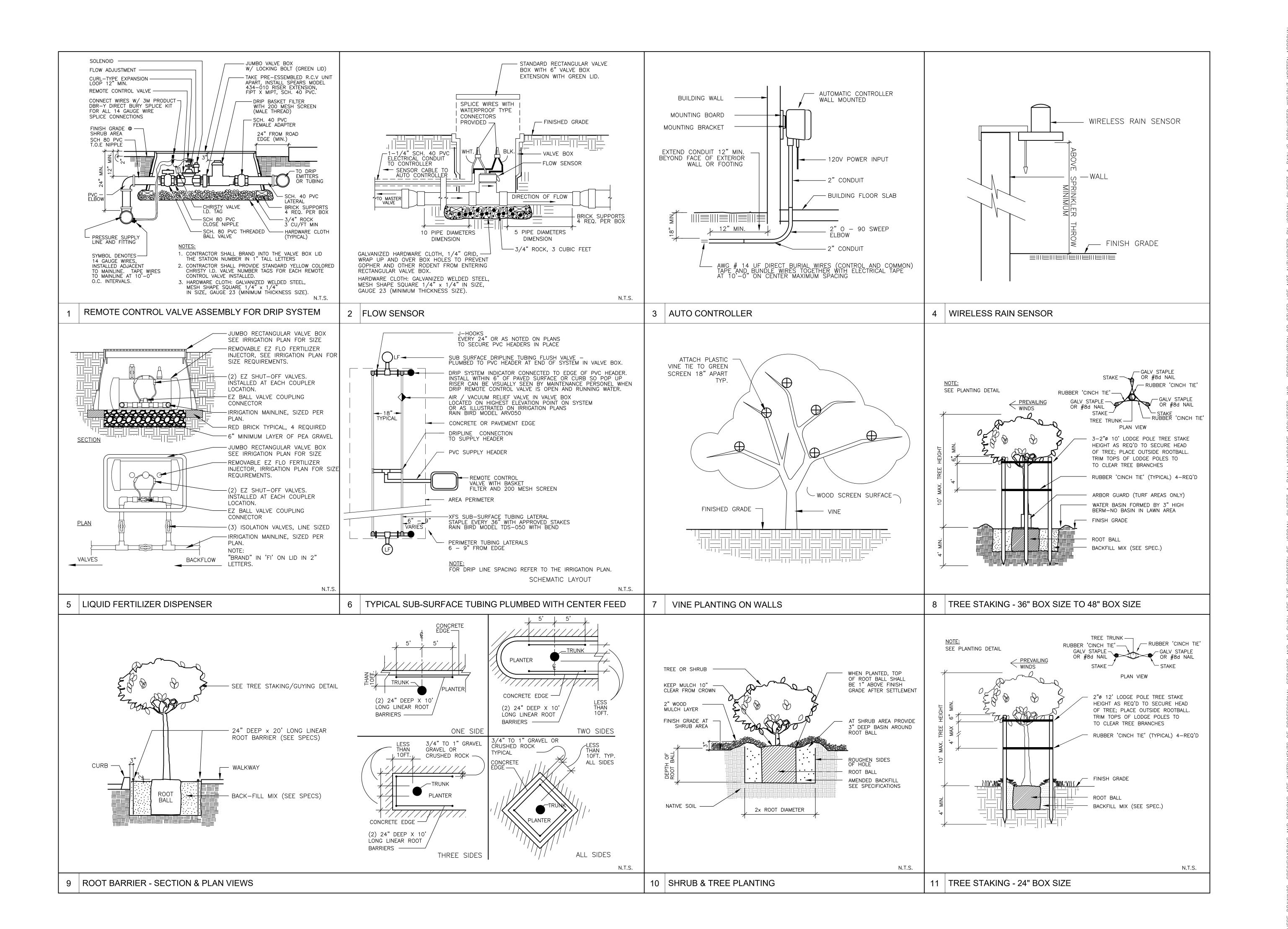
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DRAWING

L3.1

SHEET 4 OF 7

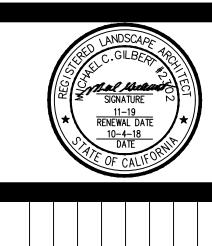
PROJECT No. 16.51



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DRAWING

SHEET 5 OF 7 PROJECT No. 16.51 1.01 SECTION INCLUDES

GENERAL REQUIREMENTS FOR IRRIGATION SYSTEM.

1.02 DESCRIPTION

FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND OPERATIONS REQUIRED TO COMPLETE THE INSTALLATION OF THE IRRIGATION SYSTEM.

1.03 REQUIREMENTS AND REGULATORY AGENCIES

A. COMPLY WITH ALL LOCAL AND STATE CODES, ORDINANCES, SAFETY ORDERS, AND REGULATIONS OF ALL LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION OVER THIS WORK.

B. OBTAIN AND PAY FOR ALL PLUMBING PERMITS AND ALL INSPECTIONS REQUIRED BY AUTHORITIES STATED ABOVE.

C. NOTIFY THE LANDSCAPE ARCHITECT IN THE EVENT ANY EQUIPMENT OR METHODS INDICATED ON THE DRAWINGS OR IN THE SPECIFICATIONS CONFLICT WITH LOCAL CODES, PRIOR TO INSTALLATION.

1.04 RECORD DRAWINGS

A. THE CONTRACTOR SHALL MAINTAIN A COMPLETE AND ACCURATE SET OF "AS BUILT" DRAWINGS. THESE DRAWINGS SHALL BE KEPT UP TO DATE WITH THE PROGRESS OF THE WORK. THE OWNER SHALL FURNISH A SET OF DRAWINGS ON WHICH TO RECORD "AS BUILT" CONDITIONS. AS-BUILTS SHALL BE UPDATED ON A WEEKLY BASIS.

B. THE CONTRACTOR SHALL INDICATE CLEARLY AND CORRECTLY WORK INSTALLED DIFFERENTLY FROM THAT SHOWN ON THE CONTRACT DRAWINGS BY DIMENSIONING FROM TWO PERMANENT POINTS OF REFERENCE. SHOW CONNECTIONS TO EXISTING WATER LINES, GATE VALVES, PRESSURE SUPPLY PIPE, CONTROL VALVES, QUICK COUPLERS AND CONTROL WIRING.

C. ON COMPLETION OF THE WORK, THE CONTRACTOR SHALL OBTAIN ONE (1) SET OF THE IRRIGATION DRAWINGS FROM THE LANDSCAPE ARCHITECT, AND ALL CHANGES AS NOTED ON THE RECORD SET SHALL BE DRAWN ON THE PRINTS. THE PRINTS SHALL BE SIGNED BY THE CONTRACTOR AS COMPLETE AND ACCURATE "RECORD DRAWINGS." THIS SET OF PRINTS SHALL BE DELIVERED TO THE LANDSCAPE ARCHITECT.

1.05 CONTROLLER CHARTS

A. RECORD DRAWINGS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE CHARTS ARE PREPARED.

B. PROVIDE ONE CONTROLLER CHART FOR EACH CONTROLLER SUPPLIED.

C. THE CHART SHALL SHOW THE AREA CONTROLLED BY THE AUTOMATIC CONTROLLER AND SHALL BE THE MAXIMUM-SIZE CONTROLLER THE DOOR WILL ALLOW.

D. THE CHART IS TO BE A REDUCED DRAWING OF THE ACTUAL RECORD DRAWINGS. HOWEVER, IN THE EVENT THE CONTROLLER SEQUENCE IS NOT LEGIBLE WHEN THE DRAWING IS REDUCED, IT SHALL BE ENLARGED TO A SIZE THAT WILL BE READABLE WHEN REDUCED.

E. THE CHART SHALL BE BLACKLINE PRINT AND DIFFERENT COLOR SHALL BE USED TO SHOW THE AREA OF COVERAGE FOR EACH STATION.

F. THE CHART SHALL BE MOUNTED USING VELCRO OR AN APPROVED EQUAL TYPE OF TAPE.

G. WHEN COMPLETED AND APPROVED, THE CHART SHALL BE HERMETICALLY SEALED BETWEEN TWO PIECES OF PLASTIC, EACH PIECE BEING A MINIMUM 20 MILS THICK.

H. THE CONTROLLER CHART SHALL BE COMPLETED AND APPROVED PRIOR TO FINAL INSPECTION OF THE IRRIGATION SYSTEM.

1.06 CATALOG CUTS

TEN (10) DAYS AFTER AWARD OF CONTRACT, SUBMIT TO THE LANDSCAPE ARCHITECT, FOR APPROVAL, FIVE (5) COPIES OF ALL MANUFACTURERS' CATALOG CUTS AND SPECIFICATIONS FOR ALL REQUIRED MATERIALS AND PRODUCTS.

1.07 DRAWINGS

FOR PURPOSES OF LEGIBILITY, IRRIGATION LINES ARE ESSENTIALLY DIAGRAMMATIC, ALTHOUGH SIZE AND LOCATION OF IRRIGATION EQUIPMENT ARE DRAWN TO SCALE WHEREVER POSSIBLE. MAKE USE OF ALL DATA IN ALL OF THE CONTRACT DOCUMENTS AND VERIFY THIS INFORMATION AT CONSTRUCTION SITE.

1.08 MATERIALS TO BE FURNISHED

A. PRIOR TO FINAL APPROVAL, THE CONTRACTOR SHALL FURNISH THE FOLLOWING MATERIALS TO THE OWNER:

1. TWO WRENCHES FOR DISASSEMBLING AND ADJUSTING EACH TYPE OF IRRIGATION HEAD SUPPLIED.

2. TWO KEYS FOR EACH AUTOMATIC CONTROLLER.

3. FOUR KEYS FOR LOOSE KEY HOSE BIBS. 4. TWO LONG NECK OPERATING WRENCHES FOR BUTTERFLY VALVES

1.09 ON-SITE OBSERVATIONS

A. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT FORTY-EIGHT (48) HOURS IN ADVANCE FOR ALL REQUIRED ON-SITE OBSERVATIONS. THE FINAL ON-SITE OBSERVATION SHALL REQUIRE SEVEN (7) DAYS ADVANCE NOTICE. THE FOLLOWING ARE REQUIRED ON-SITE OBSERVATIONS:

1. JOB START MEETING PRIOR TO STARTING ANY WORK TO REVIEW THE SITE CONDITIONS THAT AFFECT THE WORK.

2. REVIEW THE MAINLINE PRIOR TO BACKFILLING AND WHEN THE PRESSURE TEST IS COMPLETE.

3. REVIEW SYSTEM COVERAGE WHEN INSTALLATION IS COMPLETE. COVERAGE MUST BE APPROVED PRIOR TO STARTING ANY PLANTING WORK.

B. RECORD DRAWINGS MUST BE CURRENT AND ON-SITE AT THE TIME OF THE ON-SITE OBSERVATIONS.

C. MAIN LINES SHALL BE TESTED UNDER HYDROSTATIC PRESSURE OF 150 POUNDS PER SQUARE INCH FOR A PERIOD OF 2 HOURS.

PART 2 PRODUCTS

2.01 GENERAL

ALL IRRIGATION EQUIPMENT SHALL BE NEW AND UNUSED PRIOR TO INSTALLATION, AND SHALL CONFORM TO THE IRRIGATION PLAN AND LEGEND AS SPECIFIED.

2.02 CONTROL WIRES

CONTROL WIRES SHALL BE 24 VOLT CONDUCTORS, UL LISTED TYPE U.F., SOLID COPPER, 14 AWG. UL HEAVY DUTY PVC, COLORED, INSULATION. COMMON SHALL BE WHITE COLOR, SPARE COMMON SHALL BE RED, CONTROL WIRES FOR AUTO CONTROLLER 'A' SHALL BE ORANGE, CONTROL WIRES FOR AUTO CONTROLLER 'B' SHALL BE GREEN IN COLOR.

2.03 GALVANIZED FITTINGS

GALVANIZED FITTINGS SHALL BE GALVANIZED MALLEABLE STEEL, SCHEDULE

2.04 SOLVENTS

PVC PRIMER AND SOLVENTS SHALL BE APPROVED FOR PVC APPLICATION D-2564.

2.05 THREAD SEALANT

THREAD SEALANT SHALL BE SMOOTH, NON-HARDENING SEALANT, COMPATIBLE WITH THE PIPE MATERIALS SPECIFIED, CHRISTY'S ULTRA SEAL OR APPROVED

2.06 MAIN LINE FITTINGS

MAIN LINE FITTINGS SHALL BE SCHEDULE 40 PVC, TYPE 1, GRADE 1, CELL CLASSIFICATION 12454-B, SIDE GATED, LASCO OR APPROVED EQUAL.

2.07 MAIN LINE PIPE

MAIN LINE PIPE SHALL BE PVC SCHEDULE 40 OR CLASS 315 PVC, SOLVENT WELD PIPE, WHITE IN COLOR. PIPE SHALL BE IN CONFORMANCE WITH ASTM

2.08 LATERAL PIPE FITTINGS

LATERAL LINE FITTINGS SHALL BE SCHEDULE 40 PVC, TYPE 1, GRADE 1 CELL CLASSIFICATION 12454-B, SIDE GATED, LASCO OR APPROVED EQUAL.

2.09 LATERAL PIPING

LATERAL PIPE SHALL BE PVC SCHEDULE 40, SOLVENT WELD PIPE, WHITE IN COLOR. PIPE SHALL BE IN CONFORMANCE WITH ASTM D-1785.

2.10 SUB-SURFACE DRIPLINE TUBING

DUAL-LAYERED POLYETHYLENE TUBING FURNISHED WITH .9 GPH EMITTERS SPACED AT 12" O.C., TUBING FITTINGS SHALL BE 17 MM IN SIZE, BARBED OR SPIN LOCK, AND SHALL CONFORM TO ALL MANUFACTURER'S SPECIFICATIONS.

PART 3 EXECUTION

3.01 SITE CONDITIONS

A. BEFORE STARTING WORK ON IRRIGATION SYSTEM, CAREFULLY CHECK ALL GRADES TO DETERMINE THAT WORK MAY SAFELY PROCEED, KEEPING WITHIN THE SPECIFIED MATERIAL DEPTHS.

B. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS INDICATED ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, FIELD DIMENSIONS, OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

C. THE INSTALLATION OF ALL IRRIGATION MATERIALS, INCLUDING PIPE, SHALL BE COORDINATED WITH THE LANDSCAPE DRAWINGS TO AVOID INTERFERING WITH THE TREES, SHRUBS, OR OTHER PLANTING.

D. LAY OUT IRRIGATION HEADS AND MAKE ANY MINOR ADJUSTMENTS REQUIRED DUE TO DIFFERENCES BETWEEN SITE AND DRAWINGS. ANY SUCH DEVIATIONS IN LAYOUT SHALL BE WITHIN THE INTENT OF THE ORIGINAL DRAWINGS, AND WITHOUT ADDITIONAL COST TO THE OWNER. WHEN DIRECTED BY THE LANDSCAPE ARCHITECT, THE LAYOUT SHALL BE APPROVED BEFORE INSTALLATION.

3.02 WATER SUPPLY

CONNECTIONS TO THE EXISTING OUTLETS SHALL BE AT THE APPROXIMATE LOCATION(S) SHOWN ON THE DRAWINGS.

3.03 PIPE FITTINGS

A. ALL PLASTIC THREADED PIPE AND FITTINGS SHALL BE ASSEMBLED USING NON-HARDENING SEALANT, APPLY TO THE MALE THREADS ONLY.

B. ALL PLASTIC SLIP FITTINGS SHALL BE SOLVENT-WELDED AS PER PIPE MANUFACTURER'S RECOMMENDATIONS.

3.04 LINE CLEARANCE

ALL LINES SHALL HAVE A MINIMUM CLEARANCE OF FOUR (4) INCHES FROM EACH OTHER, AND SIX (6) INCHES FROM LINES OF OTHER TRADES. PARALLEL LINES SHALL BE INSTALLED DIRECTLY OVER ONE ANOTHER.

3.05 TRENCHING

A. DIG TRENCH AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF DITCH. SNAKE PIPE IN TRENCH TO AN EVEN GRADE AS NOTED.

B. PROVIDE MINIMUM COVER OF TWENTY-FOUR (24) INCHES FOR ALL PRESSURE SUPPLY LINES.

C. PROVIDE MINIMUM COVER OF TWENTY-FOUR (24) INCHES FOR ALL CONTROL

D. PROVIDE MINIMUM COVER OF TWELVE (12) INCHES FOR ALL OTHER NON-PRESSURE LINES.

E. ALL LINES UNDER DRIVEWAY AND ROADWAY PAVEMENT SHALL HAVE A TWENTY-FOUR (24) INCH MINIMUM COVER BELOW SUBGRADE.

3.06 BACKFILLING

A. BACKFILL FOR TRENCHING SHALL BE COMPACTED TO A DRY DENSITY EQUAL TO THE ADJACENT UNDISTURBED SOIL, AND SHALL CONFORM TO THE ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS OR OTHER IRREGULARITIES. INITIAL BACKFILL ON ALL LINES SHALL BE OF A FINE GRANULAR MATERIAL WITH NO FOREIGN MATTER LARGER THAN ONE (1) INCH IN SIZE AN SIX (6) TO EIGHT (8) INCHES DEEP.

B. ALL IRRIGATION LINES UNDER PAVING SHALL BE BACKFILLED ENTIRELY WITH SAND AND COMPACTED BY MEANS OF POWER COMPACTION.

C. TRENCHES SHALL BE BACKFILLED PROMPTLY AFTER THE OPEN TRENCH

3.07 CONTROL WIRES

A. UNLESS OTHERWISE SPECIFIED, CONNECTIONS BETWEEN CONTROLLER AND REMOTE CONTROL VALVES SHALL BE MADE WITH DIRECT BURIAL WIRE AWG-UF TYPE, INSTALLED IN ACCORDANCE WITH VALVE MANUFACTURER'S WIRE CHART AND SPECIFICATIONS.

B. BETWEEN CONTROLLER AND REMOTE CONTROL VALVES, USE A CONTINUOUS WIRE. UNDER NO CIRCUMSTANCES SHALL SPLICES EXIST.

C. WHERE MORE THAN ONE WIRE IS PLACED IN A TRENCH, THE WIRING SHALL BE TAPED TOGETHER AND TO MAIN LINE AT INTERVALS OF TEN (10) FEET AND UNDERNEATH THE MAIN LINE.

D. WIRING SHALL OCCUPY THE SAME TRENCH AND SHALL BE INSTALLED ALONG THE SAME ROUTE AS THE PRESSURE SUPPLY LINE WHEREVER POSSIBLE.

E. AN EXPANSION LOOP OF EIGHTEEN (18) INCHES SHALL BE PROVIDED AT EACH WIRE CONNECTION AND/OR DIRECTIONAL TURN.

F. SIZING OF WIRE SHALL BE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS, IN NO CASE LESS THAN #14 IN SIZE.

G. INSTALL (1) SPARE COMMON WIRE, RED IN COLOR, AND LOOP INTO ALL REMOTE CONTROL VALVES INSTALLED ON THIS PROJECT.

3.08 FLUSHING THE SYSTEM

AFTER ALL NEW IRRIGATION PIPE LINES AND RISERS ARE IN PLACE AND CONNECTED, ALL NECESSARY DIVERSION WORK HAS BEEN COMPLETED, AND PRIOR TO INSTALLATION OF IRRIGATION HEADS. THE CONTROL VALVES SHALL BE OPENED AND A FULL HEAD OF WATER USED TO FLUSH OUT THE SYSTEM.

3.09 ADJUSTING OF SYSTEM

A. ADJUST VALVES, AND ALIGNMENT AND COVERAGE OF ALL IRRIGATION HEADS.

B. IF IT IS DETERMINED THAT ADJUSTMENTS IN THE IRRIGATION EQUIPMENT OR NOZZLE CHANGES WILL PROVIDE PROPER AND MORE ADEQUATE COVERAGE, MAKE ALL NECESSARY CHANGES, WITHOUT ADDITIONAL COST TO THE OWNER, PRIOR TO ANY PLANTING.

C. THE ENTIRE SYSTEM SHALL BE OPERATING PROPERLY BEFORE ANY PLANTING OPERATIONS COMMENCE.

3.10 CLEAN-UP AND REPAIR

A. UPON COMPLETION OF THE WORK, MAKE THE GROUND SURFACE LEVEL, REMOVE EXCESS MATERIALS, RUBBISH, DEBRIS, ETC., AND REMOVE CONSTRUCTION AND INSTALLATION EQUIPMENT FROM THE PREMISES. DISPOSE OF IN A SAFE AND LEGAL MANNER.

B. REPLACE AND/OR REPAIR TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT ALL EXISTING PAVING DISTURBED DURING THE COURSE OF THIS WORK. NEW PAVING SHALL BE THE SAME TYPE, STRENGTH, TEXTURE, FINISH, AND BE EQUAL IN EVERY WAY TO THE MATERIAL REMOVED.

3.11 GUARANTEE

THE ENTIRE IRRIGATION SYSTEM SHALL BE GUARANTEED BY THE CONTRACTOR AS TO MATERIAL AND WORKMANSHIP, INCLUDING SETTLING OF BACKFILLED AREAS FOR A PERIOD OF ONE-YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF THE WORK.

SECTION 02550 - CARPENTRY

PART 1 GENERAL

1.01 RELATED DOCUMENTS

DRAWINGS AND GENERAL PROVISIONS OF CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND DIVISION-1 SPECIFICATION SECTION, APPLY TO THIS SECTION.

1.02 DESCRIPTION

FURNISH ALL LABOR, MATERIAL, EQUIPMENT AND OPERATIONS REQUIRED TO COMPLETE ALL CARPENTRY WORK INDICATED ON THE CONTRACT DOCUMENTS.

PART 2 PRODUCTS

2.01 SALVAGED LUMBER

A. EXISTING 2 X 12 LUMBER TO BE REMOVED MAY BE CUT TO SIZE AND REUSED FOR NEW WOOD SCREEN CONSTRUCTION PROVIDED IT IS FREE OF DEMOLITION DAMAGE, CRACKS, TERMITE DAMAGE, AND OTHER DEFECTS THAT WOULD MAKE IT UNSIGHTLY FOR REUSE.

B. ALL SALVAGED MATERIAL MUST RECEIVE APPROVAL FROM THE INSPECTOR PRIOR TO REUSE.

C. FURNISH ENOUGH MATERIAL, APPROVED SALVAGED LUMBER AND NEW LUMBER, AS NECESSARY TO COMPLETE THE WORK.

2.02 NEW LUMBER

A. CAP — CON—HEART REDWOOD, RESAWN.

B. 1 X 6 VERTICAL FENCING — CEDAR NO. 1 RESAWN.

C. 4 X 4 POST — CON—HEART REDWOOD, RESAWN.

2.03 NAILS

GALVANIZED COMMON FOR FRAMING, GALVANIZED FINISH FOR FENCE ATTACHMENT TO RAILS.

2.04 OTHER MATERIALS

COMPLETE AND PROPER INSTALLATION, SHALL BE NEW, FREE FROM RUST, BEST QUALITY OF THEIR RESPECTIVE KINDS.

ALL OTHER MATERIALS NOT SPECIFICALLY DESCRIBED, BUT REQUIRED FOR A

PART 3 EXECUTION

3.02 MILLING

3.01 FIELD MEASUREMENTS

MAKE ALL REQUIRED MEASUREMENTS IN THE FIELD TO ENSURE PROPER AND ADEQUATE CONNECTIONS.

INSOFAR AS POSSIBLE, SHOP MILL ALL LUMBER SUITABLE FOR REUSE.

UNSIGHTLY HAMMER MARKS.

3.03 GENERAL CARPENTRY

A. ALL WORK SHALL BE STRAIGHT, TRUE, PLUMB, WITH SOUND CONNECTIONS.

B. USE ONLY GALVANIZED NAILS, SLIGHTLY PUNCH FINISH NAILS, AND AVOID

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DRAWING

SHEET 6 OF 7 PROJECT No. 16.51

1.01 SECTION INCLUDES

GENERAL REQUIREMENTS FOR PLANTING.

INCLUDES FURNISHING ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO PROVIDE AND INSTALL THE PLANTING AND MAINTENANCE INDICATED ON THE CONTRACT DOCUMENTS.

1.03 MAINTENANCE

1.02 DESCRIPTION

INCLUDES CONTINUAL MAINTENANCE OF ALL LANDSCAPE WORK INCLUDED IN THE CONTRACT FOR A PERIOD OF NINETY (90) DAYS FROM THE TIME ALL WORK IS COMPLETED AND APPROVED.

1.04 REQUIREMENTS OF REGULATORY AGENCIES

ANY REQUIRED SPRAYING WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCIES.

1.05 SUBMITTALS

A. FURNISH MATERIAL INVOICES INDICATING THE QUANTITIES OF FERTILIZERS, SOIL AMENDMENTS, AND ALL MATERIALS DELIVERED TO THE JOB SITE. MATERIAL INVOICES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INCORPORATING SOIL AMENDMENTS.

B. CERTIFICATES SHALL BE PREPARED BY THE SUPPLIER OR DISTRIBUTOR AND SHALL INDICATE THE QUANTITIES AND QUALITIES OF MATERIALS USED.

1.06 PROTECTION

A. CONTRACTOR SHALL CHECK OR LOCATE EXISTING STRUCTURES, ELECTRIC CABLES OR CONDUITS, UTILITY LINES AND OTHER EXISTING FEATURES OR CONDITIONS ABOVE OR BELOW GROUND LEVEL THAT MIGHT BE DAMAGED AS A RESULT OF THE OPERATION. QUESTIONS OR CONFLICTS ARISING OUT OF SUCH EXAMINATION PRIOR TO OR DURING OPERATION SHALL BE IMMEDIATELY DIRECTED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR NECESSARY ACTION OR DECISIONS BEFORE RESUMING OPERATION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT AT NO COST TO THE OWNER FOR FEATURES OR CONDITIONS DAMAGED THROUGH FAILURE TO COMPLY WITH THE ABOVE PROCEDURES.

B. PROTECT EXISTING TREES AND TREE ROOTS FROM ANY DAMAGE THAT MAY BE CAUSED AS A RESULT OF ANY PLANTING OR IRRIGATION OPERATIONS.

1.07 ALTERNATES

ALTERNATES WILL NOT BE PERMITTED, EXCEPT WHERE INDICATED.

1.08 LANDSCAPE ON-SITE OBSERVATIONS

A. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT FORTY-EIGHT (48) HOURS IN ADVANCE FOR ALL REQUIRED ON-SITE OBSERVATIONS. THE FINAL ON-SITE OBSERVATION SHALL REQUIRE SEVEN (7) DAYS ADVANCE NOTICE.

B. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL A COMPLETE WORK SCHEDULE INDICATING TENTATIVE DATES FOR ON-SITE OBSERVATIONS.

C. RECORD DRAWINGS SHALL BE CURRENT AND PRESENT AT THE TIME OF ON-SITE OBSERVATIONS AND SHALL BE UPDATED ON A WEEKLY BASIS.

D. LANDSCAPE ON-SITE OBSERVATIONS SHALL BE REQUIRED FOR THE FOLLOWING PHASES OF WORK

1. JOB START MEETING.

2. FINISH GRADING - WHEN ALL FINE GRADING WORK IS COMPLETE, NOTIFY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PROCEEDING WITH THE

3. SOIL PREPARATION - FURNISH CERTIFICATES FOR SOIL AMENDMENTS AT THIS TIME. QUANTITIES MUST BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO INCORPORATING INTO SOIL. WHEN ALL SOIL PREPARATION WORK IS COMPLETE NOTIFY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PROCEEDING WITH THE WORK.

4. IRRIGATION SYSTEM REVIEW - SEE IRRIGATION SECTION.

5. REVIEW PLANT MATERIAL FOR QUALITY PRIOR TO PLANTING. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT ANY PLANT MATERIAL THAT IT DEEMS UNACCEPTABLE AT TIME OF

6. REVIEW PLANTING DURING THE PLANTING PROCESS.

7. REVIEW PLANTING AFTER INSTALLATION.

8. PRE-MAINTENANCE - WHEN ALL WORK HAS BEEN COMPLETED A PRE-MAINTENANCE WALK THRU SHALL BE CONDUCTED. CONTRACTOR MUST RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO STARTING THE MAINTENANCE PERIOD.

9. MAINTENANCE - NOTIFY THE LANDSCAPE ARCHITECT AFTER THE MAINTENANCE PERIOD HAS PROGRESSED FOR THIRTY DAYS FOR A REVIEW OF ALL WORK AND MAKE ALL CORRECTIONS THAT ARE DEEMED NECESSARY.

10. FINAL REVIEW - AFTER THE NINETY (90) DAY MAINTENANCE PERIOD IS COMPLETE, NOTIFY THE LANDSCAPE ARCHITECT FOR A FINAL REVIEW OF ALL WORK. ALL WORK MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO BEING DEEMED COMPLETE. FINAL INSPECTION FROM CITY SHALL BE CONDUCTED AFTER LANDSCAPE CERTIFICATION OF COMPLIANCE (CHECKLIST) IS SUBMITTED TO THE CITY.

1.09 GUARANTEE

ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL DATE OF MAINTENANCE. THIS GUARANTEE IS IN ADDITION TO, AND NOT A LIMITATION OF, OTHER RIGHTS THE OWNER MAY HAVE UNDER THE CONTRACT DOCUMENT.

PART 2 PRODUCTS

2.01 ORGANIC AMENDMENTS

SHALL BE AGROMIN "AGROMEND."

2.02 FERTILIZER

FERTILIZER SHALL BE FIRST GRADE COMMERCIAL QUALITY AS SPECIFIED.

2.03 SOIL

SOIL SHALL BE EXISTING SITE SOIL AS APPROVED BY THE LANDSCAPE **ARCHITECT**

2.04 PLANT MATERIAL

A. PLANT QUALITY - PLANTS SHALL BE FRESH, WELL ESTABLISHED, VIGOROUS, OF NORMAL HABIT OF GROWTH, FREE OF DISEASE, INSECTS INSECT EGGS AND LARVAE. PLANTS SHALL HAVE HEALTHY, NORMAL ROOT SYSTEM, WELL FILLING THEIR CONTAINERS, BUT NOT TO THE POINT OF BEING

B. PLANT SIZES — THE HEIGHT AND SPREAD OF ALL PLANT MATERIAL SHALL BE MEASURED WITH BRANCHES IN THEIR NORMAL POSITION WHEN PLANT IS

C. MULTI-BRANCHED TREES AS NOTED ON THE DRAWINGS SHALL MEAN TREES WITH THREE OR MORE TRUNKS AND ALL TRUNKS SHALL BE EQUAL IN CALIPER.

D. PLANT QUANTITIES - PLANT MATERIALS SHALL BE FURNISHED IN SIZE, QUANTITIES. SPECIES AND IN THE SPACING AS INDICATED OR NOTED ON THE DRAWINGS. SYMBOLS SHALL TAKE PRECEDENCE OVER PLANT COUNTS, IN CASE OF DISCREPANCY.

2.05 SOD

SOD SHALL BE - SOUTHLAND SOD FARMS "MARATHON II."

2.06 HYDROSEED TURF

HYDROSEED TURF SHALL BE - SOUTHLAND SOD FARMS "MARATHON II."

2.07 MAINTENANCE

MAINTENANCE MATERIALS USED IN CONJUNCTION WITH THE MAINTENANCE WORK SHALL CONFORM TO THE MATERIAL REQUIREMENTS ORIGINALLY SPECIFIED FOR THE WORK.

2.08 MULCH

MULCH SHALL BE AGROMIN "ES-2," CLEAN, CHIPPED, DIMENSIONAL LUMBER FREE FROM ALL NAILS, OR OTHER HARMFUL MATERIALS AND SHALL HAVE 90% 2" SIZE AND 10% LESS THAN 2" SIZE.

A. BACKFILL MIX FOR ALL TREES AND PALMS SHALL BE 2/3 SITE SOIL TO 1/3 ORGANIC AMENDMENT.

B. SOIL PREPARATION MATERIALS SHALL BE THE FOLLOWING PER 1,000 SQ.

1. THREE CUBIC YARDS ORGANIC AMENDMENTS. 2. TWO POUNDS OF NITROGEN.

3. TWO POUNDS OF PHOSPHORUS. 4. TWO POUNDS OF POTASSIUM.

2.10 TREE STAKES

TREE STAKES SHALL BE 2-INCH DIAMETER LODGEPOLE PINE (PINUS CONTORTA), PRESSURE TREATED WITH AN EPA-REGISTERED PESTICIDE CONTAINING COPPER SUCH AS AQC (ALKALINE COPPER QUATERNARY) OR CA-B (COPPER AZOLE). STAKES SHALL BE TWELVE (12) FEET LONG.

2.11 TREE TIES

TREE TIES SHALL BE VIRGIN FLEXIBLE VINYL MEETING ASTM D-412, WITH UV INHIBITOR, 24 INCHES LONG.

2.12 CONCRETE MOW STRIP

CONCRETE MOW STRIP SHALL BE 2,000 PSI CONCRETE, BROOM FINISH.

2.13 ROOT BARRIER

ROOT BARRIER SHALL BE LINEAR BARRIERS 18" INCHES HIGH X 2' FEET LONG (UB18-2) AS MANUFACTURED BY DEEPROOT PARTNERS, 81 LANGTON ST. SUITE 4, SAN FRANCISCO, CA. (800) 458-7668.

2.15 LANDSCAPE FABRIC

COMMERCIAL LANDSCAPE FABRIC UV RATED AT 2500 HOURS MIN., WITH A WATER FLOW-THROUGH RATE OF AT LEAST 445 GALLONS PER MINUTE PER SQ. FT. AND ELONGATION (STRETCH) OF 590%. PRO WEEDBLOCK BY EASY GARDNER, INC, WACO, TEXAS, (817) 753-5353, OR EQUAL.

PART 3 EXECUTION

3.01 SITE CONDITION

NO PLANT MATERIALS SHALL BE PLANTED UNTIL ALL OPERATIONS IN CONJUNCTION WITH THE INSTALLATION OF THE IRRIGATION SYSTEM HAVE BEEN APPROVED BY THE LANDSCAPE ARCHITECT. FINAL GRADES SHALL BE ESTABLISHED AND THE PLANTING AREAS SHALL BE PROPERLY PREPARED AND

3.02 GROUND PREPARATION - ALL AREAS

A. REMOVE FROM SITE DEAD OR DYING SHRUBS, TREES, OR WEEDS WITHIN PROPOSED PLANTING AREAS. WHEN BERMUDA GRASS, NUT GRASS OR ST. AUGUSTINE IS ENCOUNTERED, PLANTS SHALL BE SPRAYED WITH "ROUND-UP" TWO WEEKS PRIOR TO START OF LANDSCAPE WORK THEN REMOVED COMPLETELY.

B. ALL PLANTED AREAS SHALL BE THOROUGHLY CULTIVATED TO A DEPTH OF SIX (6) INCHES TO REDUCE ANY COMPACTION WHICH OCCURS AS A RESULT OF CONSTRUCTION. PROTECT EXISTING TREE ROOTS.

C. STONES OR ROCKS OVER 1" IN SIZE, CONSTRUCTION REFUSE. AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE, SAFELY AND LEGALLY DISPOSED OF.

D. APPLY SOIL PREPARATION MATERIALS TO ALL PLANTING AREAS AND THOROUGHLY INCORPORATE INTO THE TOP SIX (6) INCHES OF SOIL, PER SOIL ANALYSIS REPORT.

E. WET SOIL THOROUGHLY AND ALLOW TO SETTLE. REPEAT THIS COMPACTION PROCEDURE UNTIL SOIL IS STABLE ENOUGH TO PERMIT AERATION AND DRAINAGE FOR PLANT MATERIAL.

F. FINISH GRADE ALL PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE READY FOR PLANTING. FINISH GRADE SHALL BE ONE (1) INCH BELOW FINISH GRADE OF ADJACENT PAVED SURFACES UNLESS OTHERWISE NOTED ON DRAWINGS.

3.03 PLANTING - TREES & SHRUBS

A. TREES AND SHRUB PLANTING SHALL COMPLY WITH DETAILS ON DRAWINGS.

B. MAKE NECESSARY ADJUSTMENTS AND EXCAVATE PITS OF SQUARE OUTLINE AND VERTICAL SIDES FOR ALL PLANTS. SCARIFY SIDES AND BOTTOMS OF ALL PLANT PITS.

C. PROTECT ROOTS OR BALL OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS.

D. IF DIRECTED BY THE LANDSCAPE ARCHITECT, THE CONTRACTOR SHALL PRUNE PLANTS IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE.

E. INSTALL ROOT BARRIER WHERE REQUIRED. INSTALL PER MANUFACTURER'S 3.03 GROUT

F. NO TREE SHALL BE PLANTED WITHIN 5 FEET OF WATER, SEWER, OR STORM DRAIN LINES.

3.04 PLANTING - GROUND COVER

A. ALL GROUND COVERS SHALL BE WELL ROOTED AND SHALL BE EVENLY SPACED AS INDICATED ON THE DRAWINGS, AND SHALL BE STAGGERED IN

B. DIG GOOD SIZED POCKETS FOR PLANTING SO THAT THE ROOT SYSTEM LIES FREE WITHOUT DOUBLING AND SO THAT ROOTS ARE PLANTED VERTICALLY, NOT HORIZONTALLY.

3.05 LAWN - SOD

A. AFTER SOIL PREP AND FINE GRADING IS COMPLETE, ROLL LAWN AREAS WITH A WATER BALLAST ROLLER TO CREATE EVEN SURFACE. SOIL SHOULD BE MOIST TO A DEPTH OF SIX (6) INCHES.

B. TO LAY SOD, SELECT A STARTING POINT PARALLEL TO THE LONGEST STRAIGHT BOUNDARY OF THE AREA. STAGGER THE STRIPS AND AVOID OVERLAPPING EDGES. AVOID CUTTING THE SOD IN SHORT NARROW STRIPS. BUTT EDGES AND ENDS OF SOD SO THAT THEY FIT TIGHTLY, WITH NO OVERLAPPING. AVOID STANDING OR KNEELING ON SOD WHILE IT IS BEING LAID. AFTER SOD IS INSTALLED, ROLL LIGHTLY TO SQUEEZE OUT AIR POCKETS.

3.06 MULCH

INSTALL TWO INCH LAYER OF MULCH THROUGHOUT SHRUB AREAS WITHOUT GROUNDCOVER. FINISH GRADE SHRUB AREAS TO A SMOOTH UNIFORM SURFACE TO RECEIVE MULCH. KEEP MULCH AWAY FROM TREE AND SHRUB CROWN. DRESS MULCH AREAS TO PRESENT A CLEAN UNIFORM APPEARANCE WHEN COMPLETE.

3.07 CONCRETE MOW STRIP

INSTALL CONCRETE MOW STRIP WITH SMOOTH UNIFORM SURFACE. PLACE ON COMPACTED SUBGRADE

3.08 ROOT BARRIER

INSTALL TREE ROOT BARRIERS IN THE TOTAL LENGTHS AND MANNER AS SHOWN ON THE PLANS AND DETAILS. THE VERTICAL ROOT DEFLECTING RIBS SHALL BE FACING INWARDS TO THE ROOT BALL AND THE DOUBLE TOP EDGE SHALL BE SET 2" INCHES ABOVE THE FINISH GRADE. PANELS SHALL BE CONNECTED WITH THE FLEXIBLE JOINER STRIPS TO THE REQUIRED OVERALL LENGTH AS PER DETAILS. INSTALL PANELS STRAIGHT, UNIFORM IN A VERTICAL POSITION. ROOT BARRIER SHALL BE INSTALLED FOR ALL TREES WITHIN 10' OF PUBLIC IMPROVEMENTS AND HARDSCAPE.

3.09 DECOMPOSED GRANITE

A. FINE GRADE AREA TO RECEIVE DECOMPOSED GRANITE MATERIAL TO SMOOTH UNIFORM GRADE.

B. BROADCAST GRANULAR PRE-EMERGENT WEED CONTROL

C. INSTALL LANDSCAPE FABRIC AND PIN TO GRADE TO HOLD FLAT AND PREVENT LIFTING UP THROUGH DECOMPOSED GRANITE.

E. INSTALL DECOMPOSED GRANITE AS PER PLANS IN UNIFORM NEAT APPEARANCE. INSTALL A 3" THICK LAYER.

SECTION 02530 - MASONRY

PART 1 GENERAL

1.01 RELATED DOCUMENTS

DRAWINGS AND GENERAL PROVISIONS OF CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND DIVISION-1 SPECIFICATION SECTION, APPLY TO THIS SECTION.

1.02 DESCRIPTION

FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND OPERATIONS REQUIRED TO COMPLETE ALL MASONRY WORK IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS AND BLOCK WALL DETAILS.

PART 2 PRODUCTS

2.01 CONCRETE BLOCKS

ALL CONCRETE BLOCKS SHALL BE GRADE "N" LIGHTWEIGHT UNITS CONFORMING TO ASTM C-90.

2.02 REINFORCING STEEL

REINFORCING STEEL FOR MASONRY WORK SHALL BE DEFORMED AND SHALL CONFORM TO ASTM A-615, GRADE 40, AND FREE OF LOOSE RUST AND MATERIALS THAT REDUCE BOND. ALL REINFORCING STEEL SHALL BE POSITIONED AS INDICATED ON DRAWINGS.

2.03 MORTAR

MORTAR PROPORTIONS SHALL CONFORM TO UBC TABLE 21-A, TYPE "S". 2.04 GROUT

GROUT SHALL CONFORM TO PARAGRAPH 2103.4 OF THE UBC AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 2,000 PSI.

PART 3 EXECUTION

3.01 MASONRY

A. MASONRY WORK SHALL CONFORM TO CHAPTER 21 OF THE UNIFORM BUILDING CODE AND CALIFORNIA TITLE 24.

B. CUT UNITS WITH MASONRY SAWS.

C. PRESERVE UNOBSTRUCTED VERTICAL CONTINUITY OF CELLS.

D. FULLY BED WEBS AND CROSS-WALLS.

E. FRACTIONAL PARTS OF MASONRY UNITS ARE PROHIBITED WHERE WHOLE UNITS CAN BE USED.

F. STOP OFF LONGITUDINAL RUNS OF MASONRY BY RAKING BACK ONE-HALF UNIT LENGTH IN EACH COURSE. TOOTHING IS NOT PERMITTED.

3.02 REINFORCING STEEL

LAP SPLICES OF REINFORCING STEEL IN MASONRY SHALL BE 40 BAR DIAMETERS WITH A MINIMUM OF 18 INCHES, WHICHEVER IS GREATER. VERTICAL STEEL SHALL BE IN ONE PIECE, FULL HEIGHT OF WALL.

GROUT SHALL BE PROPERLY CONSOLIDATED BY "PUDDLING" OR MECHANICAL VIBRATORS. ALL REINFORCING STEEL AND EMBEDDED ITEMS SHALL BE PROPERLY SECURED IN POSITION PRIOR TO GROUTING. GROUT ALL CELLS. FOUR FEET IS MAXIMUM GROUT LIFT.

3.04 DOWELS

PROVIDE VERTICAL DOWELS WITH STANDARD HOOKS AT BOTTOM FROM ALL REINFORCING, UNLESS OTHERWISE NOTED ON DRAWINGS.

3.05 HORIZONTAL STEEL

HORIZONTAL STEEL SHALL BE IN LINTEL OR CHANNEL BLOCKS.

3.06 JOINTS

JOINTS SHALL BE 3/8" "RAKED.

3.07 CLEAN-UP

A. UPON COMPLETION OF THE WORK IN THIS SECTION, MAKE A THOROUGH INSPECTION OF INSTALLED MASONRY AND VERIFY THAT UNITS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION.

B. MAKE NECESSARY ADJUSTMENTS.

AND REMOVE EXCESS DIRT FROM SITE

C. CLEAN—UP AND DISPOSE OF ALL WORK—RELATED MATERIALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

D. CONTRACTOR SHALL RESTORE ADJACENT AREAS TO ORIGINAL CONDITION

SECTION 02860 - MAINTENANCE

PART 1 GENERAL

1.01 DESCRIPTION

INCLUDES FURNISHING ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO CONTINUOUSLY MAINTAIN ALL AREAS INCLUDED IN THE CONTRACT DURING THE PROCESS OF THE WORK, THE MAINTENANCE PERIOD AND UNTIL FINAL ACCEPTANCE OF THE WORK.

1.02 MAINTENANCE PERIOD

AFTER ALL WORK INDICATED ON THE DRAWINGS OR HEREIN SPECIFIED INCLUDING ALL PLANTING HAS BEEN COMPLETED, INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT, THE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS BY MEANS OF CONTINUOUS WATERING WEEDING, MOWING, RE-SEEDING, CULTIVATING, SPRAYING, MULCHING, TRIMMING, EDGING, AND/OR ANY OTHER OPERATION NECESSARY FOR THE CARE AND UPKEEP FOR THE PERIOD OF NINETY (90) DAYS AFTER THE AFOREMENTIONED APPROVALS. EXCEPT THAT THE MAINTENANCE PERIOD. SHALL BE EXTENDED TO INCLUDE THE TIME NECESSARY TO:

A. MEET THE REQUIREMENTS AND APPROVAL BY THE MUNICIPAL OR COUNTY AGENCY HAVING JURISDICTION.

1.03 REQUIREMENTS OF REGULATORY AGENCIES

ANY REQUIRED SPRAYING WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCIES.

PART 2 PRODUCTS

ALL MATERIALS USED IN CONJUNCTION WITH THE MAINTENANCE WORK SHALL CONFORM TO THE MATERIAL REQUIREMENTS ORIGINALLY SPECIFIED FOR THE WORK. APPLY AT MANUFACTURER'S RECOMMENDED RATE.

PART 3 EXECUTION

3.01 REPLACEMENTS

CONTRACTOR SHALL IMMEDIATELY REPLACE ANY AND ALL PLANT MATERIALS WHICH, FOR ANY REASON, DIE OR ARE DAMAGED WHILE UNDER HIS CARE. REPLACEMENT PLANTS SHALL BE OF THE SAME QUALITY AS THE ORIGINALLY SPECIFIED PLANTS.

3.02 REPAIR

A. DAMAGE TO PLANTING AREAS SHALL BE REPAIRED IMMEDIATELY.

B. DEPRESSIONS CAUSED BY VEHICLES, EQUIPMENT AND FOOT TRAFFIC WILL BE FILLED WITH SOIL, LEVELED AND REPLANTED.

C. EXTERMINATE GOPHERS AND MOLES, REPAIR DAMAGE AS ABOVE.

3.03 CLEAN-UP

A. ALL PLANTED AREAS SHALL BE KEPT FREE OF DEBRIS AND SHALL BE CULTIVATED AND WEEDED AT NOT MORE THAN TEN-DAY INTERVALS.

B. AT COMPLETION OF THE MAINTENANCE PERIOD, ALL AREAS INCLUDED IN THE CONTRACT SHALL BE CLEAN AND FREE OF DEBRIS AND WEEDS. ALL PLANT MATERIALS SHALL BE LIVE, HEALTHY AND FREE OF INFESTATION.

3.04 FERTILIZING

A. TURF - APPLY BEST TURF SUPREME (16-6-8) AT TEN POUNDS PER 1,000 SQUARE FEET TWENTY FIVE (25) AND FIFTY FIVE (55) DAYS AFTER THE MAINTENANCE PERIOD IS INITIATED.

B. GROUND COVER AND SHRUBS — APPLY BEST TURF SUPREME (16-6-8) AT TEN POUNDS PER 1,000 SQUARE FEET TWENTY FIVE (25) AND FIFTY FIVE (55) DAYS AFTER THE MAINTENANCE PERIOD IS INITIATED.

3.05 PRE-EMERGENT CONTROL

A. TO ALL GROUND COVER AREAS, APPLY A PRE-EMERGENT HERBICIDE AT THE START OF MAINTENANCE PERIOD AND AT THE END OF MAINTENANCE PERIOD. APPLY AT MANUFACTURER'S RECOMMENDED RATE.

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