### GREATER GOLDEN HILL PLANNING COMMITTEE

January 14, 2015 6:30 PM

Balboa Park Golf Course Clubhouse, 2600 Golf Course Drive www.sandiego.gov/planning/community/cpg

Please see agenda on website listed above for any attached information

Call to Order \*\*6:30

Additions and/or Deletions to Agenda

**Approval of Minutes** 

### **Governmental Reports**

Community Police Officer – Kevin Vasquez {619.674.7268 or kvasquez@pd.sandiego.gov}

39th Senate District – Joyce Temporal {619.645.3133 or joyce.temporal@sen.ca.gov}

53rd Congressional District – Lee Steuer {619.280.5353 or lee.Steuer@mail.house.gov}

Council District 3 – Molly Chase {619.236.6633 or mchase@sandiego.gov}

City Planner – Bernard Turgeon {619.533.6575 or bturgeon@sandiego.gov}

### Chair Report, Vice Chair Report

**Non Agenda Public Comment** 

### **Action Items**

- 27<sup>th</sup> Street Units Project #370917, Stosh Thomas. (New plans are attached)
- **Update to Land Use Code,** Discuss items listed in Draft Issue Matrix and make recommendations

### **Information Items**

• Restoration of the Golden Hill Grotto/Fountain, Joe and Kim Grant Sub-Committee Updates

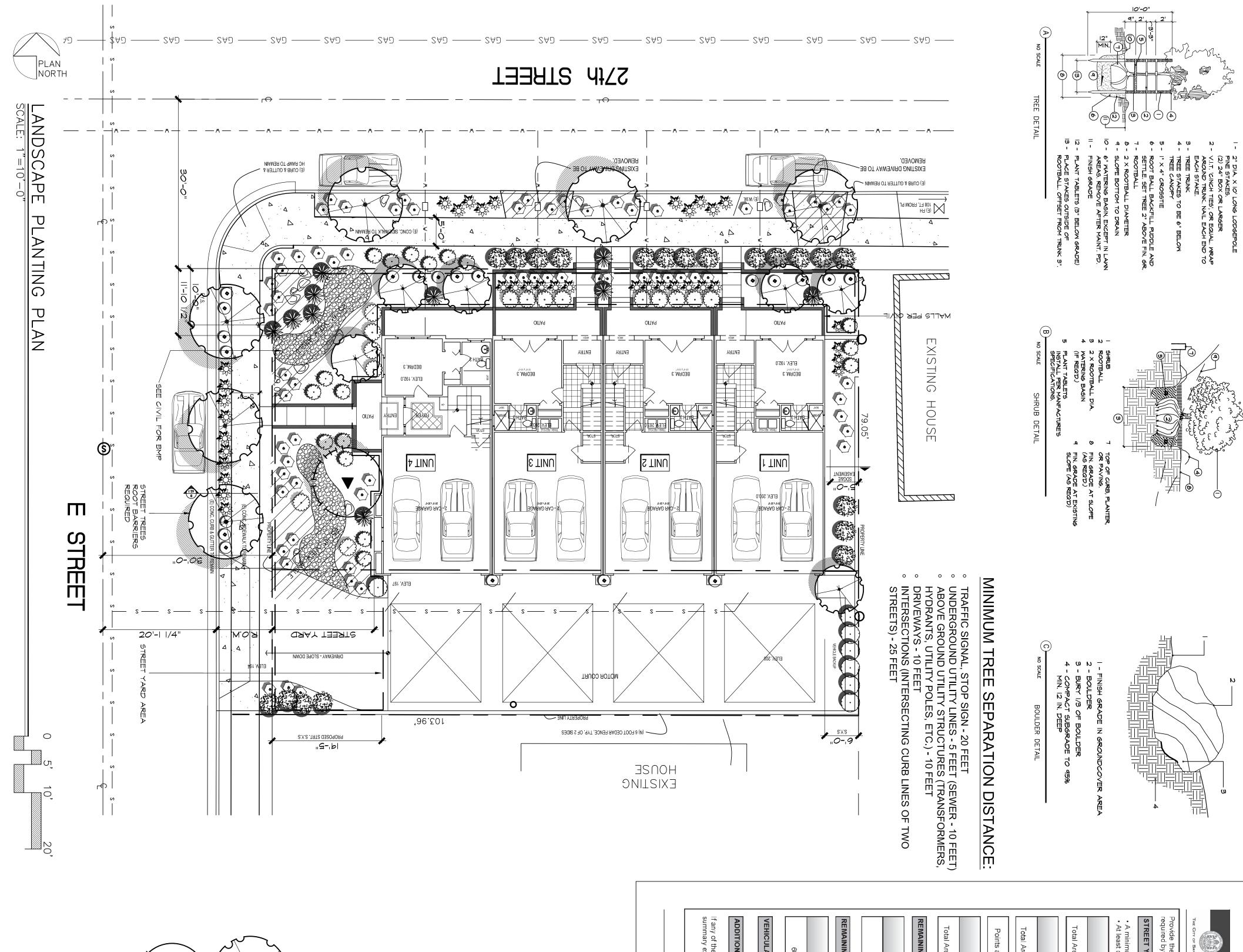
Historic\* – David Swarens {loscalifornios@aol.com}

### Adjournment

\*If you are interested in attending the Historic meeting please email the appropriate committee to confirm meeting and agenda.

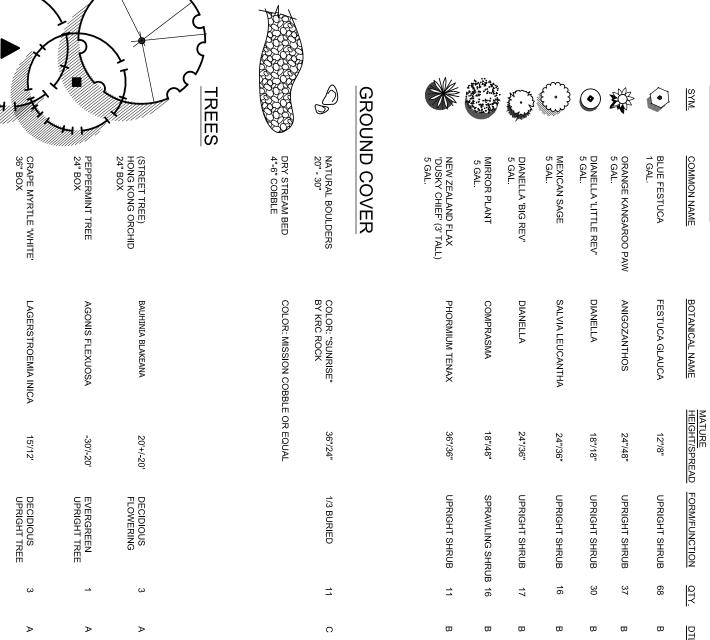
\*\*All times are estimated – Action Items may also be taken before Information Items.

The City of San Diego distributes agendas via email and can also provide agendas in alternative formats as well as a sign language or oral interpreter for the meeting with advance notice. To request these services, please contact the City at 619.236.6479 or <a href="mailto:sdplanninggroups@sandiego.gov">sdplanninggroups@sandiego.gov</a>





33% - 1 GALLON 55% - 5 GALLON 3% - 15 GALLON 6% - 24" BOX 3% - 36" BOX



### VEHICULAR USE AREA (VUA) - See separate worksheet (DS-5) STREET YARD REMAINING YARD - 2 Dwelling Units A minimum 40 sq. ft. planting area shall be provided for all trees, At least one-half of the required planting points shall be achieved the following information on the Landscape Plans. The Landscape Calculations determine by the Lardscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development ING YARD - 3 or more Dwelling Units 60 points in the remaining yard 2,684 2,684 2,684 ted on recycled paper. Visit our web site at <a href="www.sandiego.gov">www.sandiego.gov</a> request, this information is available in alternative formats for DS-006 (03-09) Plant Points Requ sq. ft. x 50%= sq. ft. x 10%= sq. ft. x 0.05= vable as hardscape or ers [142.0405(b)(1)(B) ed [142.0404] 1,342 134 60 pts. 142.0405 (a) sq. ft. ₽ 298 1,481 sq. ft. 0 251 sq. ft. points 139 150 117 Points sq. ft. 3d with 50%) points

# PLANT LEGEND

## **PLANTING** NOTES:

9. 48

CONTRACTOR SHALL NOTIFY "DIG ALERT" (1-800-227-2600) AT LEAST HOURS PRIOR TO START OF EXCAVATION.

BY \_

LANDSCAPE IMPROVEMENTS SHALL BE COMPLETED AND APPROVED THE CITY PRIOR TO ISSUANCE OF OCCUPANCY PERMITS.

JICATED OR REPRESENTED BY THIS
AWING ARE OWNED BY AND ARE THE
OPERTY OF TONY VITALE AND WERE
EATED, EVOLVED, & DEVELOPED FOR USE
, AND IN CONNECTION WITH, THE SPECIFIED
DJECT. NONE OF SUCH IDEAS,
RANGEMENTS OR PLANS SHALL BE USED BY
DISCLOSED TO ANY PERSON, FIRM, OR
RPORATION FOR ANY PURPOSE
IATSOEVER WITHOUT THE WRITTEN
WISSION OF TONY VITALE.

INCHES. LANDSCAPE AREAS PLANTED WITH ONLY TREES AND/OR SHRUBS THAT ARE NOT ALSO PLANTED WITH TURFGRASS OR GROUNDCOVERS SHALL BE MULCHED ON THE SOIL SURFACE TO A MINIMUM DEPTH OF TWO

ALL LANDSCAPE AND IRRIGATION SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S REQUIREMENTS, AND ALL OTHER APPLICABLE LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

PRIOR TO START OF PLANTING WORK, PLANTING AREA SHALL BE FREE OF WEEDS AND SURFACE ROCKS, AND CONTRACTOR SHALL ESTABLISH FINISHED GRADES. AFTER COMPLETION OF PLANTING WORK, CONTRACTOR SHALL FINE GRADE ALL PLANTING AREAS AND REMOVE SURFACE ROCKS, CLODS AND DEBRIS.

CONTRACTOR SHALL APPLY PRE-EMERGENT HERBICIDE TO ALL PLANTING AREAS PRIOR TO SPREADING MULCH. HERBICIDES SHALL BE USED IN ACCORDANCEWITH APPLICABLE RULES AND REGULATIONS. ■

ALL REQUIRED LANDSCAPE MAINTENANCE AREAS SHALL BE MAINTAINED BY "OWNER". THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. FINAL GRADING SHALL PROVIDE A MINIMUM 2% SLOPE IN ALL LANDSCAPE AREAS AWAY FROM STRUCTURES, ADJACENT PROPERTIES AND COMMON AREAS.

IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL, AND ALL PLANTING AREAS SHALL BE COMPLETELY WATERED TO A MINIMUM DEPTH OF SIX (6) INCHES PRIOR TO START OF PLANTING WORK. CONTRACTOR SHALL COORDINATE LOCATION OF PLANTS WITH IRRIGATION PIPING AND EQUIPMENT.

INSTALL ROOT CONTROL BARRIERS WITH TREES IN ACCORDANCE WITH THE CITY OF SAN DIEGO, "GUIDE TO LANDSCAPE REQUIRMENTS". ROOT BARRIERS SHALL BE PLACED ADJACENT, AND PARALLEL TO, THE EDGES OF HARDSCAPE IMPROVEMENTS (NOT ENCIRCLING TREE ROOT BALLS).

### SHEET TITLE

### PROJECT NAME: LOT NUMBER: APN: SHEET TITLE: PREPARED BY: PRELIMINARY LANDSCAPE 534-21-27-00 & 534-21-26-00 LA MESA, CA 91941 PHONE: 619.246.9044 STOSH THOMAS ARCHITECTS 4682 NEBO DRIVE STE. 200 27TH STREET UNITS REVISION 6: REVISION 4: REVISION 3: REVISION 2: REVISION 1: ORIGINAL DA

16 DEC

2014

REVISED:

0 П 5 SHEETS

SHEET COUNT:

13 OF 13

DATE

04-15-14

REET **UNITS** 27TH ST

LANDSCAPE PLANS FOR:

**4911 27TH STREET** SAN DIEGO, CA 92103

## ΑT

6. ALL LANDSCAPE AND IRRIGATION SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S "GUIDE TO LANDSCAPE REQUIREMENTS" (1997), AND ALL OTHER APPLICABLE LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

5. CONTRACTOR SHALL OBTAIN PERMITS REQUIRED TO COMPLETE LANDSCAPE IMPROVEMENTS PRIOR TO START OF CONSTRUCTION.

4. CONTRACTOR SHALL VERIFY EXISTING STATIC WATER PRESSURE EACH POINT-OF-CONNECTION PRIOR TO INSTALLING IRRIGATION SYSTEM. VERIFICATION SHALL BE MADE WITH THE SAN DIEGO CUSTOMER SERVICES DEPT.

3. CONTRACTOR SHALL NOTIFY THE DEVELOPMENT SERVICES DEPARTMENT AT LEAST 48 HOURS (TWO WORKING DAYS) PRIOR TO STARTING CONSTRUCTION.

7. OWNER/DEVELOPER SHALL PERMANENTLY AND FULLY MAINTAIN LANDSCAPE AREAS WITHIN ADJACENT PUBLIC RIGHT-OF-WAY.

TONY VITALE www.MyLandscapeLogic.com

4455 MORENA BLVD. #110 SAN DIEGO, CA 92117 PH: 619.446.6482

2. OWNER/DEVELOPER SHALL OBTAIN A RIGHT-OF-WAY PERMIT OR ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT AS DETERMINED BY THE CITY OF SAN DIEGO, DIRECTOR OF DEVELOPMENT SERVICES/CITY ENGINEER PRIOR TO THE CONSTRUCTION OF ANY PRIVATE IMPROVEMENTS, INCLUDING INSTALLATION OF REQUIRED STREET TREES, IN PUBLIC RIGHT-OF-WAY AND CITY-HELD EASEMENTS. PERMITS AND AGREEMENTS SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES AND DEPARTMENT OF PUBLIC WORKS.

Landscape Calculations Wor

ksheet

**GENERAL NOTES:** 

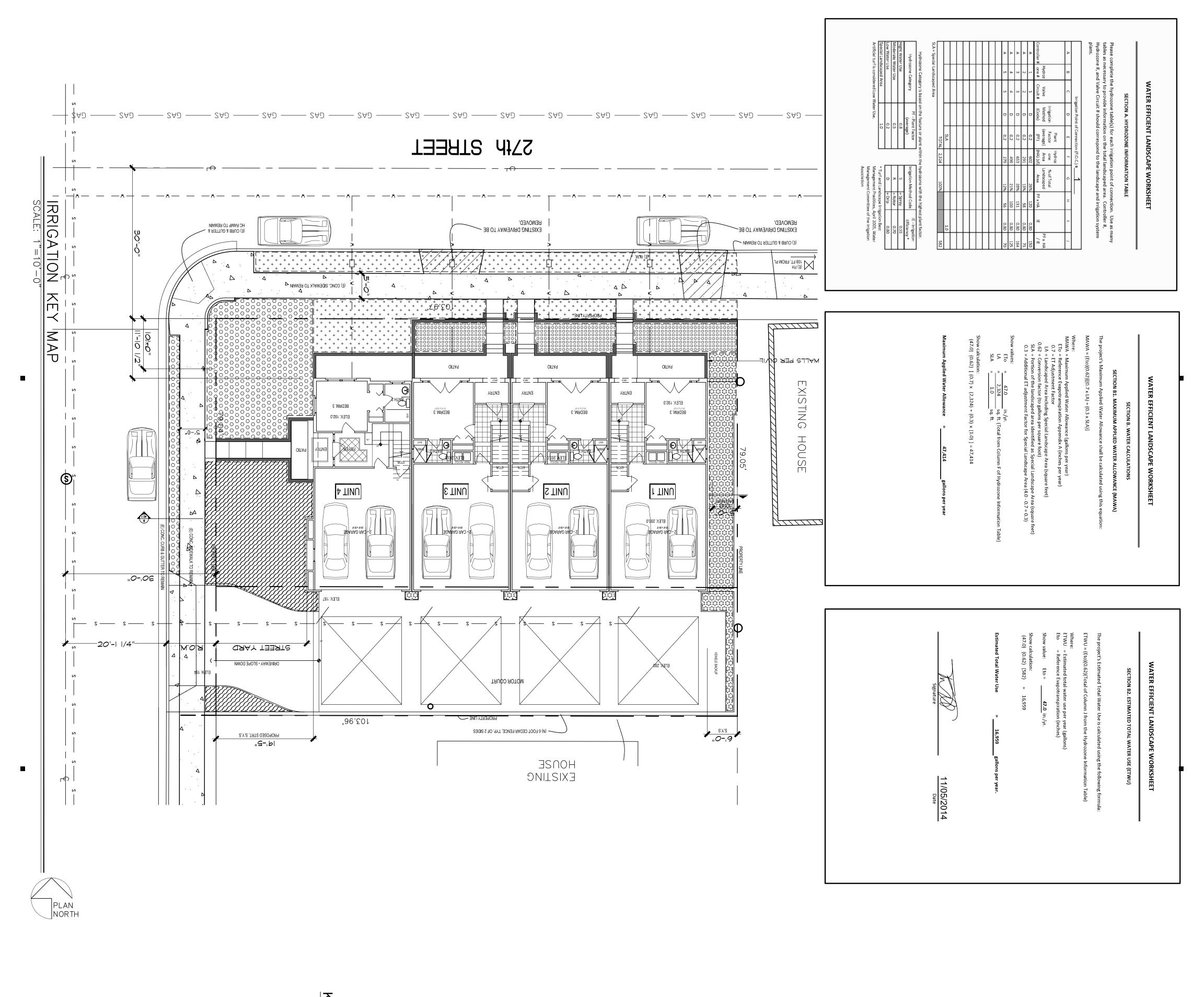
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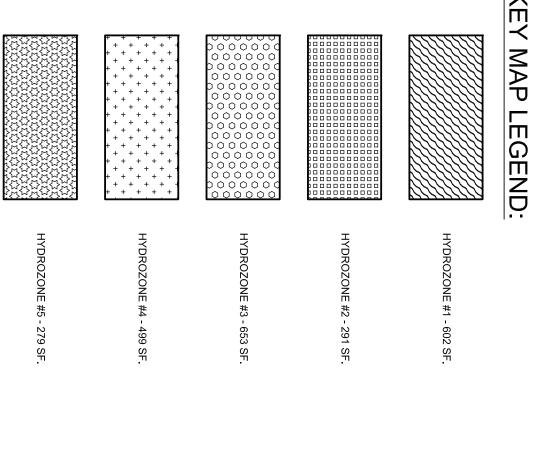
1. CONTRACTOR SHALL PROVIDE STORM WATER AND NON-STORM WATER POLLUTION PREVENTION MEASURES AND BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH CITY OF SAN DIEGO GRADING ORDINANCE, STANDARD URBAN STORMWATER MITIGATION PLAN (SUSMP) ORDINANCE, AND OTHER APPLICABLE CODES AND ORDINANCES.

Multiple Dwelling Unit Development in

and points

## LANDSCAPE LOGIC





| SHEET COUNT:            | SHEET TITLE:                              | PROJECT<br>NAME:           | APN:           | LOT<br>NUMBER: | PREPARED BY:  |
|-------------------------|---|----------------------------|----------------|----------------|---|
| 13 OF 13                | PRELIMINARY<br>LANDSCAPE                  | 27TH STREET UNITS          | 534-21-27-00 & | 7&8            | STOSH THOMAS ARCHITECTS<br>4682 NEBO DRIVE STE. 200<br>LA MESA, CA 91941<br>PHONE: 619.246.9044 |
| ORIGINAL DATE: 04-15-14 | REVISION 3:<br>REVISION 2:<br>REVISION 1: | REVISION 5:<br>REVISION 4: | REVISION 6:    |                | ECTS<br>100   |

LANDSCAPE PLANS FOR:

ULAR USE AREA [142.0408]

eq. ft. x 0.03 =

UNITS STREET 27TH

CATED OR REPRESENTED BY THIS

SWING ARE OWNED BY AND ARE THE
COPERTY OF TONY VITALE AND WERE
(EATED, EVOLVED, & DEVELOPED FOR USE
I, AND IN CONNECTION WITH, THE SPECIFIED
OJECT. NONE OF SUCH IDEAS,
PRANGEMENTS OR PLANS SHALL BE USED BY
DISCLOSED TO ANY PERSON, FIRM, OR
RPORATION FOR ANY PURPOSE
IATSOEVER WITHOUT THE WRITTEN

RMISSION OF TONY VITALE.

ALL VALVE BOXES TO BE GREEN IN COLOR, SIZED AS INDICATED BY DETAILS, AND HOT BRANDED AS INDICATED ON THE PLANS OR DETAILS.

ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ADJUSTED TO PREVENT OVERSPARY ONTO BUILDING, WALLS, FENCES AND HARDSCAPE. THIS BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS EPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.

One tree (minimum 24-Inch box size) is required within 30 ft. of each 8 ft. brown trunk height) is required within 15 ft. of sech parking space.

ting Area Required: provide 40 eq. ft. per tree ( with no dimension

115 points

182

67

100 points

AREA (≥6,000 sf) [142.0406 - 142.0407]

sq. ft. x 0.03 =

**a**q. ft.

. 12.

Provide the following information on the Landscape Plane. The Landscape Calculations determine the planting area and points equired by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.

City of San Diego Development Services 1227 First Ave., MS-501 San Diego, CA 92101-4134 (519) 448-5000

Landscape

Vehicular Use Areas (VUA) Calculations Worksheet L QUICK COUPLER VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL UICK COUPLER VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK OUPLER VALVES WITHIN 18" OF HARDSCAPE.

## LANDSCAPE LOGIC

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CONTRACTOR IS TO PROPRECTIONS FROM THE

OVIDE AN ADDITIONAL PILOT WIRE TO THE END OF CONTROLLER-AS NOTED.

LL PIPE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE TWICE THE DIAMETER OF THE PIPE ARRIED. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO ASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE LEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING. ALL SLEEVES O BE AS SHOWN ON THE PLANS.

CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.

DO NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BOUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.

THIS DESIGN IS DIAGRA AND IS TO BE INSTALLEI

MMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY D WITHIN PLANTING AREAS NECESSARY.

TONY VITALE www.MyLandscapeLogic.com 4455 MORENA BLVD. #110 SAN DIEGO, CA 92117 PH: 619.446.6482

IRRIGATION NOTES

ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.

THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.

THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.

THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTUAL PLANS BEFORE BEGINNING WORK.

0 F 5 SHEETS

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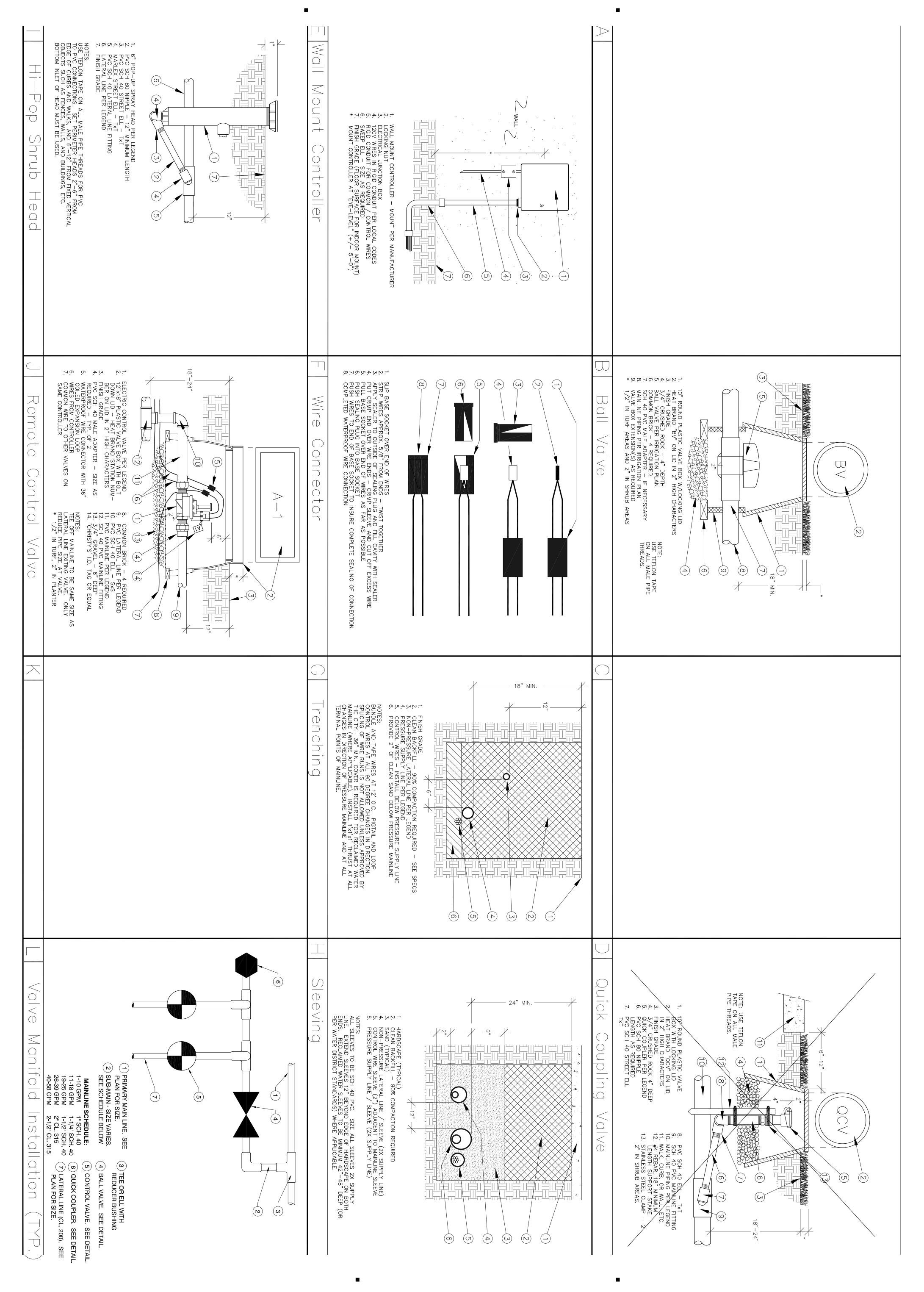
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pon request, this information is available in alternative formate for persons with disabilities

DS-5 (03-08)

4911 27TH STREET

SAN DIEGO, CA 92103



OF 5 SHEETS

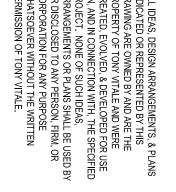
16 DEC 2014

REVISED:

LANDSCAPE PLANS FOR:

27TH STREET UNITS

4911 27TH STREET SAN DIEGO, CA 92103





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4455 MORENA BLVD. #110 SAN DIEGO, CA 92117 PH: 619.446.6482



LANDSCAPE MAINTENANCE SERVICES. COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN INTIS
SPECIFICATION ARE MANDATORY FOR THE MAINTENANCE CONTRACTOR. IF ANY PART OF THE CONTRACT FOR
SPECIFICATION ARE MANDATORY FOR THE MAINTENANCE CONTRACTOR. IF ANY PART OF THIS
SPECIFICATION IS DECLARED INVALID FOR ANY REASON, THAT INVALIDATION SHALL APPLY ONLY TO THAT
SPECIFIC PART DECLARED INVALID FOR ANY REASON, THAT INVALIDATION SHALL APPLY ONLY TO THAT
SPECIFICATION TO OLUSTRON OVER APPLICABILITY OF THE REQUIREMENTS OF ANY OTHER
PART IN THE EVENT OF QUESTRON OVER APPLICABILITY OF ANY PERODIREMENT THE REQUIREMENT SHALL
BE ASSUMED TO APPLY, UNLESS THE OWNER PROVIDES A WRITTEN CLARRICATION STATING THAT IT DOES

NOT. ALL MODIFICATIONS TO THIS SPECIFICATION MUST BE IN WRITTEN CLARRICATION STATING THAT IT DOES

NOT. ALL MODIFICATIONS.

THE TERM "OWNER" REFERS TO THE PERSON, PARTNERSHIP, CORPORATION, OR AGENCY THAT
CONTRACTED FOR THE PERFORMANCE OF THE LANDSCAPE MAINTENANCE WORK.

THE TERM "SOULDED DAMAGE" AS USED IN THIS DOCUMENT SHALL REFER TO DAMAGE CAUSED BY
VANDALISM, PEDESTRANS, VEHICLES, ANIMALS (EXCEPT INSECTS AND RODENTS), OR OTHER UNUSUAL
FACTORS, IT DOES NOT INCLUED DAMAGE CAUSED BY THE CONTRACTOR'S ACTIONS, LACK OF RASSONABLE
CARE, PEST DAMAGE (SUCH AS INSECTS), DISEASES, OR PLANT LOSS DUE TO LACK OF WATER CAUSED BY
AN IRRIGATION, UTSUADED ANAGE CAUSED BY THE CONTRACTOR'S ACTIONS, LACK OF WATER CAUSED BY
AN IRRIGATION, DURING WHICH TIME ANY REGATION SYSTEM BREAKAGE, OR RERIGATION
MALFUNCTION, TO SYSTEM PROGRAMMO SERVOR, RERIGATION SYSTEM BREAKAGE, OR RERIGATION
MALFUNCTION, OF SUBJECTION OF THE CONTRACTOR'S AUTHORIZED REPRESENTATIVE DETERMINES
THAT UNUSUAL CIRCUMSTANCES ONTRIBUTED TO A LOSS.

THE CONTRACTOR SHALL PROVIDE THE OWNER'S AUTHORIZED REPRESENTATIVE DETERMINES
THAT UNUSURANCE WITH A MAGGREGATE LIMIT OF ST.000,000

SENERAL LABBLITY INSURANCE WITH AN AGGREGATE LIMIT OF NOT LESS THAN \$200,000. INSURANCE
WORKEN THE CONTRACTOR SHALL PROVIDE THE OWNER'S AUTHORIZED REPRESENTATIVE WITH
A PHONE NUMBER WITH A MAGGREGATE LIMI

ADDITIONAL WORK: ALL REQUESTS FOR WORK THAT WILL REQUIRE ADDITIONAL PAYMENT MUST BE IN WRITING. DO NOT START WORK UNTIL THE REQUEST FOR ADDITIONAL WORK HAS BEEN APPROVED IN WRITING BY THE OWNER'S AUTHORIZED REPRESENTATIVE. FAILURE TO OBTAIN ADVANCE APPROVAL BEFORE STARTING THE WORK MAY RESULT IN NON-PAYMENT OR DELAYS IN PROCESSING PAYMENT. EMERGENCY REPAIRS MAY BE MADE WITHOUT AUTHORIZATION WHEN IMMEDIATE REPAIRS ARE NECESSARY TO PROTECT THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC, OR IMMEDIATE REPAIRS ARE NECESSARY TO PROTECT THE PUBLIC OR STABILIZE THE SITUATION AND IMMEDIATELY NOTIFY THE CONTRACTOR BY THE OWNER'S AUTHORIZED REPRESENTATIVE. UNLESS OTHERWISE NOTED, REQUESTS FOR WORK THAT QUALIFIES FOR AN ADDITIONAL PAYMENT MUST BE MADE WITHIN TWO WEEKS OF THE TIME WHEN THE WORK BECOMES APPARENT. FAILURE TO NOTIFY THE OWNER OF THE TIME WHEN THE WORK WITHIN TWO WEEKS OF THE NEED FOR THE WORK BECOMING APPARENT WILL RESULT IN THE REQUIREMENT THAT THE WORK BE COMPLETED AT THE WORK BECOMING MISSING OR DEAD PLANTS) TO LANDSCAPE FEATURES AND THE CONTRACTOR DOES NOT SUBMIT A REQUEST FOR EXAMPLE IF THE OWNER'S OF THE DAMAGE SHALL BE CORRECTED COMPLETELY AT THE CONTRACTOR'S EXPENSE. THE PURPOSE OF THIS REQUIREMENT IS TO ENCOURAGE THE CONTRACTOR'S EXPENSE. THE DAMAGE SHALL BE CORRECTED COMPLETELY AT THE CONTRACTOR'S EXPENSE. THE DAMAGE SHALL BE CORRECTED COMPLETELY AT THE CONTRACTOR'S EXPENSE. THE DAMAGE SHALL BE CORRECTED CONTRACTOR TO CHECK FOR PROBLEMS WEEKLY AND PROMPTLY REPORT THEM SO THEY CAN BE CORRECTED.

EXISTING CONDITIONS, EXAMINATION OF SITE:

WITHIN TWO WEEKS OF THE STARTING DATE FOR WORK UNDER THIS CONTRACT, THE CONTRACTOR SHALL MAKE A THOROUGH EXAMINATION OF THE CURRENT CONDITIONS AT THE SITE. AS PART OF THIS EXAMINATION, THE CONTRACTOR SHALL CREATE AN INVENTORY LIST OF THE NAME AND QUANTITY OF EACH PLANT IN EACH PLANTER AND CONFIRM THAT THE EXISTING QUANTITIES IN EACH PLANTER MEET OR EXCEED THOSE SHOWN ON ANY PREVIOUS PLANT INVENTORIES. THE CONTRACTOR SHALL MAKE A LIST OF ALL LANDSCAPE ITEMS AT THE SITE THAT HE/SHE BELIEVES ARE BROKEN, MISSING, NOT HEALTHY, OR OTHERWISE ARE NOT IN COMPLIANCE WITH THESE SPECIFICATIONS. A COPY OF THIS LIST, ALONG WITH AN ADDITIONAL ITEMIZED QUOTE FOR CORRECTING EACH ITEM, SHALL BE GIVEN TO THE OWNER'S AUTHORIZED REPRESENTATIVE. UPON CONFIRMATION OF EACH ITEM, THE OWNER'S AUTHORIZED REPRESENTATIVE WILL EITHER GIVE THE CONTRACTOR WRITTEN AUTHORIZED THE OWNER'S AUTHORIZED REPRESENTATIVE WILL EITHER GIVE THE CONTRACTOR WRITTEN AUTHORIZED THE CORRECTION, OR A WRITTEN BY THE ACT OF SUBMITTING A BID ON THIS WORK, THE CONTRACTOR SHALL BE CONSIDERED TO HAVE EXAMINED BOTH THE LANDSCAPE AND THESE SPECIFICATIONS, AND TO HAVE THOROUGHLY FAMILIARIZED HIMSELF/HERSELF WITH THE SCOPE OF THE REQUIRED WORK. RIZED

E ACTION NEC JBLIC IN THE I ECESSARY E EVENT OF T RELIEVE Y TO CONTROL DAMAGE OF PROBLEMS INVOLVING E THE CONTRACTOR OF

LOSS PREVENTION: THE OWNER MAY TAKE ANY REASONABLE OR PROTECT THE HEALTH, SAFETY, AND WELFARE OF THE PUTHE LANDSCAPE. SUCH ACTION ON THE PART OF THE OWNER ANY RESPONSIBILITIES RELATED TO THE PROBLEM.

SAFETY:

NO PART OF THIS WORK SHALL BE PERFORMED OR INSTALLED IN ANY LOCATION OR MANNER WHICH MAY ENDANGER THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC NOW OR IN THE FUTURE. MEANS, METHODS, TECHNIQUES, SEQUENCING, ETC. ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

THE CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR HIS/HER WORK, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND TENANTS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE CONTRACTOR'S PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR TENANTS.

LAWS, CODES, AND ORDINANCES:
ANY REQUIREMENT OF THIS SPECIFICATION WHICH CONFLICTS WITH OR IS IN VIOLATION OF GOVERNMENT RULE, ORDINANCE, REGULATION, ETC. SHALL BE VOID. THE CONTRACTOR SOWNER IMMEDIATELY OF ANY SUCH REQUIREMENT FOUND IN THIS SPECIFICATION.
THE CONTRACTOR SHALL, THROUGHOUT THE COURSE OF THIS WORK, COMPLY WITH ALL ORDINANCES, REGULATIONS, ETC. SET FORTH BY AGENCIES HAVING JURISDICTION, WHICH WORK SITE, THE CONTRACTOR, AND/OR HIS/HER EMPLOYEES. OF ANY RULE:

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THE CONABNORM E CONTRACTOR SHALL PROVIDE AT HIS/HER OWN RISK ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, URANCE, TRANSPORTATION, HAULING, DUMPING, AND ALL OTHER ITEMS NEEDED TO PROVIDE THE RYICES OUTLINED IN THIS SPECIFICATION.

2 CONTRACTOR SHALL MAKE MINOR REPLACEMENTS AND REPAIRS TO THE LANDSCAPE FACILITIES AS PART THE REQUIRED WEEKLY MAINTENANCE WORK. MAJOR ITEMS NEEDING REPLACEMENT OR REPAIR SHALL BE CONTRACTOR STALL MAKE MINOR REPLACEMENTS AND REPAIRS TO THE LANDSCAPE FACILITIES AS PART THE REQUIRED WEEKLY MAINTENANCE WORK. MAJOR ITEMS NEEDING REPLACEMENT OR REPAIR SHALL BE CONTRACTOR STALL SECTION PERTAINING TO EACH ITEM. THE CONTRACTOR SHALL BE AVAILABLE TO PERFORM DITIONAL WORK RELATED TO THE LANDSCAPE MAINTENANCE AS MAY BE AUTHORIZED IN WRITING BY THE NORMAL MAINTENANCE WORK AS OUTLINED IN THIS SPECIFICATION.

Y FACILITIES OR PROPERTY DAMAGED OR DESTROYED AS A RESULT OF THE LANDSCAPE MAINTENANCE WORK SHALL BE REPAIRED OR REPLACED AT THE LANDSCAPE INTENANCE CONTRACTOR'S OPERATIONS AT THE SITE SHALL BE REPAIRED OR REPLACED AT THE LANDSCAPE INTENANCE CONTRACTOR'S EXPENSE.

E CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS REQUIRED TO PROTECT PLANTS FROM NORMAL TEMPERATURES.

## CHECI

ECHECKLIST IS MADE A PART OF THIS SPECIFICATION AS IF REPEATED REVIEW THIS CHECKLIST WEEKLY AND COMPLETE ALL APPLICABLE

THE WEEL IN FULL HITEMS ON THE MON HERE. THITEMS LISING IV. CARE KLY LANDSCAPE MAINTENANCE CHECKLIST IS MADE A PART OF THIS SPECIFICERE. THE CONTRACTOR SHALL REVIEW THIS CHECKLIST WEEKLY AND COMPATHE LIST WEEKLY.

THLY MAINTENANCE CHECKLIST IS MADE A PART OF THIS SPECIFICATION AS E CONTRACTOR SHALL REVIEW THIS CHECKLIST MONTHLY AND COMPLETE AS TED FOR THE CURRENT MONTH PRIOR TO THE END OF THE MONTH.

OF PLANTED AREAS

TREES SHALL NOT THE NATURE OF THE SHALL NOT EERS SHALL BE MAINTAINED IN A HEALTHY, VIGOROUS GROWING CONDITION, FREE FROM DISEASE AND REGEONCENTRATIONS OF PESTS.

UNIX TREES ONLY TO REMOVE DEAD, DISEASED, BROKEN, DANGEROUS, OR CROSSING BRANCHES, AND AS QUIRED BELOW, PRUNING OF THIS TYPE IS A MINOR, NON-REIMBUSEABLE, COST TO BE INCLUDED AS PART THE REES ONLY TO REMOVE DEAD, DISEASED, BROKEN, NON-REIMBUSEABLE, COST TO BE INCLUDED AS PART THE GENERAL TY ACCEPTED STANDARDS FOR PROPER PRUNING.

THE REGULAR MAINTENANCE.

I'VINE TREES ONLY IN APPROPREATE MONTHS AS DETERMINED BY AN ARBORIST, PRUNE IN ACCORDANCE HIL GENERALLY ACCEPTED STANDARDS FOR PROPER PRUNING.

SCARD ALL TREE TRIMMINGS OFF-SITE USING A LEGAL METHOD.

THE LANDSCAPE MAINTENANCE CONTRACTOR'S EXPENSE, UNLESS THE LOSS WAS DUE TO EXCLUDED DAMAGE. IF THE LOSS AS AS DUE TO EXCLUDED DAMAGE. IF THE LOSS RESULTED FROM EXCLUDED DAMAGE, REPLACEMENT WILL BE PAID FOR AS ADDITIONAL DAYS, SUBMIT A QUOTE FOR REPLACEMENT IT WAS PLANTED AT THE SITE. IN NO CASE SHALL REPLACEMENT ETS BE LESS THAN #24 BOX SIZE MED FROM EXCLUDED BY THE OWNERS AS OUTLINED IN THE GENERAL QUIREMENT FREES SHALL BE AFBORD SON SIZE. IF THE LOSS AS AS AS SON SIZE WHEN ORIGINALLY PLANTED HE REPLACEMENT SHALL BE ASSOCIATION. EXAMPLE: IF THE FEB ACCEMENT THE ASSOCIATION. EXAMPLE: IF THE FEB ACCEMENT THE ASSOCIATION EXAMPLE: IF THE FEB ACCEMENT THE ASSOCIATION. EXAMPLE: IF THE FEB ACCEMENT THE PRIVATE PRIOR TO PLANTING. REPLACEMENT THE STE. IN NO CASE SHALL BE ASSOCIATION. EXAMPLE: IF THE FEB ACCEMENT THE ASSOCIATION. EXAMPLE: IF THE FEB ACCEMENT T

CLEARANCE OF 114 INCHES IS REQUIRED ABOVE ALL PARKING SPACES. A VERTICAL CLEARANCE S IS REQUIRED ABOVE ALL WALKWAYS. TRIM TREES TO REMOVE ALL LIMBS WITHIN THESE AREAS.

R AS IN SIZE

IG SHEARS, CLIPPERS, BLADES, SAWS, ETC. SHALL BE STERILIZED BETWEEN EVERY POSSIBILITY OF SPREADING DISEASE. WHEN PRUNING SHRUBS KNOWN OR E CUTTING BLADES SHALL BE STERILIZED AFTER EACH CUT. STERILIZE BLADES BY 1 PART BLEACH AND 9 PARTS WATER OR HEAVILY SPRAY THEM WITH A YSOL. AFTER DIPPING OR SPRAYING, WAIT 20 SECONDS BEFORE USING AGAIN.

GROUNDCOMER:
GROUNDCOMERS SHALL BE MANITANED IN A HEALTHY, MOGROUS GROWING CONDITION.
GROUNDCOMERS SHALL BE MANITANED IN A HEALTHY, MOGROUS GROWING CONDITION.
AND GROUNDCOMER FOUND TO BE DEAD OR MISSING SHALL BE REPLACED WITH PLAYIT MATERIAL OF DEBRIDAL AND GROWING CONDITION.
AND GROWING CONDITIONS REPORTED TO BE DEAD OR MISSING SHALL BE REPLACED WITH PLAYIT MATERIAL OF BERNING.
AND GROWING CONDITIONS REPORTED WITH THE STATE OF THE GROWING CONTROL PRICE OF THE STATE OF THE GROWING CONTROL PRICE OF THE GR

LANDSCAPE PLANS FOR:

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**4911 27TH STREET** 

SAN DIEGO, CA 92103

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WATER APPLICATION & SCHEDULING:
HAND WATER AS NEEDED TO SUPPLEMENT NATURAL RAINFALL AND MAINTAIN PLANTINGS IN A HEALTHY,
STRESS-FREE CONDITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE THAT PLANTS RECEIVE
ADEQUATE WATER RECARDLESS OF WEATHER CONDITIONS.
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSERVE WATER AND ASSURE THAT ALL WATERING RULES
AND REGULATIONS ARE FOLLOWED, ANY PENALTIES, FINES, OR CITATIONS FOR WATERING ORDINANCE VIOLATIONS
SHALL BE PADD BY THE CONTRACTOR.

IRRIGATION SYSTEM, THE CONTRACTOR.

IRRIGATION SYSTEM THE PERMANENT SYSTEM, FAILURE OF THE IRRIGATION SYSTEM TO PROVIDE FULL AND PROPER
COVERAGE SHALL NOT RELIEVE THE LANDSCAPE MAINTENANCE CONTRACTOR OF THE RESPONSIBILITY TO PROVIDE
ADEQUATE IRRIGATION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE THAT THE RRIGATION SYSTEM IS
AND RECEIVE THE LANDSCAPE MAINTENANCE CONTRACTOR OF THE RESPONSIBILITY TO PROVIDE
ADEQUATE IRRIGATION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE THAT THE RRIGATION SYSTEM IS
ADEQUATE IRRIGATION. IT IS THE CONTRACTOR FAILS TO REPORT THE BROKEN OR MALFUNCTION IN SYSTEM FOR POPERLY.

THE CONTRACTOR IS RESPONSIBLE FOR THE CONTRACTOR FAILS TO REPORT THE BROKEN OR MALFUNCTION ING IRRIGATION
SYSTEMS. EXCEPT AS NOTED BELOW. THE CONTRACTOR FAILS TO REPORT THE BROKEN OR MALFUNCTION IN SYSTEM FOR POPENENT.

ADJUST WATERING TIMES EACH WEEK, DO NOT OVERWATER PLANTINGS. USE MULTIPLE-START TIMES AND HORT
RUN TIMES TO PREVENT RUN-OFF, DRIP SYSTEMS SHOULD BE LEFT ON FOR SUFFICIENT TWETS AND SHORT
RUN TIMES TO PREVENT RUN-OFF, DRIP SYSTEMS SHOULD BE LEFT ON FOR SUFFICIENT WATER
PENETRATION FOR HEACHTY CONDITION, IF THE BROKEN OR FOR MALFUNCTION SYSTEM CORPONENTS.

DO NOT ALLOW RUN-OFF FROM ANY RRIGATION.

WHEN BEEACDOWNS OR MALFUNCTIONS EXIST, THE CONTRACTOR SHALL HAND WATER, IF NECESSARY, TO MAINTAIN
ALL PLANT MATERIAL BY ALLOH FOR THE PROBADITIONAL WORK SAYING BE SUFFICIENT WATER
DO NOT ALLOW RUN-OFF FROM ANY RRIGATION.

STEM SYSTEMS SON THE DEBLOY, THE BROKEN OR PAYMENT AS OUTLINED BELOW, THE ADDRESSARY, T

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IRRIGATION SYSTEM SCHEDULED MAINTENANCE:

EACH VALVE ZONE SHALL BE GOSSERVAD FOR SIGNS OF DAMAGE TON A WEEKLY BASIS DURING THE IRRIGATION SEASON. THE LANDSCAPE MAINTENANCE CONTRACTS STEMS, NACLUDING CLEANING OF FILTER TO THE LANDSCAPE MAINTENANCE CONTRACTS STEMS, NACLUDING CLEANING OF FILTER TO THE LANDSCAPE MAINTENANCE CONTRACTS STEMS AND FOR AS A DEPORT OF THE LANDSCAPE MAINTENANCE OF THE SCONTRACT SHALL BE PROPERLY OF THE LANDSCAPE MAINTENANCE OF THE SCONTRACT SHALL BE PROPERLY OF THE CANAGE OF DAMAGE THE PROPERLY OF STEMS AND RUN SYSTEMS AND FOR AS A DATE OF THIS CONTRACT SHALL BE PROPERLY OF THE DAY TH

WORK UNLESS NOTED OTHERWISE IN CONTRACT.

DO NOT SWEEP OR BLOW TRASH, LEAVES, CLIPPINGS, OR LANDSCAPE DEBRIS INTO PLANTERS OR ONTO ADJACENT PROPERTY. COLLECT ALL DEBRIS SWEPT OR BLOWN FROM LANDSCAPE AREAS AND REMOVE FROM THE SITE.

DO NOT USE BLOWERS PRIOR TO 7:00 A.M. OR AFTER 8:00 P.M. OR AT ANY OTHER HOURS RESTRICTED BY LAW. DO NOT USE BLOWERS PRIOR TO 7:00 A.M. OR AFTER 8:00 P.M. OR AT ANY OTHER HOURS RESTRICTED BY LAW. DO NOT USE BLOWERS AROUND PARKED VEHICLES TO AVOID SCRATCHING VEHICLE PAINT WITH BLOWING SAND AND DEBRIS. BLOWERS MAY NOT BE USED WHERE PROHIBITED BY LAW. A. ALL LITTER SHALL BE REMOVED FROM SIDEWALKS, GUTTERS, AND ALL PLANTED AREAS EACH WEEK. IN NO CASE SHALL TRASH, LITTER, OR LEAVES BE BLOWN OR SWEPT ONTO THE PROPERTY OF OTHERS. ALL TRASH, LITTER, ETC. SHALL BE COLLECTED, HAULED AWAY, AND DISPOSED OF LEGALLY.

IN ADDITION TO REMOVING ALL LITTER FROM SIDEWALKS, GUTTERS, AND PLANTED AREAS, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ANY LARGE MISCELLANEOUS DEBRIS OR TRASH IN THE PARKING LOT. FOR THE PURPOSE OF THIS CONTRACT, "LARGE" SHALL MEAN ITEMS THE SIZE OF A SMALL BEVERAGE CUP OR LARGER. THE INTENT OF THIS REQUIREMENT IS THAT THE CONTRACTOR'S WORKERS SHOULD TAKE SUFFICIENT PRIDE IN THE APPEARANCE OF THE SITE THAT THEY WOULD PICK UP ANY SIGNIFICANT LITTER THEY COME ACROSS AT THE SITE. SWEEPING OF THE PARKING LOTS IS NOT INCLUDED IN THE LANDSCAPE MAINTENANCE. ALL LITTER SHALL BE REMOVED FROM PLANTER AREAS AND SIDEWALKS, REGARDLESS OF THE SIZE OF THE LITTER. 9. OF 10.

ALL CHEMICALS SHALL BE USED IN ACCORDANCE WITH LABEL DIRECTIONS AND THE MANUFACTURER'S RECOMMENTANDLING METHODS. ALL CHEMICALS SHALL BE HANDLED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. REGISTERED CHEMICALS SHALL BE USED ONLY ON THE ADVISE OF A QUALIFIED, LICENSED IF REQUIRED, PEST CON ADVISOR. NOTHING IN THIS SPECIFICATION SHALL BE CONSTRUED TO BE THE ADVICE OF, OR TO SUBSTITUTE FOR ADVICE OF, A PEST CONTROL ADVISER.

PESTICIDES SHALL NOT BE APPLIED WITHIN ONE HOUR OF THE START OF OPERATING HOURS FOR BUSINESSES AT IN THE EVENT THAT IT IS NOT POSSIBLE TO COMPLETE THE APPLICATION BY ONE HOUR PRIOR TO BUSINESS HOUR HOUR OPERATIONS), APPLICATIONS SHALL BE MADE AT TIMES WHEN CUSTOMER PRESENCE IS MINIMAL. AREAS TO TREATED SHALL BE BLOCKED OFF AND WARNING SIGNS POSTED.

THE LANDSCAPE MAINTENANCE CONTRACTOR SHALL TAKE PRECAUTIONS TO KEEP PERSONS AWAY FROM PESTICIPLE LANDSCAPE MAINTENANCE CONTRACTOR SHALL TAKE PRECAUTIONS TO KEEP PERSONS AWAY FROM PESTICIPLE MATERIAL IS FULLY DRY AND THE TREATED AREA IS SAFE FOR ENTIPLE PESTICIPLE MANUFACTURER AND ALL APPLICABLE GOVERNMENTAL AND INDUSTRY REGULATIONS.

VIII. COMMUNICATIONS AND REPORTS RECOMMENDEL LATIONS. ), PEST CONTRO

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OTH CON AS:

REGULAR COMMUNICATION BETWEEN THE CONTRACTOR AND THE OWNER'S AUTHORIZED REPRESENTATIONS.

THE CONTRACTOR IS ENCOURAGED TO ASK QUESTIONS, RATHER THAN MAKE ASSUMPTIONS.

AS THE LANDSCAPE MATURES, SOME OF THE MAINTENANCE PROCEDURES WILL BE ELIMINATED AND OTH BE ADDED. FOR EXAMPLE, AS THE SHRUBS MATURE THEY WILL REQUIRE LESS FERTILIZER. REGULAR COMELIMINATE MOST SURPRISES TO THE OWNER OF CHANGING MAINTENANCE COSTS, WHICH WILL VARY AS GROWS. REMEMBER, ALL CHANGES TO THESE SPECIFICATIONS MUST BE APPROVED IN WRITING BY THE CAUTHORIZED REPRESENTATIVE.

THE CONTRACTOR SHALL PROVIDE THE OWNER'S AUTHORIZED REPRESENTATIVE WITH THE NAME AND PHENT THE CONTRACTOR'S REPRESENTATIVE FOR THIS SITE. THE CONTRACTOR'S REPRESENTATIVE FOR THIS SITE. THE CONTRACTOR'S WORK AT THE SITE.

THE CONTRACTOR SHALL TURN IN A COPY OF THE WEEKLY MAINTENANCE CHECKLIST TO THE OWNER'S A REPRESENTATIVE EACH WEEK. THE CHECKLIST COPY SHALL HAVE A CHECK MARK BY ALL ITEMS COMPLETED DURING THE WEEK BY THE CONTRACTOR. ANY ITEMS COMPLETED THAT ARE NOT ON THE CHECKLIST SHALL BE BACK OF THE CHECKLIST. THE CHECKLIST SHALL BE DATED AND CONTAIN THE NAME AND SIGNATURE CONTRACTOR'S REPRESENTATIVE FOR THE WORK AT THIS SITE.

\*\*CONTRACTOR'S REPRESENTATIVE FOR THE WORK AT THIS SITE.\*\*

\*\*DURING THE WEEK BY THE CONTRACTOR. ANY ITEMS COMPLETED THAT ARE NOT ON THE CHECKLIST SHALL BE DATED AND CONTAIN THE NAME AND SIGNATURE CONTRACTOR'S REPRESENTATIVE FOR THE WORK AT THIS SITE.

\*\*THE BACK OF THE CHECKLIST. THE CHECKLIST SHALL BE DATED AND CONTAIN THE NAME AND SIGNATURE CONTRACTOR'S REPRESENTATIVE FOR THE WORK AT THIS SITE.

\*\*THE BACK OF THE CHECKLIST SHALL BE DATED AND CONTAIN THE NAME AND SIGNATURE CONTRACTOR'S REPRESENTATIVE FOR THE WORK AT THIS SITE.

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, MUNICIPAL, AND STATE LAWS, RULES AND REGULATIONS RK SHALL BE INCORPORATED INTO AND MADE PART OF THE SHALL BE CARRIED OUT BY CONTRACTOR.

- 2. CONTRACTOR SHALL VERIFY THE LOCATIONS OF EXISTING UTILITIES, STRUCTURES, AND SERVICES BEFORE COMMENCING WORK. LOCATIONS OF UTILITIES, STRUCTURES, AND SERVICES SHOWN ON PLANS ARE APPROXIMATE ONLY. DISCREPANCIES BETWEEN PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO OWNER, OR OWNER'S AUTHORIZED REPRESENTATIVE.
- 2.1 CONTRACTOR SHALL PROTECT EXISTING UTILITIES AND FEATURES TO REMAIN ON, AND ADJACENT TO, PROJECT SITE DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR, AT NO ADDITIONAL COST TO OWNER, DAMAGE RESULTING FROM HIS OPERATIONS OR NEGLIGENCE. CONTRACTOR SHALL NOTIFY DIG ALERT BEFORE START OF CONSTRUCTION IN PUBLIC RIGHT-OF-W OR UTILITY EASEMENTS: 1-800-227-2600.
- CONTRACTOR SHALL OBTAIN PERMITS REQUIRED TO PERFORM WORK INDICATED IN CONTRACT DOCUMENTS BEFORE COMMENCING WORK.
- CONTRACTOR SHALL PAY FOR PERMITS AND BY OWNER'S AUTHORIZED REPRESENTATIVE. RELATED EXPENSES UNLESS OTHERWISE DIRECTED

## В.

- IRRIGATION PLAN IS DIAGRAMMATIC. IRRIGATION EQUIPMENT SHALL BE LOCATED IN I AREAS ONLY, UNLESS NOTED OTHERWISE. CONTRACTOR SHALL REFER TO IRRIGATION AND DETAILS FOR EQUIPMENT AND INSTALLATION.
- CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF ERIALS, AND RUBBISH INCIDENTAL TO WORK OF THIS SECTION. UNUSED **EQUIPMENT**

- 3.1 PRESSURE MAINLINE SHALL BE SCHEDULE 40 (≤ 11/2 INCHES) OR CLASS 315 (2-3 INCHES)
  3.2 NON-PRESSURE LATERALS SHALL BE CLASS 200 OR CLASS 315 (1/2 INCH).
  3.3 RISERS AND NIPPLES SHALL BE PVC SCHEDULE 80.
  3.4 PIPE FITTINGS SHALL BE PVC SCHEDULE 40.
  3.5 SOLVENT CEMENT FOR PVC MAINLINE PRESSURE PIPE SHALL BE "WELD-ON" #711
  AY GLUE WITH "P-70" PRIMER. LATERAL LINE PIPE SHALL BE JOINED BY SOLVENT CEMENT REC
- GR BY
- 4.1 WIRE SHALL BE AWG, UF, UL-APPROVED DIRECT BURIAL TYPE. SPLICES AI CONNECTIONS SHALL BE MADE WITH WATERPROOF CONNECTORS. EACH REMOTE CO HAVE A SEPARATE WIRE COLOR. WIRES SHALL BE INSTALLED WITH TWO (2) FEET OF AT EACH CHANGE OF DIRECTION AND AT EACH VALVE. PROVIDE TWO SPARE WIRES MAINLINE BRANCH.
- 4.2 CONTROL WIRE SHALL BE BUNDLED AND PLACED ADJACENT TO MAINLINE AT BOTTOM OF TRENCH.
  5. BACKFLOW PREVENTION DEVICES SHALL BE LOCATED AS INDICATED ON IRRIGATION PLAN INSTALLATION SHALL CONFORM TO LOCAL GOVERNING CODES AND REGULATIONS AND MANUFACTURERS' SPECIFICATIONS.
- 6. CHECK VALVES AND ANTI-DRAIN VALVES SHALL BE USED WHERE INDICATED NECESSARY TO PREVENT LOW HEAD DRAINAGE WHEN SYSTEM IS TURNED OFF. AND WHERE
- 7. PRESSURE MAINLINE PIPE SHALL BE EIGHTEEN (18) INCHES DEEP, AND LATERAL LINES SHALL TWELVE (12) INCHES DEEP. TRENCH BACKFILL SHALL BE FREE OF MATERIAL THAT MAY DAMAGE IF PIPE OR EQUIPMENT. IF BACKFILL SETTLES, CONTRACTOR SHALL REPAIR FINISH GRADES AT NO ADCOST TO OWNER.
- MAINLINE AND LATERAL LINES SHALL BE SLEEVED WITH PVC SCHEDULE 40 PIPE TWICE THE EEVED LINE WHERE THEY PASS UNDER PAVED AREAS. DIAMETER
- AUTOMATIC CONTROLLER SHALL BE SIZE AND TYPE AS NOTED IN LEGEND, AND INSTALLED WHERE INDICATED ON IRRIGATION PLAN. CONTROL WIRES SHALL BE SLEEVED IN ELECTRIC CONDUIT TO MAINLINE. CONTRACTOR SHALL BE RESPONSIBLE FOR 120 VOLT SERVICE TO CONTROLLER FROM ELECTRICAL METER OR PANEL.
- 11.1 PRIOR TO BACKFILLING IRRIGATION TRENCHES AND INSTALLING VALVES:
  11.1 PRESSURE MAINLINE SHALL BE CAPPED AND PRESSURE TESTED AT 125 PSI FOR A PERIOD OF FOUR HOURS. LEAKS SHALL BE CORRECTED BY REMOVING DEFECTIVE PIPE AND FITTINGS, AND INSTALLING NEW MATERIALS.

  11.2 CONTRACTOR SHALL NOT ALLOW NOD CATTOR WATER --
- CONTRACTOR SHALL NOT ALLOW NOR CAUSE WORK TO BE COVERED UNTIL IT HAS REVIEWED AND ACCEPTED BY OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR SHALL ADJUST SPRAY HEADS TO PROVIDE UNIFORM DISTRIBUTION OF WATER AVOID SPRAYING BUILDINGS, WALKWAYS, WALLS, AND STREETS.

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- CONTRAC CORRECT AT COMPLETION OF IRRIGATION INSTALLATION, CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW IRRIGATION SYSTEM OPERATION FOR CONFORMANCE WITH RACT DOCUMENTS. CONTRACTOR SHALL PROVIDE MATERIALS AND LABOR REQUIRED TO SECT OPERATIONAL DEFICIENCIES AT NO EXTRA COST TO OWNER.
- CONTRACTOR SHALL FURNISH OWNER WITH COMPLETE RECORD DRAWINGS--1 REPRODUCIBLE SET AND 2 BLUELINE SETS. INDICATE EXACT LOCATIONS OF INSTALLED EQUIPMENT ON RECORD DRAWINGS. DELIVER RECORD DRAWINGS ON OR BEFORE FINAL REVIEW OF WORK.

14.

- REDUCED COLORED IRRIGATION PLANS INDICATING VALVE ZONES AND APPROPRIATE REMOTE CONTROL VALVES SHALL BE LAMINATED IN PLASTIC (10 MIL) AND MOUNTED ON INSIDE COVER OF IRRIGATION CONTROLLERS OR ENCLOSURE DOORS.
- CONTRACTOR SHALL MAINTAIN IRRIGATION SYSTEM FOR NINETY SYSTEM AT LEAST TWICE EACH WEEK FOR PROPER OPERATION. (90) DAYS.
- CONTRACTOR SHALL GUARANTEE IRRIGATION SYSTEM TO BE FREE OF DEFECTS AND WORKMANSHIP FOR ONE (1) YEAR FROM FINAL ACCEPTANCE BY OWNER.

C. PLANTING SPECIFICATIONS

1. PLANTING PLAN IS DIAGRAMMATIC.

2. CONTRACTOR SHALL BEGIN WEED A APPROVED SUBSTITUTION, ACCORDING TO START OF PLANTING WORK.

- R SHALL SUBMIT SOIL ANALYSIS REPORT FROM APPROVED LICENSED Y TO OWNER BEFORE BEGINNING WORK.
- PRIOR TO PL/ SHALL BE TH THOROUGHLY IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL WATERED (AVOID RUNOFF). AND PLANTING AREAS
- 5 AREAS WITH SLOPES LESS THAN 3:1 SHALL BE SCARIFIED TO A DEPTH OF E FOLLOWING AMENDMENTS SHALL BE SPREAD EVENLY PER 1,000 SQUAL ENDED INTO SOIL (QUANTITIES SUBJECT TO CHANGE PER SOIL ANALYSIS CUBIC YARDS NITROGEN FORTIFIED REDWOOD SHAVINGS 100 POUNDS AGRICULTURAL GYPSUM 10 POUNDS IRON SULFATE 125 POUNDS OF 16-6-8 SLOW RELEASE FERTILIZER 1,000 SQUARE FEET AND IL ANALYSIS REPORT):
- PLANTS SHALL RECEIVE 20 GRAM "AGRIFORM" (OR APPROVED SUBSTITUTION) ETS AT MANUFACTURER'S RECOMMENDED RATE.

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- ACKFILL SHALL BE IN ACCORDANCE WITH FOLLOWING RATES: HREE PARTS BY VOLUME ROCK-FREE SITE SOIL ONE PART BY VOLUME NITROGEN-FORTIFIED REDWOOD SHAVINGS POUNDS "GRO-POWER PLUS" PER CUBIC YARD POUND IRON SULFATE PER CUBIC YARD POUNDS BONE MEAL (2-12-0) PER CUBIC YARD
- PLANTING PITS SHALL BE THREE TIMES THE WIDTH OF NURSERY CONTAINERS 15 GALLONS AND LER IN SIZE. HOLES FOR BOXED TREES SHALL BE AT LEAST 12 INCHES WIDER THAN BOXES ON EACH DEPTH OF PLANTING PITS SHALL BE SLIGHTLY LESS THAN HEIGHT OF SOIL LEVEL IN CONTAINER. DO COVER TOPS OF ROOT BALLS (ROOT CROWNS) WITH SOIL.
- PLANT MATERIAL SHALL NOT BE ROOT BOUND. FIVE GALLON PLANTS AND LARGER SHALL HAVE BEEN GROWN IN CONTAINERS FOR MINIMUM OF SIX MONTHS AND MAXIMUM OF TWO YEARS. PLANTS SHALL EXHIBIT HEALTHY GROWTH, GOOD FORM AND COLOR, AND BE FREE OF DEFECTS, DISEASES, AND PESTS.
- TREE 10.1 INE STAKING: Æ STAKE TREES 15 GALLON AND 24 INCH BOX SIZE. FIVE GALLON TREES SHALL Æ STAKED. LARGER TREES SHALL BE STAKED OR GUYED AT DIRECTION OF 3LE-STAKED. LARGER TREES SHALL BE STAKED OR GUYED AT DIRECTION OF 3,OR OWNER'S REPRESENTATIVE. 7E NURSERY STAKES ON VINES AND ATTACH TO ADJACENT WALLS OR FENCES POXY VINE TIES. 7E NURSERY STAKES AND TIES FROM CONTAINER STOCK. DO NOT PRUNE SIDE 1TH AND LEADERS ON TREES.
- 10.3 10.2
- 12. PLANTS SHALL NOT BE PLACED WITHIN TWELVE (12) INCHES OF SPRINKLER HEADS SHALL BE MULCHED, OR UNDER-PLANTED WITH GROUNDCOVER SHOWN BY YMBOL, TO WITHIN 12 INCHES OF MAIN PLANT STEM.
- SHRUB BEDS ADJACENT SY
- 13. MULCH: 13.1 SPREAD SHREDDED WO 13.1 SPREAD MULCH IN TREE AND SHRUB PLANTING AREAS TO A DEPTH OF 2 INCHES MINIM SHREDDED WOOD MULCH SHALL BE EARTHWISE "ECOMULCH," OR EQUAL AVAILABLE FROM A.J. ECOLOGY INDUSTRIES, INC.

  TEL:760-744-0942

  13.2 PROVIDE TOPDRESSING OF COMPOSTED AND NITROLIZED ORGANIC AMENDMENT TO A DEPTH OF 1-INCH MIN. IN GROUNDCOVER PLANTING AREAS LESS THAN 3:1 SLOPE. OF 2 INCHES MINIMUM. AVAILABLE FROM:
- 14. CONTRACTOR SHALL MAINTAIN SURFACE DRAINAGE AWAY FROM BUILDINGS IN ACCORDANCE WITH UBC REQUIREMENTS. FINISHED GRADES SHALL BE SMOOTHED TO ELIMINATE PUDDLES AND STANDING WATER.
- 15. FINISHED GRACURBS, MOW IF SOD IS PLATES SHALL BE 11/2 ADES IN AREAS TO RECEIVE MULCH SHALL BE TWO INCHES BELOW TOP OF INCHES, PAVING AND WALKWAYS--ONE INCH BELOW IN UNMULCHED AREAS, ANTED ADJACENT TO IMPROVEMENTS, THEN SUBGRADE BEFORE LAYING SOD INCHES BELOW FINISHED SURFACES.
- 16. CONTRACTOR S
  EQUIPMENT AN R SHALL LEAVE SITE IN CLEAN CONDITION, REMOVING UNUSED MATERIAL, TRASH, AND TOOLS.
- 17. CONTRACTOR SHALL MAINTAIN LANDSCAPE FOR NINETY (90) DAYS AFTER COMPLETION OF PLANTING, UNLESS OTHERWISE DIRECTED BY OWNER. PLANTING AREAS SHALL BE KEPT CLEAN, WATERED, AND WEED-FREE.
- AT COMPLETION OF WORK, OREVIEW OF WORK. WORK SHEDOCUMENTS, AND ACCEPTE PERIOD. MAINTENANCE SHA ON OF WORK, CONTRACTOR SHALL ARRANGE WITH OWNER TO SCHEDULE FINAL ORK. WORK SHALL BE COMPLETED IN ACCORDANCE WITH CONTRACT AND ACCEPTED BY OWNER IN WRITING, TO PERMIT START OF MAINTENANCE

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- MENTS, AND ACCEPTED BY OWNER IN WRITING, TO PERMIT START OF MAINTENANCE

  D. MAINTENANCE SHALL INCLUDE FOLLOWING WORK:

  1. REGULAR WATERING OF PLANT MATERIAL.

  2. WEEDING OF PLANTING AND GROUND COVER AREAS.

  3. REPLACEMENT OF DEAD, DYING, AND DAMAGED PLANT MATERIAL.

  4. FILLING AND REPLANTING OF LOW AREAS THAT MAY CAUSE STANDING WATER.

  5. ADJUSTING OF SPRINKLER HEAD HEIGHTS AND WATERING PATTERNS.

  6. FILLING AND RECOMPACTION OF ERODED AREAS.

  7. WEEKLY REMOVAL OF TRASH, LITTER, CLIPPINGS, AND DEBRIS.

  8. AT 45 DAYS AFTER PLANTING, AMMONIUM SULFATE (21-0-0) SHALL BE APPLIED TO LAWN AREAS AT RATE OF 5 POUNDS PER 1,000 SQUARE FEET.

  9. AT 85 DAYS AFTER PLANTING AND PRIOR TO END OF MAINTENANCE PERIOD,

  COMPLETE FERTILIZER (16-6-8) SHALL BE APPLIED AT RATE OF 6 POUNDS PER 1,000 SQUARE FEET TO LAWN AREAS AND PLANTING AREAS.
- D OF MAINTENANCE PERIOD, CONTRACTOR SHALL SCHEDULE FINAL REVIEW OWNER. OWNER SHALL ACCEPT MAINTENANCE OF LANDSCAPED AREAS IN COMPLETION OF WORK.
- 19 PLANT MATERIAL GUARANTEE:
- S AND GROUND COVERS SHALL BE GUARANTEED BY CONTRACTOR FOR GROWTH EALTH FOR SIXTY (60) DAYS AFTER COMPLETION OF MAINTENANCE PERIOD AND ACCEPTANCE. TREES SHALL BE GUARANTEED BY CONTRACTOR TO LIVE AND GROW ACCEPTABLE UPRIGHT POSITION FOR ONE (1) YEAR AFTER COMPLETION OF INAL ACCEPTANCE.
- CONTRACTOR, WITHIN FIFTEEN (15) DAYS OF WRITTEN NOTIFICATION BY OWNER, SHALL REMOVE AND REPLACE GUARANTEED PLANT MATERIALS THAT FAIL TO MEET REQUIREMENTS OF PLANT GUARANTEE. REPLACEMENTS SHALL BE MADE WITH PLANT MATERIALS SPECIFIED ON ORIGINAL PLANS. REPLACEMENT PLANTS SHALL BE GUARANTEED AS SPECIFIED FOR ORIGINAL PLANT GUARANTEE.

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