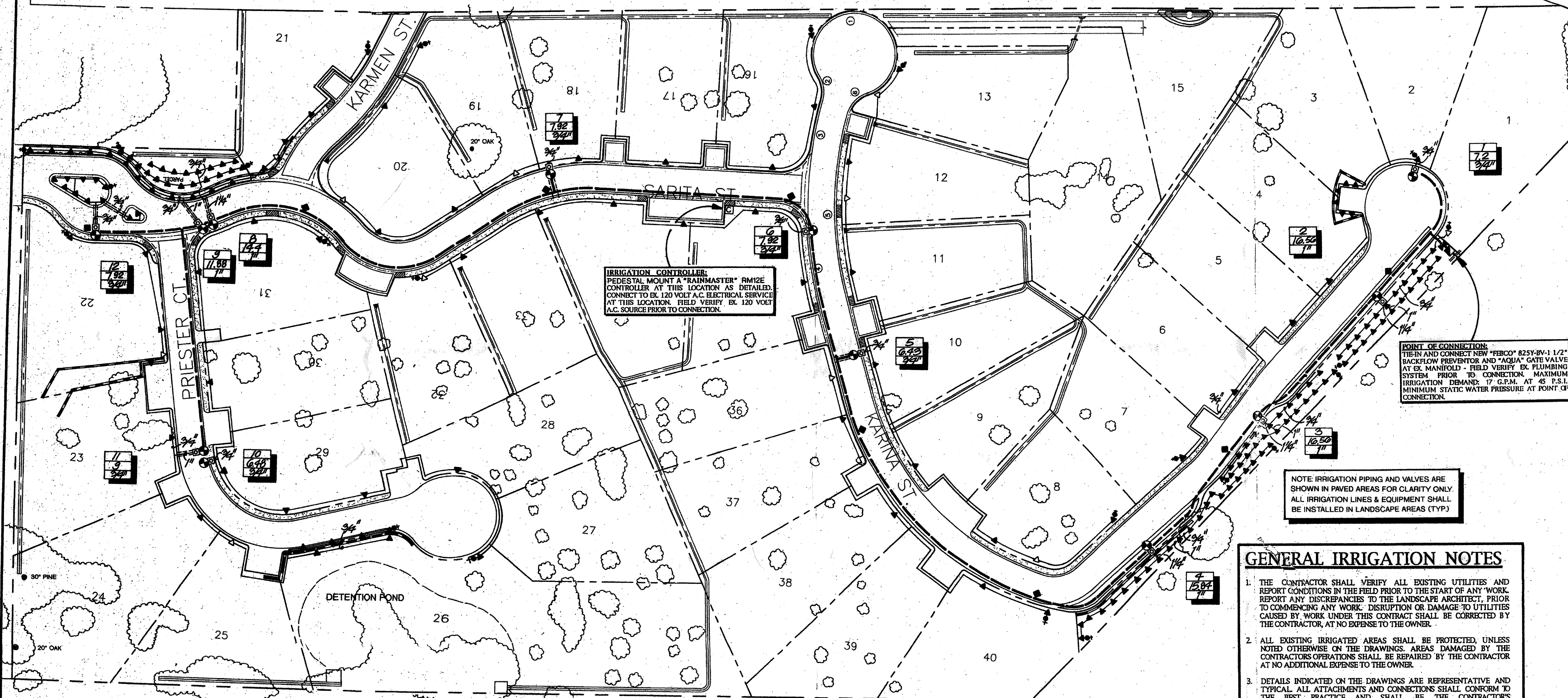
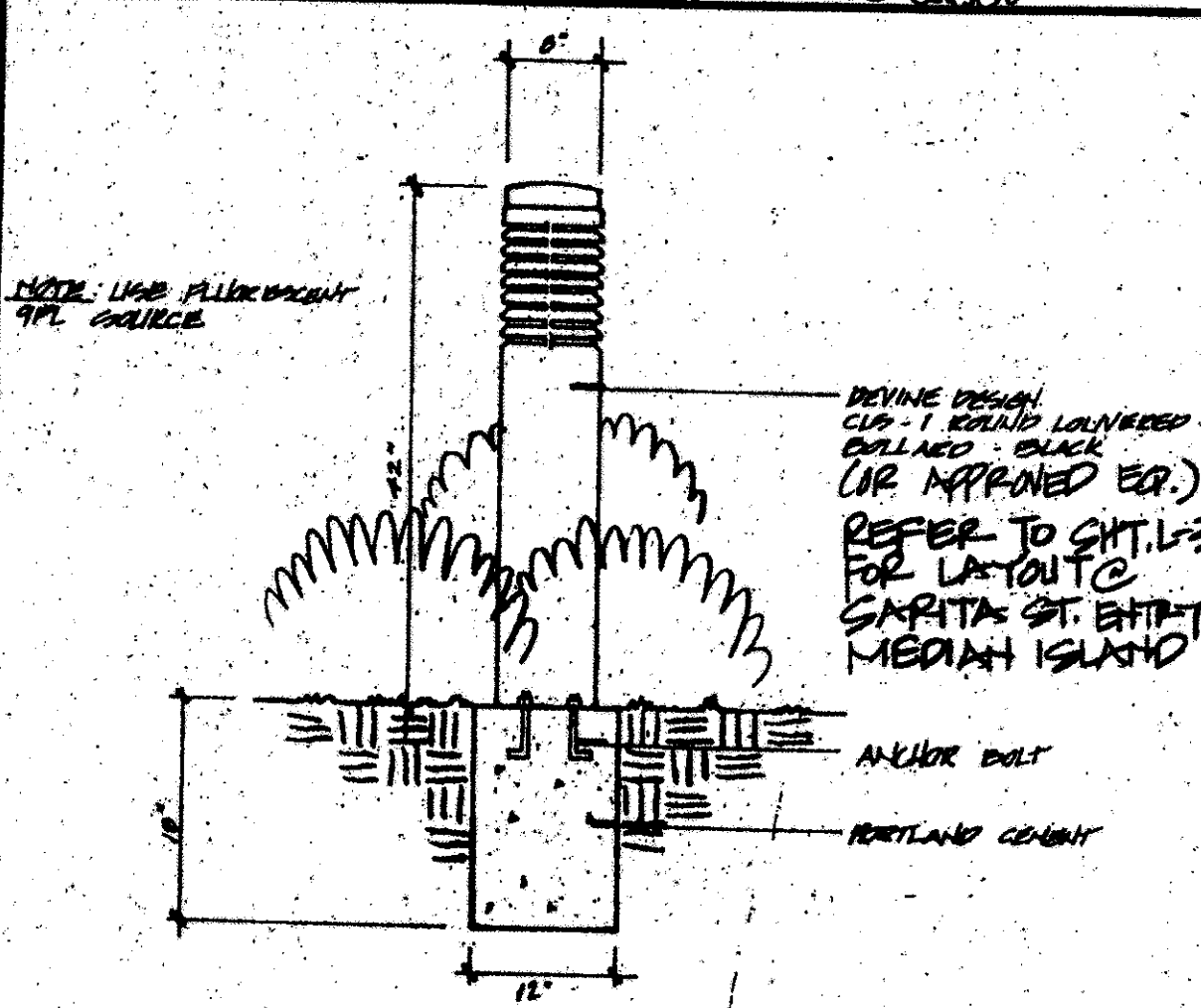


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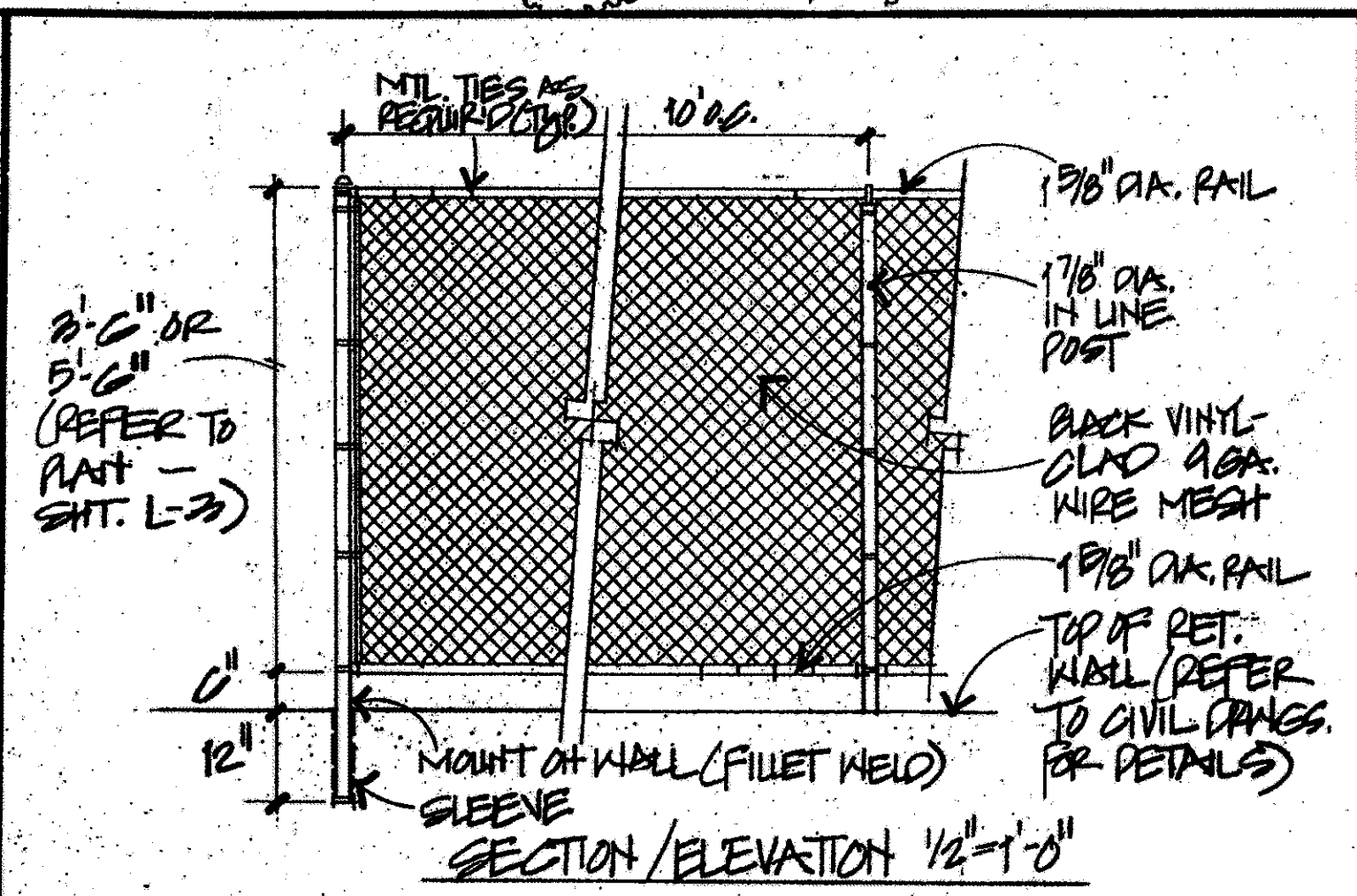
REVISIONS	BY



- GENERAL IRRIGATION NOTES**
1. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND REPORT CONDITIONS IN THE FIELD PRIOR TO THE START OF ANY WORK. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT, PRIOR TO COMMENCING ANY WORK. DISRUPTION OR DAMAGE TO UTILITIES CAUSED BY WORK UNDER THIS CONTRACT SHALL BE CORRECTED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.
  2. ALL EXISTING IRRIGATED AREAS SHALL BE PROTECTED, UNLESS NOTED OTHERWISE ON THE DRAWINGS. AREAS DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
  3. DETAILS INDICATED ON THE DRAWINGS ARE REPRESENTATIVE AND TYPICAL. ALL ATTACHMENTS AND CONNECTIONS SHALL CONFORM TO THE BEST PRACTICE AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.



1 BOLLARD LIGHT DETAIL



2 CHAIN LINK FENCE DETAIL

**APPROVED AS TO ZONING**

Refer to Resolution No. \_\_\_\_\_ Dated \_\_\_\_\_

FILE# \_\_\_\_\_

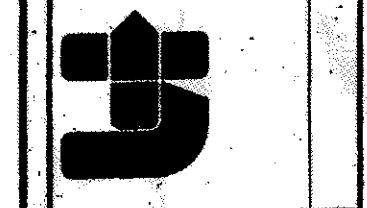
Note indicated Plan modifications

Date 6-15-99

**IRRIGATION SYSTEM LEGEND**

	IRRIGATION BACKFLOW PREVENTION DEVICE	FIBCO - 825Y-BV-1 1/2"
	GATE VALVE	AQUA - (SIZE AS REQUIRED)
	ELECTRIC CONTROLLER	RAINMASTER - RM12E (W/ RMPED-1 PEDESTAL MOUNT)
	REMOTE CONTROL VALVE	GRISWOLD-DWS SERIES
	QUICK COUPLING VALVE	RAINBIRD-33DRC
	EMITTER MANIFOLD	AMIAID FILTER - 1"-39-01 & 90-1" WITH 155 MESH SCREEN & WILKINS PRESSURE REDUCING VALVE & IRROMETER PRESSURE GAUGES - 7-100 (OR APPROVED EQ.)
	FLUSH VALVE	KBI EMITTER - WLT-500 (72GPM)
	QUADRA DRIP EMITTER	QUADRA BUBBLER - 5833 (BLACK) - 8 OUTLET
	QUADRA DRIP EMITTER	QUADRA BUBBLER - 5833 (BLACK) - 4 OUTLET
	IRRIGATION MAIN LINE - 1/2" TYPICAL	- 120 SCHEDULE 40 PVC PIPE - 18" COVER (36GPM)
	IRRIGATION LATERAL LINE	- 120 CLASS 200 PVC PIPE - 12" COVER
	IRRIGATION SLEEVING	- 120 CLASS 200 PVC PIPE - 24" COVER
	CONTROLLER STATION NUMBER	
	GALLONS PER MINUTE THROUGH VALVE	
	CONTROL VALVE SIZE	

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**LANDSCAPE IRRIGATION PLAN**

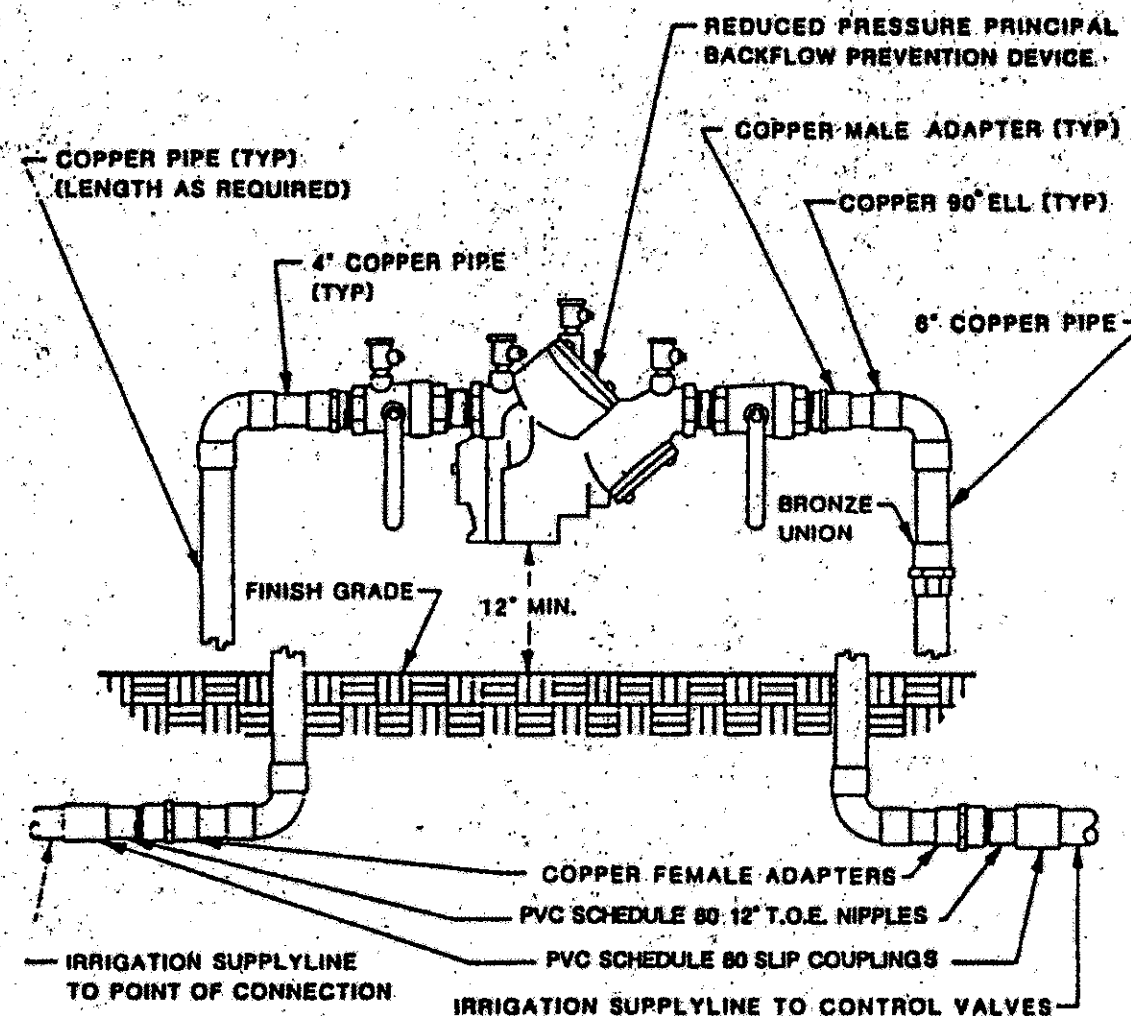
**TRACT 6102**  
**EDEN TOWNSHIP**  
**ALAMEDA COUNTY CALIFORNIA**

Date 3-19-99  
Scale 1" = 40'  
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Job 99906  
Sheet L-1  
Of 4 Sheets

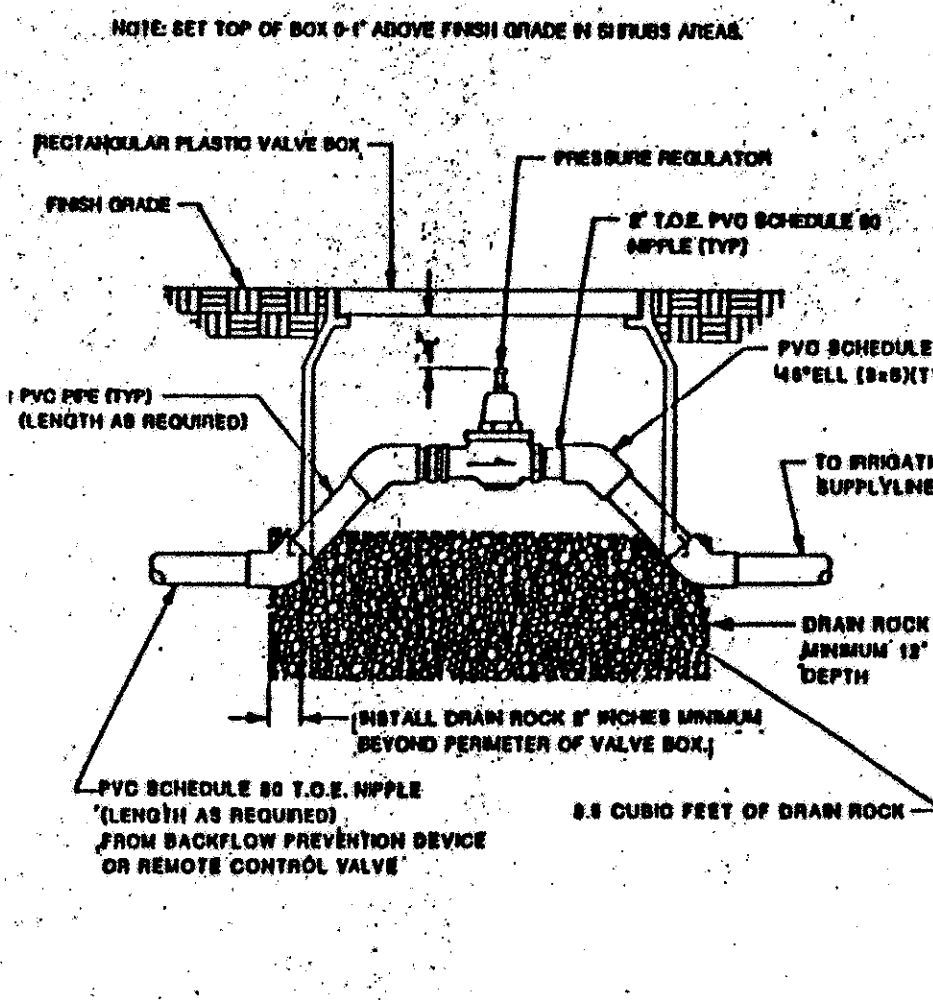
# IRRIGATION SYSTEM NOTES

- SPRINKLER SYSTEM IS DESIGNED FOR A MAXIMUM OF 17 G.P.M. AT 30 P.S.I. OPERATING PRESSURE. SET PRESSURE REGULATOR AT 30 P.S.I. IRRIGATION CONTRACTOR SHALL VERIFY PRESSURE OF 25 P.S.I. AT POINT OF CONNECTION PRIOR TO INSTALLATION OF THE IRRIGATION SYSTEM.
- NOTIFY LANDSCAPE ARCHITECT SIX (6) DAYS PRIOR TO INSTALLATION FOR A PRE-INSTALLATION CONFERENCE AND FIELD REVIEW COORDINATION FOR TRENCH DEPTHS, ASSEMBLY, REVIEW, PRESSURE TESTS, COVERAGE TESTS, PRE-MAINTENANCE AND FINAL REVIEWS. A CONTINUITY TESTS WILL BE REQUIRED FOR CONTROL WIRE STUB OUT. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.
- CONNECT TO EXISTING PLUMBING SYSTEM.
- TRENCHING AND TUNNELING FOR IRRIGATION LINES TO BE DONE AS FOLLOWS: OPEN TRENCHES CAN BE DUG MECHANICALLY BETWEEN TREES, BUT NEAR THE DRIP LINE THE TRENCH SHOULD BE CONTINUED BY HAND UNTIL THE ROOTS ENCOUNTERED ARE 50 mm (2 IN.) OR LARGER IN DIAMETER. A SIMILAR TRENCH SHOULD BE DUG FROM THE OPPOSITE SIDE OF THE TREE AND A TUNNEL AUGURED UNDER THE TREE BETWEEN THE TWO TRENCHES. SEE "TYPICAL TUNNELING DETAIL" SHEET 1. TRENCH AND TUNNEL AS FAR FROM THE TREE AS POSSIBLE. A POSSIBLE NEVER TUNNEL DIRECTLY BELOW THE TRUNK THIS WILL AVOID POSSIBLE TAP ROOTS. TYPICALLY MOST TREE ROOTS ARE IN THE UPPER METER (3 FT.) OF SOIL, SO THE BOTTOM OF THE TRENCHES AND THE TUNNEL MAY NOT NEED TO BE MORE THAN 1.2 m (4 FT.).  
  
WHEN TRENCHES ARE DUG, ROOTS OVER 100 mm (4 IN.) IN DIAMETER SHOULD BE CAREFULLY HAND DUG UNDER. IF MANY ROOTS MUST BE CUT, THE TOP OF THE TREE SHOULD BE THINNED PROPORTIONATELY. CONSULT WITH CITY HORTICULTURIST PRIOR TO THINNING. (THE ABOVE INFORMATION ON TUNNELING WAS OBTAINED FROM THE BOOK "ARBORCULTURAL CARE OF TREES, SHRUBS AND VINES IN THE LANDSCAPE" BY RICHARD W. HARRIS.)
- ALL EQUIPMENT REQUIRED BUT NOT SPECIFIED ON THE PLANS SHALL BE PROVIDED TO INSURE A COMPLETE AND FUNCTIONAL SYSTEM. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH LOCAL CODES, MANUFACTURERS INSTRUCTIONS AND AS INDICATED ON THE PLANS. AVOID ANY CONFLICTS BETWEEN SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION, OF ANY AREA OR GRADE DIFFERENCES OR OBSTRUCTIONS NOT INDICATED ON THE PLANS.
- PRIOR TO CUTTING INTO SOIL, LOCATE ALL CABLES, CONDUITS, SEWERS, AND OTHER UTILITIES OR ARCHITECTURAL FEATURES THAT ARE COMMONLY ENCOUNTERED UNDERGROUND AND TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH IMPROVEMENTS. ANY DAMAGE MADE DURING THE INSTALLATION OF THE IRRIGATION SYSTEM OF THE AFOREMENTIONED ITEMS SHALL BE REPAIRED AND/OR REPLACED TO THE SATISFACTION OF THE OWNER AT YOUR OWN EXPENSE.
- INSTALL WALL MOUNT CONTROLLER(S) WHERE INDICATED. EXACT LOCATION OF WALL MOUNT CONTROLLER TO BE DETERMINED BY ARCHITECT. 120 VOLT ELECTRICAL SUPPLY IS PROVIDED FOR IN IMMEDIATE VICINITY IN ELECTRICAL SECTION OF CONTRACT. MAKE FINAL 120 VOLT ELECTRICAL CONNECTION. USE THIN WALL METAL CONDUIT ABOVE GRADE. PROGRAM CONTROLLERS TO NOT EXCEED MAXIMUM FLOW RATE STATED IN NOTE NO. 1. INSTALL PER MANUFACTURERS SPECIFICATIONS. INSTALL CONDUIT FROM CONTROLLER TO ADJACENT PLANTER FOR L.V. WIRES. INSTALL SEPARATE COMMON WIRE FOR EACH CONTROLLER. CONTROLLER(S) SHALL BE PROPERLY GROUNDED PER ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE AND CONFORM TO LOCAL REGULATIONS. INSTALL AS DETAILED. SEAL ALL CONDUIT HOLES WITH SILICONE OR EQUAL.
- USE APPROPRIATE SOLVENT AND APPLICATOR, AND PRIMER IF REQUIRED, FOR PIPE SIZE AND TYPE APPLICATIONS. APPLY PER MANUFACTURERS RECOMMENDATIONS.
- INSTALL REMOTE CONTROL VALVES, PRESSURE REGULATOR AND QUICK COUPLING VALVES AS DETAILED. INSTALL R.C.V. ID TAGS MANUFACTURED BY T. CHRYSLER LTD. STANDARD SIZE. 1/2" HIGH STAMPED BLACK LETTERS ON YELLOW BACKGROUND ON SOLENOID WIRES. LETTERS TO CONFORM TO CONTROLLER STATION NUMBER.
- ALL SPRINKLER HEADS SHALL HAVE RISER ASSEMBLIES AS DETAILED. INSTALL CHECK VALVES AS SHOWN ON BUBBLER AND ROTOR RISER ASSEMBLY DETAILS WHERE LOW HEAD DRAINAGE OCCURS. NOTE ESPECIALLY TO AVOID DRAINAGE AT SIDEWALKS AND OTHER POINTS WHERE PUDLING WILL CAUSE DAMAGE OR HAZARD. ALL HIGH POP UPS AND A/C CENTERS SHALL BE INSTALLED AT PAINTED PARKING STALL LINES WHERE INDICATED. INSTALL FLOODING BUBBLERS ON UPHILL SIDE OF SHRUBS AND TREES.
- ADJUST ALL SPRINKLER HEADS FOR COMPLETE COVERAGE WITH MINIMUM SPRAY ON BUILDINGS, ASPHALT, SIDEWALKS, ROADWAYS, ETC., AND THROTTLE FLOW CONTROL AT VALVES FOR OPTIMUM OPERATION. ADJUST ALL BUBBLERS AT SPECIMEN TREES AS REQUIRED FOR DEEP ROOT WATERING. LEAN SPRINKLERS AT LANDSCAPE BERMS/MOUND AND SLOPES FOR OPTIMUM COVERAGE.
- ALL PIPE AND WIRING UNDER ASPHALT PAVEMENT SHALL BE INSTALLED AT A TWENTY FOUR INCH (24") DEPTH BELOW GRADE. ALL PIPE AND WIRING UNDER ASPHALT PAVEMENT SHALL BE INSTALLED IN PVC SCHEDULE 40 SLEEVING AND ELECTRICAL CONDUIT. SLEEVING AND ELECTRICAL CONDUIT SHALL EXTEND SIX INCHES (6") BEYOND EDGE OF PAVEMENT OR CURB. INSTALL SAND FOR BACKFILL IN ASPHALT PAVEMENT AREAS TO 6" COVER ABOVE PIPE. SURROUND PIPE WITH SAND IN AREAS WHERE ROCKY TERRAIN IS ENCOUNTERED.
- ALL VALVE CONTROL WIRE SHALL BE MINIMUM NO. 14 AWG COPPER UL APPROVED FOR DIRECT BURIAL IN GROUND. SIZE WIRING PER CONTROLLER AND VALVE MANUFACTURERS RECOMMENDATIONS. CONNECT WIRES AS DETAILED PER MANUFACTURERS SPECIFICATIONS. RUN ONE (1) EXTRA CONTROL WIRE OF DIFFERENT COLOR THROUGH ALL VALVE LOCATIONS FROM EACH CONTROLLER. EACH WIRE AT VALVES SHALL HAVE 24" EXCESS COILED LOOP IN VALVE BOXES. TAPE WIRES IN BUNDLES EVERY TEN FEET (10').
- ALL PIPES SHALL BE TESTED AT LINE PRESSURE. THERE SHALL BE NO LEAKS FOR A PERIOD OF TWO (2) HOURS. CENTER LOAD PIPING (BUT DO NOT COVER FITTINGS) PREVENT ARCHING OR SLIPPING UNDER PRESSURE.
- ALL BACKFILL MATERIAL SHALL BE FREE OF ROCKS, CLODS, AND OTHER EXTRANEUS MATERIALS. COMPACT BACKFILL TO ORIGINAL DENSITY OF SOIL.  
  
AT JOB COMPLETION, SUPPLY OWNER WITH TWO (2) SETS OF MATCHING Q.C.V. KEYS AND HOSE SWIVELS, AND TWO (2) KEYS FOR EACH CONTROLLER.
- OBTAIN MYLAR SEPIA OF IRRIGATION PLANS FROM ARCHITECT AND ACCURATELY AND NEATLY MARK ALL CHANGES MADE DURING CONSTRUCTION. ALL DRAFTING TO BE DONE BY A COMPETENT DRAFTSMAN. SUBMIT TO LANDSCAPE ARCHITECT FOR ACCEPTANCE.
- GUARANTEE THE IRRIGATION SYSTEM AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE.
- REFER TO SPECIFICATIONS FOR FURTHER INFORMATION REGARDING THIS PROJECT.
- QUADRA BUBBLERS SHOWN ARE DIAGRAMATIC ONLY. INSTALL QUADRA BUBBLERS AS DETAILED AND RUN DISTRIBUTION TUBING TO PLANTS AS FOLLOWS:  
A. 1 OUTLET AT EACH 1 GALLON SIZE SHRUB  
B. 2 OUTLETS AT EACH 5 GALLON SIZE SHRUB  
C. 4 OUTLETS AT EACH 15 GALLON SIZE TREE
- AFTER INSTALLATION OF QUADRA BUBBLER REMOTE CONTROL VALVES SET PRESSURE REGULATORS AT 30 P.S.I.
- CONTRACTOR TO PROVIDE LITERATURE OF ALL DRIP SYSTEM COMPONENTS TO OWNER AND REVIEW MAINTENANCE PROCEDURES INCLUDING:  
A. CLEANING FILTER IN WYE STRAINER(S)  
B. REPAIRING BREAKS IN PIPES(S)  
C. REMOVING LAST HEAD ON LINE FOR FLUSHING.  
D. ADDING QUADRA BUBBLERS/TUBING FOR EXPANSION/INSTALLING PLUGS.  
E. INSPECTION OF OUTLETS.

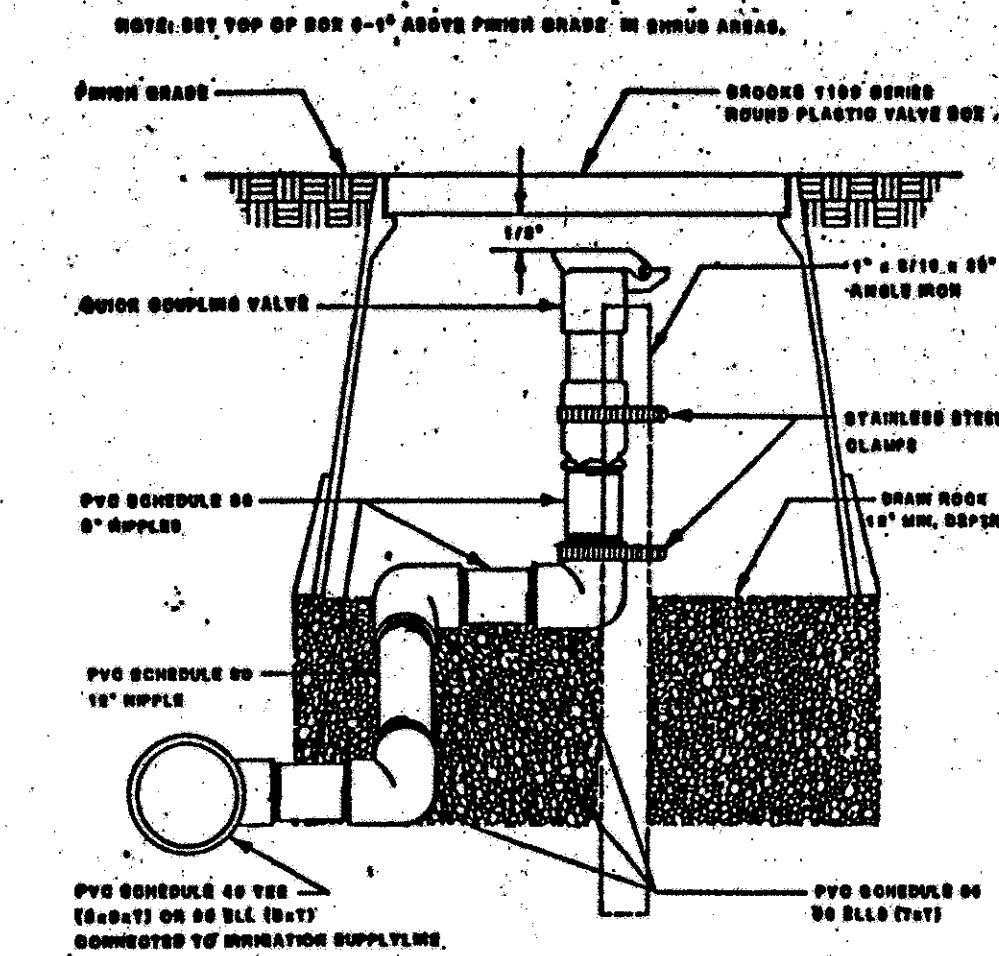
NOTE: ALL COPPER PIPE TO BE TYPE "L".



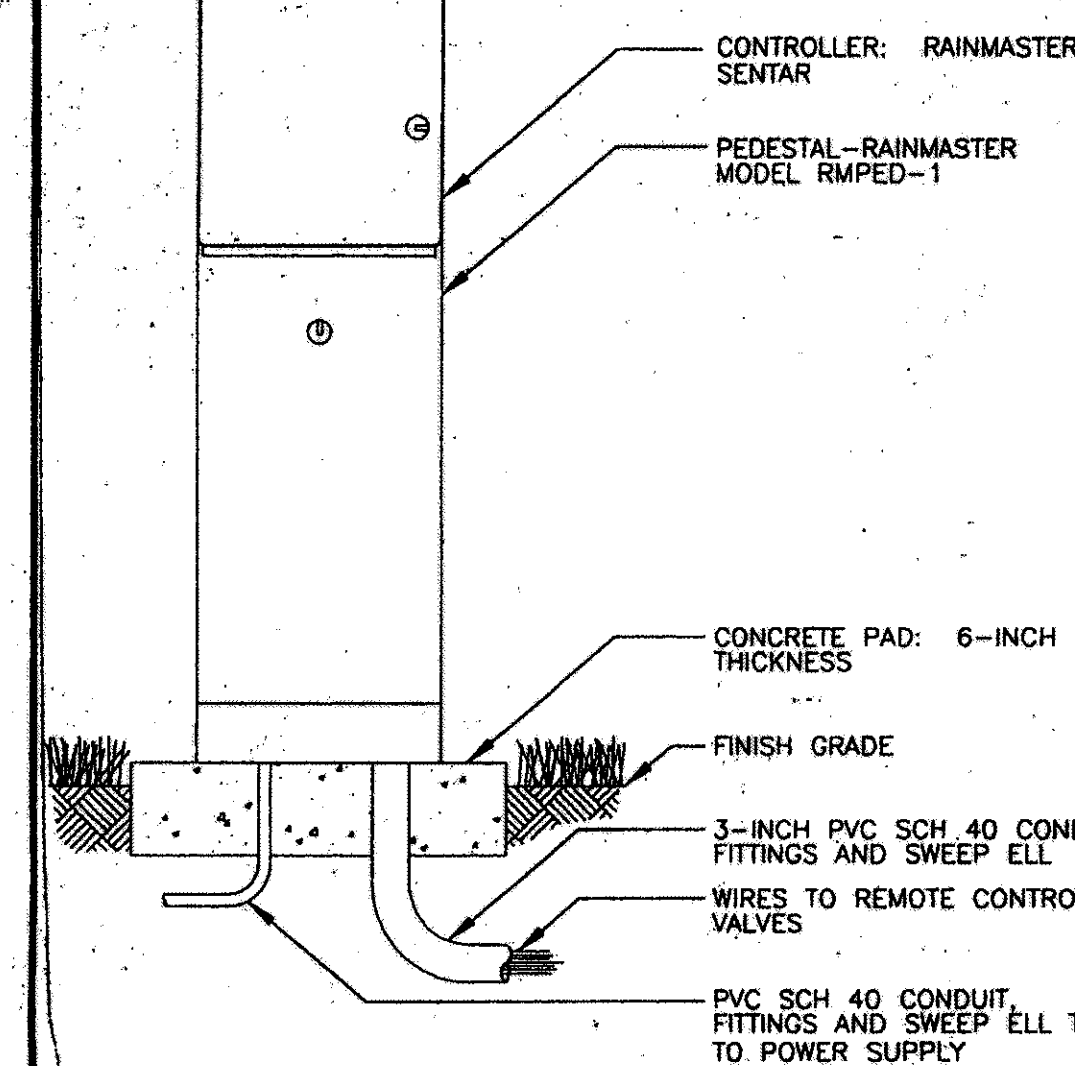
BACKFLOW ASSEMBLY



PRESSURE REGULATOR

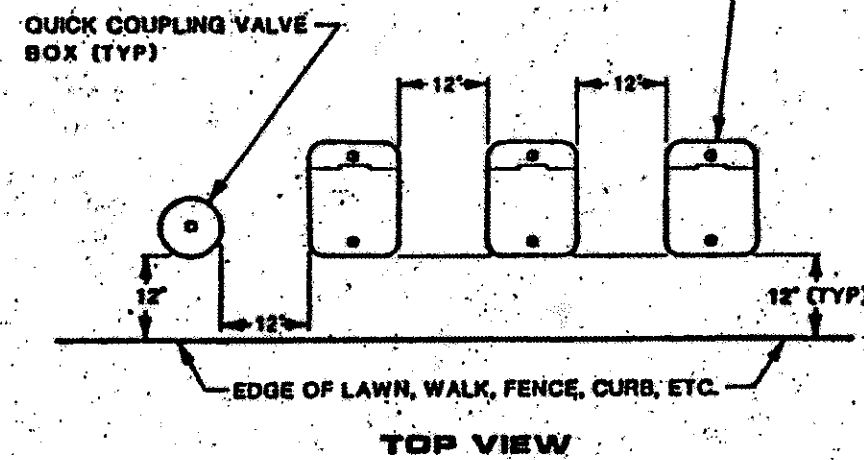


QUICK COUPLING VALVE RISER

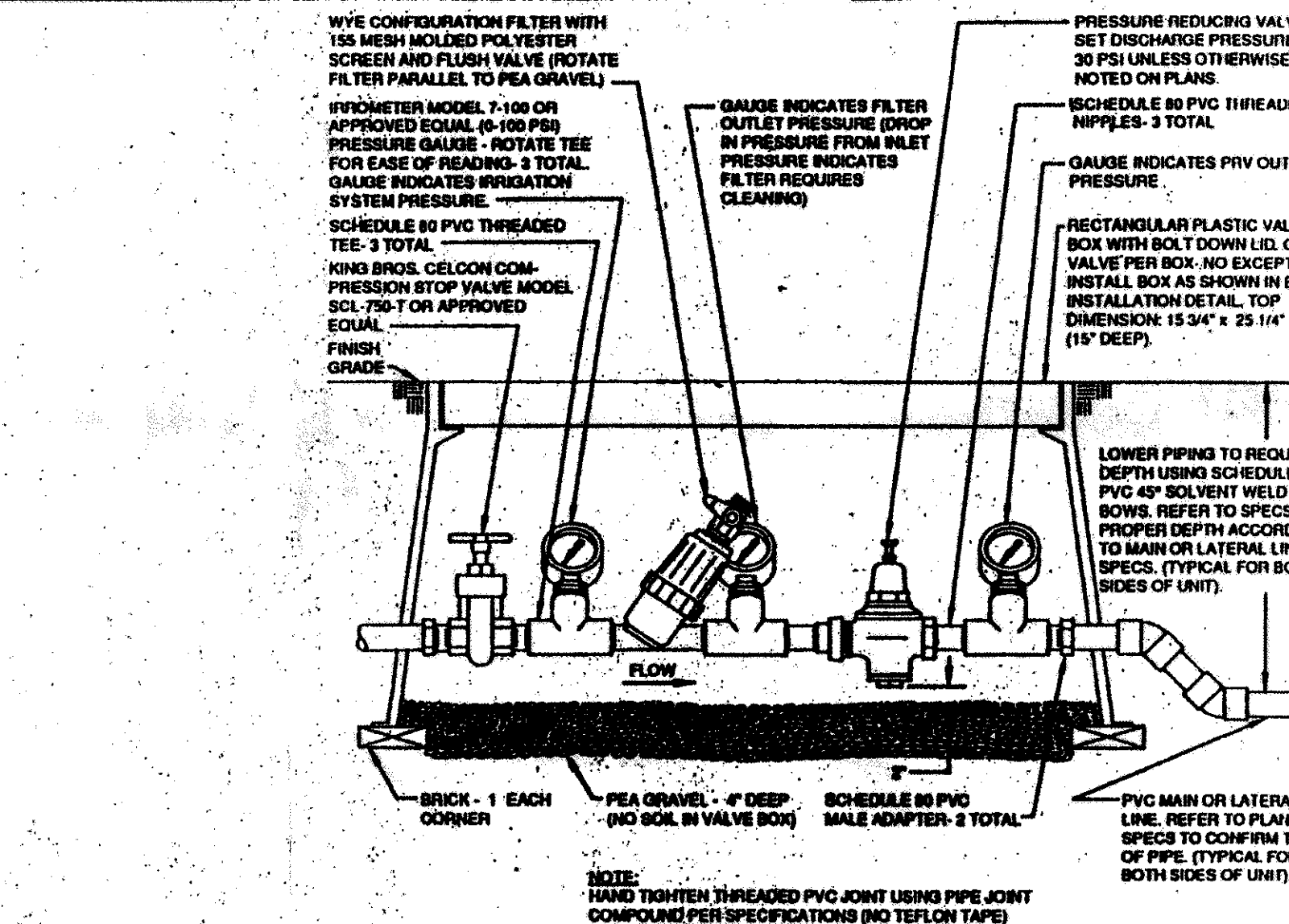


SOLID-STATE CONTROLLER

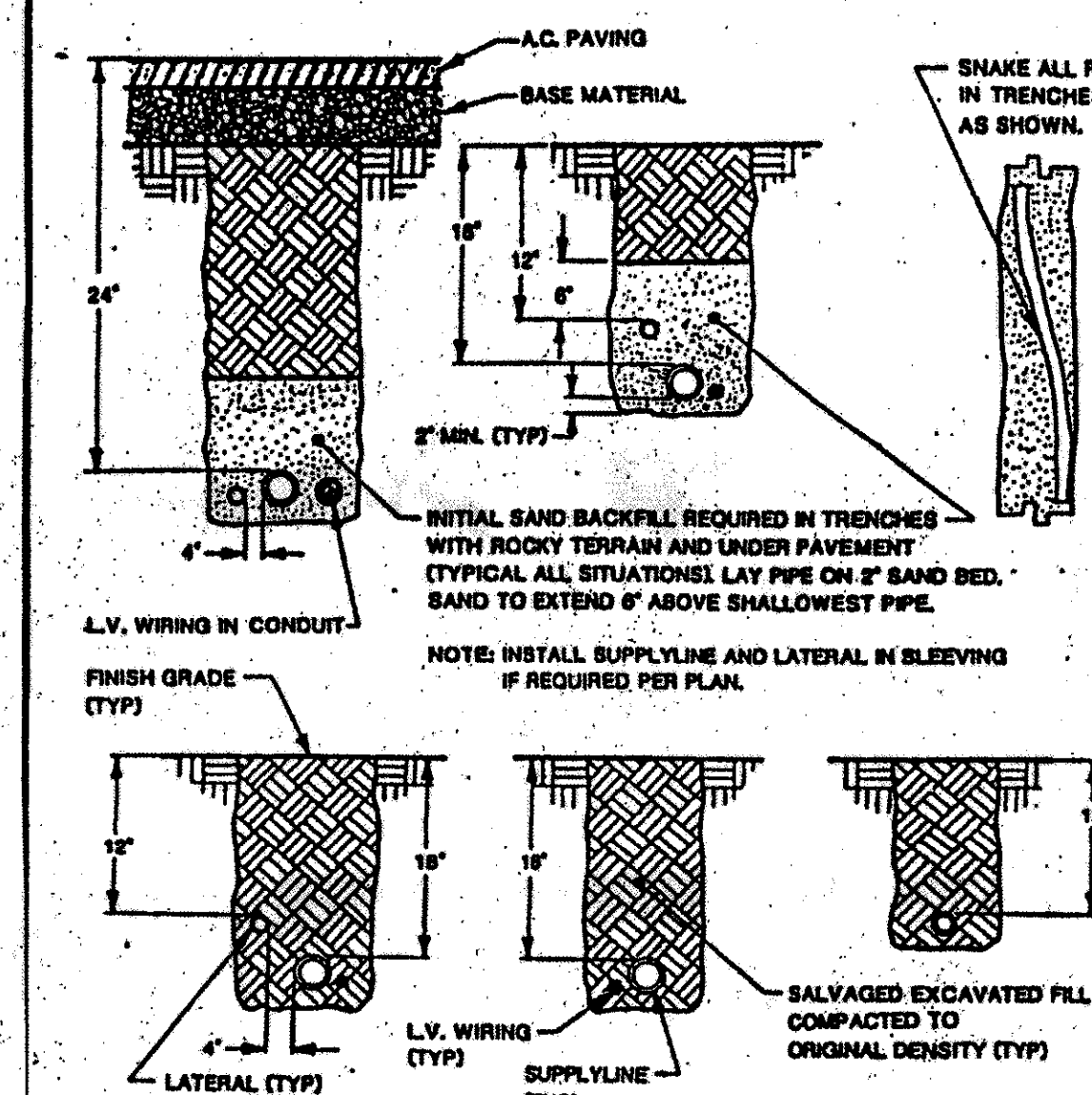
- NOTES:
- CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
  - SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE.
  - SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
  - AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.



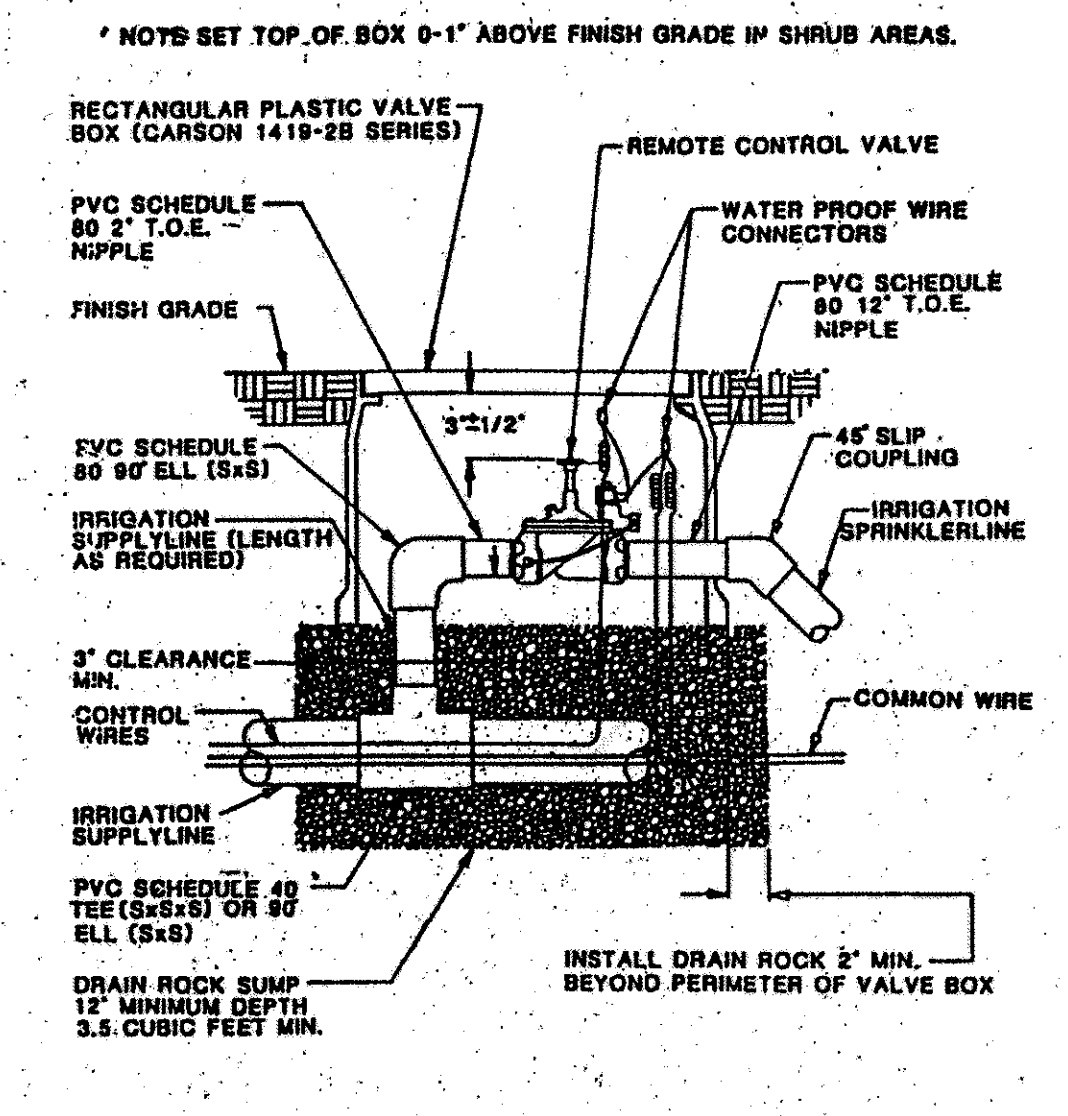
VALVE BOX INSTALLATION



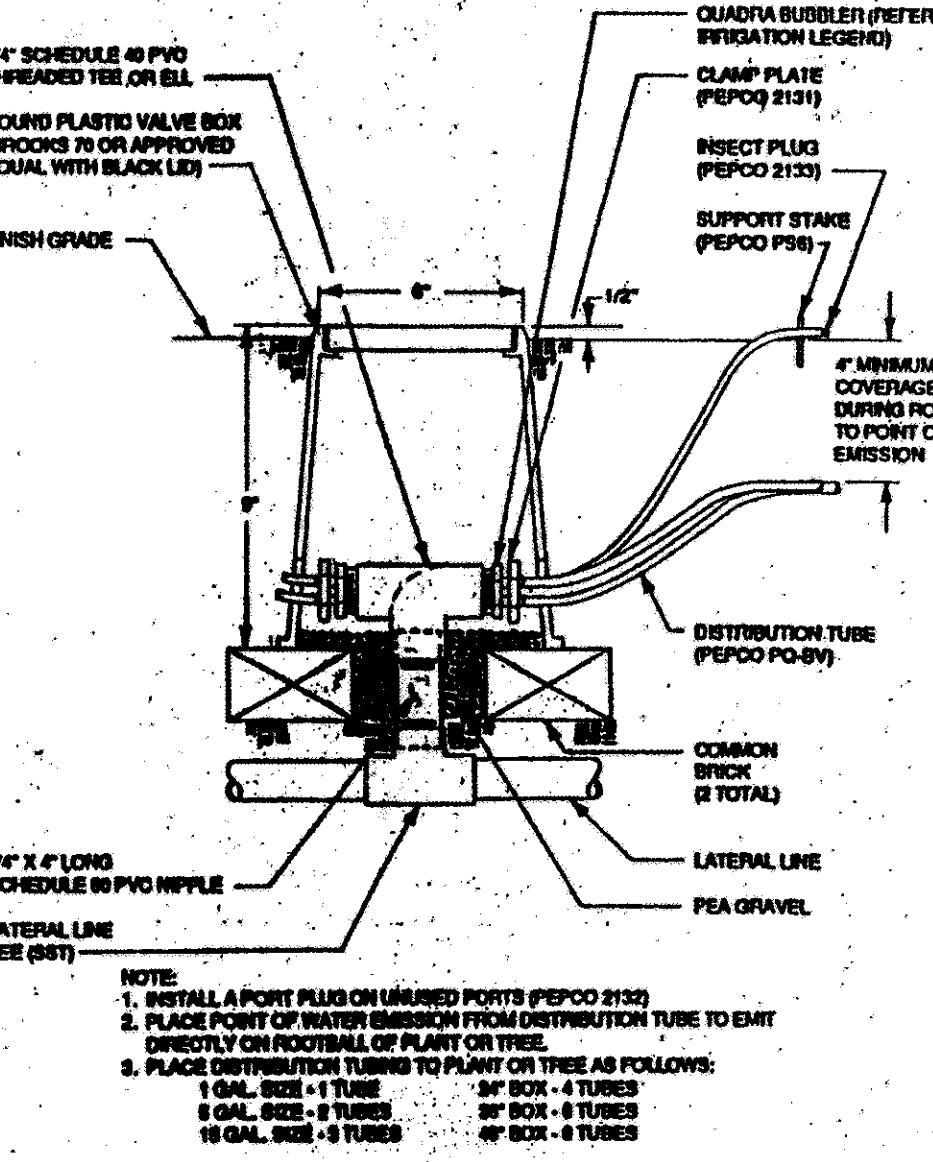
EMITTER MANIFOLD DETAIL



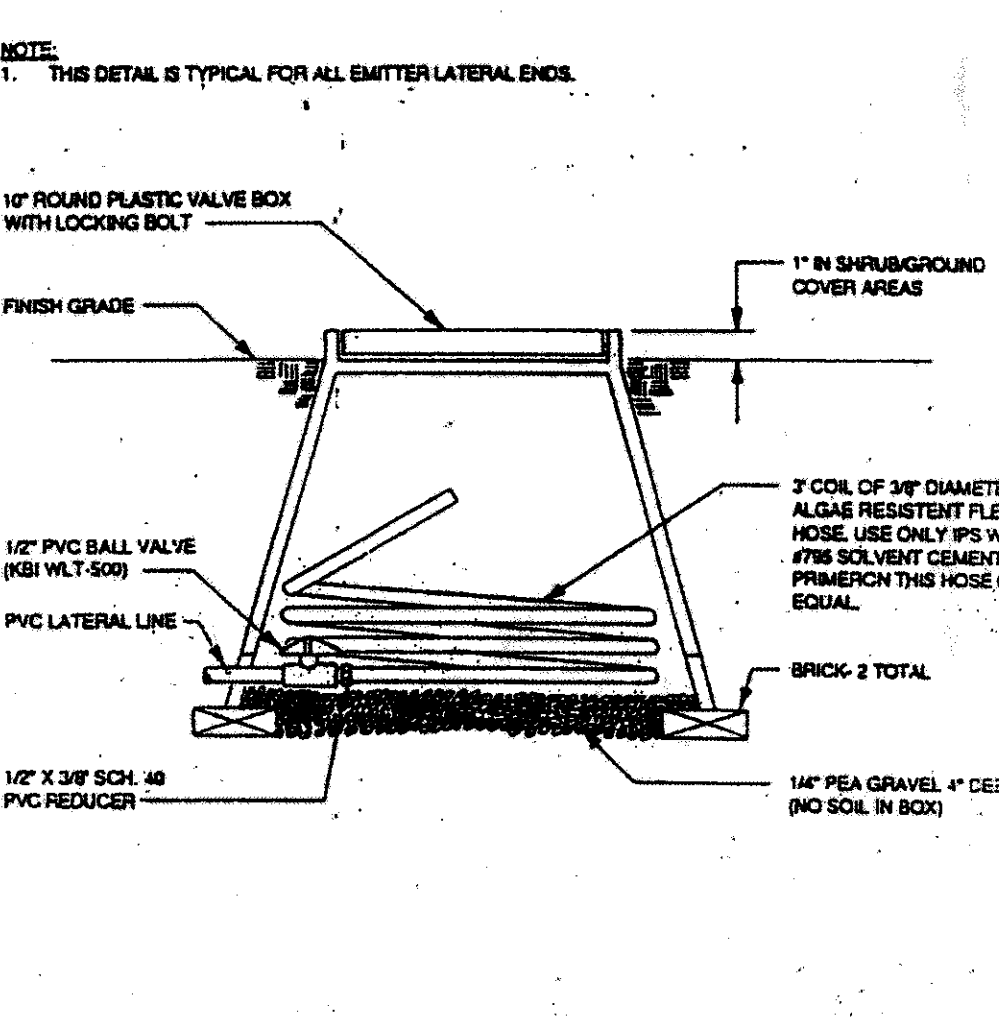
TRENCHING DETAILS



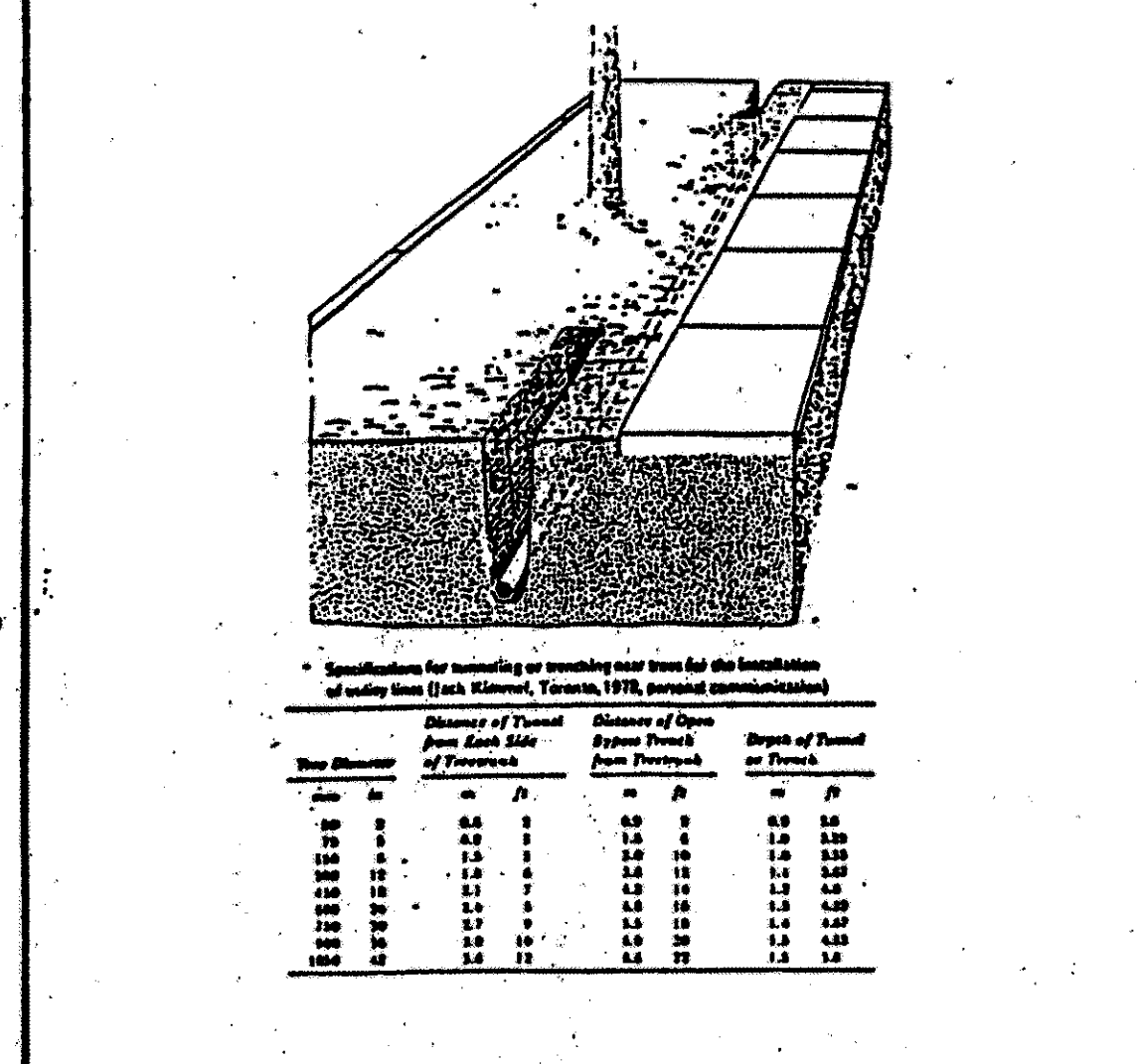
REMOTE CONTROL VALVE



QUADRA BUBBLER DETAIL



EMITTER LINE FLUSH VALVE

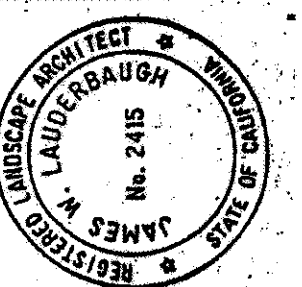


TYPICAL TUNNELING DETAIL

- CONTRACTOR TO PROVIDE THE FOLLOWING MATERIALS TO THE OWNER:  
A. 25 QUADRA BUBBLERS;  
B. 25 PLUGS  
C. 25'- QUADRA BUBBLER DISTRIBUTION TUBING.
- CONTRACTOR TO FIELD ADJUST NEW AND EXISTING IRRIGATION AS REQUIRED IN AREAS.

REVISIONS	BY

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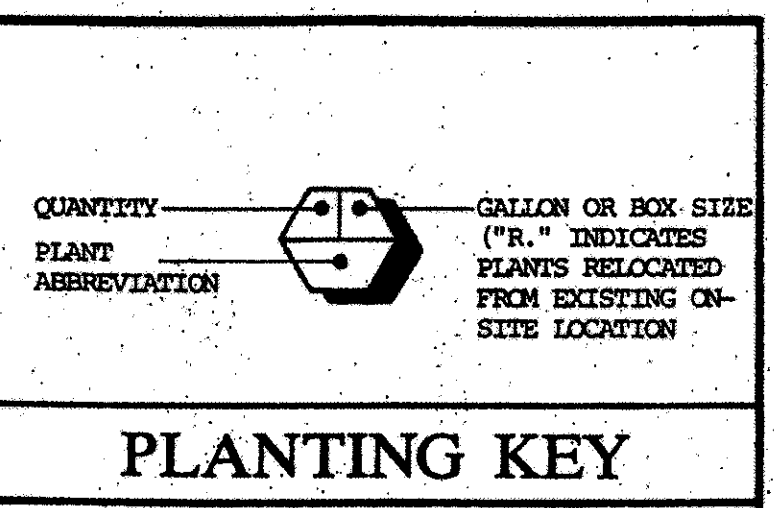
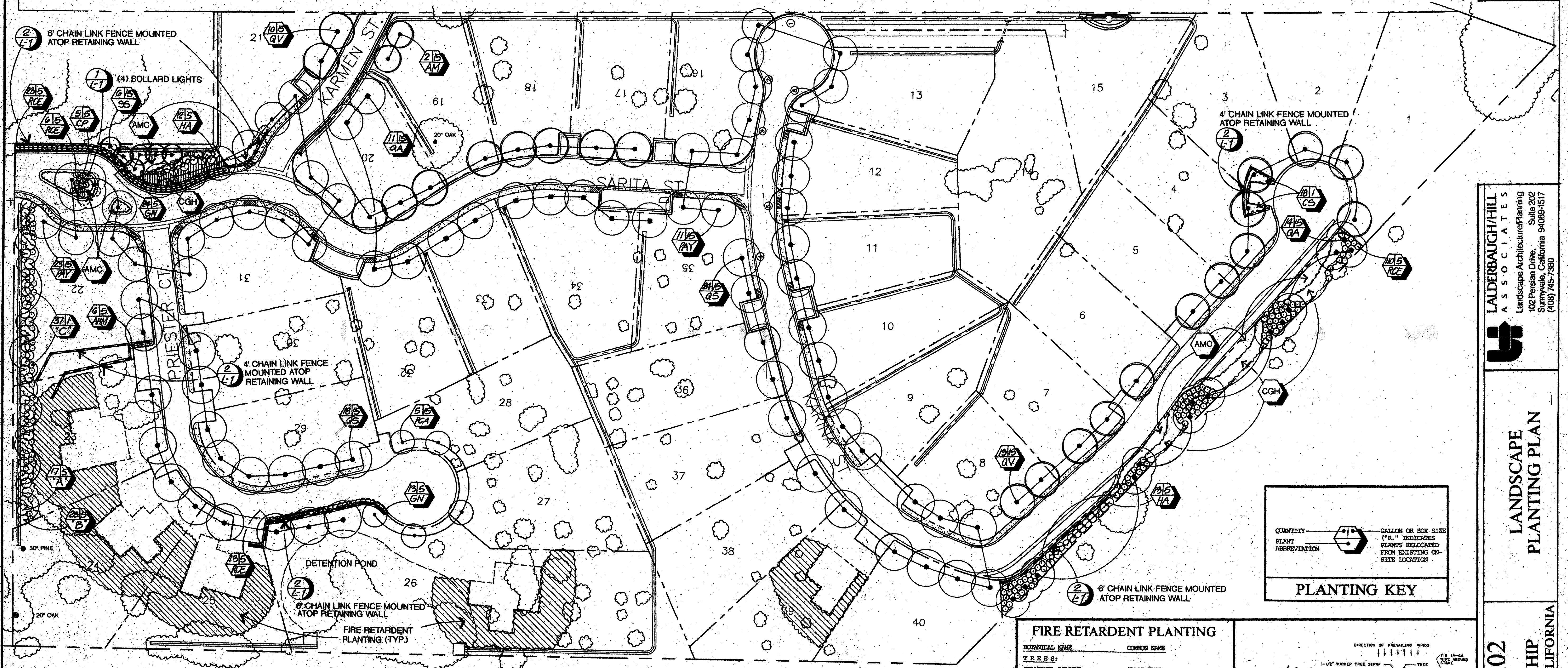


LANDSCAPE IRRIGATION DETAILS

TRACT 6102  
EDEN TOWNSHIP  
ALAMEDA COUNTY, CALIFORNIA

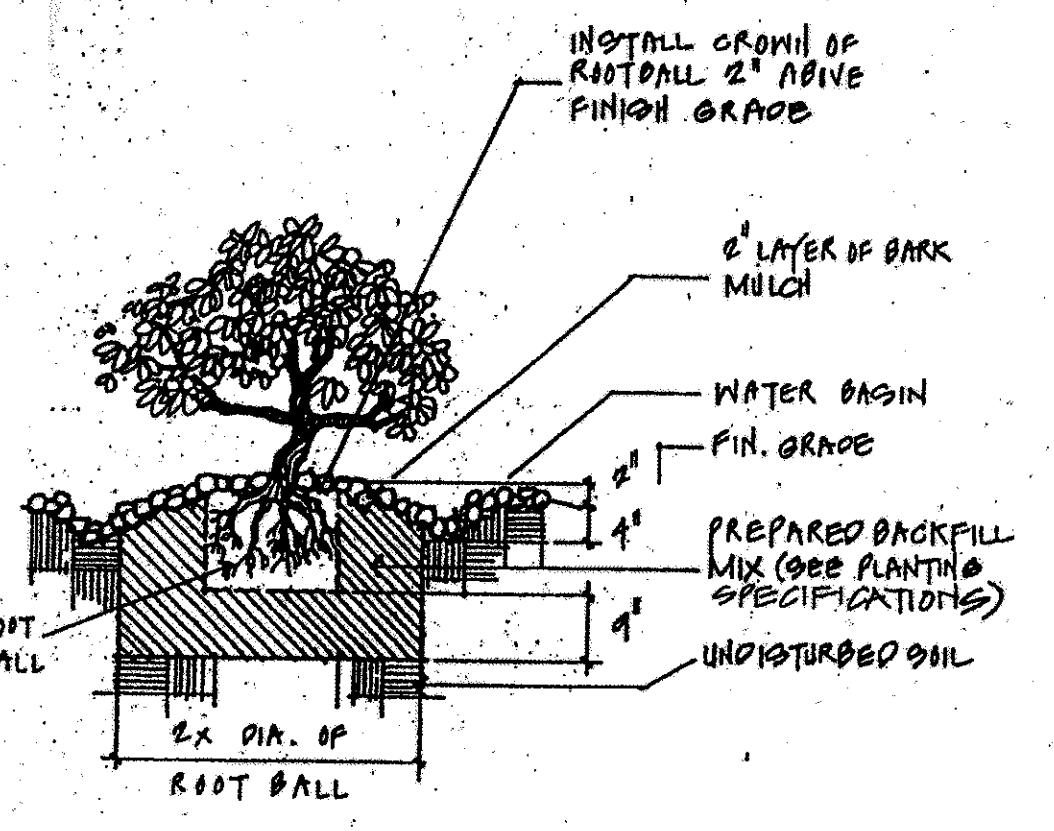
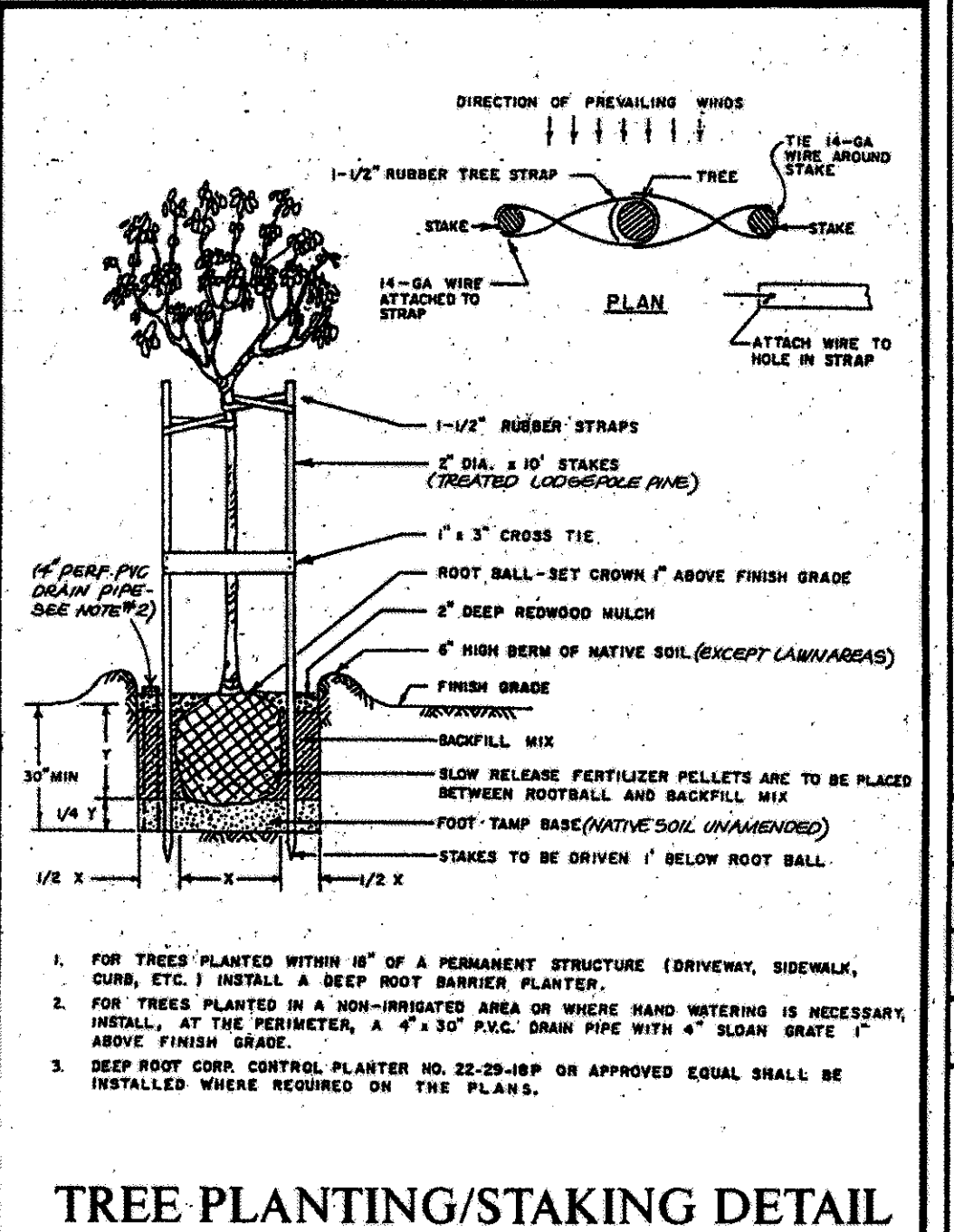
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Job	99.906
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Of	4 Sheets

REVISIONS	BY



**FIRE RETARDANT PLANTING**

BOTANICAL NAME	COMMON NAME
<b>TREES:</b>	
CERATONIA SILIQUA	CAROB TREE
SCHINUS MOLLE	CALIFORNIA PEPPER
SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER
UNBELLULARIA CALIFORNICA	CALIFORNIA BAY
METHOSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS TREE
ARBUS US UNEDO	STRAWBERRY TREE
QUERCUS SPECIES	OAK TREES
<b>SHRUBS:</b>	
HETEROMELES ARBUTIFOLIA	TOYON
CLEANDRA SPECIES	CLEANDER
SAURURUS SPECIES	SALT TUSH
CISTIS SPECIES	ROCKROSE
RIBNUS SPECIES	COFFEEBERRY
ARCTOSTAPHYLOS SPECIES	MANZANITA
PITTIOSPORUM SPECIES	PITTIOSPORUM
RIBES SPECIES	GOOSEBERRY
<b>GROUND COVERS:</b>	
SANTOLINA	LAVENDER COTTON
MYOPORUM PARVIFOLIUM	MYOPORUM
YARROW	YARROW
ACHILLEA SPECIES	GARLAND
ROSMARINUS SPECIES	ROSMARINUS
ROSMARINUS SPECIES	ROSMARINUS
BACOPARIS PILLULARIS	COYOTE BRUSH
CEANOTHUS HORIZONTALIS	WILD LILAC
FRAGARIA CHILOENSIS	WILD STRAWBERRY
PERLASCONIUM PELAGIUM	IVY GERANIUM
VIVIPARUS SPECIES	PERENNIAL
HYPERICUM SPECIES	ST. JOHNSWORT



NOTE: REFER TO CIVIL DRAWINGS FOR ALL EROSION CONTROL MEASURES

**LANDSCAPE PLANT LIST & LEGEND**

ABBREV.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT X SPREAD	REMARKS
<b>TREES:</b>						
AM	2	ARBURUS MENZIESII	MADRONE	15 GALLON	7'-8" X 2'-3"	DBL. STAKE
PAY	34	PLATANUS ACERIFOLIA	"	"	"	"
<b>SHRUBS:</b>						
AM	6	ARCTOSTAPHYLOS	MANZANITA	"	"	"
CP	5	DENSIFLORA 'H. McMINN'	'HOWARD McMINN'	5 GALLON	18"-24" X 18"-24"	"
CS	18	CISTIS PURPUREUS	ORCHID ROCKROSE	5 GALLON	18"-24" X 18"-24"	"
GN	37	GREVILLEA 'NOELII'	GREVILLEA	5 GALLON	12"-18" X 12"-18"	"
HA	25	HETEROMELES ARBUTIFOLIA	TOYON	5 GALLON	18"-24" X 18"-24"	"
RCE	152	RIBNUS CALIFORNICA	COFFEEBERRY	5 GALLON	18"-24" X 18"-24"	"
<b>GROUND COVERS:</b>						
AMC		ARCTOSTAPHYLOS	MANZANITA			PLANTED FROM 1 GALLON CANS @ 48" O.C.
CGH		'MONTREY CARPET'	'MONTREY CARPET'			PLANTED FROM 1 GALLON CANS @ 48" O.C.
		CEANOTHUS GRISEUS	WILD LILAC			
		HORIZ. 'YANKEE POINT'	'YANKEE POINT'			PLANTED FROM 1 GALLON CANS @ 48" O.C.

**SCREEN PLANTING PALETTE**

ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
"A"	APRICOT 'ROYAL'	APRICOT	5 GALLON	DBL. STAKE
	PERSIMMON 'FUYU'	PERSIMMON	5 GALLON	"
	FUNICIA GRANATUM	FONDSGRANATE	5 GALLON	"
"B"	ARBUTUS UNEDO	STRAWBERRY TREE	5 GALLON	STANDARD
	CERATONIA SILIQUA	CAROB	5 GALLON	DBL. STAKE
	HETEROMELES ARBUTIFOLIA	TOYON	5 GALLON	"
	FRAXINUS LICEFOLIA	HOLLYLEAF CHERRY	5 GALLON	"
	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER	5 GALLON	DBL. STAKE
"C"	CEANOTHUS 'JULIA PHELPS'	WILD LILAC	1 GALLON	"
	ARCTOSTAPHYLOS DENSIFL.	MANZANITA	1 GALLON	"
	'HOWARD McMINN'	'HOWARD McMINN'	1 GALLON	"
	COYONASTER BARNEYI	BARNEYI COYONEST.	1 GALLON	"
	RIBNUS CALIFORNICA	COFFEEBERRY	1 GALLON	"

NOTE: THE PLANTING SCHEDULE ABOVE IDENTIFIES THE PLANT CHOICES AVAILABLE TO THE HOMEOWNER IN REFERENCE TO THE SCREEN PLANTING PLAN. PLANTING AND IRRIGATION FOR THIS PORTION OF THE WORK SHALL BE INSTALLED BY THE HOMEOWNER AS A REQUIREMENT FOR OCCUPANCY.

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**LANDSCAPE PLANTING PLAN**

**TRACT 6102**  
**EDEN TOWNSHIP**  
**ALAMEDA COUNTY CALIFORNIA**

Date 3-19-99  
 Scale 1" = 40'  
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 Job 99906  
 Sheet L-3  
 of 4 Sheets

**SPECIFICATIONS**

**SCOPE**

The work of this section includes all labor, materials and equipment required to complete work indicated on the drawings. The work shall be performed in accordance with the best standards of practice relating to the various trades and under the continuous supervision of a competent foreman, capable of interpreting the drawings and these specifications.

The schedule of work procedures included in this section are listed as follows:

- A. Soil Preparation
B. Clearing and Grubbing
C. Soil Conditioning
D. Finish Grading
E. Method of Planting
F. Planting of Trees
G. Planting of Shrubs, Vines and Ground Covers
H. Watering Basins
I. Laying
J. Watering
K. Tree Staking
L. Espaliering of Vines
M. Cultivation and Weed Removal

**2. VERIFICATION PRIOR TO CONSTRUCTION**

- A. All sprinkler work shall be inspected and approved before start of any work of this section.
B. Before proceeding with any work, the Contractor shall carefully check and verify all dimensions and quantities and shall immediately inform the Landscape Architect of any discrepancy between the drawings and/or the specifications and actual conditions.
C. Plant materials shall be furnished in the quantities and/or spacing as shown or noted for each location, and shall be of the species, kinds, sizes, etc., as symbolized, and/or described in the "List of Plant Materials", all as included herein.
D. All scaled dimensions are approximate.
E. Prior to excavation for planting or placing of stakes, locate all electric cables, conduits, sprinkler valve control wires, and all utility lines so that proper precautions may be taken not to damage such improvements.

**3. INSPECTION**

- A. All inspections herein specified, shall be made by the Landscape Architect or his representative. The Contractor shall request inspection, at least two days in advance of the time inspection is required.
B. Inspection will be required for the following parts of the work:
(1) Inspection upon completion of preliminary finished grading.
(2) Inspection upon completion of soil preparation prior to final grading.
(3) Inspection of plants prior to layout.
(4) Layout inspection of spotted plants.
(5) Inspection of holes prior to planting.
(6) Inspection during seeding and ground cover planting operation.
(7) Final inspection upon completion of all planting, tree staking, and espaliering prior to commencement of maintenance period.
(8) Inspection at end of maintenance period.

**4. CERTIFICATION**

Prior to job acceptance, written certifications shall be submitted to the Landscape Architect, for the following:

- A. Quantity of all soil amendments called for by plans or specifications.
B. Quantity of commercial fertilizer and organic fertilizer as called for by plans or specifications.
C. Quantity of plant materials called for by plans.

**5. MATERIALS**

The plant material indicated on the drawings and herein specified, shall conform to the following:

- (1) Nomenclature: Plant names indicated or listed in the "list of plant materials" on the drawings, conform to "Standard Plant Names" second edition, except for names not covered therein, the established customs of the nursery is followed.
(2) Condition: Plants shall be symmetrical, typical for variety and species, sound, healthy, vigorous, free from plant disease, insect pests, or other eggs, and shall have healthy, normal root systems, well filling their containers, but not to the point of being root bound. Plants shall not be pruned prior to delivery, except as authorized by the Landscape Architect, or his representative. In no case shall trees be topped before delivery.
(3) Dimensions: The height and spread of all plant material shall be measured with branches in their normal position. The caliper of all trees shall be measured 4'-0" above the surface of the ground. Where caliper or other dimensions of any plant materials are omitted from the "list of plant materials", it shall be understood that these plant materials shall be normal stock for type listed.
(4) Inspection: All plant materials must have been previously inspected at the nursery by appropriate governmental agency as required by State or local code, and shall be subject to the inspection and approval of the Landscape Architect, or his representative, before planting.
(5) Plant List: As included on the planting plan.
(6) Sizes of Plants: Shall be stated on the plant list. Container stock (1 gal., 5 gal., and 15 gal.) shall have been grown in that container for at least one (1) year, but not over two (2) years.
(7) Substitutions: For the indicated plant materials will be permitted provided the substitute materials are approved in advance by the Landscape Architect, and the substitutions are made at no additional cost to the Owner. Except for the variations authorized, all substitute plant materials shall conform to the requirements of these specifications. If accepted substitute materials are of less value than those indicated or specified, the contract price will be adjusted in accordance with the provision of the contract.
(8) Plants Not Approved: To be removed from site immediately and replaced with suitable plants. The Landscape Architect may reject entire lot of plants represented by defective samples.

**B. Fertilizers and Soil Conditioners**

Applicable samples of fertilizers and soil conditioners shall be submitted for inspection and stored on the site until furnishing of materials is completed. Delivery may begin upon approval of samples or as directed by the Landscape Architect. All materials listed below may or may not be required in this work. Check appropriate specification section below for job requirements.

- (1) Organic Fertilizer: Processed sewage sludge free from deleterious matter delivered in bale or bulk containing not less than 1% nitrogen. Method of processing shall not destroy normal bacterial content.
(2) Commercial Fertilizer: Shall be an approved standard brand and shall conform to the applicable State fertilizer laws. It shall be uniform in composition, dry and free flowing, and shall be delivered to the site in the original opened containers each bearing the manufacturer's guaranteed analysis. Any fertilizer which becomes caked or otherwise damaged, making it unusable, shall not be used. It must contain the following percentages by weight:
5% Nitrogen
20% Phosphoric Acid
20% Water Soluble Potash
(3) Nitroized Fir or Redwood: Shall be bulk, treated with a reactive form of nitrogen (NH3) and shall be as manufactured by LBR Corporation, Fremont, California (408) 489-2900 or other approved manufacturer.
(4) Iron Sulfate (Ferric): Standard commercial brand, delivered to the jobsite in unopened containers.
(5) Bone Meal: Standard commercial brand delivered to the site in unopened containers (refer to "Shrub Planting Detail" for quantity used per shrub).
(6) Hoop and Horn: Standard commercial brand delivered to the site in unopened containers (refer to "Shrub Planting Detail" for quantity used per shrub).
(7) Soil Sulfur (non burning): Standard commercial brand delivered to the jobsite in unopened containers.
(8) Gypsum: commercially processed and packaged Ca SO4 2H2O with a minimum 80 percent grade containing 14 percent combined sulfur.

**C. Staking and Guying Materials.**

- (1) Stakes for trees shall be 2" or 3" diameter (refer to details) lodgepole pine stakes, length per detail, pointed at one end and treated with copper naphthenate preservative.
(2) Guy wires and plant ties of pliable, zinc coated iron, gauge 25 required on details.
(3) Guy anchors for holding guy wires shall be as manufactured by Maxwell Steel Co., size as noted on details.
(4) Hose for covering guy wires to be either new or used garden hose at least 1/2" in diameter.
D. Redwood or Fir Bark Mulch

**6. WORK PROCEDURES**

**A. Soil Preparation**

- (1) Moisture Content: The soil shall not be worked when the moisture content is so great the excessive compaction will occur; not so dry that a dust will form in the air or that clods will not break readily. Water shall be applied, if necessary, to provide ideal moisture content for tilling and for planting herein specified.
(2) Preliminary grading shall be done in such a manner as to anticipate the finished grade. Excess soil shall be removed or redistributed before application of fertilizer and mulch. Where soil is to be replaced by plants and mulch, allowance shall be made so that when final grading has begun, there shall be no deficiency in the specified depth of mulched planted beds.
(3) Site clearance prior to the installation of all planting areas: The Landscape Contractor shall be responsible for the removal of all existing brush, dead trees, and weeds to the satisfaction of the Landscape Architect. The Landscape Contractor shall protect all existing plant material to be preserved from damage and destruction during the above work procedure.
(4) Weeding: Before and during preliminary final grading, all weeds and grasses shall be dug out by the roots and disposed of off the site, except those weeds and grasses that are not the perennial type, are less than 2-1/2" high, and are not bearing seeds, in which case may be turned under.
(5) Trenches: If any portion of the sprinkler system is installed after grading and fertilizing is completed, the upper portion of the backfill shall be retiled and fertilized to the depth specified for the area as required, to conform to the specifications.
(6) Finish Grades: Landscape Contractor is responsible for bringing all planted areas to finish grade, which shall be 1-1/2" below paving, curbs, and headers, or as noted by spot elevations. The landscape contractor shall receive the site graded by others to within + 1" (1/10 of one foot).

**B. Clearing and Grubbing:**

- All existing trees shall be "saved" (except those which fall within the unit or proposed R/W or designated "to be removed"). Those to be removed shall have all roots and foreign matter removed to a depth of two (2) feet below sub-grade and disposed of.
Remove all dead wood and broken or bruised branches. Use only clean sharp tools. Paint cuts over 3/4" diameter with an approved tree paint, covering all living, exposed tissue. Paint shall be water-proof, adhesive and elastic, anti-septic, free from kerosene, coal tar, creosote or any other material injurious to the trees.
Preparation: All existing trees on the site shall be protected from all damage during the progress of the job. No debris or material shall be stockpiled around the base of the trees; no signs, lumber or wires shall be attached in any way to the trees. Tradesmen shall not dump debris or fluids within the drip line of any tree (plaster, paint, thinner, etc.). Where possible, trees shall be fenced by the General Contractor to avoid compaction of the tree's root system and damage to the bark. Vehicular traffic shall be limited to what is absolutely necessary to accomplish the job.

**C. On Site Soil Work**

- (1) All on site soil shall be cultivated to a light and friable consistency, whereupon the following material per 1,000 sq. ft. shall be uniformly tilled into the top 6" of soil, using a rototiller or similar machine, and then thoroughly watered down:
\*Contractor shall obtain soil test for soil amendment requirements.\*
(THE FOLLOWING ITEMS SHALL BE USED FOR BID PURPOSES ONLY)
6 cu. yds. Nitrogen stabilized sawdust.
20 lbs. 6-20-20
15 lbs. Iron sulfate (20% iron)
15 lbs. Soil sulfur
(2) Prepared soil mix for backfill in pits for trees, vines and shrubs, shall consist of the following:
1/2 yd. Nitrogen stabilized wood residual
1/2 yd. Native in site-topsoil
2 lbs. 6-20-20
1 lb. Iron Sulfate
1 lb. Soil sulfur
(3) In addition to above amendments, each shrub and tree shall receive planting tablets in the planting holes as follows:
2 tablets per 1 gallon size.
4 tablets per 5 gallon size.
8 tablets per 15 gallon size.
Specimen material shall receive 2 tablets per inch 1/2" of trunk diameter measured 6" above grade. Planting tablets shall be placed on bottom of planting hole, at outer edge and covered with 1" of backfill mix before placing plant. Dust bottom of hole with soil sulfur.
(4) The prepared soil shall be mixed in an area adjacent to the planting work and shall be accurately proportioned using a suitable measuring container. Unused excavated soil shall be cleaned up and disposed of off the site. Protect the mix from the water until it has been placed in backfill around plants.

**D. Finish Grading:**

Upon completion of rough grading, weeding and soil conditioning, any irregularities left due to construction shall be finished graded to the elevations shown on the drawings after the soil has dried sufficiently to be readily worked. Grades not otherwise indicated shall be uniform level or slopes between points where elevations are given. Minor adjustments of finish grades shall be made at the direction of the Landscape Architect, if required. Finish grades shall be smooth, even, and uniform in plane with non-abrupt change of surface. Soil areas adjacent to buildings shall slope away from the buildings to allow a natural run-off of water, and surface drainage shall be directed as indicated on the drawings by gossending surfaces to facilitate the natural run-off of water. Low spots and pockets shall be adjusted when soil is at optimum moisture content for working. Refer to landscape construction and grading plan (sheet L-1) for additional grading requirements.

**E. Method of Planting:**

- (1) No planting shall be done until all operations in conjunction with the installation of the sprinkler system have been completed, final grades have been established, the planting areas have been properly graded and prepared as herein specified, and the work approved by the Landscape Architect or his representative.
(2) Relative position of all trees and plants is subject to approval by the Landscape Architect or his representative and they shall (if necessary) be re-located as directed as part of the contract.
(3) All plants shall be set so that, when seated, they bear the same relation to the required grade as they bore to the natural grade before being transplanted. Each plant shall be planted in the center of the pit and backfilled unless otherwise specified, with the prepared soil. No soil in muddy condition shall be used for backfilling. No filling will be permitted above crown. All broken or frayed roots shall be properly cut off. Tamp and water thoroughly to eliminate air pockets.
(4) In the event that underground construction work or obstructions are encountered in the planting operation, alternate locations will be selected by the Landscape Architect after notification of such obstacles by the Contractor. Operation will be done at no extra cost to the Owner.

**F. Planting of Trees:**

- (1) Position plants or locator stakes in plant locations indicated on drawings and secure approval before excavating pits making necessary adjustments as indicated by the Landscape Architect.
(2) All pits for trees shall be dug square with bottoms. Level sides of holes shall be two times diameter of root ball and minimum 9" below bottom of root ball or as detailed on L-4. Soil at sides and bottoms shall be loosened by scarifying or other approved method. Drivewells for each tree shall be augered to the depth and diameter called for in the "Tree Planting and Staking Detail", sheet L-4. Pits shall be backfilled with compacted "amended topsoil" to the bottom; the tree crown set to the required grade, and the balance of the pit filled with "amended topsoil" thoroughly settled by tamping.
(3) Set tree in center of pit, in vertical position, so that crown of tree will be slightly higher than finish grade after allowing for watering and settling and shall bear the same relationship to finish grade that it did to soil surface in place of growth.
(4) Prepare raised earth basin as wide as plant bar or ball at each plant except in lawn areas. Water thoroughly, backfilling any voids with additional prepared planting mix, and tamp.

**G. Planting of Shrubs, Vines and Ground Covers:**

- (1) Shrubs and vines shall be planted in pits of at least twice the diameter of their ball of earth/compacted soil at the bottom of pit shall be loosened and pit filled with "amended topsoil" to the bottom of the ball. When the plant has been properly set, the pit shall be filled to the required grade with "amended topsoil", and thoroughly settled by tamping and watering. All vines shall be removed from stakes, untied, and securely fastened in an approved manner to wall, fence, or other surface next to which they are planted and/or as otherwise detailed.
(2) Pits for flat-planted plants to be at least 4"x4"x4". Ground cover areas to be moistened prior to planting. No flat plants to be planted in dry soil. Set plants in center of pit so that crown of plants will be level with finished grade after settling of soil, then backfill, firmly pressing soil around each plant, and water.
(3) Trees and shrubs, occurring in sodded or ground cover areas, shall be planted before final preparation of those areas.
(4) Plants shall not be allowed to dry out before or while being planted. Keep exposed roots moist by means of wet sawdust, peat moss, or burlap at all times during planting operations, do not expose to the air except while being placed in the ground. Wilted plants, whether in place or not, will not be accepted and shall be replaced at the Contractor's expense.

**I. Watering Basins:**

Construct a mound of topsoil around each tree and plant to form a watering basin, except in grass areas, placed at the edge and following the shape of the planting pit area, firmly compacted. Mounds for trees and for shrubs and vines from five gallon or larger containers, shall be at least 4" high. Mounds for all other shrubs, vines, or plants not otherwise specified shall be at least 2" high. Excavated earth if capable of retaining water, may be used. After watering, any settlement within the basins shall be refilled to the required grade with "prepared soil" and additional mulch worked into the surface as required to restore the mulched conditions.

**J. Lawns:**

- (1) Seeded Lawns:
(a) Soil preparation and fine grading shall be as previously specified and shall be raked and rolled until a smooth, firm surface with uniform grade has been produced. The lawn bed shall be inspected and approved by the Landscape Architect prior to seeding.
(b) Seed shall be sown in two directions and shall be sown at the rate of eight lbs. per 1,000 sq. ft.
(c) Contractor may seed by mechanical means and may elect to use hydro-seed method. If hydro-seeded method is to be used, the Contractor shall submit specification for approval.
(d) After seeding operation is complete, mulch entire seed bed area using one (1) cubic yard of organic fertilizer for 1,000 sq. ft.
(e) All lawn areas shall be thoroughly watered. Lawns are to be kept continuously moist by watering as deemed necessary to maintain healthy growth.
(f) Any lawn areas that do not show a prompt catch of grass shall be re-seeded at ten (10) day intervals until an acceptable stand of grass is assured.
(g) Seed shall be well established, weed and disease free, and in a healthy and vigorous 100% dwarf fescue from Pacific Coast Seed (510) 463-1188, or equal, consisting of 100% Bonsai dwarf fescue.
(2) Sodded Lawns:
(a) Soil preparation and fine grading shall be as previously specified and shall be raked and rolled until a smooth, firm surface with uniform grade has been produced. The lawn bed shall be inspected and approved by the Landscape Architect prior to sodding.
(b) Begin sodding at bottom of slopes.
(c) Lay first row of sod in straight line with long dimension of pads parallel to flow of contour.
(d) Butt side and end joints.
(e) Stagger end joints in adjacent rows.
(f) Do not stretch or overlap sod.
(g) Sprinkle sod immediately after transplanting.
(h) Roll sod with roller weighing not more than 150 lbs. per foot of roller width.
(i) Water sod and soil to depth of four inches (4") within four (4) hours after rolling.

**K. Watering:**

- (1) Immediately after planting, water shall be applied to each tree, shrub, and vine by means of a hose. The water shall be applied in moderate stream in the planting holes and until the material about the roots is completely saturated from the bottom of the hole to the top of the ground to allow soil to fully settle and eliminate air pockets.
(2) Following the planting of ground cover plants, furnished in flats, each plant shall be immediately and thoroughly watered by means of a hose using a slow, running stream of water. All sodded areas shall be thoroughly watered immediately after installation. Lawns are to be kept continuously moist by watering as often as required to maintain vigorous growth.
(3) Plants which cannot be watered efficiently with the existing water system, shall be watered by means of a hose.
(4) Apply water in sufficient quantities, and as often as seasonal conditions required, to keep the ground wet at all times, well below the root system of grass and planting.

**L. Tree Staking:**

Stake all trees, not to be guyed, at time of planting, by placing staked in the prepared hole an driving stakes two feet into solid ground. Plant the tree between stakes as tight as possible without crowding the roots. Fasten the tree per "Tree Staking and Planting Detail" shown on the Landscape drawings.

**M. Espaliering of Vines:**

All vines shall be fastened and trained against fences or walls unless otherwise directed by Landscape Architect.

**N. Cultivation and Weed Removal:**

- (1) Pre-emergence weed control: Immediately upon completion of all shrub and tree planting, and initial watering, all shrub and ground cover areas shall be treated with "Surflan" at label rates.
(2) If weed growth has occurred, cultivate to 6" minimum depth and bring to smooth even grade.

**O. Redwood Headerboard:**

Headerboard material shall be supplied and installed as shown in Landscape Drawings and Details (Sheet L-1).

**7. CERTIFICATES**

In addition to any other certificates specified, the Contractor shall furnish a certificate with each delivery of bulk material, stating the source, quantity, and type of material and that material conforms to the specification requirements. For bulk delivered organic fertilizer, the certificates shall also state the volume, net weight, percent of nitrogen, percent of phosphoric acid and that sludge is properly processed and will not burn or otherwise damage plants, or plant roots. For other fertilizers and soil conditioners, in containers, a similar certificate or invoices shall be furnished stating total quantities by weight and volume for each material. These certificates shall be submitted to the Landscape Architect prior to the start of the maintenance period.

**8. PROTECTION**

The Contractor shall carefully and continuously protect all areas included in the Contract, including plant materials, fences, supports, etc., until final acceptance of the work by the Landscape Architect.

**9. MAINTENANCE**

Plant maintenance work shall consist of applying water (except initial watering of plants), weeding, caring for plants, edging and mowing of lawns and performing the following final plant establishment work.

- A. The entire project to be maintained for a period of 60 calendar days, commencing from the time all items of work have been completed to the satisfaction of the Landscape Architect.
B. In order to expedite the plant establishment work, the Contractor shall maintain a sufficient number of men and adequate equipment to perform the work herein specified, and from the time any planting is done, until the end of the final 60 calendar day period.
C. Water lawn until acceptance of work. The Contractor shall maintain the lawn areas for at least 60 days. If the above and following conditions are not complied with, the Contractor will maintain the lawn until acceptable to the Landscape Architect.
D. During the final 60 calendar day period, all plants and planted areas shall be kept well watered and weed-free at all times. Weeds, Dallas and Johnson grass and Bermuda grass shall be removed. Grass to be mowed before it exceeds 2" in height. Collect grass clippings during mowing operations and remove from site. The entire project shall be so cared for, that a neat and clean condition will be presented at all times, to the satisfaction of the Landscape Architect.
E. After initial mowing, mow lawn a minimum of once every seven days and a final mowing one day prior to end of maintenance.
F. After each cutting, the edge of the grass shall be trimmed to a neat and uniform line. Lawn edges to be maintained in a neat condition until acceptance of the work.
G. Workmen are not allowed to walk on lawn areas unnecessarily before, during or after planting. Damaged or compacted lawn areas shall be recultivated and re-planted at the Contractor's expense.
H. Damaged planting area shall be replanted immediately. Depressions caused by vehicles, bicycles, or foot traffic, shall be filled with topsoil and leveled. Replant damaged areas. Exterminate gophers and moles and repair damage, as above.
I. Prior to end of maintenance, apply commercial fertilizer, analysis 16-4-4 at the rate of 4 lbs. per 1,000 sq. ft. uniformly over all planting area, including lawn.
J. The Contractor may be relieved from maintenance work when the final 60 calendar day plant establishment work has been satisfactorily completed to the satisfaction of the Landscape Architect.

**10. CLEAN UP**

Upon completion of work in this section, remove rubbish, trash and debris resulting from operation. Remove disused equipment and implements of service and leave entire area involved in a neat and acceptable condition such as to meet the approval of the Landscape Architect.

**1. FINAL INSPECTION**

Inspection of finished lawn and planting work will be made at the Contractor's request upon completion of work. Written notice requesting inspection shall be submitted to the Landscape Architect at least 5 days prior to the anticipated inspection date.

**2. ACCEPTANCE**

- A. Partial Acceptance
Portions of the work under this Contract may be accepted as complete at the option of the Landscape Architect.
B. Final Acceptance
The work under this Contract will be accepted by the Landscape Architect upon the satisfactory completion of all work, including maintenance, but exclusive of the guarantee and replacement of plant materials.

**3. GUARANTEE AND REPLACEMENT**

- A. All shrubs and ground cover shall be guaranteed by the Contractor as to growth and health for a period of one year after completion of the specified maintenance period, and/or final acceptance by the Landscape Architect. All trees shall be guaranteed by the Contractor to live and grow in acceptable upright position for a period of one year after completion of the specified maintenance period, and/or final acceptance by the Landscape Architect.
B. All plants that show sign of failure to grow at any time during the life of the Contract, including the maintenance period, or those plants so injured or damaged as to render them unsuitable for the purpose intended, shall be immediately re-placed in kind at the expense of the Contractor.
C. The Contractor, within 15 days of notification by the Landscape Architect, shall remove and replace all guaranteed plant materials which for any reason fail to meet the requirements of the guarantee. Replacement shall be made with plant materials as indicated or specified for the original planting and all such replacement materials shall be guaranteed as specified for the original guaranteed material.

**GENERAL LANDSCAPE PLANTING NOTES**

- 1. ALL EXISTING ON SITE TREES DESIGNATED TO BE SAVED SHALL BE PROTECTED FROM ALL DAMAGE DURING THE PROGRESS OF THE JOB. NO DEBRIS OR MATERIAL SHALL BE STOCKPILED AROUND THE BASE OF THE TREES AND NO LIMBS OR WIRES SHALL BE ATTACHED IN ANY WAY TO THE TREES. ALL TRADESMEN SHALL NOT DUMP DEBRIS OR FLUIDS WITHIN THE DRIP LINE OF ANY TREE (PLASTER, PAINT, PAINT THINNER, ETC.). TREES SHALL BE FENCED BY THE GENERAL CONTRACTOR TO AVOID ANY COMPROMISE TO THE ROOT SYSTEM AND DAMAGE TO THE BARK. VEHICULAR TRAFFIC IN THE VICINITY OF EXISTING TREES SHALL BE LIMITED TO WHAT IS ABSOLUTELY NECESSARY TO ACCOMPLISH THE JOB. NO PAVING WILL BE PERMITTED WITHIN 4' OF PROTECTED SITE TREES. ALL HERITAGE TREES TO BE SAVED SHALL BE PROTECTED FOUR WEEKS PRIOR TO COMMENCEMENT OF GRADING AND BE THINNED BY A QUALIFIED TREE SURGEON. THINNING SHALL ELIMINATE ALL DEAD WOOD AND CAREFUL PRUNING SHALL REDUCE THE POLAR OF THE TREE BY NO MORE THAN 10-15%. TREES SHALL NOT BE TOPPED. CUTS OVER 6" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT COVERING ALL LIVABLE TISSUE. PAINT SHALL BE WATERPROOF, ADHESIVE AND ELASTIC, ANTI-SEPTIC, FREE FROM KEROSENE, COAL TAR, CREOSOTE OR ANY OTHER MATERIAL INJURIOUS TO THE TREE.
2. ALL TREES DESIGNATED TO BE REMOVED SHALL BE MECHANICALLY GROUND TO A MINIMUM 18" BELOW FINISH GRADE.
3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITY LINES AND NOTIFYING THE OWNER OR LANDSCAPE ARCHITECT OF ANY CONFLICT BETWEEN SUCH LINES AND DEMOLITION, GRADING AND PLANTING OPERATIONS. FAILING TO FOLLOW THIS PROCEDURE THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR ALL DAMAGE RESULTING FROM HIS WORK.
4. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE EXACT QUANTITY FROM THE LANDSCAPE PLANTING PLAN.
5. THE FINAL LOCATION OF ALL TREES, SHRUBS AND VINES SHALL BE ADJUSTED IN THE FIELD TO ACCOMMODATE EXISTING UTILITIES, OVERHEADS, SPRINKLER DRAIN INLETS, ETC., AS DIRECTED BY THE LANDSCAPE ARCHITECT.
6. ALL 15 GALLON TREES SHALL BE DOUBLE STAKED PER THE DETAIL ON THE LANDSCAPE PLANTING PLAN. ALL 50 GALLON TREES AND LARGER TREES SHALL BE TRIPLE STAKED.
7. ALL SHRUBS SHALL BE PLANTED 2" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT. ANY SHRUBS WHICH HAVE THE ROOT BALL CROWN BELOW FINISH GRADE AT THE FINAL INSPECTION WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. REFER TO LANDSCAPE SPECIFICATION SHEET E6 FOR MATERIAL AND WORKMANSHIP REQUIREMENTS, SOIL CONDITIONING AND BACKFILL, INSPECTION SCHEDULE AND GENERAL CONDITIONS.
9. WEED CONTROL: TWO WEEKS CONTROL OF PLANTING AREAS SHALL BE PLANTED WITH "ROUND UP" HERBICIDE OR APPROVED EQUAL TO REMOVE ALL OBVIOUS AND INVASIVE WEED GROWTH IMMEDIATELY UPON COMPLETION OF ALL PLANTING AND INITIAL WATERING. AREAS SHALL BE SPRAYED WITH DEFAMAND ENDS OR EQUAL AT THE MINUTE OF 4# PER ACRE. INGRESSANT PER ACRE MATERIALS SHALL BE APPLIED AS SPRAY WITH THE MINIMUM AMOUNT OF WATER NECESSARY TO WITHIN 24 HOURS APPLY A TOTAL OF 1" OF WATER.
10. THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS AT THE SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT IMMEDIATELY FOR HIS CORRECTIVE ACTION.
11. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM 2" DEEP LAYER OF NITROGEN STABILIZED SHREDED WOOD MULCH BY "SEQUOIA FOREST PRODUCTS" (OR APPROVED EQUAL). LAWN AREAS SHALL NOT RECEIVE THIS BARK MULCH.
12. PLANTING PERCOLATION TEST: FILL HOLES WITH WATER, AND IF WATER HAS NOT PERCOLATED OUT SO THAT NO WATER REMAINS AFTER 30 MINUTES, PROVIDE DRAIN HOLES FILLED WITH SOIL MIX.
13. CRACKING OR STEERING SHALL RECEIVE A HEAVY, GREEN-COLORED LUTE MESH EROSION CONTROL FABRIC. THE LUTE MESH SHALL BE ANCHORED AT THE TOP AND BOTTOM OF THE SLOPE IN A MIN. 12" DEEP TRENCH AND SECURED WITH 1" METAL STAKES, 1-1/4" HOG RINGS, AND 1" GAUGE 6' LONG STEEL WIRE STAPLES.

REVISIONS BY
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LANDSCAPE PLANTING SPECIFICATIONS

TRACT 6102
EDEN TOWNSHIP
ALAMEDA COUNTY CALIFORNIA

Table with project details: Date 3-19-99, Scale N/A, Drawn JWJ, Job 99906, Sheet L-4 of 7 Sheets.