

Planting Installation Specifications

- 2.0** General: The Landscape Contractor is responsible for fulfilling the intent of the Plan. The Landscape Contractor shall supply all plant materials in quantities sufficient to complete the planting shown on all drawings. Any substitutions for specified plant material or alterations in planting locations (as shown per Plan) requires prior approval by the Designer.
- 2.1** Site Preparation: Eradicate weeds prior to cultivation with a post-emergent herbicide application, per the Manufacturer specifications -- Roundup is recommended. (Two applications/grow-and-kill cycles is required for seeded areas). Do not cultivate until all the weeds are dead. Cultivate to a depth of 6", uniform planting soil. Thoroughly rip the planting areas to a depth of 12" where soils are compacted from building construction activities.
- 2.2** Soil Amendment: Amend lawn and herbaceous ground cover (rooted cuttings from flats) areas with the following: spread and cultivate to a depth of 6", to achieve a friable, well mixed, and uniform planting soil:
- 5 cay "forest humus" composted bark mixture per 1000 SF
 - Pre-plant fertilizer 16-6-8 per 1000 SF.
- 2.3** Drainage: Provide a minimum of 2% positive surface drainage in all planting areas. Tie in downspouts to underground drain-line, or provide river cobbles or splash blocks to direct water out of planting areas. Install catch basins and subsurface drainage pipe and/or subsurface drain where required to divert run-off and eliminate puddling.
- 2.4** Finish grades: Verify site conditions conform to the Site Grading Plan prior to finish grading and planting. Rake planting areas smooth to conform to finish grading and drainage requirements.
- Remove all debris larger than 1" diameter
 - 1/2" to 1" below sidewalk or patio surface
 - 2" below top of raised planter
- 2.5** Percolation Tests: Test tree planting holes for percolation prior to planting. Planting holes with any standing water remaining longer than 24 hours requires Designer approved drainage measures beyond the specified planting technique.
- 2.6** Protective Plant Hardware: Line planting holes for all trees, and 5-gallon shrubs with wire mesh baskets if required for protection from gophers. Utilize Repel if browse from deer is evident.
- 2.7** Tree And Shrub Backfill: Backfill all container stock with the following:
- 3 parts native soil to 1 part KELLOGG Black Forest Organic Compost. (forest humus blend- O.E.)
 - Grow Power (5-3-1) (with Mycorrhizae). Rates per manufacturer.
- 2.8** Planting Container Stock: Do not plant until the irrigation system is fully operative and planting locations are approved by the Designer. Where impervious soils or obstructions to planting operations are encountered during excavation, notify the Landscape Designer before continuing work. Plant per detail provided: all plants to bear the same relationship to finished grade as the original grade. Following planting, basin plants, install a 2" layer of mulch, and water (deep soak) immediately.
- 2.9** Tree Planting, Staking and Guying: All tree locations shall be approved by the Owner and/or Designer prior to planting. Plant per detail provided. Stake all trees with 2-2" lodge-pole stakes, minimum of 2 non-binding ties and 1-1" x 4" cross-brace. All nursery tags and nursery stake to be removed prior to staking. Stakes shall be set plumb and at right angles to prevailing wind. Guy all multi stem trees, coniferous trees, and specimen trees (24" box and larger).
- 2.10** Ground cover Planting: Plant ground cover in alternate rows forming equilateral triangles at the spacing noted, to within 36 inches of tree and shrub bases. Keep all ground cover back of all walks and patios one-half the distance of the plant diameter at maturity.
- 2.11** Vines/Espalier: Remove nursery stakes. Train to trellis, fence, or wall with galvanized support wires or as noted per Plan.
- 2.12** Preemergent Herbicide: Apply an appropriate weed preemergent, according to the manufacturer's directions, in all ground cover, shrub areas, beneath dry creeks, cobbles, and decomposed granite (or equal) paving. The Contractor shall replace any plant material showing loss of vigor or health due to improper application of herbicide. Mulch and Netting: Install a 2"- 3" layer of gorilla hair bark mulch in all interior beds and sloping areas. Install chipper bark mulch in perimeter planting areas. Mulch all tree and shrub basins. Install jute netting on all 2:1 slopes when planted with container stock and irrigated by drip.
- 2.13** Lawn: N/A
- 2.14** Warranty And Replacement: The Landscape Contractor is not responsible for owner neglect or natural disaster. The Installer/ Contractor guarantees to repair or replace defective work and substandard material. The Landscape Contractor guarantees to replace plant material during the warranty period, beginning with the date of final acceptance: 90 days for plant material 5 gallon and smaller, and one year for trees 15 gallon and larger. Irrigation is warranted for a one-year period, from the date of final acceptance, in addition to the Manufacturer guarantee.
- 2.15** Establishment Period: The 90-day establishment to begin after the Satisfactory Completion Notice is granted. The Landscape Contractor is responsible for maintenance of all planting areas in a weed-free condition, performance of pest control, pruning, fertilization, timely replacement of substandard plant material, and irrigation scheduling as necessary to establish a vigorous and attractive landscape.

Irrigation Installation Specifications

- 3.0** General: The Landscape Contractor is responsible for fulfilling the intent of the Plan. Install the new system to meet local plumbing codes and manufacturer product specifications. The Contractor shall provide all materials and labor necessary to install the complete irrigation system from the point of connection. Materials and equipment shall conform to the Plan Specifications; substitutions require prior approval by the Designer. The Contractor is responsible for 100% coverage and uniform delivery of supplemental water to the new planting areas. Appropriate hydrozoning is mandatory, and the Contractors responsibility - consult the Landscape Designer for clarification.
- 3.1** As-Built Drawing: The Landscape Contractor shall provide the Owner with an accurate as-built irrigation drawings upon conclusion of the establishment period and project final acceptance.
- 3.2** Warranty period: New irrigation is warranted for a one-year period, from the date of final acceptance.
- 3.3** Field Verification: Before commencing work - verify the following data as designated on the drawings:
- Existing site conditions and dimensions
 - Type and size of POC
 - Static water pressure
 - Underground utilities
- 3.4** Layout: Irrigation drawings are diagrammatic and indicative of the work to be performed. Piping, valves, equipment, etc. shown in hardscape areas or out of property boundaries to be installed in planting areas, in a manner so as to conform to the details, notes, and specifications. Install mainlines on property. Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that wind conditions, obstructions, grade differences or differences in the area's dimensions exist that might not have been considered in the engineering.
- 3.5** Automatic Controller: The final location and exact positioning of the automatic controller shall be approved by the Owner prior to installation. The 120-volt electrical power service to the controller location shall be provided by Owner. The Contractor shall make the final hook-up from the electrical service to the automatic controller.
- 3.6** Irrigation Control Wire: To be #14 (min.), UL approved for direct burial. Common wire to be #12 (min.), approved for direct burial, white in color. Wires to individual remote control valves to be made within remote control valve boxes. All splices to be made within remote control valve boxes. Leave 24" excess wire coil at remote control valve locations. Splicing material to be Scotchlok spring connector and Scotchlok #3576 sealing pack. Test each connection for short circuits prior to connection to controller panel. Pull additional wires for future valve POCs as noted per plan.
- 3.7** Mainline and Lateral Piping: Bury all mainline 18" deep, all lateral lines 12" deep, and all P.E. distribution tubing 6" deep. Sleeve through Schedule 40 PVC beneath hardscape, buried 24" deep, and 18" deep beneath non-bearing surfaces.
- 3.8** Irrigation Sleeves/Electric Conduit: The Installer / Contractor is responsible to provide all irrigation sleeves and electric conduit beneath flatwork and walls to accommodate irrigation pipe and wiring for landscape lighting. Coordinate with the Building Contractor. Provide Schedule 40 PVC irrigation sleeve under all concrete, though walls, buried to a depth of 24" (18" for non-bearing surfaces). Sleeves to be a minimum of twice the diameter of the supply line/pipe size.
- 3.9** Pressure Test: Prior to backfilling trenches and installation of heads and/or emitters, flush completed piping system. Test pressure lines and each valve system, and re-test following repair of any leaks or faulty connections.
- 3.10** Remote Control Valves: Install per detail. bolted cover, over pea gravel, and 1/2" square galvanized wire cloth screen beneath. Set valve boxes to grade and locate in shrub areas within 36" of walks, lawn, or patio areas. Drip valves to be fitted with a filter and pressure regulator, and where possible, located at the low point of the drip hydrozone.
- 3.11** Spray Irrigation (If Applicable): Installer is responsible for uniform 100% (head-to-head) coverage, adjustments for optimum performance. Adjust head location if spray is detrimental to or blocked by a tree, shrub or structure, to maintain uniform coverage of planted areas. Adjust radius of spray and arc to minimize over spray. Throttle the flow control at each valve to obtain the optimum operating pressure for each system.
- 3.12** Low Head/Emitter Drainage: The Contractor is responsible for low head and/or low emitter drainage. Install check valves as needed to prevent low emitter drainage. Water to flow uphill and through check valves to minimize backflow.
- 3.13** Drip System POC: Mount spring check valves vertically (as a riser) between PVC drip header and 1/2" poly pipe adapter on grade. Adjustable check valves, if specified, to be installed on the PVC lateral sub main line, adjacent the drip tubing POC.
- 3.14** Drip Laterals: Install 1/2" PE tubing, buried to a depth of 6" and located 3" (maximum) from plant root ball. Where drip laterals are located in sloping areas, install parallel to slope contours and fit PE lateral ends with flush end caps per Specifications. Install hose thread ball valve with separate lateral run to isolate trees within the zone.
- 3.15** Tree Drip System(s): Isolate drip irrigation of trees, by running separate drip laterals, and installing hose thread ball valves for those trees occurring within the hydrozone and not on the dedicated tree bubbler system. All 24" in box and larger trees located in ground cover areas irrigated by a spray system spray shall be provided with supplemental drip irrigation.
- 3.16** Drip End Flush Cap (Slopes): Ag Products CEFCH 110 Compression End Plug with flushing automatic end cap. Install on ends of 1/2" PE drip tubing drain outlet to 12" deep x 12" wide pea gravel dry well; may use common dry well for multiple uphill outlets if site conditions permit.
- 3.17** Drip Emitters: Netafim Woodpecker pressure compensating @ 2 gph, installed directly on 1/2" PE drip lateral: 1 per #1 gallon plant, 2 per #5 gallon plant, 3 per #15 gallon tree. Connect 1/4" micro tubing to feed water to the plant root ball at the soil surface.
- 3.18** Drip System Flow Parameters:
- maximum length 1/4" distribution tubing-- 48'
 - maximum length 1/2" PE lateral from drip POC riser-- 350'
 - maximum gph per drip lateral from drip POC riser - 240 gph.
 - maximum gph per 100 Lf (max. 5/8" drip lateral - 240).

Landscape Inspection Schedule

On-site inspection of completed work is recommended prior to proceeding with subsequent phase, according to the schedule below. Provide 48 hours notification.

- Prior to job start, upon demolition and/or grubbing of site
- Following construction layout, and prior to installation of lawn headers, flatwork, paths, and boulder placement.
- Following rough-in (prior to backfill) of utilities, plumbing, drain lines, sleeving and lighting.
- Following completed hardscape construction and/or items noted above.
- Prior to backfilling irrigation trenches.
- Following completion of irrigation installation, site preparation, and finish grades.
- Prior to tree planting final location is subject to change as directed by the Owner and/or Designer.
- Prior to planting, inspection of plant material, and placement. Spot plants prior to inspection.
- Completion of planting, and prior to initiation of establishment period.
- Following establishment period - provide Designer with irrigation schedule and as built drawings at time of inspection.

PROJECT

ROLLING HILLS APARTMENT

NEW COMMON BUILDING

LAS TABLAS ROAD
TEMPLETON

CLIENT JOB #

ARCHITECT JOB #
0708B

ARCHITECT



LANDSCAPE CONSULTANT

Landsystems & Associates
Linda Shotwell
1418 Johnson Ave.
San Luis Obispo, CA 93401
805.543.2473

Copyright 2010 Linda Shotwell, Landsystems
Reproduction or reuse of this work for other than the original project is prohibited without the express written consent of Linda Shotwell.

PROJECT MANAGER

BDF

DRAWN BY

DATES

05-27-10

06-04-10

SIGNED

The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these plans and specifications remain with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and existing conditions on the job and shall report any discrepancies to the architect for resolution prior to commencing work.

SHEET TITLE

NOTES & SPECIFICATIONS

SHEET #

L.5