#### REFERENCE NOTES SCHEDULE 1ST FLOOR 32 EXTERIOR IMPROVEMENTS SYMBOL DESCRIPTION DETAIL 32-04-02 NEW 5' TREE WELL PER CITY OF PASADENA STANDARDS <u>SYMBOL</u> <u>DESCRIPTION</u> TOP CAST O3 'ACID ETCHED' RETARDANT FINISHED 6,446 SF COLORED CONCRETE PAVING W/ 6X6XIO CENTERED IN SLAB, NATURAL GRAY COLOR OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE SAMPLE FOR APPROVAL PRIOR TO POURING. BELGARD HARDSCAPES DECOR DRAPERY HEXIGON OVER AGGREGATE BASE PER MANUFACTURERS RECOMMENDATIONS AND I" SETTING BED, POLYMERIC JOINT SAND AND PAVER SEALER OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE 6'X6' SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BELGARD HARDSCAPES DECOR NORDIC COLD PORCELAIN PAVER OVER PEDESTAL SYSTEM. CONTRACTOR SHALL PROVIDE 4'X4' SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BELGARD HARDSCAPES JURUPA WOOD FINISH PORCELAIN PAVER, 12X48 'COOL', OVER PEDESTAL SYSTEM. CONTRACTOR SHALL PROVIDE 4'X4' SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. SITE FURNISHINGS <u>SYMBOL</u> DESCRIPTION <u>DETAIL</u> S-IOIA PRECAST FIBERGLASS POT 'RECTANGLE' MODEL # RL-482424-01-5, WITH INTERNAL RESEVOIR OR APPROVED EQUAL. AVAILABLE THROUGH OLD TOWN FIBERGLASS (714) 633-3732. CONTRACTOR TO PROVIDE SAMPLES FOR REVIEW AND APPROVAL.

PRECAST FIBERGLASS POT 'SQUARE' MODEL #

SL-4848-01-S-05-G, WITH INTERNAL RESEVOIR OR

PROVIDE SAMPLES FOR REVIEW AND APPROVAL.

6X8XI6 C.M.U MASONRY PLANTER WALL, HEIGHT

VP-SQ8ST' PRECAST CONCRETE WALL CAP - 'CAPPUCCINO HEAVY SANDBLAST' OR APPROVED

VARIES STUCCO FINISH TO MATCH ARCHITECTURE W/

PRECAST CONCRETE WALL CAP 'VALORI 'SQUARE'

SYMBOL

APPROVED EQUAL. AVAILABLE THROUGH OLD TOWN FIBERGLASS (714) 633-3732. CONTRACTOR TO

DETAIL

# CONSTRUCTION NOTES:

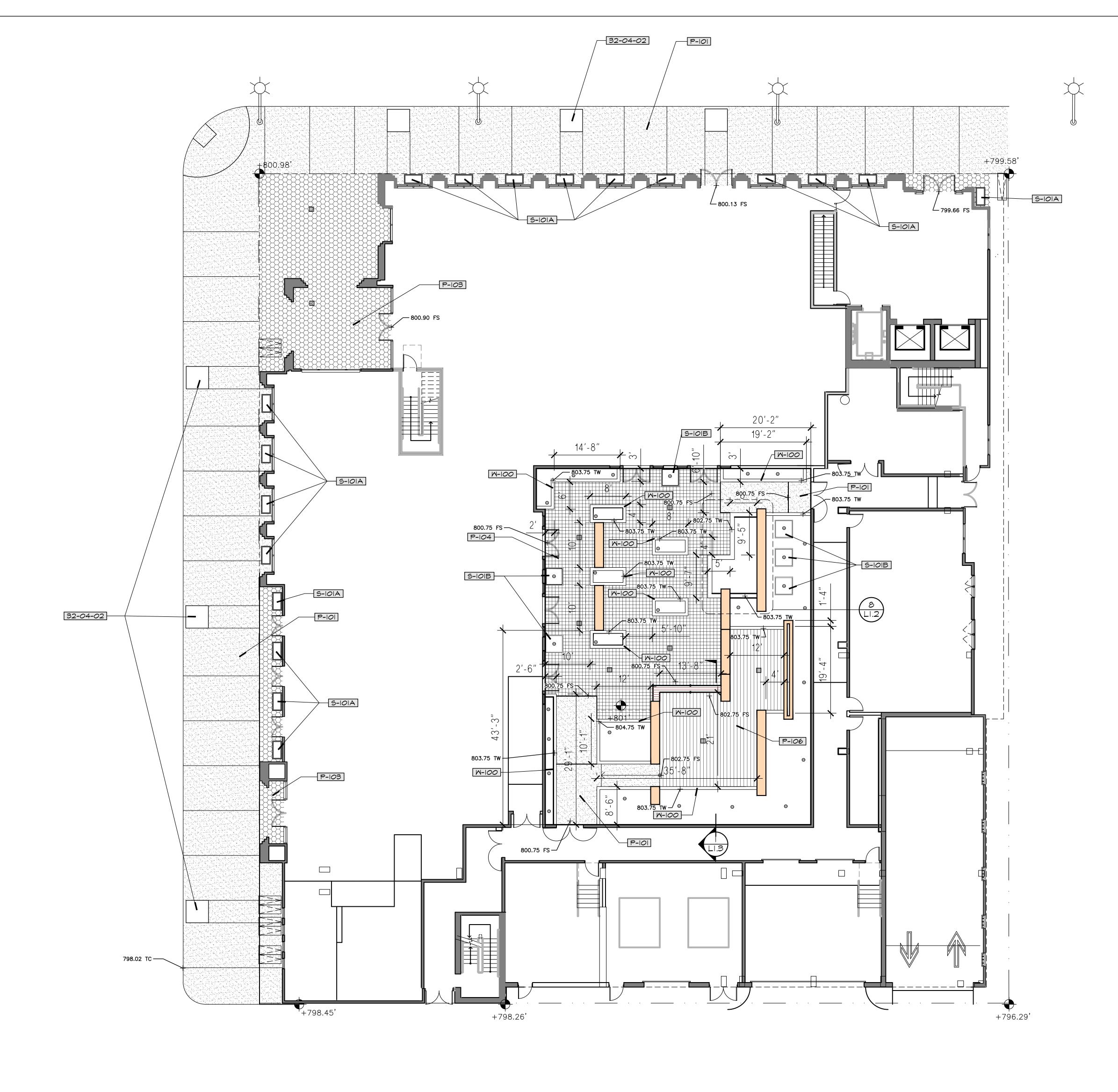
- I. ALL CONCRETE PAVING IN PEDESTRIAN WALKWAYS IS TO BE 3 1/2" THICK W 6 X 6-10/10 WOVEN WIRE MESH CENTERED IN CONCRETE
- 2. ALL RETARDANT FINISHED CONCRETE IS TO BE 3/8" PEA GRAVEL MIX, NATURAL COLOR CONCRETE. SCORELINES IN CONCRETE ARE TO BE 3/4" DEEP, I/4" WIDE WITH I/2" RADIUSED EDGES, HAND TOOLED. NO SAW CUTTING. CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION.
- 3. ALL CURBS AND GUTTERS ARE TO BE N.I.C., BY OTHERS. REFER TO THE CIVIL ENGINEER PLANS FOR SPECIFICATIONS.
- 4. REFER TO CIVIL ENGINEERING PLANS FOR ADDITIONAL GRADING AND ELEVATIONS. ANY DISCREPANCIES ARE TO BE CLARIFIED BY THE CONTRACTOR, IN WRITING, PRIOR TO CONSTRUCTION.
- 5. WHERE CONCRETE PAVING ABUTS THE BUILDING SLAB PROVIDE #3 SMOOTH STEEL DOWELS 12" LONG AT 4' O.C.
- 6. ALL NATIVE SUB-GRADE UNDER CONCRETE PAVING SHALL BE SATURATED AND COMPACTED TO 90% PRIOR TO POURING CONCRETE.
- 7. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL PIPES AND SLEEVES FOR PLUMBING AND ELECTRICAL UNDER PAYING.
- 8. SEE CIVIL ENGINEER'S AND ARCHITECT'S DRAWINGS FOR HANDICAP RAMP
- DETAILS AND SIGNAGE.

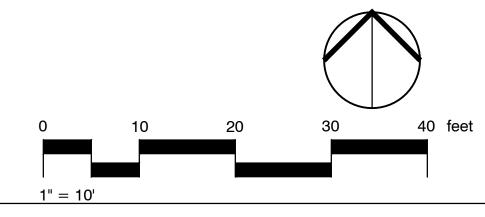
  9. REFER TO CIVIL ENGINEER'S DRAWINGS FOR PAVING SECTION OF ALL
- CONCRETE PAVING

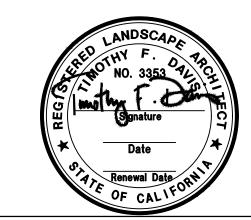
  10. ALL EXPANSION JOINTS IN CONCRETE PAVING (E.J.) ARE TO BE 1/2 IN.

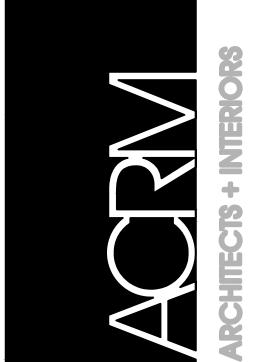
  THK. FELT WITH TOP EDGE TRIMMED AN SEALED WITH GRAY MASTIC.

  PROVIDE E.J'S WHERE CONCRETE PAVING MEETS THE BUILDING, WALLS, FOOTINGS, ETC.
- II. ALL SCORE LINES (S.L.) ARE TO BE A MIN. 1/4 IN. WIDE X S/4 IN. DEEP TOOLED GROOVES, PATTERN & SPACING TO BE AS SHOWN ON PLANS.
- 12. ALL CONCRETE PAVING TO BE A MIN. 3 1/2" THK. IN PEDESTRIAN AREAS AND 5 1/2" MIN. THK. IN VEHICULAR AREAS. ALL CONCRETE PAVING 5 1/2 IN. THK. SHALL BE INSTALLED WITH REBAR AS NOTED ON PLANS.
- IS. ALL CONCRETE PAVING SHALL BE A 5 SACK, 60/40 PEA GRAVEL MIX WITH A MEDIUM BROOM FINISH UNLESS OTHERWISE NOTED. CONCRETE PAVING TO BE REINFORCED WITH #4 REBAR AT 18 IN. O.C. BOTH WAYS, TYPICAL.









0

9

9

ARCHITECTS:

SCOT W. McGILL C 21059
CLIFFORD W. COOK C 19705
DENNIS T. ROGERS C 19264

Copyright © 2021

ACRM ARCHITECTS + INTERIORS

All ideas, designs, and arrangements indicated on these drawings are the property of ACRM ARCHITECTS + INTERIORS and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent of the architects. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of the

**DEVELOPER:**J&K PLUS INVESTMENT

CONSULTANTS:



REVISIONS: 100% DD ISSUE

202

2022-06.24

Str

Ш

PROJECT:

PD 35 IXED-USE SOUTH PARCEL:

DRAWN: Wda!

CHECKED:

DATE: OCTOBER 27, 2022

PROJECT NO.: 22025

SHEET TITLE:

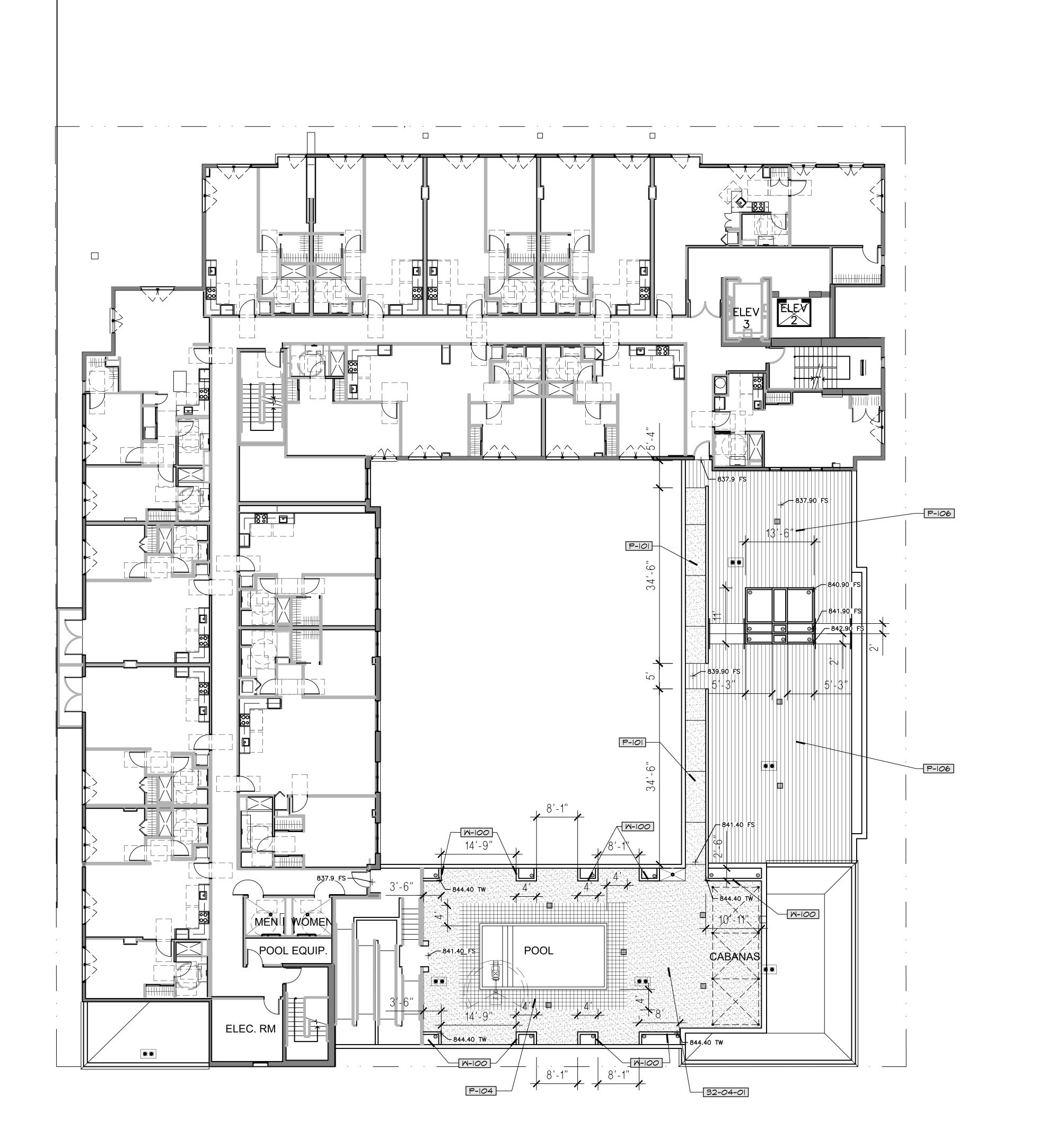
CONSTRUCTION PLAN 1ST FLOOR

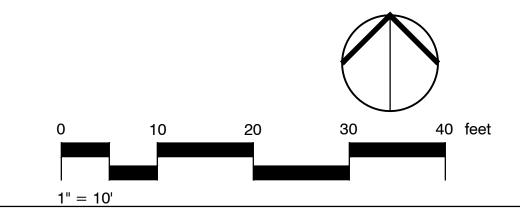
SHEET NO.:

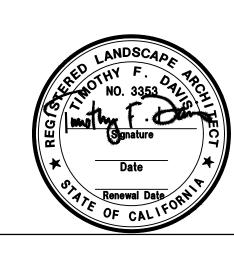
\_1.0

# REFERENCE NOTES SCHEDULE 4TH FLOOR

<u>SYMBOL</u>	32 EXTERIOR IMPROVEMENTS  DESCRIPTION	<u>aty</u>	DETAIL
32-04-01	SYNTHETIC TURF FOREVERLAWN SELECT LX OR APPROVED EQUAL (951) 335-4534 OVER TILE TECH PEDESTAL SYSTEM AND TURF TRAY. SEE DETAIL ON SHEET LI.4	1,428 SF	
SYMBOL	PAVING DESCRIPTION	QTY	DETAIL
P-101	TOP CAST O3 'ACID ETCHED' RETARDANT FINISHED COLORED CONCRETE PAVING W/ 6X6XIO CENTERED IN SLAB, NATURAL GRAY COLOR OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE SAMPLE FOR APPROVAL PRIOR TO POURING.	276 SF	/
P-104	BELGARD HARDSCAPES DECOR NORDIC COLD PORCELAIN PAVER OVER PEDESTAL SYSTEM. CONTRACTOR SHALL PROVIDE 4'X4' SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	368 SF	
P-106	BELGARD HARDSCAPES JURUPA WOOD FINISH PORCELAIN PAVER, 12X48 'COOL', OVER PEDESTAL SYSTEM. CONTRACTOR SHALL PROVIDE 4'X4' SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	2,013 SF	
SYMBOL	MALL DESCRIPTION	<u>aty</u>	DETAIL
W-100	6X8XI6 C.M.U MASONRY PLANTER WALL, HEIGHT VARIES STUCCO FINISH TO MATCH ARCHITECTURE W/PRECAST CONCRETE WALL CAP 'VALORI 'SQUARE' VP-SQ8ST' PRECAST CONCRETE WALL CAP - 'CAPPUCCINO HEAVY SANDBLAST' OR APPROVED EQUAL.		









ARCHITECTS: SCOT W. McGILL CLIFFORD W. COOK DENNIS T. ROGERS

C 21059 C 19705 C 19264

619.398.3488

.398.3480

619.

92101

Copyright © 2021

ACRM ARCHITECTS + INTERIORS All ideas, designs, and arrangements indicated on these drawings are the property of ACRM ARCHITECTS + INTERIORS and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent of the architects. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of the architects.

**DEVELOPER:** J&K PLUS INVESTMENT

CONSULTANTS:



100% DD ISSUE

2022-06.24

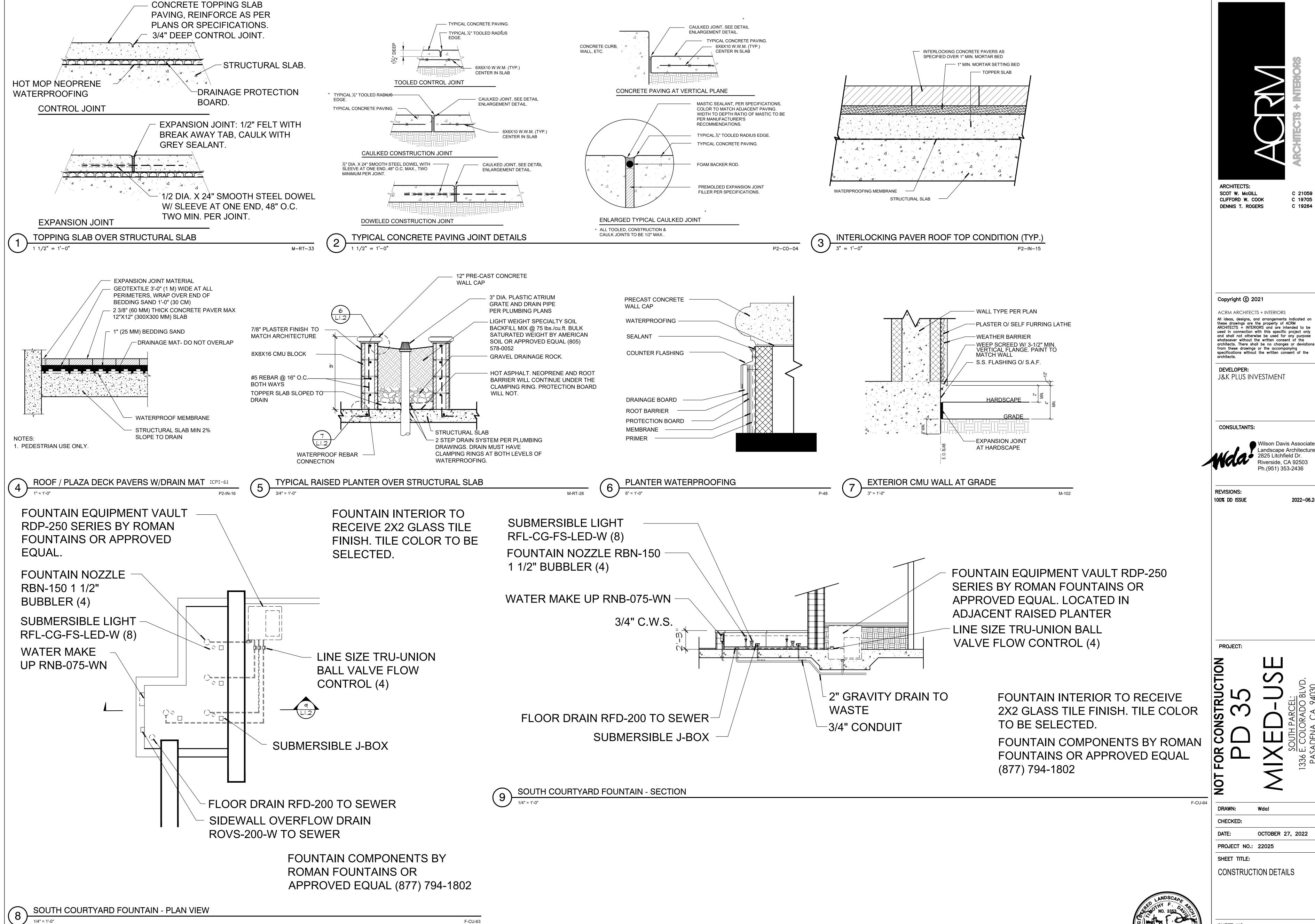
PROJECT:

CHECKED: OCTOBER 27, 2022

PROJECT NO.: 22025

SHEET TITLE:

CONSTRUCTION PLAN 4TH FLOOR



C 19264

0

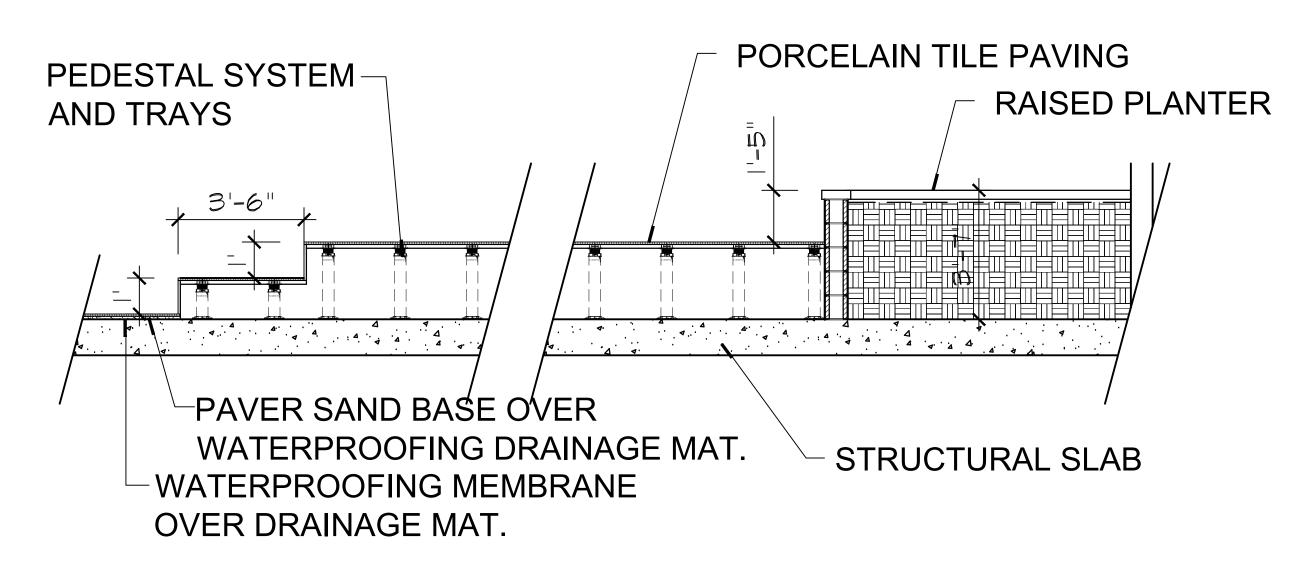
9

398.

9

 $\sim$ 

2022-06.24



SOUTH COURTYARD PAVING SECTION

M-RT-40



ARCHITECTS: SCOT W. McGILL
CLIFFORD W. COOK
DENNIS T. ROGERS

C 21059 C 19705 C 19264

619.398.3488

619.398.3480

92101

Copyright © 2021

ACRM ARCHITECTS + INTERIORS All ideas, designs, and arrangements indicated on these drawings are the property of ACRM ARCHITECTS + INTERIORS and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent of the architects. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of the architects.

**DEVELOPER:**J&K PLUS INVESTMENT



100% DD ISSUE

2022-06.24

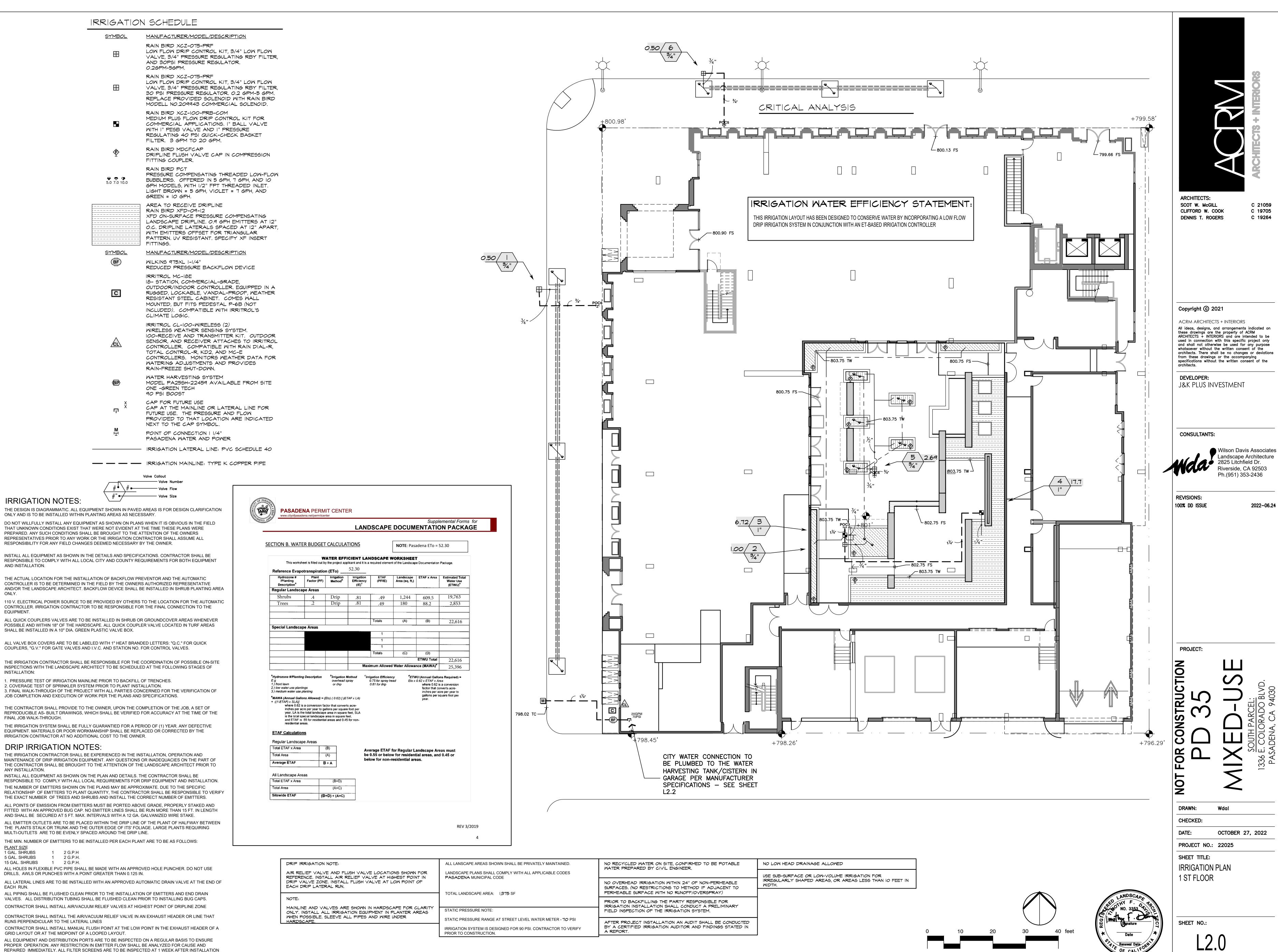
14th Street

CHECKED: OCTOBER 27, 2022

PROJECT NO.: 22025

SHEET TITLE:

CONSTRUCTION DETAILS



FOR DEBRIS BUILD-UP AND DETERMINE FUTURE MAINTENANCE SCHEDULE ACCORDINGLY.

0

9

3480

398.

9

 $\sim$ 

Suit

S

Ш

- - - IRRIGATION MAINLINE: TYPE K COPPER PIPE

# **IRRIGATION NOTES:**

THE DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS AS NECESSARY. DO NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON 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 BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVES PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.

INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL LOCAL CITY AND COUNTY REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.

THE ACTUAL LOCATION FOR THE INSTALLATION OF BACKFLOW PREVENTOR AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNERS AUTHORIZED REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT. BACKFLOW DEVICE SHALL BE INSTALLED IN SHRUB PLANTING AREA

110 V. ELECTRICAL POWER SOURCE TO BE PROVIDED BY OTHERS TO THE LOCATION FOR THE AUTOMATIC CONTROLLER. IRRIGATION CONTRACTOR TO BE RESPONSIBLE FOR THE FINAL CONNECTION TO THE

ALL QUICK COUPLERS VALVES ARE TO BE INSTALLED IN SHRUB OR GROUNDCOVER AREAS WHENEVER POSSIBLE AND WITHIN 18" OF THE HARDSCAPE. ALL QUICK COUPLER VALVE LOCATED IN TURF AREAS SHALL BE INSTALLED IN A 10" DIA. GREEN PLASTIC VALVE BOX.

ALL VALVE BOX COVERS ARE TO BE LABELED WITH 1" HEAT BRANDED LETTERS: "Q.C." FOR QUICK COUPLERS, "G.V." FOR GATE VALVES AND I.V.C. AND STATION NO. FOR CONTROL VALVES.

THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF POSSIBLE ON-SITE INSPECTIONS WITH THE LANDSCAPE ARCHITECT TO BE SCHEDULED AT THE FOLLOWING STAGES OF

1. PRESSURE TEST OF IRRIGATION MAINLINE PRIOR TO BACKFILL OF TRENCHES. 2. COVERAGE TEST OF SPRINKLER SYSTEM PRIOR TO PLANT INSTALLATION. 3. FINAL WALK-THROUGH OF THE PROJECT WITH ALL PARTIES CONCERNED FOR THE VERIFICATION OF JOB COMPLETION AND EXECUTION OF WORK PER THE PLANS AND SPECIFICATIONS.

THE CONTRACTOR SHALL PROVIDE TO THE OWNER, UPON THE COMPLETION OF THE JOB, A SET OF REPRODUCIBLE AS- BUILT DRAWINGS, WHICH SHALL BE VERIFIED FOR ACCURACY AT THE TIME OF THE FINAL JOB WALK-THROUGH.

THE IRRIGATION SYSTEM SHALL BE FULLY GUARANTIED FOR A PERIOD OF (1) YEAR. ANY DEFECTIVE EQUIPMENT. MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY THE IRRIGATION CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

# DRIP IRRIGATION NOTES:

THE IRRIGATION CONTRACTOR SHALL BE EXPERIENCED IN THE INSTALLATION, OPERATION AND MAINTENANCE OF DRIP IRRIGATION EQUIPMENT. ANY QUESTIONS OR INADEQUACIES ON THE PART OF THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALL ALL EQUIPMENT AS SHOWN ON THE PLAN AND DETAILS. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL LOCAL REQUIREMENTS FOR DRIP EQUIPMENT AND INSTALLATION. THE NUMBER OF EMITTERS SHOWN ON THE PLANS MAY BE APPROXIMATE. DUE TO THE SPECIFIC RELATIONSHIP OF EMITTERS TO PLANT QUANTITY, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE EXACT NUMBER OF TREES AND SHRUBS AND INSTALL THE CORRECT NUMBER OF EMITTERS. ALL POINTS OF EMISSION FROM EMITTERS MUST BE PORTED ABOVE GRADE, PROPERLY STAKED AND FITTED WITH AN APPROVED BUG CAP. NO EMITTER LINES SHALL BE RUN MORE THAN 15 FT. IN LENGTH AND SHALL BE SECURED AT 5 FT. MAX. INTERVALS WITH A 12 GA. GALVANIZED WIRE STAKE.

ALL EMITTER OUTLETS ARE TO BE PLACED WITHIN THE DRIP LINE OF THE PLANT OF HALFWAY BETWEEN THE PLANTS STALK OR TRUNK AND THE OUTER EDGE OF ITS' FOLIAGE. LARGE PLANTS REQUIRING MULTI-OUTLETS ARE TO BE EVENLY SPACED AROUND THE DRIP LINE.

THE MIN. NUMBER OF EMITTERS TO BE INSTALLED PER EACH PLANT ARE TO BE AS FOLLOWS: PLANT SIZE

1 GAL. SHRUBS 5 GAL. SHRUBS 1 2 G.P.H.

15 GAL. SHRUBS 1 2 G.P.H.

ALL HOLES IN FLEXIBLE PVC PIPE SHALL BE MADE WITH AN APPROVED HOLE PUNCHER. DO NOT USE DRILLS, AWLS OR PUNCHES WITH A POINT GREATER THAN 0.125 IN. ALL LATERAL LINES ARE TO BE INSTALLED WITH AN APPROVED AUTOMATIC DRAIN VALVE AT THE END OF

ALL PIPING SHALL BE FLUSHED CLEAN PRIOR TO THE INSTALLATION OF EMITTERS AND END DRAIN VALVES. ALL DISTRIBUTION TUBING SHALL BE FLUSHED CLEAN PRIOR TO INSTALLING BUG CAPS. CONTRACTOR SHALL INSTALL AIR/VACUUM RELIEF VALVES AT HIGHEST POINT OF DRIPLINE ZONE

CONTRACTOR SHALL INSTALL THE AIR/VACUUM RELIEF VALVE IN AN EXHAUST HEADER OR LINE THAT RUNS PERPENDICULAR TO THE LATERAL LINES CONTRACTOR SHALL INSTALL MANUAL FLUSH POINT AT THE LOW POINT IN THE EXHAUST HEADER OF A

GRID LAYOUT OR AT THE MIDPOINT OF A LOOPED LAYOUT. ALL EQUIPMENT AND DISTRIBUTION PORTS ARE TO BE INSPECTED ON A REGULAR BASIS TO ENSURE PROPER OPERATION. ANY RESTRICTION IN EMITTER FLOW SHALL BE ANALYZED FOR CAUSE AND REPAIRED IMMEDIATELY. ALL FILTER SCREENS ARE TO BE INSPECTED AT 1 WEEK AFTER INSTALLATION FOR DEBRIS BUILD-UP AND DETERMINE FUTURE MAINTENANCE SCHEDULE ACCORDINGLY.

AIR RELIEF VALVE AND FLUSH VALVE LOCATIONS SHOWN FOR

REFERENCE. INSTALL AIR RELIEF VALVE AT HIGHEST POINT IN

MAINLINE AND VALVES ARE SHOWN IN HARDSCAPE FOR CLARITY

ONLY. INSTALL ALL IRRIGATION EQUIPMENT IN PLANTER AREAS

WHEN POSSIBLE. SLEEVE ALL PIPES AND WIRE UNDER

STATIC PRESSURE NOTE:

PRIOR TO CONSTRUCTION.

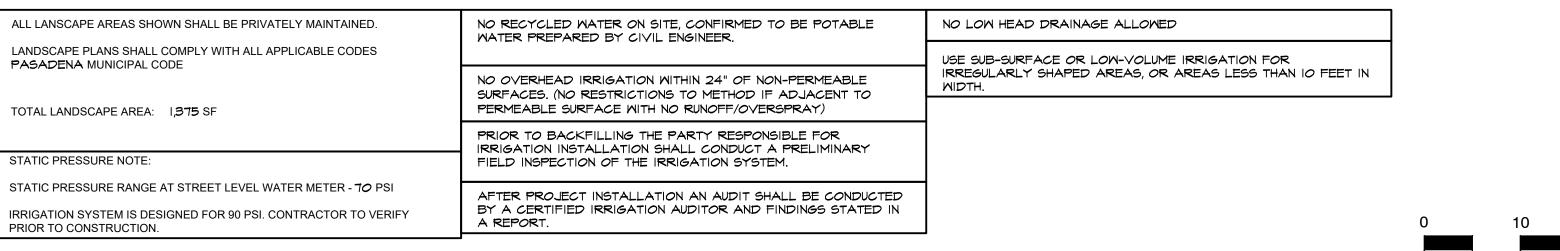
DRIP VALVE ZONE. INSTALL FLUSH VALVE AT LOW POINT OF

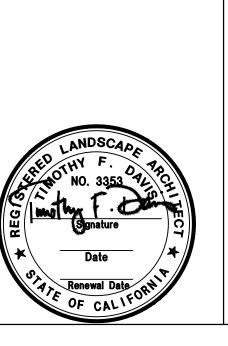
DRIP IRRIGATION NOTE:

EACH DRIP LATERAL RUN.

NOTE:

# <u>₹839.90</u> FS ─`847.90 TW POOL EQUIF





ARCHITECTS: SCOT W. McGILL CLIFFORD W. COOK DENNIS T. ROGERS

IRRIGATION WATER EFFICIENCY STATEMENT:

THIS IRRIGATION LAYOUT HAS BEEN DESIGNED TO CONSERVE WATER BY INCORPORATING A LOW FLOW

DRIP IRRIGATION SYSTEM IN CONJUNCTION WITH AN ET-BASED IRRIGATION CONTROLLER

C 21059 C 19705 C 19264 0

9

348(

398.

9

 $\sim$ 

Copyright © 2021

**ACRM ARCHITECTS + INTERIORS** All ideas, designs, and arrangements indicated on these drawings are the property of ACRM ARCHITECTS + INTERIORS and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent of the architects. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of the

**DEVELOPER:** J&K PLUS INVESTMENT

**CONSULTANTS:** 

Landscape Architecture 2825 Litchfield Dr. Riverside, CA 92503 Ph.(951) 353-2436

100% DD ISSUE

2022-06.24

CHECKED:

OCTOBER 27, 2022 PROJECT NO.: 22025

SHEET TITLE: IRRIGATION PLAN 4 TH FLOOR

0.26PM-56PM. RAIN BIRD XCZ-075-PRF

AND 30PSI PRESSURE REGULATOR.

LOW FLOW DRIP CONTROL KIT, 3/4" LOW FLOW VALVE, 3/4" PRESSURE REGULATING RBY FILTER, 30 PSI PRESSURE REGULATOR. 0.2 GPM-5 GPM. REPLACE PROVIDED SOLENOID WITH RAIN BIRD MODELL NO.209943 COMMERCIAL SOLENOID.

VALVE, 3/4" PRESSURE REGULATING RBY FILTER,

RAIN BIRD XCZ-100-PRB-COM MEDIUM PLUS FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. I" BALL VALVE WITH I" PESB VALVE AND I" PRESSURE REGULATING 40 PSI QUICK-CHECK BASKET FILTER. 3 GPM TO 20 GPM.

RAIN BIRD MDCFCAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.

RAIN BIRD PCT PRESSURE COMPENSATING THREADED LOW-FLOW BUBBLERS. OFFERED IN 5 GPH, 7 GPH, AND 10 GPH MODELS, WITH 1/2" FPT THREADED INLET. LIGHT BROWN = 5 GPH, VIOLET = 7 GPH, AND

GREEN = 10 GPH. AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-09-12 XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. O.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.

<u>SYMBOL</u>

MANUFACTURER/MODEL/DESCRIPTION WILKINS 975XL 1-1/4"

REDUCED PRESSURE BACKFLOW DEVICE

IRRITROL MC-18E 18- STATION, COMMERCIAL-GRADE, OUTDOOR/INDOOR CONTROLLER. EQUIPPED IN A RUGGED, LOCKABLE, VANDAL-PROOF, WEATHER RESISTANT STEEL CABINET. COMES WALL MOUNTED, BUT FITS PEDESTAL P-6B (NOT INCLUDED). COMPATIBLE WITH IRRITROL'S CLIMATE LOGIC.

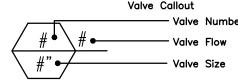
> IRRITROL CL-100-WIRELESS (2) WIRELESS WEATHER SENSING SYSTEM. 100-RECEIVE AND TRANSMITTER KIT. OUTDOOR SENSOR, AND RECEIVER ATTACHES TO IRRITROL CONTROLLER. COMPATIBLE WITH RAIN DIAL-R, TOTAL CONTROL-R, KD2, AND MC-E CONTROLLERS. MONITORS WEATHER DATA FOR WATERING ADJUSTMENTS AND PROVIDES RAIN-FREEZE SHUT-DOWN.

WATER HARVESTING SYSTEM MODEL PA25SH-22459 AVAILABLE FROM SITE ONE -GREEN TECH 90 PSI B00ST

CAP FOR FUTURE USE CAP AT THE MAINLINE OR LATERAL LINE FOR FUTURE USE. THE PRESSURE AND FLOW PROVIDED TO THAT LOCATION ARE INDICATED NEXT TO THE CAP SYMBOL.

POINT OF CONNECTION | 1/4" PASADENA WATER AND POWER

- IRRIGATION MAINLINE: TYPE K COPPER PIPE



# **IRRIGATION NOTES:**

THE DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS AS NECESSARY.

DO NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON 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 BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVES PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.

INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL LOCAL CITY AND COUNTY REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.

THE ACTUAL LOCATION FOR THE INSTALLATION OF BACKFLOW PREVENTOR AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNERS AUTHORIZED REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT. BACKFLOW DEVICE SHALL BE INSTALLED IN SHRUB PLANTING AREA

110 V. ELECTRICAL POWER SOURCE TO BE PROVIDED BY OTHERS TO THE LOCATION FOR THE AUTOMATIC CONTROLLER. IRRIGATION CONTRACTOR TO BE RESPONSIBLE FOR THE FINAL CONNECTION TO THE ALL QUICK COUPLERS VALVES ARE TO BE INSTALLED IN SHRUB OR GROUNDCOVER AREAS WHENEVER

POSSIBLE AND WITHIN 18" OF THE HARDSCAPE. ALL QUICK COUPLER VALVE LOCATED IN TURF AREAS

ALL VALVE BOX COVERS ARE TO BE LABELED WITH 1" HEAT BRANDED LETTERS: "Q.C." FOR QUICK COUPLERS, "G.V." FOR GATE VALVES AND I.V.C. AND STATION NO. FOR CONTROL VALVES.

SHALL BE INSTALLED IN A 10" DIA. GREEN PLASTIC VALVE BOX.

IRRIGATION CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF POSSIBLE ON-SITE INSPECTIONS WITH THE LANDSCAPE ARCHITECT TO BE SCHEDULED AT THE FOLLOWING STAGES OF

1. PRESSURE TEST OF IRRIGATION MAINLINE PRIOR TO BACKFILL OF TRENCHES. 2. COVERAGE TEST OF SPRINKLER SYSTEM PRIOR TO PLANT INSTALLATION. 3. FINAL WALK-THROUGH OF THE PROJECT WITH ALL PARTIES CONCERNED FOR THE VERIFICATION OF

JOB COMPLETION AND EXECUTION OF WORK PER THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE TO THE OWNER, UPON THE COMPLETION OF THE JOB, A SET OF REPRODUCIBLE AS-BUILT DRAWINGS, WHICH SHALL BE VERIFIED FOR ACCURACY AT THE TIME OF THE

FINAL JOB WALK-THROUGH. THE IRRIGATION SYSTEM SHALL BE FULLY GUARANTIED FOR A PERIOD OF (1) YEAR. ANY DEFECTIVE EQUIPMENT. MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY THE

# **DRIP IRRIGATION NOTES:**

THE IRRIGATION CONTRACTOR SHALL BE EXPERIENCED IN THE INSTALLATION, OPERATION AND MAINTENANCE OF DRIP IRRIGATION EQUIPMENT. ANY QUESTIONS OR INADEQUACIES ON THE PART OF THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION. INSTALL ALL EQUIPMENT AS SHOWN ON THE PLAN AND DETAILS. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL LOCAL REQUIREMENTS FOR DRIP EQUIPMENT AND INSTALLATION. THE NUMBER OF EMITTERS SHOWN ON THE PLANS MAY BE APPROXIMATE. DUE TO THE SPECIFIC RELATIONSHIP OF EMITTERS TO PLANT QUANTITY, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE EXACT NUMBER OF TREES AND SHRUBS AND INSTALL THE CORRECT NUMBER OF EMITTERS. ALL POINTS OF EMISSION FROM EMITTERS MUST BE PORTED ABOVE GRADE, PROPERLY STAKED AND FITTED WITH AN APPROVED BUG CAP. NO EMITTER LINES SHALL BE RUN MORE THAN 15 FT. IN LENGTH AND SHALL BE SECURED AT 5 FT. MAX. INTERVALS WITH A 12 GA. GALVANIZED WIRE STAKE. ALL EMITTER OUTLETS ARE TO BE PLACED WITHIN THE DRIP LINE OF THE PLANT OF HALFWAY BETWEEN THE PLANTS STALK OR TRUNK AND THE OUTER EDGE OF ITS' FOLIAGE. LARGE PLANTS REQUIRING MULTI-OUTLETS ARE TO BE EVENLY SPACED AROUND THE DRIP LINE.

THE MIN. NUMBER OF EMITTERS TO BE INSTALLED PER EACH PLANT ARE TO BE AS FOLLOWS

1 2 G.P.H. 5 GAL. SHRUBS

15 GAL. SHRUBS 1 2 G.P.H. ALL HOLES IN FLEXIBLE PVC PIPE SHALL BE MADE WITH AN APPROVED HOLE PUNCHER. DO NOT USE DRILLS, AWLS OR PUNCHES WITH A POINT GREATER THAN 0.125 IN.

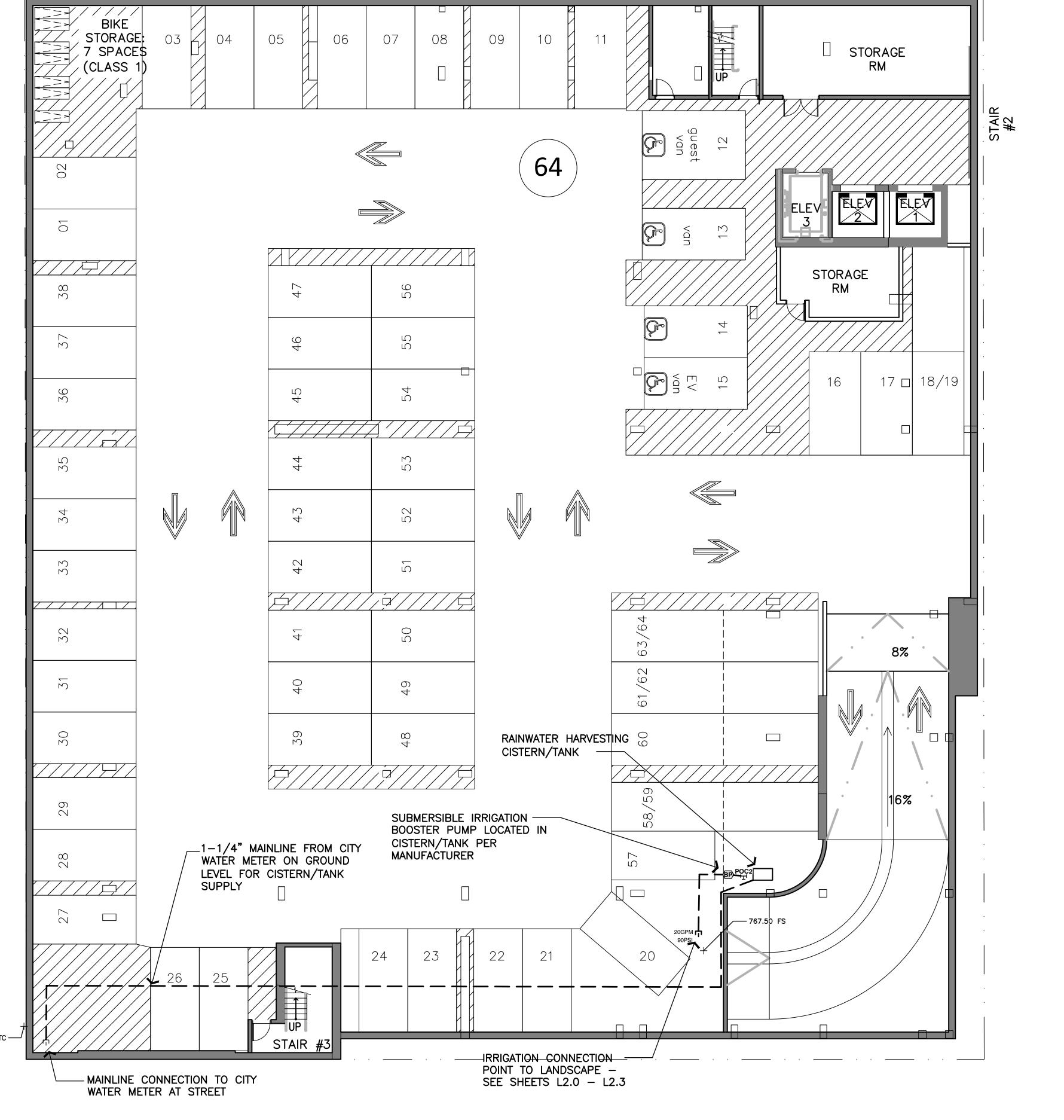
ALL LATERAL LINES ARE TO BE INSTALLED WITH AN APPROVED AUTOMATIC DRAIN VALVE AT THE END OF ALL PIPING SHALL BE FLUSHED CLEAN PRIOR TO THE INSTALLATION OF EMITTERS AND END DRAIN VALVES. ALL DISTRIBUTION TUBING SHALL BE FLUSHED CLEAN PRIOR TO INSTALLING BUG CAPS. CONTRACTOR SHALL INSTALL AIR/VACUUM RELIEF VALVES AT HIGHEST POINT OF DRIPLINE ZONE

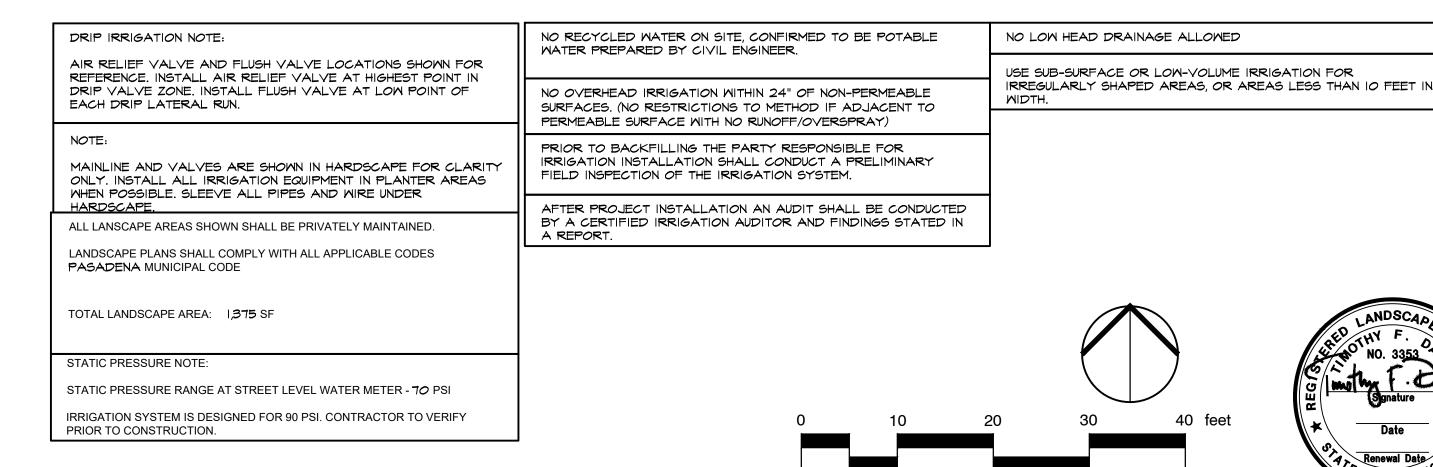
CONTRACTOR SHALL INSTALL THE AIR/VACUUM RELIEF VALVE IN AN EXHAUST HEADER OR LINE THAT RUNS PERPENDICULAR TO THE LATERAL LINES CONTRACTOR SHALL INSTALL MANUAL FLUSH POINT AT THE LOW POINT IN THE EXHAUST HEADER OF A

GRID LAYOUT OR AT THE MIDPOINT OF A LOOPED LAYOUT. ALL EQUIPMENT AND DISTRIBUTION PORTS ARE TO BE INSPECTED ON A REGULAR BASIS TO ENSURE PROPER OPERATION. ANY RESTRICTION IN EMITTER FLOW SHALL BE ANALYZED FOR CAUSE AND REPAIRED IMMEDIATELY. ALL FILTER SCREENS ARE TO BE INSPECTED AT 1 WEEK AFTER INSTALLATION FOR DEBRIS BUILD-UP AND DETERMINE FUTURE MAINTENANCE SCHEDULE ACCORDINGLY.

## IRRIGATION WATER EFFICIENCY STATEMENT:

THIS IRRIGATION LAYOUT HAS BEEN DESIGNED TO CONSERVE WATER BY INCORPORATING A LOW FLOW DRIP IRRIGATION SYSTEM IN CONJUNCTION WITH AN ET-BASED IRRIGATION CONTROLLER





 $\dot{\mathfrak{S}}$ 

398.

0

9

3480

398.

9

 $\sim$ 

ARCHITECTS: SCOT W. McGILL CLIFFORD W. COOK DENNIS T. ROGERS

C 21059

C 19705

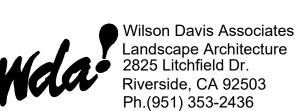
C 19264

Copyright © 2021

ACRM ARCHITECTS + INTERIORS All ideas, designs, and arrangements indicated on these drawings are the property of ACRM ARCHITECTS + INTERIORS and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent of the architects. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of the

**DEVELOPER:** J&K PLUS INVESTMENT

**CONSULTANTS:** 



100% DD ISSUE

2022-06.24

S

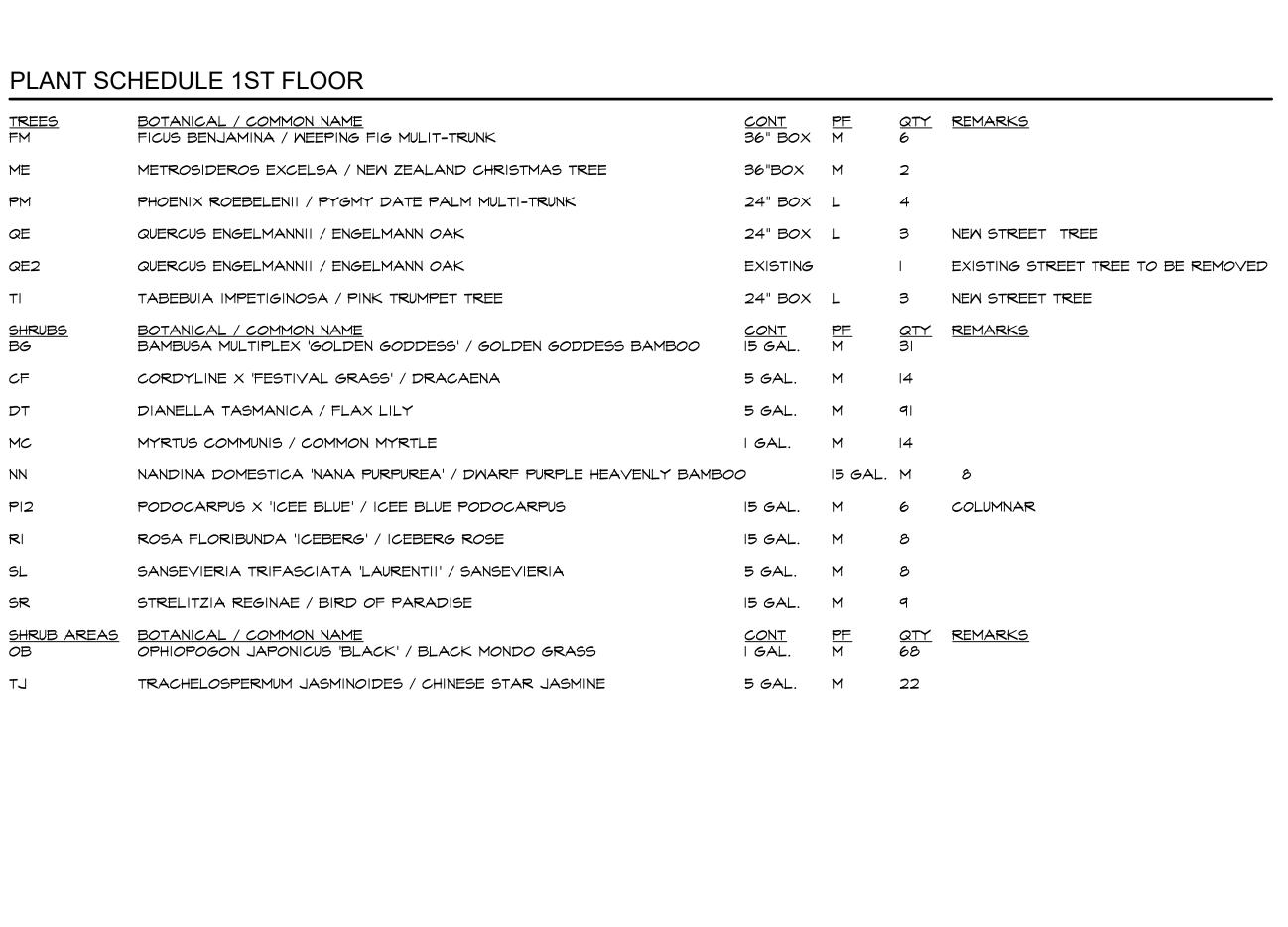
PROJECT:

CHECKED: OCTOBER 27, 2022

PROJECT NO.: 22025 SHEET TITLE: IRRIGATION PLAN PARKING LEVEL 3

SHEET NO.:

DRAWN:



# PLANTING NOTES:

THE CONTRACTOR SHALL PERFORM A THOROUGH WEED ABATEMENT PROGRAM, KILLING AND REMOVING ALL WEEDS FROM THE SITE AND SHALL BE COMPLETED PRIOR TO THE ADDITION OF ANY SOIL AMENDMENTS. THIS SHALL BE DONE FOR ALL PLANTING AREAS, SPECIFICALLY, BUT NOT LIMITED TO SLOPES & GROUNDCOVER AREAS. THE CONTRACTOR SHALL FOLLOW THE FOLLOWING STEPS:

- I. KILL & REMOVE ALL EXISTING WEEDS.
- IRRIGATE ALL AREAS TO BE PLANTED FOR (2) WEEKS. KILL & REMOVE ALL NEWLY GERMINATED WEEDS.
- REPEAT STEPS 2 AND 3. 5. PLANT OR GROUNDCOVER.
- 6. APPLY PRE-EMERGENT HERBICIDE AFTER PLANTING. CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTION OF HERBICIDE AND ITS COMPATIBILITY WITH PLANT MATERIALS.

CONTRACTOR SHALL FURNISH SOIL TESTS OF THE SITE FOR AGRICULTURAL FERTILITY AND TO DETERMINE PROPER SOIL AMENDMENTS. TEST ARE TO BE PERFORMED BY A MEMBER OF THE CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES USING ORGANIC FERTILIZER AND SOIL CONDITIONERS DERIVED FROM COMPOSTED HIGHER PLANT FORMS WITH COPIES SENT TO THE OWNER, CITY OF LANDSCAPE ARCHITECT \$ LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.

AFTER SOIL HAS BEEN SET IN PLACE & PRIOR TO ANY SOIL PREPARATION. THE

NECESSARY GIVEN THE RESULTS OF THE SOILS TEST. THE CONTRACTOR SHALL BE PREPARED TO PROVIDE DELIVERY SLIPS AND EMPTY FERTILIZER BAGS ON SITE FOR VERIFICATION OF MATERIAL.

FOR TURF AND GROUNDCOVER AREAS THE FOLLOWING SHALL BE UNIFORMLY AND THOROUGHLY ROTOTILLED INTO THE SOIL TO A MIN. DEPTH OF 6 INCHES FOR EVERY 1000 SQ. FEET OF AREA. TRI-C ENDO 120

THE FOLLOWING IS PROVIDED FOR BID PURPOSES ONLY AND SHALL BE MODIFIED AS

- 60 LBS/ACRE TRI-C 6-2-4 M / 5% S:
- 60-70 LBS/1000 SQ.FT SHAVINGS/COMPOST:
- 2-3 CUBIC YARDS/1000 SQ.FT

NOTE: SOIL TESTS SHOULD BE TAKEN FOR MORE SPECIFIC RECOMMENDATIONS AND TO DETERMINE IF ADDITIONAL CORRECTIVE AMENDMENTS ARE NECESSARY.

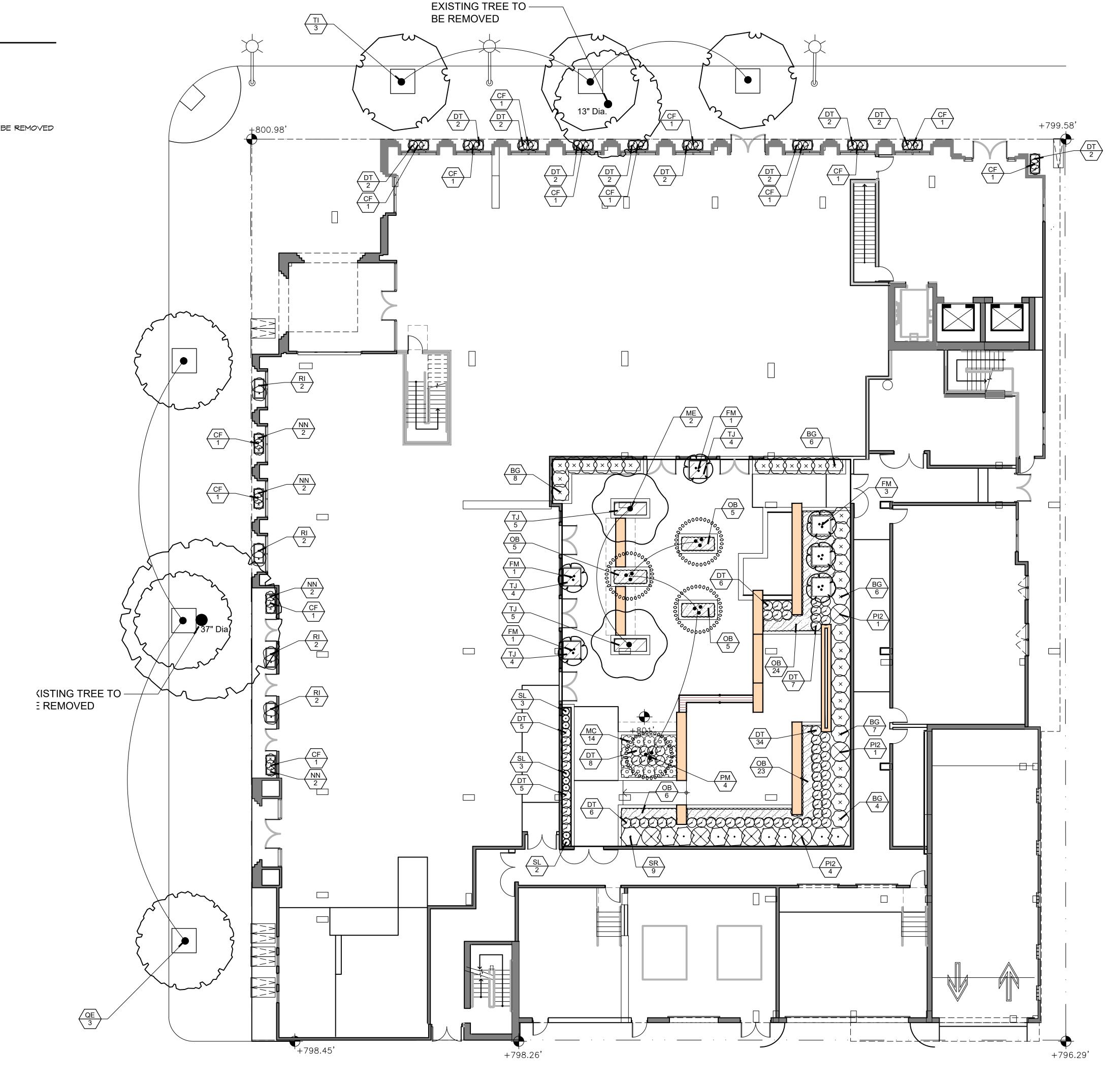
- 2. BACKFILL MIX FOR USE OF PLANTING ALL TREES, SHRUBS & VINES INCORPORATE TRI-C HUMATE @ 5-6 LBS/CU.YD OF BACKFILL MIX
- 3. PLANT TABLET FOR ALL TREES, SHRUBS, VINES AND GROUNDCOVERS: (22-48) TRI-C MYCO TABS FOR ALL BOX SIZED TREES 24" BOX OR LARGER (2) TRI-C MYCO TABS PER I GALLON STOCK (8) TRI-C MYCO TABS TABLETS PER 5 GALLON STOCK (16) TRI-C MYCO TABS PER 15 GALLON STOCK (I) TRI-C MYCO TABS FOR EACH GROUNDCOVER HOLE

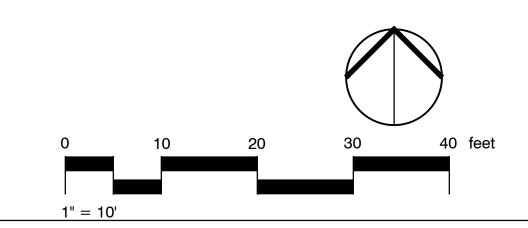
INSTALL TRI-C MYCO TABLETS PER MFG. RECOMMENDATIONS

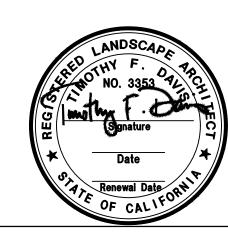
AVAILABLE THROUGH: TRI-C ORGANICS 1-800-927-3311

- 4. ALL PALM TREES TO BE PLANTED WITH 100% CLEAN PLASTER SAND. REFER TO PALM TREE PLANTING NOTES AND DETAIL FOR FURTHER SPECIFICATIONS.
- ALL SHRUBS AND GROUNDCOVER AREAS ARE TO BE TOP DRESSED WITH 3" THICK LAYER OF LOCALLY COMPOSTED 2" MINUS SHREDDED TREE BARK MULCH OR APPROVED EQUIVALENT. INSTALL MULCH PRIOR TO GROUND COVER PLANTING, INSTALL MULCH 4" DEEP ON SLOPES AND IN PERMANENT PLANT BASINS ON SLOPES.

THE CONTRACTOR SHALL INSTALL CONCRETE MOWSTRIPS (REFER TO PLAN & DETAILS FOR SPECIFICATIONS) FOR ALL SHRUB AND/OR GROUNDCOVER AREAS ADJACENT TO TURF AS SHOWN ON THE PLANS.







SCOT W. McGILL CLIFFORD W. COOK DENNIS T. ROGERS

C 19705 C 19264

C 21059

0

9

9

Copyright © 2021

ACRM ARCHITECTS + INTERIORS All ideas, designs, and arrangements indicated on these drawings are the property of ACRM
ARCHITECTS + INTERIORS and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent of the architects. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of the

**DEVELOPER:** J&K PLUS INVESTMENT

**CONSULTANTS:** 

Wilson Davis Associates Landscape Architecture 2825 Litchfield Dr. Riverside, CA 92503 Ph.(951) 353-2436

**REVISIONS:** 100% DD ISSUE

2022-06.24

Suit

Str

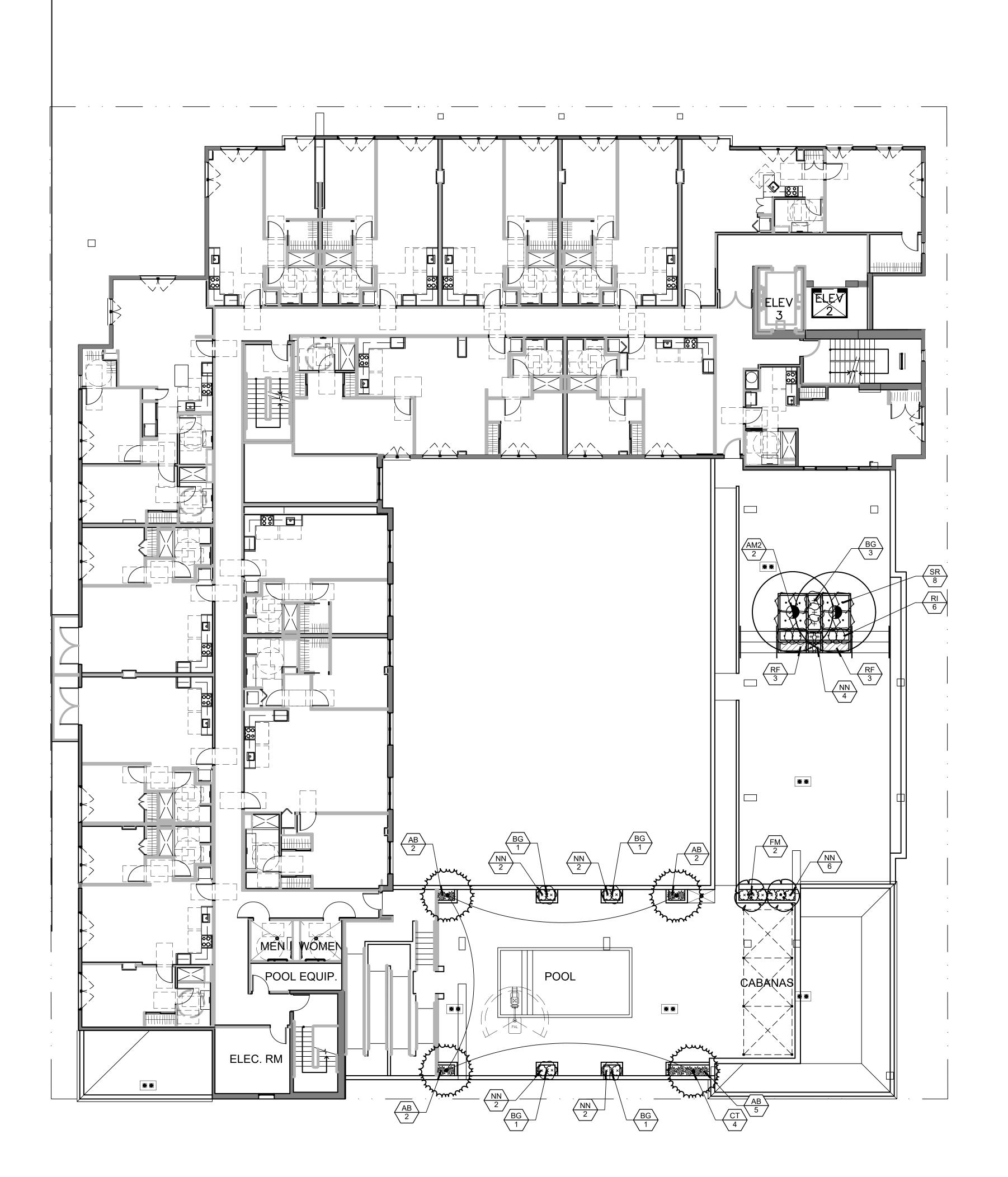
PROJECT:

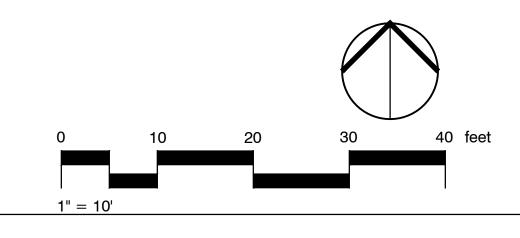
Ш OCTOBER 27, 2022

PROJECT NO.: 22025 SHEET TITLE:

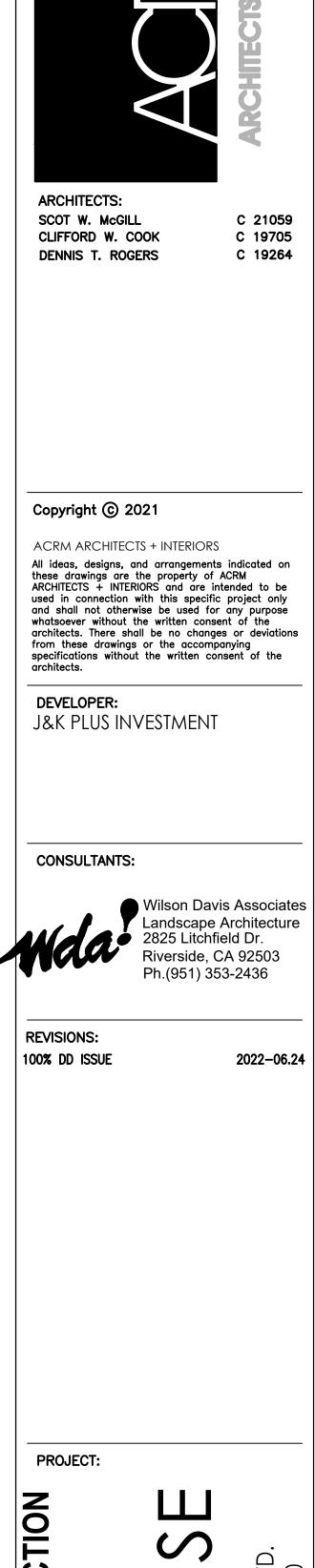
# PLANT SCHEDULE 4TH FLOOR

<u>TREES</u> AM2	BOTANICAL / COMMON NAME ARCHONTOPHOENIX CUNNINGHAMIANA / MULTI-TRUNK KING PALM	<u>CONT</u> 16' BTH	<u>PF</u> M	<u>QTY</u> 2	<u>REMARKS</u>
CT	CUPRESSUS SEMPERVIRENS 'TINY TOMER' TM / TINY TOMER ITALIAN CYPRES	5 36"BOX	L	4	*
FM	FICUS BENJAMINA / WEEPING FIG MULIT-TRUNK	36" BOX	M	2	
<u>SHRUBS</u> AB	BOTANICAL / COMMON NAME ANIGOZANTHOS X 'BUSH GOLD' / KANGAROO PAW	<u>CONT</u> 5 GAL.	PF L	<u>aty</u> II	<u>REMARKS</u>
BG	BAMBUSA MULTIPLEX 'GOLDEN GODDESS' / GOLDEN GODDESS BAMBOO	15 GAL.	M	7	
NN	NANDINA DOMESTICA 'NANA PURPUREA' / DWARF PURPLE HEAVENLY BAMBO 18	00	15 <i>G</i> AL.	М	
RI	ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE	15 GAL.	М	6	
SR	STRELITZIA REGINAE / BIRD OF PARADISE	15 GAL.	M	8	
<u>SHRUB AREAS</u> RF	BOTANICAL / COMMON NAME ROSA X 'FLOWER CARPET RED' / ROSE	<u>CONT</u> 5 GAL.	PF M	<u> </u>	<u>REMARKS</u>









619.398.3488

.398.3480

619.

92101

SHEET NO

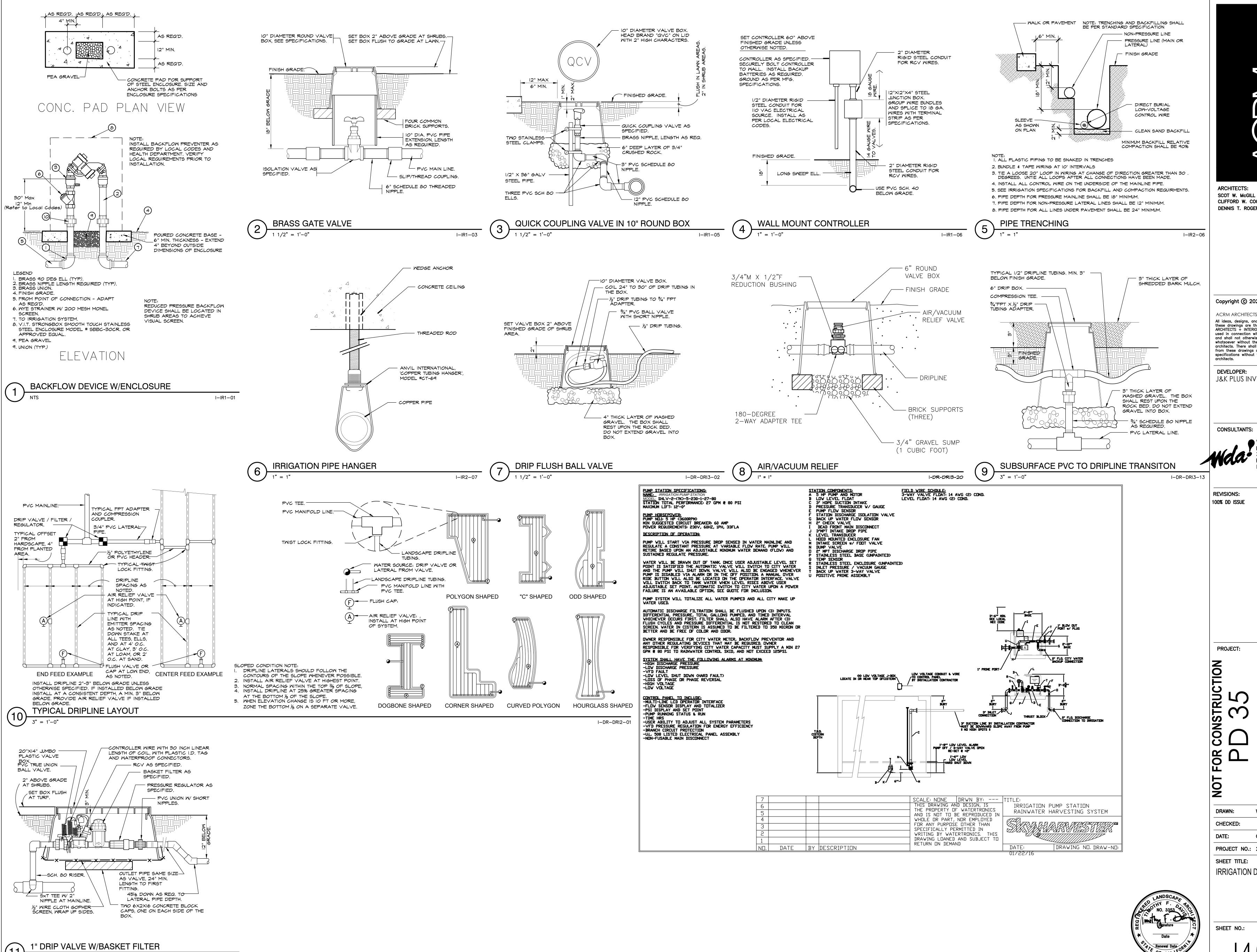
CHECKED:

SHEET TITLE:

PROJECT NO.: 22025

L3.1

OCTOBER 27, 2022



I-DR-DRI-04

CLIFFORD W. COOK DENNIS T. ROGERS

C 19705 C 19264

C 21059

398

0

9

398

9

Copyright © 2021

ACRM ARCHITECTS + INTERIORS All ideas, designs, and arrangements indicated or these drawings are the property of ACRM ARCHITECTS + INTERIORS and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent of the architects. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of the

J&K PLUS INVESTMENT

Wilson Davis Associates Landscape Architecture 2825 Litchfield Dr. Riverside, CA 92503

Ph.(951) 353-2436

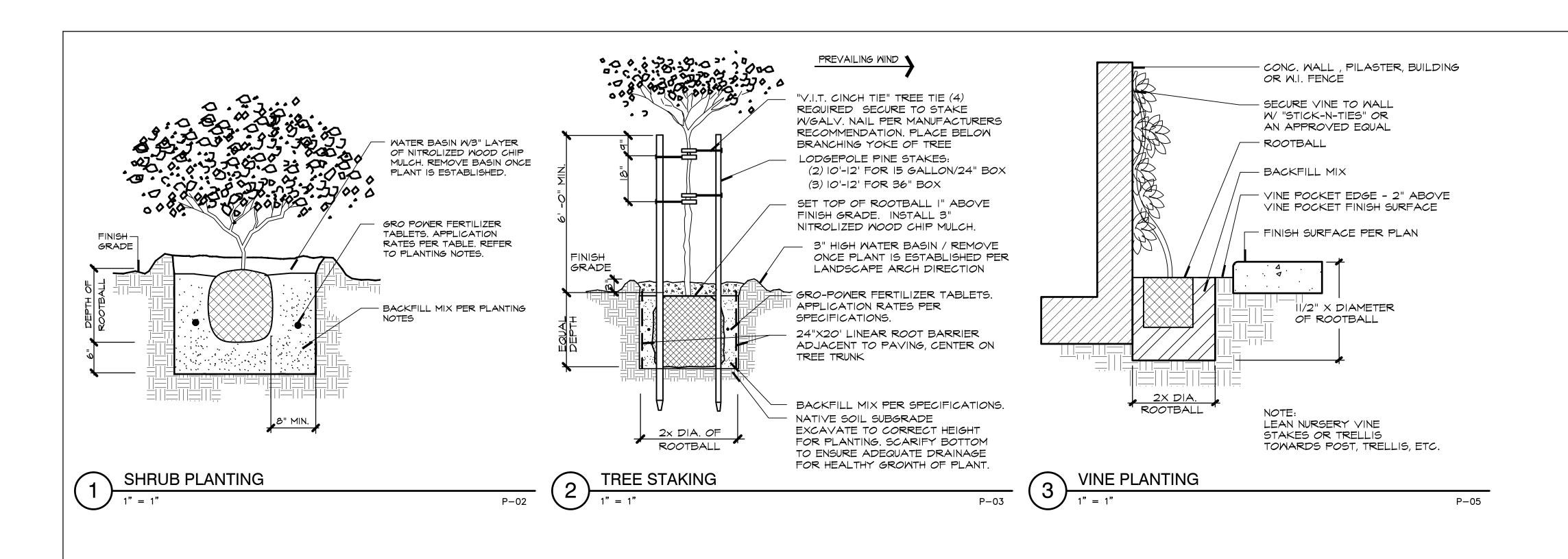
2022-06.24

S

CHITE

OCTOBER 27, 2022 PROJECT NO.: 22025

IRRIGATION DETAILS





SCOT W. McGILL CLIFFORD W. COOK DENNIS T. ROGERS

C 19705 C 19264

C 21059

3488

398.

619.

3480

398.

9

Copyright © 2021

ACRM ARCHITECTS + INTERIORS All ideas, designs, and arrangements indicated on these drawings are the property of ACRM ARCHITECTS + INTERIORS and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent of the architects. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of the

**DEVELOPER:** J&K PLUS INVESTMENT

CONSULTANTS:

**REVISIONS:** 100% DD ISSUE

Street

PROJECT:

ARCHITECTS

CHECKED: OCTOBER 27, 2022

PROJECT NO.: 22025

SHEET TITLE: PLANTING DETAILS

- 1.1 SUMMARY A. Provide all labor, materials equipment, tools, services and miscellaneous and incidental work to complete all irrigation as indicated on the Drawings and as specified.
- B. Remove and modify existing system; install new system.
- C. Related Work Specified Elsewhere:
- Planting Section 329300. 2. Landscape Maintenance - Section 02952.
- 1.2 QUALITY ASSURANCE
- A. Perform work in accord with requirements of applicable Plumbing
- 1.3 SUBMITTALS
- A. Make submittals per Section 01300.
- B. Record Drawings (As-Builts): The Contractor shall provide and keep up to date in accordance with section "Project Records" a complete set of record "as-built" Bond prints which shall be corrected daily and show every change from the original drawings and specifications and the exact "as-built" locations, sizes and types of equipment. Prints for this purpose may be obtained from the Owner. This set of drawings shall be kept on the site and shall be used only as a record set. These drawings shall also serve as work in progress sheets and the Contractor shall make neat and legible notations therein daily, as work proceeds, showing the work as actually installed. These drawings shall be available at all times for inspection and shall be kept in a location designated by the Landscape Architect.
- The Contractor shall dimension from two (2) permanent points of reference, building corners, sidewalk or road intersections, etc. the location of the following items:
- a) Gate valves
- b) The routing of the sprinkler system main lines. c) Corrections to the existing water lines.
- d) The routing of the control wires.
- e) Sprinkler control valves.
- f) Quick coupler valves. g) Backflow device
- C. Submit controller chart diagram for Owner's Representative reviews, prior to making photocopy reduction. See Section 3.11.C
- D. List of materials:
- See Section 01340 for procedure.
- 2. Quantities of materials and equipment need not be included.
- 3. Deviations from the specifications will not be allowed unless substitutions have been requested in accordance with Section
- 4. The Owner's Representative's decision shall be final in determining the equivalency of materials, equipment and method.
- E. Instruction: During the specified Maintenance period, instruct the Owner's designated personnel on the use and adjustment of the automatic sprinkler controller.
- F. Service Manuals: Furnish three (3) sets of service manuals to the Owner, in loose leaf binders containing complete catalog numbers and price lists, with manufacturer's names, addresses and phone G. Furnish the Owner with three (3) full nozzle sets for each type
- of sprinkler installed.
- 1.4 DELIVERY, STORAGE AND HANDLING
- A. Plastic Pipe: Handle pipe and fittings carefully. Store under cover to avoid damage. Beds on which pipe is transported and stored shall be full length of pipe to avoid damage. Do not install damaged dented pipe.
- 1.5 JOB CONDITIONS
- A. Examine site: Before starting work carefully examine the site and existing mechanical, electrical, paving and other similar conditions which may conflict or be within the area of work. Install the work coordinated with existing conditions, making necessary minor changes, without extra cost to the Owner.
- B. Scaled dimensions are approximate. Before proceeding with work carefully check and verify all locations.
- C. Before excavating for sprinkler lines, locate all underground utility lines to avoid damage to those utilities. Notify the Owner's Representative promptly upon discovery of unknown lines for proper identification and disposition
- D. Spacing of sprinkler heads, location of valves and quick couplers shall be indicated on the drawings. Coordinate the layout of the sprinkler system with the layout of the planting and paving, and fully carry out the intent of the design.
- E. Pipe lines, unless dimensioned, may be located in the most reasonable and practicable alignment. Accurately locate on record drawings. Sprinkler heads and valves may be shifted slightly where necessary to avoid obstructions. Owner's Representative's acceptance of deviations from the Drawings shall be obtained prior to installation. Accurately locate such deviations on the record drawings.
- F. If errors, conflicts and ambiguities between drawings and specifications or between drawings or specifications and actual field conditions are discovered, immediately notify the Owner's Representative. Do not proceed with the affected portions of the work until the Owner's Representative has provided further instructions.
- G. Do not backfill trenches until the work has been reviewed and accepted by Owner's Representative 1.6 GUARANTEE
- A. In addition to manufacturers' specific warranties, warrant the entire irrigation system for a period of one year from date of notice of completion. Should trouble develop within the year due to poor work or
- defective material, promptly make corrections at the Contractor's expense. 2. At Contractor's expense, promptly repair all damage to paving,
- planting and other components that are due to settlement of improperly compacted trench soil.
- PART 2 PRODUCTS
- 2.1 MATERIALS
- A. New, of the best grade of each respective and unless otherwise specified.
- B. Copper Pipe and Fittings:
- 1. Copper pipe shall be type "K", hard tempered ASTM B88 and fittings shall be wrought solder joint type in accordance with American Standards Association (ASA) B16 22.
- 2. Joints shall be soldered with silver solder, 45% silver, 15% copper. 16% zinc. 24% cadmium and solidus at 1125° F. and liquidus at 1145° F., conforming to specifications ASTM B206-52T and Federal QQB 00655.
- C. All Lateral and Mainline Piping: Mainline less than 3"- Schedule 40 PVC Mainline over 3"- CL 315 PVC
- Lateral line- CL 200 PVC Reclaim water - Purple PVC pipe
- D. Sprinkler Risers and Nipples: PVC Schedule 80 with molded threads as shown.
- E. Fittings: Galvanized malleable steel where shown. PVC Schedule 80 fittings on all irrigation mainlines. All others, PVC Schedule 40, NSF approved. Use solvent recommended by manufacturer.

- Gate Valves: For 2-1/2" and smaller: Non-rising stem, screwed, bronze, Nibco T-113, or equal. For 3" and larger: 125 psi, Non-rising stem, brass, Matco-Norca 514 or equal,
- G. Quick Coupler Valves and Quick Coupler Valve Assemblies: Locking vinvl top, two-piece, brass and bronze, size as shown.
- H. Valve Keys: Provide two 30" galvanized keys to operate c ross-handles of quick coupler valves for manual adjustment. Buckner, Rainbird or equal. Also provide 1 ft. nut wrench for gate valves
- Remote Control Valves: As indicated on the drawings. Provide Valve ID tags on each valve.

Gate Valve Boxes: Plastic, 10" round with bolt-down cover,

- marked "GV" for each gate valve. By Applied Engineering, NDS, Carson or equal. Provide key for each box. Quick Coupler Valve Boxes: Plastic, 10" round with bolt-down cover, marked "QC" for each quick coupler valve. By Applied
- Engineering, NDS, Carson, or equal. Provide key for each box. Remote Control Valve Boxes: Rectangular plastic with locking cover marked "RCV" for each remote control valve. Applied

Engineering, NDS, Carson or equal. Provide six keys.

Sprinkler Heads: refer to drawings and schedule.

- Electrical Conduit: Comply with requirements of the governing code and shall be approved and identified by the Underwriters Laboratories, Inc. Conduit shall be PVC Schedule 40, gray color.
- Sleeves for Piping under Paving: Schedule 40 PVC. Sleeve size shall be a minimum of twice (2x) the diameter of the pipe to be sleeved.
- R. Thrust Blocks: 3,000 psi concrete in 28 days.
- Tracer wire: Detectable underground utility marking tape, minimum 4.85 mil overall thickness, blue color, by Christy Type III, Magnatec, or equal.
- Irrigation Controller: As noted on plans
- Controller Enclosure: Strong Box, see drawings.
- V. Controller Wire: Regency UF Direct Burial wire or approved equa

#### PART 3 - EXECUTION

- 3.1 CONNECTIONS
- A. To Existing Steel Pipe: For 1-1/2" size pipe and smaller, use Moody or Dresser or equal slip joint fittings. For 2" and larger, cut thread and install threaded fittings.
- B. To Existing PVC Pipe: Use PVC fittings welded onto existing PVC pipe.

#### D. PRESSURE TEST

- 1. All main lines and lateral lines that have glued joints under paving and in the system shall be capped and pressure tested 150 psi.
- Pressure shall be sustained in the lines for not less than 3 hours. If leaks develop the joints shall be replaced and the test repeated until the entire system is watertight.
- 3. Tests shall be observed and approved by the Owner's representative prior to backfill.
- When the irrigation system is completed (and before planting has begun) the contractor in the presence of the Owner's representative shall test the coverage of water afforded as complete and adequate. The contractor shall furnish all materials and perform all work required to correct any inadequacies of the lawn and planting areas coverage disclosed.
- The contractor shall inform the Owner's representative of any deviation from the plan required by wind, planting, soil or site conditions that bear on present coverage.
- 3.2 TRENCHING AND BACKFILLING
- A. Trenches for all pipe shall be open vertical and construction with firm level bottom and wide enough to provide free working space around the work installed and to provide ample space for backfilling and tamping.
- Neatly windrow excavated material to cause the least inconvenience to pedestrian and vehicular traffic. Do not place soil on concrete paving without a moisture-proof membrane to protect
- Trench Depth: Sufficient to provide not less than the following cover over top of pipe.
- 24" over all pipe for mains and supply lines with 2-3" of sand over pipe.
- 2. 24" over control wires from controllers to remote control

12" over sprinkler lines (lateral).

- D. When two pipes are to be placed in the same trench, provide not less than 6" space between pipes. Irrigation piping shall not occupy same trench with piping or conduits of any other utility or service.
- After the installation is complete and the required tests and inspections have been made and reviewed, backfill the excavation and trenches with clean soil, free of rubbish.
- Compact the backfill for all trenches, regardless of the type of pipe covered, in areas under or which closely parallel concrete or asphaltic concrete, to 90% of maximum density.
- 2. Trenches which traverse areas to be planted may be compacted by thoroughly flooding the backfill.

A. Trenches located under areas where paving or concrete will be

- 3.3 TRENCHING AND BACKFILLING UNDER PAVING
- installed shall be backfilled with sand (a layer 6" below the pipe and 24" above the pipe), and compacted in layers to 95% compaction using manual or mechanical tamping devices. Trenches for piping shall be compacted to equal the compaction of the existing adjacent undisturbed soil and shall be left in a firm unvielding condition. All trenches shall be left flush with the adjoining grade. Set pipes in place, cap, and pressure test all piping under paving prior to backfilling, and prior to the paving
- Piping under existing walks is generally done by jacking, boring, or hydraulic driving. Any cutting or breaking of sidewalks or concrete necessary shall be performed by the Contractor and paving replaced as a part of the contract cost. Permission to cut or break sidewalks or concrete shall be obtained from the Owner's Representative. No hydraulic driving will be permitted under asphaltic concrete paving.
- C. Coordinate installation of piping and wires under paved areas.
- Sleeves may be installed, but are not required, for future installation of water lines and wires, unless otherwise
- 3.4 PLASTIC PIPE
- Solvent Weld Pipe: All pipe and fittings shall be solvent welded Christy's, IPS Weldon or approved equal or as recommended by the manufacturer of the pipe, except where screwed connections are required.

- Thoroughly clean all pipe and fittings of dirt, dust and moisture and apply colored primer on all connections prior to the application of PVC welding solvent before applying solvent with a non-synthetic bristle brush in the following sequence: Apply an even coat to outside of pipe, then to inside of fittings and then re-apply a light coat of solvent to the outside of the pipe making sure that coated area on the pipe is equal to the full depth of the fitting socket. Insert pipe quickly into fitting and turn approximately 1/4 turn to distribute the solvent and remove air bubbles, check tees and ells for correct position, then hold joint without movement for approximately 15 seconds, so that pipe does not push out fitting. Use clean rag and wipe off excess solvent. Cure all welded joints at least 15 minutes before moving or handling and at least 24 hours before water is permitted in this pipe.
- 2. Provide tracer wire on top of all distribution mains and pipe under constant pressure.
- 3. Bell and PVC Pipe: Install in conformance with written procedures and recommendations of the manufacturer. Size thrust blocks according to the soil types on the site, and as approved by the Owner's Representative.
- 4. Make all connections between plastic pipe and metal valves or pipe with screw fittings using plastic male adapters and Teflon tape applied to male threads. Make up light wrench pressure. Do not screw steel pipe into plastic fittings.
- 3.5 COPPER PIPE
- A. Exposed Piping to all planters above grade shall also be copper pipe, Type "K".
- 3.7 REDUCING FITTINGS
- A. Use where any change in pipe size occurs. Do not use street ells, bushings, close nipples, long screws or service tees.
- 3.8 OFF-SETS
- 3.9 DIELECTRIC COUPLINGS

two dissimilar metals are connected whether shown on the drawings

- or not.
- 3.10 CLOSING OF PIPING A. As soon as lines have been installed, cap or plug all openings to prevent the entrance of materials that would obstruct the

A. Install approved dielectric couplings, unions, or fittings wherever

3.11 IRRIGATION CONTROLLERS

A. Make with fittings. Do not bend pipe.

- Connect remote control valves to existing controller in a clockwise sequence to correspond with station setting beginning with Station 1, 2, 3, etc. unless otherwise shown.
- B. Prepare a map diagram showing location of all valves, lateral lines and route of the control wires. Identify all valves as to size, station number, and type of planting irrigated, i.e., lawn, shrubs, or groundcover.
- Reduce drawing photographically to a size which will fit in space available on the door inside of the controller. Seal within two laminated plastic sheets. Mount permanently on inside surface of the door. Submit one (1) additional diagram to Owner's Representative.
- 3.12 UNDERGROUND (CONTROL WIRES)
- A. Color code all wiring, white for common wire & black for control/pilot wires.
- B. Install wires, sprinkler laterals and mains in common trenches wherever possible.
- Sizing of wire shall be No. 14 awg for control/pilot wires & No. 12 awg for common wires, in accordance with manufacturer's
- D. Install wires at least 24" below finish grade and laid to the side of the main line where possible. Locate them no less than 6" from pipes and fittings, except at terminal points. Provide looped slack at valves and snake wires in trench to allow for concentration of wires. Tie wires in bundles at 10' intervals.
- E. Wire splices not allowed.
- F. Run all wire passing under future or existing paving, or construction in a PVC Schedule 40 or galvanized steel conduit extending at least 12" beyond edges of the paving or construction. Provide pull boxes as necessary in long runs and at sharp bends in the conduit run.
- G. Provide meter box at ends of runs for future valves, and over all
- H. Install warning tape 6" above all wire routes not located in trenches with irrigation mains.
- 3.13 VALVES
- A. Provide piping systems with valves at all points shown on the drawings or specified herein, arranged to give complete regulating control throughout.
- Install valves with the best skill, neat appearance and groupings so all parts are easily accessible and maintained. Set valves near walks and curbs within 12" and parallel to same. Install remote control valves in groundcover or shrub areas wherever feasible.
- C. Valves shall be the full size of the line in which they are installed nless otherwise specified.
- D. Adjust remote control valves so that most of the sprinkler heads operate at pressure recommended by the head manufacturer, and so that a uniform distribution of water is applied by the sprinkler heads to the planting areas for each individual valve system.
- Set valve boxes 3/4" above the designated finish grade at each valve in turf, 2" in shrubs, and stencil paint station numbers of valves on covers. Numbers shall be 4" minimum in height.
- Identify locations of all valves by painting purple symbols pointing to valves on surface of nearest curb or paving. Templates to be provided by Owner's Representative.
- 3.14 SPRINKLER HEADS
- A. Prior to installing heads, thoroughly flush laterals and risers with full line pressure. Repeat whenever system is opened up for repairs or replacement. Start flushing operation at the highest point of delivery and work to the lower.
- B. Set sprinkler heads as detailed on drawings.
- Upon completion of the installation, adjust sprinkler heads to properly distribute water flow and place entire irrigation system in optimum operating condition.

- Align all part-circle heads so that spray does not hit building walls and windows, and are 24" from adjacent paving and curbs.
- E. Adjust all spray nozzles so that there will be a minimum amount of overspray, and so that the entire set will be as evenly balanced as possible.

## 3.15 DRIPLINE COMPONENTS

- A. Provide flexible dual-layered pressure-compensating inline dripline manufactured by Netafim or Rainbird, with emitter spacing and dripline row spacing as indicated on construction drawings.
- Provide insert or compression fittings manufactured that are compatible with inline emitter tubing as indicated on construction drawings.
- C. DRIPLINE WITH PRESSURE-COMPENSATING INLINE EMITTERS.
- Netafim Techline CV or Rain Bird XFS on or below surface dripline for POTABLE water systems; brown colored dripline tubing with emitter flow rates and spacing as shown.
- D. CONTROL ZONE KITS
- Control zone kit assemblies for dripline irrigation zones must include control valve, filtration, and pressure regulation components sized to meet the hydraulic demands and flow requirements of the zones that they service.

Provide control zone kits as indicated on construction drawings.

- 3.16 DRIPLINE LAYOUT OF WORK
- A. Stake out dripline irrigation system. Items staked include manifold/header pipe and tubing, sleeves, control zone assemblies, flush valves, air relief valves, and check valves.
- B. Dripline Irrigation System Layout Review: Dripline irrigation system layout review will occur after staking has been completed. Notify Owner's Representative one week in advance of review. Modifications will be identified by Owner's Representative at this review.
- 3.17 DRIPLINE EXCAVATION, TRENCHING, AND BACKFILL
- Excavate and install pipes at minimum cover indicated in drawings or specifications. Excavate trenches at appropriate width for connections and fittings.
- 2. Minimum cover for dripline components (distance from top of pipe to finish grade): Buried PVC manifold and supply header pipe to dripline grid layouts:
- 12" (30,5 cm) to top of pipe. 4. Buried dripline lateral pipe downstream PVC manifold and supply
- header pipe: 4" (10 cm) to top of pipe 5. On-grade dripline lateral pipe downstream PVC manifold and supply header pipe: Secure to finish grade with approved tubing stakes. Install and test prior to installation of landscape fabric and mulch.
- 6. Backfill only after buried lines have been reviewed, tested, and Excavated material is generally satisfactory for backfill. Use backfill free from rubbish, vegetable matter, frozen materials, and stones
- suitable for backfill. Use backfill free of sharp objects next to pipe. 8. Dress backfilled areas to original grade. Incorporate excess backfill

larger than 2" (50 mm) in maximum diameter. Remove material not

- into existing site grades. Dispose of excess backfill off site. 9. Contact Owner's Representative for trench depth adjustments where utilities conflict with irrigation trenching and pipe work.
- 3.18 FLUSHING AND TESTING
- Schedule testing with Owner's Representative a minimum of three (3) days in advance of testing.
- 2. Provide clean, clear water, pumps, labor, fittings, and equipment necessary to conduct line flushing and testing procedures. 3. Recommended Dripline and Emitter Lateral Flushing Procedures.
- a. Flush the system every two weeks for the first six (6) weeks and check the water that is flushed out for cleanliness. Establish a regular system flushing schedule for the future based on results
- from the initial six-week flushing schedule. b. Flush the system completely after any repairs are made and monitor system operation closely under regular system flushing schedule.
- installation. 4. Recommended Dripline and Emitter Lateral Leakage Testing

basis and compare with the pressure readings taken after

c. Check the pressure at the supply and flush headers on a regular

- Procedures. Subject installed dripline tubing and emitter lateral piping to water pressure equal to specified operating pressure for ten (10) minutes.
- Test with control zone components and dripline flush valve components installed Partially backfill buried pipe and tubing to prevent movement under

pressure. Expose couplings, fittings, and valve components.

c. Visually inspect valve assemblies and fittings for leakage and

replace defective pipe, fitting, joint, valve, or appurtenance. Repeat test until test segment is free from leaks. Cement or caulking to seal leaks is prohibited. 5. Recommended Dripline and Emitter Lateral Operational Testing Procedures.

a. Activate each dripline and emitter lateral control zone valve in

from controller. Manually activating remote control valve using manual bleed mechanism at remote control valve is not an acceptable method of activation. Owner's Representative will visually observe operation, water application patterns, and leakage.

Replace or adjust defective valve, fitting, dripline segment, emitter

sequence from controller. Provide either one additional person with

radio or use handheld remote to activate remote control valves

- lateral segment, or appurtenance to correct operational and coverage uniformity deficiencies. c. Repeat test(s) until each dripline or emitter lateral test segment passes testing procedures. Repeat tests, replace components. and correct deficiencies at no additional cost to Owner and/or Owner's
- 3.19 CONSTRUCTION REVIEW

Representative.

- A. The purpose of on-site reviews by Owner's Representative is to periodically observe work in progress, Contractor's interpretation of construction documents, and to address questions with regard to installation.
- Schedule reviews for dripline layout and system testing with Owner's Representative as indicated on drawings or as required by these specifications.
- Impromptu reviews may occur at any time during project.

D. A review will occur at completion of irrigation system

installation and Project Record Drawing submittal.

3.20 GUARANTEE/WARRANTY AND REPLACEMENT 1. The purpose of guarantee/warranty is to ensure that Owner receives irrigation materials of prime quality, installed and

maintained in thorough and careful manner.

- Contractor is responsible for providing guarantee/warranty of irrigation materials, equipment, and workmanship against defects for period of one (1) year from formal written acceptance by Owner's Representative. Fill and repair depressions. Restore landscape, utilities, structures and site features damaged by settlement of irrigation trenches or excavations. Repair damage to premises caused by defective items. Make repairs within seven (7) days of notification from Owner's Representative.
- Replace damaged items with new and identical materials, using methods specified in contract documents or applicable codes. Make replacements at no additional cost to contract price.
- 4. Guarantee/warranty applies to originally installed materials and equipment, and replacements made during guarantee/warranty
- period.
- 3.21 SUBMITTALS
- A. Deliver four (4) copies of submittals to Owner's Representative within ten (10) working days from date of Notice to Proceed. Furnish information in 3-ring binder with table of contents and index sheet. Index sections for different components and label with specification section number and name of component. Furnish submittals for components on material list. Indicate which items are being supplied on catalog cut sheets when multiple items are shown on one sheet. Owner's Representative, Incomplete submittals will be returned without review.
- Materials List: Include dripline and low-volume irrigation components control zone components, shop drawings and other components shown on drawings and installation details or described herein. Quantities of materials need not be included.
- Manufacturers' Data: Submit manufacturers' catalog cuts, specifications, and operating instructions for equipment shown on materials list.
- Shop Drawings: Submit shop drawings called for in installation details. Show products required for proper installation, their relative locations, and critical dimensions. Note modifications to installation details as part of shop drawing documentation.
- 3.22 REMOVALS. SALVAGE AND MODIFICATIONS
- A. Prior to starting work, confer with Owner's Representatives to discover potential problem areas and locations of points of joining between the removal work and existing system to remain in service. Also identify locations of shut-off valves for all emergencies. Immediately reconnect existing service beyond the site irrigation system, should removal or modifications affect the service

No shut-downs shall be made without prior approval of the Owner.

Requests for shut-downs shall include date, time and the period of

- time for shut-down. Requests shall be made a minimum of three (3) working days prior to the requested shut-down. Replace or repair, to the satisfaction of the Owner's Representative, all existing paving or landscaping disturbed during the course of this work. New paving and landscaping shall be of
- capping and abandoning of existing irrigation mainlines. All sprinkler heads, valves, and equipment within the limits of work shall be salvaged and signed over to the Owner. Piping shall not be abandoned in place. Piping removed shall be legally disposed of off

the same type, strength, texture, and finish and be equal in every

additional cost to the Owner. All existing irrigation systems serving

way to the material removed. Repair work shall be done at no

adjacent planted areas shall remain operational throughout all

- site drainage lines, etc. found and which are to be saved shall also be recorded.
- 3.23 ELECTRICAL CONDUIT
- A. Install electrical conduit to sprinkler controller(s) only as shown and
- as directed. Conduits shall be installed with a minimum of 24" cover and terminated with long sweep ells and capped with non-cemented PVC
- C. Install pull boxes at all sharp bends and as recommended to assure successful pulling of conductors.
- D. Install pull cords as required
- 3.24 FIELD QUALITY CONTROL
- A. Tests:
- Make hydrostatic tests only in the Owner's Representative's presence. 2. Plastic Pipe: After all welded joints have cured at least 24 hours. and before sprinkler heads are installed, flush out lines, then cap all outlets and test system under a pressure of 50 lbs. over normal water pressure in the presence of the Owner's Representative.
- under pressure. Test for not less than 24 hours. 3. Automatic System: Test for 14 days prior to end of maintenance period. Installed work shall function satisfactorily without stoppage and other problems. Check out all sprinklers for proper alignment, coverage and make final adjustment to valves. Set timing for

Leave all joints exposed for inspection during pressure test. Center

various valve stations as directed by the Owner's Representative. B. Installation Reviews:

prior notice to the requests

3.25 IRRIGATION SYSTEM CONTROLS CHART

sprinklers and the areas covered.

Representative.

- At the completion of all installations, and prior to the start of the planting operations, a review shall be made to check the overall coverage of the system by the Contractor and the Owner's
- 2. At the end of the Plant Maintenance Period, a final review shall be made by the Owner's Representative and Contractor to check out the entire system. Provide the Owner's Representative with three (3) working days

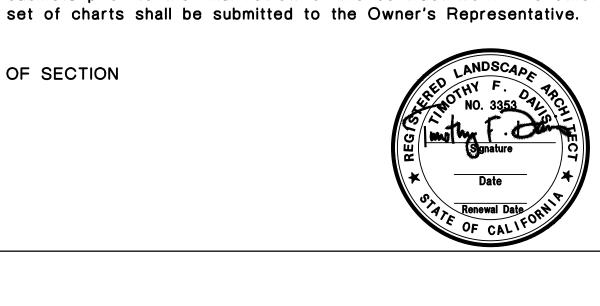
photographically reduced print of the actual record drawing of the

cabinets prior to the final review of the contract work. The other

system and color-shaded to clearly indicate the individual sets of

- A. Provide two (2) charts for each controller. The charts shall be a
- Approved charts shall be sealed between two plastic sheets. Minimum thickness of plastic sheets shall be 20 mils. C. One (1) set of the charts shall be placed inside the controller

END OF SECTION



**ARCHITECTS:** SCOT W. McGILL CLIFFORD W. COOK

C 21059 C 19705 0

0

9

DENNIS T. ROGERS

specifications without the written consent of the

DEVELOPER: J&K PLUS INVESTMENT

**CONSULTANTS:** 

Wilson Davis Associates Landscape Architecture Riverside, CA 92503

100% DD ISSUE

2022-06.24

load pipe with small amount of backfill to prevent arching or slipping 

CHECKED:

SHEET TITLE:

PROJECT NO.: 22025

SHEET NO .:

L5.0

OCTOBER 27, 2022

IRRIGATION SPECIFICATIONS

## LANDSCAPING

#### PART 1.00- GENERAL

1.01 GENERAL CONDITIONS AND DIVISION ONE The general conditions and supplemental general conditions are hereby made a part of this section.

## 1. 02 DESCRIPTION

- A. WORK INCLUDED: 1. Furnish all labor, material, equipment, appliances and necessary incidentals for the complete execution of landscaping work as indicated on the drawings and as
- herein specified.
- Work included in this Section (Items included but not limited to) a. Grade, including mounding, molding and shaping surfaces of all planting areas as indicated including the removal of existing vegetation unless other wise specified.
- Prepare and till soil in planting areas including furnishings of all soil amendments as specified.
- c. Furnish and plant all plant materials as indicated by the drawings and specifications. d. Perform all pruning as required.
- Stake and tie all plant material as specified. Provide for the maintenance of the planting until acceptance of the job by the
- Landscape Architect. Dispose of all debris and surplus materials.
- Clean-up
- Guarantee
- Maintenance
- 1. Landscape irrigation as specified in section 328100

## 1.03 QUALITY ASSURANCE

### A. VERIFICATION OF SITE CONDITIONS:

B. RELATED WORK DESCRIBED ELSEWHERE:

- The Contractor shall verify exact location of all existing subsurface utilities mechanical and electrical) prior to excavation so as to avoid disturbing or damaging such improvements. The Contractor shall promptly notify the Landscape Architect who will help resolve the conflict. Any utilities. A.C. paving. concrete work, etc., destroyed or damaged by any work under this contract shall be
- repaired or replaced at the Contractor's expense. Should subsurface drainage or soil conditions be encountered which would be detrimental to growth or survival of plant material. the Contractor shall notify the Landscape Architect in writing, stating the conditions and submitting a proposal for the correction cost. If the Contractor fails to notify the Landscape Architect of such conditions, he shall be responsible for plant material under the quarantee clause of the specifications.
- 3. All scaled dimensions are approximate. 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 information on the drawings and actual conditions, refraining from doing any work in said areas until resolved with Landscape Architect.

#### B. SOIL AMENDMENTS:

- 1. All soil amendment types and quantities shall be per soils report
- C. TOP SOIL:
- Topsoil shall consist of a fertile, friable natural loam, of uniform quality, free from subsoil. hard clods. stiff clay, hard pan, sods, partially disintegrated debris, or any other undesirable materials.
- 2. Topsoil shall not contain obnoxious weeds. such as morning glory, sorel, oxalis, spurge, annual poa, nut grass or bermuda grass.

#### D. PLANT MATERIALS:

Plant names used in the Plant List conform to "Standardized Plant Names" b American Joint Committee of Horticultural Nomenclature except in cases not covered therein. In these instances the established custom of the nursery trade is followed.

Plants shall be sound, healthy, vigorous, free from disease, insect pests or their

- eags 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. In no case shall trees be topped before delivery. 4. All plant material shall be subject to approval of size, health, quality, character.
- etc., by the Landscape Architect 5. The height and spread of all plant material shall be measured with branches in their 3.
- normal position. The caliper of the trees shall be measured 4' above the surface of the ground,
- Where caliper or other dimensions of any plant materials are omitted from the plant list, it shall be understood that these plant materials shall be normal stock meeting industry standards.
- 8. Plant material shall be symmetrical, typical for variety and species, and shall conform to measurements specified in the plant list.
- 9. Plant material larger than those specified may be supplied if complying in all other aspects and at no additional cost to the Owner, upon approval of the
- 10. All plant materials must have been previously inspected at the nursery and approved by the County Horticultural Inspector, and shall be subject to acceptance as to quality by the Landscape Architect.
- 11. Substitutions will not be permitted unless approved by the governing Municipality. 12. Quantities shown on the call outs on the Planting Plan are for the convenience of the Contractor only. Quantities drawn on the plan (whether by circles or dots), are the final authority and shall be furnished and installed as drawn.

## E. SEED MATERIALS:

- Seed shall be clean, fresh, new crop seed and shall be the mixture as noted on the Planting Plan.
- 2. Seed shall be mixed by a dealer and furnished with the dealer's guaranteed statement of composition and percentage of purity which shall be furnished to the

# F. STAKES:

1. All tree stakes shall be as per details.

Landscape Architect.

# G. WEED CONTROL:

Contractor shall thoroughly water all landscape areas to be planted to germinate any existing weed seeds. Once the weeds have germinated, they are to be killed and removed prior to any soil preparation and planting. For further information on weed removal, see 'Planting Notes' on the Planting Plan.

# H. SOIL PREPARATION:

- Before starting soil preparation the Contractor shall submit a soil report to the Owner and Landscape Architect. If no soil report is submitted it will be assumed that amendments were not added and the Contractor will be required to provide a credit to the Owner for the soil preparation. See the Planting Notes on the Planting Plan for soil report requirements. Soil areas compacted to more than 90% during site preparation shall be ripped to a minimum of 12" prior to beginning soil preparation. These areas shall be defined by the Landscape Architect and be negotiated as an additional service with the Owner.
- All planter beds under 2 1/2: 1 slope are to have the soil preparation materials broadcast uniformly over the areas and worked to a depth of 6" by a rototiller or other acceptable mechanical means to obtain a uniform blend to the soil. If the slope is greater than 2.1/2: 1. the planting pits is the only amending to occur. For soil amendment mix refer to the Planting Notes on the Planting Plan.
- 4. In addition to the work specified above, the Contractor shall remove all extraneous material that is exposed on the surface and grade to facilitate positive drainage. 5. Supply delivery slips from the supplier for the soil amendments to the site to the
- Owner. Bulk loads from the Contractors' yard will not be accepted. 1. 04 PRODUCT HANDLING

# A. PLANT MATERIAL

- Loading and unloading of all vegetation shall be accomplished in a manner not injurious to plant growth.
- Removal of plants from containers and installation into ground shall be accomplished in a manner to retain soil around roots without damage. Do not use plants that have
- Replace all plant life damaged in transportation, installation or rejected by
- 4. Plants shall be protected at all times from sun and drying winds and shall be watered as required to maintain the stock in the same condition as it was when delivered to the site and accepted for the job by the owner. No planting shall take A. place during extremely hot, dry, windy or freezing weather.
- 5. Plant containers shall be removed when planting the plants.
- 6. At all times during construction, adequate protection shall be provided for all planted areas against damage of any king until final acceptance by the Landscape
- The Contractor shall be held responsible for the care and preservation of all existing buildings and structures on the property and adjacent premises. Any part of the facility that is injured, damaged, or disturbed due to work performed by the Contractor shall be repaired, replaced and/or cleaned by the Contractor at the Contractor's expense.

## 1. 05 GUARANTEE

- A. TREES: 1. Trees shall be guaranteed to live and grow in acceptable upright position for 12 months after the specified maintenance period and / or final acceptance by the
- B. SHRUBS: 1. All shrubs shall be guaranteed as to growth and health for a period of 6 months after completion of the specified maintenance period and / or acceptance by the
- C. DEFINITION OF DEATH: 1. Plants that die or lose more than 30% of their original leaves shall be replaced.
- D. REPLACEMENT: 1. The Contractor, within 7 days of written notification by the Owner, shall remove and replace all guaranteed plant materials which, for some reason, fail to meet the requirements of this guarantee. Replacement shall be made with plant materials as indicated or specified for the first planting, and all such replacement materials

shall be quaranteed as specified for the original quarantee material.

#### PART2. 00- PRODUCTS

# 2.01 MATERIALS

- A. TOPSOIL (IF NECESSARY)
- Import topsoil from vicinity of the project. Mix three parts topsoil with one part of soil conditioner.
- 3. All top soil must be soil tested for fertility and agricultural suitability and the test results must be reviewed and approved by the Landscape Architect before delivered to the site.

### B. SOIL CONDITIONER

- Redwood sawdust or Fir / Pine sawdust chemically treated so that it has been fortified with nitrogen.
- C. FERTILIZER:
- Manufactured by Tri-C Organics or approved equal.
- Aguinaga Fertilizer Forest Floor 3" minimum (shredded tree bark) or approved E. TREE STAKES: Pressure-treated pine lodgepole 12'-0" min long 2" diameter.
- Tree Ties: Use cinch-tie as Manufactured by V. I. T. Company or approved equal.
- 1. All plant materials are to be as defined in Section 1.04-A.

#### PART3. 00- EXECUTION

3. 01 PLANTING PREPARATIONS

A. Prior to installing any planting, inspect and accept areas to be landscaped, with special attention to the removal of all debris from all planting areas at least 24" deep, and removal of all turpentine, plaster, paint thinner, etc., or other items hazardous to healthy plant growth.

#### 3. 02 PLANTING OPERATIONS

- A. Planting shall be performed by personnel familiar with planting procedures.
- B. Do not plant any plant life under unfavorable weather conditions.

#### PLANTING PROCEDURES:

- Complete soil preparation as outlined on drawings.
- Finish grades shall be two (2) inches below the surfaces of retaining walls, walks, road, curbs, paved areas, and yard drains in all cases, without abrupt changes in gradient not only in the surface of the soil, but also where soil meets walks, curbs, payement or other features, unless otherwise indicated on the plans. Soil areas adjacent to buildings shall slope away from the buildings at 2% minimum for
- thstart gravel beds in drainage areas as indicated on plans. Staking out plant locations:
- 4a. Install plants to allow proper growth without obstructing walks, hitting buildings
- Tree shall be protected at all times during the planting operation. Use proper equipment to prevent damage or scarring of roots, bark, or branches. Do not damage
- bark or break branches during or as a result of installation of tree supports. Reject all plant life with broken root balls. B. Plant holes shall be dua to twice the width of the rootball and as deep as the rootball as shown on the details.
- Set each plant in center of pit, plumb and straight. Set crown of plant at such a level that after settlement the crown will be one (1) inch above finish grade
- When plants are set, compact backfill mix by jetting with water as plant is settled into position and backfill is placed.
- When approximately six (6) inches of backfill mix has been placed, insert TRI-C MYCO tablets per manufacturers recommendations.
- Water thoroughly before installing remainder of backfill mix to top of pit. Allow no air pockets. Complete backfilling by jetting process. G. Immediately after planting, stake and fasten each tree to supports per details.
- Trees shall stand plumb after staking.
- Provide proper safeguards and protection of planted areas and plants, against trespassing or other work.
- A. Plant holes shall be twice the width of the root ball and the depth of the rootball Set each plant in the hole with its root crown flush with finish grading. Backfill shall be placed around plant roots or ball. Backfill with one part nitrolized fir sawdust mixed with three parts topsoil
- C. Fertilizer tablets in backfill at the rate of (2) Tri-C fertilizer tablets / 1-gallon can stock; (8) Tri-C fertilizer tablets / 5-gallon can stock; (8) Tri-C fertilizer tablets / 15-gallon can stock.
- Compact soil around root balls and water thoroughly. Form a berm around the edges of plant pits to form a basin for watering. Water basins should be at least 20" in
- **GROUNDCOVER:** Planting pits for groundcover shall be 4"x4" or adequate to accept material from flats without crushing or deforming the rootball. Place 1-7 gram Gro Power
- fertilizer tablet in each groundcover hole. Plant at spacings specified and in areas indicated on the drawings. Soil shall be firmly pressed around each plant, and the excess soil removed from the crown.
- Each section of groundcover shall be immediately watered upon completion of planting, and thereafter as required. NOTE: First row of groundcover should always be within 6" of the edge of the planting 3.06 CLEAN-UP
- 8. SEASONAL COLOR: Prepare the soil as per these specifications and the Planting Notes on the
- Planting Plan. B. Gradina: Areas shall be raked and floated smooth to provide a true and uniform surface.
- Plants shall be healthy annual plant material in 4" pots. Each plant pit for seasonal color shall be 6"x6"x6" with one teaspoon of bone meal mix into the backfill mix. (Use shrub backfill mix). Do not use Gro Power plant
- Plant at spacing and in areas indicated on the drawings. Soil shall be firmly pressed around each plant, and the excess soil removed from the crown.
- Each section of seasonal color shall be immediately watered upon completion of planting, and watered thereafter as required. First row of seasonal color should always be within 6" of the edge of the planting
- 9. SOD LAWN MATERIALS & PLANTING (IF APPLICABLE):
- Sod shall be no. 1 grade, machine cut at a uniform thickness of 5/8" excluding top growth and thatch, weed free and shall be no less than eight months nor more than sixteen months old.
- C. Sod area prior to planting shall be rolled lightly and watered to a depth of 6" the 3.08 FINAL MAINTENANCE INSPECTION: day prior to planting. If any air pockets are found, the area shall be re-graded as necessary. Lightly water the area to be planted just prior to planting. Sod shall be laid in a staggered pattern, with tight joints and in the same direction each time. On all slopes sod shall be installed from the bottom up and
- moves upward. On slopes, pin the sod down with wooden peas. No metal staples will be allowed. No sod of less than 18" in length will be allowed. E. Adjoin the section of sod firmly together. If air spaces occur between sections of

H. After installation sod must be kept thoroughly watered to a depth of 6". No foot traffic should be allowed for 2 to 3 weeks from the date of installation.

the newly laid sod should be protected by walking on boards as installer

sod they must be filled with sand or have the sod relayed. F. Roll sod with an adequately weighted roller to smooth out the sod bed.

Installation shall take place within 24 hours after harvesting.

G. Re-grade to protect the edges from drying if mowing edge is not used.

- I. If there are any questions regarding the quality of sod installation a representative of the supplier shall be requested to inspect the installation and the Contractor called out by the supplier's representative.
- 10. SEED LAWN PLANTING (IF APPLICABLE):
- A. Cultivate to a depth of 2" below finish grade, remove stones, foreign growth of any kind and extraneous matter, and grade to remove ridges and depressions so that areas after settlement will conform to the finish grade. Roll and rake lightly
- until the surface is smooth, friable and of uniform fine texture. B. Sow lawn seed in the area designated on the drawings at the rate as designated on
- the planting notes. Sow the lawn in two directions. C. Rake lightly, spread 1/4" of Par-5 top dressing with a mechanical spreader. roll
- HYDROSEEDING SPECIFICATIONS (IF APPLICABLE):

with 200 lb. roller and water with a fine spray.

- cellulose fiber, seed, chemical additives, commercial fertilizer and water. When Hydraulically sprayed on the soil surface, the hydromulching shall form a blotter like ground cover impregnated uniformly with seed and fertilizer and shall allow the absorption of moisture and rainfall to percolate to the underlying soil.
- B. Hydraulic equipment used for the application of the fertilizer, seed and slurry of prepared wood pulp shall be of the "super hydro-seeder" type as approved by the

A. The hydro-mulch shall be applied in the form of a slurry consisting of wood

- C. Operator shall spray the area with a uniform, visible coat by using the green color of the sod pulp as a quide. The slurry shall be applied in a sweeping motion, in an arched stream so as to fall like rain allowing the wood fibers to build on each other until a good coat is achieved and the material is spread at the required rate per acre.
- D. All slurry mixture which has not been applied to the slopes within four hours after
- mixing will be rejected and removed from the project at the contractor's expense. E. Special care should be exercised by the Contractor in preventing any of the slurry being sprayed inside any reservoir basin or onto drainage ditches and channels which may impede the free flow of rain or irrigation water. Any slurry spilled into restricted areas shall be cleaned up at the Contractor's expense to the satisfaction of the Landscape Architect or Owner.
- F. Once the slurry mulch has been applied and allowed to set for one day, the slopes shall then be irrigated. There is no set irrigation requirements in gallons per minute. Duration of time and number of gallons to be applied to the slopes will vary from day to day and system to system depending on the rate of growth and climatic conditions encountered. As a rule of thumb the soil surface must be kept moist at all times particularly during the seedling germination period (30 days)

G. All bare spots shall be re-seeded (sodded, if hydroseed is turf mix), by the

- to inadequate sprinkling or erosion caused by excessive watering by the Owner.
- 3. 04 INSTALLATION OF ACCESSORIES A. A non-selective pre-emergent appropriate for the season shall be applied to all shrub beds as per manufacturer's recommendations. Avoid application to any areas to be seeded. Acceptable products are: Ronstar, Devinol WP40,

Contractor within 45 days providing the lack of cover growth or mulch is not due

- Treflan, or approved equal. Installation: Crushed rock mulch shall not be placed until the required water distribution systems and planting operations have been completed within the area.
- The surfaces upon which crushed rock mulch is to placed shall be graded and compacted to a density of 85 to 90 percent of the maximum density.
- Areas which shall not be compacted will be designated by the Landscape Architect.
- The greas on which crushed rock mulch is to placed shall be reasonably smooth and firm and free of all deleterious material. Rocks larger than one and one quarter inches in diameter shall be removed and disposed of by the contractor Crushed rock mulch shall be evenly distributed over the designated areas. The depth of the crushed rock mulch shall be at least the minimum depth shown on

the project plans. All areas to receive mulch shall be as approved by the

- Landscape Architect prior to placement of the mulch The contractor shall apply two applications of an approved pre-emergent herbicide on all mulch areas, one before and one following placement of the
- The contractor shall notify the Landscape Architect and obtain prior approval for the use of any herbicides for weed eradication. He shall keep a record of all applications; and the date and location of such applications. A copy of
- this record shall be submitted to the Landscape Architect. After placing, spreading and grading the mulch, the contractor shall water settle the total thickness of the mulch, removing the fine material from the
- Any erosion which occurs within the mulch areas shall be corrected by the contractor prior to final acceptance. Apply one additional application of pre-emergent prior to the ending of the
- maintenance period. Notify Landscape Architect prior to application. 12. PRUNING:
- 1. Limbs, branches, canes and runners which require trimming shall be removed to leave 2. Prune plants in accordance with standard horticultural practice and under the

direction of the Landscape Architect. Do not shear plants unless otherwise

- 3. 05 LANDSCAPE MAINTENANCE
- A. Maintenance shall begin immediately after planting is complete and accepted by the owner and shall continue for ninety (90) Days. B. It is the intent of these specifications that the landscaping will be well-maintained and present a pleasing appearance at all times. Reset time clocks as required where
- following, but service is not limited by it: 1. General maintenance:

automatic systems exist. The complete landscape maintenance will include the

- Repair and replenish all decorative stones, gravel areas, and shredded bark covers. Tree, shrub and shrub bed maintenance:
- Completely trim, edge, and weed all landscaping Stake and fertilize all trees.
- Prune and/or shape trees. Apply insect and disease control. Water all trees and shrub beds as required to ensure growth.
- 3. Flower beds and/or herbaceous ground covers: Completely weed, trim, edge, fertilize and replant as required to meet the intent of this maintenance requirement at no longer than 10 day intervals.
- 3. LAWN MAINTENANCE: Mow, trim, and edge; re-seed and re-sod sparse areas.

B. Fertilize, apply insect and fungus controls.

# FLOWER BEDS and/or HERBACEOUS GROUND COVERS:

directed.

A. Completely weed, trim, edge, fertilize and replant as required to meet the intent of this maintenance requirement at no longer than 10 day intervals.

#### All areas shall be kept in a neat and orderly condition at at all times. Prior to final acceptance, clean-up and remove all materials and debris from the landscaped

- area to the satisfaction of the Landscape Architect or Owner's Representative. 3. 07 FINAL CONSTRUCTION INSPECTION: A. When all landscape improvements have been installed in accordance with the plans and specifications, the Contractor shall notify the Landscape Architect and request a "Final Construction" inspection. If the Landscape Architect determines the work to
- be substantially complete and in conformance with plans and specification, the contractor will be advised that the basic maintenance period is started. B. In order to be substantially complete, at least the following must have been finished:
- All fine grading, including elimination of low points that hold runoff.
- A complete and operable irrigation system; system must be full coverage Installation of all plant materials. Seeding of all seeded areas.
- Minor pick-up items may be completed during the basic maintenance period such as: Re-sodding of bare spots in lawn
- Re-staking or tying of trees. Lowering of sprinkler heads to grade after turf has established.

Landscape Architect at the final inspection that work is or is not satisfactory.

#### Filling of settled areas caused by application of normal watering. Replacement of unguthorized substitutions.

- A. At the end of the maintenance period and when ground covers and turf have established and all pick-up items have been completed, the Contractor shall request a final maintenance inspection. The Contractor will be advised by the
- B. If the work is satisfactory, the basic maintenance period will end on the date of the final inspection. C. If the work is unsatisfactory, the basic maintenance period will continue at no expense to the Owner until the work has been completed, inspected and approved by

# END OF SECTION

the Landscape Architect.

PALM TREE PLANTING

#### PART 1 - GENERAL

PRINCIPAL WORK IN THIS SECTION: The following quidelines are provided to assist in new planting and transplanting of

All palm tree heights specified on the plans are "Brown Trunk Height" unless

large palm trees in the planting area, including Washingtonia robusta (Mexican fan

otherwise noted. Trunk height shall be measured from finish grade to the base of

Care should be taken in excavating, planting or working near existing utilities or irrigation systems. Developer should check existing utility drawings and as-built plans for existing utility and irrigation locations.

New palms to be planted in the area should be grown under similar climatic conditions. All palms selected for planting should be inspected for health, vigor

#### and overall form. PART 2 - PRODUCTS

palm) and Washingtonia filifera (California fan palm).

Root Growth Stimulant: Stimulant should be Vitamin B-1 as manufactured by Cal-liquid, Cooke, Chican, Ortho, or equivalent.

## PALM BACKFILL SOIL:

FERTILIZER:

The import planting soil shall consist of either fine sand or loamy sand textured soil. Silt clay content of this soil shall not exceed 20% by weight with a minimum 95% passing the 2.0 millimeter sieve. The sodium absorption ratio (SAR) should not exceed 5 and the electrical connductivity (Ece) of the saturation extract of this soil should exceed 3.0 milliosmol per centimeter at 25 centigrade. The boron content of this soil should be no greater than 1 PPM as measured on the saturation

#### PART 3 - EXECUTION

PLANTING: Planting of palms should not begin until May 1 nor after October 1.

## DEFRONDING AND TYING:

In preparing palm trees for relocation/planting, all dead fronds should be removed and, if so noted on the plans, the entire trunk skinned clean to the height of the green fronds. Care should be taken to prevent injury to the trunk of the tree. Green fronds below a horizontal position shall be neatly cut off, leaving a 4'

All remaining fronds should be lifted up and tied together in two locations around the crown in an upright position. Due caution should be taken not to bind or injure the crown. A lightweight cotton rope or cord, not less than 1/4" diameter, should be used in tying up the fronds; wire should not be used. After tying, the tips of the fronds should be "hedged-off" above the crown approximately 1/4 to 1/2 of the frond length. Defronding and tying work should be completed prior to digging the



 $\infty$ 

0

0

9

 $\infty$ 

39

0

9

 $\sim$ 

S

Str

 $\mathcal{L}$ 

 $\Delta$ 

ARCHITECTS: SCOT W. McGILL CLIFFORD W. COOK DENNIS T. ROGERS

C 19264

C 21059

C 19705

Copyright © 2021

**ACRM ARCHITECTS + INTERIORS** All ideas, designs, and arrangements indicated on these drawings are the property of ACRM ARCHITECTS + INTERIORS and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent of the architects. There shall be no changes or deviations

from these drawings or the accompanying

specifications without the written consent of the

J&K PLUS INVESTMENT

DEVELOPER:

**CONSULTANTS:** 



**REVISIONS:** 100% DD ISSUE

2022-06.24

**PROJECT:** TION RUC 5 0

DRAWN: Wda! CHECKED:

PROJECT NO.: 22025 SHEET TITLE:

OCTOBER 27, 2022 PLANTING SPECIFICATIONS

SHEET NO .: