



SCALE: 1:30









1 Floor Plan 1/8" = 1'-0"

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# **WALLS**

#### MATERIAL: 1

FINISH: Blue metal panels

MANUFACTURER:

MATERIAL: 2

FINISH: Gray metal panels

MANUFACTURER:

MATERIAL: 3

FINISH: Brick Series- Canyon Brick -Shale Brown

MANUFACTURER: Nichiha Fiber Cement

MATERIAL: 4

FINISH: Wood panels

#### MANUFACTURER:





# <u>ROOF</u>

MATERIAL: 5

FINISH: Pre-fab Metal

MANUFACTURER: TBD by owner











# Antioch Car Wash Site - Layout 1

#### Designer

Date 8/30/2020 Scale Not to Scale Drawing No.

Summary



GENERAL NOTES THE FOLLOWING TERMS USED IN THESE GENERAL NOTES ARE DEFINED AS FOLLOWS. "CITY ENGINEER" REFERS TO THE PERSON(S) IN RESPONSIBLE CHARGE OF ENGINEERING FUNCTIONS FOR THE CITY OF VISALIA AND THEIR REPRESENTATIVES. "DEVELOPER" REFERS TO THE PERSON(S)/COMPANY AND THEIR REPRESENTATIVES WHO EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT WITH THE CITY. "CONTRACTOR" REFERS COLLECTIVELY TO THE CONTRACTOR(S) AND THEIR SUBCONTRACTOR(S) AND THEIR REPRESENTATIVES HIRED BY THE DEVELOPER TO PERFORM THE WORK. "DESIGN ENGINEER" REFERS COLLECTIVELY TO THE COMPANY(IES) AND THEIR REPRESENTATIVES HIRED BY THE DEVELOPER TO PROVIDE PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES AND TO PREPARE THESE IMPROVEMENT PLANS. "TESTING LABORATORY" REFERS COLLECTIVELY TO THE COMPANY(IES) AND THEIR REPRESENTATIVES HIRED BY THE DEVELOPER TO PERFORM MATERIALS SAMPLING, TESTING

AND REPORTING. THE CITY ENGINEER'S APPROVAL OF THESE IMPROVEMENT PLANS IS VALID FOR A PERIOD OF TWELVE (12) MONTHS. CONSTRUCTION PERMITS WILL BE OBTAINED WITHIN THIS PERIOD OR THE IMPROVEMENT PLANS ARE EXPIRED AND MUST BE RESUBMITTED FOR APPROVAL. WORK STILL REMAINING AFTER THE IMPROVEMENT PLANS HAVE EXPIRED MUST HALT UNTIL AN EXTENSION IS GRANTED OR AN UPDATED SET OF IMPROVEMENT PLANS IS APPROVED AS DETERMINED BY THE CITY ENGINEER. IMPROVEMENT PLAN APPROVAL BY THE CITY DOES NOT GRANT AUTHORITY TO BEGIN CONSTRUCTION

THE DEVELOPER MUST REQUEST AND ATTEND A PRECONSTRUCTION MEETING WITH THE CITY ENGINEER PRIOR TO BEGINNING WORK. THE PRECONSTRUCTION MEETING MUST BE ATTENDED BY REPRESENTATIVES OF THE DEVELOPER, CONTRACTOR, DESIGN ENGINEER AND TESTING LABORATORY. DEVELOPER IS RESPONSIBLE TO CONTACT AND INVITE ANY AFFECTED UTILITY COMPANIES TO THE MEETING. CONTACT THE CITY ENGINEER AT (559) 713-4638 TO SCHEDULE THE PRECONSTRUCTION MEETING.

4. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE TO PROVIDE EMERGENCY TELEPHONE NUMBERS TO THE CITY AT THE PRECONSTRUCTION MEETING. THE DEVELOPER/CONTRACTOR SHALL HAVE PERSONNEL AVAILABLE 24-HOURS A DAY TO RESPOND TO EMERGÉNCIES. IF THE CITY IS REQUIRED TO RESPOND AND MAKE EMERGENCY REPAIRS ON BEHALF OF THE DEVELOPER/CONTRACTOR, THE DEVELOPER/CONTRACTOR IS RESPONSIBLE TO REIMBURSE THE CITY

FOR ALL COSTS INCURRED. 5. THE DEVELOPER MUST HAVE A FULLY EXECUTED IMPROVEMENT AGREEMENT AND REIMBURSEMENT AGREEMENT (IF APPLICABLE) WITH THE CITY PRIOR TO BEGINNING WORK UNLESS OTHERWISE AUTHORIZED BY THE CITY MANAGER. THE CITY MANAGER'S EXECUTION OF THE IMPROVEMENT AGREEMENT REQUIRES THE SUBMITTAL OF BONDS, INSURANCE AND INSPECTION FEES. THE CITY MANAGER'S EXECUTION OF THE REIMBURSEMENT AGREEMENT REQUIRES THE AUTHORIZATION OF CITY COUNCIL.

6. THE TESTING LABORATORY AND THEIR INDIVIDUAL STAFF PERFORMING THE TESTS MUST BE CERTIFIED FOR THOSE TESTS BY AASHTO AND/OR CALTRANS. ALL SAMPLING AND TESTING TO BE PERFORMED SHALL BE DIRECTED BY THE CITY ENGINEER. ALL TEST RESULTS SHALL BE DIRECTLY FURNISHED TO THE CITY ENGINEER BOTH VERBALLY IN THE FIELD AND FOLLOWING BY MAIL WITHIN 48 HOURS IN A WRITTEN REPORT FORMAT FOR THE CITY'S RECORDS. 7. ALL WORK AT THE TIME IT IS PERFORMED WILL CONFORM TO THE LATEST EDITIONS OF THE CITY OF VISALIA DESIGN AND IMPROVEMENT STANDARDS AND THE STANDARD SPECIFICATIONS REGARDLESS OF THE STANDARD DETAILS INCLUDED IN THESE IMPROVEMENT PLAN. ALTERNATE DETAILS AND SPECIFICATIONS MAY BE SUBMITTED FOR REVIEW AND ACCEPTANCE BY THE CITY ENGINEER. IF ACCEPTED, ALTERNATE DETAILS WILL BE SHOWN ON A REVISED SET OF THESE

8. ALL WORK AND MATERIALS WILL CONFORM TO LATEST EDITIONS OF THE CITY OF VISALIA STANDARD SPECIFICATIONS AND THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS. IN THE EVENT OF CONFLICT BETWEEN CITY AND STATE SPECIFICATIONS, CITY SPECIFICATIONS WILL GOVERN, UNLESS THE WORK IS WITHIN A STATE RIGHT-OF-WAY.

9. ALL MATERIALS TO BE USED FOR STREET CONSTRUCTION SHALL BE SAMPLED AND TESTED IN ACCORDANCE WITH CITY OF VISALIA STANDARD SPECIFICATIONS SECTION 6.02 "CONTROL OF MATERIALS - SAMPLES AND TESTS." THE PROCEDURES AND METHODS USED TO SAMPLE, TEST MATERIALS, AND REPORT TEST RESULTS WILL BE DETERMINED BY THE CITY ENGINEER. FOR ALL PHASES OF CONSTRUCTION, THE TYPE, SCHEDULING, FREQUENCY AND LOCATION OF ALL MATERIALS TESTING AND SAMPLING WILL BE DETERMINED BY THE CITY ENGINEER.

IMPROVEMENT PLANS

10. ALL REQUIRED PERMITS MUST BE ISSUED PRIOR TO COMMENCING WORK. ENCROACHMENT PERMITS COVER OFF-SITE WORK WITHIN EXISTING RIGHT-OF-WAYS AND EASEMENTS. SITE IMPROVEMENT PERMITS COVER ON-SITE WORK SUCH AS GRADING, UTILITIES, NEW STREETS PARKING LOTS AND LANDSCAPING. GRADING PERMITS COVER ON-SITE WORK FOR ROUGH GRADING only. BUILDING PERMITS COVER ON-SITE STRUCTURES. THE CITY'S ENCROACHMENT PERMIT POLICY MANUAL SHOULD BE CONSULTED FOR DETAILED INFORMATION ON ENCROACHMENT PERMITS. OTHER PERMITS SUCH AS DEMOLITION PERMITS, WELL ABANDONMENT PERMITS AND VALLEY OAK TREE REMOVAL PERMITS MAY BE REQUIRED PRIOR TO COMMENCING WORK. ISSUED PERMIT(S) FOR EACH OF THESE PERMIT TYPES WILL NOT BE CONSTRUED IN ANY WAY AS PERMISSION TO COMMENCE WORK COVERED BY OTHER PERMIT TYPES. IT WILL BE THE

RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR TO UNDERSTAND THE WORK COVERED BY THE VARIOUS PERMIT TYPES ISSUED. 11. THE CONTRACTOR WILL SUBMIT ANY NECESSARY TRAFFIC CONTROL PLANS (TCP) AS REQUIRED BY THE CITY IN CONJUNCTION WITH THE ENCROACHMENT PERMITS FOR THE WORK. TRAFFIC CONTROL

WILL CONFORM TO THE CALIFORNIA MUTCD. THE CITY'S ENCROACHMENT PERMIT POLICY MANUAL SHOULD BE CONSULTED FOR DETAILED INFORMATION ON TCP REQUIREMENTS. TCP'S WILL BE STAMPED APPROVED BY THE CITY AND A COPY RETURNED TO THE CONTRACTOR. A COPY OF ALL APPROVED TCP'S MUST REMAIN ON THE JOB SITE AT ALL TIMES. 12. THE CITY ENGINEER DOES NOT WARRANT ANY QUANTITIES SHOWN ON THESE PLANS. 13. ANY WORK CONCEALED WITHOUT INSPECTION WILL BE SUBJECT TO REMOVAL AND REPLACEMENT

AT THE DEVELOPER'S /CONTRACTOR'S EXPENSE. 14. DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND OR PERPETUATION OF ALL EXISTING MONUMENTS WHICH CONTROL SUBDIVISION, TRACTS, BOUNDARIES, STREETS,

HIGHWAYS, OR OTHER RIGHT-OF-WAY, EASEMENTS, OR PROVIDE SURVEY CONTROL WHICH WILL BE DISTURBED OR REMOVED DUE TO CONTRACTOR'S WORK. 15. THE CONTRACTOR WILL NOTIFY THE CITY AT LEAST 10 WORKING DAYS PRIOR TO COMMENCING WORK SO THAT THE CITY MAY PRESERVE THE LOCATIONS AND ELEVATIONS OF EXISTING MONUMENTS AND BENCH MARKS WITHIN THE PUBLIC RIGHT OF WAY WHICH WILL BE DISTURBED OR REMOVED DUE TO CONTRACTOR'S WORK. THE CITY'S PRESERVATION OF THE EXISTING

MONUMENTS AND BENCHMARKS MUST BE COMPLETED PRIOR TO THE CONTRACTOR COMMENCING WORK. THE CONTRACTOR MUST RECEIVE NOTIFICATION FROM THE CITY 16. DEVELOPER/CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE DESIGN ENGINEER TO RESET MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE CITY ENGINEER PURSUANT TO BUSINESS AND PROFESSIONS CODE SECTION 8771.

17. THE LATEST CITY ENGINEER APPROVED VERSION OF THESE IMPROVEMENT PLANS MUST BE AVAILABLE ON THE JOB SITE AT ALL TIMES. A REPRESENTATIVE OF THE DEVELOPER/CONTRACTOR (CAPABLE OF COMMUNICATING WITH THE CITY'S REPRESENTATIVES) WILL BE ON THE JOB AT ALL TIMES THE WORK IS BEING PURSUED.

18. DEVELOPER/CONTRACTOR IS RESPONSIBLE TO ARRANGE FOR THE RELOCATION OF ALL EXISTING UTILITIES THAT MAY INTERFERE WITH THE WORK. THE DEVELOPER/CONTRACTOR MUST SUBMIT THE UTILITY RELOCATION PLANS AND A UTILITY RELOCATION SCHEDULE TO THE CITY WHEN THE UTILITY RELOCATION INTERFERES WITH THE CONSTRUCTION OF ARTERIAL/COLLECTOR STREETS. 19. ALL UNDERGROUND STORAGE TANKS WILL BE REMOVED PÉR CITY OF VISALIA AND COUNTY OF TULARE COUNTY REQUIREMENTS. A BUILDING PERMIT WILL BE OBTAINED FOR THE REMOVAL PRIOR TO START OF WORK.

20. ALL WELLS WILL BE ABANDONED PER CITY OF VISALIA REQUIREMENTS. A BUILDING PERMIT WILL BE OBTAINED FOR THE ABANDONMENT PRIOR TO START OF WORK. 21. EXISTING IRRIGATION RISERS, IRRIGATION PIPE, AND SEPTIC SYSTEMS WILL BE REMOVED. 22. PRIOR TO THE CITY ENGINEER'S ACCEPTANCE OF THE WORK, THE DESIGN ENGINEER WILL SUBMIT

A CERTIFICATION OF PAD ELEVATIONS FOR LOTS LOCATED IN A FEMA SPECIAL FLOOD HAZARD AREA. 23. ALL TRENCHES AND EXCAVATIONS OUTSIDE THE LIMITS OF THE STREETS RESULTING FROM THE REMOVAL OF UNDERGROUND STRUCTURES AND THE INSTALLATION OF UTILITIES WILL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION. 24. THE CURB ALONG ALL RETURNS SHALL BE DEPRESSED TO ALLOW CITY STANDARD HANDICAP RAMP CONSTRUCTION. THE CURB AT PLANNED DRIVEWAY APPROACH LOCATIONS MAY BE DEPRESSED TO A MAXIMUM WIDTH OF 24 FEET TO ACCOMMODATE A TWO-CAR DRIVEWAY. IT IS THE

DEVELOPER'S AND DESIGN ENGINEER'S RESPONSIBILITY TO LOCATE THE DRIVEWAY APPROACH LOCATIONS. AT THE TIME OF BUILDING PERMIT ISSUANCE ON EACH LOT. THE CITY RESERVES THE RIGHT TO CORRECT THE DRIVEWAY APPROACH LOCATION AND WIDTH BASED ON THE PLOT PLAN SUBMITTED TO THE CITY. 25. DEVELOPER/CONTRACTOR IS RESPONSIBLE TO OBTAIN A NATIONAL POLLUTION DISCHARGE

ELIMINATION SYSTEM (NPDES) PERMIT IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS, INCLUDING NOTICE OF INTENT (NOI), NOTICE OF TERMINATION (NOT), AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP). A COPY OF THE NOI AND SWPPP WILL BE AVAILABLE ON THE JOB SITE AT ALL TIMES. 26. IN ACCORDANCE WITH THE SWPPP, THE DEVELOPER/CONTRACTOR IS RESPONSIBLE TO

CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES IN ORDER TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC STREETS. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTION DITCHES, PIPES PROTECTIVE BERMS. CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT IMPROVEMENTS, WHETHER EXISTING OR PROPOSED, FROM RUNOFF OR DAMAGE FROM STORM WATER, MUST BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS.

27. DEVELOPER/CONTRACTOR IS RESPONSIBLE TO COMPLY WITH SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT (SJVAPCD) REGULATION VIII TO LIMIT FUGITIVE DUST. SUBMIT A DUST CONTROL PLAN TO THE SJVAPCD WHEN REQUIRED BY REGULATION VIII. 28. DEVELOPER/CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL OTHER PERMITS AND MEET

ANY REQUIREMENTS SET FORTH BY OTHER AGENCIES OR UTILITIES, WHICH HAVE JURISDICTION, INCLUDING OSHA. 29. EXCAVATIONS WILL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY

PROTECTED FROM DAMAGE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH, AND/OR STRUCTURE IS FIVE FEET OR MORE IN DEPTH, THE CONTRACTOR WILL PROVIDE ADEQUATE SHEETING, WHICH WILL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE STATE OF CALIFORNIA, DEPARTMENT OF INDUSTRIAL RELATIONS, DIVISION OF INDUSTRIAL SAFETY. THE CONTRACTOR WILL ALWAYS COMPLY WITH OSHA REQUIREMENTS. 30. IF ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING OR OTHER

EXCAVATION, EARTHWORK WITHIN 100 FEET OF THESE MATERIALS WILL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA)AND/OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY. 31. REGULATORY PERMITS AND NECESSARY APPROVALS FROM THE GOVERNING BODIES AND THEIR

OFFICIALS MUST BE OBTAINED PRIOR TO PROCEEDING WITH ANY WORK IN THE VICINITY OF IRRIGATION DITCHES, CREEKS AND ASSOCIATED IRRIGATION FACILITIES WHETHER OR NOT SHOWN ON THESE IMPROVEMENT PLANS. 32. FIRE ACCESS TO BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION AS REQUIRED BY CITY REGULATION NO. 2002-01 ENTITLED FIRE DEPARTMENT ACCESS AND WATER GUIDELINES FOR RESIDENTIAL CONSTRUCTION.







\\PETER-PC\PROJECTS\CVEAS20\20125 ANTIOCH CAR WASH\GRADING\ANTIOCH GRADING 22-05-20.DWG

SAVED: 6/15/2022

![](_page_11_Figure_0.jpeg)

# NOTES:

3/4" X 3/4" WOOD STAKES FIBER ROLL-8" MIN

FIBER ROLLS.

ENTRAPMENT.

2. STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES SHALL NOT CONTAIN A HAZARDOUS SUBSTANCE EQUAL TO OR IN EXCESS OF REPORTABLE QUANTITIES ESTABLISHED IN 40 C.F.R. 117.3 AND 302.4, UNLESS A SEPARATE NPDES PERMIT HAS BEEN ISSUED TO REGULATE THOSE DISCHARGES. 3. MINIMIZE OR PREVENT POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES THROUGH THE USE OF CONTROLS, STRUCTURES, AND MANAGEMENT PRACTICES THAT ACHIEVE BAT FOR TOXIC AND NON-CONVENTIONAL

1. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT ALL BMP'S NECESSARY ARE IMPLEMENTED INCLUDING, BUT NOT LIMITED

- POLLUTANTS AND BCT FOR CONVENTIONAL POLLUTANTS. 4. CONDUCT AN INVENTORY OF THE PRODUCTS USED AND/OR EXPECTED TO BE USED AND THE END PRODUCTS THAT ARE PRODUCED AND/OR EXPECTED TO BE PRODUCED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (i.e. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.)
- 5. COVER AND BERM LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (i.e. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.) 6. STORE CHEMICALS IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) IN A STORAGE SHED (COMPLETELY ENCLOSED.)
- 7. MINIMIZE EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION. THIS DOES NO INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS. 3. IMPLEMENT BMP'S TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS. 9. PREVENT DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM. 10. ENSURE THE CONTAINMENT OF SANITATION FACILITIES (e.g. PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER.
- 11. CLEAN OR REPLACE SANITATION FACILITIES AND INSPECT THEM REGULARLY FOR LEAKS AND SPILLS.

TO THE METHODS SHOWN ON THE EROSION CONTROL PLAN.

- 12. COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT. 13. PREVENT DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER. 14. CONTAIN AND SECURELY PROTECT STOCKPILED WASTE MATERIAL FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING
- 15. IMPLEMENT PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS. 16. DEVELOP A SPILL RESPONSE AND IMPLEMENTATION ELEMENT OF THE SWPPP PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY. APPROPRIATE SPILL RESPONSE PERSONNEL SHOULD BE
- ASSIGNED AND TRAINED 17. ENSURE THE CONTAINMENT OF CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS. 18. PREVENT OIL, GREASE, OR FUEL FROM VEHICLE STORAGE OR MAINTENANCE FROM LEAKING INTO THE GROUND, STORM DRAINS OR SURFACE WATERS. 19. PLACE ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH
- APPROPRIATE BMPs. 20. CLEAN LEAKS IMMEDIATELY AND DISPOSE OF LEAKED MATERIALS PROPERLY. 21. CONTAIN FERTILIZERS AND OTHER STOCKPILED LANDSCAPE MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT
- ACTIVELY BEING USED. 22. DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN TWO DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIODS OF PRECIPITATION. 23. APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURER RECOMMENDATIONS
- OR BASED ON WRITTEN SPECIFICATION BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL. 24. STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVER OR STORE SUCH MATERIALS WHEN NOT BEING USED OR APPLIED. 25. CONDUCT AN ASSESSMENT AND CREATE A LIST OF POTENTIAL POLLUTANT SOURCES AND IDENTIFY ANY AREAS OF THE SITE WHERE ADDITIONAL BMPs ARE NECESSARY TO REDUCE OR PREVENT POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES. KEEP THIS LIST WITH THE SWPPP AND IDENTIFY ALL NON-VISIBLE POLLUTANTS WHICH ARE KNOWN, OR SHOULD BE KNOWN, TO OCCUR ON THE CONSTRUCTION SITE. 26. IMPLEMENT GOOD HOUSEKEEPING MEASURES ON THE CONSTRUCTION SITE TO CONTROL THE AIR DEPOSITION OF SITE MATERIALS
- AND FROM SITE OPERATIONS. SUCH PARTICULATES CAN INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT, NUTRIENTS, TRASH, METALS, BACTERIA, OIL, GREASE, AND ORGANICS. 27. WASH VEHICLES IN SUCH A MANNER AS TO PREVENT NON-STORM WATER DISCHARGES TO SURFACE WATERS OR DRAINAGE SYSTEMS. 28. CLEAN STREETS IN SUCH A MANNER AS TO PREVENT UNAUTHORIZED NON-STORM WATER DISCHARGES FROM REACHING SURFACE
- WATER OR DRAINAGE SYSTEMS. 29. PROVIDE EFFECTIVE SOIL COVER FOR INACTIVE AREAS AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED LOTS. 30. LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE
- PLASTIC MATERIALS ARE DEEMED NECESSARY, THE DISCHARGER SHALL CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION. 31. ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE. 32. EFFECTIVELY MANAGE ALL RUN-ON, ALL RUNOFF WITHIN THE SITE AND ALL RUNOFF THAT DISCHARGES OFF THE SITE. RUN-ON
- FROM OFF SITE SHALL BE DIRECTED AWAY FROM ALL DISTURBED AREAS OR SHALL COLLECTIVELY BE IN COMPLIANCE WITH THE EFFLUENT LIMITATIONS. 33. ALL INSPECTION, MAINTENANCE REPAIR AND SAMPLING ACTIVITIES AT THE PROJECT LOCATION SHALL BE PERFORMED OR SUPERVISED BY A QUALIFIED SWPPP PRACTITIONER. THE QSP MAY DELEGATE ANY OR ALL OF THESE ACTIVITIES TO AN EMPLOYEE
- TRAINED TO DO THE TASK(S) APPROPRIATELY, BUT SHALL ENSURE ADEQUATE DEPLOYMENT. 34. PERFORM WEEKLY INSPECTIONS AND OBSERVATIONS, AND AT LEAST ONCE EACH 24-HOUR PERIOD DURING EXTENDED STORM EVENTS TO IDENTIFY AND RECORD BMPs THAT NEED MAINTENANCE TO OPERATE EFFECTIVELY, THAT HAVE FAILED, OR THAT COULD FAIL TO OPERATE AS INTENDED. INSPECTORS SHALL BE THE QSP OR TRAINED BY THE QSP. COMPLETE AN INSPECTION CHECKLIST INCLUDING REQUIRED INFORMATION FOR EACH INSPECTION. 35. IMPLEMENT REPAIRS OR DESIGN CHANGES TO BMPs WITHIN 72 HOURS OF IDENTIFICATION AND COMPLETE THE CHANGES AS SOON
- AS POSSIBLE. 36. REFER TO STORM WATER POLLUTION PREVENTION PLAN FOR ADDITIONAL INFORMATION ON BMP'S USED FOR SITE. 37. 100 PERCENT OF TREES, STUMPS, ROCKS AND ASSOCIATED VEGETATION AND SOILS RESULTING PRIMARILY FROM LAND CLEARING SHALL BE REUSED OR RECYCLED.

![](_page_12_Figure_19.jpeg)

![](_page_12_Figure_20.jpeg)

![](_page_12_Figure_21.jpeg)

\* FOR COMPLETE WATER EFFICIENT CALCULATI SEE LANDSTADE DOCUMENTATION PACKAGE.

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A SOL ANALYST REPORT WITH RECOMMENDATIONS IS REQUIRED. RECOMMENDATIONS TO BE IMPLEMENTED DURING SOL PREPARATION.

THEE ISHUB QUANTIES USTED ARE FOR CONVERIANCE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY JUAGENTY TO VERIET ALL QUANTIES USTED.

DOOT BARLIERS REQUIRED ON ALL DISTACTA CHINENSIS TREES. DEEP ROOT DE 24-2 - MININUM THIRTY INCHES (30") IN DIAMETER.

LANDSCAPE

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![](_page_13_Figure_68.jpeg)

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EXISTING TREES

SPECIFIED PROJECT, NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE

TREES

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BARDIARES PLULARS 'TWIN PERKS' DUARE DOVOTE BRUSH LIGHT GEREN FOLINE G GREEN H 8"-24" W 6" GREEN H 8"-24" W 6" GREEN H 8"-24" W 6" GREEN H 8"-24" W 6"

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\* FOR COMPLETE WATER ETFICIENT CHEWVATIONS SEE LANDSCAPE DECUMENTATION PAREME.

	DECENTION	POINT OF CONVECTION	144" WARER METER - LOCATE WARER METER IN A CHAISTY CUNCRETE UTILITY VAVIE BOX.	14" FERCO 325 Y RAVELON PLENENIER PSETALLY WITH PROTECTIVE ONE FULD VUEATHER SLANDET.	14" BRASS CATE UNEVE. LOCATE CATE VIEVE IN AN APPEDVED TEN MEH (16") ROCAD VALVE BOX.	15" RAINBIED Y' FILTER - PAY 1500 WITH 150 MESH STANKESS STAC SENEEN, INSTAL Y' FILTER ASCARY IN A PROTECTIVE CACE WITH A WEATHER BLANKET.	IRATROL 142" 100 SELJES MASTER 11444E - 40 CATE MASTER VALVE IN AN HOPROVED RECTINGULAR VALVE BOK.	IPENTED FS-10 FLOW SENSOR (OPERATING RANGE , 86 CPM -54CM) LOCATE FLOW SENSOR IN AN APPENCO RECTAMENUAR VALIE 200.	ILEVITED 160 SERJES 1" CONTER VALVES WITH TRETTED ONUL PRESULE REU- LITORS INSTRUED, (OME-100) LOEME- UMANE VALVE IN AN PROVED REETANG- ULME VALVE BOX, MAXING ONE-(1) VIAVE PER VALVE JOX.	RANDIRD XERI EMITTER HENDS, WITH 15" FOT INLET, EMITTER HENDS, WITH 15" FOT INLET, EMITTER HEND TO BE MUNTED ON A 15" X10" SCHEDULE BO SURVE JONN ASSEMBLY, TREES TO SURVE JONN ASSEMBLY, TREES TO RECURSE FOUR (Y) XERI EMITTER ASSEMBLES PER TREE, X8-20 2004	PANGRED LANDSCARE DRIDUME LD-05-12-500. INSTALL AND VACUM RELIEF VILLE RITS AS NEPDED. BURY LANDSCARE DRIDUKE TO A DEPTH OF	SCHEDULE 40 DUE MAINLINE. SZE AS NOTED.	EHENVE 40 DVC LATERAL LIVE PIPARE. SIZE AS NOTED.	10017601 MC & SERVE CONTRACED WITH IRATTOL CLIMME LOGIE 22-100 WIEBLESS WEATHER SENSON	VANE IDENTIFICATION NUMBER	
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WATER EFFICIENT LAI • HYDROZONE' AREAS LANDSCAPE DOCUMENTATION PACKAGE PROJECT INFORMATION HI TREE 3 . N2 succes .3 2 H3 succes .3 / MAHOGANY CAR WASH HY SHAURS .3 0 ANTIOCH, CAUFORNIA HS SHEARS .3 2 \_\_\_\_\_ Total Landscape Area 9,867 si Construction Type <u>NEW CIMMERCIAC</u> PROJECT APPLICANT JDJ DEVELOPING HANDEEP SIDHU ETO = Refe: Maximum Applied .55 = ET Ad STOG W NIELSON AVENUE FRESNO, CAUFORNIA 93706 <u>124,981.34 GPY</u> <u>167.08 10594</u> Water Allowance .45 = ET Ad LA = Lands Estimated Total 0.62 = Conv Water Use Estimated Total Water Use From ETAF -(PF/: HA Landscape documentation Package; = Hydro IE = Irrig 
 Irrigation Schedule
 75, 824.00 Gpy

 101.37 ISCRAP

 Water Supply Type
 Landscape Design Plan PF Irrigation Design Plan = Plant Grading Design Plan Soil Management Report Landscape Specifications MAWA Irrigation Specifications . = Maximu Water Efficient Landscape Worksheet MAWA (Water Budget Calculations) = (ETO) Maintenance Schedule (45. -----DESCRIPTION OF PROJECT -----IT IS THE INTENTION OF THIS L'ANDSCRIPE / IRRIGATION DESILA PLAN, TO CREATE A COLORFUL, LOW MAINTENANCE, WATER ETERCIENT LANDSCRIPE, ALL TREES SHENGS UTILIZED ARE NUCCHS RATED - LOW WATER USAGE. A DRIP IRRIDATION SYSTEM IS UTILIZED TO MINIMUZE WATER. ----------ETWU = Estimat ETWU = (ETO) WASE AND RUN OFF. (45. \_\_\_\_\_ ·---------OWNER'S STATEMENT I agree to comply with the requirements of the Water Efficient Landscape Ordinance and submit a complete Landscape Documentation Package. I<u>-----</u> \_\_\_\_\_\_ Owner<sup>w</sup>s Signature 4 ----------------IOFG IRRIGATION SCHEDULE Summer Watering Schedule: March 2 - November 30 Valve Flow Duration Watering Duration Gallons Number Total Use Number Rate Usage Days Per Week of Weeks 141 80 GAH 30 MIN 40 3 120 36 4320 H2 243 6AH 30 MIN 121.5 3. 364.5 13122 34 H3 315 CAH 3D MIN 157.5 . .3 472.5 1700 36 H4 270 CAH 30 MW 135 3 405 36 14 580 145 315 GAH 30 MIN 157.5 3 472.5 36 17 010 Total from Summer Schedule <u>66,042</u> gpy Comments 88.29 hcfpy 4 OF 6

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ted T	Evapotra ment Fact Area a Factor Area cor plied Wat 2) [(ETAF 0.62) (. ./Y&) ( ./24, 9 Cotal Wate	nspiration or for Res or for Nor 9,82 (to gall ncy 0.75 0.81 0.0 0.1 0.4 0.7 er Allowar x LA) + ( 95) (92 9490.7 51.39	n 45.4 sidential h Residential 67 s lons per squa for Overhe for Drip I to 0.1 Ver to 0.3 Low to 0.6 Mode to 1.0 High ace ((1-ETAF) x S 862) S CPY HCFPY	ipy (sq' (re foot) ad Spray Irri rrigation y Low Water U Water Use erate Water U Water Use SLA)]	gation se se	•	PLANTING 1. LAWI 2. LOW 3. MED 4. HIGI	G DESCRIPTION N WATER USE PLA IUM WATER USE PLA H WATER USE PI	ANTING PLANTING ANTING	IRRIGATION 1. OVERHEA 2. DRIP	METHOD D SPRAY	TRRIGA 1. 0. 2. 0.	ETWU MAWA ATTON E .75 FOR .81 FOR
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	Winter Valve	Watering Flow	Schedule: D Duration	ecember 1 - Ma Duration	arch 1 Watering	Gallons	Number	Total Use				UPON CO	MPLETIC A Certi
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## ION OF PROJECT

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tificate of Completion must be submitted to local authorities. Section 492.9)

l Management Report with a certification of installation, verifying nentation of soil analysis report recommendations must be submitted cal authorities. (MWELO Section 492.5)

Iscape Irrigation Audit Report with Landscape Irrigation Scheduling be submitted to local authorities. (MWELO Section 492.12)

edule of Landscape and Irrigation Maintenance must be submitted to authorities. (MWELO Section 492.11) See Landscape Specificationsenance.

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LANNING & PROJECT MANAGEMENT	CENTRAL ENGINEERING & S 2132 HIGH STREET SELMA, CA 93662 WWW.CVEAS.COM En	VALLEY URVEYING, INC. Tel. (559) 891-8811 Fax (559) 891-8815 hail: info@cveas.com
HITECTURAL DRAFTING . COMMERCIAL & RESIDENTIAL BUILDING DESIGN . P	Car Wash 2410 Mahogany Way	Antioch, CA 074-370-024
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APPLICATION RATE - APPLICATION RATE MEANS THE DEPTH OF WATER APPLIED TO A GIVEN AREA, USUALLY MEASURED IN INCHES PER HOUR.

APPLIED WATER - APPLIED WATER MEANS THE POTION OF WATER SUPPLIED BY THE IRRIGATION SYSTEM TO THE LANDSCAPE.

AUTOMATIC IRRIGATION CONTROLLER - AN AUTOMATIC TIMING DEVICE USED TO REMOTELY CONTROL VALVES THAT OPERATES AN IRRIGATION SYSTEM, CAPABLE OF OPERATING VALVE STATIONS TO THE DAYS DAYS AND LENGTH OF TIME OF WATER APPLICATION

BACK-FLOW PREVENTION DEVICE - A SAFETY DEVICE USE TO PREVENT POLLUTION OR CONTAMINATION OF THE WATER SUPPLY DUE TO THE REVERSE FLOW OF WATER FROM THE IRRIGATION SYSTEM.

CERTIFICATE OF COMPLETION - DOCUMENT CERTIFYING COMPLETION OF LANDSCAPE / IRRIGATION INSTALLATION AS ACCORDING TO APPROVED LANDSCAPE DOCUMENTATION PACKAGE, SIGNED BY DESIGNER OR INSTALLER.

CERTIFIED LANDSCAPE IRRIGATION AUDITOR - PERSON CERTIFIED TO PERFORM LANDSCAPE IRRIGATION AUDITS BY AN ACCREDITED ACADEMIC INSTITUTION, A PROFESSIONAL TRADE ORGANIZATION OR OTHER PROGRAM.

CHECK VALVE - A VALVE LOCATED UNDER A SPRINKLER HEAD, OR OTHER LOCATION IN THE IRRIGATION SYSTEM, TO HOLD WATER IN THE SYSTEM TO PREVENT DRAINAGE FROM SPRINKLER HEADS WHEN THE IRRIGATION SYSTEM IS OFF.

CONVERSION FACTOR - NUMBER THAT CONVERTS ACRE-INCHES PER YEAR TO GALLONS PER FOOT PER YEAR. (0.62)

DRIP IRRIGATION - NONSPRAY LOW VOLUME IRRIGATION SYSTEM UTILIZING EMISSION DEVICES WITH A FLOW RATE MEASURED IN GALLONS PER HOUR. LOW-VOLUME IRRIGATION SYSTEMS ARE SPECIFICALLY DESIGNED TO APPLY SMALL VOLUMES OF WATER SLOWLY AT, OR NEAR, THE ROOT ZONE OF PLANTS.

EMITTER - DRIP IRRIGATION EMISSION DEVICE THAT DELIVERS WATER SLOWLY FROM THE IRRIGATION SYSTEM TO THE SOIL.

ESTABLISHED LANDSCAPE - THE POINT AT WHICH PLANTS, FROM SEEDLINGS OR POTTED PLANTS, HAVE DEVELOPED SIGNIFICANT ROOT GROWTH INTO SOIL.

ESTABLISHMENT PERIOD - THE FIRST YEAR AFTER INSTALLING THE PLANT IN THE LANDSCAPE.

ESTIMATED TOTAL WATER USE - ESTIMATED TOTAL WATER USE FOR THE LANDSCAPE FOR A PERIOD OF ONE YEAR. (ETWU)

ET ADJUSTMENT FACTOR - FACTOR APPLIED TO REFERENCE EVAPO-TRANSPIRATION THAT MAKES ADJUSTMENTS FOR PLANT FACTORS AND IRRIGATION EFFICIENCY. (0.8)

EVAPO-TRANSPIRATION RATE - THE QUANTITY OF WATER EVAPORATED FROM ADJACENT SOIL SURFACES AND TRANSPIRED BY PLANTS DURING A SPECIFIC TIME.

FLOW RATE - RATE AT WHICH WATER FLOWS THROUGH PIPES AND VALVES, MEASURED IN GALLONS PER MINUTE, GALLONS PER HOUR, OR CUBIC FEET PER SECOND.

HARDSCAPES - ANY DURABLE MATERIAL (PERVIOUS AND NON-PERVOUS)

HYDROZONE - A PORTION OF THE LANDSCAPED AREA HAVING PLANTS WITH SIMILAR WATER NEEDS. A HYDRO-ZONE MAYBE IRRIGATED OR NON IRRIGATED.

INFILTRATION RATE - THE RATE OF WATER ENTRY INTO THE SOIL EXPRESSED AS A DEPTH OF WATER PER UNIT OF TIME.

IRRIGATION AUDIT - AN IN-DEPTH EVALUATION OF THE PERFORMANCE OF AN IRRIGATION SYSTEM CONDUCTED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR. AN IRRIGATION AUDIT INCLUDES, BUT IS NOT LIMITED TO: INSPECTION, SYSTEM TUNE UP, SYSTEM TEST WITH DISTRIBUTION UNIFORMITY OR EMISSION UNIFORMITY, REPORTING OVER SPRAY OR RUN OFF THAT CAUSES OVERLAND FLOW, AND PREPARATION OF AN IRRIGATION SCHEDULE.

IRRIGATION EFFICIENCY - THE MEASUREMENT OF THE AMOUNT OF THE AMOUNT OF WATER BENEFICIALLY USED, DIVIDED BY THE AMOUNT OF WATER APPLIED. IRRIGATION EFFICIENCY IS DERIVED BY MEASUREMENTS AND ESTIMATES OF IRRIGATION SYSTEM CHARACTERISTICS AND MANAGEMENT PRACTICES. (IE) IRRIGATION EFFICIENCY FOR DRIP IRRIGATION IS 0.81 . IRRIGATION EFFICIENCY FOR OVERHEAD SPRAY IRRIGATION IS 0.75 .

IRRIGATION SURVEY - AN EVALUATION OF AN IRRIGATION SYSTEM THAT IS LESS DETAILED THAN AN IRRIGATION AUDIT. AN IRRIGATION SURVEY INCLUDES, BUT IS NOT LIMITED TO: INSPECTION, SYSTEM TEST, AND WRITTEN RECOMMENDATIONS TO IMPROVE PERFORMANCE OF THE IRRIGATION SYSTEM.

LANDSCAPE AREA - ALL PLANTING AREAS, TURF AREAS, AND WATER FEATURES IN A LANDSCAPE DESIGN PLAN SUBJECT TO THE MAXIMUM APPLIED WATER ALLOWANCE CALCULATION. THE LANDSCAPE AREA DOES NOT INCLUDE FOOTPRINTS OF BUILDINGS OR STRUCTURES, SIDEWALKS, DRIVEWAYS, PARKING LOTS, DECKS, PATIOS, GRAVEL OR STONE WALKS, OTHER PERVIOUS OR NON-PERVIOUS HARDSCAPES, AND OTHER NON-IRRIGATED AREAS DESIGNATED FOR NON-DEVELOPMENT.

LANDSCAPE CONTRACTOR - A PERSON LICENSED BY THE STATE OF CALIFORNIA, TO CONSTRUCT, MAINTAIN, REPAIR, INSTALL, OR SUBCONTRACT THE DEVELOPMENT OF LANDSCAPE SYSTEMS.

LANDSCAPE DOCUMENTATION PACKAGE - SHALL INCLUDE THE FOLLOWING:

- PROJECT INFORMATION (1)
- (2) WATER-EFFICIENCY LANDSCAPE WORKSHEET SOIL MANAGEMENT REPORT (3)
- LANDSCAPE DESIGN PLAN (4)
- IRRIGATION DESIGN PLAN (5)
- (6) GRADING DESIGN PLAN

LANDSCAPE PROJECT - TOTAL AREA OF LANDSCAPE IN A PROJECT AS DEFINED IN "LANDSCAPE AREA" FOR THE PURPOSE OF LANDSCAPE, IRRIGATION INSTALLATION.

LATERAL LINE - THE WATER DELIVERY PIPELINE THAT SUPPLIES WATER TO THE EMITTERS OR SPRINKLERS FROM THE VALVE. THIS PIPELINE IS TYPICALLY DOWN STREAM OF THE ZONE CONTROL VALVE AND IS NOT PRESSURIZED WHEN IRRIGATION IS NOT OCCURRING.

LOW-VOLUME IRRIGATION - THE APPLICATION OF IRRIGATION WATER AT LOW PRESSURE THROUGH A SYSTEM OF TUBING OR LATERAL LINES AND LOW-VOLUME EMITTERS SUCH AS DRIP, DRIP LINES, OR BUBBLERS. LOW-VOLUME IRRIGATION SYSTEMS ARE SPECIFICALLY DESIGNED TO APPLY SMALL VOLUMES OF WATER SLOWLY AT OR NEAR THE ROOT ZONE OF PLANTS.

MAINLINE - THE PRESSURIZED PIPELINE THE DELIVERS WATER FROM THE WATER SOURCE TO THE VALVE OR OUTLET.

MAXIMUM APPLIED WATER ALLOWANCE - FOR DESIGN PURPOSES, THE UPPER LIMIT OF ANNUAL WATER USE FOR THE ESTABLISHED LANDSCAPE AREA, BASED UPON THE AREAS REFERENCE EVAPO-TRANSPIRATION, THE ET ADJUSTMENT FACTOR, AND THE SIZE OF THE LANDSCAPE AREA. THE ESTIMATE TOTAL WATER USE, (ETWU) SHALL NOT EXCEED THE MAXIMUM APPLIED WATER ALLOWANCE. (MAWA)

MULCH - ANY MATERIAL SUCH AS LEAVES, BARK, STRAW, OR OTHER MATERIALS LEFT LOOSE AND APPLIED TO THE SOIL SURFACE TO REDUCE EVAPORATION.

NEW CONSTRUCTION - A NEW BUILDING WITH A LANDSCAPE OR OTHER NEW LANDSCAPE.

OPERATING PRESSURE - THE PRESSURE AT WHICH A SYSTEM OF SPRINKLERS IS DEIGNED TO OPERATE, USUALLY INDICATED AT THE BASE OF A SPRINKLER.

#### OVERHEAD SPRINKLER IRRIGAT THROUGH THE AIR. (SPRAY HEAD

OVERHEAD SPRINKLER IRRIGATION SYSTEMS - SYSTEMS THAT DELIVER WATER	IRRIGATION SPECIFICATIONS
THROUGH THE AIR. (SPRAY HEADS, ROTORS) OVER-SPRAY - THE WATER WHICH IS DELIVERED BEYOND THE TARGETED LANDSCAPED	I. INSTALLATION OF COMPLETE AUTOMATIC IRRIGATION SYSTEM AS ACCORDING TO DESIGN PLANS, DESIGN DETAILS, AND IRRIGATION SPECIFICATIONS
ARE, WETTING PAVEMENTS, WALKS, STRUCTURES, OR OTHER NON-LANDSCAPED AREAS. PERMIT - AN AUTHORIZING DOCUMENT ISSUED BY THE CITY, COUNTY, OR STATE FOR NEW	2. LAYOUT OF ALL IRRIGATION HEADS, VALVES CONTROLLERS, WIRING,
CONSTRUCTION OR REHABILITATED LANDSCAPE. PERVIOUS - ANY SURFACE MATERIAL THAT ALLOWS PASSAGE OF WATER THROUGH THE	CONNECTIONS LOCATIONS, AS SPECIFIED ON DESIGN PLANS, DESIGN DETAILS, AND IRRIGATION SPECIFICATIONS.
MATERIAL AND INTO THE UNDERLYING SOIL. PLANT FACTOR - A FACTOR THAT, WHEN MULTIPLIED BY THE REFERENCE EVAPO-TRANSPIRATION (ETO).ESTIMATES THE AMOUNT OF THE WATER NEEDED BY	3. POINT OF CONNECTION, FOR IRRIGATION SYSTEM SHALL BE VERIFIED WITH PLUMBING CONTRACTOR. ALL ELECTRICAL CONNECTIONS, CONDUIT INSTALLATION SHALL BE COORDINATED WITH ELECTRICAL CONTRACTOR
PLANTS. THE PLANT FACTOR FOR LOW WATER USE PLANTS IS 0.0 TO 0.3, THE PLANT FACTOR FOR AVERAGE WATER USING PLANTS IS 0.4 TO 0.6, AND THE PLANT FACTOR FOR HIGH WATER USE PLANTS IS 0.7 TO 1.0. PLANT FACTORS CITED ARE DERIVED FROM WATER USE CLASSIFICATIONS OF LANDSCAPE SPECIES. (WUCOLS)	4. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS SHOWN, AND ADJUST SAID DIMENSIONS TO FIT EXISTING SITE CONDITIONS.
PRECIPITATION RATE - THE RATE OF APPLICATION OF WATER MEASURED IN INCHES PER HOUR.	5. DUE TO SCALE OF DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, ETC., WHICH MAY BE REQUIRED. CONTRACTOR SHALL CAREFULLY INVESTIGATE CONDITIONS AFFECTING HIS WORK AND PLAN HIS WORK ACCORDINGLY, FURNISHING ALL FITTING, ETC.
PROJECT APPLICANT - THE INDIVIDUAL OR ENTITY SUBMITTING A LANDSCAPE DOCUMENTATION PACKAGE, REQUIRED TO REQUEST A PERMIT, PLAN CHECK OR DESIGN REVIEW. A PROJECT APPLICANT MAY BE THE PROPERTY OWNER OR HIS OR HER DESIGNEE.	<ul><li>AS MAY BE REQUIRED TO INSTALL THE PROPOSED IRRIGATION SYSTEM.</li><li>6. CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION</li></ul>
RAIN SENSOR - A COMPONENT WHICH AUTOMATICALLY SUSPENDS AN IRRIGATION EVENT WHEN IT DETECTS RAINFALL.	SYSTEM, AS INDICATED ON DESIGN PLANS, WHEN UNKNOWN FIELD CONDITIONS ARISE.
RECORD DRAWING OR AS-BUILT DRAWINGS - A SET OF REPRODUCIBLE DRAWING WHICH SHOW SIGNIFICANT CHANGES IN THE WORK MADE DURING CONSTRUCTION AND WHICH ARE USUALLY BASED ON DRAWINGS MARKED UP IN THE FIELD AND OTHER DATA FURNISHED BY THE CONTRACTOR	<ol> <li>CONTRACTOR TO CONSULT WITH LANDSCAPE ENGINEER, WHERE REVISIONS MAY BE ADVISABLE OR A DISCREPANCY ARISES.</li> <li>CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT, AS NECESSARY TO MEET ALL CODE REQUIREMENTS (CITY COUNTY)</li> </ol>
RECREATIONAL AREA - AREAS DEDICATED TO ACTIVE PLAY, SUCH AS PARKS, SPORTS FIELDS, AND GOLF COURSES WHERE TURF PROVIDES A PLAYING SURFACE.	9. CONTRACTOR TO PROVIDE ADEQUATE SAFETY MEASURES TO
RECYCLED WATER - TREATED OR RECYCLED WASTE WATER OF A QUALITY SUITABLE FOR NON-PORTABLE USES SUCH AS LANDSCAPE IRRIGATION AND WATER FEATURES. THIS WATER IS NOT INTENDED FOR HUMAN CONSUMPTION.	PROTECT THE PUBLIC AND ALL WORKERS INVOLVED IN THE PROJECT FROM INJURY, DUE TO CONSTRUCTION OR EQUIPMENT OPERATIONS. CONTRACTOR TO POST ALL SIGNS, BARRICADES, BANNERS ETC., AS DEEMED NECESSARY TO WARN PUBLIC OF ANY HAZARDS. IT IS THE
REFERENCE EVAPOTRANSIPRATION - A STANDARD MEASUREMENT OF ENVIRONMENTAL PARAMETERS WHICH AFFECT THE WATER USE OF PLANTS. ETO IS EXPRESSED IN INCHES PER DAY, MONTH OR YEAR AND IS AN ESTIMATE OF THE EVAPOTRANSPIRATION OF A LARGE FIELD OF FOUR TO SEVEN INCH TALL COOL-SEASON GRASS THAT IS WELL WATERED. REFERENCE EVAPOTRANSPIRATION IS USED AS THE BASIS OF DETERMINING THE MAXIMUM APPLIED WATER ALLOWANCE SO THAT REGIONAL DIFFERENCES IN CLIMATE CAN BE ACCOMMODATED.	CONTRACTOR'S RESPONSIBILITY / LIABILITY TO MAINTAIN THE SAFETY OF THE PUBLIC AND ALL WORKERS AT ALL TIMES. IO. CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL EXISTING UTILITY LOCATIONS. UNDER GROUND SERVICE ALERT, (USA) (811) IS TO BE NOTIFIED BEFORE ANY EXCAVATION IS COMMENCED. CONTRACTOR IS RESPONSIBLE NOTIFY ANY OTHER UTILITIES NOT COVERED BY UNDERGROUND SERVICE ALERT. CONTRACTOR TO TAKE GREAT CARE AS NOT TO DAMAGE ANY EXISTING UTILITIES. IT IS THE
PERMIT, PLAN CHECK, OR DESIGN REVIEW. RUN OFF - WATER WHICH IS NOT ABSORBED BY THE SOIL OR LANDSCAPE TO WHICH IT IS	REPAIRS, AT HIS EXPENSE, TO ANY UTILITY DAMAGE INCURRED BY HIM WHILE COMPLETING HIS SCOPE OF WORK.
APPLIED AND FLOWS FROM THE LANDSCAPE AREA, RUN OFF MAY RESULT FROM WATER THAT IS APPLIED AT TOO A GREAT RATE. (APPLICATION RATE EXCEEDS INFILTRATION RATE) OR WHEN THERE IS A SLOPE.	II. CONTRACTOR TO VERIFY, FOR PROPER ROUGH GRADE COMPLETION, BEFORE COMMENCEMENT OF IRRIGATION INSTALLATION.
SOIL MOISTURE SENSING DEVICE - A DEVICE THAT MEASURES THE AMOUNT OF WATER IN THE SOIL. THE DEVICE MAY ALSO SUSPEND OR INITIATE AN IRRIGATION EVENT.	I. CONTRACTOR TO SUBMIT, PRODUCT SUBMITTALS, PROMPTLY UPON
SOIL TEXTURE - THE CLASSIFICATION OF A SOIL BASED ON THE PERCENTAGE OF SAND, SILT, AND CLAY IN THE SOIL.	2. CONTRACTOR TO PROVIDE TWO (2) SETS OF OPERATION AND
SPECIAL LANDSCAPE AREA - AN AREA OF THE LANDSCAPE DEDICATED SOLELY TO EDIBLE PLANTS, AREAS IRRIGATED WITH RECYCLED WATER, WATER FEATURES USING RECYCLED WATER AND AREAS DEDICATED TO ACTIVE PLAY SUCH AS PARKS, SPORT FIELDS, GOLF COURSES, AND WHERE TURF PROVIDES A PLAYING SERVICE. SPRINKLER HEAD - A DEVICE THAT DELIVERS WATER THROUGH A NOZZLE. STATIC WATER PRESSURE - THE PIPELINE OR MUNICIPAL WATER SUPPLY PRESSURE WHEN WATER IS NOT FLOWING. STATION - AN AREA SERVED BY ONE VALVE OR BY A SET OF VALVES THAT OPERATE SIMULTANEOUSLY. SWING JOINT - AN IRRIGATION COMPONENT THAT PROVIDES A FLEXIBLE, LEAK FREE	<ul> <li>MAINTENANCE MANUALS. THESE MANUALS SHALL CONTAIN THE FOLLOWING INFORMATION:</li> <li>2.1. CONTRACTOR'S NAME, ADDRESS AND TELEPHONE NUMBER.</li> <li>2.2. WRITTEN ONE YEAR WARRANTY / GUARANTEE.</li> <li>2.3. NAMES AND ADDRESSES OF ALL MANUFACTURERS AND SUPPLIERS</li> <li>2.4. COMPLETE SET OF MANUFACTURER'S LITERATURE INFORMATION AND SPECIFICATIONS, ON ALL MATERIAL / EQUIPMENT INSTALLED.</li> <li>2.5. COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT INSTALLED.</li> <li>2.6. CERTIFICATE OF CONSTRUCTION COMPLIANCE, STATING ALL WORK PERFORMED IS IN CONFORMANCE WITH APPROVED DESIGN PLANS, DESIGN DETAILS, SPECIFICATIONS AND ALL AUTHORIZED REVISIONS</li> </ul>
CONNECTION BETWEEN THE EMISSION DEVICE AND LATERAL PIPELINE TO ALLOW MOVEMENT IN ANY DIRECTION AND TO PREVENT EQUIPMENT DAMAGE. TURF - A SURFACE LAYER OF EARTH CONTAINING MOWED GRASS AND ITS ROOTS. VALVE - A DEVICE USED TO CONTROL THE FLOW OF WATER IN THE IRRIGATION SYSTEM. WATER FEATURE - A DESIGN ELEMENT WHERE OPEN WATER PERFORMS AN AESTHETIC OR RECREATIONAL FUNCTION ONLY. THE SURFACE AREA OF WATER FEATURES IS INCLUDED IN THE HIGH WATER USE HYDROZONE OF THE LANDSCAPE AREA. WATERING WINDOW - THE TIME OF DAY IRRIGATION IS ALLOWED.	<ol> <li>CONTRACTOR TO MAINTAIN A SET OF "AS BUILT" DRAWINGS. DETAILING ANY CHANGES OR DEVIATIONS MADE DURING CONSTRUCTION. INDICATE ANY DEVIATION FROM DESIGN PLANS BY REFERENCING TWO (2) PERMANENT POINTS OF REFERENCE. "AS BUILT" DRAWING ARE TO BE SUBMITTED, UPON COMPLETION OF PROJECT TO OWNER.</li> <li>A CONTROLLER CHART SHALL BE PROVIDED FOR EACH INDIVIDUAL CONTROLLER. A REDUCED DRAWING OF ACTUAL DESIGN PLANS, MAY BE UTILIZED. ALL VALVES AND LATERAL LINES CONTROLLED ARE TO BE COLOR CODED FOR EASY ACCESS / LOCATION</li> </ol>
	IRRIGATION MATERIALS
	<ol> <li>PVC PIPING, FITTINGS, AND CONNECTIONS</li> <li>ALL PVC PIPING TWO INCHES IN DIAMETER AND UNDER TO BE SCHEDULE 40 PIPING.</li> <li>ALL PVC PIPING OVER TWO INCHES IN DIAMETER TO BE CLASS 3IS PIPING.</li> <li>PIPING EXPOSED AT BACK-FLOW PREVENTER AND PUMP ASSEMBLIES, TO BE GALVANIZED PIPING UNLESS CITY, COUNTY, FEDERAL CODE(S) DIFFER.</li> <li>ALL PVC FITTINGS TO BE SCHEDULE 40 MINIMUM.</li> <li>ALL PIPING AND FITTINGS TO MEET ALL CITY, COUNTY, STATE, AND FEDERAL CODES.</li> <li>IRRIGATION HEADS</li> <li>IRRIGATION HEADS</li> <li>IRRIGATION RISER ASSEMBLIES ARE TO BE THOSE SPECIFIED ON DESIGN PLANS, DESIGN, DETAILS, AND SPECIFICATIONS OR AN APPROVED EQUAL PRE-APPROVED BY LANDSCAPE ENGINEER.</li> <li>IRRIGATION RISER ASSEMBLIES ARE TO BE THOSE SPECIFICD ON DESIGN PLANS, DESIGN DETAILS, AND SPECIFICATIONS OR AN APPROVED EQUAL, PRE-APPROVED BY LANDSCAPE ENGINEER.</li> </ol>

8 IRRIGATION SPECIFICATION

З.	AUTOM	IATIC CONTROL VALVES	L Z ⊒	CVEAS
	З.І.	AUTOMATIC CONTROL VALVES ARE TO BE MAKE, MODEL, AND SIZE SPECIFIED ON DESIGN PLANS, DESIGN DETAILS, AND SPECIFICATIONS OR AN APPROVED EQUAL MAY BE UTILIZED ONLY ON APPROVAL OF THE LANDSCAPE	N A G E N	CENTRAL VALLEY
	3.2.	ENGINEER. IF THE WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES, THE INSTALLATION OF A PRESURE REGULATING DEVICE IS REQUIRED TO ENSURE THAT THE DYNAMIC PRESSURE AT EAH EMISSION DEVICE IS WITHIN THE	JECT MA	ENGINEERING & SURVEYING, INC2132 HIGH STREETSELMA, CA 93662WWW.CVEAS.COMEmail: info@cveas.cc
	3.3.	MANUFACTURER'S RECOMMENDED PRESSURE RANGE FOR OPTIMAL PERFORMANCE. ALL IRRIGATION SYSTEMS ARE TO HAVE A MASTER VALVE	ц Ц О	<b>_</b>
	a 1	INSTALLED AS ACCORDING TO DESIGN PLANS. DESIGN DETAILS, AND SPECIFICATIONS. AUTOMATIC CONTROL VALVE ASSEMBLIES ARE TO BE AS	ళ	
	5.4.	SPECIFIED ON DESIGN PLANS, DESIGN DETAILS AND SPECIFICATIONS.	Ž	
	3.5.	ALL LANDSCAPES OVER 5,000 SQ.FT. ARE TO HAVE FLOW SENSORS INSTALLED.	Z ∢	
4.	AUTOM	AUTOMATIC CONTROLLERS ARE TO BE THOSE CRECIERD ON	٩	
	4.1. 4.2. 4.3.	AUTOMATIC CONTROLLERS ARE TO BE THOSE SPECIFIED ON DESIGN PLANS, DESIGN DETAILS AND SPECIFICATIONS. AUTOMATIC CONTROLLERS TO BE MULTI-PROGRAMABLE WITH WEATHER SENSOR, FLOW SENSOR AND MASTER VALVE CAPABILITIES. ELECTRICAL POWER SERVICE (110 V) TO BE PROVIDED BY OTHERS	♥ Z Ø Ø	
5.	BACKF	LOW PREVENTER	0 0	
	5.I. 5.2.	BACKFLOW PREVENTER IS TO BE AS SPECIFIED ON DESIGN PLANS, DESIGN DETAILS, AND SPECIFICATION. BACKFLOW PREVENTER TO MEET ALL CITY, COUNTY, STATE, FEDERAL CODE REQUIREMENTS	BUILDIN	
6.	PVC SI		L L	
	6. .	SLEEVING MATERIAL SHALL BE CLASS 200 PVC PIPING MINIMUM. SLEEVING MATERIAL UNDER PAVEMENT AREAS TO SCHEDULE 40 PVC PIPING.	IDENTI	
	6.2.	SLEEVE SIZING TO BE LARGE ENOUGH TO ALLOW EASY REMOVAL AND REPLACEMENT OF PIPE BEING SLEEVED.	ы Ш Ц	Vay
	6.3.	ALL WIRING TO BE SLEEVED IN SEPARATE ELECTRICAL CONDUIT.	ళ	
	6.4.	ALL PIPING UNDER WALKS, CURBS, PAVEMENT, CONCRETE OR ANY OTHER SOLID SURFACE TO BE SLEEVED. ALL SLEEVES ARE TO EXTEND TWELVE INCHES PAST SOLID SURFACE ON BOTH ENDS.	JERCIAL	ogan) CA 024
٦.	CONTR	COL WIRING	ΣO	ash lah '0-0
	7.1.	CONTROL WIRE TO VALVES, SHALL BE UF TYPE. WITH SOLID COPPER CONDUCTOR.	Ŏ	
	7.2. 7.3.	CONTROL WIRE TO BE DESIGNED FOR DIRECT BURIAL USE. SIZING FOR CONTROL WIRE TO BE IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS. NUMBER 14 SOLID CORE COPPER CONTROL WIRE MINIMUM SIZING. ANY SUBSTITUTIONS	° U Zi⊢	PROJE Car 2410 Anti- 074
8.	VALVE	MUST BE APPROVED BY THE LANDSCAPE ENGINEER.	R A F	<b>→</b>
	8.1.	VALVE BOXES ARE TO BE THOSE AS SPECIFIED ON DESIGN		PROFESSION
	8.2.	PLANS, DESIGN DETAILS OR SPECIFICATIONS. APPROVED MANUFACTURERS ARE AMETEK, CARSON, OR AN APPROVED EQUAL, APPROVED BY LANDSCAPE ENGINEER. ALL VALVE BOXES TO HAVE BOLT LOCK LIDS.	CTURA	ALLE PICARDO LEAL CHE
	8.3. 8.4.	MAXIMUM ONE (I) VALVE PER STANDARD RECTANGULAR VALVE BOX. MINIMUM TEN INCH ROUND VALVE BOX, UTILIZED FOR A SINGLE GATE VALVE.	RCHITE	JAPE OF CALFORN
	8.5.	ALL NECESSARY VALVE BOX EXTENSIONS MUST BE PROVIDED AND INSTALLED TO OBTAIN PROPER GRADE HEIGHT.	<b>∢</b> <b>₽</b> 7	
٩.	QUICK	QUICK COUPLERS ARE TO BE AS SPECIFIED ON DESIGN	2018	Revisions: Date:
	9.2. 9.3.	PLAN, DESIGN DETAILS AND SPECIFICATIONS. QUICK COUPLERS ARE TO BE INSTALLED IN TEN INCH ROUND VALVE BOX WITH BOLTABLE LID. TWO QUICK COUPLER KEYS WITH HOSE SWIVELS, ARE TO BE PROVIDED BY CONTRACTOR. AND TURNED OVER TO OWNER.	AL DE	
		UPON COMPLETION OF INSTALLATION / MAINTENANCE PERIOD.		
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			NSULTING	LANDSCAPE SPECIFICATIONS
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- TRENCHING
- EQUIPMENT TO BE USED TO EXCAVATE TRENCHES, SHALL PROVIDE A SMOOTH CONTINUOUS TRENCH IN WHICH THE PIPING IS TO LIE.
- 1.2. ALL PRESSURE MAIN LINES ARE TO BE TRENCHED DEEP ENOUGH TO ALLOW PIPING A MINIMUM OF EIGHTEEN INCHES OF COVER. I.3. ALL LATERAL LINES ARE TO BE TRENCHED DEEP ENOUGH TO ALLOW THE PIPING A MINIMUM TWELVE INCHES OF COVER.
- 2. BACKFILLING
  - ALL PRESSURIZED MAIN LINES TO BE INSPECTED BY LANDSCAPE
- ENGINEER, BEFORE ANY BACKFILLING IS TO COMMENCE. 2.2. CONTRACTOR TO SCHEDULE ALL NECESSARY INSPECTIONS REQUIRED
- BY CITY, COUNTY, STATE, FEDERAL, ETC. , AS REQUIRED BY LAW. 2.3. ALL LINES UNDER ASPHALT PAVING TO BE COMPACTED WITH AN
- APPROVED MECHANICAL COMPACTOR, CONTRACTOR TO VERIFY WITH PAVING CONTRACTOR PERCENTAGE OF COMPACTION REQUIRED.
- 2.4. BACKFILL MATERIALS SHALL BE FREE FROM ROCKS, STICKS AND ALL
- OTHER DEBRIS, WHICH MAY CAUSE DAMAGE TO THE PIPING. CONTRACTOR MAY CENTER LOAD PIPING, LEAVING CONNECTIONS 2.5.
- VISIBLE FOR INSPECTION, PRIOR TO INSPECTION. 2.6. BEFORE ANY BACKFILLING OF MAIN LINES, CARE IS TO BE TAKEN TO INSURE THAT ALL CONTROL WIRING IS PLACED AT THREE O'CLOCK POSITION TO MAIN LINE AND TAPED AT TEN FOOT INTERVALS.
- PIPING 3
- ALL PVC PIPE CONNECTIONS ARE TO BE PRIMERED AND SOLVENT 3.I.
- WELDED 3.2. ON THREADED PIPE CONNECTIONS TEFLON TAPE OR AN APPROVED TEFLON PASTE MAY BE UTILIZED. TEFLON PASTE MAY NOT BE UTILIZED ON AUTOMATIC CONTROL VALVES.
- 3.3. CUT PVC AND REMOVE ALL BURRS, BEFORE SOLVENT WELDING. 3.4. PIPE LARGER THAN TWO INCHES IN DIAMETER, IS TO HAVE CONCRETE THRUST BLOCKS INSTALLED ON ALL DIRECTIONAL TURNS AND ENDS OF LINES. THRUST BLOCKS ARE TO BE INSTALLED AGAINST UNDISTURBED EARTH AND OR ADEQUATE SIZE.
- 3.5. PIPING ON DESIGN PLANS ARE DRAWN DIAGRAMMATICALLY. ALL PIPING TO BE INSTALLED IN PLANTERS OR TURF AREAS WHENEVER POSSIBLE, KEEPING PIPING UNDER CONCRETE AND PAVING TO A
- MINIMUM 3.6. FIELD THREADING OF PVC PIPE OR FITTINGS IS NOT PERMITTED.
- FACTORY FORMED THREADS ONLY, WILL BE PERMITTED. 3.7. ON GALVANIZED PIPE THREADS TEFLON TAPE OR TEFLON PASTE IS
- PERMITTED. WHEN USING TEFLON PASTE, APPLY JOINT COMPOUND TO MALE THREADS ONLY
- 3.8. ALL PIPE LINES ARE TO BE THOROUGHLY FLUSHED UPON COMPLETION OF INSTALLATION AND BEFORE ATTACHING IRRIGATION HEADS. 4. SLEEVING
- 4.1. PVC SLEEVES ARE TO BE INSTALLED ON ALL PIPING AND WIRING
- UNDER CONCRETE, CURBS, PAVEMENT, DRIVEWAYS, OR ANY OTHER SOLID SURFACE
- 4.2. PVC SLEEVING SHALL BE SIZED LARGE ENOUGH, TO ALLOW PIPE OR WIRE BEING SLEEVED, TO BE REMOVED AND REPLACED EASILY.
- 4.3. SLEEVES FOR PIPING OR WIRING ARE TO BE INSTALLED PRIOR TO INSTALLATION OF CONCRETE OR PAVING.
- 4.4. SLEEVES ARE TO BE CAPPED OR TAPED, AS NOT TO ALLOW DIRT OR DEBRIS TO ENTER THE SLEEVE UNTIL USED.
- 4.5. WHERE PIPE PASSES THROUGH SLEEVE, PROVIDE REMOVABLE NON-DECAYING PLUG AT ENDS OF SLEEVE AS NOT TO ALLOW THE ENTRANCE OF DIRT OR DEBRIS. (AFTER INSTALLING PIPE INTO
- SI FFVF) 4.6. SLEEVES ARE TO EXTEND A FULL TWELVE INCHES PAST CONCRETE OR
- PAVING. 4.7. SLEEVING FOR CONTROL WIRING IS TO BE INSTALLED IN ELECTRICAL
- CONDUIT. WIRING IS NOT TO BE INSTALLED IN SAME SLEEVE BEING USED TO SLEEVE PIPING.
- 4.8. SLEEVING MUST HAVE SOME MEANS OF PIPE DETECTION INSTALLED PRIOR TO BE BURYING UNDERGROUND.
- 5. CONTROL WIRING
- THE GROUND OR COMMON WIRE IS TO BE COLOR CODED WHITE. 5.2. CONTROL WIRES FOR SHRUBS, DRIP IRRIGATION, TURF AREA, TO BE COLOR CODED SEPARATELY. EXAMPLE - SHRUBS (BROWN) DRIP
- IRRIGATION (BLUE) TURF AREAS (GREEN) 5.3. A SPARE TRACER WIRE SHALL BE INSTALLED. INSTALL SPARE WIRE AS IF IT IS A COMMON WIRE, TO ALL VALVES AND JUNCTION BOXES. SPARE TRACER WIRE IS NOT TO BE CONNECTED TO ANYTHING. SPARE TRACER WIRE IS TO BE COLOR CODED DIFFERENT THAN ALL OTHER WIRING. PROVIDE TWENTY FOUR INCH LOOP ON ALL WIRING AT VALVE BOXES, AND JUNCTION BOXES.
- 5.4. WIRING SHALL OCCUPY THE SAME TRENCH AS PRESSURE SUPPLY LINE WHENEVER POSSIBLE. WIRING SHALL BE PLACED AT 3 O'CLOCK POSITION TO MAIN LINE AND TAPED AT TEN FOOT INTERVALS. 5.5. WHEN WIRE DEVIATES FROM MAIN LINE, IT IS TO BE SLEEVED IN
- ELECTRICAL CONDUIT FOR ITS PROTECTION.
- 5.6. AN EXPANSION LOOP OF EIGHTEEN INCHES SHALL BE PROVIDED AT ALL DIRECTIONAL TURNS. 5.7. BETWEEN CONTROLLER AND REMOTE CONTROL VALVES, A CONTINUOUS
- WIRE IS REQUIRED. ANY SPLICES ARE TO BE MADE IN AN APPROVED VALVE BOX. LIMIT ONE SPLICE PER VALVE.
- BACK-FLOW PREVENTER
- INSTALL BACK-FLOW PREVENTER, NO HIGHER THAN REQUIRED BY 6.1. CODE. (CITY, COUNTY, STATE, FEDERAL) LOCATE IN SHRUB AREA WHENEVER POSSIBLE. INSTALL BACK-FLOW PREVENTER IN ACCORDANCE WITH ALL CODES. (CITY, COUNTY, STATE, FEDERAL) AND IN ACCORDANCE WITH DESIGN DETAILS, DESIGN PLANS, SPECIFICATIONS.
- 6.2. IF CODE REQUIREMENTS AND DESIGN PLANS DIFFER, CONTACT LANDSCAPE ENGINEER, BEFORE PROCEEDING WITH INSTALLATION 6.3. UPON COMPLETION OF BLACKFLOW INSTALLATION, CONTRACTOR SHALL OBTAIN A CERTIFICATE OF INSTALLATION AND TESTING FROM A
- AUTOMATIC CONTROL VALVES
- VALVES ARE SHOWN DIAGRAMMATICALLY ON DESIGN PLANS, AND SHOULD BE LOCATED IN SHRUB AREAS WHENEVER POSSIBLE.

CERTIFIED BACKFLOW PREVENTOR TESTOR.

- 7.2. CONTROL VALVES SHALL BE INSTALLED AS ACCORDING TO DESIGN PLANS. DESIGN DETAILS, SPECIFICATIONS AND MEET ALL CODE REQUIREMENTS. (CITY, COUNTY, STATE, FEDERAL)
- 7.3. ALL CONTROL VALVES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- 7.4. IF THE WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES, THE INSTALLATION OF PRESSURE REGULATING DEVICE IS REQUIRED.
- 8. VALVE BOXES
- 8.1. THE VALVE BOX SHOULD BE INSTALLED IN SUCH A MANNER THAT ALL PARTS OF THE VALVE ARE ACCESSIBLE FOR SERVICE.
- 8.2. VALVE BOXES ARE TO BE INSTALLED IN ACCORDANCE WITH DESIGN
- PLANS, DESIGN DETAILS, AND SPECIFICATIONS.
- 8.3. MAXIMUM ONE VALVE PER STANDARD RECTANGULAR VALVE BOX.
- 8.4. ALL NECESSARY VALVE BOX EXTENSIONS ARE TO BE INSTALLED BY CONTRACTOR TO MEET GRADE REQUIREMENTS.
- AUTOMATIC CONTROLLERS
- 9.1. ALL CONTROLLERS ARE TO BE LOCATED IN AREA INDICATED IN DESIGN PLANS. IF CONTROLLER CAN NOT BE LOCATED IN DESIGNATED AREA, CONTACT LANDSCAPE ENGINEER FOR RELOCATION.
- 9.2. ALL CONTROLLERS TO BE MULTI-PROGRAMABLE, WITH MASTER VALVE, FLOW SENSOR AND WEATHER SENSOR CAPABILITIES. 9.3. ALL CONTROLLERS TO BE INSTALLED IN ACCORDANCE WITH DESIGN
- PLANS, DESIGN DETAILS, SPECIFICATIONS, CODE REQUIREMENTS AND MANUFACTURER'S RECOMMENDATIONS. 9.4. WEATHER SENSOR SHALL BE LOCATED ON WEST SIDE OF BUILDING.
- IO. QUICK COUPLER VALVES
- IO.I. QUICK COUPLER VALVES ARE TO BE INSTALLED IN ACCORDANCE WITH DESIGN PLANS, DESIGN DETAILS, AND SPECIFICATIONS.
- 10.2. LOCATE QUICK COUPLER VALVE IN SHRUB AREAS WHENEVER POSSIBLE.
- 10.3. QUICK COUPLER VALVES ARE TO BE INSTALLED IN TEN INCH ROUND VALVE BOXES, WITH BOLTABLE LIDS.

- II. IRRIGATION HEADS
- II.I. ALL PIPING TO BE THOROUGHLY FLUSHED BEFORE INSTALLATION OF IRRIGATION HEADS.
- II.2. SHRUB IRRIGATION HEADS LOCATION AROUND BUILDING, ARE TO BE SPACED TWELVE INCHES FROM BUILDING.
- 11.3. SHRUBS IRRIGATION HEADS ARE TO BE SPACED SIX INCHES FROM ALL CURBS WALKS, DRIVEWAYS, AND PAVED ARES.
- II.4. TURF IRRIGATION HEADS ARE TO BE SPACED ONE INCH FROM ALL
- CURBS, WALKS, DRIVEWAYS AND PAVED AREAS. 11.5. IRRIGATION HEAD ASSEMBLIES ARE TO BE INSTALLED IN ACCORDANCE
- WITH DESIGN PLANS, DESIGN DETAILS AND SPECIFICATIONS. 12. CLEANING AND ADJUSTMENT OF IRRIGATION SYSTEM
- 12.1. CLEAN AND FLUSH COMPLETE IRRIGATION SYSTEM UPON COMPLETION OF INSTALLATION.
- 12.2. ADJUST ALL IRRIGATION HEADS TO ENSURE MAXIMUM COVERAGE. 12.3. LANDSCAPE ENGINEER TO INSPECT COMPLETED IRRIGATION INSTALLATION PRIOR TO THE COMMENCEMENT OF LANDSCAPE
- 12.4. LANDSCAPE ENGINEER MUST GIVE HIS APPROVAL BEFORE THE COMMENCEMENT OF LANDSCAPE INSTALLATION IS BEGAN.
- 13. FINAL ACCEPTANCE

INSTALLATION.

- 13.1. IRRIGATION SYSTEM SHALL BE TESTED IN PRESENCE OF LANDSCAPE ENGINEER, COMPLETING ANY ADJUSTMENT DEEMED NECESSARY.
- 13.2. PROVIDE PROOF OF DELIVERANCE OF ALL ACCESSORIES REQUIRED.
- 13.3. PROVIDE "AS BUILT" DRAWINGS, CONTROLLER CHARTS, MAINTENANCE MANUALS, AND ALL NECESSARY LITERATURE.
- 13.4. A CERTIFICATE OF LANDSCAPE/IRRIGATION INSTALLATION COMPLETION, SHALL BE FILED WITH PROPER AUTHORITIES SIGNED BY THE DESIGNER, OR LICENSED LANDSCAPE CONTRACTOR.
- 13.5. AT THE COMPLETION OF THE PROJECT THE CONTRACTOR SHALL SUPPLY A CERTIFICATE OF COMPLETION DOCUMENT. DOCUMENT SHALL

INCLUDE:	
13.5.1.	PROJECT INFORMATION SHEET THAT CONTAINS: 3.5.1.1. DATE
	3,5,1,2, PROJECT NAME
	3.5.1.3. PROJECT APPLICANT NAME, TELEPHONE AND MAILING ADDRESS
	3.5.1.4. PROJECT ADDRESS AND LOCATION
	3.5.1.5. PROPERTY OWNER NAME, TELEPHONE, AND MAILING ADDRESS.
13.5.2.	CERTIFICATION BY EITHER THE SIGNER OF THE LANDSCAPE DESIGN PLAN, THE DESIGNER OF THE IRRIGATION DESIGN PLAN OR THE LICENSED LANDSCAPE CONTRACTOR THAT THE LANDSCAPE PROJECT HAS BEEN INSTALLED PER THE APPROVED LANDSCAPE DOCUMENTATION PACKAGE. 3.5.2.1. WHERE THERE HAVE BEEN SIGNIFICANT CHANGES MADE IN THE FIELD DURING CONSTRUCTION, THESE "AS-BUILT" OR RECORD DRAWINGS SHALL BE
	INCLUDED WITH THE CERTIFICATION 3.5.2.2. A DIAGRAM OF THE IRRIGATION PLANS SHOWING HYDRO-ZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
13.5.3.	RRIGATION SCHEDULING PARAMETERS USED TO SET THE CONTROLLER.
13.5.4.	ANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE.

- IRRIGATION AUDIT REPORT 13.5.5. SOILS ANALYSIS REPORT IF NOT SUBMITTED WITH 13.5.6. LANDSCAPE DOCUMENTATION PACKAGE AND DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL REPORT RECOMMENDATIONS.
- 14. WARRANTY / GUARANTEE
  - 14.1. A STANDARD ONE YEAR WARRANTY / GUARANTEE SHALL BE IN EFFECT. ONE YEAR WARRANTY TO INCLUDE REPAIR TO ANY LANDSCAPE AREA DUE SETTLEMENT OF TRENCHES. CONTRACTOR TO PROVIDE ALL MATERIAL WARRANTIES TO OWNER.

### LANDSCAPE SPECIFICATIONS

#### I. GENERAL WORK DESCRIPTION

- FURNISH ALL MATERIALS, LABOR AND EQUIPMENT, NECESSARY FOR COMPLETE LANDSCAPE INSTALLATION. LANDSCAPE INSTALLATION, SHALL BE IN ACCORDANCE WITH DESIGN PLANS, DESIGN DETAILS AND LANDSCAPE SPECIFICATIONS PREPARATION OF SOIL, IN ALL AREAS TO BE LANDSCAPED AS 12
- DETAILED IN "SOIL PREPARATION" SECTIONS OF LANDSCAPE SPECIFICATIONS.
- PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT, REQUIRED TO COMPLETE FINISH GRADING IN ALL LANDSCAPE AREAS.
- 1.4. CONTRACTOR TO VERIFY ALL DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ENGINEER.
- 1.5. WHERE UNDERGROUND OBSTRUCTION ARISE, AND PLANTING IS NOT POSSIBLE, DUE TO THESE OBSTRUCTIONS, THE LANDSCAPE ENGINEER, IS TO BE NOTIFIED BEFORE PROCEEDING.
- I.6. CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL EXISTING UTILITY LOCATIONS UNDERGROUND SERVICES ALERT (USA) (811) IS TO BE NOTIFIED BEFORE ANY EXCAVATION IS COMMENCED, CONTRACTOR IS RESPONSIBLE TO NOTIFY ANY OTHER UTILITIES NOT COVERED BY UNDERGROUND SERVICE ALERT. CONTRACTOR IS TO TAKE GREAT CARE AS NOT TO DAMAGE EXISTING UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR ANY AND ALL REPAIRS, AT HIS EXPENSE, TO ANY UTILITY DAMAGE INCURRED BY HIM, WHILE COMPLETING HIS SCOPE OF
- 1.7. CONTRACTOR TO PROVIDE ADEQUATE SAFETY MEASURE TO PROTECT THE PUBLIC, AND ALL OTHER WORKERS, INVOLVED IN THE PROJECT. FROM INJURY. CONTRACTOR TO POST ALL SIGNS, BARRICADES, BANNERS, ECT., AS DEEMED NECESSARY TO WARN PUBLIC AND ALL OTHER PERSONS, OF ANY HAZARDS.
- I.8. MAINTAIN ALL COMPLETED LANDSCAPE AREA FOR SPECIFIED LENGTH OF MAINTENANCE PERIOD. (SEE LANDSCAPE MAINTENANCE SECTION) 19 LANDSCAPE INSTALLATION SHALL NOT PROCEED UNTIL IRRIGATION INSTALLATION HAS BEEN COMPLETED. UPON COMPLETION OF IRRIGATION INSTALLATION THE CONTRACTOR, SHALL NOTIFY THE LANDSCAPE ENGINEER, TO SCHEDULE A IRRIGATION INSPECTION. A SEVENTY TWO (72) HOUR NOTICE IS TO BE GIVEN TO THE LANDSCAPE ENGINEER, TO ALLOW TIME TO SCHEDULE THE INSPECTION ONLY ON APPROVAL OF THE LANDSCAPE ENGINEER, SHALL THE LANDSCAPE INSTALLATION, PROCEED. AT THE LANDSCAPE ENGINEERS DISCRETION, PARTIAL APPROVAL OF THE IRRIGATION INSTALLATION MAY BE GIVEN.

# 2. SUBMITTALS

- 2.1. A COMPLETE LIST OF PLANTS, TREES, GROUNDCOVER AND PLANTING MATERIALS PROPOSED FOR INSTALLATION, IS TO BE SUBMITTED UPON AWARDING OF CONTRACT TO THE LANDSCAPE ENGINEER. LIST SHOULD DETAIL, ALL QUANTITIES, SIZES AND QUALITIES SHOWN ON DESIGN PLANS. ANY SUBSTITUTIONS OR DEVIATIONS OF ANY KIND FROM DESIGN PLANS AND SPECIFICATIONS MUST BE APPROVED BY LANDSCAPE ENGINEER.
- 2.2. ACTUAL SAMPLES OF HUMUS OR TOP DRESSING, TO BE SUBMITTED TO LANDSCAPE ENGINEER FOR APPROVAL. HUMUS SAMPLES MUST BE APPROVED BEFORE APPLICATION WILL BE ALLOWED, (SEE SOIL PREPARATION).
- 2.3. MAINTENANCE MANUALS, (TWO COPIES) ARE TO BE SUBMITTED UPON COMPLETION OF LANDSCAPE INSTALLATION, AND MAINTENANCE PERIOD. MANUALS ARE TO DETAIL MAINTENANCE INSTRUCTIONS FOR MAINTAINING LANDSCAPE AND IRRIGATION FOR A PERIOD OF ONE YEAR.
- 2.4. AS-BUILTS FOR LANDSCAPE / IRRIGATION INSTALLATION, ARE TO BE SUBMITTED TO OWNER UPON COMPLETION OF LANDSCAPE / IRRIGATION INSTALLATION. AS-BUILTS TO DETAIL ALL PLANT AND TREE LOCATIONS OR ANY DEVIATIONS WHICH MAY HAVE OCCURRED DURING LANDSCAPE INSTALLATION. AS-BUILTS TO DETAIL ALL PIPING LOCATIONS FOR IRRIGATION SYSTEM. ALL AS-BUILTS ARE TO BE TO SCALE, WITH AT LEAST TWO REFERENCE POINTS.

## 3. QUALITY ASSURANCE

3.1. QUALITY OF PLANTS SHALL CONFORM TO THE STATE OF CALIFORNIA GRADING CODE OF NURSERY STOCK, NUMBER ONE GRADE, FOR QUALITY AND SIZE, USE ONLY NURSERY GROWN STOCK 3.2. INSPECTION OF PLANT MATERIAL REQUIRED BY CITY, COUNTY, STATE OR FEDERAL, AUTHORITIES, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR CONTRACTOR SHALL SECURE ALL PERMITS OR CERTIFICATES NECESSARY, PRIOR TO DELIVERY OF PLANTS TO THE SITE.

# LANDSCAPE MATERIALS :

PLANTS - PLANTS ARE TO BE SIZE AND VARIETY INDICATED ON DESIGN PLANS. PLANTS SHALL BE HEALTHY, DISEASE FREE, INSECT FREE, AND SHOWING VIGOROUS GROWTH. PLANTS SHALL HAVE A VIGOROUS ROOT SYSTEM. NO ROOT BOUND PLANTS. PLANTS SHALL HEAVE BEEN ESTABLISHED IN CONTAINERS, SHOWING NORMAL SIZE. NO NEWLY UP-SIZED PLANT MATERIALS.

GROUND COVERS - ROOTED CUTTING FROM FLATS OR CONTAINERS. GROUND COVERS TO BE VARIETY AND SIZE INDICATED ON DESIGN PLANS. GROUND COVERS TO BE DISEASE FREE, INSECT FREE AND SHOWING VIGOROUS GROWTH.

TREES - TREES ARE TO BE SIZE AND VARIETY INDICATED ON DESIGN PLANS. TREES SHALL BE HEALTHY, DISEASE FREE, INSECT FREE, AND SHOWING VIGOROUS GROWTH. TREES TO BE SHOWING NORMAL STRONG STRUCTURAL GROWTH. NO ABNORMAL GROWTH PATTERNS. NO ROOT BOUND TREES. TREES SHALL HAVE BEEN ESTABLISHED IN CONTAINERS, SHOWING A NORMAL GROWTH PATTERNS, NO NEWLY UP-SIZED CONTAINERS.

TOPSOIL - STORED SOIL FROM PROJECT. TOPSOIL TO BE FREE FROM ROCKS, STICKS, CONCRETE, DEBRIS, ETC .. ALL LANDSCAPE PROJECTS TO HAVE A SOIL ANALYSIS TEST PERFORMED WITH RESULTS IN WRITING, TURNED OVER TO THE LANDSCAPE ENGINEER. SOIL TO BE PREPARED IN ACCORDANCE WITH ANALYSIS TEST RECOMMENDATIONS. CONTRACTOR TO BE RESPONSIBLE FOR COST OF TEST AND SOIL PREPARATION COSTS. OWNER IS TO BE RESPONSIBLE FOR COST OF MATERIALS RESULTING FROM SOIL ANALYSIS NOT COVERED IN SOIL PREPARATION SECTION.

IMPORTED TOPSOIL - IMPORTED TOPSOIL SUBJECT TO APPROVAL OF LANDSCAPE ENGINEER. IMPORTED TOPSOIL TO HAVE SOIL ANALYSIS TEST PERFORMED WITH RESULTS IN WRITING, TURNED OVER TO LANDSCAPE ENGINEER. IMPORTED TOPSOIL TO BE PREPARED IN ACCORDANCE WITH ANALYSIS TEST RECOMMENDATIONS. IMPORTED TOPSOIL REQUIRED ONLY IF NOTED ON DESIGN PLANS. CONTRACTOR TO BE RESPONSIBLE FOR ALL COSTS RELATING TO IMPORTED TOPSOIL.

HUMUS - HUMUS TO BE NITRO-FORTIFIED FOREST HUMUS. ONE QUARTER INCH MAXIMUM SIZE, WITH ONE PERCENT OF NITROGEN ADDED. A RECYCLED PRODUCT MAY BE UTILIZED, SUBJECT TO APPROVAL LANDSCAPE ENGINEER. A ACTUAL SAMPLE OF THE RECYCLED PRODUCT MUST BE SUBMITTED TO LANDSCAPE ENGINEER, BEFORE APPROVAL WILL BE GIVEN.

PLANTING FERTILIZER TABLETS - AGRI-FORM PLANTING TABLETS, TWENTY ONE GRAMS. (20-10-05)

FERTILIZERS - BEST PRODUCTS "TURF SUPREME" (16-06-08), OR APPROVED EQUAL, FOR TURF AREAS. BEST PRODUCTS TRIPLE TWELVE, (12-12-12), OR APPROVED EQUAL FOR GROUNDCOVER AREAS.

TURF - SODDED OR SEEDED AS NOTED ON DESIGN PLANS AND TURF SPECIFICATIONS.

TREE STAKES - 2" X 2" X 8' LODGE POLE TREE STAKES, TWO PER TREE. MINIMUM THREE FIGURE EIGHT TIES PER TREE. GUIDE WIRING MAY BE REQUIRED FOR LARGER TREES.

HERBICIDE - A PRE-EMERGENCE TYPE HERBICIDE IS TO BE APPLIED TO ALL SHRUB AREAS, IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS. RONSTAR & PRE-EMERGENCE HERBICIDE REQUIRED. CARE IS TO BE TAKEN WHEN USED NEAR SEEDED TURF AREAS.

GYPSUM - AGRICULTURE GRADE GYPSUM.

SOIL PREPARATION

- CONTRACTOR TO RECEIVE LANDSCAPE AREAS WITHIN ONE TENTH OF A FOOT, OF
- FINISHED GRADE. ROUGH GRADE TO BE PERFORMED BY OTHERS. 2. A SOIL ANALYSIS TEST IS TO BE PERFORMED ON ALL LANDSCAPE PROJECTS, WITH RESULTS IN WRITING, TURNED OVER TO THE LANDSCAPE ENGINEER. SOIL TO BE PREPARED IN ACCORDANCE WITH ANALYSIS TEST
- RECOMMENDATIONS. FOR BID PURPOSES ONLY, APPLY NITRO-FORTIFIED FOREST HUMUS, IS TO BE APPLIED TO ALL TURF AND GROUND COVER AREAS, AT A RATE OF FOUR YARDS PER ONE THOUSAND SQUARE FEET.
- 4. FOR BID PURPOSES ONLY, APPLY FERTILIZING, (12-12-12) IS TO BE APPLIED TO ALL TURF AND GROUNDCOVER AREAS, AT A RATE OF TEN POUNDS PER ONE THOUSAND SQUARE
- FEET.(FOR BID PURPOSES ONLY) AFTER APPLYING SOIL ADDITIVES TO TURF AND GROUNDCOVER AREAS, ROTOR-TILL ADDITIVES TO A DEPTH OF SIX INCHES, SOIL
- ADDITIVES ARE TO BE MIXED THOROUGHLY. GRADE ALL LANDSCAPE AREAS AS ACCORDING TO FINISH GRADE SPECIFICATIONS. REPORT ANY GRADING DISCREPANCIES TO LANDSCAPE ENGINEER BEFORE PROCEEDING WITH LANDSCAPE
- INSTALLATION. CONSTRUCT ANY MOUNDING INDICATED ON DESIGN PLANS, AS ACCORDING TO DESIGN
- PI ANS 8. CONTRACTOR SHALL PROVIDE EVIDENCE TO LANDSCAPE ENGINEER, THAT SOIL AMENDMENTS AS REQUIRED HAVE BEEN APPLIED. INVOICES FOR ALL SOIL AMENDMENTS MAY BE REQUIRED BY LANDSCAPE ENGINEER. LANDSCAPE ENGINEER IS TO BE NOTIFIED AFTER SOIL AMENDMENTS HAVE BEEN APPLIED, BUT BEFORE ANY ROTOR-TILLING HAS BEGUN, FOR A VISUAL INSPECTION BY THE LANDSCAPE ENGINEER.

## PLANTING

- PLANTING IS NOT TO PROCEED UNTIL IRRIGATION INSTALLATION HAS BEEN COMPLETED AND INSPECTED BY THE LANDSCAPE ENGINEER. ONLY UPON APPROVAL OF THE IRRIGATION INSTALLATION, BY THE LANDSCAPE ENGINEER WILL PLANTING BE ALLOWED TO COMMENCE. AT THE DISCRETION OF THE LANDSCAPE ENGINEER. THE IRRIGATION INSTALLATION MAY BE ACCEPTED BY INDIVIDUAL AREAS.
- PLANTING TO BE PERFORMED BY QUALIFIED PERSONNEL FAMILIAR WITH PLANTING PROCEDURES. A QUALIFIED FOREMAN IS TO BE PRESENT DURING ALL PLANTING PROCEDURES.
- ALL TREE AND SHRUB PLANTING SHALL BE ACCORDING TO DESIGN PLANS. RELOCATION OF ANY PLANTS DUE TO OBSTRUCTIONS OR OTHER REASONABLE CAUSES, SHALL BE PRE-APPROVED BY THE LANDSCAPE ENGINEER.
- 4. PLANTING SHALL NOT PROCEED UNDER ADVERSE WEATHER CONDITIONS WHICH MAY CAUSE DAMAGE TO PLANTING MATERIALS.
- 5. PLANTING PITS ARE TO BE DUG AS ACCORDING TO LANDSCAPE DETAILS. WHERE HARDPAN IS PRESENT, TREES ARE TO BE DRILLED WITH AN EIGHT INCH AUGER TO A DEPTH OF SIX FEET, OR THROUGH HARDPAN LAYER. SEE LANDSCAPE DETAILS FOR PLANTING PIT EXCAVATION AND DRILLING REQUIREMENTS.
- 6. A BACKFILL MIXTURE CONSISTING OF FIFTY PERCENT NITRO-FORTIFIED FOREST HUMUS AND FIFTY PERCENT NATIVE SOIL IS TO BE USED IN PLANTING OF ALL PLANTING MATERIALS.
- TREE STAKING SHALL BE AS ACCORDING TO LANDSCAPE DETAILS. GUIDE WIRING MAY BE REQUIRED FOR LARGER TREES. AGRI-FORM TABLETS ARE TO BE APPLIED TO
- ALL TREES AND SHRUBS AT THE FOLLOWING RATES: ONE GALLON | TABLET FIVE GALLON 3 TABLETS
- FIFTEEN GALLONS 4 TABLETS 24" BOX 6 TABLETS 36" BOX 8 TABLETS 12 TABLETS 48" BOX
- 9. ALL PLANTS AND TREES TO BE WATERED THOROUGHLY, IMMEDIATELY AFTER PLANTING.
- IO. CARE IS TO BE TAKEN AS NOT TO DAMAGE PLANTING MATERIALS. ANY DAMAGE TO ROOT BALL OR PLANT STRUCTURE WILL NOT BE ACCEPTED.
- WHERE DESIGN PLANS CALL FOR GROUNDCOVER UNDER TREES OR SHRUB, GROUNDCOVER SHALL EXTEND UNDER CANOPY OF TREE OR SHRUBS.
- A PRE-EMERGENT SHALL BE APPLIED TO ALL PLANTING AREAS, ACCORDING TO MANUFACTURER'S INSTRUCTIONS AND OR SPECIFICATIONS. CARE IS TO BE TAKEN WHEN SEEDED OR HYDRO-SEEDED TURF IS PRESENT.

- M

NISHING GRADING							
	FINISH GRADING SHALL BE SMOOTH AND EVEN IN APPEARANCE. PLANTERS ARE TO BE RAKED TO AN ATTRACTIVE APPEARANCE.						
	FINISH GRADING FOR SEEDED, OR HYDRO-SEEDED AREAS SHALL BE ONE INCH BELOW ALL ADJACENT WALKS, CURBS, PAVEMENTS ETC.						
	FINISH GRADING FOR ALL PLANTER AREAS TO BE ONE INCH BELOW ALL ADJACENT WALKS, CURBS, PAVEMENT ETC FINISH GRADE TO BE MEASURED FROM TOP OF DECORATIVE RARE WIEN REQUIRED						
	FINISH & TURF SE	FRADES ARE TO BE COMPLETED BEFORE ANY EEDING WILL BE PERMITTED.					
	FINISH G INCH BE ETC GR	SRADE FOR SODDED TURF AREAS, IS TO BE ONE LOW ALL ADJACENT WALKS, CURBS, PAVEMENTS RADE TO BE MEASURED FROM TOP OF SOD.					
_EA	N UP						
	UPON COMPLETION OF LANDSCAPE INSTALLATION, REMOVE ALL TRASH, DEBRIS, WASTE MATERIALS. EQUIPMENT, ETC., FROM SITE. BROOM CLEAN ALL WALKS, PAVEMENT AREAS, DRIVEWAYS, ETC.						
AIN"	TENANCE						
	MAINTEN	NANCE PERIOD					
	1.1. LAND	PSCAPES WITH SODDED TURF, OR LANDSCAPE WITH NO TURF REQUIRED, WILL REQUIRE A THIRTY (30) DAY MAINTENANCE PERIOD.					
	1.2.	LANDSCAPES WITH SEEDED FESCUE TURF WILL REQUIRE A SIXTY (60) DAY MAINTENANCE PERIOD.					
	1.3.	LANDSCAPE WITH A SEEDED BERMUDA TURF WILL REQUIRE A NINETY (90) DAY MAINTENANCE PERIOD.					
	I.4. I.5.	MAINTENANCE PERIOD TO BEGIN UPON COMPLETION LANDSCAPE INSTALLATION, WITH LANDSCAPE ENGINEER'S, ACCEPTANCE AND APPROVAL. ALL PUNCH LIST ITEMS MUST BE COMPLETED BEFORE LANDSCAPE ENGINEERS APPROVAL WILL BE GIVEN. MAINTENANCE PERIOD TO COMMENCE UPON ACCEPTANCE AND APPROVAL. MAINTENANCE PERIOD MAY BE EXTENDED IF					
		TURF AREA GERMINATION REQUIREMENTS HAVE NOT BEEN MET. MAINTENANCE PERIOD EXTENTION WILL BE AT THE DESCRETION OF THE LANDSCAPE ENGINEER. MAINTENANCE EXTENSION WILL BE AT NO COST TO THE OWNER.	4.				
	IRRIGAT	TON SYSTEM					
	2.1.	REPAIR AND ADJUST ALL IRRIGATION HEADS AS NEEDED TO MAINTAIN AN OPERABLE SYSTEM.					
	2.2.	ADJUST IRRIGATION SCHEDULE WEEKLY TO CONFORM WITH PRESENT WEATHER CONDITIONS AND WATER NEEDS.					
	2.3.	CHECK ALL IRRIGATION CIRCUITS WEEKLY FOR BROKEN IRRIGATION HEADS, IRRIGATION HEADS ADJUSTMENT, MALFUNCTIONS, ETC,.					
	2.4.	UTILIZE MULTIPLE START TIMES TO PREVENT RUNOFF.					
	2.5.	SET MULTIPLE START TIMES ON TURF CIRCUITS TO KEEP TURF AREAS MOIST DURING GERMINATION PERIOD.					

		AS NEEDED TO MAINTAIN AN OPERABLE SYSTEM.
	2.2.	ADJUST IRRIGATION SCHEDULE WEEKLY TO CONFORM WITH PRESENT WEATHER CONDITI AND WATER NEEDS.
	2.3.	CHECK ALL IRRIGATION CIRCUITS WEEKLY I BROKEN IRRIGATION HEADS, IRRIGATION HE ADJUSTMENT, MALFUNCTIONS, ETC,.
	2.4.	UTILIZE MULTIPLE START TIMES TO PREVENT
	2.5.	SET MULTIPLE START TIMES ON TURF CIRCU TO KEEP TURF AREAS MOIST DURING GERMINATION PERIOD.
	TREES	
	З.І.	ALL TREES TO BE ALLOWED TO GROW TO THEIR NATURAL SHAPE AND FORM.
	3.2.	PRUNING SHALL BE PERFORMED BY KNOWLEDGEABLE PERSONNEL ONLY.
	3.3.	TREE PRUNING SHALL BE PERFORMED WITH GOAL OF PROMOTING STRUCTURAL STRENG SAFETY, AND ACCENTUATING NATURAL FOR OF THE TREE.
	3.1.	ALL SUCKERS, CRISSCROSS, DISEASED, DE, OR HEAVY LADDEN BRANCHES, SHOULD BE REMOVED.
•	SHRUBS,	VINES, GROUND COVERS
	4.1.	PRUNE, SHRUBS ONLY AS NEEDED OR TO REMOVE UNSIGHTLY MATERIALS, SUCH AS D FLOWERS, OR BROKEN BRANCHES.
	4.2.	DO NOT PRUNE SHRUBS INTO SHAPES OR FIGURES, UNLESS PREVIOUSLY INSTRUCTED DO SO BY LANDSCAPE ENGINEER.
	4.3.	EDGE GROUND COVERS TO PREVENT GROM ONTO WALKS, PAVEMENT, DRIVEWAYS, ETC.
	4.4.	PRUNE BACK GROUNDCOVER THAT ARE CLIMBING WALLS, TREES, OR COVERING SHRUBS. LANDSCAPE ENGINEER MAY REQU GROUND COVER TO CLIMB CERTAIN WALLS

THIS BE ACCEPTED. 4.5. KEEP ALL PLANTER AREAS FREE FROM TRASH, DEBRIS, WASTE MATERIALS, ETC .. UNIFORMLY RAKE ALL PLANTER AREAS WHERE GROUNDCOVER IS NOT PRESENT.

TURF /	AREA
5.1.	FERTILIZE ALL TUR MANUFACTURER'S R SPECIFICATIONS.
5.2.	MOW ALL TURF AS MAXIMUM INTERVAL
5.3.	ALL TURF AREAS T MOWINGS. DO NOT I TURF AREAS.
5.4.	RESEED ANY TURF HEALTHY GERMINA <sup>-</sup>

6. HERBICIDES, PESTICIDES, FERTILIZERS HERBICIDES, PESTICIDES, FERTILIZERS, ARE TO BE USED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS, AND RECOMMENDATIONS IN ORDER TO MAINTAIN A WEED FREE, DISEASE FREE, VIGOROUS GROWTH LANDSCAPE. \* ALL MOWING, EDGING, SPRAYING, PRUNING, WEEDING, FERTILIZING ETC .. IS TO BE PERFORMED IN A TIMELY MANNER AS NEEDED TO MAINTAIN A HEALTHY ATTRACTIVE LANDSCAPE. 7. FINAL ACCEPTANCE

7.1. FINAL INSPECTION FOR ACCEPTANCE OF LANDSCAPE / IRRIGATION, SHALL BE MADE AT THE CONCLUSION OF THE MAINTENANCE PERIOD, PROVIDED THAT ON SUCH DATE ALL OTHER PROJECTS, IMPROVEMENTS, AND CORRECTIVE WORK, HAVE BEEN COMPLETED. IF ALL PROJECT IMPROVEMENT AND CORRECTIVE WORK ARE NOT COMPLETED, THEN THE

I	LANDSCAPE SPECIFICATIONS	11	LANDSCAPE MATERIALS	12	PROJECT INFOF

SHAPE AND FORM. BE PERFORMED BY PERSONNEL ONLY HALL BE PERFORMED WITH THE DTING STRUCTURAL STRENGTH, CENTUATING NATURAL FORM

RISSCROSS, DISEASED, DEAD, DEN BRANCHES, SHOULD BE

COVERS ONLY AS NEEDED OR TO LY MATERIALS, SUCH AS DEAD ROKEN BRANCHES.

HRUBS INTO SHAPES OR PREVIOUSLY INSTRUCTED TO SCAPE ENGINEER.

OVERS TO PREVENT GROWTH VEMENT, DRIVEWAYS, ETC.. OUNDCOVER THAT ARE

TREES, OR COVERING CAPE ENGINEER MAY REQUIRED COVER TO CLIMB CERTAIN WALLS OR STRUCTURES, ONLY ON HIS/HER APPROVAL WILL

> RF AREAS AS ACCORDING TO RECOMMENDATIONS AND

NEEDED. SEVEN DAYS . BETWEEN MOWING.

TO BE EDGED EACH TIME OF USE A WEED EATER TO EDGE

AREAS NOT SHOWING ATION.

	LANDS CONTIN WORK	CAPE MA NE AT NO HAS BEE	AINTENANCE PERIOD, SHALL 9 COST TO THE OWNER, UNTIL N COMPLETED.
	AT THE ENGINE IN SEC	DISCRE ER, THE I TIONS.	TION OF THE LANDSCAPE LANDSCAPE MAY BE ACCEPTEI
	FINAL WITHIN OF CO LANDS AT THE CONTR	INSPECTI FORTY E MPLETIOI CAPE EN COMPLE ACTOR S MPLETIOI	ON SHALL BE CONDUCTED EIGHT HOURS OF WRITTEN NOTIC N BY CONTRACTOR, TO GINEER. ETION OF THE PROJECT THE SHALL SUPPLY A CERTIFICATE N DOCUMENT DOCUMENT SHALL
	INCLUD	E:	
	7.4.1.	PROJEC CONTAIN 7.4.1.1. 7.4.1.2. 7.4.1.3. 7.4.1.4. 7.4.1.5. CERTIFIC OF THE DESIGNE PLAN OF CONTRA PROJEC APPROV DOCUME 7.4.2.1.	T INFORMATION SHEET THAT NS: DATE PROJECT NAME PROJECT APPLICANT NAME, TELEPHONE AND MAILING ADDRESS PROJECT ADDRESS AND LOCATION PROPERTY OWNER NAME, TELEPHONE, AND MAILING ADDRESS. CATION BY EITHER THE SIGNER LANDSCAPE DESIGN PLAN, THE ER OF THE IRRIGATION DESIGN R THE LICENSED LANDSCAPE ICTOR THAT THE LANDSCAPE ICTOR THAT THE LANDSCAPE ICTOR THAT THE LANDSCAPE INTATION PACKAGE. WHERE THERE HAVE BEEN SIGNIFICANT CHANGES MADE II THE FIELD DURING CONSTRUCTION, THESE "AS-BUILT" OR RECORD DRAWINGS SHALL BE INCLUDED
		7.4.2.2.	A DIAGRAM OF THE IRRIGATIC PLANS SHOWING HYDRO-ZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES
	7.4.3.	IRRIGAT USED TO	ON SCHEDULING PARAMETERS
	7.4.4.	LANDSC MAINTEN	APE AND IRRIGATION IANCE SCHEDULE.
	7.4.5. 7.4.6.	IRRIGAT SOILS A SUBMITT DOCUME DOCUME IMPLEME RECOMN	ION AUDIT REPORT. NALYSIS REPORT IF NOT ED WITH LANDSCAPE INTATION PACKAGE AND INTATION VERIFYING INTATION OF SOIL REPORT IENDATIONS.
RAN	NTY / GI	JARANTE	E
	STAND SHALL	ARD ONE BE IN EF	E YEAR WARRANTY / GUARANTE FECT.
	ANY PI REPLA	_ANT, TRI CED, SHA	EE, OR GROUNDCOVER BEING ALL BE REPLACED BY SAME

SIZE AND VARIETY OF THE ORIGINAL.

7.2.

7.3.

7.4.

MAF

![](_page_17_Figure_162.jpeg)

RMATION

![](_page_18_Figure_0.jpeg)

![](_page_18_Figure_1.jpeg)

![](_page_18_Figure_2.jpeg)

![](_page_18_Figure_3.jpeg)

![](_page_19_Figure_0.jpeg)

AND         A	<ul> <li>Morrison</li> <li>Mor</li></ul>
DUCKAY GEE SPECIFICATIONS) ID20 PC XERI-BUG EMITTER ELEV. DTL. N.T.5.	ID21 MASTER VALVE
N.T.S.	N.T.S.

![](_page_19_Figure_3.jpeg)

![](_page_19_Figure_4.jpeg)