

ENLARGEMENT PLAN
 SCALE: 1"=10'-0"
 0 10 20 30

CONSTRUCTION LEGEND

- 1 CONSTRUCT CONCRETE PAVING, DETAIL A, SHEET L2.1
- 2 CONSTRUCT CONCRETE EXPANSION JOINT PER DETAIL B, SHEET L2.1
- 3 CONSTRUCT CONCRETE CONTROL JOINT, DETAIL B, SHEET L2.1
- 4 FURNISH AND INSTALL BIKE RACK PER DETAIL C, SHEET L2.1
- 5 FURNISH AND INSTALL DECOMPOSED GRANITE MULCH PER DETAIL D, SHEET L2.1

- THE FOLLOWING ITEMS FOR REFERENCE ONLY:
- A PROPOSED CURB PER CIVIL ENGINEER'S PLANS
 - B DETECTABLE WARNING PAVING PER ARCHITECT'S PLANS
 - C PROPOSED TRANSFORMER PER ARCHITECT'S PLANS
 - D PROPOSED TRASH ENCLOSURE PER ARCHITECT'S PLANS
 - E PROPOSED PARKING LOT STRIPING PER ARCHITECT'S PLANS
 - F PROPOSED MECHANICAL GATE OPENER PER ELEC PLANS
 - G SIGNAGE PER ARCHITECT'S PLANS
 - H PROPOSED GUARD BUILDING PER ARCHITECT'S PLANS
 - I FENCING AND GATES PER CIVIL ENGINEER'S PLANS

GRADING & DRAINAGE NOTES

- A. CROSS SLOPE OF SIDEWALK TO BE A MAX. OF 2%.
- B. SLOPE ALL HARDSCAPE TO ACHIEVE POSITIVE DRAINAGE TOWARDS DRAIN INLETS AND AWAY FROM STRUCTURES.
- C. VERIFY GRADES WITH CIVIL ENGINEER'S SHEETS.
- D. CONNECT LANDSCAPE DRAINS TO STORM DRAIN SYSTEM AS INDICATED ON CIVIL ENGINEER'S DRAWINGS.

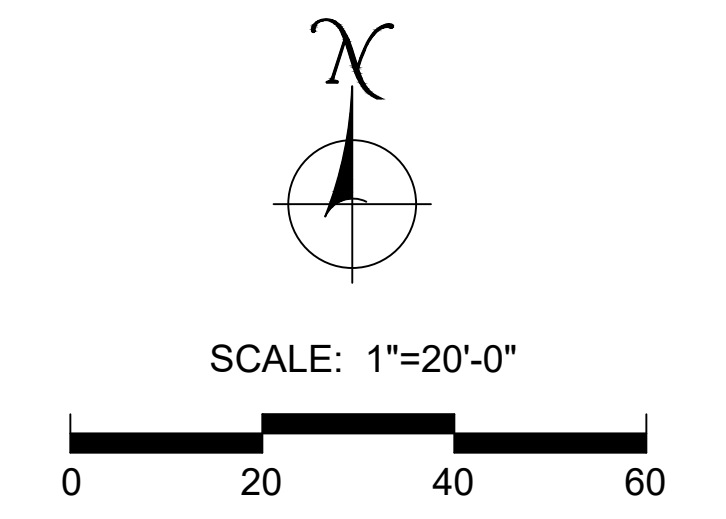
SYMBOL LEGEND

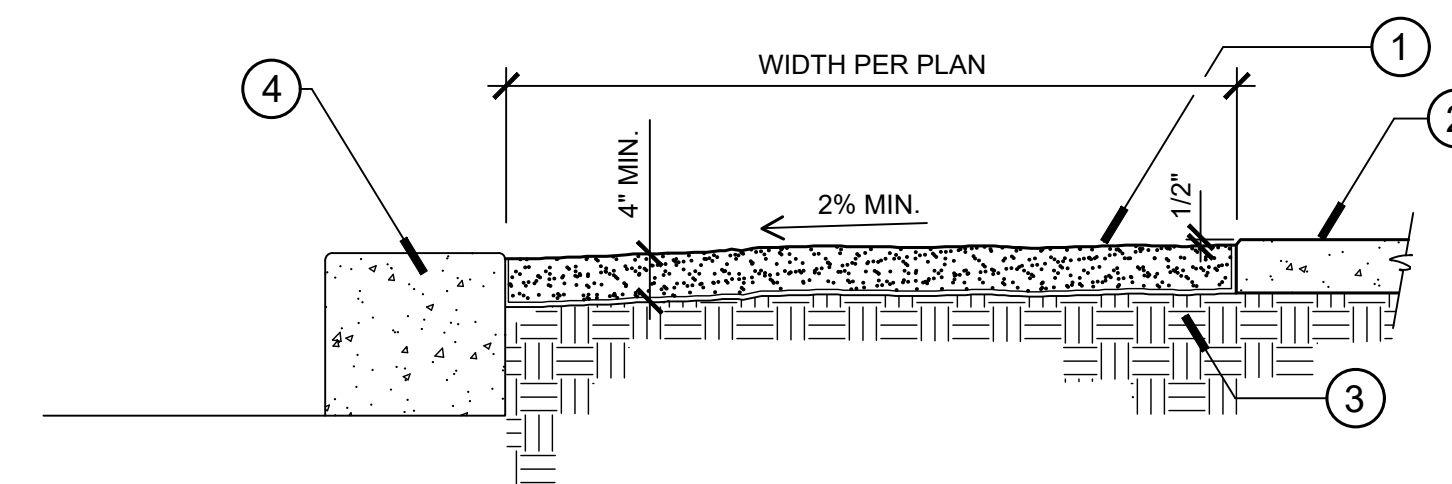
- EXPANSION JOINT
- CONTROL JOINT (SCORELINE)
- PA PLANTER AREA

COLOR AND FINISH LEGEND

SYMBOL	KEY	DESCRIPTION	MANUFACT.	COLOR/FINISH	COMMENTS
	A	CONCRETE PAVING	--	NATURAL GRAY LIGHT BROOM FINISH	--
	B	BIKE RACK	COLUMBIA CASCADE	MODEL # 2170-S-P-G PEDESTAL MOUNT	ACCOMMODATES 5 BIKES
	C	DECOMPOSED GRANITE MULCH	SOUTHWEST BOULDER & STONE	'CALIFORNIA GOLD' COLOR (OR EQUAL)	NO BINDER

FOR LANDSCAPE CONSTRUCTION DETAILS SEE SHEET L2.1
 FOR LANDSCAPE SPECIFICATIONS - SEE SHEETS L7.1 - L7.4



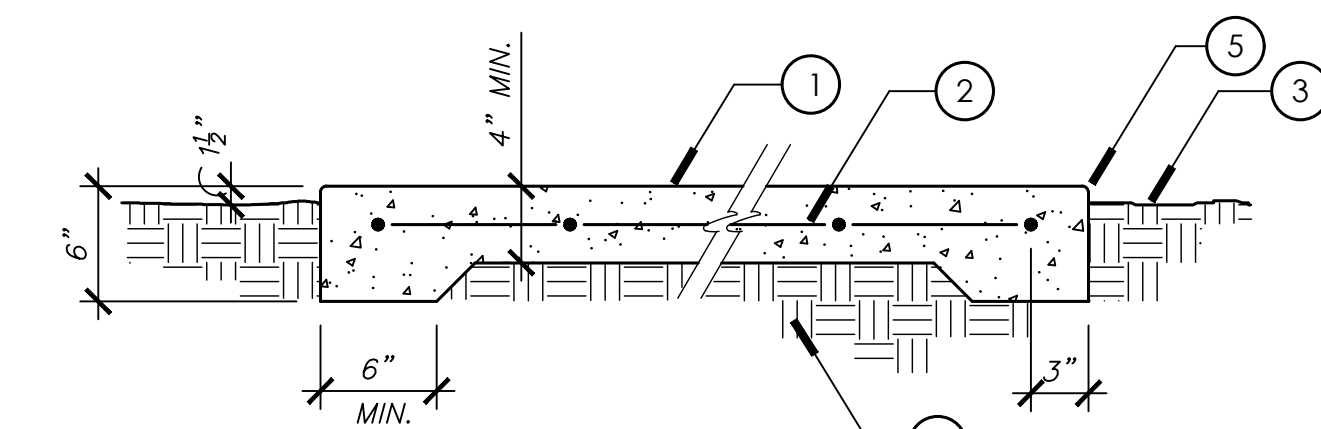


- LEGEND:
- 4" THICK DECOMPOSED GRANITE MULCH REFER TO MATERIALS SCHEDULE
 - ADJACENT CONCRETE PAVING PER PLAN
 - 90% COMPACTED SUBGRADE - VERIFY WITH SOIL ENGINEER'S REPORT
 - CONCRETE CURB PER SITE PLAN

D DECOMPOSED GRANITE PLANTING AREAS NOT TO SCALE

CONSTRUCTION NOTES

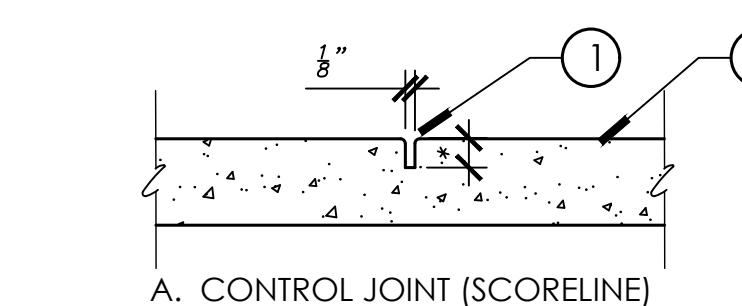
- VISIT THE SITE PRIOR TO SUBMITTING BIDS.
- SUBMIT A UNIT COST FOR IMPORT SOIL IN-PLACE AND BE COMPLETELY AWARE OF THE AMOUNT OF SOIL NECESSARY TO REACH THE SATISFACTORY GROUND LEVEL.
- VERIFY ALL PROPERTY LINES OR OTHER LIMIT OF WORK LINES PRIOR TO COMMENCING WORK.
- REPAIR OR REPLACE ANY DAMAGE TO ADJACENT PROPERTIES, CURBS, WALKS, PLANTING, WALLS, ETC. AT NO ADDITIONAL COST TO THE OWNER.
- VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE WORK. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD FIELD CONDITIONS VARY FROM THOSE SHOWN ON PLAN.
- REPORT DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT. CORRECTED DRAWINGS OR INSTRUCTIONS SHALL BE ISSUED PRIOR TO THE CONTINUATION OF THIS WORK. ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY CORRECTIONS DUE TO FAILURE TO REPORT KNOWN DISCREPANCIES.
- LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND PROTECT THEM FROM DAMAGE. NOTIFY THE OWNER IMMEDIATELY IF DAMAGE OCCURS AND ASSUME FULL RESPONSIBILITY FOR EXPENSE OF REPAIR OR REPLACEMENT.
- COMPLY WITH ALL PROVISIONS OF THE LATEST BUILDING CODE, AMERICANS WITH DISABILITIES ACT, AND WITH OTHER CURRENT RULES, REGULATIONS AND ORDINANCES GOVERNING THE PLACE OF THE WORK. BUILDING CODE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS AND IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIALS OR BOTH TO BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.
- LOCATIONS OF N.L.C. CONSTRUCTION ELEMENTS SUCH AS LIGHTS, SIGNS, VENTS, HYDRANTS, TRANSFORMERS, ETC., ARE APPROXIMATE. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD THE LOCATION OF THESE ITEMS INTERFERE WITH THE PROPER EXECUTION OF WORK.
- VERIFY ALL PAVING AND HARDSCAPE CONSTRUCTION DRAWINGS WITH SOIL ENGINEER'S REPORT WITH REGARD TO BASE PREPARATION AND FOOTING REQUIREMENTS. NOTIFY THE OWNER IMMEDIATELY IF SOILS REPORT RECOMMENDATIONS DIFFER FROM DRAWINGS. THE SOILS REPORT RECOMMENDATIONS, IF MORE STRINGENT THAN THE DRAWINGS, SHALL TAKE PRECEDENCE.
- BE RESPONSIBLE FOR COORDINATION BETWEEN SUBCONTRACTORS FOR PROPER AND TIMELY PLACEMENT OF SLEEVING, PIPING AND / OR CONDUIT INSTALLATION UNDER OR THROUGH LANDSCAPE ELEMENTS.
- LANDSCAPE LIGHT FIXTURE LOCATIONS AS INDICATED ON THESE PLANS ARE APPROXIMATE. FINAL LOCATION TO BE VERIFIED BY LANDSCAPE ARCHITECT ON SITE.
- DO NOT SCALE DRAWINGS.
- PROVIDE A REPRESENTATIVE SAMPLE OF EACH PAINTED OR STAINED ELEMENT TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO APPLYING FINISH. REFER TO DETAILS AND SPECIFICATIONS FOR SPECIFIC SUBMITTAL REQUIREMENTS.
- PROVIDE A 4'x4' SAMPLE OF EACH PAVING TYPE IN LOCATION SPECIFIED BY ON THE PLANS FOR REVIEW AND APPROVAL BY THE OWNER PRIOR TO INSTALLATION. REFER TO SPECIFICATIONS.
- WHERE PAVING AND FINISH GRADE MEET, DEPRESS FINISH GRADE 1" IN TURF AREAS AND 1-1/2" IN GROUND COVER / SHRUB AREAS, UNLESS OTHERWISE INDICATED.
- FOR PROJECT WALKS DO NOT EXCEED A SLOPE OF 20:1 (5% GRADIENT) UNLESS OTHERWISE INDICATED.
- DO NOT EXCEED 2:1 SLOPE IN PLANTED AREAS.
- HANDICAP RAMPS ARE NOT TO EXCEED EXCEED 1:21 OR 8.33%, UNLESS OTHERWISE INDICATED.
- HOLD FINISH GRADE A MINIMUM OF 6" BELOW FINISH FLOOR, UNLESS OTHERWISE INDICATED.
- CONSTRUCT ALL CURVE TO CURVE AND TANGENT LINES TO BE NEAT, TRIM, SMOOTH AND UNIFORM.
- CONSTRUCT ALL CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI @ 28 DAYS, UNLESS OTHERWISE INDICATED.
- PROVIDE THE OWNER WITH ALL WARRANTIES, GUARANTEES, AND INSTRUCTION MANUALS FOR EQUIPMENT, APPLIANCES, FIXTURES, ETC. AS DESCRIBED IN THE SPECIFICATIONS.



- LEGEND:
- CONCRETE PAVING - REFER TO CONSTRUCTION PLAN FOR COLOR AND FINISH
 - #3 REBAR AT 24" O.C. EACH WAY, CENTERED IN SLAB
 - FINISH GRADE
 - 90% COMPACTED SUBGRADE - VERIFY W/ SOIL ENGINEER'S REPORT
 - 1/4" TOOLED RADIUS

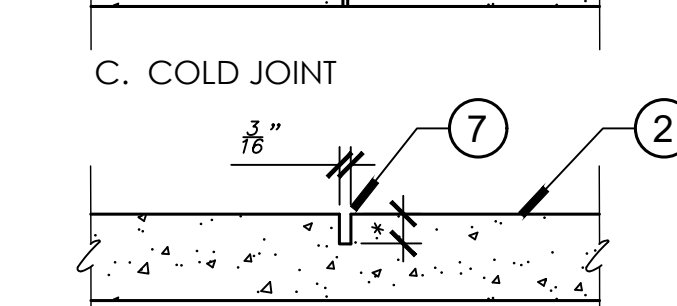
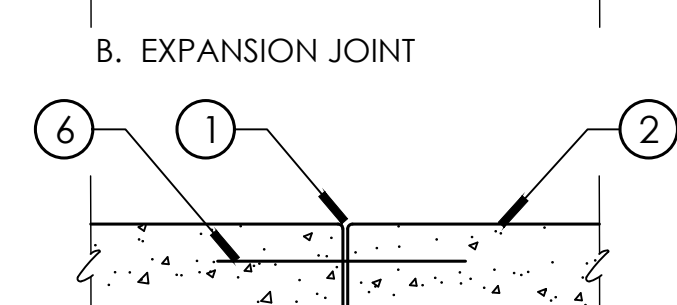
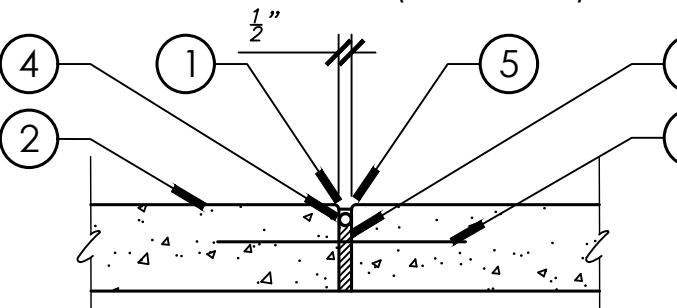
- NOTES:
- PAVING THICKNESS, BASE PREPARATION AND REINFORCING ARE SHOWN FOR BID PURPOSES ONLY. VERIFY REQUIREMENTS OF THE SOILS REPORT AND COMPLY.
 - PROVIDE FINISH SAMPLE PER SPECIFICATIONS.

A CONCRETE PAVING NOT TO SCALE

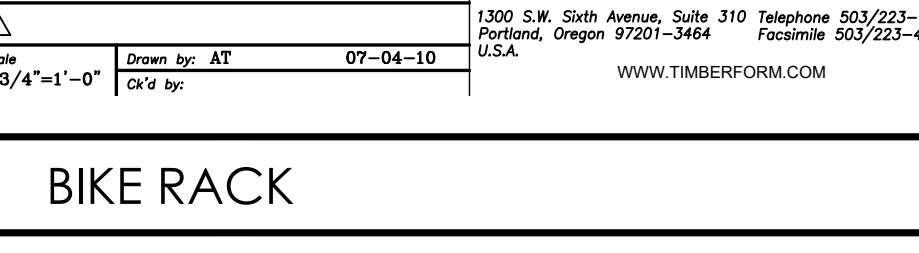
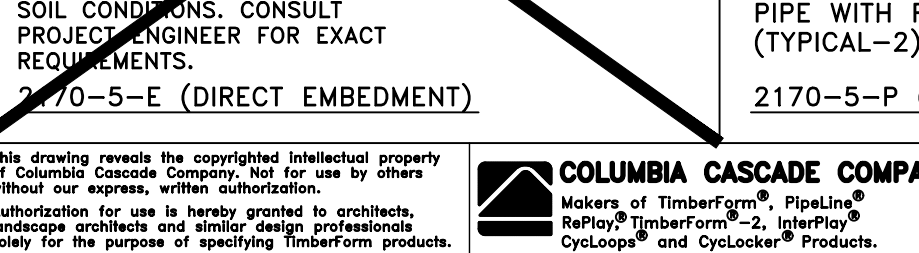
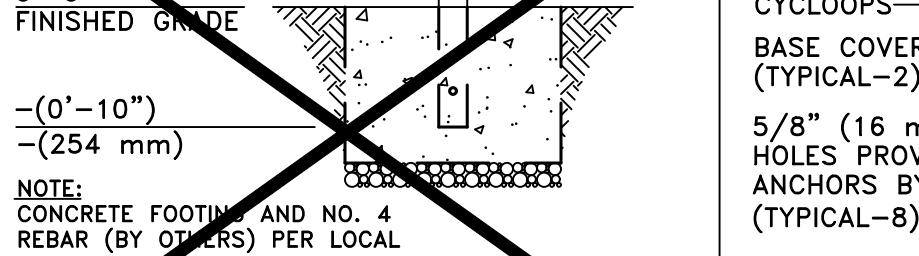
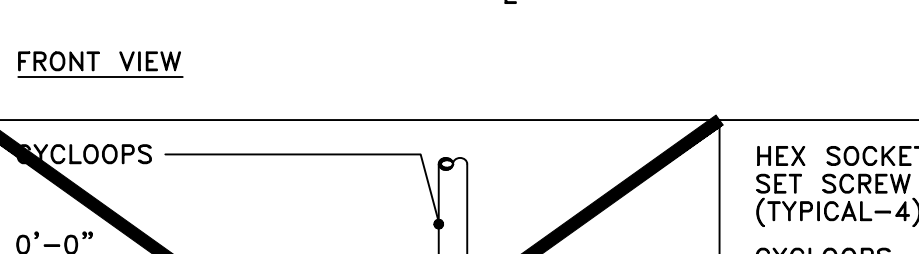
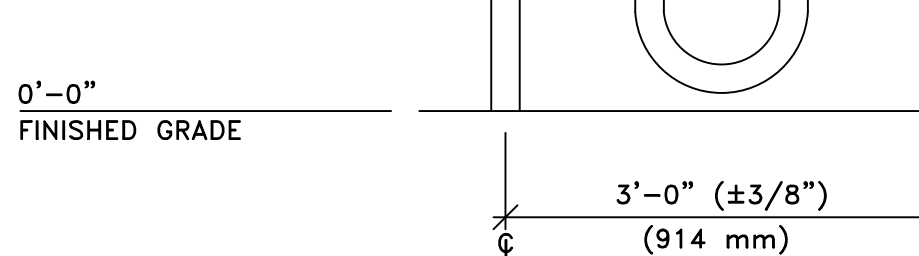
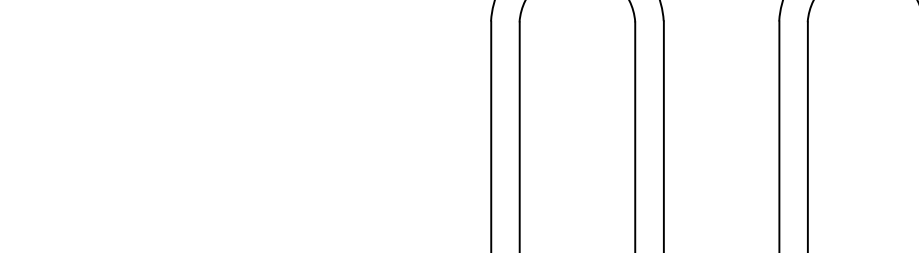
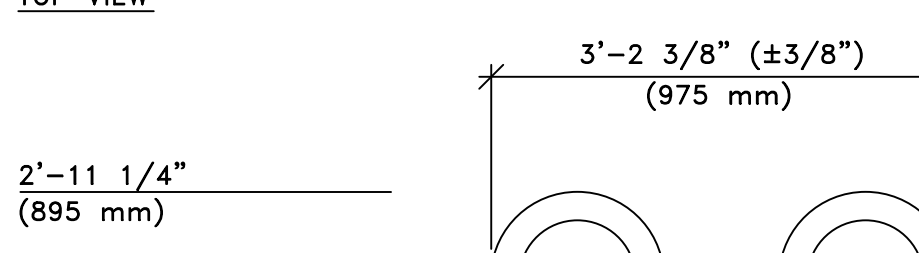
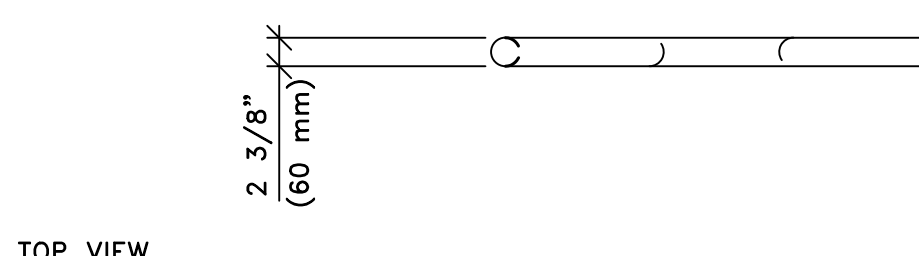


- LEGEND:
- 1/8" RADIUS EDGE
 - PAVING FINISH SURFACE PER PLAN
 - JOINT FILLER PER SPECIFICATIONS
 - BACKER ROD PER SPECIFICATIONS
 - TWO-PART POLYURETHANE SEALANT PER SPECIFICATIONS
 - 1/2" DIA. X 12" LONG STEEL DOWEL @ 24" O.C., PAPER WRAP ONE END
 - SAWCUT SCORELINE - USE MULTIPLE BLADES TO ACHIEVE WIDTH INDICATED

- NOTES:
- LOCATE JOINTS PER SPECIFICATIONS UNLESS OTHERWISE INDICATED ON PLAN
 - SEALANT COLOR TO MATCH ADJACENT PAVING
- * 3/4" IF PAVING LESS THAN 4" THICK
1" IF PAVING 4" THICK OR GREATER

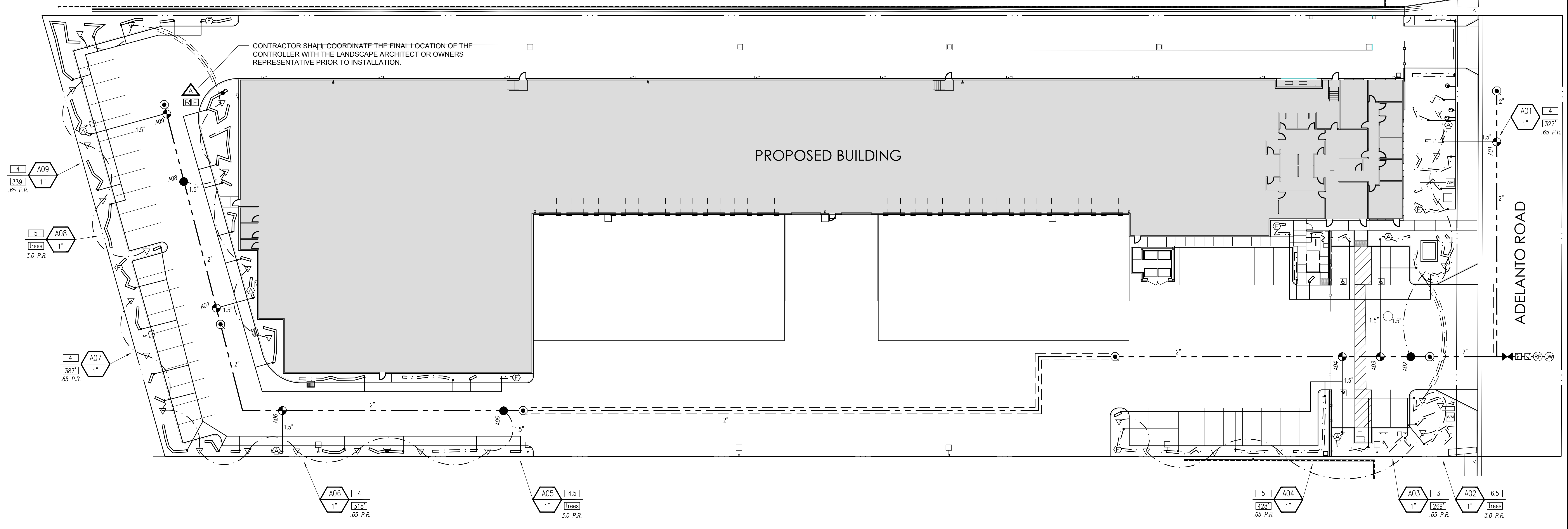


B CONCRETE JOINTS NOT TO SCALE



C BIKE RACK PER PLAN

FOR LANDSCAPE CONSTRUCTION PLAN, SEE SHEET L1.1
FOR LANDSCAPE SPECIFICATIONS, SEE SHEETS L7.1 - L7.4



IRRIGATION MATERIAL LEGEND

SYMBOL	MANUFACT.	MODEL NO. / DESCRIPTION	GPM	PSI	RADIUS	DETAIL
▽	TORO	10-SBH-PC3 LOW FLOW STREAM BUBBLER NOZZLES ON 6" POP-UP HEADS. EACH SYMBOL REPRESENTS TWO BUBBLERS PER TREE. SEE POP-UP SPRINKLER DETAIL. PLACE BUBBLERS AT EDGE OF ROOTBALL ON OPPOSITE SIDES OF TREE. ADJUST PER ROOTBALL SIZE TYPICAL.	.22 (.44)	30	3.0	A
⊖	P.O.C.	1" DOMESTIC WATER IRRIGATION METER WITH A 2" SERVICE LINE. VERIFY SIZE, LOCATION, AND STATIC WATER PRESSURE IN FIELD				N/A
⊕	WATTS	009QT SERIES, 1-1/2" R/P BACKFLOW PREVENTION ASSEMBLY WITH MODEL 777 1-1/2" WYE STRAINER				B
NO SYMBOL	V.I.T.	STRONG BOX SBBC-45AL ALUMINUM BACKFLOW DEVICE ENCLOSURE				B
⊞	GRISWOLD	2230 1-1/2" NORMALLY CLOSED PRESSURE REDUCING MASTER CONTROL VALVE				C
⊞	RAIN MASTER	FS-150, 1-1/2" FLOW SENSOR, INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND WIRE TO CONTROLLER USING EV-CAB-SEN CABLE, INSTALLED WITHIN 1" PVC CONDUIT				D
⊞	WATTS	LFB-6080-G2-SS, 2" FULL PORT BRONZE BALL VALVE, WITH STAINLESS STEEL BALL, STEM AND HANDLE.				E
⊕	TORO	100-SLVLC 1" QUICK COUPLER VALVE WITH YELLOW VINYL LOCKING COVER				F,H
●	TORO	P-220-26-04 (1") SERIES PLASTIC REMOTE CONTROL VALVE				G,H
△	IRRITROL	TC-12EX-R TOTAL CONTROL SERIES 12-STATION OUTDOOR CONTROLLER. INSTALL WITHIN PEDESTAL MOUNTED CABINET. REMOTE CONTROL READY (SMART LOGIC COMPATIBLE)				I
⊞	IRRITROL	CL-100 WIRELESS ET WEATHER SENSOR. MOUNT TO LOCATION RECOMMENDED BY MANUFACTURER.				
⊞	N/A	120 VOLT ELECTRICAL POWER, PROVIDED BY ELECTRICIAN. VERIFY ACTUAL LOCATION IN FIELD				N/A
---	AS APPROVED	PVC PIPE 3/4" - 2" SCHEDULE 40 AS LATERAL LINES 12" BELOW GRADE				J
---	AS APPROVED	PVC PIPE 3/4" - 2" SCHEDULE 40 AS LATERAL LINES 12" BELOW GRADE - FOR TREE BUBBLERS				J
---	AS APPROVED	PVC PIPE 2" CLASS 315 AS MAINLINES 18" BELOW GRADE				J
---	AS APPROVED	PVC PIPE SCH. 40 AS SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED PLACE BELOW ALL PAVING, HARDSCAPE, ETC., AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE				K
---	AS APPROVED	IRRIGATION CONTROL WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED)				J,K,L
---	NO SYMBOL	AS APPROVED				
---	NO SYMBOL	3M				L
---	NO SYMBOL	DBY DIRECT BURIAL WATER-PROOF WIRE CONNECTORS FOR USE ON ALL WIRE CONNECTIONS				L
---	NO SYMBOL	TORO				M
---	NO SYMBOL	TORO				O,P
---	NO SYMBOL	TORO				N,O
---	NO SYMBOL	TORO				N
---	NO SYMBOL	TORO				N
---	NO SYMBOL	TORO				Q,O
---	NO SYMBOL	TORO				R,O

P.O.C. / CONTROLLER NOTES

NOTE A:
 POINT OF CONNECTION SHALL BE A NEW 1" WATER METER. VERIFY THE ACTUAL LOCATION, SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE POC INFORMATION SHOWN ON THESE DRAWINGS IS FOUND TO BE DIFFERENT THAN THE ACTUAL POC INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO VERIFY THE POC INFORMATION ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

STATIC WATER PRESSURE --- PSI
 DESIGN WATER PRESSURE --- PSI
 MAXIMUM SYSTEM DEMAND --- GPM
 RESIDUAL PRESSURE --- PSI

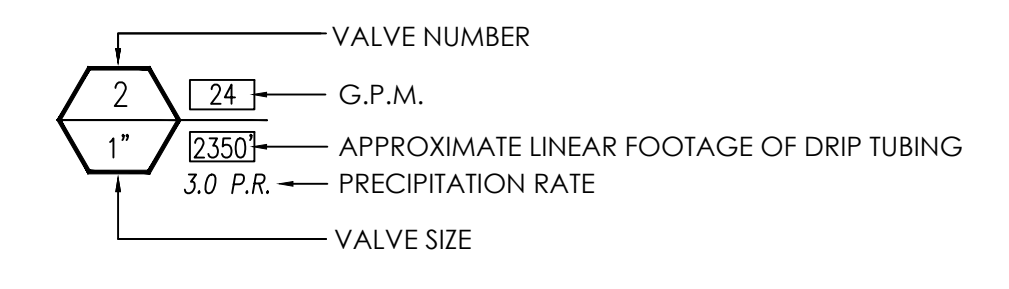
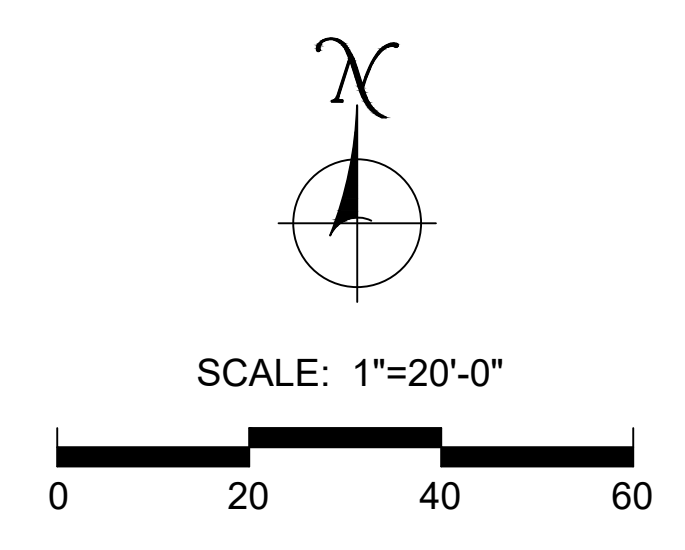
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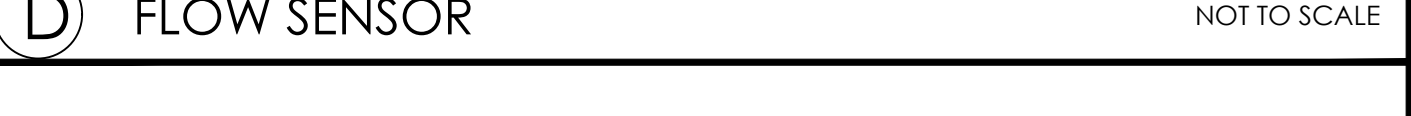
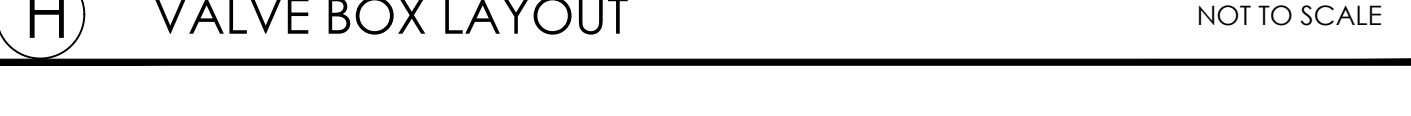
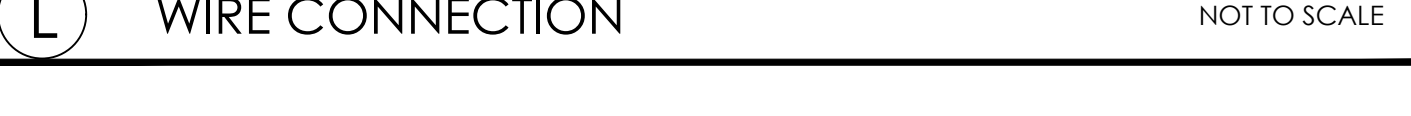
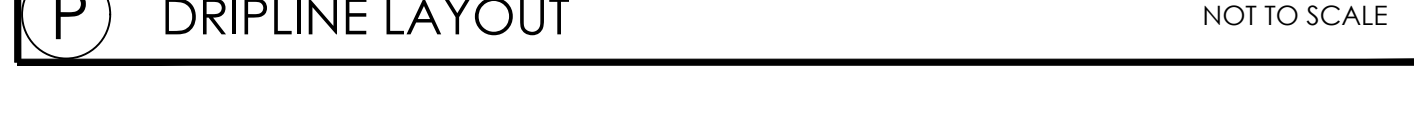
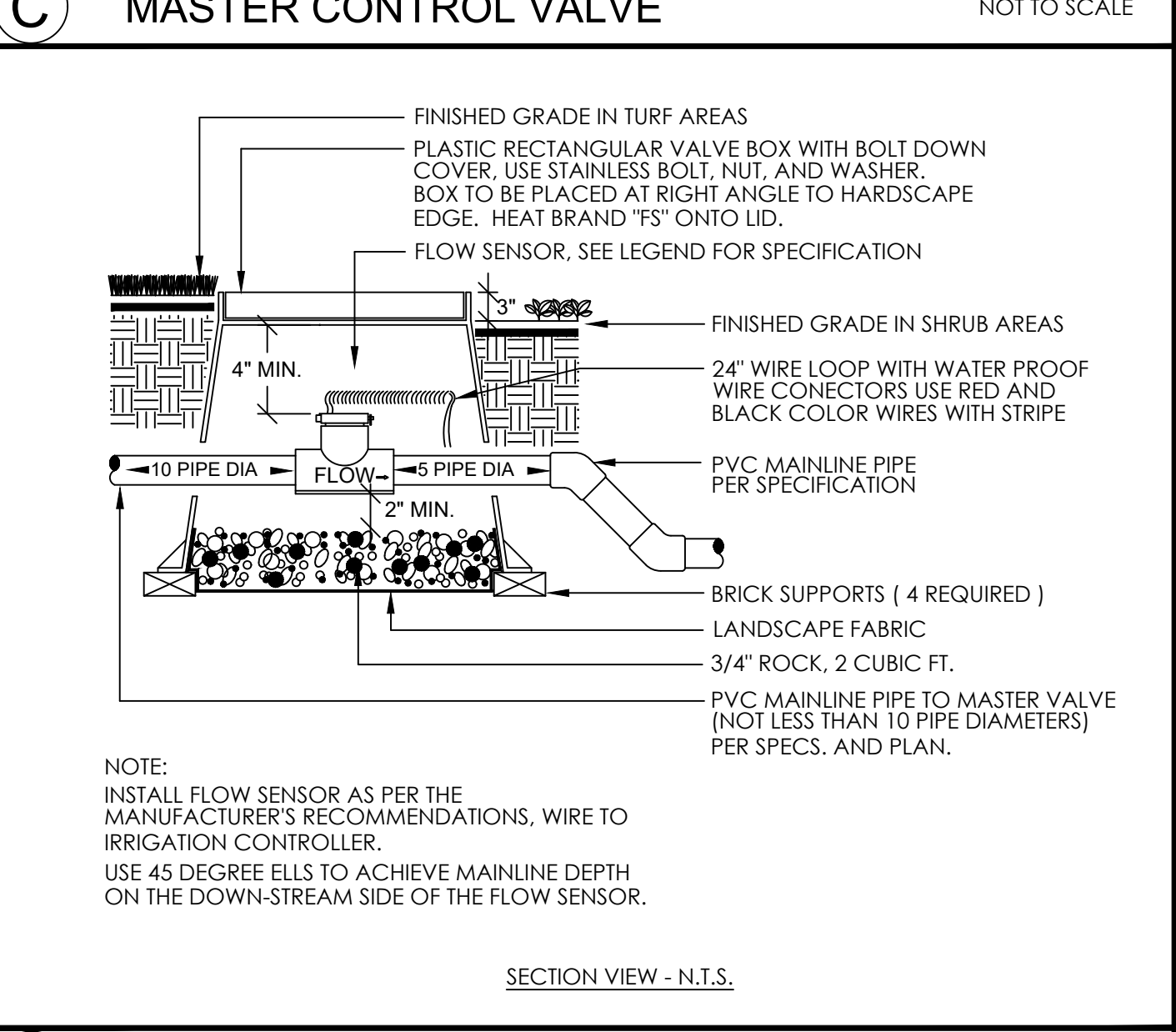
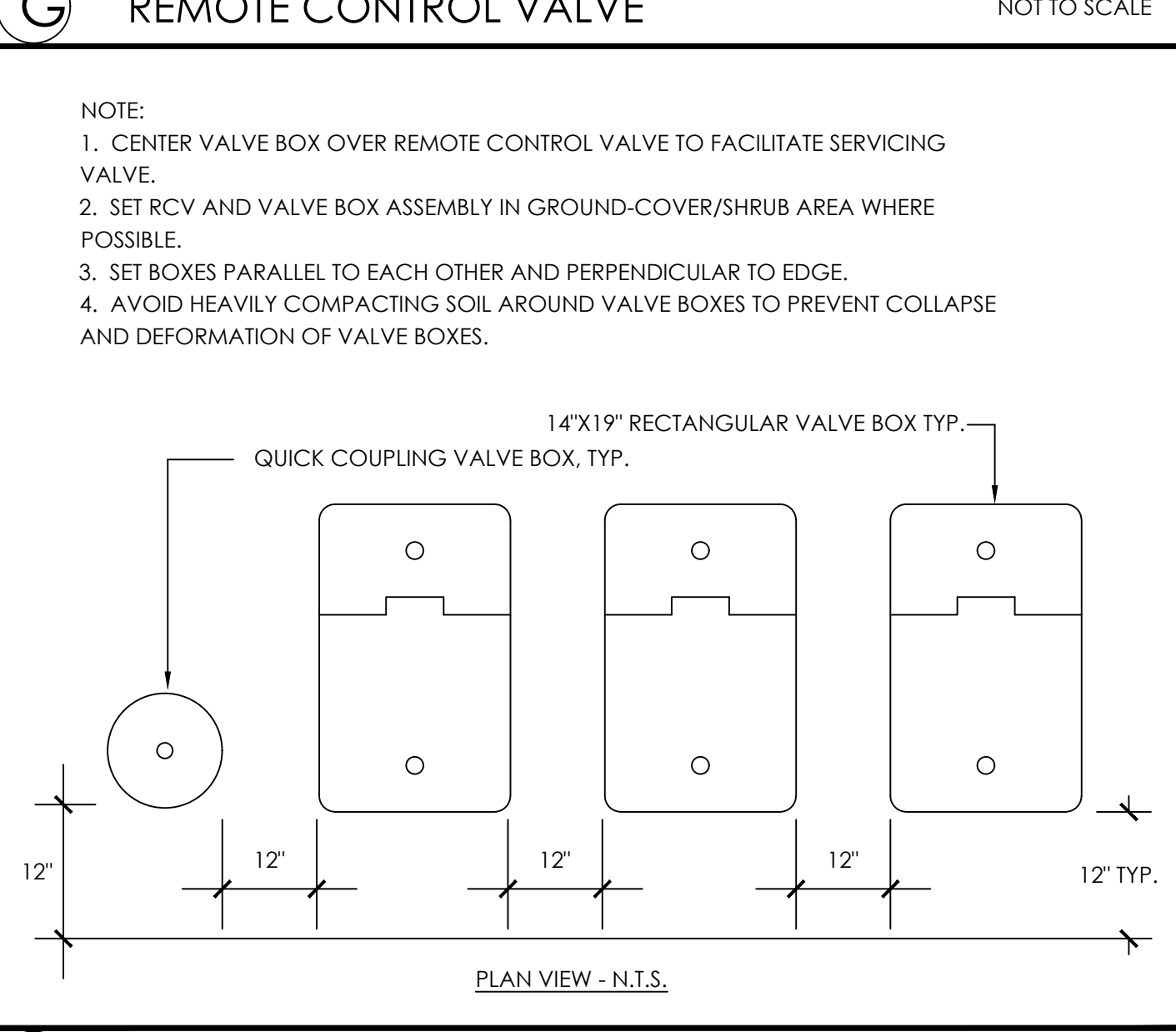
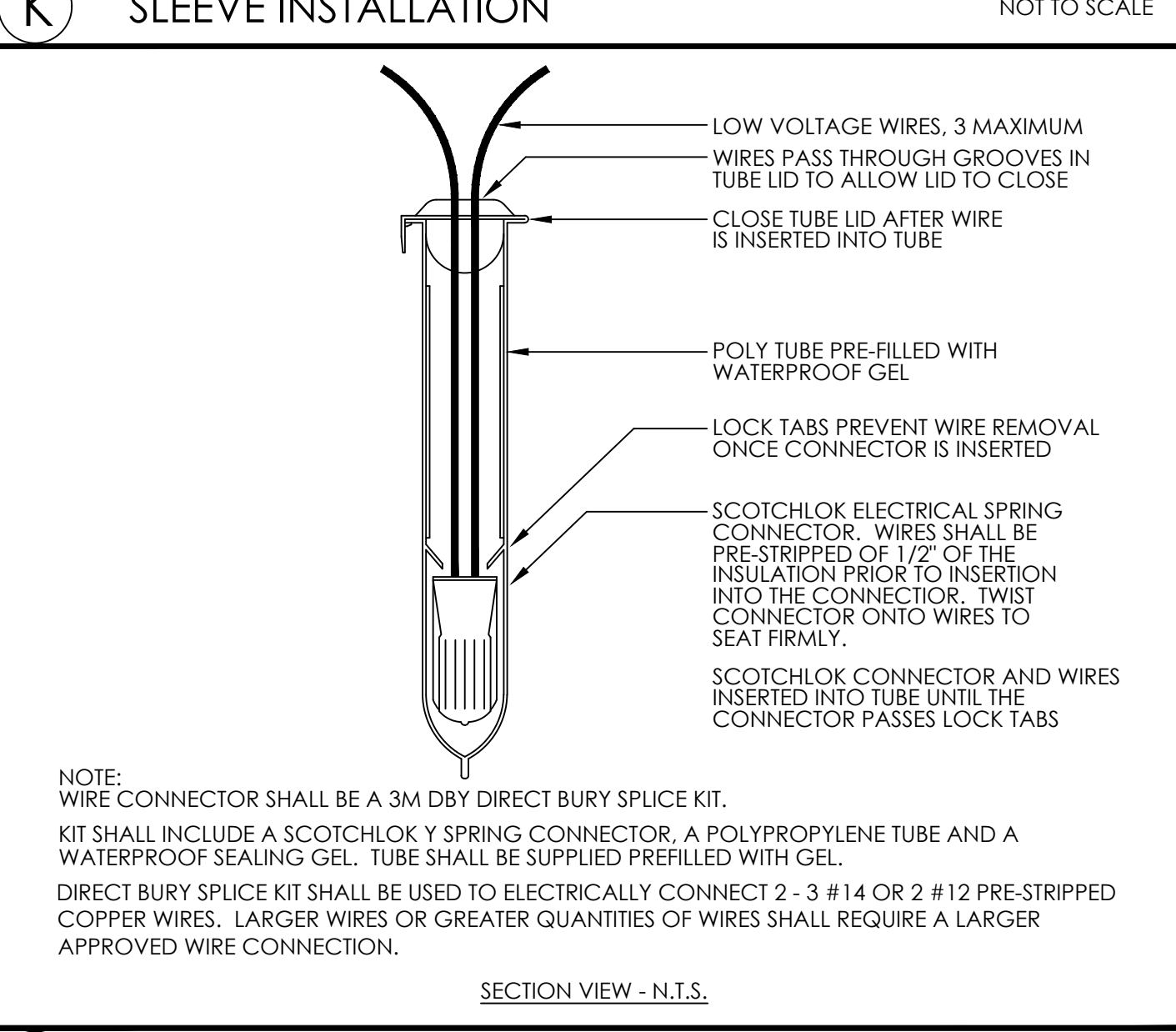
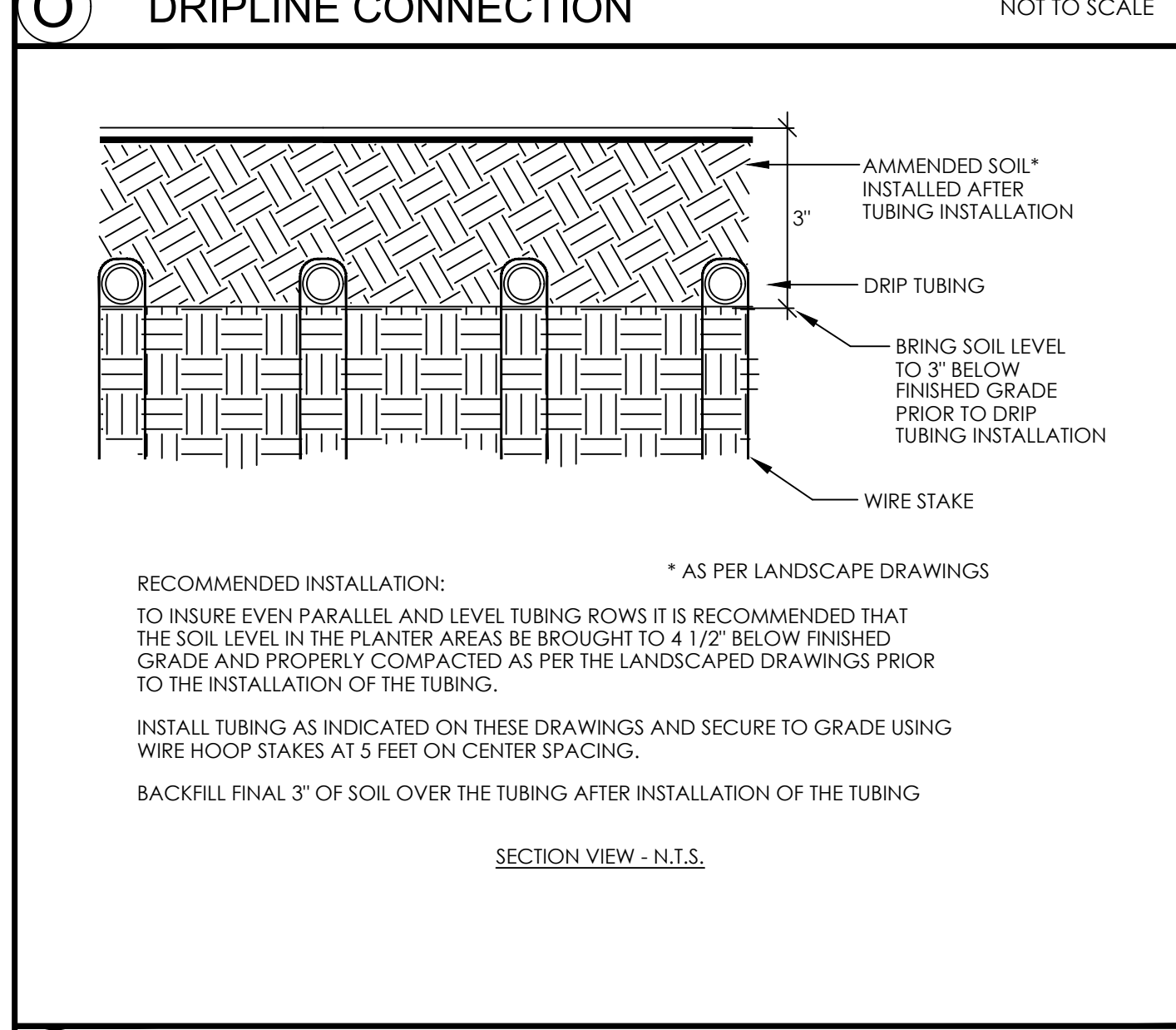
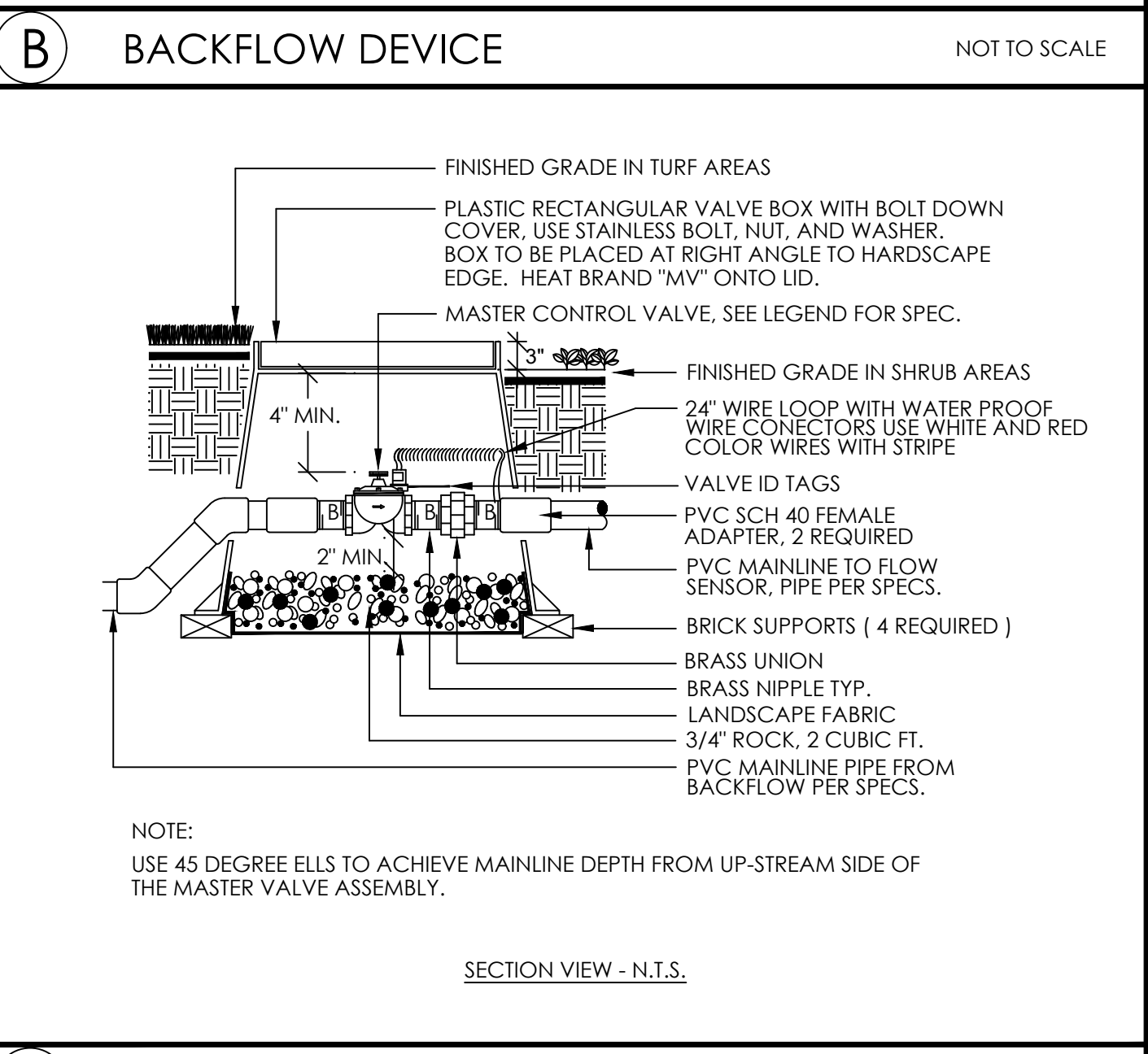
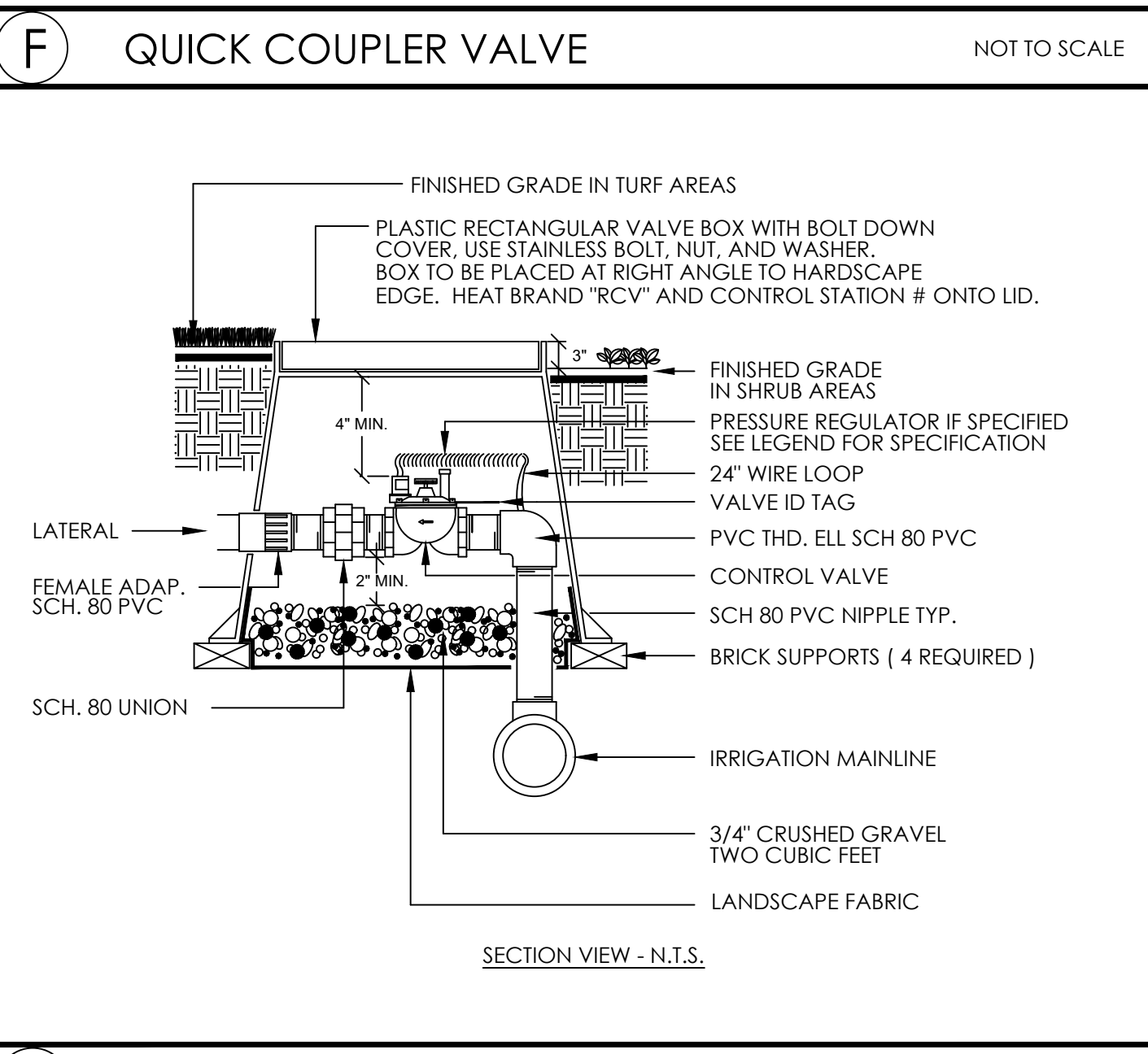
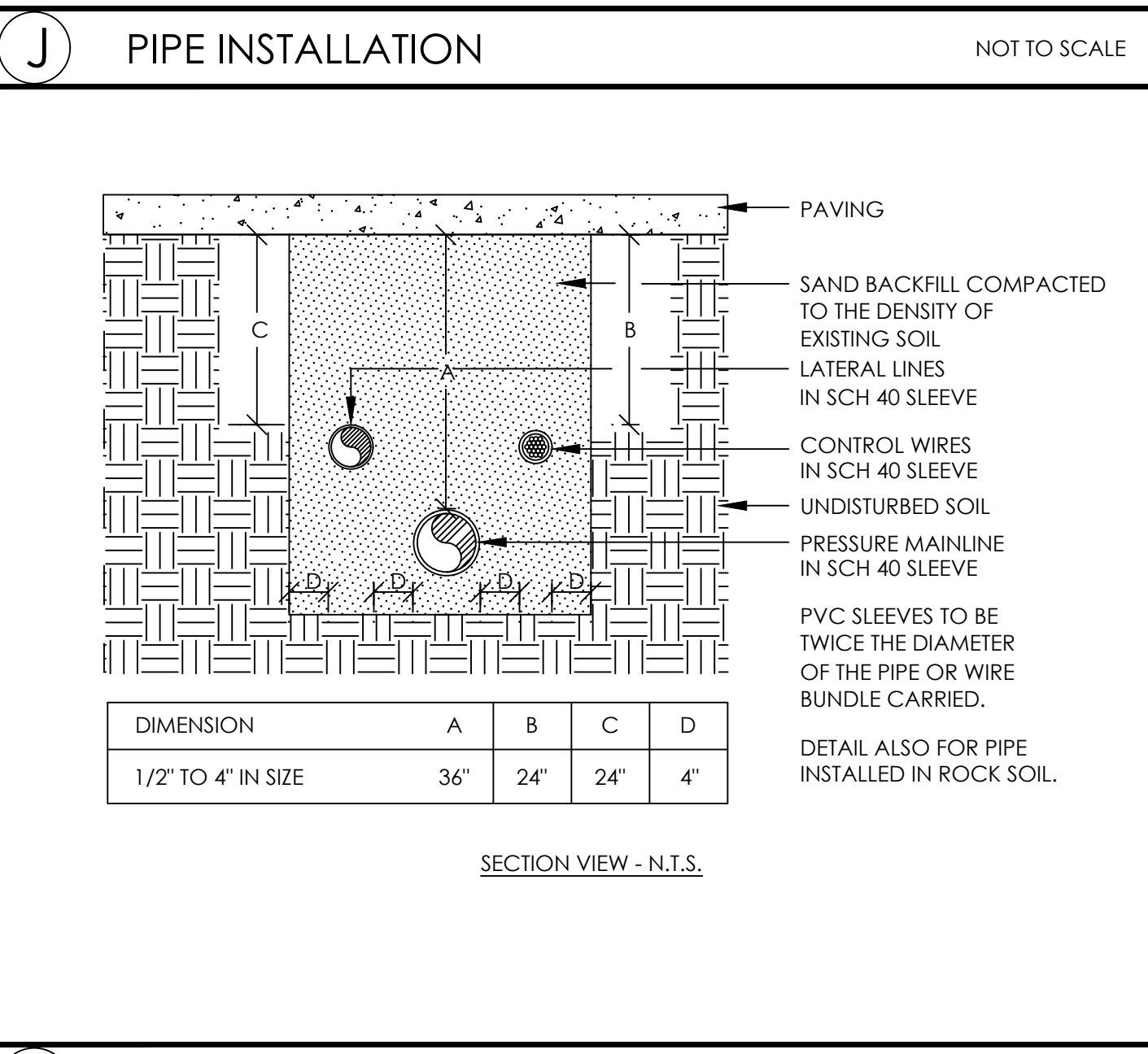
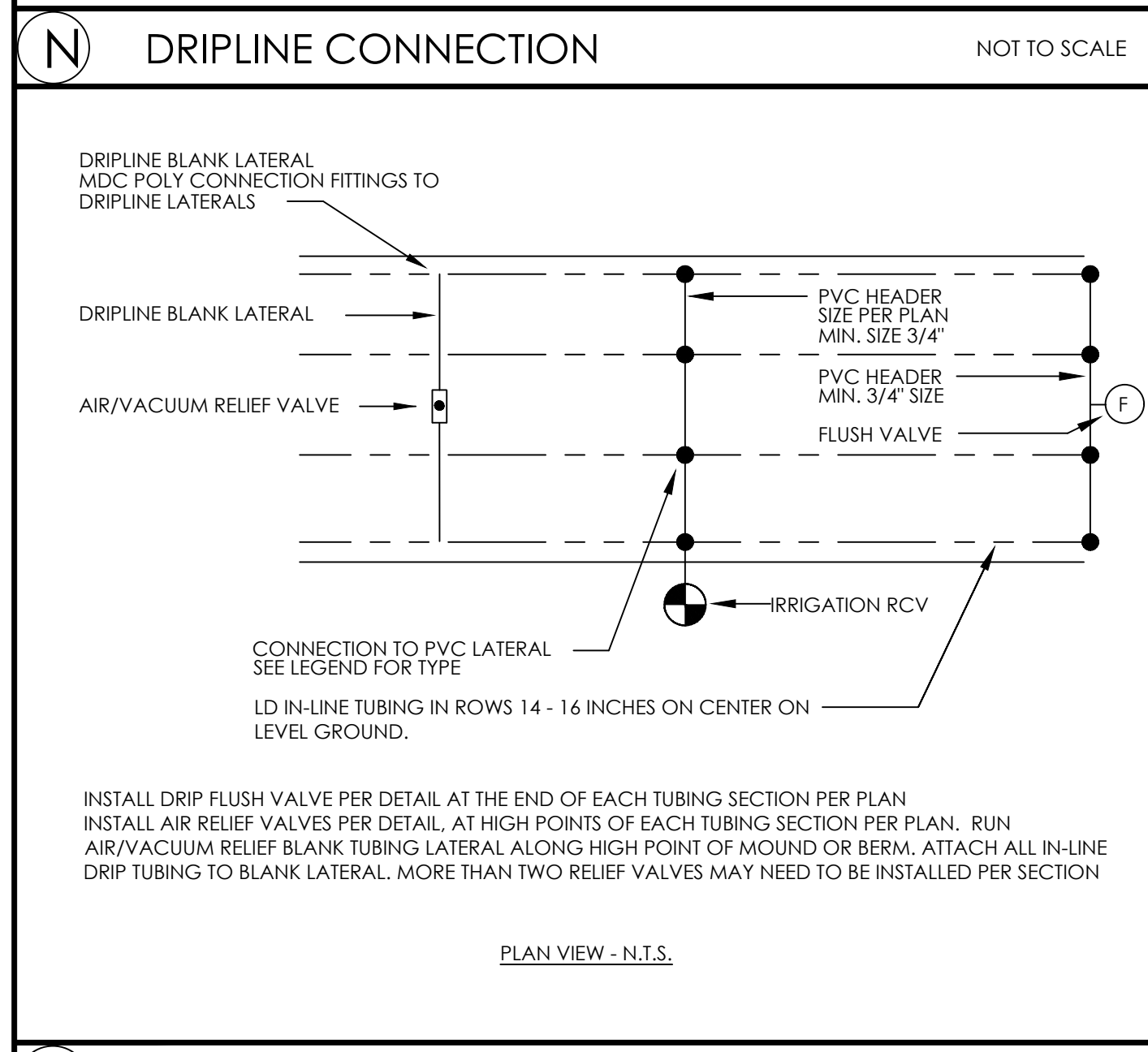
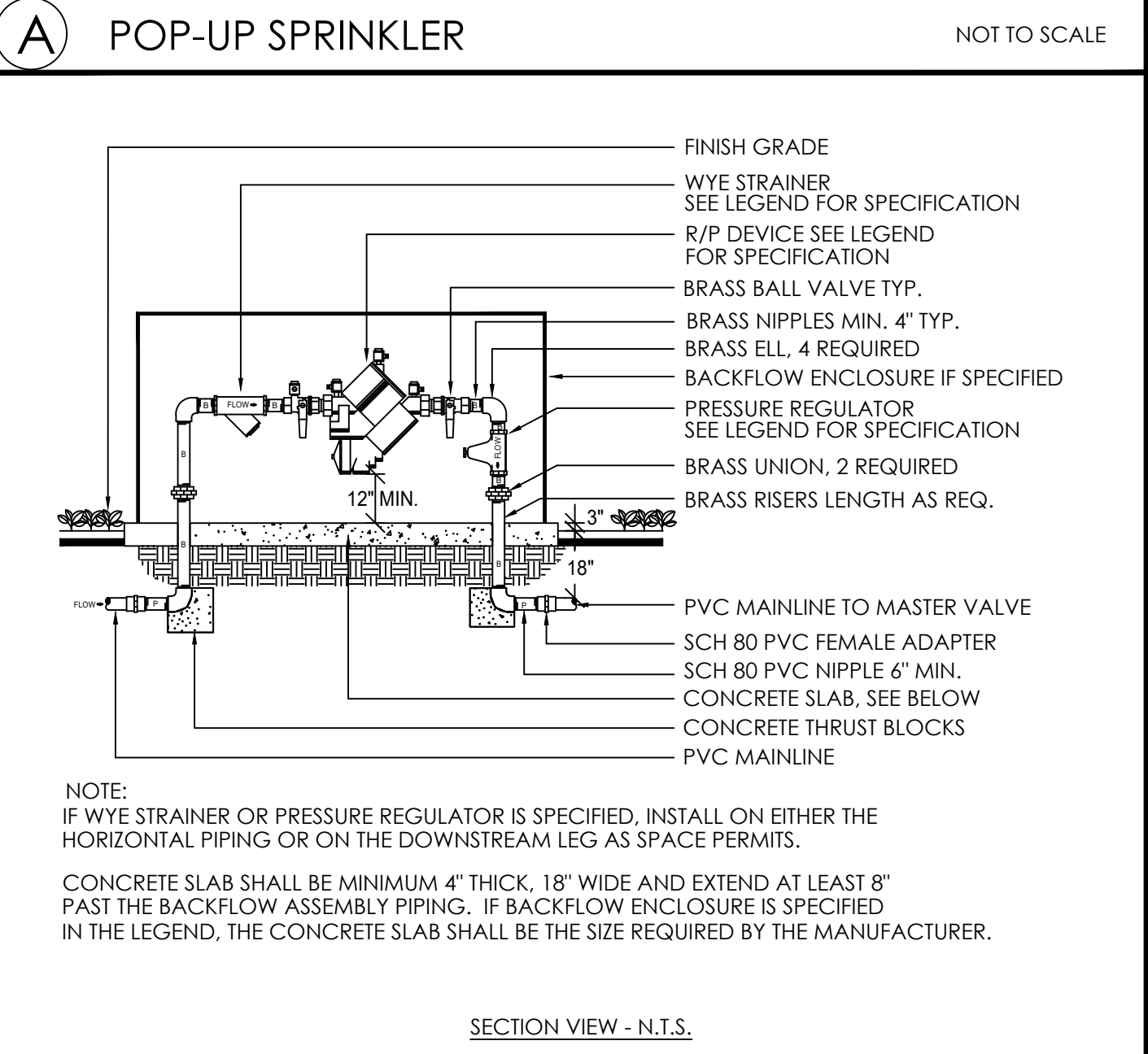
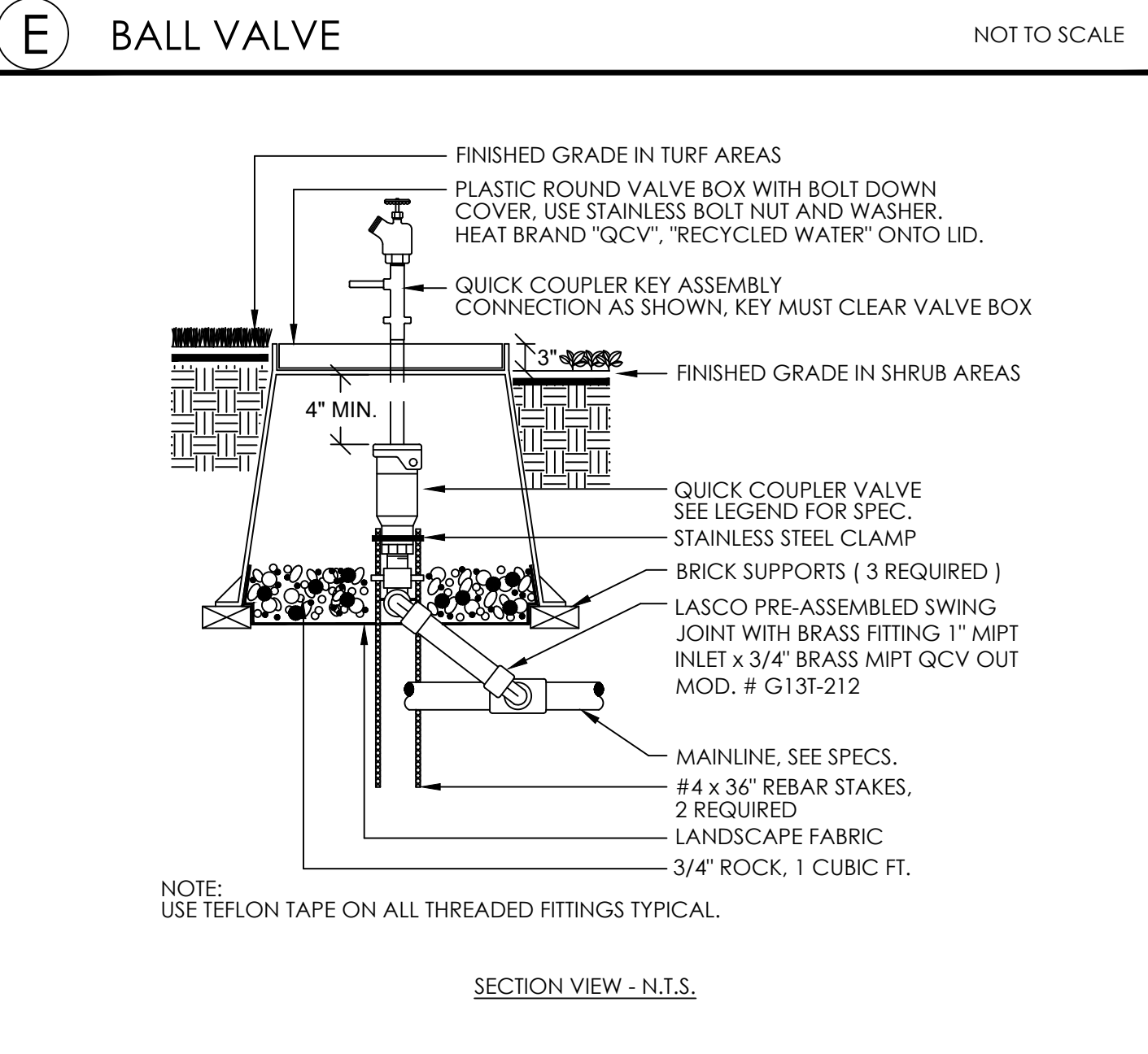
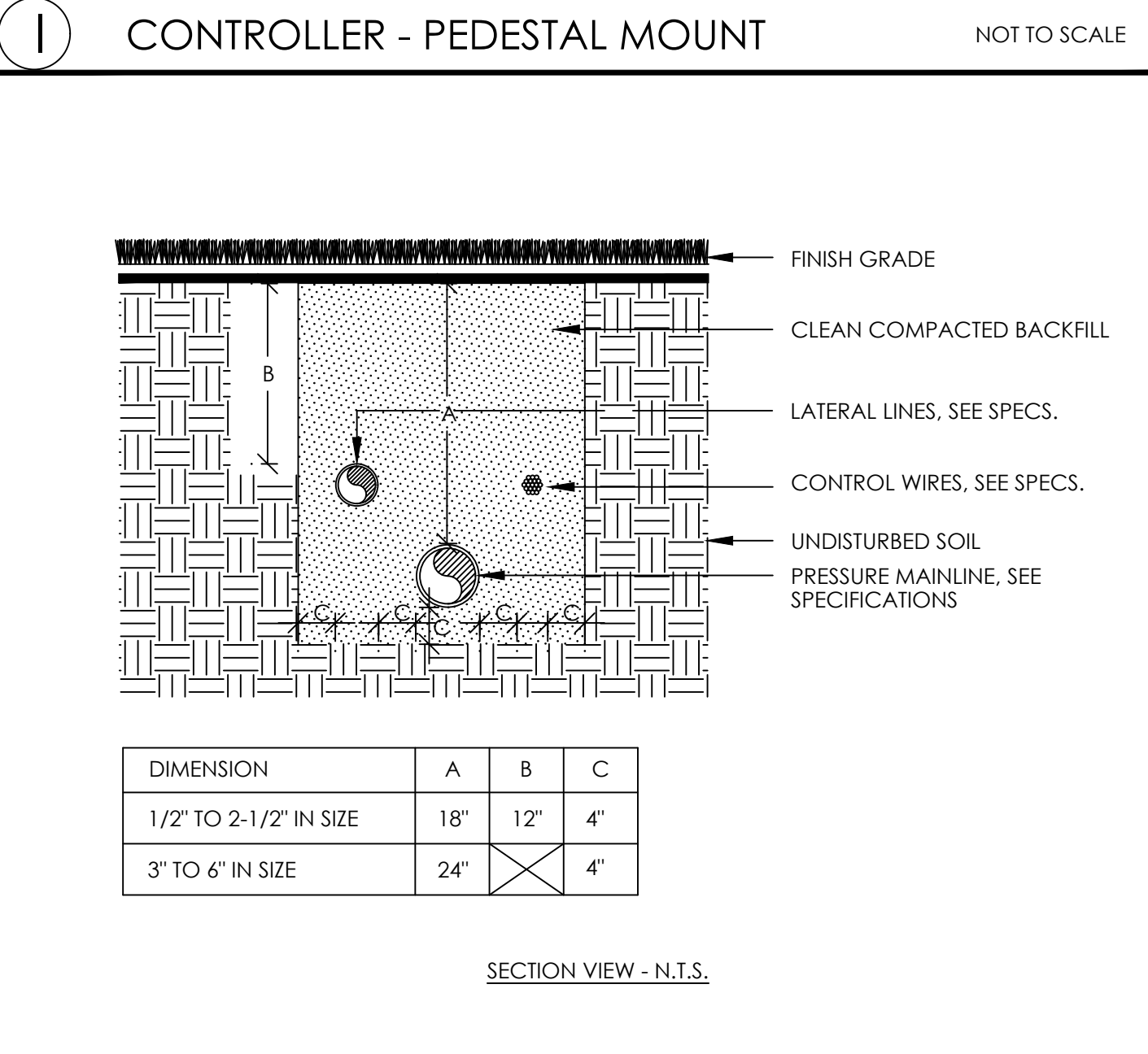
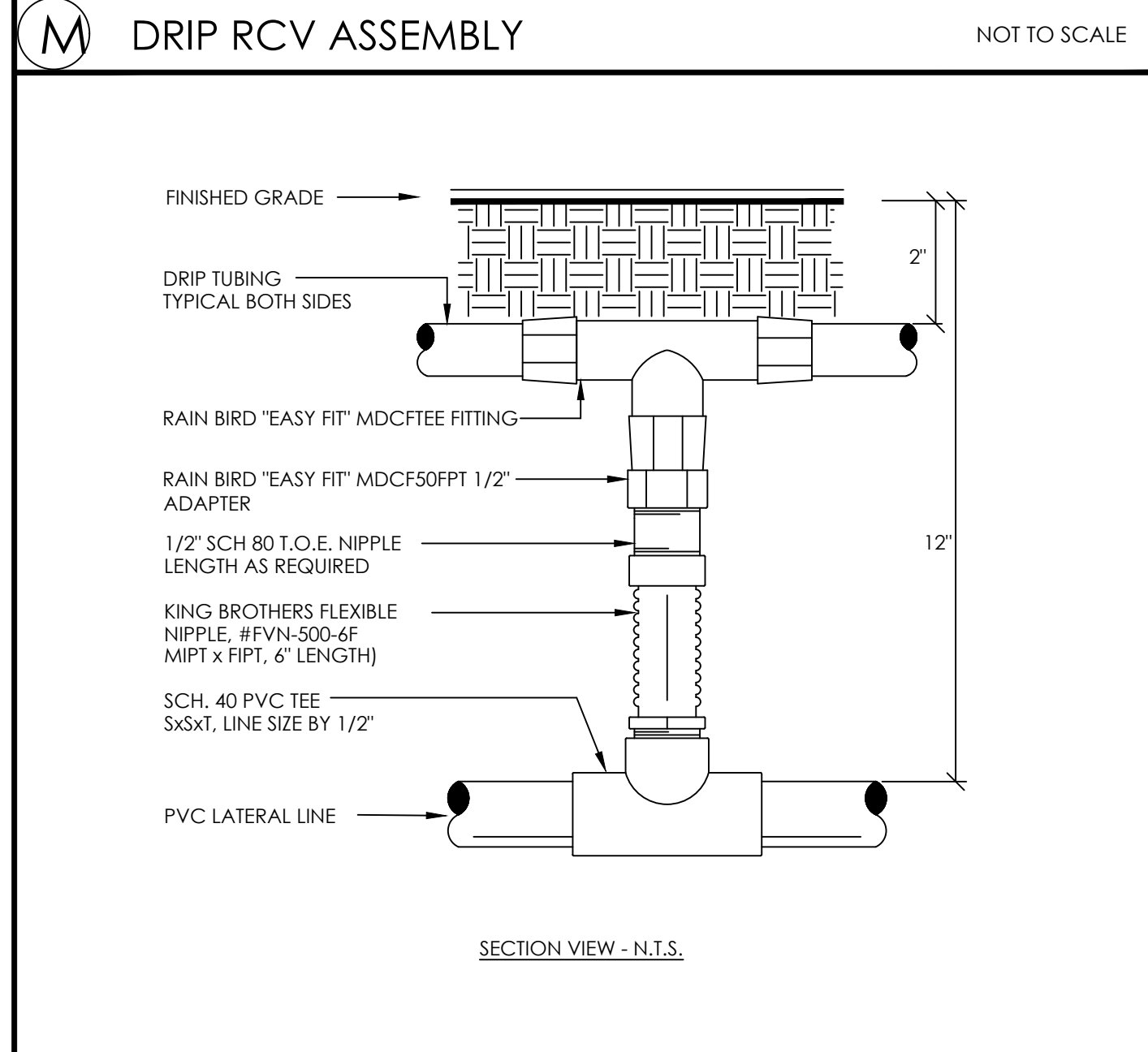
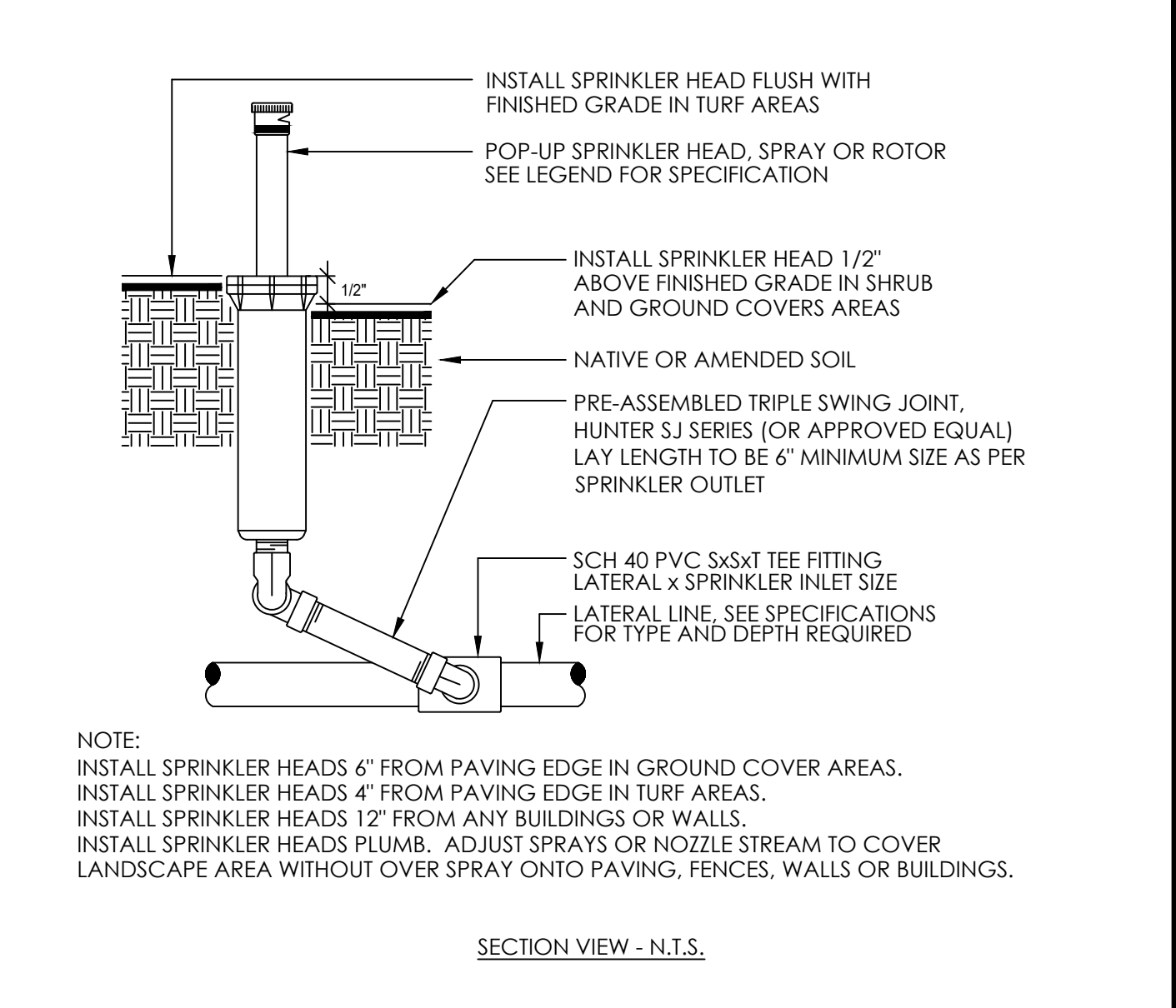
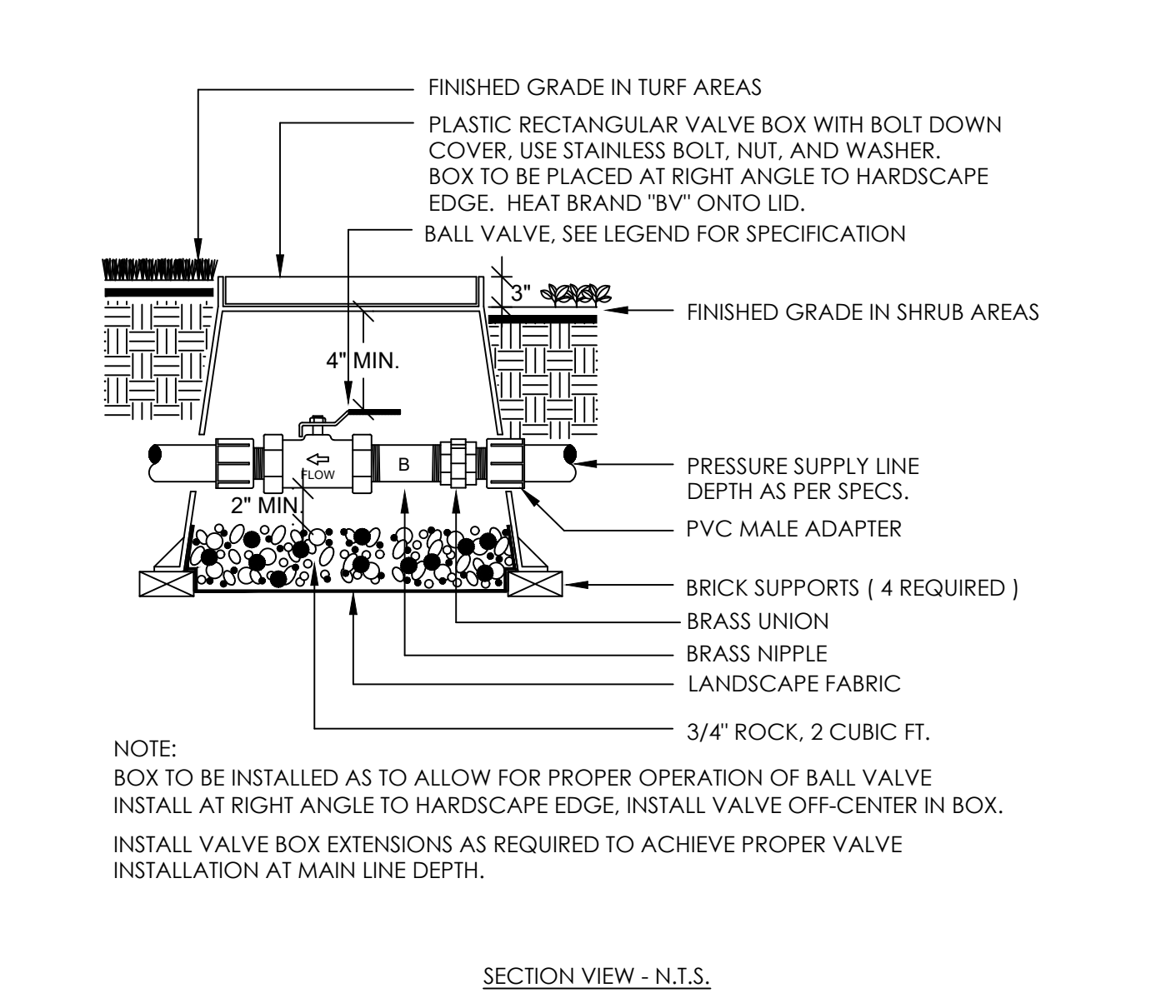
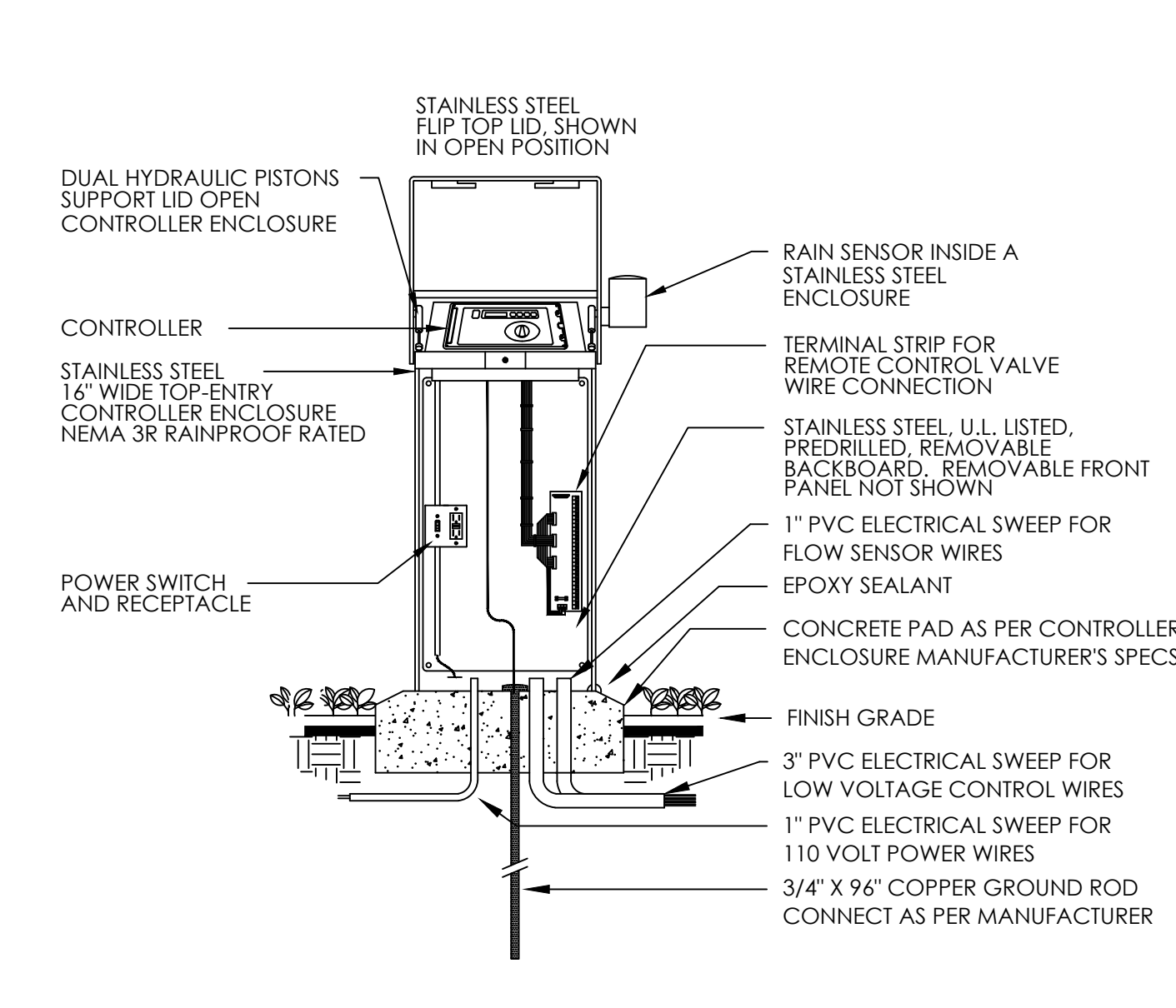
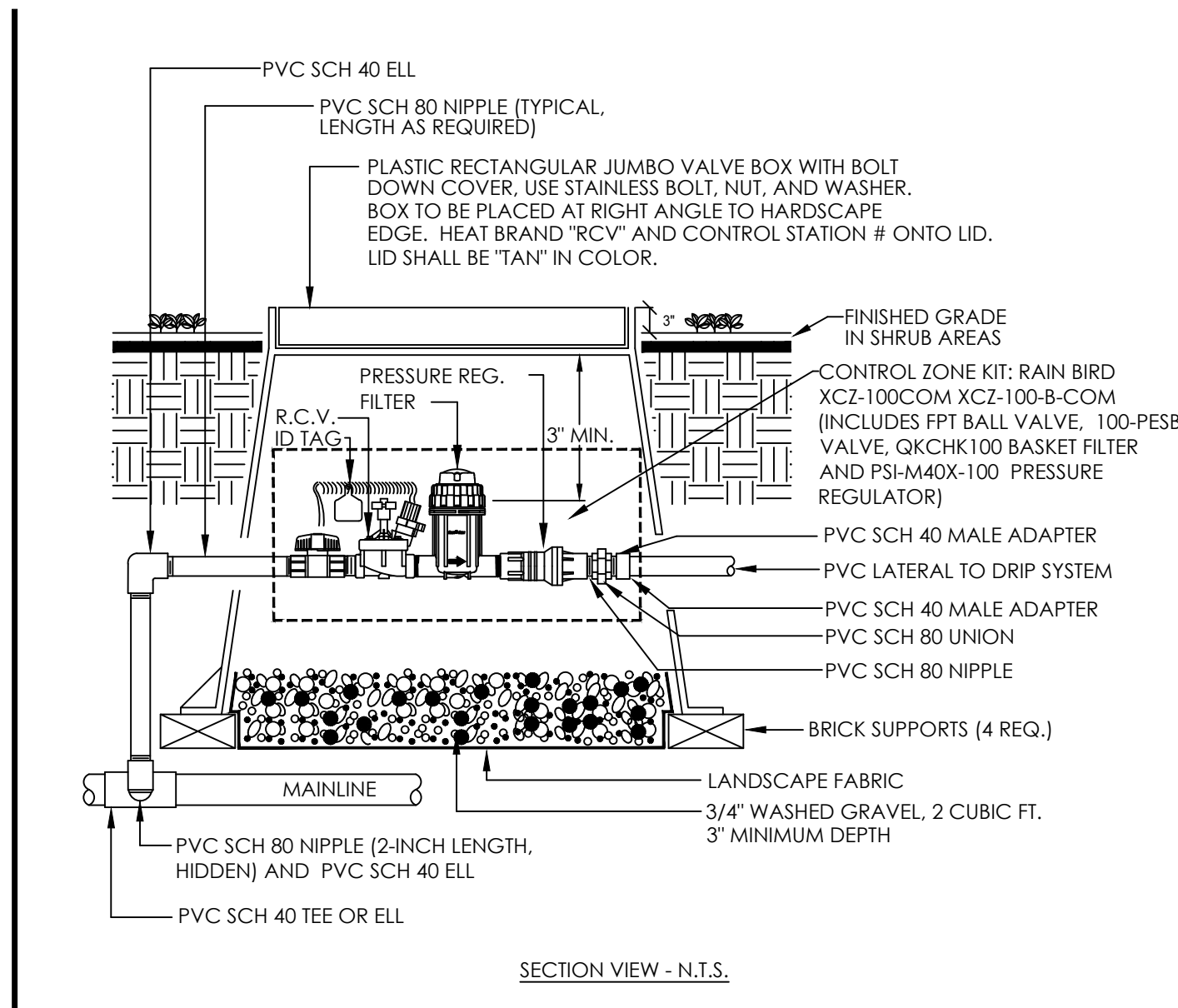
IRRIGATION PLANS ARE DESIGNED AS DIAGRAMMATIC AND APPROXIMATE. ALL IRRIGATION EQUIPMENT, SPRINKLERS AND PIPE ARE TO BE INSTALLED IN LANDSCAPED AREA. NO IRRIGATION EQUIPMENT SHALL BE LOCATED IN HARDSCAPE. THE IRRIGATION CONTRACTOR SHALL ENSURE NO OVERSPRAY ONTO HARDSCAPE, STREETS, WALLS OR ANY OTHER HARDSCAPE / STRUCTURE.

SLEEVE NOTE

CONTRACTOR IS RESPONSIBLE TO SLEEVE ALL PIPE AND VALVE WIRES CROSSING STREETS, DRIVEWAYS, HARDSCAPE, ETC. SLEEVE SHALL BE A MINIMUM 2x THE DIAMETER OF THE PIPE SLEEVED.

FOR LANDSCAPE IRRIGATION DETAILS SEE SHEET L4.1
 FOR LANDSCAPE IRRIGATION LEGEND & NOTES SEE SHEET L4.2
 FOR LANDSCAPE SPECIFICATIONS - SEE SHEETS L7.1 - L7.4





FOR LANDSCAPE IRRIGATION DETAILS SEE SHEET L4.1
 FOR LANDSCAPE IRRIGATION LEGEND & NOTES SEE SHEET L4.2
 FOR LANDSCAPE SPECIFICATIONS - SEE SHEETS L7.1 - L7.4

PRIMIOR
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RECORDED LANDSCAPE ARCHITECT
 Colleen M. Nolan
 Landscape Architect #5397
 cndn@primior.net
 13355 Silverado Court, Corona 92683
 714.743.7915 cell

STATE OF CALIFORNIA
 (Date) 08.03.2023
 (Signature)

PROJECT:
DISTRIBUTION FACILITY
 16454 ADELANTO ROAD
 ADELANTO, CALIFORNIA 92301

REMARKS:
 DATE: 12/29/2022
 1ST PLAN CHECK SUBMITTAL
 05/16/2023 2ND PLAN CHECK SUBMITTAL
 06/03/2023 CONSTRUCTION SET

DATE: 08/03/2023

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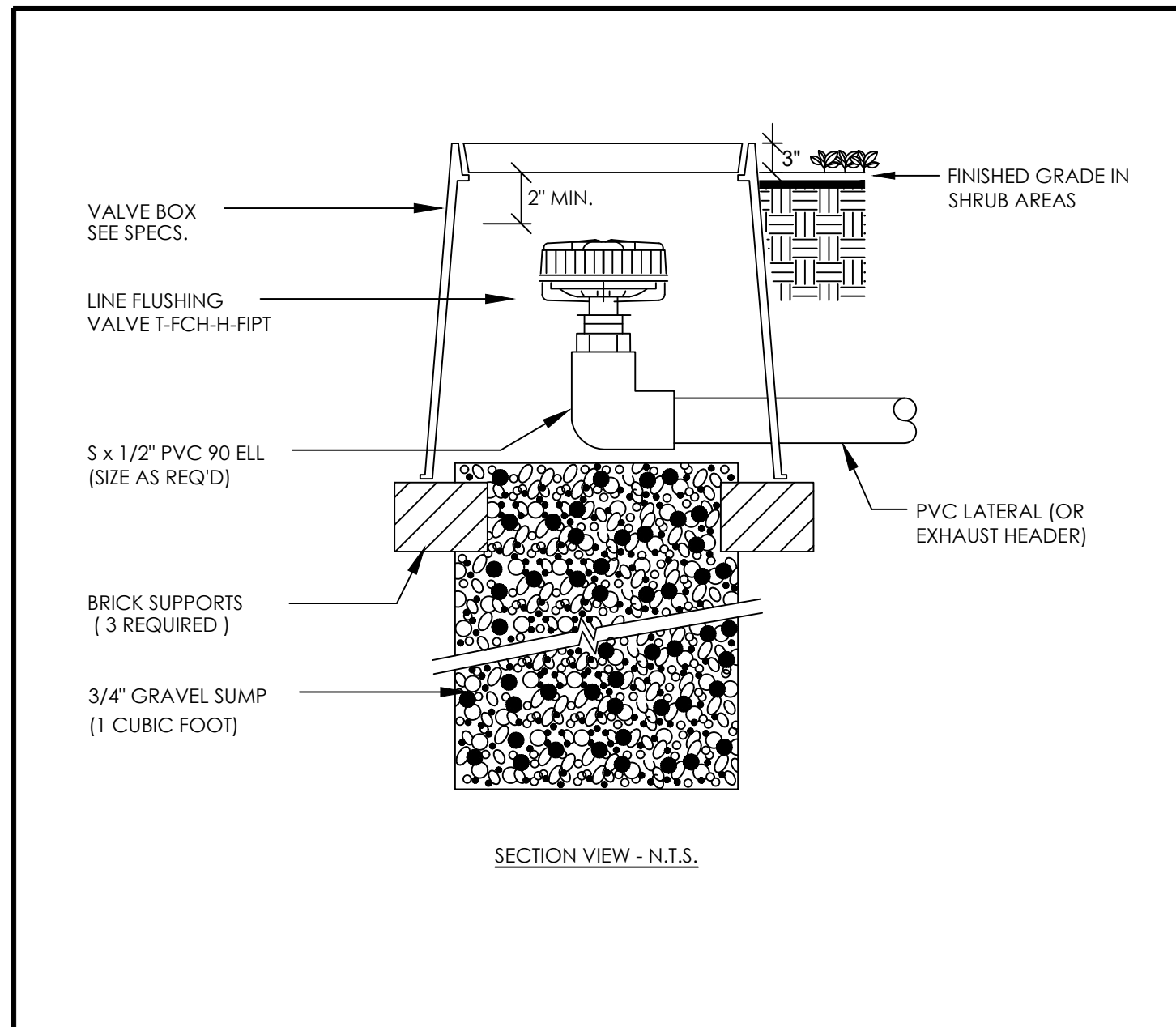
LANDSCAPE IRRIGATION DETAILS

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 05/16/2023 2ND PLAN CHECK SUBMITTAL
 06/03/2023 CONSTRUCTION SET

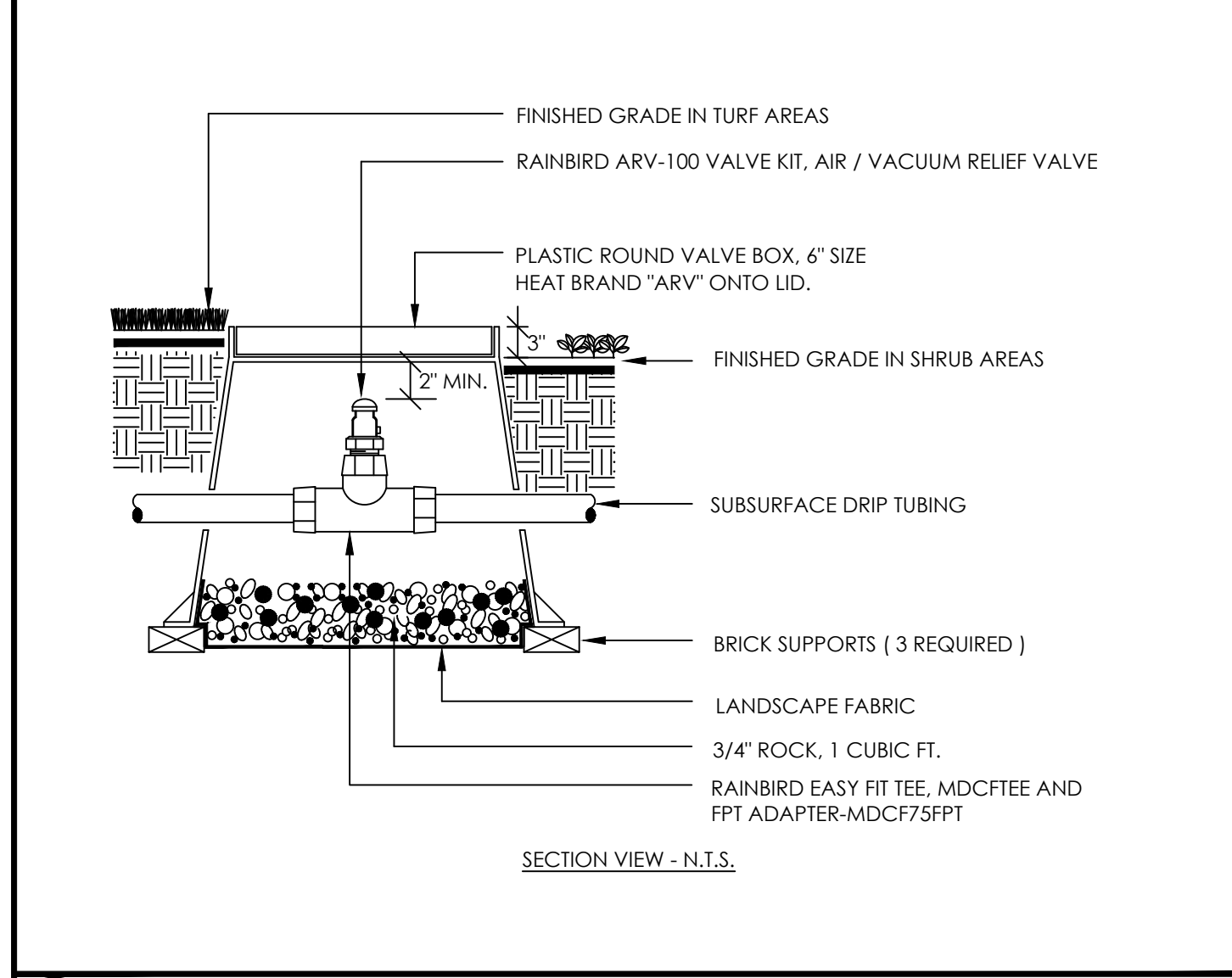
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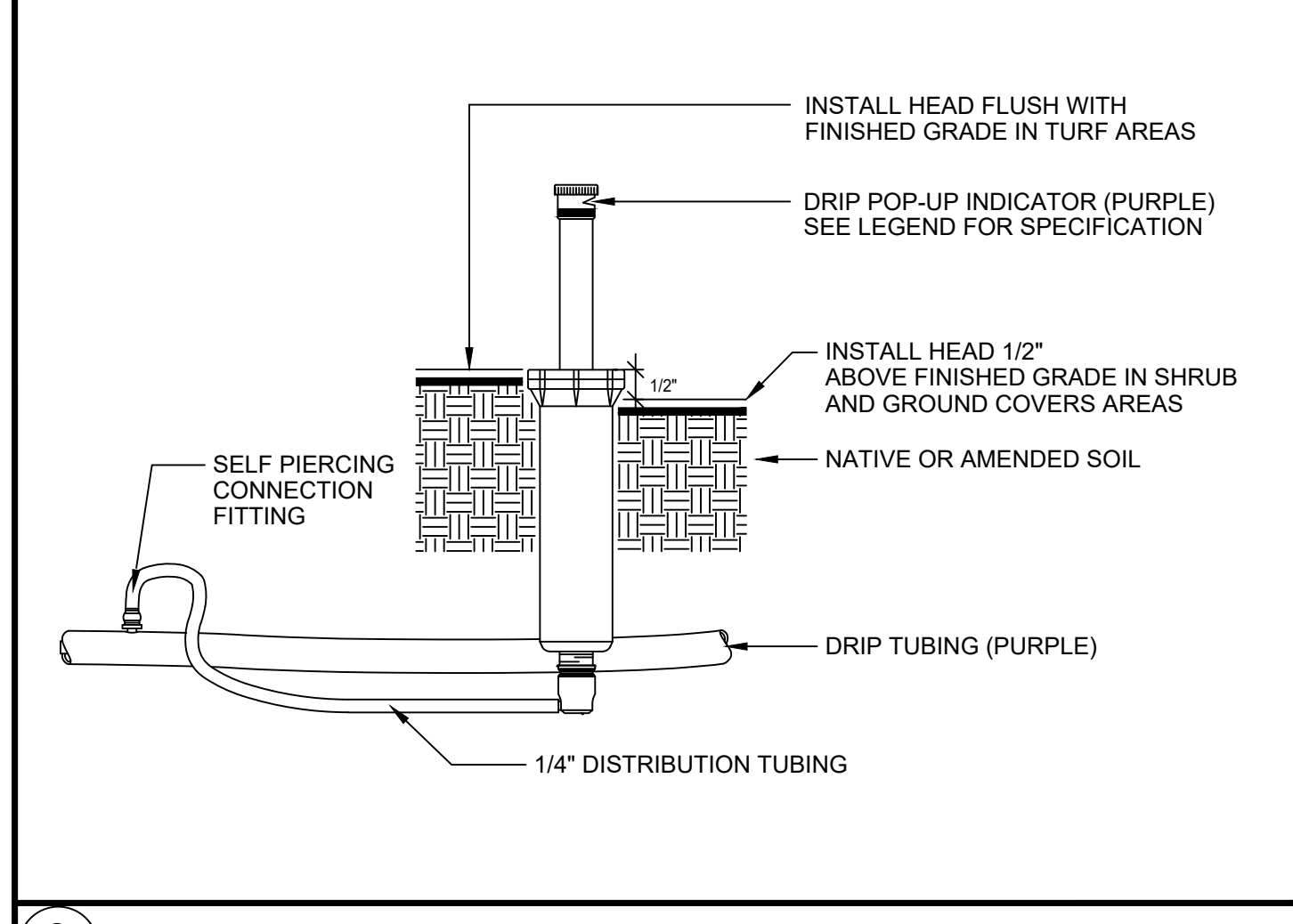
SHEET NUMBER:
L4.1



Q DRIP FLUSH VALVE NOT TO SCALE



R DRIP AIR RELIEF VALVE NOT TO SCALE



S DRIP INDICATOR NOT TO SCALE

IRRIGATION NOTES

- 1 ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
- 2 THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
- 3 THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
- 4 THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
- 5 THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
- 6 THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
- 7 INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
- 8 ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- 9 CONTRACTOR IS TO PROVIDE THREE ADDITIONAL PILOT WIRES FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.
- 10 ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12\"/>

GENERAL NOTES

- NOTE:**
ALL SPRAY HEADS ADJACENT TO BUILDING SHALL BE INSTALLED A MINIMUM DISTANCE OF 12\"/>

NOTE:
MAINLINE SHOWN WITHIN PAVING FOR CLARITY ONLY. ACTUAL MAINLINE LOCATION TO BE A MINIMUM OF 18\"/>

NOTE:
CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO ACCOMMODATE ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR, INCLUDING BUT NOT LIMITED TO LIGHT POLES, FIRE HYDRANTS, ETC. VERIFY ALL HEAD LAYOUT WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK. WHEN A 180 DEGREE ARC HEAD IS LOCATED WITHIN 3 FEET OF AN OBSTRUCTION THE CONTRACTOR SHALL INSTALL TWO 90 DEGREE ARC HEADS AND ADJUST TO AVOID THE OBSTRUCTION. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, PROPERTY LINES, DIMENSIONS, ETC. PRIOR TO BIDDING AND PRIOR TO COMMENCING WORK. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO COMMENCING WORK.

NOTE:
IRRIGATION SLEEVES SHOWN FOR MAJOR STREET AND DRIVEWAY CROSSINGS FOR CLARITY ONLY. CONTRACTOR SHALL INSTALL SLEEVING BELOW ALL PAVING, HARDSCAPE, ETC. AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE.

NOTE:
ALL PIPING AND WIRE SHALL BE SLEEVED UNDER PAVING. ALL SLEEVES TO BE MINIMUM 2X DIAMETER OF PIPE SLEEVES. ALL MAINLINE SHALL BE ACCOMPANIED WITH A MINIMUM 2-INCH DIAMETER WIRE SLEEVE. SLEEVING TO EXTEND MINIMUM 12 INCHES BEYOND PAVING.

NOTE:
TREE BUBBLERS AND LATERAL LINES ARE SHOWN WITHIN PAVING AND BUILDINGS FOR CLARITY ONLY. ACTUAL LOCATION TO BE WITHIN PLANTER. BUBBLERS SHALL BE ALIGNED WITH TREES AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE. CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.

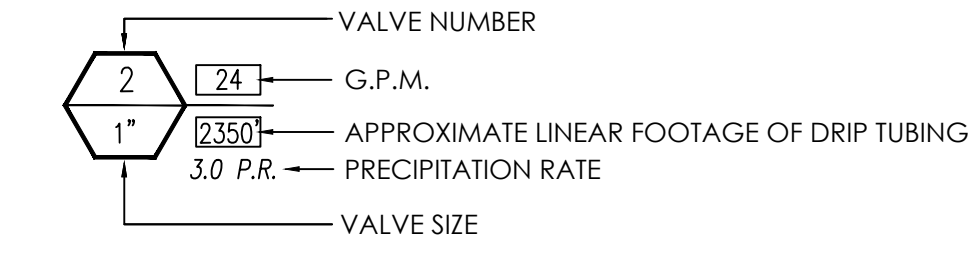
CONTROLLER ASSEMBLY LOCATION NOTE:
CONTROLLER LOCATION SHOWN ON THIS DRAWING IS APPROXIMATE. THE LANDSCAPE CONTRACTOR SHALL STAKE OUT THE CONTROLLER LOCATION FOR REVIEW AND APPROVAL BY THE OWNER PRIOR TO INSTALLATION OF THIS EQUIPMENT. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL CONNECTION FROM 120 VOLT POWER SOURCE TO THE CONTROLLER AND ALL WIRE CONNECTIONS FROM ALL VALVES AND APPURTENANCE VALVES TO TERMINAL STRIP. REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR POWER SOURCE. ALL ELECTRICAL WORK SHALL CONFORM TO LOCAL STATE AND NATIONAL ELECTRICAL CODES AND REGULATIONS. FINAL LOCATION AND EXACT POSITIONING OF THE CONTROLLER SHALL BE DETERMINED BY THE OWNER. MINOR MODIFICATIONS OF CONTROLLER REQUESTED BY THE OWNER SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. FAILURE TO OBTAIN OWNER'S APPROVAL PRIOR TO THE INSTALLATION SHALL CAUSE THE CONTRACTOR TO MAKE OWNER DIRECTED REVISIONS AT NO ADDITIONAL COST TO THE OWNER.

BACKFLOW PREVENTER EQUIPMENT LOCATION NOTE:
BACKFLOW PREVENTER LOCATION SHOWN ON THIS DRAWING ARE APPROXIMATE. THE LANDSCAPE CONTRACTOR SHALL STAKE OUT THE BACKFLOW PREVENTER, AND ALL IRRIGATION APPURTENANCE LOCATION FOR REVIEW AND APPROVAL BY OWNER PRIOR TO INSTALLATION OF THIS EQUIPMENT. FINAL LOCATION AND EXACT POSITIONING OF BACKFLOW PREVENTER AND ALL IRRIGATION APPURTENANCE SHALL BE DETERMINED BY THE OWNER. MINOR MODIFICATIONS OF THE BACKFLOW PREVENTER, AND ALL IRRIGATION APPURTENANCE AS REQUESTED BY THE OWNER SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. FAILURE TO OBTAIN OWNER'S APPROVAL PRIOR TO THE INSTALLATION SHALL CAUSE THE CONTRACTOR TO MAKE OWNER DIRECTED REVISION AT NO CHARGE.

VALVE LOCATION NOTE:
ELECTRIC CONTROL VALVES AND ISOLATION VALVE LOCATIONS ON THIS DRAWING ARE APPROXIMATE. THE LANDSCAPE CONTRACTOR SHALL STAKE OUT EACH ELECTRICAL CONTROL VALVE AND ISOLATION VALVE LOCATION FOR REVIEW AND APPROVAL BY OWNER PRIOR TO INSTALLATION OF ALL VALVES. FINAL LOCATION AND EXACT POSITIONING FOR ELECTRIC CONTROL VALVES AND ISOLATION VALVES SHALL BE DETERMINED BY THE OWNER. MINOR MODIFICATIONS OF ELECTRIC CONTROL VALVES AND ISOLATION VALVE LOCATIONS AS REQUESTED BY THE OWNER SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. FAILURE TO OBTAIN OWNER'S APPROVAL PRIOR TO THE INSTALLATION SHALL CAUSE THE CONTRACTOR TO MAKE OWNER DIRECTED REVISIONS AT NO ADDITIONAL COST TO THE OWNER. IN GENERAL, UNLESS OTHERWISE DIRECTED BY OWNER, ALL VALVES SHALL BE INSTALLED THREE FEET FROM EDGE OF HARDSCAPE, WALK OR CURB IN SHRUB PLANTING AREAS.

IRRIGATION MATERIAL LEGEND

SYMBOL	MANUFACT.	MODEL NO. / DESCRIPTION	GPM	PSI	RADIUS	DETAIL
▽	TORO	10-SBH-PC3 LOW FLOW STREAM BUBBLER NOZZLES ON 6\"/>				
⊕	P.O.C.	1\"/>				
⊗	WATTS	009QT SERIES, 1-1/2\"/>				
NO SYMBOL	V.I.T.	STRONG BOX SB8C-45AL ALUMINUM BACKFLOW DEVICE ENCLOSURE				B
⊠	GRISWOLD	2230 1-1/2\"/>				
⊞	RAIN MASTER	FS-150, 1-1/2\"/>				
⊞	WATTS	LF8-6080-G2-SS, 2\"/>				
⊙	TORO	100-SL.VLC, 1\"/>				
●	TORO	P-220-24-04 (1\"/>				
△	IRRITROL	TC-12EX-R TOTAL CONTROL SERIES 12-STATION OUTDOOR CONTROLLER. INSTALL WITHIN PEDESTAL MOUNTED CABINET. REMOTE CONTROL READY (SMART LOGIC COMPATIBLE)				I
⊞	IRRITROL	CL-100 WIRELESS ET WEATHER SENSOR. MOUNT TO LOCATION RECOMMENDED BY MANUFACTURER.				N/A
⊞	N/A	120 VOLT ELECTRICAL POWER, PROVIDED BY ELECTRICIAN. VERIFY ACTUAL LOCATION IN FIELD				N/A
—	AS APPROVED	PVC PIPE 3/4\"/>				
—	AS APPROVED	PVC PIPE 3/4\"/>				
—	AS APPROVED	PVC PIPE 2\"/>				
—	AS APPROVED	PVC PIPE SCH. 40 AS SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED PLACE BELOW ALL PAVING, HARDSCAPE, ETC., AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE				K
NO SYMBOL	AS APPROVED	IRRIGATION CONTROL WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED)				J,K,L
NO SYMBOL	3M	DBY DIRECT BURIAL WATER-PROOF WIRE CONNECTORS FOR USE ON ALL WIRE CONNECTIONS				L
⊕	TORO	700 DK-1-MF DRIP VALVE ASSEMBLY WITH FILTER AND REGULATOR				M
—	TORO	DL-2000 SUB-SURFACE DRIP TUBING WITH EMITTERS AT 12\"/>				
—	TORO	TORO TRI-LOC FITTINGS FOR CONNECTION BETWEEN PVC LATERALS AND DRIP TUBING				N,O
NO SYMBOL	TORO	INSTALL DRIP SYSTEM OPERATION INDICATOR KIT. ONE PER VALVE.				N
⊞	TORO	PROVIDE A T-FCH-H AUTOMATIC FLUSH VALVE AT END/MIDDLE OF DRIPLINE 3/4\"/>				
⊞	TORO	AIR/VACUUM RELEASE VALVE INSTALLED WITH A FT-050 COMBINATION TEE AND A 3/4\"/>				



Water Efficient Landscape Worksheet (Appendix B)

Reference Evapotranspiration (ET _o)	53.1						
Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method (b)	Irrigation Efficiency (IE) (c)	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU) (d)
Regular Landscape Areas							
Low water use	0.2	Drip	0.81	0.25	1763	435	14331
Medium water use	0.4	Bubblers	0.75	0.53	16	9	281
					Totals	1779	444
Special Landscape Areas							
N/A				1	0	0	0
				1	0	0	0
				1	0	0	0
					Totals	0	0
					ETWU Total		14612
					Maximum Allowed Water Allowance (MAWA) (e)		14612
(a) Hydrozone # / Planting Description (b) Irrigation Method (c) Irrigation Efficiency (d) ETWU (Annual Gallons Required) =							
e.g.		e.g.	e.g.	Eto x 0.62 x ETAF x Area			
1. front lawn	1. overhead spray	1. 0.75 for spray head	where 0.62 is a conversion factor				
2. low water use plantings	2. drip	2. 0.81 for drip	that converts acre-inches per				
3. medium water use planting			acre per year to gallons per square foot per year.				
(e) MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SIA)]							
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.					MAWA Calculations		
							14331 281
ETAF Calculations							
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas							
Regular Landscape Areas							
Total ETAF x Area	444	(B)					
Total Area	1779	(A)					
Average ETAF	0.25	(B) ÷ (A)					
All Landscape Areas							
Total ETAF x Area	444	(B + d)					
Total Area	1779	(A + c)					
Sitewide ETAF	0.25	(B+d) ÷ (A+c)					

PRIMIOR
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13355 Silverado Court, Corona, CA 92683
714.743.7915 cell

PROJECT:
DISTRIBUTION FACILITY
16454 ADELANTO ROAD
ADELANTO, CALIFORNIA 92301

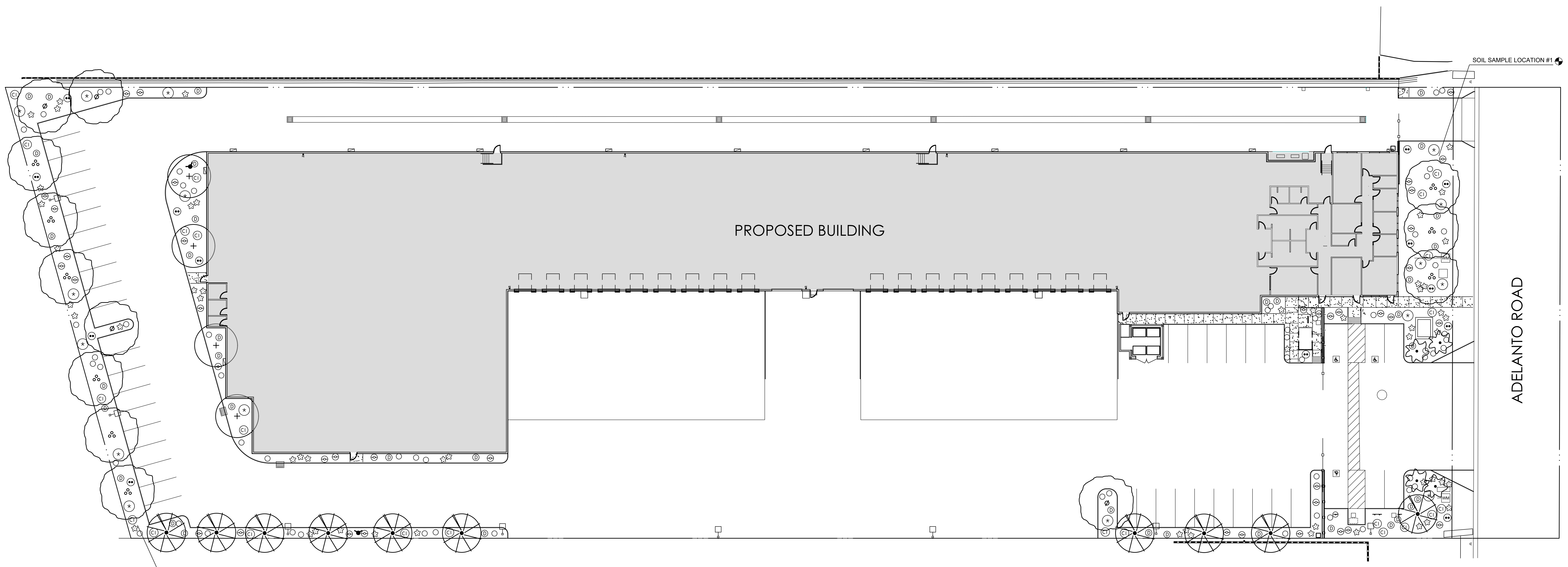
LANDSCAPE IRRIGATION LEGEND

DATE	REMARKS
12/29/2022	1ST PLAN CHECK SUBMITTAL
05/16/2023	2ND PLAN CHECK SUBMITTAL
06/03/2023	CONSTRUCTION SET

DATE: 08/03/2023

DRAWN BY:

SHEET NUMBER:
L4.2



PROPOSED BUILDING

ADELANTO ROAD

PLANTING LEGEND

SYMBOL BOTANICAL / COMMON NAME SIZE QUANT.

PROPOSED TREES

	GLEDITSIA TRIACANTHOS F. INERMIS / HONEY LOCUST (THORNLESS)	24" BOX STANDARD	4
	ACACIA SMALLII / SWEET ACACIA	24" BOX STANDARD	4
	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	16" 8TH STRAIGHT TRUNK	4
	PROSOPIS CHILENSIS / MESQUITE	24" BOX STANDARD	9
	CERCIDIUM X. 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE (THORNLESS)	24" BOX STANDARD	11

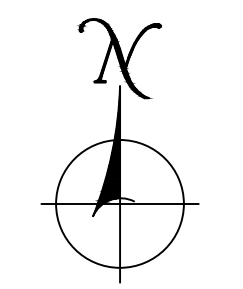
SYMBOL BOTANICAL / COMMON NAME SIZE QUANTITY

PROPOSED SHRUBS

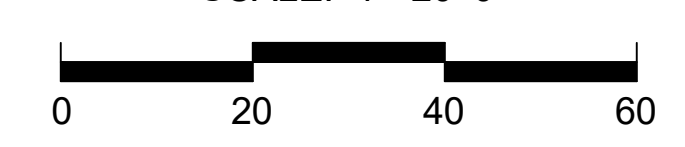
	HESPERALOE PARVIFLORA / RED/YELLOW YUCCA	1 GAL / 30" O.C.	59
	AGAVE AMERICANA / CENTURY PLANT	5 GAL / 36" O.C.	16
	AGAVE ATTENUATA / FOXTAIL AGAVE	1 GAL / 36" O.C.	55
	CISTUS PURPUREUS / ORCHID ROCKROSE	5 GAL / 48" O.C.	23
	DALEA GREGGII / TRAILING INDIGO BUSH	1 GAL / 36" O.C.	37
	SALVIA LEUCANTHA / MEXICAN SAGE	1 GAL / 36" O.C.	39
	BOUGAINVILLEA 'TORCH GLOW' / TORCH GLOW BOUGAINVILLEA	1 GAL / 42" O.C.	13

NOTES:
 1. ON-CENTER SPACINGS NOTED ON THE PLANT LEGEND TAKE PRECEDENCE OVER PLANT COUNTS OR SYMBOLS SHOWN ON THE DRAWING.
 2. CONTRACTOR TO SUBMIT SOIL PREPARATION AND BACKFILL SPECIFICATIONS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL AT LEAST FOURTEEN (14) DAYS PRIOR TO INSTALLATION OF SOIL PREPARATION OR PLANT MATERIALS.
 3. SOIL PREPARATION AND BACKFILL AMENDMENTS PER SPECIFICATION AS RECOMMENDED BY AGRONOMIC SOIL TEST REPORT.
 4. PROVIDE LINEAR ROOT BARRIERS TO ALL TREES WITHIN 3'-0" OF HARDSCAPE.
 5. APPLY 3" DEEP LAYER OF DECOMPOSED GRANITE MULCH TO ALL SHRUB AND GROUND COVER AREAS.

SYMBOL DESCRIPTION
 INDICATES SOIL SAMPLE LOCATION (2 TOTAL) - REFER TO PLANTING NOTES. ITEM 'H', SHEET L6.1 FOR ADDITIONAL INFORMATION



SCALE: 1"=20'-0"



FOR LANDSCAPE PLANTING DETAILS SEE SHEET L6.1
 FOR LANDSCAPE SPECIFICATIONS - SEE SHEETS L7.1 - L7.4



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PROJECT:
DISTRIBUTION FACILITY
 16454 ADELANTO ROAD
 ADELANTO, CALIFORNIA 92301

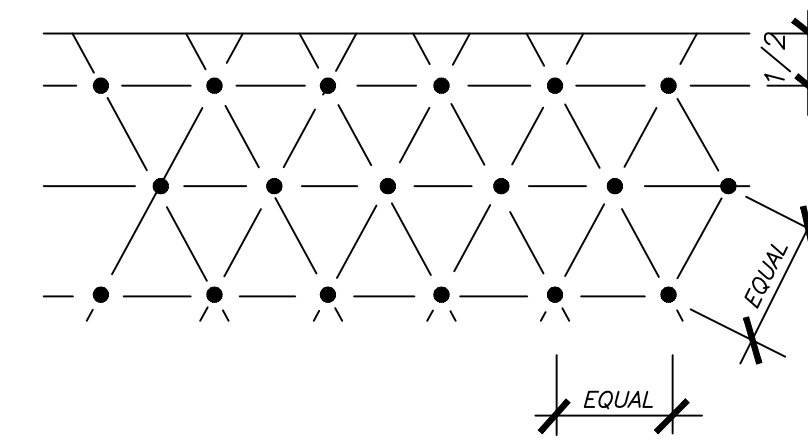
LANDSCAPE PLANTING PLAN

DATE: 08/03/2023
 DRAWN BY:

SHEET NUMBER:
L5.1

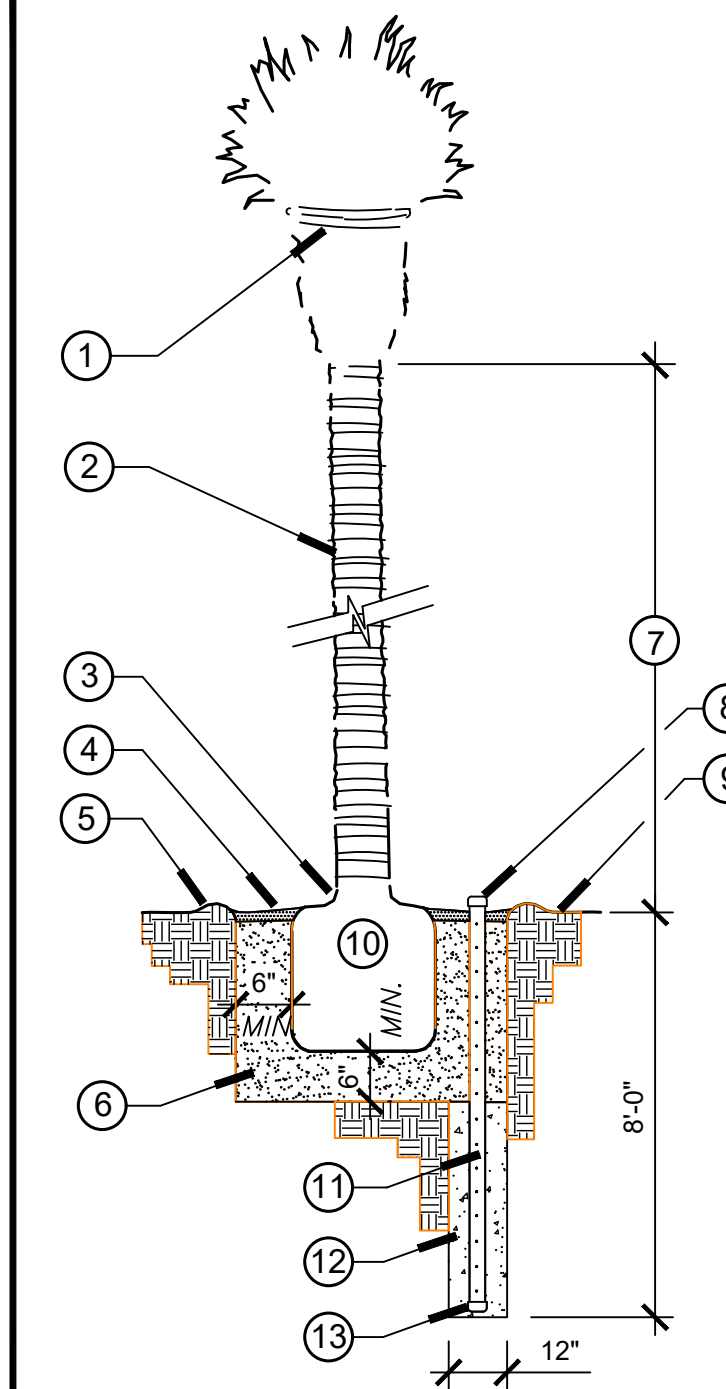
PLANTING NOTES

- A. REFER TO PLANTING SPECIFICATIONS AND DETAILS FOR SOIL PREPARATION, FERTILIZATION, MULCHING AND OTHER PLANTING INFORMATION.
- B. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
- C. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE WORK. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY SHOULD FIELD CONDITIONS VARY FROM THOSE SHOWN ON PLAN.
- D. REPORT DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT. CORRECTED DRAWINGS OR INSTRUCTION SHALL BE ISSUED PRIOR TO THE CONTINUATION OF THIS WORK. ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY CORRECTIONS DUE TO FAILURE TO REPORT KNOWN DISCREPANCIES.
- E. LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND PROTECT THEM FROM DAMAGE. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY AND ASSUME FULL RESPONSIBILITY FOR EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH DAMAGED UTILITIES.
- F. LOCATION OF N.I.C. CONSTRUCTION ELEMENTS SUCH AS LIGHTS, SIGNS, VENTS, HYDRANTS, TRANSFORMERS, ETC. ARE APPROXIMATE. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD THE LOCATION OF THESE ITEMS INTERFERE WITH THE PROPER EXECUTION OF WORK.
- G. OBTAIN ALL SOIL FOR LANDSCAPE PLANTING AREAS OR BERMS FROM ON-SITE EXCAVATIONS. SHOULD IMPORT SOIL BE NECESSARY, SUBMIT IMPORT SOIL TESTING RESULTS FOR APPROVAL PRIOR TO IMPORTATION. SOIL SHALL BE SANDY LOAM CONTAINING NO TOXIC CHEMICALS OR ELEMENTS WHICH MAY INHIBIT OR RETARD NORMAL PLANT GROWTH.
- H. AFTER ROUGH GRADES HAVE BEEN ESTABLISHED IN PLANTING AREAS, HAVE SOIL SAMPLES TAKEN AT THE LOCATIONS INDICATED BY DESIGNATION  HAVE SAMPLES TESTED BY WAYPOINT ANALYTICAL 714.282.8777. FOR SOIL FERTILITY, AGRICULTURAL SUITABILITY TEST AND SOIL PREPARATION RECOMMENDATIONS. TAKE TWO SAMPLES AT EACH LOCATION: (1) GROUND LEVEL TO 10" DEEP, (2) 24" TO 36" DEEP. EACH SAMPLE SHALL CONTAIN APPROXIMATELY 1 QUART OF SOIL TO BE LABELED PER LOCATION AND DEPTH. INSTALL SOIL PREPARATION AND BACK FILL MIX TO CONFORM TO THESE RECOMMENDATIONS ONLY UPON RECEIPT OF WRITTEN CHANGE ORDER FROM THE OWNER. SUBMIT SOIL REPORT TO LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- I. KILL AND REMOVE ALL EXISTING WEEDS FROM SITE AREAS PER SPECIFICATIONS.
- J. ASSURE POSITIVE DRAINAGE IN ALL PLANTING AREAS, 2% MINIMUM.
- K. LOCATE AND TAG ALL PLANT MATERIAL. MATERIAL SHALL BE IN CONFORMANCE WITH PLANTING PLAN DESCRIPTIONS AND SPECIFICATIONS. ALL PLANT MATERIAL IS SUBJECT TO REVIEW AND APPROVAL PRIOR TO INSTALLATION. PROVIDE PHOTOS OF REPRESENTATIVE EXAMPLES OF EACH TAGGED BLOCK TO LANDSCAPE ARCHITECT MINIMUM 21 DAYS BEFORE ANTICIPATED DELIVERY. PHOTOS SHALL INCLUDE A PERSON FOR SCALE PURPOSES. LANDSCAPE ARCHITECT MAY OPT TO REVIEW MATERIAL AT GROWING NURSERY. MATERIAL DELIVERED TO THE SITE MAY BE REJECTED BASED ON UNHEALTHFUL APPEARANCE OR NON-CONFORMANCE WITH SPECIFICATIONS EVEN IF PREVIOUSLY REVIEWED BY THE LANDSCAPE ARCHITECT OR THE OWNER.
- L. ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM.
- M. FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- N. PLANTING QUANTITIES ARE GIVEN FOR CONVENIENCE ONLY. PLANT SYMBOLS AND SPECIFIED SPACING SHALL TAKE PRECEDENCE.
- O. AT EDGES OF PLANTING AREAS, THE CENTER LINE OF THE LAST ROW OF SHRUBS AND/OR GROUND COVER SHALL BE LOCATED NO FARTHER FROM THE EDGE THAN ONE-HALF THE SPECIFIED ON CENTER SPACING.
- P. INSTALL GROUND COVER AND/OR SHRUB MASSES WITH TRIANGULAR SPACING UNLESS OTHERWISE INDICATED.
- Q. ALL CURVE TO CURVE AND CURVE TO TANGENT LINES SHALL BE NEAT, TRIM, SMOOTH AND UNIFORM.
- R. REMOVE ALL NURSERY STAKES AND ESPALIER RACKS IMMEDIATELY AFTER INSTALLATION UPON PROVIDING SUPPORT PER PLAN.
- S. DURING THE LENGTH OF THE GUARANTEE PERIOD, BE RESPONSIBLE FOR PROPER STAKING AND/OR GUYING OF TREES TO ENSURE STABILITY.
- T. MULCH ALL LANDSCAPE AREAS WITH 3" LAYER OF DECOMPOSED GRANITE MULCH PER MATERIAL LEGEND. SUBSTITUTIONS ARE ACCEPTABLE WITH WRITTEN APPROVAL. PROVIDE SAMPLES PER SPECS.
- V. LANDSCAPE MAINTENANCE PERIOD IS TO BE NO LESS THAN 90 DAYS.



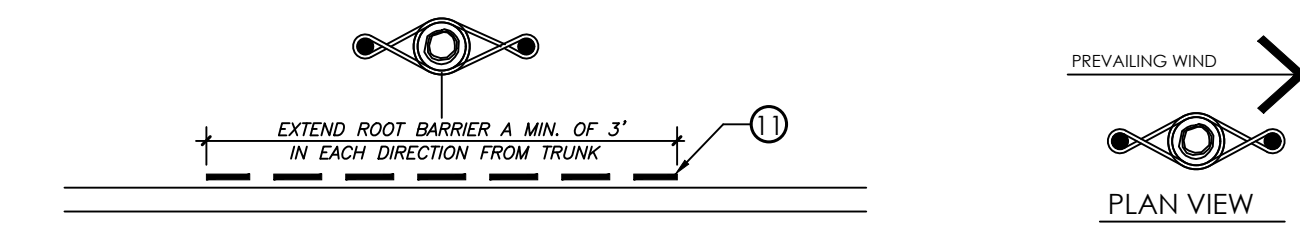
- NOTES
- A. ALL SHRUBS/GROUND COVERS SHALL BE PLANTED AT EQUAL SPACING (TRIANGULAR) UNLESS OTHERWISE INDICATED ON PLANS. SEE LEGEND FOR SPACING REQUIREMENTS.

C SHRUB & GROUND COVER PLANTING NOT TO SCALE



- LEGEND
1. FRONDS TO BE TIED AND PROTECTED DURING SHIPMENT. UNTIE FRONDS AFTER 60 DAYS OR AS DIRECTED BY PALM TREE EXPERT OR LANDSCAPE ARCHITECT.
 2. WASHINGTONIA PALM TRUNKS TO BE SKINNED.
 3. PLANT BASE OF TREE 4" ABOVE SURROUNDING GRADE. DO NOT BURY ANY PART OF TRUNK.
 4. 2" MULCH LAYER PER SPECIFICATIONS.
 5. WATERING BASIN - MIN. 4" DEPTH. REMOVE BASIN AFTER MAINTENANCE PERIOD.
 6. WASHED COARSE CONCRETE SAND BACKFILL. DO NOT USE EARTH OR OTHER TYPES OF SAND.
 7. TRUNK HEIGHT: MEASURED FROM ORIGINAL GRADE LEVEL AT BASE OF TRUNK TO TERMINAL BUD AT BASE OF FRONDS. TRUNK TO BE CLEAN, STRAIGHT AND FREE OF SCARS OR ROT. SET TRUNK PLUMB.
 8. 4" DIA. BLACK PVC SLIP CAP. SET 3" MAX. ABOVE FINISH GRADE - DRILL 3/4" DIA. HOLE IN TOP OF CAP TO ALLOW FOR REMOVAL.
 9. FINISH GRADE.
 10. ROOTBALL: TO BE PROTECTED DURING SHIPMENT. MINIMUM 3'-6" X 3'-6" X 4" DEEP FOR FIELD-GROWN PALMS.
 11. 4" DIA. X 8' PERFORATED PVC PIPE IN FILTER SOCK - CENTER IN HOLE.
 12. 12" DIA. X 8' DEEP AUGURED HOLE FILLED WITH 1/2" CRUSHED GRAVEL.
 13. 4" DIA. PVC SLIP CAP GLUED TO BOTTOM OF PIPE.
- NOTES:
- SEE PALM TREE PLANTING AND MAINTENANCE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
 - IN TURF AREAS, MAINTAIN TURF 12" CLEAR FROM PALM TRUNK.

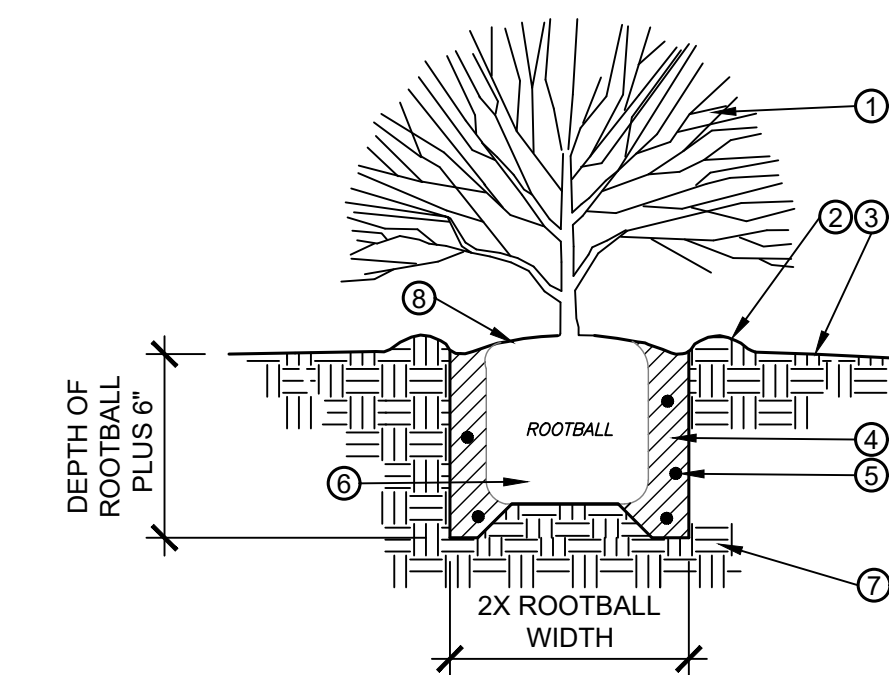
D PALM TREE PLANTING NOT TO SCALE



- LEGEND
1. 24" CORDED TIE. SEE SPECIFICATIONS. ATTACH WITH ROOFING NAILS (4 TYP.).
 2. 2" DIA. X 10' LODGE POLE PINE STAKE (2 TYP.) KEEP CLEAR OF ROOTBALL. SEE SPECIFICATIONS.
 3. WATER BASIN, 3" MIN. DEPTH AFTER WATERING BY HOSE. REMOVE BASIN IN LAWN AREAS AND AS DIRECTED BY LANDSCAPE ARCHITECT.
 4. FINISHED GRADE.
 5. AMENDED BACKFILL. SEE SPECIFICATIONS FOR MIX AND PIT SIZE.
 6. 21" GRAM PLANT TABLET. SEE SPECIFICATIONS.
 7. EXISTING SOIL.
 8. SCARIFY SIDES AND BOTTOM OF PLANTING PIT
 9. INSTALL 2" LAYER OF MULCH AT BASE OF TREE. KEEP MULCH AWAY FROM TRUNK OF TREE.
 10. SET TOP OF ROOTBALL 3" ABOVE SURROUNDING GRADE AND SLOPE FOR DRAINAGE.
 11. INSTALL #824-2 ROOT BARRIER PER PLAN AS MGF'D BY DEEP ROOT CORP. (or equal) (714) 898-0563.
 12. INSTALL BREATHER TUBES, 2 1/2" DIA. PERFORATED PVC PIPE WRAPPED WITH FILTER FABRIC & BLACK PVC CAPS

NOTE: ROOT BARRIERS ARE SHOWN SCHEMATICALLY. LOCATE ROOT BARRIER AT EDGE OF WALK OR BACK OF CURB. ROOT BARRIER SHALL NOT CIRCLE THE ROOT BALL. INSTALL ROOT BARRIERS AT ALL TREES LOCATED WITHIN 5 FEET OF ANY PAVING.

A TREE STAKE PLANTING NOT TO SCALE



- LEGEND
1. ONE THROUGH FIFTEEN GALLON CONTAINER SIZE PLANT
 2. WATER BASIN-MIN. 6" DEPTH. REMOVE BASIN AFTER MAINTENANCE PERIOD
 3. FINISHED GRADE.
 4. AMENDED BACKFILL MIX-SEE SPECIFICATIONS. TAMP OR WATER SETTLE SO PLANT DOES NOT SINK AFTER PLANTING
 5. FERTILIZING TABLETS. SEE SPECIFICATIONS
 6. ROOTBALL OF PLANT-MUST NOT BE ROOTBOUND. LOOSEN ANY TIGHT-PACKED ROOTS
 7. EXISTING SOIL.
 8. "CROWN" OF PLANT MUST NOT BE BURIED BELOW LEVEL OF SURROUNDING SOIL

B SHRUB PLANTING NOT TO SCALE

DATE	REMARKS
12/29/2022	1ST PLAN CHECK SUBMITTAL
05/16/2023	2ND PLAN CHECK SUBMITTAL
08/03/2023	CONSTRUCTION SET

DATE: 08/03/2023

DRAWN BY:

SHEET NUMBER:
L6.1

FOR LANDSCAPE PLANTING PLAN SEE SHEET L5.1
FOR LANDSCAPE SPECIFICATIONS - SEE SHEETS L7.1 - L7.4

SECTION 02811
IRRIGATION SYSTEM

Note: In case of conflicts, [PROJECT LOCATION OR WATER DISTRICT] Standard specifications shall take precedence.

Part 1 - GENERAL

1.01 WORK INCLUDED

- A. Provide complete irrigation system.

1.02 RELATED WORK

- A. Section 02950 - Landscape Planting.
- B. Section 02970 - Landscape Maintenance.

1.03 QUALITY ASSURANCE

- A. Due to the scale of drawings, it is not always possible to indicate all offsets, fittings, sleeves, etc., which might be required. Carefully investigate the structural and finished conditions affecting the work. Install the work to avoid conflicts between irrigation system, plantings, other site utilities, and architectural features.

1.04 SUBMITTALS

- A. Material List -
 1. Furnish the articles, equipment, materials, or processes specified by name in the drawings and specifications. No substitution will be allowed without prior written approval by the Architect.
 2. Submit complete material list prior to performing any work. Material list shall include the manufacturer, model number and description of all materials and equipment to be used. Substitutions must be identified as such.
 3. Equipment or materials installed or furnished without prior approval of the Architect may be rejected and the Contractor required to remove such materials from the site at his own expense.
 4. Approval of any item, alternate or substitute indicates only that the product or products apparently meet the requirements of the drawings and specifications on the basis of the information or samples submitted.

B. Record Drawings:

- 1. Record accurately on one set of contract drawings all changes in the work constituting departures from the original contract drawings.
- 2. The changes and dimensions shall be recorded in a legible and workmanlike manner to the satisfaction of the Architect or Owner's authorized representative. Prior to final inspection of work, submit record drawings to the Architect or Owner's authorized representative.
- 3. Dimensions from/to permanent points of reference such as buildings, sidewalks, curbs, etc. shall be shown. Data on record drawings shall be recorded on a day to day basis as the project is being installed. All lettering on drawings shall be minimum 1/8 inch in size.
- 4. Show locations and depths of the following items:
 - a. Point of connection (including water meters, backflow preventors, master control valves, etc.)
 - b. Routing of sprinkler pressure lines (dimensions shown at a maximum of 100 feet along routing and at all changes in direction)
 - c. Gate valves
 - d. Automatic remote control valves
 - e. Quick coupling valves
 - f. Routing of control wires
 - g. Irrigation controllers
 - h. Related equipment (as may be directed)
- 5. Maintain record drawings on site at all times. Upon completion of work, transfer all as-built information and dimensions to a clean set of bond prints, using red, waterproof ink.

C. Controller Charts -

- 1. Record drawings shall be approved by the Architect before controller charts are prepared.
- 2. Provide one controller chart for each controller supplied.
- 3. The chart shall show the area controlled by the automatic controller and shall be the maximum size which the controller door will allow.
- 4. The chart is to be a reduced drawing of the actual as-built system. However, in the event the controller sequence is not legible when the drawing is reduced, it shall be enlarged to a size that will be readable when reduced.
- 5. The chart shall be a blackline or blue-line ozalid print and a different color shall be used to indicate the area of coverage for each station.
- 6. When completed and approved, the chart shall be hermetically sealed between two pieces of plastic, each piece being a minimum 10 mils thick.
- 7. These charts shall be completed and approved prior to final inspection of the irrigation system.

D. Operation and Maintenance Manuals -

- 1. Prepare and deliver two (2) sets of operation and maintenance manuals as specified in Division 1 and as follows:
 - a. Catalog and parts sheets on every material and equipment installed under this Contract.
 - b. Guarantee statement.
 - c. Complete operation and maintenance instructions on all major equipment.
 - d. Assemble manual in hard cover three-ring binder with table of contents.
- 2. In addition to the above mentioned maintenance manuals, provide the Owner's maintenance personnel with instructions for major equipment and show evidence in writing to the Architect at the conclusion of the project that this service has been rendered.

E. Equipment to be Furnished -

- 1. Supply as a part of this Contract the following tools:
 - a. Two sets of special tools required for removing, disassembling and adjusting each type of sprinkler and valve supplied on this project.
 - b. Two five-foot valve keys for operation of gate valves.
 - c. Two keys for each automatic controller.
 - d. Six quick coupler keys and matching hose swivels for each type of quick coupling valve installed.
- 2. The above mentioned equipment shall be turned over to the Owner at the conclusion of the project. Before final inspection can occur, evidence that the Owner has received material must be shown to the Architect.

1.05 STORAGE AND HANDLING

- A. Exercise care in handling, loading, unloading, and storing pvc pipe and fittings.
- B. Transport pvc pipe in a vehicle which allows the length of pipe to lie flat for the full length of the pipe sections.
- C. Pipe sections dented or damaged will be rejected, whether installed or not.

1.06 GUARANTEE

- A. On Company letterhead, re-type the following information and provide to Owner at completion of project:

GUARANTEE FOR SPRINKLER IRRIGATION SYSTEM

We hereby guarantee that the sprinkler irrigation system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications, ordinary wear and tear and unusual abuse, or neglect excepted. We agree to repair or replace defects in materials and workmanship, including damages consequential to defects in materials and workmanship and repair or replacement, which develop during one year after completion and acceptance of work, at no cost to Owner. We agree to make such repairs and replacements within a reasonable time, as determined by Owner, after receipt of notice. In the event of our failure to make such repairs and replacements within a reasonable time after notification by Owner, we authorize Owner to proceed to have such repairs and replacements made at our expense and we will pay all costs and charges upon demand.

Project:
Location:
Signed:
Company:
Address:
Date of Acceptance:

Part 2 - PRODUCTS

2.01 PVC PRESSURE MAIN LINE PIPE AND FITTINGS

- A. Provide pvc Class 315 for pressure main line pipe sizes 2 inches and larger.
 1. Fabricate pipe from an NSF approved Type I, Grade I, pvc compound conforming to ASTM D1784 resin specifications. Meet requirements set forth in FS PS-22-70, with an appropriate standard dimension ratio (S.D.R.) (Solvent-Weld Pipe).
- B. Provide pressure main line pipe for sizes 1-1/2 inch and smaller of pvc Schedule 40 with solvent welded joints.
 1. Fabricate pipe from an NSF approved Type I, Grade I, pvc compound conforming to ASTM D1785 resin specifications. Meet requirements set forth in FS PS-21-70.
- C. Provide pvc solvent weld fittings of Schedule 40, 1-2, IH NSF approved, in accordance with ASTM D2466.
- D. Provide solvent cement and primer for pvc solvent-weld pipe and fittings of type specified by manufacturer for project materials and conditions.
- E. Ensure that pvc pipe bears the following markings:
 1. Manufacturer's name.
 2. Nominal pipe size.
 3. Schedule or class.
 4. Pressure rating in psi.
 5. NSF approval seal.
 6. Date of extrusion.
- F. Ensure that fittings bear manufacturer's name or trademark, material designation, size, applicable IPS schedule or NSF seal of approval.

2.02 PVC NON-PRESSURE LATERAL LINE PIPE

- A. Provide non-pressure buried lateral line pipe fabricated of pvc Schedule 40, with solvent weld joints.
- B. Fabricate pipe from an NSF approved Type I, Grade II, pvc compound conforming to ASTM D1784 resin specifications. Meet requirements set forth in FS PS-22-70, with an appropriate standard dimension ratio (S.D.R.).
- C. All other requirements for pvc non-pressure lateral line pipe are as specified for pressure main line pipe and fittings.

2.03 BRASS PIPE AND FITTINGS

- A. Provide red brass screwed pipe conforming with FS WW-P-351.
- B. Provide red brass fittings conforming with FS WW-P-460.

2.04 GATE VALVES

- A. Provide gate valves 3 inches and smaller of 125 pound SWP bronze with screw-in bonnet, non-rising stem and solid wedge disc.
- B. Provide with threaded ends and equip with bronze handwheel.
- C. Manufacturer: Nibco.

2.05 QUICK COUPLING VALVES

- A. Provide type with a brass two-piece body designed for working pressure of 150 psi, operable with quick coupler, identify as reclaimed water per drawings.

2.06 BACKFLOW PREVENTION UNITS

- A. Provide units of type and size required by drawings.
- B. Include wye strainers at backflow prevention units, with bronze screwed body with 60 mesh monel screen.

2.07 CHECK VALVES

- A. Include anti-drain valves of heavy-duty virgin pvc construction with FIP thread inlet and outlet. Provide stainless steel and neoprene internal parts. Ensure that anti-drain valves are field adjustable against drawout from 5 to 40 feet of head.
- B. Manufacturer: Valcon ADV.

2.09 CONTROL WIRING

- A. Make connections between the automatic controllers and the electrical control valves with direct burial copper wire AWG-UF 600 volt. Provide different colored pilot wires for each automatic controller. Provide white common wires with a different colored stripe for each automatic controller. Use No. 14 wire as a minimum.
- B. Installation of the wiring will be in the same trench and installed along the same route as pressure supply or lateral lines where possible.
- C. Where more than one wire is placed in a trench, tape wiring together at intervals of 10 feet.
- D. Provide an expansion curl within 3 feet of each wire connection. Ensure sufficient length of expansion curl at each splice connection at each electrical control so that in case of repair, the valve bonnet may be brought to the surface without disconnecting the control wires. Loosely lay control wires in trench without stress or stretching of control wire conductors.
- E. Make splices with Rainbird Snap-Tite wire connectors. Use one splice per connector sealing pack.
- F. Field splices between automatic controller and electrical control valves will not be allowed without prior approval.

2.10 AUTOMATIC CONTROLLER

- A. Provide type and size required by drawings.
- B. Final location will be as approved.
- C. Provide final hook-up to 120 volt electrical power.

2.11 ELECTRICAL CONTROL VALVES

- A. Provide type as specified on drawings.
- B. Include manual flow adjustment.
- C. Provide one control box for each electrical control valve.

2.12 CONTROL VALVE BOXES

- A. Use 10 inch box for all gate valves; 12 inch for automatic valves, with green bolt down cover. Provide 6 inch pvc extension sleeve.

2.13 SPRINKLER HEADS / DRIP TUBING / DRIP EMITTERS

- A. Provide sprinkler heads of the same size, type, and which deliver the same rate of precipitation with the diameter (or radius) of throw, pressure, and discharge as shown or scheduled on drawings.
- B. Provide spray heads with screw adjustment.
- C. Fabricate riser units in accordance with drawing details.
- D. Provide heads of same type by a single manufacturer throughout project.
- E. Provide drip tubing and emitters by a single manufacturer throughout project.

2.14 BOOSTER PUMP

- A. Refer to plumbing drawings and specifications for irrigation booster pump specification.

Part 3 - EXECUTION

3.01 INSPECTION

- A. Exercise extreme care in excavating and working near utilities. Verify locations of in-place utilities and services.
- B. Coordinate installation so there will be no interference with utilities or other construction or difficulty in planting trees, shrubs, and ground covers.
- C. Carefully check all grades.

3.02 PREPARATION

- A. Prior to installation, stake out all pressure supply line routing and location of sprinkler heads.
- B. Obtain approval of layout by Architect.
- C. Connect system to water supply points, at approximate location shown on drawings.
- D. Make electrical connections for automatic controllers at approximate locations shown on drawings.

3.03 INSTALLATION

- A. Trenching:
 1. Dig trenches straight and support pipe continuously on bottom of trench. Lay pipe to an even grade. Follow layout indicated on drawings.
 2. Coverage: 18 inches for pressure supply lines; 12 inches for non-pressure lines; and 18 inches for control wiring.
- B. Backfilling:
 1. Do not backfill until required tests have been successfully performed and witnessed. Carefully backfill with excavated materials for backfilling, consisting of earth, loam, sandy clay, sand, or other approved materials, free from large clods of earth or stone. Mechanically compact landscaped areas to dry density equal to adjacent undisturbed soil in planting areas. Conform to adjacent grades without dips, sunken areas, humps and other surface irregularities.
 2. Initially place fine granular material backfill on all lines. No foreign matter larger than 1/2 inch will be permitted in the initial backfill.
 3. Flooding of trenches will be permitted only with prior approval.
 4. If settlement occurs and subsequent adjustments in pipes, valves, sprinkler heads, lawn or planting, or other construction are necessary, make adjustments without cost to Owner.
- C. Trenching and Backfill Under Paving:
 1. Backfill trenches located under areas where paving, asphaltic concrete or concrete, with sand - 6 inches under the pipe and 3 inches over - and compacted in layers to 95% compaction using manual or mechanical tamping devices. Compact trenches for piping to equal the compaction of the existing adjacent undisturbed soil and leave in a firm unyielding condition. Leave trenches flush with the adjoining grade.
 2. Do not cut, jack, or bore through any in-place concrete.
 3. Provide for a minimum cover of 18 inches between the top of pipe and bottom of aggregate base for all pressure and non-pressure pipe installed under asphaltic concrete piping.

- D. Assemblies:
 1. Install irrigation lines following approximate routing shown on drawings.
 2. Install no multiple assemblies in plastic lines. Provide each assembly with its own outlet.
 3. Thoroughly clean pvc pipe and fittings of dirt, dust, and moisture before installation. Follow recommendations of manufacturer for installation and solvent welding.
 4. On pvc to metal connections, work metal connections first. Use teflon tape, or other approved, on all threaded pvc to pvc, and on all threaded pvc to metal joints. Light wrench pressure is all that is required. Where threaded pvc connections are required, use threaded pvc adapters into which the pipe may be welded.

- E. Line Clearance: Provide a minimum clearance of 6 inches from each other and from lines of other trades. Install parallel lines directly over one another.
- F. Automatic Controllers: Connect remote control valves to controllers in numerical sequence required by drawings.

- G. High Voltage Wiring for Automatic Controllers: Provide 120 volt connection to power source.

- H. Remote Control Valves: Install where shown. When grouped together, allow at least 12 inches between valves. Install each remote control valve in a separate valve box. Stencil each valve number on valved box top with exterior enamel paint. Where feasible, locate out of turf areas.

- I. Flushing of System: After all new sprinkler pipe lines and risers are in place and connected, all necessary diversion work has been completed, and prior to installation of sprinkler heads, open the control valves with a full head of water and flush out the system.

- J. Sprinkler Heads: Install heads where shown on drawings. Do not exceed maximum spacing shown on drawings or suggested by manufacturer.
- K. It is the intent of the irrigation drawings to indicate the installation of pop-up type sprinklers in landscape areas adjacent to pedestrian circulation, vehicular circulation and anywhere that pop-up sprinklers would be required to provide for the safety and welfare of individuals and their respective property. In the event that pop-up type sprinklers have not been specified in these areas, it shall be the responsibility of the irrigation contractor to bring this to the attention of the Architect immediately or install the pop-up sprinkler to match those specified.

3.04 TEMPORARY REPAIRS

- A. Where it may be necessary to excavate near existing trees, exercise care to avoid injury. Excavate by hand in areas where 2 inch and larger roots occur. Tunnel under and heavily wrap with several layers of burlap, roots 2 inches in diameter except where directly in the path of irrigation lines or conduit. Where a ditching machine is run close to trees having roots smaller than 2 inches in diameter, hand trim walls of the trench adjacent to the tree, making clean cuts. Paint cut and damaged roots 1 inch and larger with two coats of Tree Seal, or other approved. Close trenches adjacent to trees within 24 hours, or shade the tree side of the trench with burlap or canvas.

3.05 FIELD QUALITY CONTROL

- A. Adjustment of the System:
 1. Flush and adjust sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, parking areas, and buildings.
 2. If it is determined that adjustments in the irrigation equipment can make the system more effective, make the approved adjustments prior to plantings. Adjustments could also mean changes in nozzle sizes and degrees of arc.
 3. Lowering raised sprinkler heads must be accomplished within ten days after notification by Owner.
 4. Set sprinkler heads perpendicular to finished grades unless otherwise shown on drawings.
- B. Testing of Irrigation System:
 1. Request presence of Architect 48 hours in advance of each testing procedure.
 2. Test pressure lines under hydrostatic pressure of 150 pounds per square inch, and prove watertight. Note: Testing of pressure main lines shall occur prior to installation of electric control valves.
 3. Test piping under to-be-paved areas under hydrostatic pressure of 150 pounds per square inch, and prove watertight prior to paving.
 4. Sustain pressure in lines for at least 2 hours without pressure drop. If pressure drops within 2 hours, replace joints and repeat test until such time as no pressure drops occur.
 5. Provide necessary force pump and other testing equipment necessary.
 6. When the sprinkler irrigation system is completed, perform a coverage test to determine if the water coverage for planting areas is complete and adequate. Correct inadequacies due to deviations from drawings, or where system has willfully been installed without bringing possible deficiencies to the attention of the Architect in advance. Perform these tests prior to planting of ground covers.

3.06 MAINTENANCE

- A. Ensure complete successful system operation for 10 days under automatic operation prior to any subsequent construction operations such as plantings.

3.07 CLEAN-UP

- A. Clean-up after each portion of this work. Legally remove refuse and excess dirt from site, walks and paving by brooming and washing down.
- B. Correct damages to work of others to original condition.

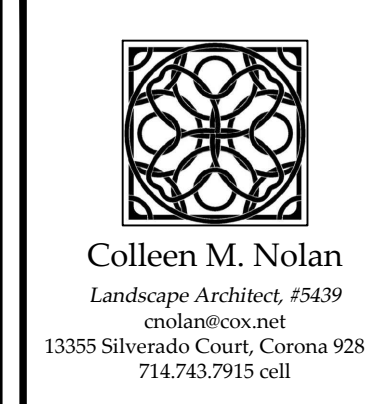
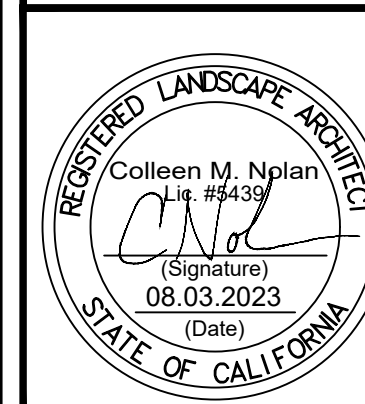
3.08 FINAL OBSERVATION PRIOR TO FINAL ACCEPTANCE

- A. Operate each system in its entirety for the Architect at time of final observation. Rework items not to Architect's satisfaction.
- B. Show evidence that Owner has received accessories, charts, record drawings, tools and equipment required before final inspection can occur.

3.09 OBSERVATION SCHEDULE

- A. Provide the following prior notification for the meetings shown:
 1. Pre-job conference - 7 days.
 2. Pressure supply line installation and testing - 48 hours.
 3. Automatic controller installation - 48 hours.
 4. Control wire installation - 48 hours.
 5. Lateral line and sprinkler installation - 48 hours.
 6. Coverage test - 48 hours.
 7. Final inspection - 7 calendar days.
- B. Site observations cannot commence without Record Drawings. Party requesting observations are subject to hourly reimbursement to others if observations are requested without all other requirements having been met.

END OF SECTION



PROJECT:
DISTRIBUTION FACILITY
16454 ADELANTO ROAD
ADELANTO, CALIFORNIA 92301

LANDSCAPE SPECIFICATIONS

DATE	REMARKS
12/29/2022	1ST PLAN CHECK SUBMITTAL
05/16/2023	2ND PLAN CHECK SUBMITTAL
08/03/2023	CONSTRUCTION SET

DATE:	08/03/2023
DRAWN BY:	
SHEET NUMBER:	L7.1

SECTION 02950
LANDSCAPE PLANTING

Part 1 - GENERAL

1.01 WORK INCLUDED

- A. Soil Preparation.
- B. Planting.
- C. Staking.
- D. Sodding.
- E. Clean up.

1.02 RELATED WORK

- A. Section 02811 - Landscape Irrigation System.

1.03 QUALITY ASSURANCE

- A. Source Quality:
 - 1. Submit documentation at least 60 days prior to planting that all plant materials are available. Materials are subject to inspection after confirmation of ordering.
 - 2. Materials are subject to inspection at place of growth and upon delivery, for conformity to specifications. Inspection, approval and rejection can also take place at other times during progress of work.
 - 3. Request, in writing, inspection of plant materials at place of growth. Identify plants of growth, and quantity of plants to be inspected.
 - 4. As described in the planting notes for tree tagging, the Architect may opt to either visit the tree nursery or review photographs submitted by the Contractor. In either case visit the nursery and select trees conforming to specifications prior to review by the Architect.

1.04 SUBMITTALS

- A. Prior to installation submit for review and approval specifications and product information on items being used on project. Submit bound with list of items as cover sheet. Conform to Section 01300.

1.05 DELIVERY, STORAGE AND HANDLING

- A. Deliver fertilizer to site in original unopened containers bearing manufacturer's guaranteed chemical analysis, name, trade mark, and conformance to State law.
- B. Provide copies of receipts for all amendments specified in these specifications or in the Soils Report.
- C. Deliver plants with legible identification labels. Label trees, evergreens, bundles of containers of like shrubs and groundcover plants. State correct plant name and size indicated on plant list. Use durable waterproof labels with water-resistant ink which will remain legible for at least 60 days.
- D. Protect plant material during delivery to prevent damage to root ball or desiccation of leaves.
- E. Notify Architect 7 days in advance of delivery of plant materials and submit itemization of plants in each delivery.
- F. Store plants in shade and protect from weather.
- G. Maintain and protect plant material in a healthy, vigorous condition.
- H. Exercise care in handling, loading, unloading and storing of plant materials. Replace damaged materials.

1.06 JOB CONDITIONS

- A. Perform actual planting only when weather and soil conditions are suitable in accordance with locally accepted practice.
- B. Coordinate this work of this section with installation of underground irrigation system, utilities, piping and watering heads.

1.07 SAMPLES AND TESTS

- A. Architect reserves the right to take and analyze samples of materials for conformity to specifications. Provide samples for testing upon request. Remove rejected materials from site immediately upon rejection at no additional cost. Testing costs will be paid for by Owner if materials prove to be in compliance with specifications.
- B. Prior to amending soils, contractor shall have soil tested for agricultural suitability as described in planting notes.
- C. Provide 1 cubic foot sample of medium grind topping mulch to Architect for review and approval.

1.08 GUARANTEE

- A. Guarantee materials against poor, inadequate, diseased and inferior materials and workmanship for one year after 90 day maintenance agreement expiration.

Part 2 - PRODUCTS

2.01 MATERIALS

- A. The following organic, soil amendments and fertilizer are to be used for bid purposes only. Specific amendments and fertilizer will be selected and specified after rough grading operations are complete and Contractor has had soil samples tested.
- B. Provide standard, approved and first-grade quality materials, in prime condition when installed and accepted. Deliver commercially processed and packaged material in manufacturer's unopened containers bearing the manufacturer's guaranteed analysis. Supply a sample of all supplied materials accompanied by analytical data from an approved laboratory source illustrating compliance, or bearing the manufacturer's guaranteed analysis.
- C. Organic Amendment:
 - 1. Nitrogen Stabilized: 0.56 to 0.84 percent N based on dry weight for wood residual or rice hulls.
 - 2. Particle Size: 95 to 100 percent passing 6.35 mm standard sieve; 80 to 100 percent passing 2.33 mm standard sieve.
 - 3. Salinity: Ensure that saturation extract conductivity does not exceed 3.5 millimhos per centimeter at 25 degrees C. as determined by saturation extract method.
 - 4. Iron Content: Minimum 0.08 percent dilute acid soluble Fe on dry weight basis.
 - 5. Ash: 0 to 6 percent dry weight.
- D. Soil Amendment:
 - 1. Soil Sulfur: Agricultural grade sulfur containing minimum of 99 percent sulfur expressed as elemental.
 - 2. Iron Sulfate: 20 percent iron expressed as metallic iron, derived from ferric and ferrous sulphate, 10 percent sulfur expressed as elemental.
 - 3. Calcium Carbonate: 95 percent lime as derived from oyster shells.
 - 4. Gypsum: Agricultural grade product containing 98 percent minimum calcium sulphate.
- E. Fertilizer:
 - 1. Planting Fertilizer: pelleted or granular form consisting of the following percents by weight and mixed by commercial fertilizer supplier: 6-nitrogen, 20-phosphoric acid, 20-potash.
 - 2. Planting Tablets: Provide slow-release type with potential acidity of not more than 5 percent by weight containing the following percents by weight of nutrients listed: 20-nitrogen, 10-phosphoric acid, 5-potash, 2.6-combined calcium, 1.6-combined sulphur, 0.35-iron elemental from ferrous sulfate. Provide in 21 gram tablets manufactured by Agriform, or other approved.
 - 3. Hydroseeding Fertilizer: provide ammonium phosphate which consists of the following percent by weight and mixed by a commercial fertilizer supplier: 16-nitrogen, 20-phosphoric acid, 0-potash.
 - 4. Pre-Sod Fertilizer: provide type consisting of the following percents by weight and mixed by a commercial fertilizer supplier: 16-hydrogen, 20-phosphoric acid, 8-potash.

- 5. Sulphate of potash: 0-0-50.
- 6. Single super-phosphate: Commercial product containing 18 to 20 percent available Phosphoric Pentoxide, or other approved.
- 7. Urea formaldehyde: 38-0-0.
- 8. Hydroseeding fertilizer: provide ammonium phosphate which consists of the following percent by weight and mixed by a commercial fertilizer supplier: 16-nitrogen, 20-phosphoric acid, 0-potash.

- F. Import or Amended Top Soil: Ensure silt plus clay content of top soil does not exceed 20 percent by weight, with a minimum 95 percent passing the 2.0 mm sieve. Do not allow the sodium absorption ratio (SAR) to exceed 6. The electrical conductivity (ECE) of the saturation extract cannot exceed 3.0 millimhos per centimeter at 25 degrees C. Ensure boron content is less than 1 part per million as measured on the saturation extract. To ensure compliance with these requirements, submit samples of soil for analysis prior to, and following backfilling.

- G. Plant Materials:
 - 1. Provide plant materials in accordance with State Department of Agriculture's regulation for nursery inspections, rules and ratings. Provide plants with a normal habit of growth, sound, healthy, vigorous and free from insect infestations, plant diseases, sunscalds, and other disfigurements. Ensure tree trunks are sturdy and have well hardened systems and vigorous and fibrous root systems which are not root or pot-bound. In the event of disagreement as to condition of root system, the root conditions of the furnished plants in containers will be determined by removal of earth from the roots of not less than two plants, or more than 2 percent of the total number of plants of each species or variety. Where container grown plants are from several sources, roots of not less than two plants of each species or variety from each source will be inspected. In the event that the sample plants inspected are found to be defective, the entire lot or lots of plants represented by the defective samples may be rejected. Plants rendered unsuitable for planting due to this inspection will be considered samples and will be provided at no cost to the Owner.
 - 2. Size of plants will correspond with that normally expected for species and variety of commercially available nursery stock or as specified on drawings. The minimum acceptable size of plants measured before pruning with the branches in normal position, must conform with the measurements specified in plant list. If approved by the Owner, larger sized plants may be used, but without additional cost. If larger plants are approved for use, the ball of earth or spread of roots for each plant will be increased proportionately.
 - 3. Plants not meeting requirements of these specifications are considered to be defective whether in place or not. They must be immediately removed and replaced with new acceptable and approved plants of the required size, species and variety at no additional cost to the Owner.
 - 4. Pruning: Do not prune, trim, top or alter the shape of trees or plants except as approved.
 - 5. Provide plant material true to botanical and common name and variety as specified in Annotated Checklist of Woody Ornamental Plants in California, Oregon and Washington, published by University of California School of Agriculture (latest edition).
 - 6. Nursery Grown and Collected Stock: Grow under climatic conditions similar to those in locality of project; container-grown stock in vigorous, healthy condition, not root-bound or with root system hardened off. Use only liner stock plant material which is well established in removable containers or formed homogeneous soil sections.
 - 7. Sod: Provide Marathon II or approved equal.
 - 8. Select trees which are aesthetically desirable and are good examples of the species. Trees with gashes, misshapen trunks or branches, lopped leaders, structural defects, badly crossed branches, or other visual defects will not be accepted.
 - 9. Seed: Label seed and provide in sealed containers with signed copies from vendor certifying that each container is fully labeled in compliance with State Agricultural Code and is in compliance with minimum requirements of these specifications. Wet, moldy or damaged seed will not be permitted. Provide seed mix per plan.

- H. Hydroseeding Fiber Mulch: Provide Hydro-mulch as manufactured by Conwed, or other approved equal, composed of wood cellulose fiber and containing no germination or growth inhibiting factors. Ensure a consistent texture which disperses evenly and remains suspended in agitated water. Provide with a temporary green dye and the following percentage properly analysis: moisture content 9 plus or minus 0.8; 3 o.d. basis; organic matter 99.2 plus or minus 0.8; ash content 0.8 plus or minus 0.2; pH 4.8 plus or minus 0.5; water holding capacity (grams of H2O per 100grams of fiber) 1150 minimum.

- I. Hydroseeding Additive (Binder): Provide Ecology Control-M-Binder organic seeding additive.

- J. Guying and Staking Materials:
 - 1. Wood Tree Stakes: lodge pole pine, full treated with Coppenamphthanate Wood Preservative in strict accordance with FS IT-W-572 type I, Composition B, 2 inch minimal nominal size diameter by 10 feet long, no split stakes.
 - 2. Ties: Provide rigid tie stock No. CT, size corresponding to tree box size as manufactured by VIT Company or other approved.

- K. Tree Paint: Provide Morrison Tree Seal, Cabot Tree Paint, or other approved.

- L. Water: Provide clean, potable water.

- M. Mulch: Provide medium grind bark, consisting of organic, fibrous, woody bark mixture of varied particle size such that 90 to 100 percent passes 1 inch sieve, 80 to 100 percent passes 1/2 inch sieve, and 20 to 40 percent passes 1/4 inch sieve, or approved equal. Mulch shall be free of contaminants and weed seed and shall have a pleasant musty or moldy soil-like odor. Putrid, ammonia and sour-smelling materials will be deemed unacceptable. Recycled construction materials will not be permitted.

- N. Wood Headerboards:
 - 1. Provide 2-inch by 4-inch pressure treated Douglas fir or redwood construction grade headerboards. Make splices with 1-inch by 4-inch pieces no less than 12 inches long. Place 1-inch by 3-inch by 16-inch stakes at intervals of not more than 5 feet. Cut stakes level and set below top of headerboards.
 - 2. On sharp turns and curves, four 1/2-inch by 4-inch laminated boards, or two 1-inch by 4-inch laminated boards may be permitted.
 - 3. Nail stakes and splices with galvanized common nails. Nail as required for solid installation.
 - 4. Provide header as shown on drawings, laid true to line and grade, protect in-place adjacent improvements, shrubbery and other properties. Place stakes on ground cover side of header.

- O. Sand: Provide washed silica sand.
- P. Root Barrier: UB24-2 by Deep Root Corp., (800)458-7668. Install at all trees within 5' of concrete paving, curbs or mow strips, or as shown on plans. Install barrier with vertical ribs facing toward the tree and with the top edge 1/2" above finish grade.

Part 3 - EXECUTION

3.01 INSPECTION

- A. Obtain certification that final grades to 1/10 foot have been established prior to commencing landscaping operations. Provide for inclusion of all amendments, settling, etc. Be responsible for shaping all planting areas as indicated on drawings or as required.
- B. Inspect trees, shrubs and liner stock plant material for injury, insect infestation and trees and shrubs for improper pruning.
- C. Do not begin planting of trees until deficiencies are corrected or plants replaced.

3.02 PREPARATION

- A. Soil Preparation:
 - 1. After proper finished grades have been verified or established, cross-rip all planting areas to a depth of 12", condition and fertilize soil in accordance with recommendations of soil testing laboratory and as approved by Owner. The following is for bid purposes only. Uniformly spread and cultivate amendments thoroughly by means of mechanical tiller into top 6 inches of soil. Application rates per 1,000 square feet: Nitrogen stabilized organic amendment 4 cubic yards 16-16-16 Commercial Fertilizers 15 lbs. Agricultural gypsum 100 lbs. Soil sulphur 20 lbs.

- 2. At time of planting, ensure that top 2 inches of all areas to be planted or seeded are free of stones, stumps, and other deleterious matter 1 inch in diameter or larger, and free from wire, plaster, concrete, wood, and similar materials which would cause hindrance to planting or maintenance.
- B. Final Grades: Make minor modifications to grade as may be necessary to establish required final grade. Ensure that finish grade provides proper drainage of the site and surface drainage is away from building. Final grades are to be 1 inch below adjacent paved areas, sidewalks, valve boxes, headers, clean-outs, drains, manholes, etc., or as shown on drawings or required by City. Eliminate erosion scars prior to commencing maintenance period.

3.03 PLANTING INSTALLATION

- A. General:
 - 1. Perform actual planting only during those periods when weather and soil conditions are suitable and in accordance with locally accepted practice, as approved.
 - 2. Distribute in planting areas only as many plants as can be planted and watered that same day.
 - 3. Ensure that containers which are opened and plants removed are handled with care such that ball of earth surrounding roots is not broken and that plants are planted and watered immediately. Do not open containers prior to placing plants in planting areas.
 - 4. The irrigation system shall be operational and approved prior to planting.

- B. Pre-Plant Weed Control:
 - 1. Use a non-selective systemic contact herbicide as recommended and applied by an approved licensed landscape pest control advisor and applicator. Leave sprayed plants intact for at least 15 days.
 - 2. Clear and remove these existing weeds by mowing or grubbing off all plant parts of least 2 inches below surface of soil over the area to be planted.
 - 3. After irrigation system is operational, apply water for 10 days as needed to achieve weed germination. Apply contact herbicides and wait as needed before planting. Repeat as required.
 - 4. Maintain weed free site until acceptance by Owner.

- C. Lay-Out: Mark locations for plants and outlines of areas to be planted before any plant pits are dug. Gain City approval. If underground construction or utility lines are encountered in the excavation of planting areas, other locations for planting may be selected by Owner. Accomplish layout with flagged grade stakes indicating plant names and specified container size on each stake. Confirm location and depth of underground utilities and obstructions.

- D. Planting of Trees and Shrubs:
 - 1. Strip and stack approved excavation for planting which is encountered within areas for trenches, free holes, plant pits and planting beds.
 - 2. Remove from site excess soil generated from planting holes and not used for backfilling.
 - 3. Protect areas from excessive compaction when trucking plants or other materials to planting areas.
 - 4. Provide excavated holes with vertical sides with roughened surfaces and of a size twice the diameter and 1-1/2 times the depth of the root ball for all trees and shrubs.
 - 5. Cut cans on two sides with acceptable can cutter only. Do not injure root ball. Superficially loosen edge roots on three sides after removing from can.
 - 6. Remove bottom of plant boxes before planting. Remove sides without damage to root ball after positioning plant and partially backfilling.
 - 7. Center plant in pit or trench.
 - 8. Face plants with fullest growth into prevailing wind.
 - 9. Set plant plumb and hold rigidly in position until soil has been firmed around ball or roots.
 - 10. Backfill container plants with:
 - 6 parts by volume on-site soil
 - 4 parts by volume organic amendment
 - 1 pound 6-20-20 fertilizer mix/cu. yd. of mix
 - 2 pounds iron sulfate per cubic yard of mixNote: The above is for bid purposes only. Specific backfill recommendations are made as a result of the soils testing described on the planting plan.
 - 11. Raise all plants which settle deeper than the surrounding grade. After plant has been placed, add sufficient backfill to hole to cover approximately 1/2 of root ball. Add water to the top and thoroughly saturate root ball and adjacent soil.
 - 12. After water has completely drained, place planting tablets:
 - 1 tablet per 1-gallon container
 - 2 tablets per 5-gallon container
 - 3 tablets per 15-gallon container
 - 4 tablets per 24 inch box
 - 5 tablets per 30 inch box
 - 6 tablets per 36 inch box
 - 7 tablets per 42 inch box
 - 8 tablets per 48 inch and larger boxesSet planting tablets with each plant on top of root ball while plants are still in their containers so the required number of tablets can be verified.
 - 13. Backfill remainder of hole and tamp firm. Construct an earthen basin around each plant after backfilling. Provide basin of depth sufficient to hold at least 2 inches of water. Construct basins with amended backfill. Remove basin in all turf areas after initial watering.
 - 14. Limit pruning to minimum necessary. Remove injured twigs and branches. Pruning may not be done prior to delivery of plants. Paint cuts over 3/4 inch in diameter with tree paint.
 - 15. Stake trees immediately after planting. Install stakes plumb.
 - 16. Do not bring iron sulfate into contact with concrete surfaces due to potential staining. Contractor is responsible for cleaning or replacing stained surfaces.

- E. Planting Groundcover:
 - 1. Ensure that groundcover remains in the flats until transplanting. Flats' soil must contain sufficient moisture so it will not fall apart when lifting plants.
 - 2. Plant groundcovers in straight rows evenly spaced unless shown otherwise, and at intervals required by drawings. Use triangular spacing unless otherwise noted on drawings.
 - 3. Plant each rooted plant with its proportionate amount of flat soil. Immediately sprinkle after planting until entire area is soaked to full depth of each hole. Protect plants from damage and trampling.

- F. Hydroseeding:
 - 1. Install large trees and shrubs (5 gallon and larger) if they occur in hydroseeded areas.
 - 2. Install trees and shrubs (1 gallon) and groundcovers from flats if they occur in hydroseeded areas.
 - 3. Provide seed mixes as shown on plan.
 - 4. Apply hydro-seed by an approved hydro-mulch company.
 - 5. Apply in a form of slurry consisting of cellulose fiber, seed, chemical additives, commercial fertilizer and water. When hydraulically sprayed on soil, ensure that hydro-mulch forms a tablet like groundcover impregnated uniformly with seed and fertilizer and allows the absorption of moisture and rainfall to percolate to the underlying soil.
 - 6. Prepare the slurry at the site by first adding water to the tank when the engine is at half throttle. When water level has reached height of agitator shaft, provide full circulation, then add seed, followed by fertilizer, then mulch. Only add the mulch to the mixture after the seed and the tank is at least 1/3 filled with water. By the time the tank is 2/3 to 3/4 full, all mulch shall be in. Commence spraying immediately when tank is full.
 - 7. Spray with uniform visible coat by using the green color as a guide. Apply the slurry in a sweeping motion, in an arched stream so as to fall like rain allowing the wind fibers to build on each other until a good coat is achieved and the material is spread at the required rates.
 - 8. Remove slurry not used within two hours from the site.
 - 9. Fill out the daily worksheets by the nozzle man, with the following information: Seed type and amount, mulch type and amount, number of loads and amount of water, seeding additive type and amount, area covered and equipment used, capacity and license number.
 - 10. Do not allow any slurry to be sprayed into any reservoir basin or drainage ditches and channels which may impede the flow of rain or irrigation water. Clean up any spilled slurry.
 - 11. After application of hydro-mulch, wash excess material from previously planted materials and architectural features. Avoid washing or eroding mulch materials.
 - 12. Ensure that application equipment has a built-in agitation system and operating capacity sufficient to agitate, suspend and mix a slurry containing not less than 40 pounds of fiber mulch plus a combined total of 7 pounds fertilizer solids for each 100 gallons of water.
 - 13. Slurry distribution lines shall be large enough to prevent stoppage and shall be equipped with a set of hydraulic spray nozzles which will provide a continuous non-fluctuating discharge. Capacity requirement is 1,500 gallons, mounted on a traveling unit, either self-propelled or drawing a separate unit which will place slurry tank and nozzles within sufficient proximity of areas to be seeded.

- 14. Hydraulic equipment used for pesticide applications shall consist of a clean 150 gallon capacity fiberglass tank, complete with mechanical agitation. Pump volume shall be 10 gallons per minute, while operating at a pressure of 100 pounds per square inch. Distribution lines shall be large enough to carry the volume of water necessary for even chemical distribution. Spray nozzle must cover a 15-foot swath, with a minimum output of 5 gallons per minute at 80 pounds per square inch.
- G. Sod Planting:
 - 1. Remove rocks, weeds and debris from areas to be sodded. Work up soil to a depth of 6 inches, and break up all clods.
 - 2. Carefully smooth all surfaces to be sodded. Roll area to expose soil to depressions or surface irregularities. Re-grade as required.
 - 3. Spread turf fertilizer 16-20-0 onto soil evenly at rate of one pound per 100 square feet of lawn area. Rake in lightly. Be sure soil is level and smooth before laying sod. Avoid laying sod on bone dry soil.
 - 4. Lay first strip of sod stabs along a straight line use a string in irregular areas. Butt joints tightly, do not overlap edges. On second strip, stagger joints much as in laying masonry. Use a sharp knife to cut sod to fit curves, edges, sprinkler heads.
 - 5. Do not lay whole lawn before watering. When a conveniently large area has been sodded, water lightly preventing drying. Continue to lay sod, and to water until installation is complete.
 - 6. After laying sod, roll lightly to eliminate irregularities and to form good contact between sod and soil. Avoid heavy roller or excessive initial watering which may cause roller marks.
 - 7. Water thoroughly the completed lawn surface. Soil should be moistened at least 8 inches deep. Repeat sprinkling at regular intervals to keep sod moist at all times until rooted. After sod is established, decrease frequency and increase amount of water per application as necessary.
 - 8. Replace all dead or dying sod with equal material.

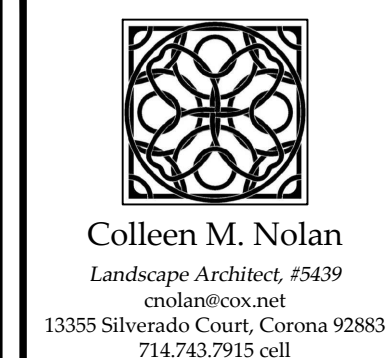
3.04 CLEAN-UP

- A. After all planting operations are complete, remove all trash, excess soil, empty plant containers, and rubbish from the property. Repair scars, ruts and other marks in the ground and leave ground in a neat and orderly condition.
- B. Leave the site in a broom-clean condition, and wash down all paved areas within the project site. Leave walks in a clean and safe condition.

3.05 OBSERVATION SCHEDULE

- A. Notify Owner in advance for the following inspections, according to the time specified:
 - 1. Pre-Job conference - 7 days.
 - 2. Final grade review - 48 hours.
 - 3. Plant material review - 48 hours.
 - 4. Plant layout review - 48 hours.
 - 5. Soil preparation and planting operations 48 hours.
 - 6. Pre-maintenance - 7 days.
 - 7. Final inspection - 7 days.
- B. No site visits shall commence without all items noted in previous observation reports either completed or remedied unless such compliance has been waived by the Architect.

END OF SECTION



PROJECT:
DISTRIBUTION FACILITY
16454 ADELANTO ROAD
ADELANTO, CALIFORNIA 92301

LANDSCAPE SPECIFICATIONS	
DATE	REMARKS
12/29/2022	1ST PLAN CHECK SUBMITTAL
05/16/2023	2ND PLAN CHECK SUBMITTAL
06/03/2023	CONSTRUCTION SET

DATE: 08/03/2023

DRAWN BY:

SHEET NUMBER:
L7.2

SECTION 02970
LANDSCAPE MAINTENANCE

Part 1 - GENERAL

1.01 SECTION INCLUDES

- A. 90 day maintenance.
- B. Weeding.
- C. Fertilization.

1.02 RELATED WORK SPECIFIED IN OTHER SECTIONS

- A. Section 02811 - Landscape Irrigation.
- B. Section 02950 - Landscape Planting.
- C. Section 02520 - Portland Cement Concrete Paving.

1.03 QUALITY ASSURANCE

- A. Provide services by an experienced landscaping maintenance company.

1.04 MAINTENANCE PERIOD

- A. Continuously maintain all site areas involved in this contract during the progress of work and during the maintenance period until final acceptance of the work by City. Improper maintenance or possible poor condition of the project at the termination of the scheduled maintenance period may cause postponement of the final completion date of the Contract at no additional cost to Owner. Continue maintenance until acceptable to the Owner.
- B. Provide sufficient numbers of workers and adequate equipment to perform work during maintenance period.
- C. Maintenance period does not start until all elements of construction, planting, and irrigation for the complete project are in accordance with the contract documents for this project.
- D. Request an inspection to begin maintenance period after all planting and related work has been completed in accordance with contract documents. Maintenance period commences as described in written notification by the Owner.
- E. Prior to commencement of maintenance period, ensure that all ground covers and lawn areas have been planted and that all lawn areas show an even, healthy stand of grass seedlings or sod, grass having been mown twice.
- F. Any day or days that there is failure to properly maintain plantings, replace suitable plants, perform weed control or maintain hardscape areas will not be credited as part of the 90 days maintenance. The project will not be segmented into maintenance phases.
- G. Keep paved areas free of silt, dirt, leaves and other planting area debris. Maintain these areas at least broom clean through the duration of the maintenance period, cleaning no less often than once per week.

1.05 GUARANTEE AND REPLACEMENT

- A. Guarantee: Guarantee plant material against any and all poor, inadequate or inferior materials and workmanship for one year. Replace plants found to be dead or in poor condition due to faulty materials or workmanship, at no extra cost to Owner.
- B. Replacement: Replace materials found to be dead, missing or in poor condition during the maintenance period immediately. The Architect is the sole judge of the acceptability of condition. Make replacements of materials within 15 days after condition develops or written notification from Architect has been sent. Architect has the right to make emergency repairs without releasing Contractor's guarantee and warranty to Architect.

1.06 INSPECTIONS

- A. Request normal progress inspection at least 72 hours in advance of an anticipated inspection. Inspections are as follows:
 1. Immediately prior to commencement of this maintenance work.
 2. Completion of first [90] day maintenance period.
 3. Final acceptance.

1.07 PROJECT FINAL ACCEPTANCE

- A. Prior to date of final inspection, acquire approved reproducible prints and finally record from the job record set, all changes made during construction and deliver them to Architect.
- B. Deliver guarantees to Architect.

Part 2 - PRODUCTS

2.01 MATERIALS

- A. Ensure that all materials conform to other sections of these specifications for planting and irrigation, and as acceptable to Architect.
- B. Provide monthly record of all herbicides, insecticides and disease control chemicals used on site.

Part 3 - EXECUTION

3.01 MAINTENANCE

- A. Weed and cultivate all areas at intervals of not more than 10 days.
- B. Perform watering, mowing, rolling, edging, trimming, fertilization, spraying, pest control, and cleaning as may be required.
- C. Street gutters and curbs are to be included.
- D. Maintain adequate protection for people and property, and be financially responsible for damages and injuries. Notify the Architect immediately should damage occur as a result of maintenance operations and provide repair or remuneration.
- E. Between the 15th and 20th calendar day of the maintenance period, reseed or resod all spots or areas within the lawn where normal turf growth is not evident.

3.02 TREE AND SHRUB CARE

- A. Watering: Maintain a large enough water basin around plants so that enough water can be applied to establish moisture through the major root zone. When hand watering, use a water wand to break force of water.
- B. Pruning:
 1. Prior to any pruning obtain written approval from the Architect to proceed.
 2. Trees:
 - a. Propose free pruning to the Architect should there be health or structural reasons for doing so, including the need to eliminate diseased or damaged growth, eliminate structurally unsound growth, reduce potential for wind topping or wind damage, or maintain growth within limited space.
 - b. If requested by the City provide pruning for aesthetic enhancement according to "pruning" by Sunset Books.
 - c. Major pruning of deciduous trees shall be during their dormant season.
 3. Shrubs:
 - a. The objectives of shrub pruning are the same as for trees. Do not clip shrubs into balled or boxed forms unless such is required by the design.
 - b. Make pruning cuts to lateral branches or buds or flush with trunk. Stubbing will not be permitted.

- C. Staking and guying: Ensure that stakes and guys remain in place through acceptance and monitor to prevent girdling of trunks or branches and to prevent rubbing that causes bark wounds. All nursery stakes shall be removed.
- D. Weed control: Keep all areas free of weeds. Use recommended legally approved herbicide. Avoid frequent soil cultivation that destroys shallow roots. Use mulches per specifications to help prevent weed seed germination.
- E. Insect and disease control: Maintain a reasonable control with approved materials.
- F. Fertilize as specified by the agronomic soils testing recommendations and as follows for bid purposes:
 1. Commencement of maintenance period - 6 pounds per 1,000 square feet with top dress fertilizer.
 2. At end of first 30 days of maintenance period - 6 pounds per 1,000 square feet with top dress fertilizer.
 3. At end of maintenance period and at 30 day intervals should maintenance period be extended for any reason - 6 pounds per 1,000 square feet with fertilizer mix.
 4. Avoid applying fertilizer to the root ball and base of main stem; rather, spread evenly under plant to drip line. Rates will vary from about a cup of nitrate fertilizer (depending upon nitrogen percentage) around a newly installed small plant to about 1/2 pound of actual nitrogen per inch of trunk diameter measured four feet from the ground for mature trees.
- G. Replacement of plants: Replace dead, dying and missing plants with plants of a size, condition and variety acceptable to the Architect at no additional cost to the Owner.

3.03 GROUND COVER CARE

- A. Weed control: Control weeds, preferably with pre-emergent herbicides, but also by hand or with selective systemic herbicides. Hoe weeds as little as possible since this may result in plant damage.
- B. Watering: Water enough that moisture penetrates throughout root zone and only as frequently as is necessary to maintain healthy growth.
- C. Trash: Remove as it accumulates, but no less often than weekly.
- D. Edging and trimming: Edge ground cover to keep in bounds.
- E. Replace dead and missing plants at no additional cost to the Owner.

3.04 LAWN AND TURF CARE

- A. Turf must be well-established prior to final acceptance.
- B. Watering: Water lawns at such frequency as weather conditions required to replenish soil moisture below root zone.
- C. Weed control: If needed, control broad leaf weeds with selective herbicides.
- D. Mowing:
 1. Perform mowing at such times of the day or week as may be requested by the Owner so as not to impede the Owner's operations. Mowing times may be at times other than normal working hours or days. Perform work at Owner's convenience at no additional cost to the Owner.
 2. Clean up grass clippings during and after mowing, and remove legally from site. Use of blowing-type equipment in lieu of sweeping or vacuuming is not acceptable.
- E. Renovating:
 1. If required, remove thatch by verticutting, preferably in the Fall of the year, but otherwise in the Spring. At this time, fertilize with nitrate and over-seed if needed. Over-seeding must precede pre-emergent herbicides by at least 4 to 6 weeks. Normally, this means that lawns which have been invaded by crabgrass would be renovated and over-seeded in the Fall and treated for crabgrass control in the following late Winter.
 2. Clean up grass clippings during and after mowing, and remove legally from site. Use of blowing-type equipment in lieu of sweeping or vacuuming is not acceptable.

3.05 IRRIGATION SYSTEM

- A. Inspection: Check all systems for proper operation. Lateral lines must be flushed out after removing the last sprinkler head or two at each end of the lateral. Adjust heads as necessary for unimpeded coverage and no overspray.
- B. Controllers: Set and program automatic controllers for seasonal water requirements. Give Owner a key to controllers and instruction on how to turn off system in case of emergency as specified in other sections of these specifications.
- C. Repair all damages to irrigation system at no additional cost to the Owner. Make all repairs within one watering period.

END OF SECTION

SECTION 02955

PALM TREE PLANTING AND MAINTENANCE

Part 1 - GENERAL

1.01 WORK INCLUDED

- A. Palm trees.
- B. Pruning.
- C. Removals, backfill.
- D. Maintenance.

1.02 RELATED WORK

- A. Section 02811 - Landscape Irrigation
- B. Section 02970 - Landscape Planting
- C. Section 02950 - Landscape Planting

1.03 QUALITY ASSURANCE

- A. Source Quality Control:
 1. Submit documentation to landscape architect at least 60 days prior to planting that all plant materials are available. Contractor is responsible for all palm tree materials listed on plant list. Substitutions due to unavailability must be requested in writing prior to confirmation of ordering. All materials are subject to inspection by Landscape Architect at any time after confirmation of ordering.
 2. Plants are subject to observation and approval of Landscape Architect at place of growth.

1.04 GUARANTEE

- A. Newly planted palm trees shall be guaranteed against any and all poor, inadequate, or inferior plant materials and workmanship for two years following planting and acceptance by Owner. Contractor is to review the on-going maintenance during this two-year period including watering and de-watering and is to notify owner and landscape architect in writing of any problems.
- B. During the guarantee period, any material found dead or not in a satisfactory growth condition shall be removed from the site.

- C. These trees and disturbed improvements shall be replaced at no added expense to the Owner, with the same variety and size as originally designated. Palms and all disturbed areas shall be guaranteed for two years from time of planting and re-planting to the satisfaction of the Owner.
- D. Contractor is to notify landscape architect and owner in writing when the two-year guarantee period is completed.

1.05 OBSERVATIONS AND PERMITS

- A. Observation
 1. Notify Owner's representative minimum of 72 hours in advance of observations to schedule required inspections.
 2. All palms are to be inspected by a palm expert for disease prior to their preparation for removal from growing site. Contact, schedule and pay for this inspection at no extra cost to the Owner. The inspection will take place from ground level with field glasses. If disease is suspected provide a man lift for closer inspection at no extra cost to the Owner.
 3. The palm expert shall be approved in advance by Owner's authorized representative.
 4. All palms will be observed by the Landscape Architect for height, girth, and overall form in meeting design intent. Said observation and approval does not constitute a review of the palm's health, vigor, and required health-free state, for which the Contractor is solely responsible.
 5. The Landscape Architect may opt to either visit the tree nursery or review photographs submitted by the Contractor. In either case visit the nursery and select trees conforming to specification prior to review by the Landscape Architect. Should tree not meet specification at the time of review in person by the Landscape Architect, the Contractor may be required to reimburse the Owner of the Consultant's current billing rate.
 6. Observations are as follows:

Observation	Palm Tree Expert	Owner's Representative
Observation of trees at source	X	
Observation of planting locations on site prior to digging pits		X
Observations of palm on site prior to planting for verification of conformance to plans and specifications	X	
Observation of condition of equipment and typical planting operations (1st planted palm)	X	
Pre-maintenance observation	X	
Observation at end of maintenance period		X
- B. Permits
 1. Provide all necessary permits at no additional costs to Owner.

1.06 PROTECTION AND RESTORATION OF EXISTING IMPROVEMENTS

- A. Exercise extreme care in excavating planting or working near existing utilities or irrigation systems.
- B. Be responsible for damages to utilities which are caused by work operations or neglect.
- C. Check utility drawings and as-built plans for utility and irrigation locations.
- D. Replace all plant materials disturbed by excavation or planting. Plant-pit area where palm tree will be replaced will not require replanting. After tree is in place, blend planting of groundcover or turf with existing.

1.07 JOB CONDITIONS

- A. Perform actual planting only when weather and soil conditions are suitable in accordance with locally accepted practice.
- B. Do not plant palm between October 31 and April 1, unless the approved palm expert provides written recommendation to do so, and unless this recommendation is approved in advance by the Owner.

1.08 SAMPLES AND TESTS

- A. Landscape Architect reserves the right to take and analyze samples of materials for conformity to specifications at any reasonable time.
- B. Provide samples upon request by Landscape Architect.
- C. Rejected materials shall be immediately removed from the site at Contractor's expense.
- D. Cost of testing of materials not meeting specifications shall be paid by Contractor.

Part 2 - PRODUCTS

2.01 PALM TREE DESIGN STANDARDS

- A. All palm trees are to be of uniform quality and appearance, matching representative sample approved by Landscape Architect.
- B. Trunk condition shall be free of any scarring or blemishes. Contractor to clean trunk and form pineapple per specifications.
- C. Brown trunk height shall be per drawings.
- D. Trunk diameter per heights stipulated in the drawings shall not vary more than 25 percent.

2.02 PALM BACKFILL SOIL

Backfill mix shall consist of washed concrete sand, and silt plus 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) shall not exceed 6 and the electrical conductivity (ECE) of the saturation extract of this soil shall not exceed 3.0 millimhos per centimeter at 25 centigrade. The Boron content of this sand shall be no greater than 1 ppm as measured on the saturation extract. In order to insure conformance, submit samples of the import sand to the soils laboratory for analysis prior to backfilling and submit report to Owner's representative.

2.03 FERTILIZER

- A. After 14 days, then monthly, spray the frond (foliar drench) with the following mixture. No compound should exceed its recommended rate. The following rates are for a 100 gallon tank mix:
 1. Kocide* 101 w.p. (3/4 lb.) or Manzate** - 1 qt. / 100 gallons.
 2. W.R. Grace's Minor - Gro (1/2 cup)
 3. Hydrated urea (5 cups or 2-1/2 lbs.)
 4. Spreader Sticker - 8 oz. "Basic H"
 5. 1 lb. Benlate / 100 gallons of water
 6. Option: Add a general insecticide to prevent insect larva infestation. (We have dropped the insecticide in our mix due to the increased environmental and health risks.) All rates are recommendations only. Do not exceed label directions. Be sure to follow all label instructions.
- B. Fertilizer will not be used at time of planting. After four weeks, use a light application of "Wood Ace Palm Special" available from W.D. Young (619/347-7906) approximately 6 lbs. Nitrogen per tree, lightly cultivated into the soil.

Part 3 - EXECUTION

3.01 PALM TREE SOURCE AND PREPARATION FOR PLANTING

- A. Obtain source of palms for inspection and approval by Palm Tree Expert and Landscape Architect.
- B. Submit documentation and permits (if required) that the source of palm trees is approved. Obtain palms from an approved source and replace or repair damage from palm tree removal.
- C. Palms collected for planting shall be grown under climatic conditions similar to those in locality of project.
- D. Palms shall be inspected by the Palm Tree Expert to include health, de-fronding, tying and palm removal. Any palms rendered unsuitable for planting because of this inspection shall not be used. Reinspection of suitable palms will be at the Contractor's expense.
- E. All palms must be tagged, inspected, and approved by the Palm Tree Expert and by the Landscape Architect for planting prior to shipment and installation.
- F. De-fronding and Tying:
 1. In preparing palm trees for relocation, all dead fronds shall be removed and the entire trunk diamond cut clean to the height of green fronds. Care shall 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 inch stub.
 2. All remaining fronds above horizontal shall be lifted up and tied together around the crown in an upright position. Due caution shall be taken not to bind or injure the crown. A lightweight rope or cord not less than 1/4-inch in diameter shall be used in tying up the fronds; wire will not be permitted. After tying, the tips of the fronds shall be hedged off above the crown approximately 1/3 to 1/2 of the frond length. De-fronding and tying work shall be completed prior to digging the rootball. Submit documentation that palms have been reviewed by the Palm Tree Expert and that they are disease free.
- G. Digging the Rootball:
 1. When digging out the rootball, no excavation shall be done closer than 24 inches to the trunk at ground level and the excavation shall extend below the major root system to a minimum depth of 6 feet. The bottom of the rootball shall be cut off square and perpendicular to the trunk below the major root system. Under no conditions shall the Contractor cut down the size of the rootball in width or depth.
 2. The Contractor shall not freefall, drag, roll, or abuse the tree or put a strain on the crown at any time. A protective device shall be used around the trunk of the tree while lifting and relocating so as not to scar or skin the trunk in any way. This device shall consist of either a rubber or leather sling made out of timbers sufficiently sized to withstand cable/choker pressure. At no time will trees be balled out and laid on the ground with rootball left exposed to direct sunlight and air. The rootball shall be kept moist and shaded at all times.
 3. Palms shall not be stockpiled for replanting.

3.02 PLANTING OF PALMS

- A. Excavation for planting shall include the stripping and stacking of all acceptable topsoil encountered within the areas to be excavated for the tree holes.
- B. Excess soil generated from the planting holes and not used as backfill or in establishing the final grades shall be removed from the site.
- C. Protect all areas from excessive compacting when trucking plants or other material to the planting site.
- D. Center palm in pit or trench; align with other palms.
- E. Set palm planting and hold rigidly in position until sand has been watered in around roots. The sand needs to be washed into voids around roots to achieve a good interface.
- F. All excavated holes shall have vertical sides with roughened surfaces and shall be of a size that is twice the diameter and 24 inch minimum to 4 foot maximum deeper in the ground than the palms originally stood.
- G. Root-growth stimulant shall be applied when the backfilling is between 1/4 to 2/3 up the rootball. Application rate shall be one ounce of "Basic H" and 2 tablespoons of "Stem" in a 5 gallon bucket of water. Stimulant shall be poured full strength equally distributed around the rootball, and watered in thoroughly.

3.03 CLEANUP

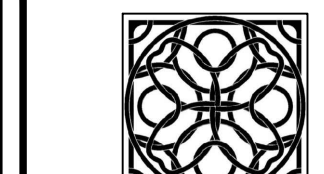
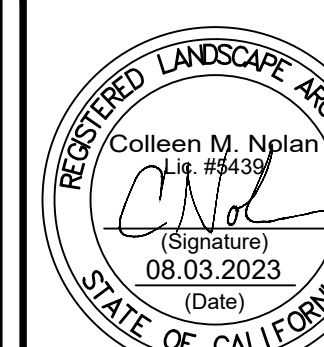
Following planting work, all remaining excavation shall be backfilled and compacted in accordance with the requirements of the Landscape Architect. Burying of debris in holes will not be permitted. All excess soil and debris from the relocation work shall be disposed of off the site by the Contractor. This site shall be left neat and clean to the satisfaction of the Owner.

3.03 MAINTENANCE

- A. Be responsible for maintenance and guarantee of all installed new palms and existing palms to the satisfaction of the Owner.
 1. Maintenance will include, spraying to control or prevent disease and weekly water management to include soil probing and maintenance of sump clean-out pipe and palm tree pruning.
 2. Pruning shall be done with reciprocal saws (chain saws will not be allowed).
 3. Saw blades will be sterilized between each tree with 50% household bleach and 50% water for five minutes.
 4. Pruning will be done to maintain a neat appearance as approved by the Landscape Architect.
 5. Proposed pruning schedule is to be submitted to the Landscape Architect for approval.
- B. The spring after planting, loosen but do not fully remove rope around fronds. Fully remove rope at end of summer, 60 days after planting.

END OF SECTION

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PROJECT:
DISTRIBUTION FACILITY
16454 ADELANTO ROAD
ADELANTO, CALIFORNIA 92301

LANDSCAPE SPECIFICATIONS
REMARKS
DATE: 12/29/2022
1ST PLAN CHECK SUBMITTAL: 05/16/2023
2ND PLAN CHECK SUBMITTAL: 06/03/2023
CONSTRUCTION SET

DATE: 08/03/2023

DRAWN BY:

SHEET NUMBER:
L7.3

SECTION 02514
PORTLAND CEMENT CONCRETE PAVING

Part 1 - GENERAL

1.01 WORK INCLUDED

- A. Concrete paving, mow strips, steps, walls.
- B. Reinforcement.
- C. Surface finish.
- D. Special Curing.

1.02 WORK INSTALLED BUT FURNISHED UNDER OTHER SECTIONS

- A. Section 03251 - Expansion and Contraction Joints.

1.03 RELATED WORK

- A. Section 02211 - Rough Grading: Preparation of site for paving.
- B. Section 02223 - Backfilling: Compacted fill for paving.

1.04 REFERENCES

- A. ACI 301 - Specifications for Structural Concrete for Buildings.
- B. ANSI/ASTM A185 - Welded Steel Wire Fabric for Concrete Reinforcement.
- C. ANSI/ASTM A497 - Welded Deformed Steel Wire Fabric for Concrete Reinforcement.
- D. ASTM A615 - Deformed and Plain Billet-Steel for Concrete Reinforcement.
- E. ASTM C33 - Concrete Aggregates.
- F. ASTM C94 - Ready Mixed Concrete.
- G. ASTM C150 - Portland Cement.
- H. ASTM C260 - Air-Entraining Admixtures for Concrete.
- I. ASTM C309 - Liquid Membrane-Forming Compounds for Curing Concrete.
- J. ASTM C494 - Chemical Admixtures for Concrete.
- K. FS TT-C-800 - Curing Compound, Concrete, for New and Existing Surfaces.

1.05 QUALITY ASSURANCE

- A. Perform work in accordance with ACI 301.
- B. Obtain materials from same source throughout.

1.06 TESTS

- A. Testing and analysis will be performed under provisions of the UBC, current edition.
- B. Make available proposed mix design of each class of concrete to appointed firm for review prior to commencement of work.
- C. Testing firm will take cylinders and perform slump and air entrainment tests in accordance with ACI 301.
- D. Tests of cement and aggregates will be performed to ensure conformance with specified requirements.
- E. Three concrete test cylinders will be taken for every 75 or less cubic yards of each class of concrete placed each day.
- F. One additional test cylinder will be taken and be cured on site under same conditions as concrete it represents.
- G. One slump test will be taken for each set of test cylinders taken.

1.07 SUBMITTALS

- A. Submit product data under provisions of the UBC, current edition.
- B. Include data on integral color, admixtures, and curing compounds.
- C. Submit manufacturer's instructions.

1.08 SAMPLES

- A. Where directed, provide 4 x 4 foot job site sample of each paving finish shown or required, for review and approval prior to installation. Provide additional samples until finish is considered acceptable by the Owner, at no additional cost to the Owner.

Part 2 - PRODUCTS

2.01 CONCRETE MATERIALS

- A. Cement: ASTM C150 Portland type, gray color.
- B. Fine and Coarse Aggregates: ASTM C33, from a single source throughout project.
- C. Water: Clean, potable, and not otherwise detrimental to concrete.

2.02 FORM MATERIALS

- A. Conform to ACI 301.
- B. Wood or Steel form material, profiled to suit conditions.

2.03 REINFORCEMENT

- A. Reinforcing Steel: ASTM A615; 40 ksi yield grade; plain deformed billet steel bars, uncoated finish.
- B. Welded Steel Wire Fabric: Plain type, ANSI/ASTM A185; uncoated finish.
- C. Tie Wire: Annealed steel, minimum 16 gage size.
- D. Dowels: ASTM A615; 40 ksi yield grade, plain steel, uncoated finish.
- E. Synthetic Reinforcing Fibers:
 - 1. Engineered synthetic reinforcing fibers shall be 100% Polypropylene, collated, fibrillated fibers with the following properties:
 - Specific Gravity: 0.9
 - Modulus of Elasticity: 0.5 to 0.7 x 1000 ksi
 - Tensile Strength: 80 to 110 ksi
 - Length: 0.5 inch
 - 2. The approved manufacturer or distributor shall provide the services of a Qualified Technician for a pre-job meeting and initial Job Start-Up.
 - 3. Manufacturer shall be Fibermesh Inc., (619) 259-0901 or approved equal.
 - 4. Fibers shall be added only at the concrete batch plant to assure uniform and complete dispersion of the collated-fibrillated fiber bundles into single monofilaments within the concrete.
 - 5. Add to the concrete mix at the rate of 1.5 lbs per cubic yard of concrete.
 - 6. Submit concrete receipt from batch plant to Owner, showing name of manufacturer and rate of application for fibers.

2.04 ACCESSORIES

- A. Curing Compound: FS TT-C-800, Type 1, 30 percent solids; ASTM C309, Ashford Formula.
- B. Liquid Surface Sealer: ProSoCo Kure/Seal.
- C. Integral Color (Non-Immersion Conditions): L. M. Scofield Chromix.
- D. Patch Bond: Weld-Crete.
- E. Lithochrome color hardens: L.M. Scofield.

2.05 ADMIXTURES

- A. Air Entrainment: ASTM C260.
- B. Chemical Admixture: ASTM C494.

2.06 CONCRETE MIX

- A. Mix concrete in accordance with ASTM C94.
- B. Provide concrete with the following characteristics:
 - Compressive Strength at 28 days: 2500 psi.
- C. Use accelerating admixtures in cold weather only when approved by Owner. Use of admixtures will not relax cold weather placement requirements.
- D. Use set-retarding admixtures during hot weather only when approved by Owner.
- E. Add air entraining agent to concrete mix for concrete work as necessary.

Part 3 - EXECUTION

3.01 INSPECTION

- A. Verify compacted subgrade and/or base is ready to support paving and imposed loads.
- B. Verify gradients and elevations of base are correct.
- C. Beginning of installation means acceptance of existing conditions.

3.02 PREPARATION

- A. Moisten base to minimize absorption of water from fresh concrete.
- B. Notify Landscape Architect and Owner minimum 24 hours prior to commencement of concreting operations.

3.03 FORMING

- A. Place and secure forms to correct location, dimension, and profile. Obtain layout approval prior to pour.
- B. Assemble formwork to permit easy stripping and dismantling without damaging concrete. Use of permanent concrete screed is permissible.
- C. Place joint fillers vertical in position, in straight lines. Secure to formwork during concrete placement.

3.04 REINFORCEMENT

- A. Place reinforcement.
 - B. Interrupt reinforcement at expansion joints.
 - C. Place reinforcement to achieve slab and curb alignment as detailed.
 - D. Provide dowelled joints at interruptions of concrete with one end of dowel set in capped sleeve to allow longitudinal movement.
- 3.05 FORMED JOINTS
- A. Place expansion joints at 20 foot intervals unless otherwise shown to correct elevation and profile. Align curb, gutter, and sidewalk joints.
 - B. Place expansion joint between paving components and building or other appurtenances.
 - C. Provide control joints at maximum 5 foot intervals of paving unless otherwise shown.

3.06 PLACING CONCRETE

- A. Place concrete in accordance with ACI 301.
- B. Hot Weather Placement: ACI 301.
- C. Cold Weather Placement: ACI 301.
- D. Ensure reinforcement, inserts, embedded parts, and formed joints are not disturbed during concrete placement.
- E. Place concrete continuously between predetermined construction joints. Do not break or interrupt successive pours such that cold joints occur.
- F. Place concrete to pattern indicated.
- G. Coordinate pours of integral color concrete to ensure consistency of color throughout. Color inconsistency will not be accepted.
- H. For concrete steps, walls or other cast in place elements, settle concrete by vibration to eliminate honeycombs. Concrete with visible honeycombs will be rejected.
- I. Tolerances in horizontal alignment of hardscape elements such as paving edges, joints, walls and steps shall not exceed 1/4" in 10 feet, or 1/2" in 50 feet.

3.07 FINISHING

- A. See plan for finishes and finish locations.
- B. Curbs, Swales and Gutters: Light broom.
- C. Place curing compound on exposed concrete surfaces immediately after finishing. Apply in accordance with manufacturer's instructions.
- D. Finishes:
 - 1. General - Compact and tamp concrete as specified herein (unless retardant finish is specified), to bring 3/8 inch of mortar to surface, float with wood screeds and floats only, and apply following finishes after surface by floating. Do not use steel or any plastic screeds, floats or "Fresno" for initial floating and screeding operations.
 - 2. All concrete finishes shall be as listed on the Drawings. Finishes are as follows:
 - a. Rough Trowel Swirl Finish - Provide rough trowel finish to slab surfaces. After placing slabs, consolidate surface by floating to a uniform, smooth, granular texture.
 - b. Scratch Finish - Provide scratch finish to slab surfaces that are to receive mortar setting beds for precast tile pavers as noted on Drawings.
 - c. Steel Trowel Finish - After surface water disappears and floated surface is sufficiently hardened, steel trowel and re-trowel to smooth, dense, hard finish. After concrete has set enough, re-trowel to a smooth, uniform finish free of trowel marks or other blemishes. Avoid excessive troweling that produces burned areas.

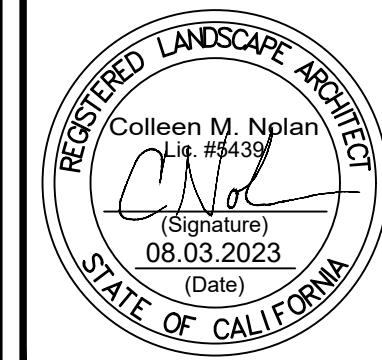
3.08 FIELD QUALITY CONTROL

- A. Field inspection and testing will be performed under provision of the UBC, current edition.
 - B. Maintain records of placed concrete items. Record date, location of pour, quantity, air temperature, and test samples taken.
- 3.09 PROTECTION
- A. Immediately after placement, protect concrete under from premature drying, excessive hot or cold temperatures, and mechanical injury.
- END OF SECTION

3.09 PROTECTION

- A. Immediately after placement, protect concrete under from premature drying, excessive hot or cold temperatures, and mechanical injury.

END OF SECTION



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