CONTACT LIST

OWNER

SANTA BARBARA COUNTY WATER AGENCY 130 EAST VICTORIA STREET, SUITE 200 SANTA BARBARA, CALIFORNIA 93101 P: 805.280.2012 C: KALANI DURHAM

LANDSCAPE ARCHITECT

PLEINAIRE DESIGN GROUP 3203 LIGHTNING STREET, SUITE 201 SANTA MARIA, CALIFORNIA 93455 P: 805.349.9695 C: KEVIN J. SMALL

PUBLIC AGENCIES

COUNTY OF SANTA BARBARA

SANTA BARBARA COUNTY WATER AGENCY 130 EAST VICTORIA STREET, SUITE 200 SANTA BARBARA, CALIFORNIA 93101 P: 805.280.2012 C: KALANI DURHAM

GENERAL NOTES

- PRIOR TO START OF CONSTRUCTION CONTRACTOR IS REQUIRED TO MEET ON SITE WITH
- LANDSCAPE ARCHITECT AND PROJECT OWNER. PRIOR TO ANY EXCAVATION CONTRACTOR IS REQUIRED TO CONTACT UNDERGROUND
- SERVICE, 1.800.422.4133 THE CONTRACTOR IS REQUIRED TO PURCHASE ALL LANDSCAPE & IRRIGATION MATERIAL NECESSARY TO COMPLETE THE PROJECT PER PLANS AND SPECIFICATIONS AND PROVIDE THE COUNTY WITH APPROPRIATE LIEN RELEASES
- 3. THE LANDSCAPE ARCHITECT SHALL REVIEW AND APPROVE ALL PLANT MATERIAL UPON DELIVERY AND THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
- 4. THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AT LEAST THREE (3) DAYS PRIOR TO ALL REQUIRED OBSERVATIONS BY LANDSCAPE ARCHITECT.
- 5. IF THERE IS A CONFLICT WITH LAYOUT IN THE FIELD, NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION EXISTING BACKFLOW DEVICE MUST BE LOCATED IN A SHRUBBERY AREA AND ADEQUATELY
- SCREENED FROM VIEW PER COUNTY OF SANTA BARBARA REQUIREMENTS AND CERTIFIED FOR OPERABILITY
- PROVIDE AND INSTALL ALL PLANTING AND IRRIGATION IN CONFORMANCE WITH THE COUNTY OF SANTA BARBARA LANDSCAPE STANDARDS. IN THE EVENT OF CONFLICT BETWEEN NOTES OR DETAILS ON THESE DOCUMENTS, THE STANDARDS SHALL TAKE PRECEDENCE.
- THE WRITTEN SPECIFICATIONS ARE AN INTEGRAL PART OF THIS PROJECT. CONTRACTOR IS TO REFER TO THE WRITTEN SPECIFICATION FOR SPECIFICS OF CONSTRUCTION.
- 9. POINT OF CONNECTION FOR WATER SUPPLY SHALL BE AN EXISTING LANDSCAPE WATER METER.
- 10. CONTRACTOR SHALL PROVIDE COMPLETE SUBMITTAL DOCUMENTS FOR REVIEW AND APPROVAL 30 DAYS PRIOR TO BEGINNING WORK.
- CONTRACTOR IS TO HAVE TORO REPRESENTATIVE SIGN OFF IRRIGATION PRIOR TO THE CLOSE OUT DOCUMENTS.

SPECIAL INSPECTIONS

SPECIAL INSPECTIONS REQUIRED FOR CERTIFICATION OF COMPLIANCE WITH LOCAL MWELO CODE

- SOILS TEST AMENDMENT RECOMMENDATIONS
- MAINLINE INSTALLATION AND PRESSURE TEST
- IRRIGATION OPERATION PRIOR TO PLANTING AND BARK COVERAGE
- 4. PLANT APPROVAL
- PLANT PLACEMENT
- COMPLETION PUNCH LIST
- CLOSE OUT DOCUMENTS

FAILURE TO REQUEST THE REQUIRED INSPECTIONS SHALL CAUSE THE CONTRACTOR TO ASSUME ALL LIABILITY FOR CORRECTIONS, REPLACEMENTS AND RETROFITS TO BRING THE LANDSCAPE INSTALLATION INTO COMPLIANCE WITH THE ORIGINAL DESIGN AND SPECIFICATIONS; AND RESPONSIBILITY FOR ANY FINES LEVIED DUE TO NON-COMPLIANCE WITH STATE LAW.

MWELO COMPLIANCE

I HAVE COMPLIED WITH THE CRITERIA OF THE 2015 UPDATE TO THE STATE DEPARTMENT OF WATER RESOURCES MODEL WATER EFFICIENT LANDSCAPE ORDINANCE, INCLUDING INCORPORATING RECOMMENDATIONS OF THE SOIL ANALYSIS REPORT, AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.



LANDSCAPE AREA: 12,119 SQ. FT.

REVISION DATES

2021.03.04

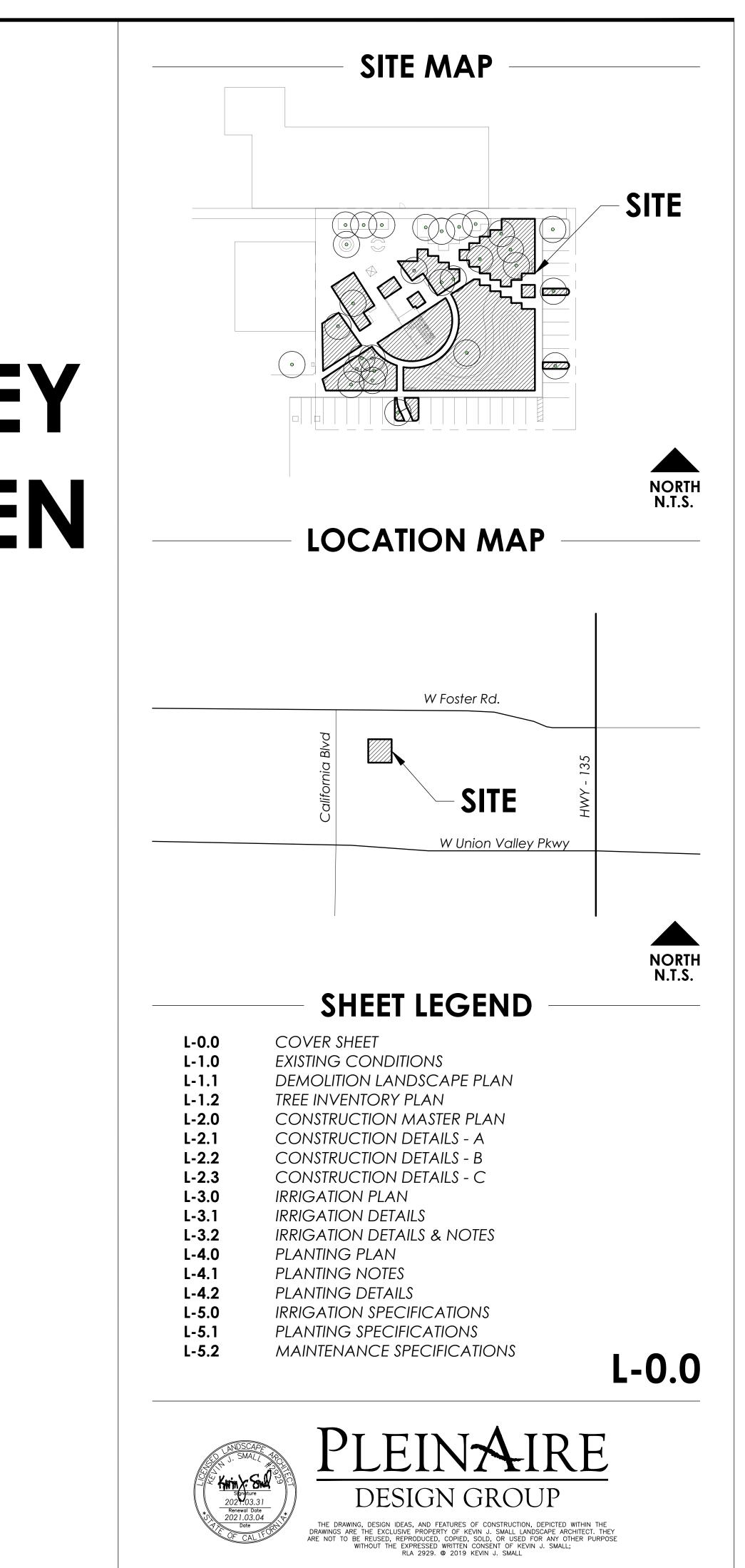
REV.	DATE	BY	APPROVED	COMMENTS
2	2019.10.25	A.O.	K.S.	CLIENT COMMENTS
3	2020.02.11	A.O.	K.S.	CLIENT COMMENTS
4	2020.10.05	A.O.	K.S.	CLIENT COMMENTS
5	2021.01.05	A.O.	K.S.	CLIENT COMMENTS

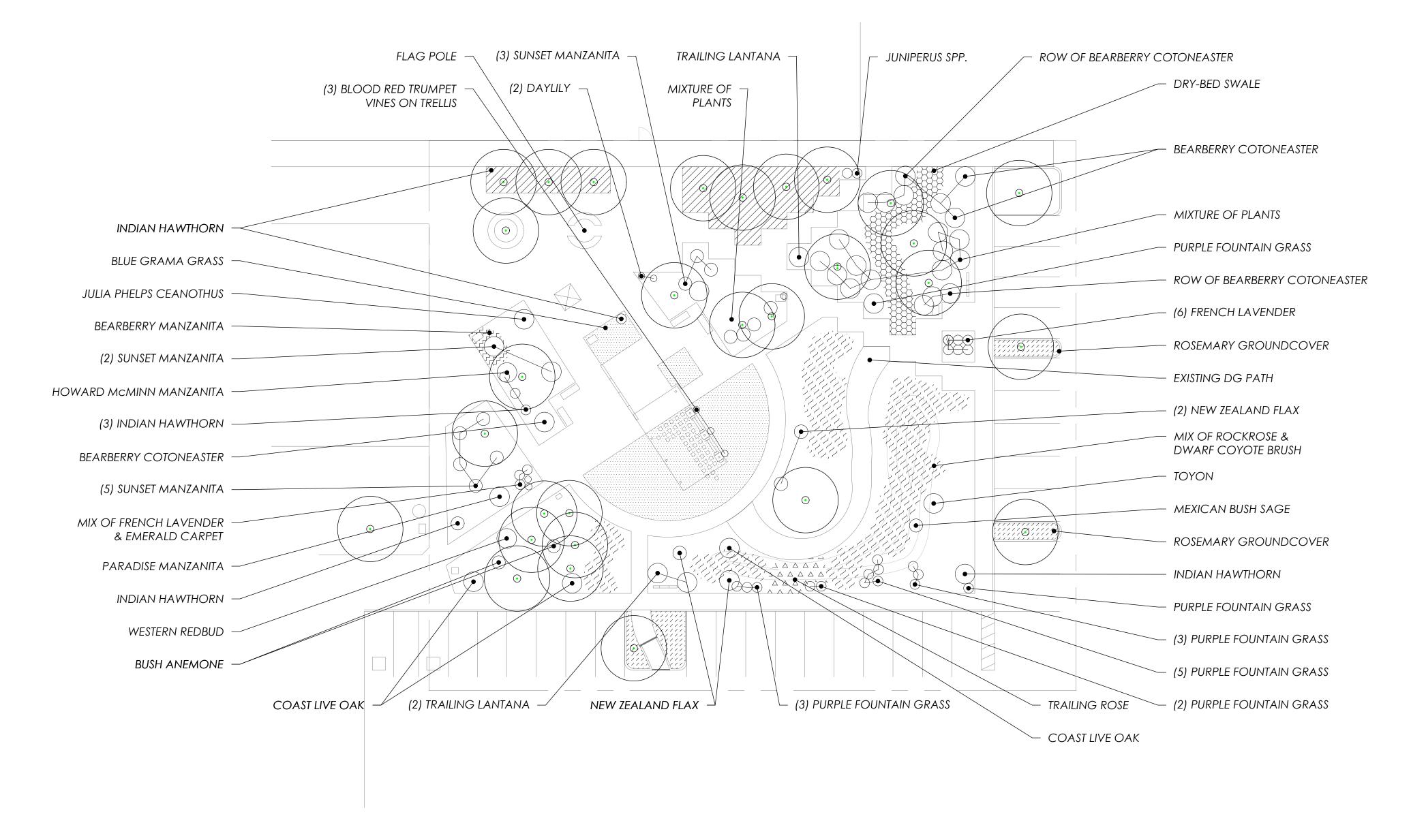
SANTA MARIA VALLEY SUSTAINABLE GARDEN **COUNTY OF SANTA BARBARA**

GOVERNMENT CENTER

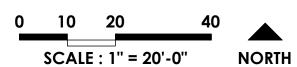
624 WEST FOSTER ROAD SANTA MARIA, CALIFORNIA 93455

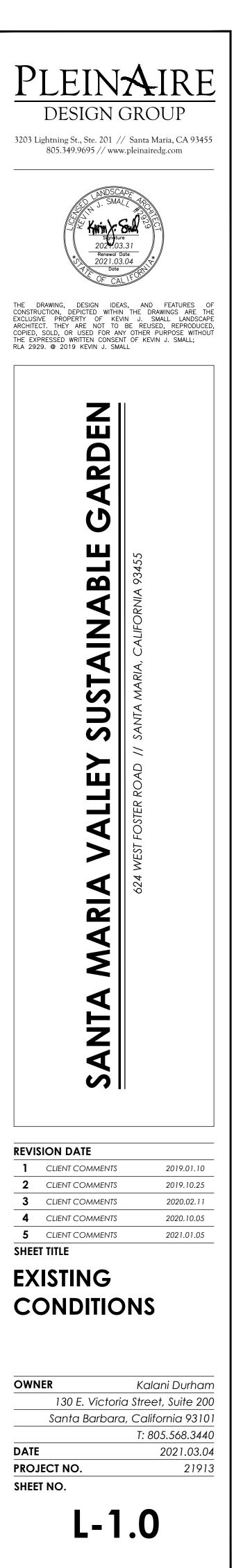
> **LANDSCAPE & IRRIGATION RENOVATION PLANS**





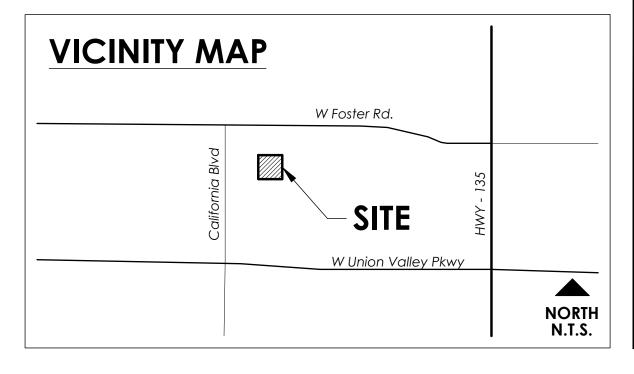
EXISTING CONDITIONS

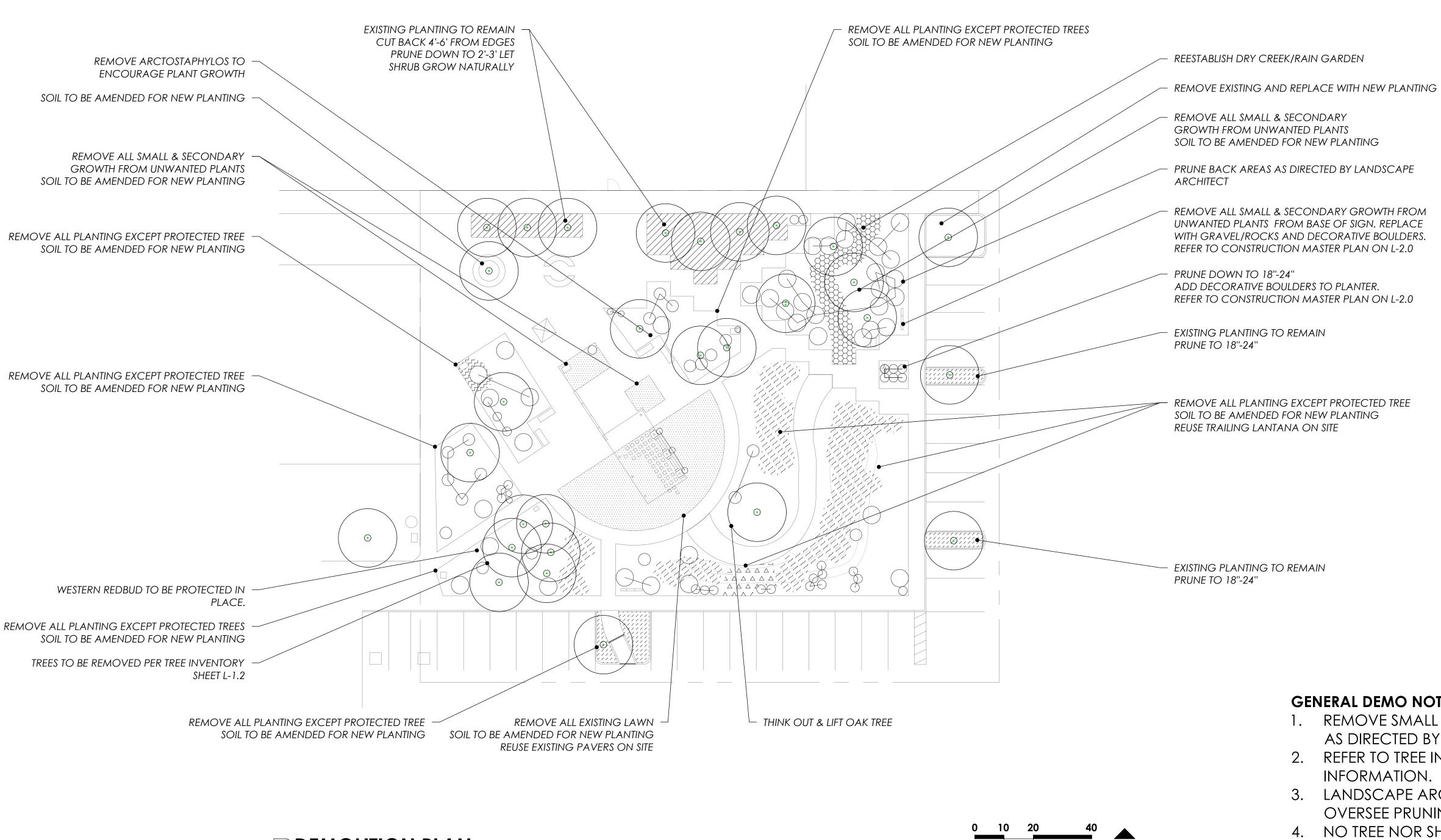






TWO DAYS BEFORE YOU DIG CALL: TOLL FREE 1.800.422.4133 UNDERGROUND SERVICE ALERT





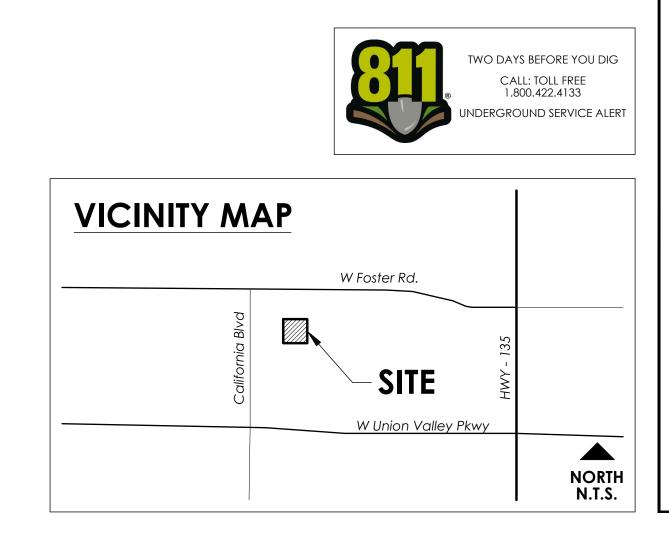
DEMOLITION PLAN

GENERAL DEMO NOTES:

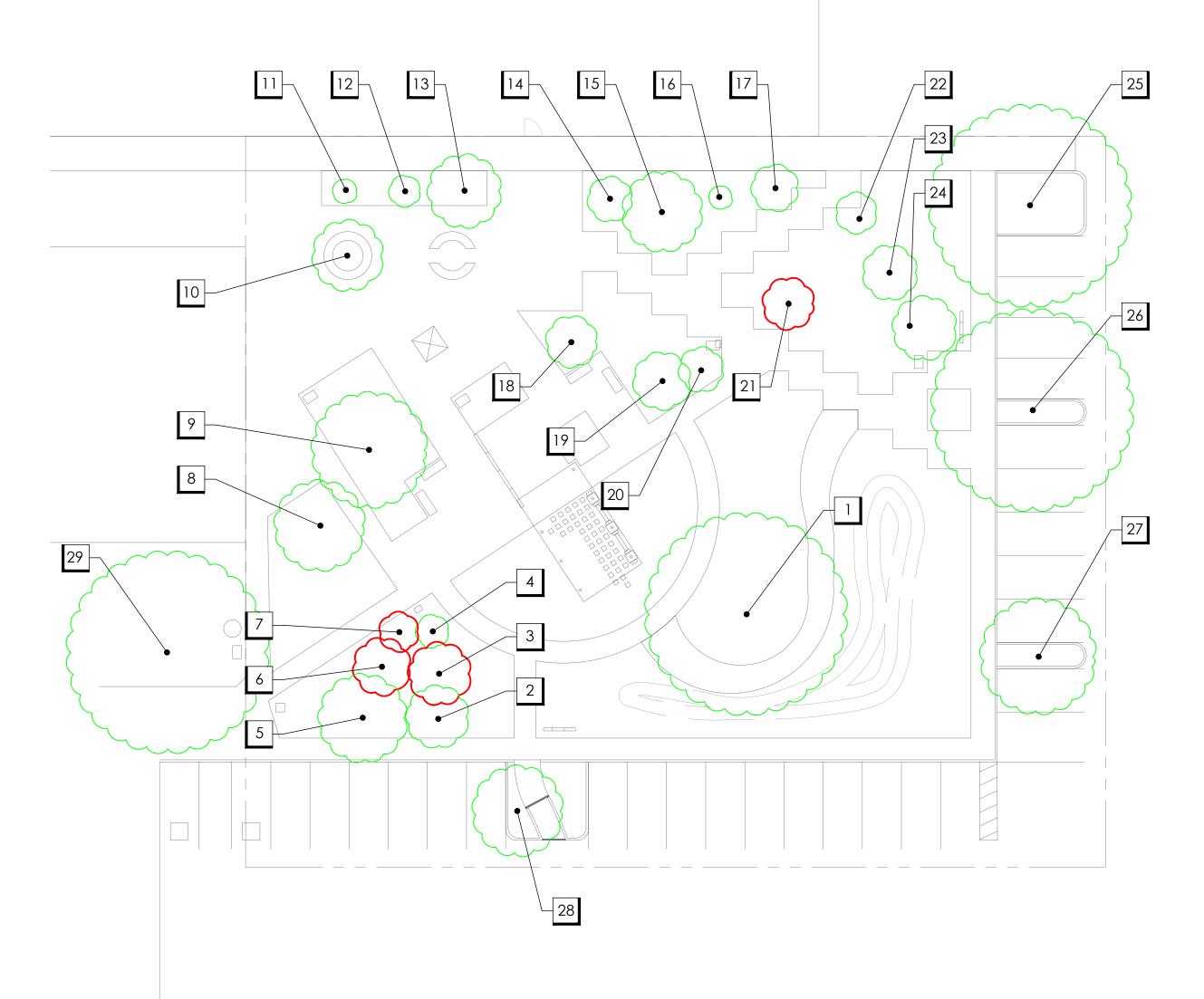
SCALE : 1" = 20'-0" NORTH

1. REMOVE SMALL & SECONDARY GROWTH PLANTING AS DIRECTED BY LANDSCAPE ARCHITECT. 2. REFER TO TREE INVENTORY FOR TREE PROTECTION INFORMATION.

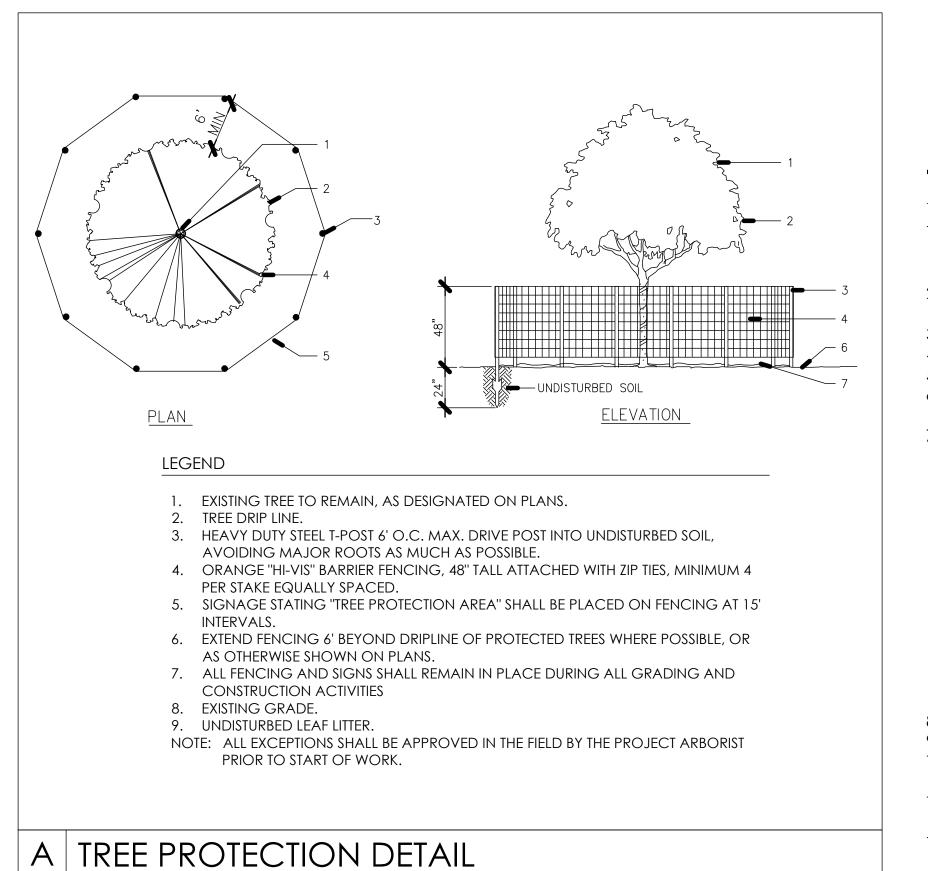
3. LANDSCAPE ARCHITECT SHALL BE ON-SITE TO OVERSEE PRUNING & REMOVAL OF PLANTS. 4. NO TREE NOR SHRUB SHALL BE REMOVED OR PRUNED UNLESS OTHERWISE INSTRUCTED BY PROJECT LANDSCAPE ARCHITECT. 5. REMOVE ALL EXISTING GARDEN SIGNAGE AND DISPOSE OF PROPERLY



DESIGN C DESIGN C 203 Lightning St., Ste. 201 // 805.349.9695 // www.	S, AND FEATURES OF THE DRAWINGS ARE THE N J. SMALL LANDSCAPE BE REUSED, REPRODUCED, OF THER PURPOSE WITHOUT OF KEVIN J. SMALL;
SANTA MARIA VALLEY SUSTAINABLE GARDEN	624 WEST FOSTER ROAD // SANTA MARIA, CALIFORNIA 93455
1 CLIENT COMMENTS 2 CLIENT COMMENTS 3 CLIENT COMMENTS 4 CLIENT COMMENTS 5 CLIENT COMMENTS 6 CLIENT COMMENTS	2019.01.10 2019.10.25 2020.02.11 2020.10.05 2021.01.05
PLAN DWNER 130 E. Victoria	Kalani Durham a Street, Suite 200 , California 93101 T: 805.568.3440 2021.03.04 21913



TREE INVENTORY PLAN



1.	PRIOR TO
2.	LOCATIC ANY NE
3. 4. 5. 6. 7.	SUPERVI PRIOR TO REMOV NO COI NO GRA SUPERVI IF UTILITY UNDER T A. Y
	B. I C. /
	D. /
	E. I
	F G
8. 9. 10.	ANY DIS ALL EXIS ALL DO'
11.	AS MUC TREES SH PROTEC
12.	ANY PRI

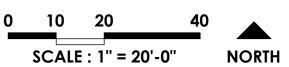
Common N Tree #| Species Quercus agrifolia Coast Live C Quercus agrifolia Coast Live (3 Quercus agrifolia Coast Live (4 Quercus agrifolia Coast Live C 5 Coast Live (Quercus agrifolia Coast Live (6 Quercus agrifolia 7 Quercus agrifolia Coast Live (8 Arbutus unedo Strawberrv 7 9 Arbutus unedo Strawberry 7 10 Schinus molle Pepper Tre 11 Pinus spp. 12 Pinus spp. 13 Olea europaea Olive 14 Pinus spp. 15 Pinus spp. 16 Pinus spp. 17 Cotoneaster Dammeri Bearberry Cotor 18 Geijera parviflora Australian Wi 19 Geijera parviflora Australian W 20 Leptospermum scoparium New Zealand Te 21 Pinus spp. 22 Quercus agrifolia Coast Live C 23 Pinus spp. 24 Pinus spp. 25 Platanus racemosa California Syca 26 Platanus racemosa California Syca 27 Platanus racemosa California Syca 28 Platanus racemosa California Syca

29 Platanus racemosa

California Syca

TREE SURVEY

Client: SM Sustainable Garden



TREE PROTECTION NOTES

TO PRE-CONSTRUCTION MEETING, BEGINNING OF GRADING, AND DURING ALL GROUND DISTURBANCE AND CONSTRUCTION ACTIVITIES, TEMPORARY SE PLASTIC FENCING SHALL BE INSTALLED PER DETAIL AT ALL TREES IN ORDER TO CONTROL ACCESS AND DELINEATE AREAS OF NON-DISTURBANCE. FINAL ION OF FENCING TO BE DETERMINED IN FIELD BY PROJECT ARBORIST.

ECESSARY PRUNING SHALL BE IN ACCORDANCE TO THE MOST CURRENT INTERNATIONAL SOCIETY OF ARBORICULTURE PRUNING STANDARDS UNDER THE ISION OF PROJECT ARBORIST.

TO BEGINNING WORK OR ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT AT (800) 442-4133.

AL OF WEEDS WITHIN THE DRIP LINE OF THE TREES SHALL BE DONE BY HAND OR BY USE OF A CONTACT HERBICIDE ONLY.

NSTRUCTION, STORAGE OF MATERIALS, AND/OR PARKING OF VEHICLES SHALL BE PERMITTED WITHIN THE DRIP LINE OF EXISTING TREES. ADING SHALL OCCUR WITHIN THE DRIP LINE OF EXISTING TREES EXCEPT AS REQUIRED WITHIN DESIGNATED AREA OF ENCROACHMENT AND UNDER THE **/ISION OF THE PROJECT ARBORIST**

IY INSTALLATION MUST OCCUR WITHIN THE DRIP LINE OF ANY OF EXISTING TREES, THEN THE FOLLOWING PRECAUTIONS MUST BE OBSERVE AND PERFORMED THE SUPERVISION OF THE PROJECT ARBORIST:

WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATION IN THESE AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND.

ALL ROOTS LESS THAN TWO (2) INCHES IN DIAMETER, DIRECTLY IN THE PATH OF THE PIPE OR CONDUIT, SHALL BE CLEANLY CUT UNDER THE DIRECTION OF AN APPROVED ARBORIST

ALL ROOTS TWO (2) INCHES AND LARGER IN DIAMETER, EXCEPT DIRECTLY IN THE PATH OF PIPE OR CONDUIT, SHALL BE TUNNELED UNDER AND SHALL BE HEAVILY WRAPPED WITH BURLAP TO PREVENT SCARRING OR EXCESSIVE DRYING.

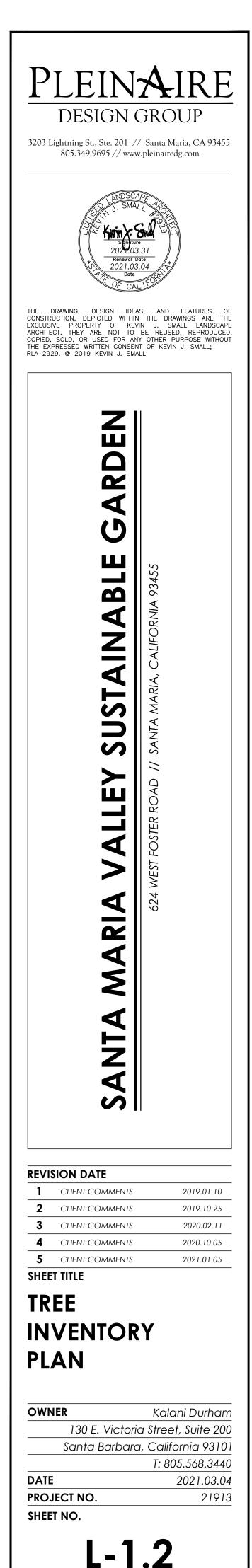
ROOTS ONE (1) INCH AND LARGER IN DIAMETER REQUIRING CUTTING SHALL BE PAINTED WITH TWO COATS OF TREE SEAL OR EQUAL. WHERE A DITCHING MACHINE IS RUN CLOSE TO TREES HAVING ROOTS SMALLER THAN TWO (2) INCHES IN DIAMETER, THE WALL OF THE TRENCH ADJACENT TO TREES SHALL BE HAND TRIMMED, MAKING CLEAN CUTS THROUGH.

TRENCHES ADJACENT TO TREES SHOULD BE CLOSED WITHIN TWENTY FOUR (24) HOURS AND WHERE NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREES SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.

SCREPANCIES AND/ OR QUESTIONS THAT MAY ARISE ON SITE REGARDING EXISTING TREES SHALL BE REFEREED TO THE PROJECT ARBORIST. ISTING SHRUBBERY AND GROUNDCOVER SHALL BE REMOVED WHERE NECESSARY FOR CONSTRUCTION PURPOSES UNLESS OTHERWISE NOTED TO REMAIN. DWNED WOOD AND UPROOTED STUMPS SHALL BE REMOVED AS PART OF THE SITE CLEAN UP. CONTRACTOR SHALL LEAVE EXISTING LEAF MULCH IN PLACE ICH AS POSSIBLE.

HALL BE PROTECTED IN PLACE TO THE GREATEST EXTENT POSSIBLE. ALL TREES LOCATED WITHIN TWENTY FIVE (25) FEET OF PROPOSED BUILDINGS SHALL BE CTED FROM STUCCO OR PAINT DURING CONSTRUCTION.

12. ANY PRUNING TO BE SUPERVISED BY PROJECT ARBORIST.



[1]	Remain
[2]	Remove
[3]	Prune
[4]	Dead
[5]	Replace

Date: 21-Aug-19

ame	DBH	Disposition	Notes
Oak	27	1	
Oak	7	1	
Oak	5	2	REMOVE TO ENCOURAGE GROWTH OF REMAINING TREES
Oak	3	1	MULTI-TRUNK
Oak	9	1	
Oak	6	2	REMOVE TO ENCOURAGE GROWTH OF REMAINING TREES
Oak	6	2	REMOVE TO ENCOURAGE GROWTH OF REMAINING TREES
Tree	13	1	
Tree	17	1	
ee	11	1	
	7	1	
	4	1	
	9	1	
	6	1	
	10	1	MULTI-TRUNK
	4	1	
neaster	3	1	
/illow	8	1	
/illow	6	1	
ea Tree	5	1	MULTI-TRUNK
	7	2	MULTI-TRUNK
Oak	4	1	
	12	1	
	12	1	
amore	38	1	
amore	40	1	
amore	9	1	
amore	10	1	
amore	40	1	

TREE INVENTORY LEGEND

SYMBOL

NAME EXISTING TREE CANOPY



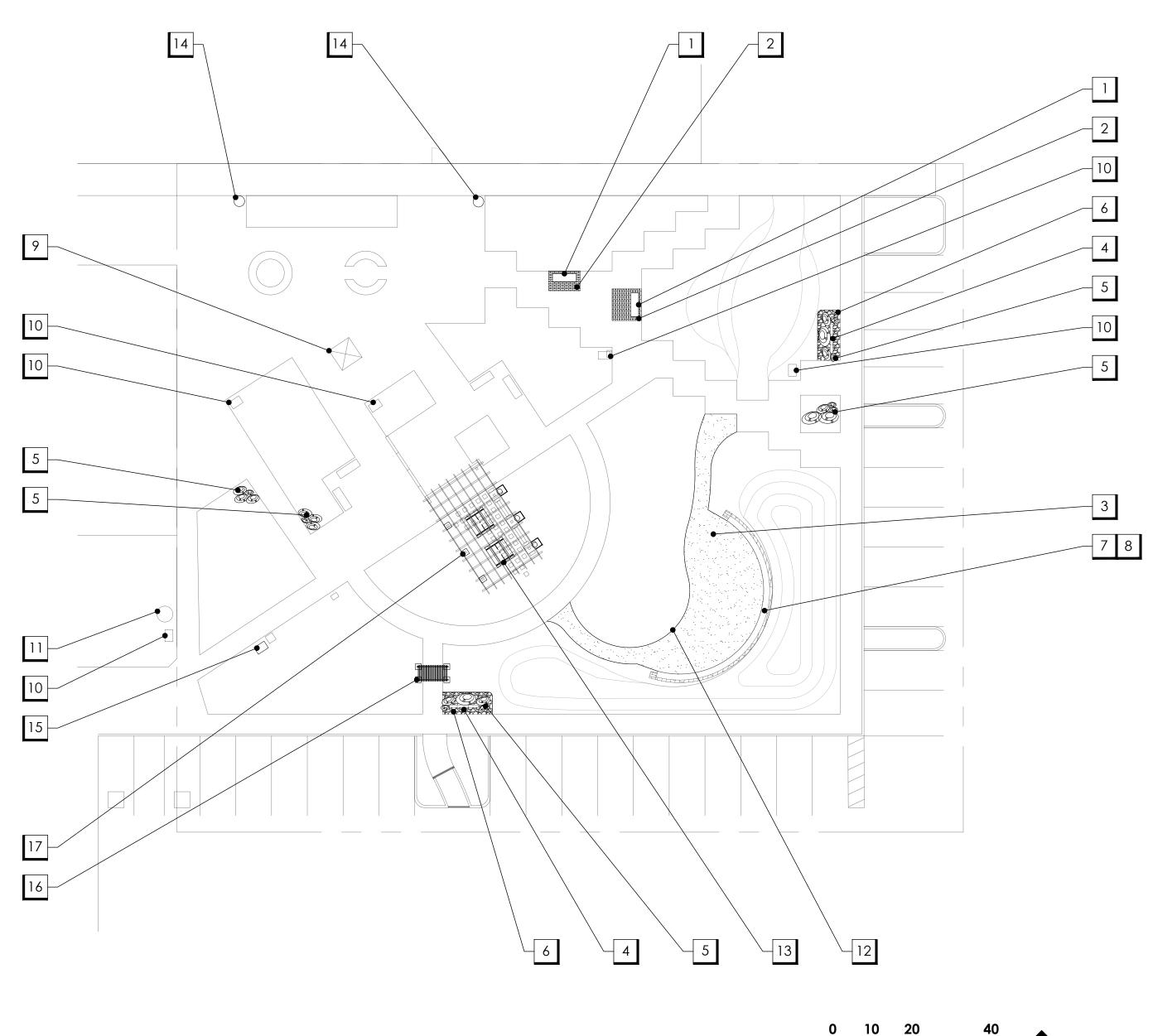
TREE PROTECTIVE FENCING SEE TREE PROTECTION NOTES TREE TRUNK

VICINITY MAP W Foster Rd.

SITE W Union Valley Pkwy

NORTH

N.T.S.



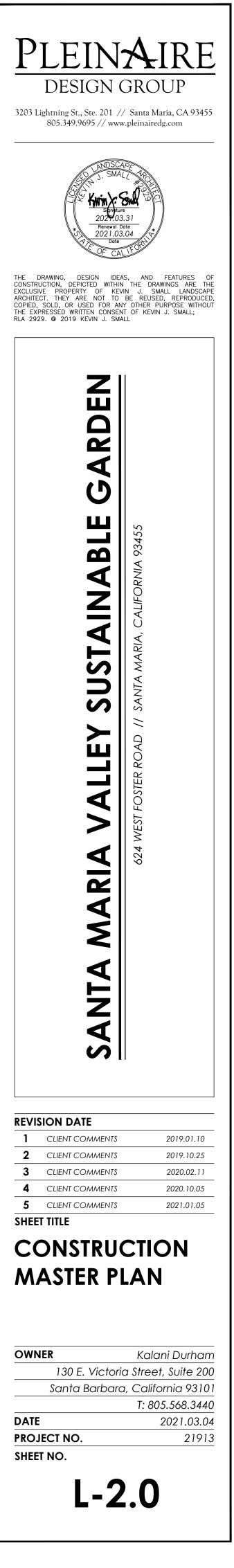
SCALE : 1" = 20'-0"

NORTH

CONSTRUCTION MASTER PLAN

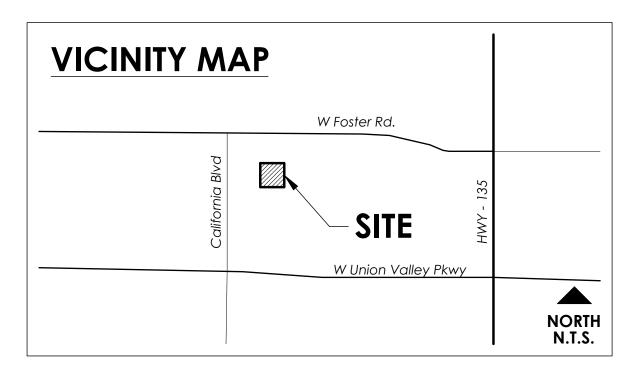
KEY	ITEM	DESCRIPTION	DETAIL	QTY
1	PROPOSED BENCH	BACKLESS BENCH - TO MATCH EXISTING BENCHES		2
2	DECORATIVE PAVERS	6" X 8" PERMEABLE ROMAN PAVERS - SANDSTONE COLOR - STANDARD SMOOTH PAVER TEXTURE AVAILABLE AT: AIRVOL BLOCK, INC 805-543-1314	B/L-2.1	99 SQ. F
3	DECOMPOSE GRANITE	3/8" FINE DG COLOR - BUFF AVAILABLE AT: BOURGET BROS 310.450.6556 x 221	C/L-2.1	904 SQ. F
4	DECORATIVE ENTRY SIGN EXISTING TO REMAIN			2
5	DECORATIVE BOULDERS	BOULDERS TO BE PROVIDED FROM EXISTING COUNTY INVENTORY. CALL KALANI DURHAM AT 805.280.2012 OR KDURHAM@COSBPW.NET	D/L-2.1	29
6	DECORATIVE STONE	2 - 3" IVORY SEASIDE BEACH PEBBLE OR SIMILAR AVAILABLE AT: COVERALL STONE - 800-779-3234		62 SQ. F
7	NEW DECORATIVE MEMORIAL PLAQUE	MEMORIAL BOULDER FOR DARCY ASTON PROTECT IN PLACE	A/L-2.1	1
8	SEAT WALL		A/L-2.1	63.5 LIN. F
9	KIOSK SIGN EXISTING TO REMAIN			1
10	SUSTAINABLE GARDEN SIGNAGE EXISTING TO BE REMOVED	EXISTING SIGNAGE SHALL BE REMOVED AND DISPOSED OF PROPERLY		5
11	EXISTING COMPOSTING BIN			1
12	STEEL HEADER		E/L-2.1	166 LIN. F
13	PICNIC TABLE	PRESTIGE SERIES 6 FOOT PICNIC TABLES WITHOUT BACK - PORTABLE . COLOR - SAND WWW.WABASHVALLEY.COM	F/L-2.1	2
14	EXISTING TRASH RECEPTACLES			2
15	EZ-FLO MAXX-PEST CONTROL	MAX-PEST CONTROL FOR GOPHER PROTECTION. REFER TO IRRIGATION PLANS L-3.0 - 3.2		1
16	BUTTERFLY TRELLIS WITH VINES	WOODEN TRELLIS WITH 2 VINES ON EACH SIDE. REFER TO PLANTING PLAN FOR VINE SPECIES.	L-2.2	1
17	REPLACEMENT TRELLIS WITH EXISTING VINES	EXISTING TRELLIS TO BE REPLACED IN KIND. NEW REPLACEMENT TRELLIS TO MATCH ALL DETAILS OF EXISTING TRELLIS	L-2.3	1

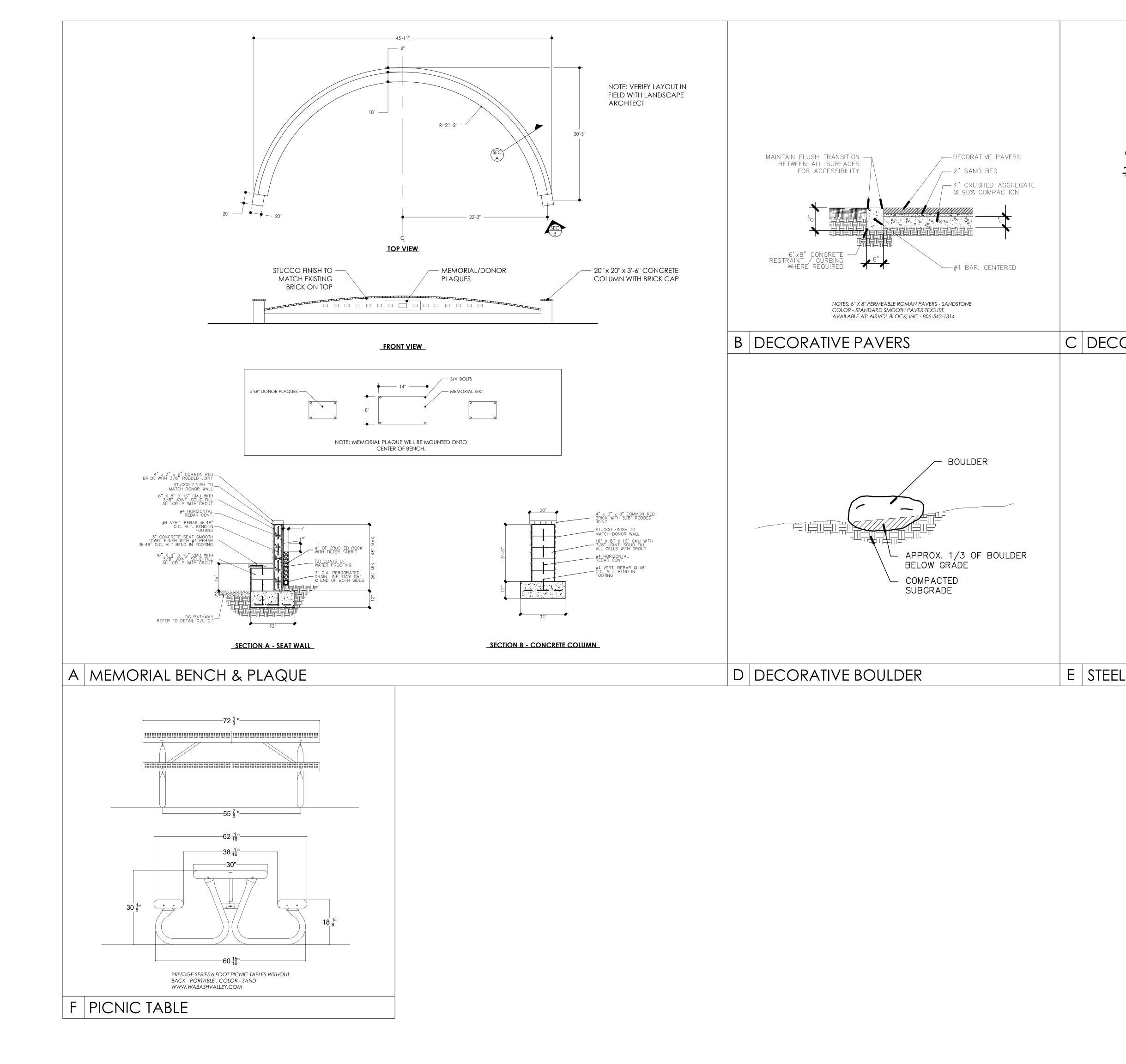
CONSTRUCTION LEGEND

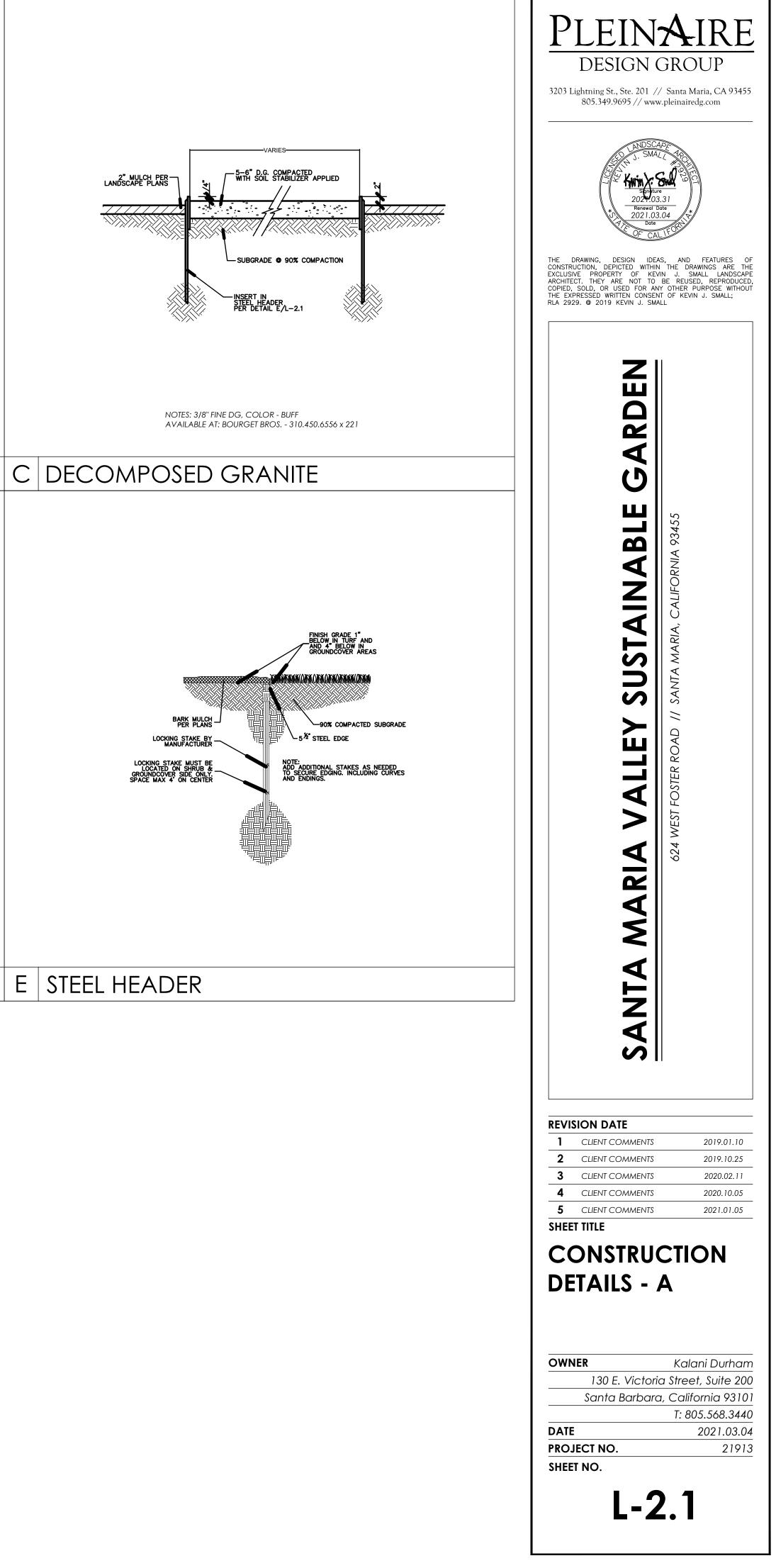


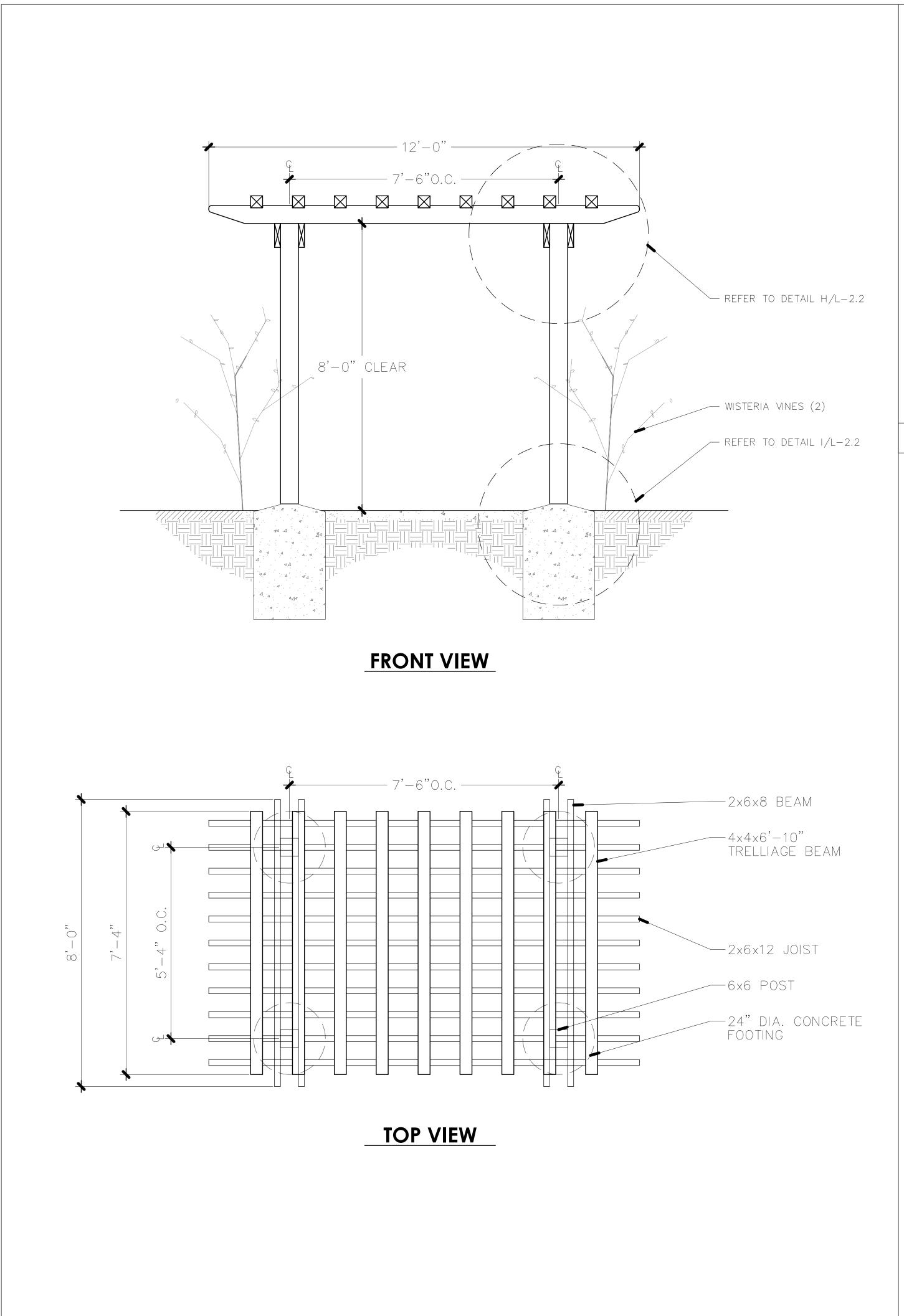


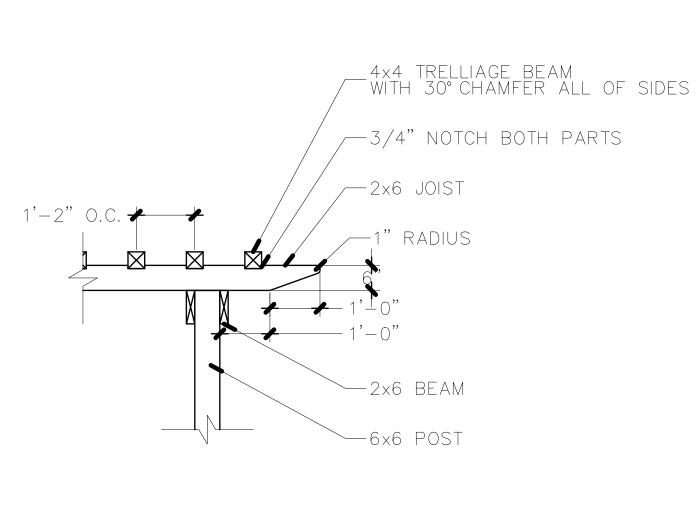
TWO DAYS BEFORE YOU DIG CALL: TOLL FREE 1.800.422.4133 UNDERGROUND SERVICE ALERT







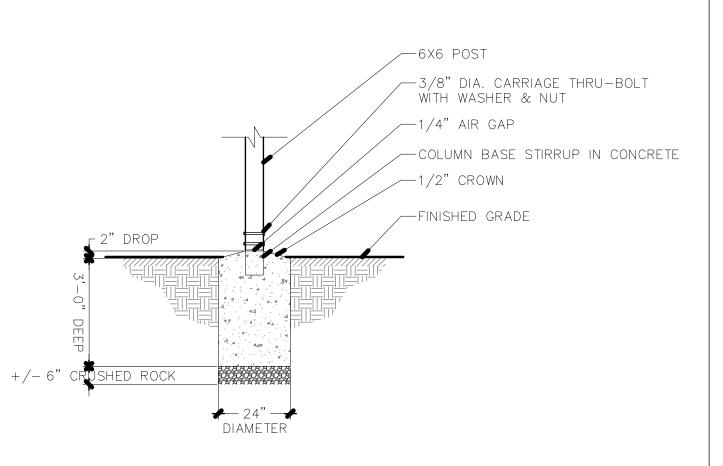




H BUTTERFLY TRELLIS ENLARGEMENT

- DOUGLAS FIR.

- OWNER.



BUTTERFLY TRELLIS FOOTING

WOOD CONSTRUCTION NOTES:

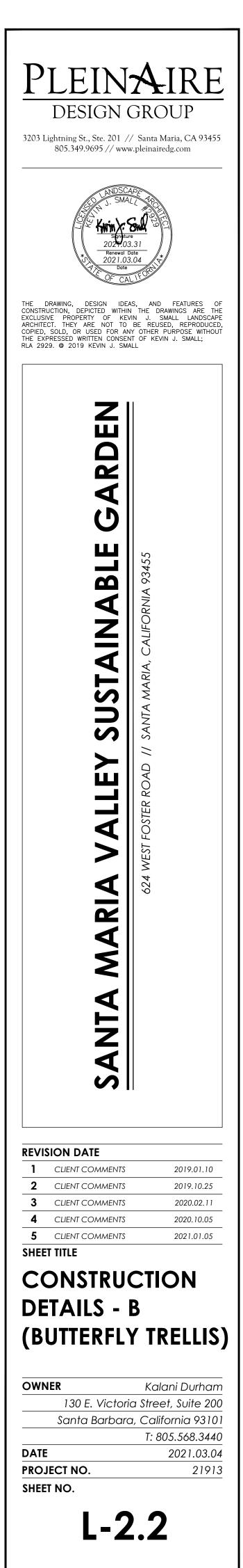
1. ALL WOOD TO BE SELECT PRESSURE TREATED

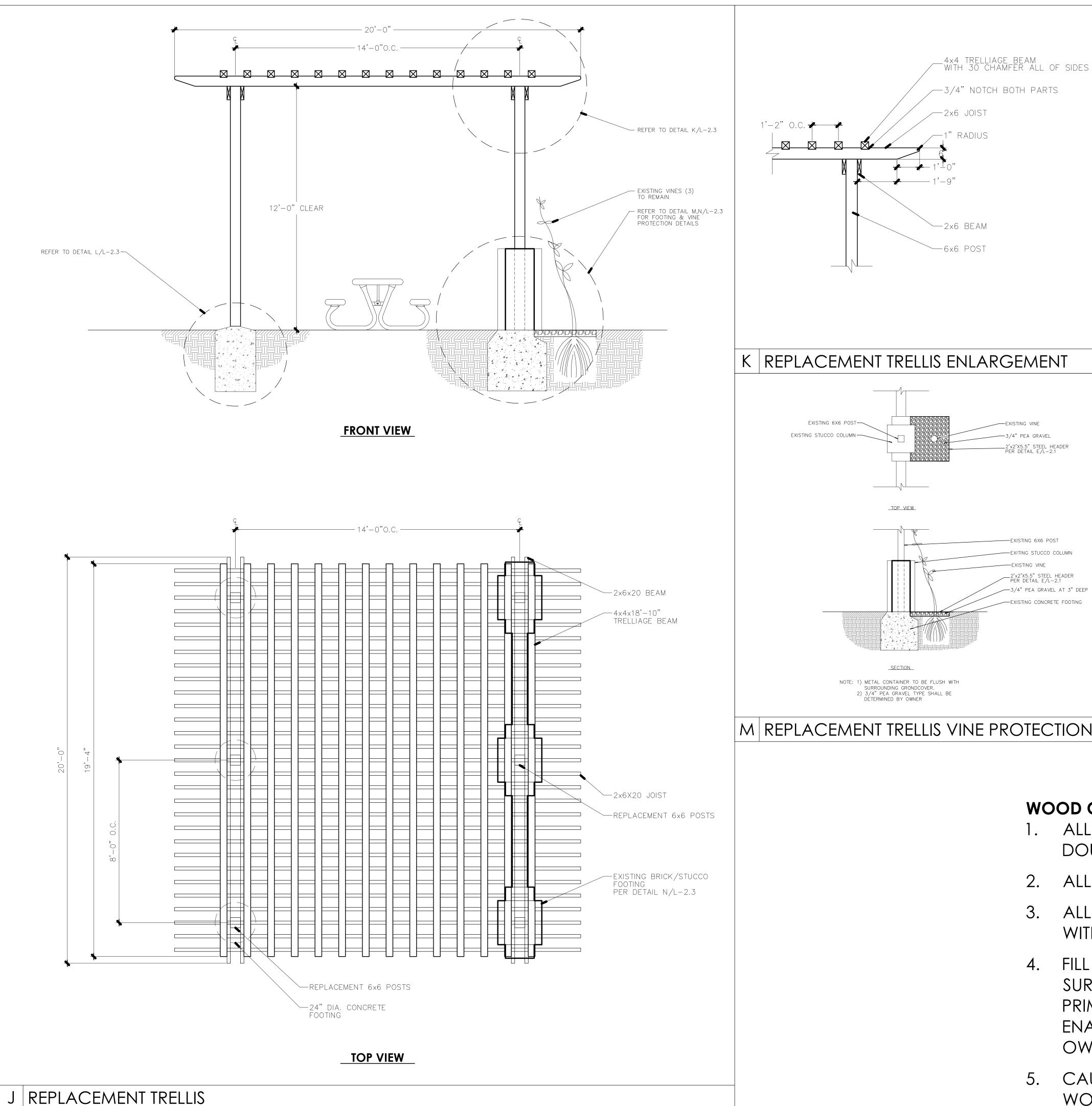
2. ALL BEAMS TO BE RESAWN

3. ALL POSTS IN FOOTINGS TO BE PRESSURE TREATED WITH TAR PAPER WRAP IN CONCRETE FOOTING

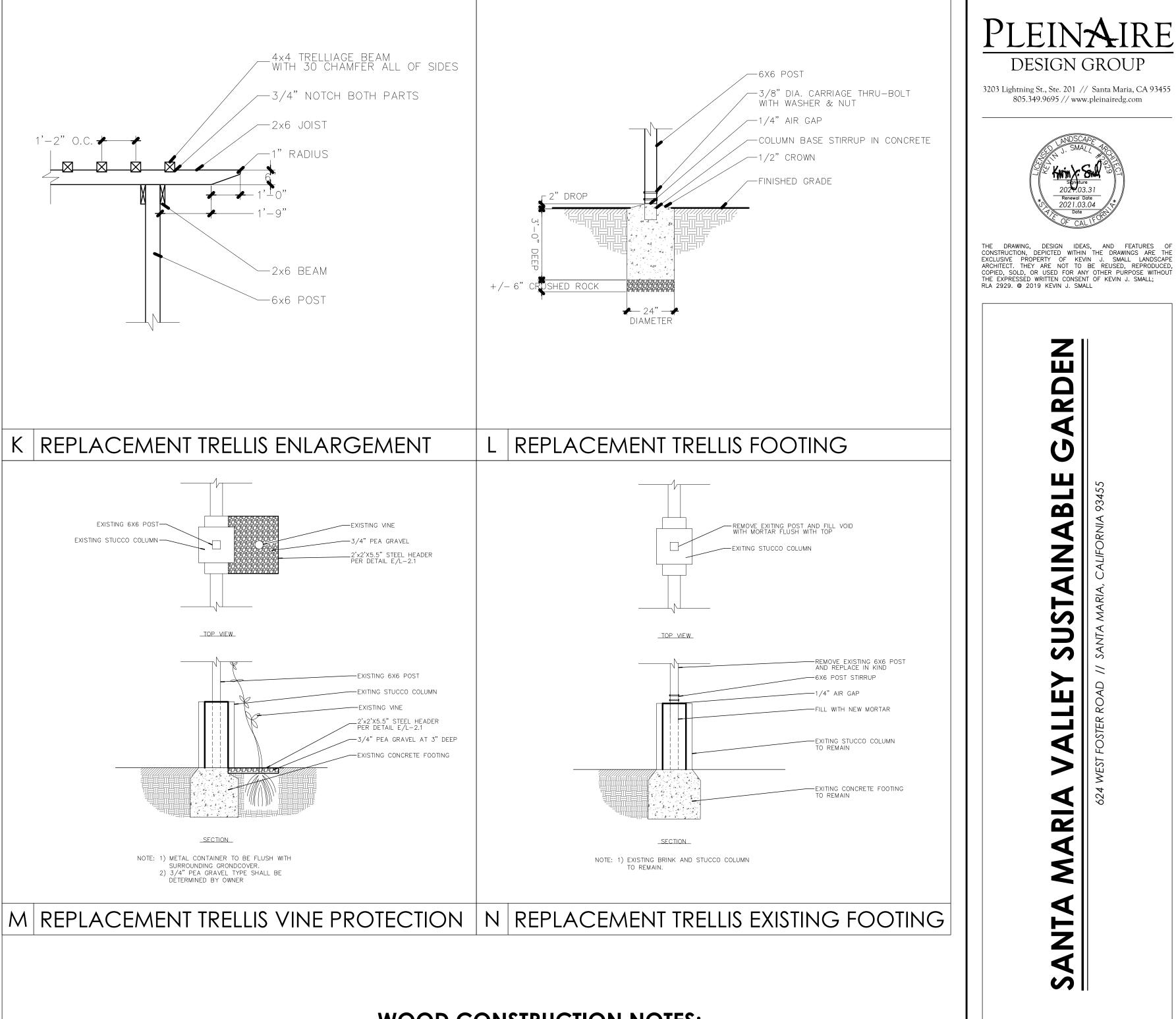
4. FILL IN ALL HOLES AND CRACKS AND PAINT ALL SURFACES AND END CUTS WITH TWO COATS OF PRIMER, AND TWO COATS OF LOW GLOSS ENAMEL PAINT; PAINT WILL BE SELECTED BY

5. CAULK (PAINTABLE) ALL GAPS AND SEAMS AT WOOD CONNECTIONS AND METAL BRACKETS





- OWNER.



WOOD CONSTRUCTION NOTES:

ALL WOOD TO BE SELECT PRESSURE TREATED DOUGLAS FIR.

2. ALL BEAMS TO BE RESAWN

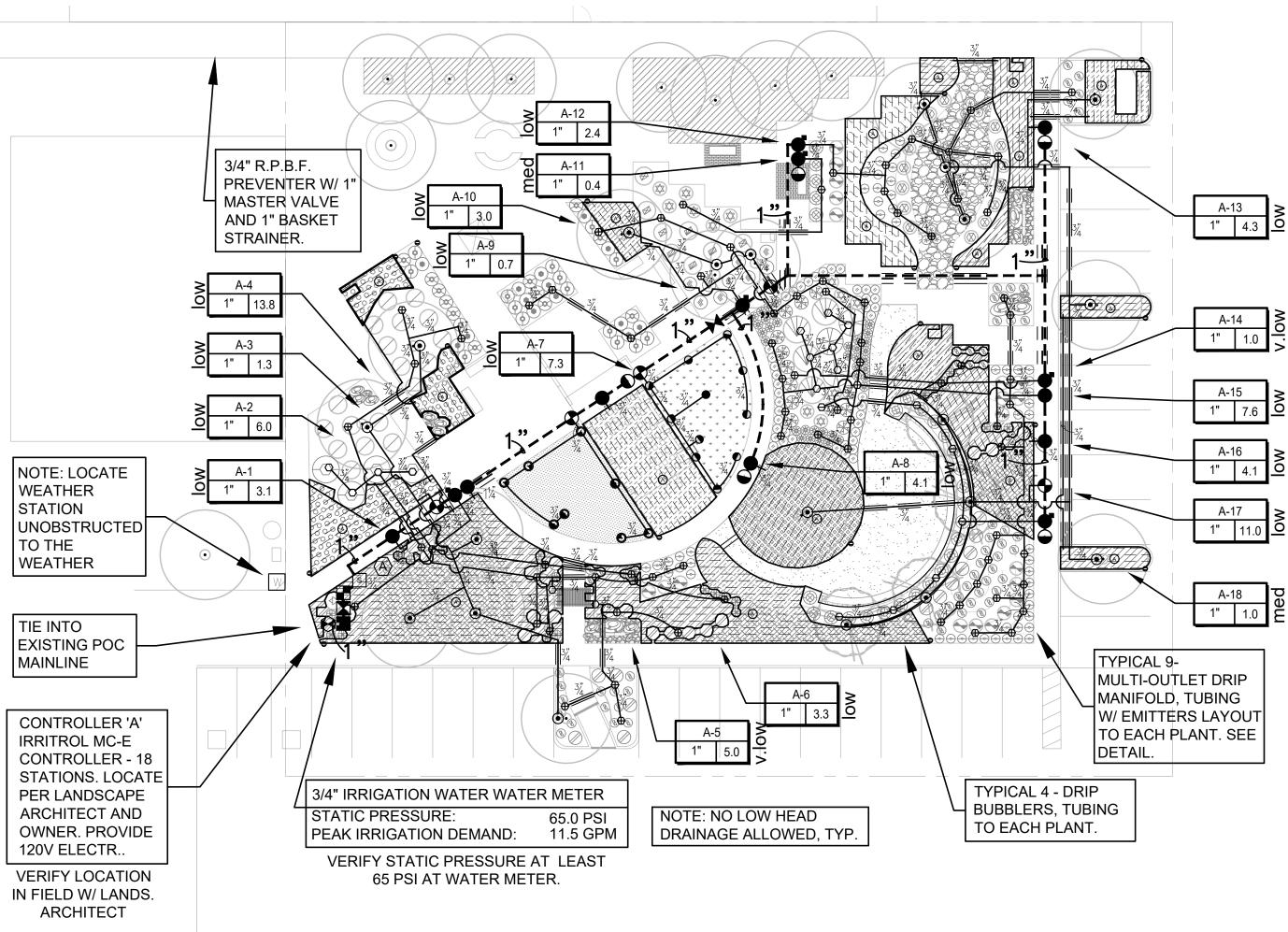
3. ALL POSTS IN FOOTINGS TO BE PRESSURE TREATED WITH TAR PAPER WRAP IN CONCRETE FOOTING

4. FILL IN ALL HOLES AND CRACKS AND PAINT ALL SURFACES AND END CUTS WITH TWO COATS OF PRIMER, AND TWO COATS OF LOW GLOSS ENAMEL PAINT; PAINT WILL BE SELECTED BY

5. CAULK (PAINTABLE) ALL GAPS AND SEAMS AT WOOD CONNECTIONS AND METAL BRACKETS **REVISION DATE** 1 CLIENT COMMENTS 2019.01.10 **2** CLIENT COMMENTS 2019.10.25 **3** CLIENT COMMENTS 2020.02.11 4 CLIENT COMMENTS 2020.10.05 **5** CLIENT COMMENTS 2021.01.05 SHEET TITLE

CONSTRUCTION DETAILS - C (REPLACEMENT TRELLIS)

OWNER	Kalani Durham
130 E. Victo	oria Street, Suite 200
Santa Barbo	ara, California 9310
	T: 805.568.3440
DATE	2021.03.04
PROJECT NO.	21913
SHEET NO.	
	7 2
▙▝▖	L. J

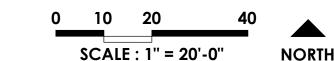


□ IRRIGATION PLAN

IRRIGATION LEGEND

SYMBOLS		MANUFACTURER	ITEM	GPM	PA	TTER	N	R	PSI			
	TORO # T-PCB1810-12		DRIPLINE @ 12" O.C. ON GRADE 0.076 FLOOD DRIPLINE @ 12" O.C. BURIED 4"			-	30	S.M. VAL	-	JSTAINAB		
	TORO	# T-PCB1810-18	UNDER ARBOR DRIPLINE @ 18" O.C.	0.076	F	LOOD		-	30	1 1	3/4" 3/4"	DISC RP
۲	TORO	# FB-50-PC	2- PER TREE	1.0		360		-	30	1	1"	GLOBE
0	TORO	# T-DPJ02-A-RED	DRIP BUBBLER ON RISER	0.03		360		-	30	1	1"	PLASTI
Ð	TORO	# DSB-8-PC	DRIP STREAM BUBBLER (4), ONE	0.14		360		-	30	1	' 1"	PLASTI
⊕	TORO	# T-PR25-9 W/ EMITTER T-DPJ02-A-RED	EMITTER PER SURROUNDING PLANTS MULTI-OUTLET EMITTER (9), ONE EMITTER PER SURROUNDING PLANTS	0.29		360		-	30	1	1"	PLASTIC
•	TORO	# 570C-12P-XF PRN-T-A	12" POP-UP PRECISION ROTATING NOZZLE	.49 .94	90	180		16'	30	230'	1"	SCH 40
	TORO	# 570C-12P-XF MPR-10-PC	12" POP-UP MPR SPRAY NOZZLE	.40 .711.49	90	180	360	10'	30			LATERA
▶ ▲ ₩	TORO	# 570C-12P-XF MPR-8-PC	12" POP-UP MPR SPRAY NOZZLE	.24 .50 1.0	90	180	360	8'	30			FITTING
• • •	TORO	# 570C-12P-XF O-T-12-P	12" POP-UP PRECISION SPRAY NOZZLE	.34 .70 1.35	90	180	360	12'	30			
A-4 1" 6.5		ER AND STATION NUMBER E / GPM FLOW	WITH low, med or high PLANT WATER F	REQUIREMEN	т			1		STATIO	N A-15	
•	TORO	# P220S-27-04	REMOTE CONTROL VALVE INSTALLED	IN VALVE BO	х					LARGE	ST SYS	STEM
	IRRITROL	# 2500TF-1-MF	DRIP MED. FLOW REMOTE CONTROL V	ALVE W/ STF	RAINER	IN VAL	VE BOX	<				
đ	IRRITROL	# 2500TF-1-LF	DRIP LOW FLOW REMOTE CONTROL V	ALVE W/ STR	AINER I	N VAL	VE BOX	(
	TORO	# 075-SLSC	3/4" QUICKCOUPLING VALVE INSTALLE	D IN VALVE E	вох							
$\langle A \rangle$	IRRITROL	# MC-18E	IRRITROL MC-E (Blue) SERIES CONTROLLER OUTDOOR CABINET W/ WEATHER STA				UNTED	IN				
W	IRRITROL	# CL-100-WIRELESS	CLIMATE LOGIC WIRELESS WEATHER	SENSOR W/ N	NODULE	Ξ						OBS ⁻
•	TORO	# T-FCH-H-FIPT	TYPICAL AUTOMATIC FLUSH VALVE. IN	STALLED AT	THE EN	ID OF I	INE.					
$\underline{\bigotimes}$	TORO	# T-YD-500-34	AIR RELEASE VALVE									WHEN VE
X	NIBCO	# T-113	GATE VALVE, LINE SIZE									lights, t Pattern
S	HAYWARD	# 72	200 MESH STAINLESS STEEL STRAINE	R, LOCATE IN	18"X12	2" VAL\	/E BOX					PREVENT
	TORO	# TFS	FLOW CONTROL SENSOR, 1" SIZE									CONTRA
	IRRITROL	# 700-1	PRESSURE REGULATING MASTER VAL	,								Sprinkle
	FEBCO	# 825 YA	REDUCED PRESSURE BACKFLOW PRE STRONGBOX SBBC-30AL ALUMINUM EI		VICE, 3/	/4" SIZI	Ξ, W/					CIRCLEC
М	WATER ME	TER	EXISTING DOMESTIC. VERIFY SIZE OF									EACH SIE
	PVC	CLASS 315	IRRIGATION MAIN, 2" SIZE AND HIGHE	R								PROVIDE
	PVC	SCHEDULE 40	IRRIGATION MAIN, 1" TO 1-1/2" SIZE									ADJUSTA
	PVC	SCHEDULE 40	SPRINKLER LATERAL, USE SCHEDULE	40 UNDER P	AVING.							ADDITIO
= = =	PVC	SCHEDULE 40	4" WIRE SLEEVE, PIPE SLEEVE TO BE 1	WICE THE S	IZE OF I	LATER	AL OR I	MAIN	LINE.			

CONTACT JEFF AREHART 714 785-4075 FOR ANY INFORMATION/ QUESTIONS ON TORO OR IRRITROL PRODUCTS



JRE LOSS CALCULATIONS.

.EY SL	JSTAINABLE	GARDEN			SSURE: 65 PSI ND: 11.0 GPN
SIZE	TYPE	DESCRIP	-	GPM	UNIT PSI LOSS
3/4"	DISC	WATER N	IETER	11.0	1.90
3/4"	RP	BACKFL	DW	11.0	8.60
1"	GLOBE	MASTER	VALVE	11.0	4.00
1"	PLASTIC	FLOW SE	NSOR	11.0	0.00
1"	PLASTIC	STRAINE	R	11.0	0.00
1"	PLASTIC	CONTRO	L VALVE	11.0	2.50
1"	SCH 40	MAIN LIN	E	11.0	6.58
	LATERAL	LINES			0.11
	FITTINGS	ALLOWA	NCE		1.34
		(COMPON	ENT LOSS	ES: 25.03
			MIN. RE	Q'R BY HE	AD: 30.00
			0' ELE\	VATION G	AIN: 00.00
I A-15		TOT	AL PRES	SURE RE	Q'R: 55.03
TSYS	STEM	F	RESIDUAI	L PRESSU	RE: 09.97

SET PRV AT 46 PSI

OBSTRUCTIONS

WHEN VERTICAL OBSTRUCTIONS (PROPS, STREET LIGHTS, TREES, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE SPRINKLER HEADS SO AS TO PREVENT PROPER COVERAGE, THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER CIRCLE OR HALF CIRCLE SPRINKLER HEAD ON EACH SIDE OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER. (TYPICAL)

IRRIGATION INSTALLATION NOTES.

CODES:

INSTALL ALL MATERIALS TO COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES, AS SPECIFIED IN LEGEND AND AS SHOWN ON DETAILS.

DIMENSIONS:

THE IRRIGATION SYSTEM IS DIAGRAMMATIC. ALL VALVES, PIPING, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHENEVER POSSIBLE.

PRESSURE:

NOTIFY OWNERS REPRESENTATIVE IMMEDIATELY IF STATIC PRESSURE IS LESS THAN SHOWN ON THE DRAWINGS, NOTIFY OWNER PRIOR TO START OF CONSTRUCTION.

PRESSURE TEST:

TEST ALL MAIN LINES IN THE PRESENCE OF THE INSPECTOR UNDER A STATIC PRESSURE OF 150 PSI AND PROVE WATERTIGHT. CONTRACTOR SHALL PROVIDE THE NECESSARY FORCE PUMP AND PRESSURE GAUGES. MAINTAIN PRESSURE FOR A PERIOD 3 HOURS WITH NO DROP OF PRESSURE DURING THIS TIME. ANY LEAKS FOUND DURING THE TEST PERIOD SHALL BE REPAIRED BY REPLACING OR TIGHTENING OF THE DEFECTIVE CONNECTION. SITE DISCREPANCIES:

IF IT IS OBVIOUS IN THE FIELD THAT THERE WERE UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES, OR OTHER ITEMS WHICH WOULD HINDER THE INSTALLATION OR OPERATION OF THE SYSTEM DESIGNED, UNTIL SUCH CONDITIONS ARE BROUGHT TO THE ATTENTION OF THE OWNER. THE CONTRACTOR SHALL NOT INSTALL THE SYSTEM AS DESIGNED.

CONTROLLERS AND BACKFLOW DEVICES:

VERIFY FINAL LOCATION WITH OWNERS' REPRESENTATIVE.

TRENCHING:

INSTALL BURIED LATERALS 12" BELOW GRADE ON SLOPE AND FLAT AREAS. (18" BELOW FOR ROTOR HEADS). INSTALL MAIN LINES 24" BELOW GRADE.

MAIN LINES UNDER PAVING AND CONTROL WIRE SLEEVING:

INSTALL ALL MAIN LINES UNDER PAVING IN SLEEVES WITH SAND BACKFILL. INSTALL WIRE SLEEVES IN SAME TRENCH WITH 6" CLEARANCE FROM MAIN LINE.

ELECTRICAL:

ALL CONNECTIONS SHALL BE PER LOCAL CODES AND ORDINANCES. UNLESS OTHERWISE INDICATED ON DRAWINGS, LINE VOLTAGE SHALL BE PROVIDED TO THE CONTROLLER LOCATION BY THE GENERAL CONTRACTOR. IRRIGATION CONTRACTOR TO MAKE FINAL HOOK UP AND INSTALLATION OF ALL REQUIRED EQUIPMENT.

CONTROL WIRING:

INSTALL # 14 UF DIRECT-BURIAL IRRIGATION WIRE. INSTALL BLACK PILOT WIRES AND WHITE COMMON WIRE. USE EPOXY TYPE CONNECTORS. FORM EXPANSION COILS EVERY 100 FEET AND AT EACH CHANGE OF DIRECTION. MARK CONTROL WIRES WITH VINYL TAG IN VALVE BOX, INDICATING THE CONTROLLER STATION NUMBER. VALVE BOXES:

INSTALL VALVE BOXES PER DETAILS WITH STATION NUMBERS STENCILED ON LID WITH LETTERS 2 INCHES HIGH. SPRINKLER PRESSURE:

ADJUST PRESSURE AT THE CONTROL VALVES TO PROVIDE THE REQUIRED PRESSURE INDICTED IN THE LEGEND.

COVERAGE:

ADJUST ALL SPRINKLERS TO PROVIDE COVERAGE WITH MINIMAL OVERSPRAY ONTO PAVED AREAS. PERFORM COVERAGE TEST UPON COMPLETION IN PRESENCE OF THE INSPECTOR.

CONTRACTOR SHALL DELIVER TO THE OWNER UPON COMPLETION THE EXTRA EQUIPMENT AS FOLLOWS:

- * ONE LOCK WITH TWO KEYS FOR EACH CONTROLLER ENCLOSURE. * TWO OF EACH TYPE OF SPRINKLER HEADS AND NOZZLES USED ON THE SITE.
- * THREE EACH QUICK COUPLERS WITH ATTACHED HOSE SWIVELS.
- AS-BUILT DRAWINGS

CONTRACTOR SHALL PROVIDE "AS-BUILT" MYLARS TO THE OWNER UPON COMPLETION OF THE PROJECT. SHOWING LOCATIONS OF CONTROLLERS, REMOTE CONTROL VALVES. GATE AND QUICK COUPLER VALVES, MAINLINE AND CONTROL WIRE LOCATION. ALL DIMENSIONS GIVEN SHALL BE FROM TWO PERMANENT POINTS OF REFERENCE.

CONTROLLER CHARTS

PROVIDE ONE CHART FOR EACH CONTROLLER SHOWING THE AREA COVERED BY EACH CONTROLLER. SIZE THE CHART AS BIG AS THE CONTROLLER DOOR WILL ALLOW. EACH CHART SHALL BE A REDUCED DRAWING OF THE "AS-BUILT" SYSTEM, CLEARLY LEGIBLE AT THE REDUCTION CHOSEN. CHART SHALL BE A BLACK LINE PRINT WITH DIFFERENT COLOR USED TO SHOW THE COVERAGE OF EACH STATION. AFTER APPROVAL BY THE OWNER, CHARTS SHALL BE HERMETICALLY SEALED BETWEEN TWO SHEETS OF PLASTIC 10 MILS THICK. GUARANTEE:

CONTRACTOR SHALL GUARANTEE THE ENTIRE SPRINKLER SYSTEM FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE AGAINST DEFECTIVE MATERIAL AND WORKMANSHIP. REPAIR ANY DEFECTS AT NO COST TO THE OWNER.

ASSIGNMENT OF RESPONSIBILITY

GENERAL: THE IRRIGATION SYSTEM IS DESIGNED TO PROVIDE FULL COVERAGE OF ALL PLANTING AREAS WITH MINIMUM OVERSPRAY ONTO PAVING, WALKS, WALLS AND EXISTING UTILITIES. THE IRRIGATION CONSULTANT DOES NOT ASSUME ANY MAINTENANCE OBLIGATIONS.

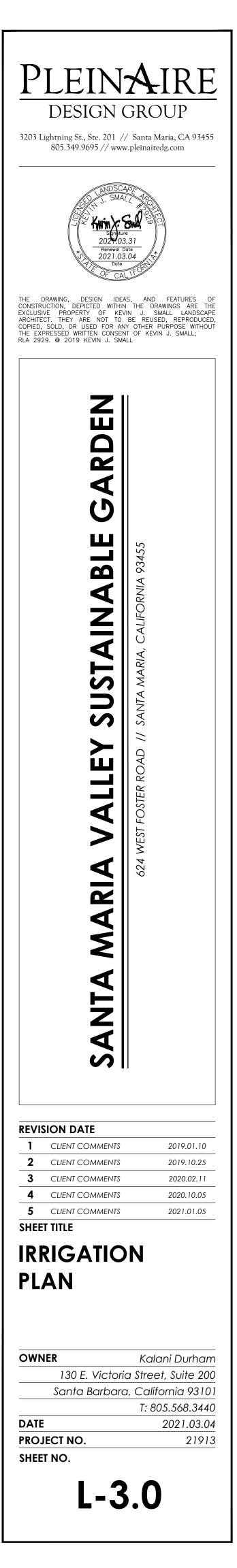
CONTRACTORS RESPONSIBILITIES: THE CONTRACTORS SHALL ASSUME THE SOLE RESPONSIBILITY FOR THE CORRECT ALIGNMENT OF THE SPRINKLER HEADS, PROPER SETTINGS OF CONTROLLER ENCLOSURES AND ALL OTHER IRRIGATION SYSTEM COMPONENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ADJUSTING THE WATERING CYCLES TO SUIT THE SEASONAL REQUIREMENTS. ADJUST THE WATERING CYCLES TO THE SOILS INFILTRATION RATE. NO RUN OFF SHALL OCCUR AT ANY TIME. THE INSTALLATION CONTRACTOR SHALL INSTRUCT THE MAINTENANCE CONTRACTOR IN THE USE AND ADJUSTMENT OF THE IRRIGATION SYSTEM, PERFORM ALL REVIEWS AND AUDITS AS CALLED OUT IN THE IRRIGATION MAINTENANCE NOTES AND SUBMIT WRITTEN REPORTS TO THE OWNER.

OWNERS RESPONSIBILITIES: THE OWNER SHALL BE SOLELY RESPONSIBLE FOR OBTAINING "AS BUILT" DRAWINGS AND CONTROLLER CHARTS FROM THE INSTALLATION CONTRACTOR. ANY DANGEROUS CONDITIONS THAT MAY OCCUR DURING THE CONSTRUCTION OR LATER MAINTENANCE PERIOD SHALL BE CORRECTED IMMEDIATELY.

SUBSTITUTIONS: NO SUBSTITUTIONS OF MATERIALS SHALL BE ALLOWED DURING THE CONSTRUCTION OR LATER MAINTENANCE WITHOUT THE WRITTEN CONSENT OF THE IRRIGATION CONSULTANT. ALL REPLACEMENT COMPONENTS SHALL BE AS CALLED OUT ON THE DRAWINGS AND IN THE SPECIFICATIONS. THE CONSULTANT CAN NOT BE HELD RESPONSIBLE FOR ALTERATIONS OF THE IRRIGATION SYSTEM THAT WERE DONE WITHOUT HIS WRITTEN PERMISSION.

> I HAVE COMPLIED WITH THE CRITERIA OF THE 2015 UPDATE TO THE STATE DEPARTMENT OF WATER RESOURCES MODEL WATER EFFICIENT LANDSCAPE ORDINANCE, INCLUDING INCORPORATING RECOMMENDATIONS OF THE SOIL ANALYSIS REPORT, AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.









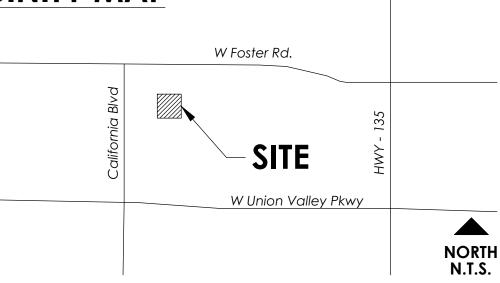
TWO DAYS BEFORE YOU DIG

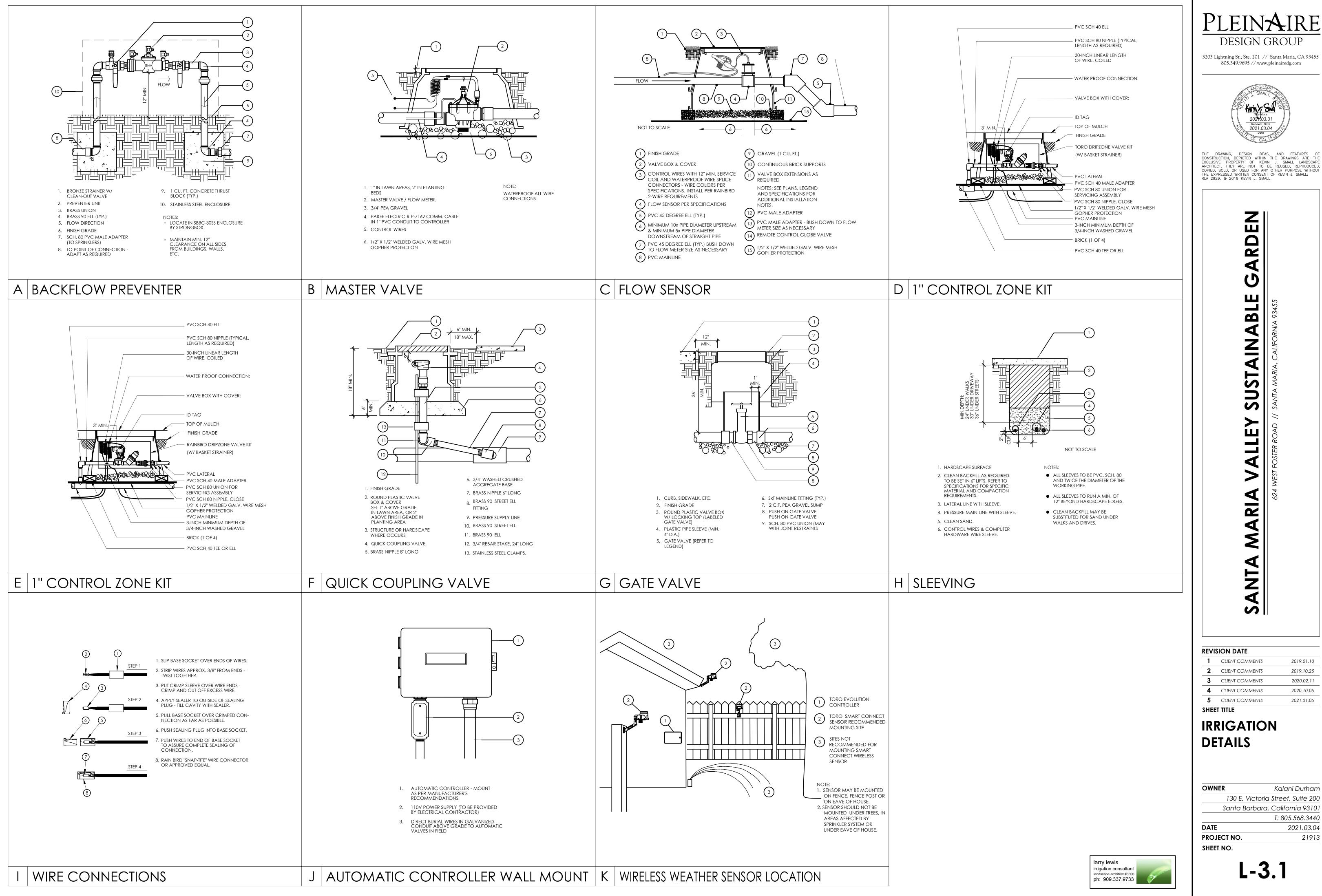
CALL: TOLL FREE

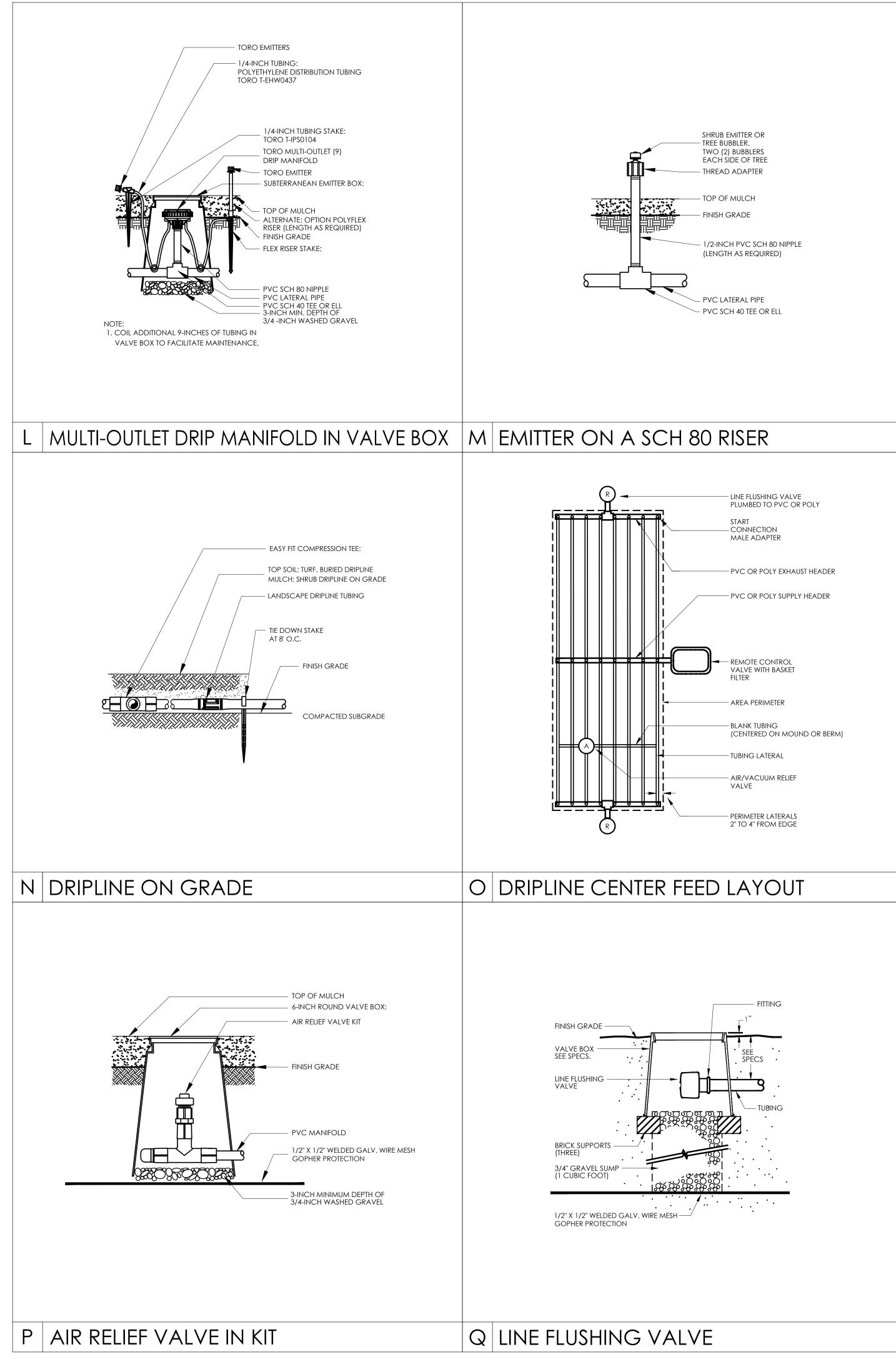
1.800.422.4133

NDERGROUND SERVICE ALERT

VICINITY MAP







MWELO IRRIGATION NOTES

DESIGN & INSTALLATION REQUIREMENTS FOR THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) EFFECTIVE DECEMBER 1, 2015 DESIGN AND INSTALLATION SHALL INCLUDE THE FOLLOWING: 1. AUTOMATIC IRRIGATION CONTROLLER USING ET OR SOIL MOISTURE

- SENSOR DATA AREA REQUIRED.
- 1.1. LANDSCAPE WATER METERS (DEDICATED OR PRIVATE) SHALL BE **INSTALLED FOR ALL NON-RESIDENTIAL LANDSCAPE OF 1,000** SQUARE FEET BUT NOT MORE THAN 5,000 SQUARE FEET OR GREATER.
- 1.2. RESIDENTIAL OVER 5,000 SQUARE FEET. 2. RAIN. FREEZE AND WIND SENSORS ARE REQUIRED, AS NEEDED FOR LOCAL CLIMATE.
- 3. FLOW SENSORS THAT DETECT HIGH FLOW ARE REQUIRED FOR ALL NON-RESIDENTIAL LANDSCAPES AND RESIDENTIAL 5,000 SQUARE FEET.
- 4. PRESSURE REGULATING DEVICES ARE REQUIRED. LOW FLOW WILL NEED BOOSTER.
- 5. CHECK VALVE AND ANTI-DRAIN VALVES ARE REQUIRED WHERE LOW HEAD DRAINAGE COULD OCCUR.
- 6. NO OVERHEAD IRRIGATION WITHIN 24 INCHES OF ANY NON-PERMEABLE SURFACE.
- 7. LOW VOLUME (DRIP) IRRIGATION IS REQUIRED ON MULCHED PLANTING AREAS.
- 8. AREAS LESS THAN 10 FEET IN WIDTH IN ANY DIRECTION MUST BE IRRIGATED WITH SUBSURFACE IRRIGATION OR ANOTHER MEANS THAT PRODUCES NO RUNOFF
- 9. ALL SPRINKLER HEADS MUST DOCUMENT A LOWER QUARTER DISTRIBUTION UNIFORMITY (DULQ) OF 65% OR HIGHER.
- 10. EMISSION DEVICES MUST HAVE MATCHED PRECIPITATION RATES. 11. SOIL MANAGEMENT REPORT THAT INCLUDES SOIL ANALYSIS: TEXTURE. INFILTRATION RATE, PH, SOLUBLE SALTS, SODIUM, % ORGANIC, **RECOMMENDATIONS.**
- SOIL PREPARATION:
- 1. PRIOR TO PLANTING COMPACTED SOIL SHALL BE TRANSFORMED TO A FRIABLE CONDITION.
- 2. INSTALLATION: COMPOST AT A MINIMUM RATE OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6 INCHES INTO SOIL. **IRRIGATION AUDITS:**
- 1. LANDSCAPE AUDITS SHALL NOT BE CONDUCTED BY THE PERSON WHO DESIGN OR INSTALLED THE LANDSCAPE AND CONDUCTED IN A MANNER CONSISTENT WITH THE IA LANDSCAPE IRRIGATION AUDIT OR "WATERSENSE" LABELING AUDIT BY USEPA. 2. CERTIFICATE OF COMPLETION SUBMITTED TO LOCAL AGENCY FOR APPROVAL.

County of Santa Barbara Water Efficient Landscape Ordianance Landscape Documentation Package an Certification of Completion Forms

Appendix B - Water Efficient Landscape Work sheet

Reference Evapotranspiration (ETo): 47.4

Hydrozone # /Planting Description a	Plant Factor (PF)	Irrigation Method b	Irrigation Effciency (IE)c	ETAF (PF/IE)	Landscape Area (sq, ft,)	ETAF x Area	Estimated Total Water Use (ETWU) e
Regular Landscape Are	eas						
Very Low	0.1	drip	0.81	0.12		-	-
Low	0.2	drip	0.81	0.25	10,831.00	2,674.32	78,592.95
Low	0.3	drip	0.81	0.37		-	-
Medium	0.5	drip	0.81	0.62	944.00	582.72	17,124.86
Non-irrigated	0		0.81	0.00	306.00	-	-
ע ערוביע ע ערוביע ע ערוביע ע ארוביע אראראניע			n seguine des sectors des sectors de la sub-	Totals	12,081.00	3,257.04	95,717.80
Special Landscape Are	eas						
Turf				1		-	-
						-	-
						-	-
						-	-
						-	-
				Totals	-	-	 -
						ETWU Total	95,717.80
Maximum Allowed W	ater Allowance	(MAWA) _e					159,766.39

Hydrozone #/Planting Description E.g 1.) front lawn or drip 2.) medium water use planting

ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

ETAF Calculations: Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for nonresidential areas.

All I ---- --- A...

All Landscape Areas		Regular	
Total ETAF x Area (B+D)	3,257.04	Total ETAF x Area (B)	3,257.04
Total Area (A+C)	12,081.00	Total Area (A)	12,081.00
Sitewide ETAF (B+D) ÷ (A+C)	0.27	Average ETAF (B÷A)	0.27

Irrigation Method overhead spray

c Irrigation Efficiency 0.75 for spray head 0.81 for drip

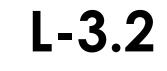
MAWA (Annual Gallons Allowed)

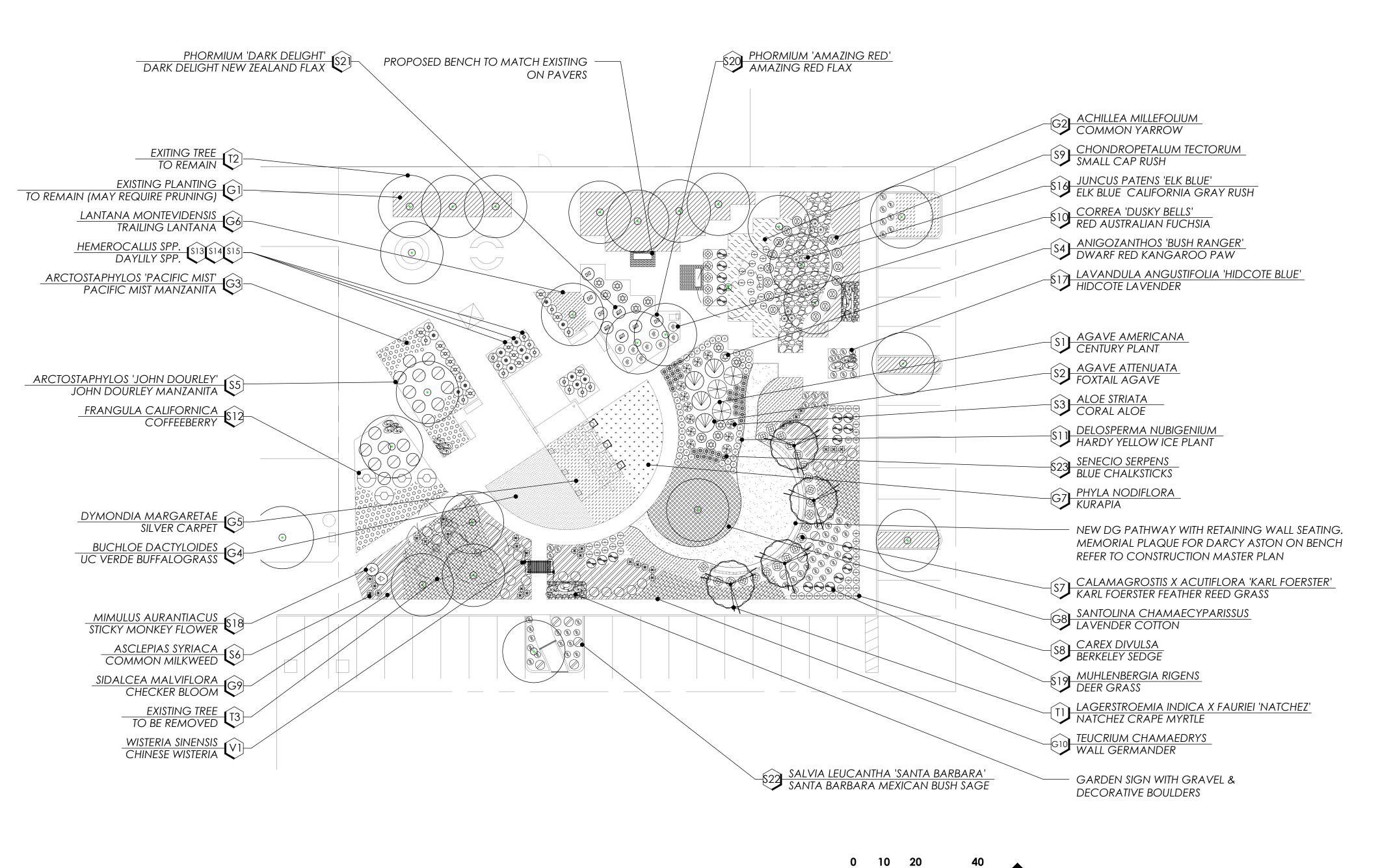
= (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)] where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

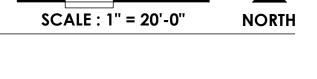




OWNER	Kalani Durhan	
130 E. Victo	oria Street, Suite 200	
Santa Barbo	ara, California 93101	
	T: 805.568.3440	
DATE	2021.03.04	
PROJECT NO.	21913	
SHEET NO.		









W Foster Rd.

SITE

W Union Valley Pkwy

VICINITY MAP

I HAVE COMPLIED WITH THE CRITERIA OF THE 2015 UPDATE TO THE STATE DEPARTMENT OF WATER RESOURCES MODEL WATER EFFICIENT LANDSCAPE ORDINANCE, INCLUDING INCORPORATING RECOMMENDATIONS OF THE SOIL ANALYSIS REPORT, AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.



2021.03.04 DATE

PLANT LEGEND

TREES

SYMBOL	NAME
\bigcirc	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' NATCHEZ CRAPE MYRTLE
o	T2 EXISTING TREE TO REMAIN
$\overbrace{}$	T3 EXISTING TREE TO BE REMOVED
$\left(\begin{array}{c} \\ \\ \\ \\ \\ \\ \end{array}\right)$	T3 EXISTING TREE TO BE REMOVED

SHRUBS

	NAME
	SI AGAVE AMERICANA CENTURY AGAVE
	S2 AGAVE ATTENUATA FOXTAIL AGAVE
	S3 ALOE STRIATA CORAL ALOE
	S4 ANIGOZANTHOS 'BUSH RANGER' DWARF RED KANGAROO PAW
	ARCTOSTAPHYLOS 'JOHN DOURLEY' JOHN DOURLEY MANZANITA
	S6 ASCLEPIAS SYRIACA COMMON MILKWEED
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER KARL FOERSTER FEATHER REED GRASS
\bigcirc	S8 CAREX DIVULSA BERKELEY SEDGE
	SP CHONDROPETALUM TECTORUM SMALL CAPE RUSH
	STO CORREA 'DUSKY BELLS' RED AUSTRALIAN FUCHSIA
	DELOSPERMA NUBIGENUM HARDY YELLOW ICE PLANT
	S12 FRANGULA CALIFORNICA COFFEEBERRY
	S13 HEMEROCALLIS 'STELLA DE ORO' STELLA DE ORO DAYLILY
	HEMEROCALLIS FULVA ORANGE DAYLILY
	HEMEROCALLIS 'LITTLE RICH' LITTLE RICH DAYLILY
()	S16 JUNCUS PATENS 'ELK BLUE' ELK BLUE CALIFORNIA GRAY RUSH
	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' HIDCOTE LAVENDER
	S18 MIMULUS AURANTIACUS STICKY MONKEY FLOWER
	S19 MUHLENBERGIA RIGENS DEER GRASS
(\not)	S20 PHORMIUM 'AMAZING RED' AMAZING RED FLAX
	S2] PHORMIUM 'DARK DELIGHT' DARK DELIGHT FLAX
	S22 SALVIA LEUCANTHA 'SANTA BARBARA' SANTA BARBARA MEXICAN BUSH SAGE
(MAX)	S23 SENECIO SERPENS BLUE CHALKSTICKS

GROUNDCOVERS

SYMBOL	NAME
	GI EXISTING PLANTING TO REMAIN
	G2 ACHILLEA MILLEFOLIUM COMMON YARROW
	G3 ARCTOSTAPHYLOS 'PACIFIC MIST' PACIFIC MIST MANZANITA
	G4 BUCHLOE DACTYLOIDES UC VERDE BUFFALOGRASS
	G5 DYMONDIA MARGARETAE SILVER CARPET
	GG LANTANA MONTEVIDENSIS TRAILING LANTANA
	G7 PHYLA NODIFLORA KURAPIA
	68 SANTOLINA CHAMAECYPARISSUS LAVENDER COTTON
	G9 SIDALCEA MALVIFLORA CHECKER BLOOM
	G10 TEUCRIUM CHAMAEDRYS WALL GERMANDER
VINES	

NAME

SYMBOL

WISTERIA SINENSIS CHINESE WISTERIA

PLEINAIRE DESIGN GROUP 3203 Lightning St., Ste. 201 // Santa Maria, CA 93455 805.349.9695 // www.pleinairedg.com Kurin X Sud Renewal Date THE DRAWING, DESIGN IDEAS, AND FEATURES OF CONSTRUCTION, DEPICTED WITHIN THE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF KEVIN J. SMALL LANDSCAPE ARCHITECT. THEY ARE NOT TO BE REUSED, REPRODUCED, COPIED, SOLD, OR USED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESSED WRITTEN CONSENT OF KEVIN J. SMALL; RLA 2929. @ 2019 KEVIN J. SMALL RDEN 4 U BL AIN SUST >

REVISION DATE 1 CLIENT COMMENTS 2 CLIENT COMMENTS

1

>

J

ARI,

Ś

SANTA

2	CLIENT COMMENTS	2019.10.25
3	CLIENT COMMENTS	2020.02.11
4	CLIENT COMMENTS	2020.10.05
5	CLIENT COMMENTS	2021.01.05
SHEET TITLE		

2019.01.10

PLANTING PLAN

SHEET	NO.	
PROJI	ECT NO.	21913
DATE		2021.03.04
		T: 805.568.3440
	Santa Barbara,	California 93101
	130 E. Victoria	ı Street, Suite 200
OWN	ER	Kalani Durham



TWO DAYS BEFORE YOU DIG CALL: TOLL FREE 1.800.422.4133

NDERGROUND SERVICE ALERT

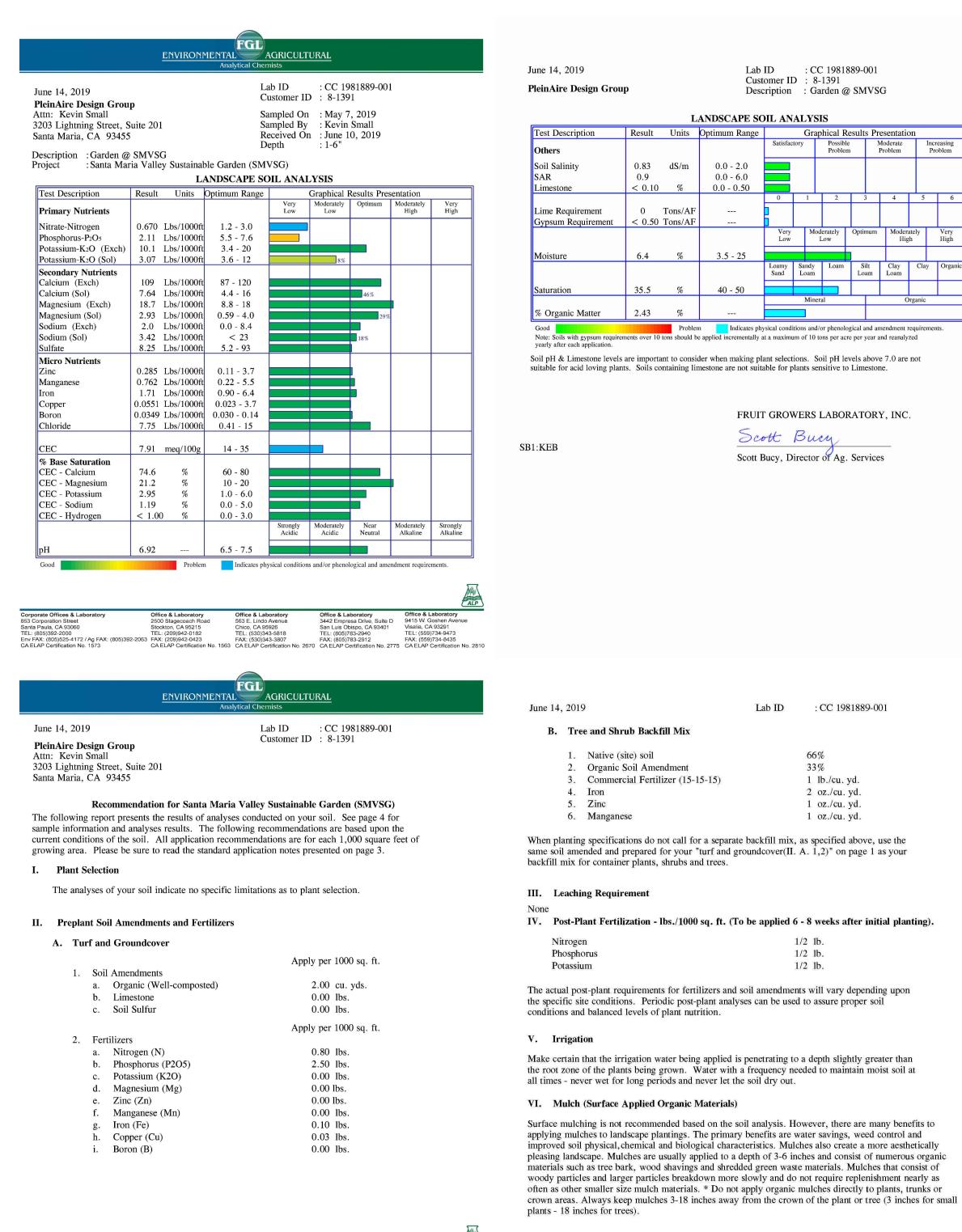
PLANTING LEGEND NOTES

GENERAL PLANTING NOTES

- 1. REMOVE ALL DEBRIS, WEEDS, EXCESS MATERIAL AND ROCKS LARGER THAN 3" IN DIAMETER FROM PLANTING AREAS.
- 2. CROSS RIP ALL TURF AND PLANTING AREAS TO A DEPTH OF 12" AND BLEND THE FOLLOWING AMENDMENT INTO THE TILLED SOIL TO A DEPTH OF 6".
- 2.1. PER LANDSCAPE SOIL ANALYSIS REPORT

3. SOIL AMENDMENT AND BACKFILL MIX ARE PROVIDED FOR BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL PROVIDE FOR IN HIS BID FOR A SOIL AGRONOMY REPORT BY AN APPROVED SOIL AGRONOMIST UPON COMPLETION OF THE ROUGH GRADING. ACTUAL SOIL AMENDMENTS AND BACKFILL MIX SHALL BE AS PER SOIL AGRONOMISTS REPORT AND RECOMMENDATIONS.

- 4. FINE PRUNE ALL SPECIMEN TREES AFTER PLANTING UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT. ALL SPECIMEN TREES SHALL BE SELECTED AT THE SOURCE BY THE LANDSCAPE ARCHITECT 5.
- 6. UPON COMPLETION, REMOVE ALL EXTRANEOUS MATERIAL AND DEBRIS, BROOM AND WASH CLEAN
- AREA. ACTUAL SYMBOLS SHALL HAVE PRIORITY OVER WRITTEN QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES AND NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES.
- ALL PLANT MATERIAL, COLOR, SIZE AND QUANTITIES ARE TO BE VERIFIED WITH OWNER. ALL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER, PRIOR TO INSTALLATION
- 10. ALL FLOW LINES ESTABLISHED BY GRADING PLAN SHALL BE MAINTAINED BY FINISH GRADING. MAINTAIN 1.5% MINIMUM FLOW IN ALL PLANTER AREAS.



Office & Laboratory 563 E. Lindo Avenue Chico, CA 95926 TEL: (5309242-5818 FAX: (530)343-3807

San Luis Obispo, CA TEL: (805)783-2940 FAX: (805)783-2912

 Laboratory
 Office & Laboratory

 at
 2500 Stagecoach Road

 50
 Stockton, CA 95215

 TEL: (209)942-0182
 TEL: (209)942-0182

 172 / Ag FAX: (805)392-2063
 FAX: (208)942-0423

1. ALL TREES ARE TO BE STAKED PER DETAIL A, B/L-4.2.

ALL SHRUBS AND GROUNDCOVERS ARE TO BE PLANTED PER C,D/L-4.2.

3. ALL VINES ARE TO BE PLANTED PER DETAIL C/L-4.2, AND ATTACHED TO WALL PER DETAIL E/L-4.2. REFERENCE DETAIL J/L-2.1 FOR MORE INFO.

4. CONTRACTOR IS TO PROVIDE AN AUTOMATIC IRRIGATION SYSTEM WITH 100% COVERAGE AND SEPARATE SUN/SHADE AND TURF/GROUNDCOVER SYSTEMS. REFER TO IRRIGATION PLANS FOR SPECIFICS OF INSTALLATIONS.

CONTRACTOR SHALL NOT DETOUR FROM ANY OF THE PLANT MATERIAL ON THE LIST UNLESS CONSULTING WITH THE LANDSCAPE ARCHITECT FIRST.

CONTRACTOR SHALL INSTALL HEADER AT THE EDGE OF ALL TURF TO SHRUB AREAS. SEE DETAILS FOR MATERIAL

7. ALL SHRUB AREAS SHALL RECEIVE A 3" LAYER OF MEDIUM SIZED FIR MULCH 1/2" TO 1" IN DIAMETER. TOP SURFACE OF MULCH SHALL BE A MINIMUM OF 1" BELOW ANY ADJACENT HARDSCAPE. "GORILLA HAIR" OR POST CONSTRUCTION WASTE WILL NOT BE ACCEPTED.

8. ALL SLOPE AREAS 3:1 OR GREATER SHALL HAVE JUTE NETTING OR EQUIVALENT SLOPE STABILIZATION MATERIAL APPLIED ON TOP OF ANY APPLIED MULCH. 9. ALL PLANT MATERIAL, COLOR, SIZE AND QUANTITIES ARE TO BE VERIFIED WITH OWNER.

2.

6.

Graphical Results Presentation Moderate Problem Possible Problem Increasing Problem Moderately High

: CC 1981889-001

1 lb./cu. yd. 2 oz./cu. yd. 1 oz./cu. yd. 1 oz./cu. yd.

June 14, 2019

Lab ID

: CC 1981889-001 Application Notes

The application instructions listed below apply only if the material(s) is recommended in this

report on page 1. Materials not included in the recommendations are excluded either because the analyses data did not indicate a need or the analysis to determine if a need existed was not requested.

Organic Materials

Nitrolized redwood compost is preferred but other organic soil amendment mixes may be substituted depending upon the site requirements. Organic soil amendments should thoroughly be composted and certified free of weeds and pathogens. Particle size should be less than 1/2 inch in diameter and relatively uniform. Organic materials should be spread uniformly over the surface soils and should be incorporated to a depth of four to six inches.

Limestone, Dolomite & Sulfur

These materials should be broadcast uniformly over the surface soils and then incorporated to a depth of four to six inches.

Gypsum

This material should be broadcast uniformly over surface soils for water penetration. For best results do not incorporate.

Preplant Phosphorus, Zinc, Manganese, Iron & Copper

These materials should be broadcast uniformly over the surface soils and then incorporated to a depth of four to six inches. Post-plant applications can be surface applied for water penetration.

Nitrogen, Potassium & Magnesium

These materials are water soluble and can be applied uniformly over the soil surface, or they can be incorporated with other recommended materials. Magnesium sources for plant nutrition include Epsom salts (Magnesium Sulfate), and the double salt of Potassium-Magnesium Sulfate (Sulfate of Potash-magnesia).

PLANT LEGEND

TREES

SYMBOL NAME LAGERSTROEMIA INDIC NATCHEZ CRAPE MYRI EXISTING TREE to remain T3 EXISTING TREE TO BE REMOVED $\langle \rangle$

SHRUBS

SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
	SI AGAVE AMERICANA CENTURY AGAVE	PLANT PER DETAIL D/L-4.2	5 GAL.	V. LOW	3
	S2 AGAVE ATTENUATA FOXTAIL AGAVE	PLANT PER DETAIL D/L-4.2	5 GAL.	LOW	4
	S3 ALOE STRIATA CORAL ALOE	PLANT PER DETAIL D/L-4.2	1 GAL.	LOW	12
	S4 ANIGOZANTHOS 'BUSH RANGER' DWARF RED KANGAROO PAW	PLANT PER DETAIL D/L-4.2	1 GAL.	MED	13
	S5 ARCTOSTAPHYLOS 'JOHN DOURLEY' JOHN DOURLEY MANZANITA	PLANT PER DETAIL D/L-4.2	15 GAL.	LOW	18
	S6 ASCLEPIAS SYRIACA COMMON MILKWEED	PLANT PER DETAIL D/L-4.2	1 GAL.	V. LOW	29
\bigotimes	S7 CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER KARL FOERSTER FEATHER REED GRASS	R' PLANT PER DETAIL D/L-4.2	5 GAL.	MED	27
\bigcirc	S8 CAREX DIVULSA BERKELEY SEDGE	PLANT PER DETAIL D/L-4.2	1 GAL.	LOW	55
	S9 CHONDROPETALUM TECTORUM SMALL CAPE RUSH	PLANT PER DETAIL D/L-4.2	1 GAL.	LOW	15
	SIO CORREA 'DUSKY BELLS' RED AUSTRALIAN FUCHSIA	PLANT PER DETAIL D/L-4.2	1 GAL.	LOW	9
	SII DELOSPERMA NUBIGENUM HARDY YELLOW ICE PLANT	PLANT PER DETAIL D/L-4.2	1 GAL.	LOW	42
	S12 FRANGULA CALIFORNICA COFFEEBERRY	PLANT PER DETAIL D/L-4.2	15 GAL.	V. LOW	4
	1513 HEMEROCALLIS 'STELLA DE ORO' STELLA DE ORO DAYLILY	PLANT PER DETAIL D/L-4.2	1 GAL.	LOW	16
	HEMEROCALLIS FULVA ORANGE DAYLILY	PLANT PER DETAIL D/L-4.2	1 GAL.	LOW	12
	155 HEMEROCALLIS 'LITTLE RICH' LITTLE RICH DAYLILY	PLANT PER DETAIL D/L-4.2	1 GAL.	LOW	14
()	JUNCUS PATENS 'ELK BLUE' ELK BLUE CALIFORNIA GRAY RUSH	PLANT PER DETAIL D/L-4.2	1 GAL.	LOW	12
	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' HIDCOTE LAVENDER	PLANT PER DETAIL D/L-4.2	1 GAL.	LOW	63
	S18 MIMULUS AURANTIACUS STICKY MONKEY FLOWER	PLANT PER DETAIL D/L-4.2	5 GAL.	V. LOW	2
	S19 MUHLENBERGIA RIGENS DEER GRASS	PLANT PER DETAIL D/L-4.2	5 GAL.	LOW	20
(\not)	S20 PHORMIUM 'AMAZING RED' AMAZING RED FLAX	PLANT PER DETAIL D/L-4.2	5 GAL.	LOW	4
	S21 PHORMIUM 'DARK DELIGHT' DARK DELIGHT FLAX	PLANT PER DETAIL D/L-4.2	5 GAL.	LOW	4
	S22 SALVIA LEUCANTHA 'SANTA BARBARA' SANTA BARBARA MEXICAN BUSH SAGE	PLANT PER DETAIL D/L-4.2	5 GAL.	LOW	32
(MA)	S23 SENECIO SERPENS BLUE CHALKSTICKS	PLANT PER DETAIL D/L-4.2	1 GAL.	LOW	36

GROUNDCOVERS

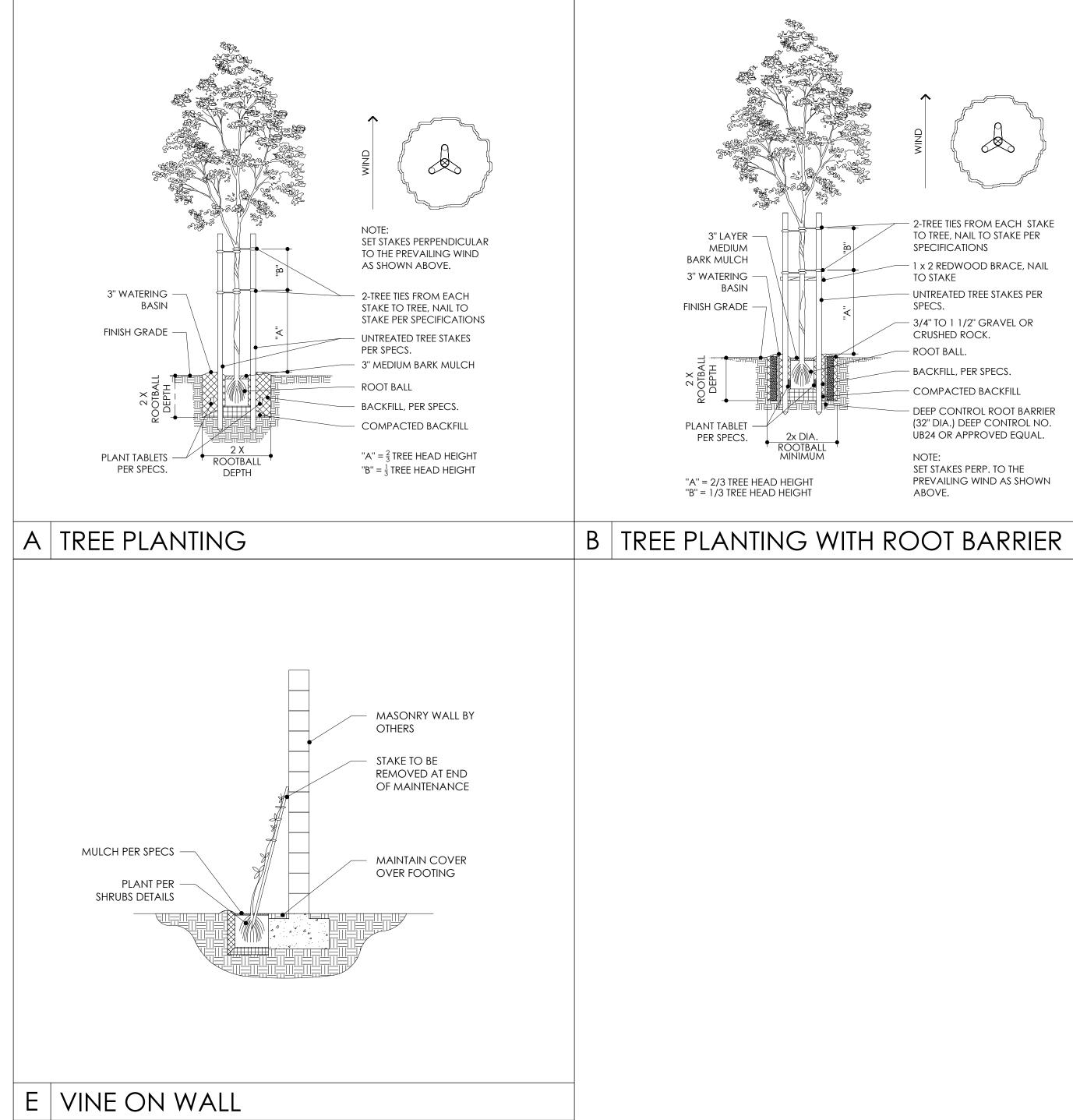
SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
	GI EXISTING PLANTING TO REMAIN	TO BE PRUNED, REPLACED, OR REMOVED AS DIRECTED BY LANDSCAPE ARCHITECT			
	G2 ACHILLEA MILLEFOLIUM COMMON YARROW	PLANT PER DETAIL C,D/L-4.2 24'' O.C.	1 GAL.	LOW	77
	G3 ARCTOSTAPHYLOS 'PACIFIC MIST' PACIFIC MIST MANZANITA	PLANT PER DETAIL C,D/L-4.2 60'' O.C.	5 GAL.	LOW	21
	G4 BUCHLOE DACTYLOIDES UC VERDE BUFFALOGRASS	PLANT PER DETAIL C,D/L-4.2	SOD	LOW	509 SQ.F1
	G5 DYMONDIA MARGARETAE SILVER CARPET	PLANT PER DETAIL C,D/L-4.2 30'' O.C.	1 GAL.	LOW	104
	Ge LANTANA MONTEVIDENSIS TRAILING LANTANA	PLANT PER DETAIL C,D/L-4.2 36" O.C.	5 GAL.	LOW	52
↓ ↓ ↓ ↓ ↓ ↓	G7 PHYLA NODIFLORA KURAPIA	PLANT PER DETAIL C,D/L-4.2	SOD	LOW	496 SQ.F1
	68 SANTOLINA CHAMAECYPARISSUS LAVENDER COTTON	PLANT PER DETAIL C,D/L-4.2 42" O.C.	1 GAL.	LOW	51
	G9 SIDALCEA MALVIFLORA CHECKER BLOOM	PLANT PER DETAIL C,D/L-4.2 24" O.C.	1 GAL.	LOW	299
	TEUCRIUM CHAMAEDRYS WALL GERMANDER	PLANT PER DETAIL C,D/L-4.2 30'' O.C.	1 GAL.	LOW	194

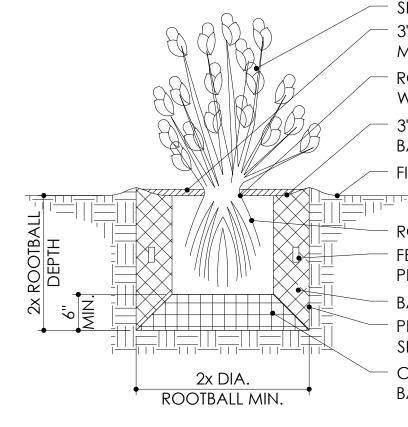
VINES

SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
	WISTERIA SINENSIS CHINESE WISTERIA	PLANT PER DETAIL C,E/L-4.2, J/L-2.1	5 GAL.	MED	2

	COMMENTS	SIZE	WUCOLS	QTY.
CA X FAURIEI 'NATCHEZ' RTLE	PLANT PER DETAIL A,B/L-4.2	24'' BOX	MED	4
				25
				4

PLEIN: DESIGN (
// 3203 Lightning St., Ste. 201 805.349.9695 // www	
THE DRAWING, DESIGN IDEA CONSTRUCTION, DEPICTED WITHIN FXCLUSIVE PROPERTY OF KEV	S, AND FEATURES OF
COPIED, SOLD, OR USED FOR AN THE EXPRESSED WRITTEN CONSEN RLA 2929. © 2019 KEVIN J. SMA	Y OTHER PURPOSE WITHOUT T OF KEVIN J. SMALL;
SANTA MARIA VALLEY SUSTAINABLE GARDEN	624 WEST FOSTER ROAD // SANTA MARIA, CALIFORNIA 93455
REVISION DATE1CLIENT COMMENTS2CLIENT COMMENTS3CLIENT COMMENTS4CLIENT COMMENTS5CLIENT COMMENTS	2019.01.10 2019.10.25 2020.02.11 2020.10.05 2021.01.05
SHEET TITLE PLANTING NOTES	
OWNER	Kalani Durham
	a Street, Suite 200 1, California 93101
DATE	T: 805.568.3440 2021.03.04
PROJECT NO. SHEET NO.	21913
L-4	I.1





C SHRUB PLANTING

SHRUB 3" MEDIUM BARK MULCH ROOTBALL EQUAL WITH FINISH GRADE 3" HIGH WATERING basin - FINISH GRADE

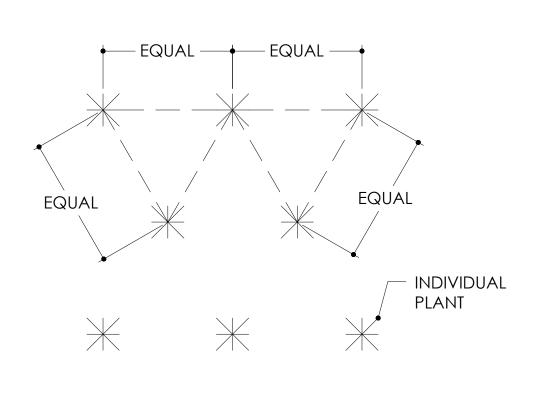
ROOTBALL FERTILIZER TABLETS PER SPECS BACKFILL PER SPECS PLANT PIT (SIZE PER SPECS) COMPACTED BACKFILL

Property Owner "I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

Please answer the questions below:

PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE "I/we certify that based upon periodic site observations, the work has been substantially completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package."

PART 3. IRRIGATION SCHEDULING Attach parameters for setting the irrigation schedule on controller per ordinance Section 492.10.



NOTE: ALL SHRUBS / GROUNDCOVER TO BE PLANTED AT EQUAL SPACING UNLESS OTHERWISE INDICATED ON PLANS. SEE LEGEND FOR SPECIFIC SPACING. GROUNDCOVER SHALL NOT BE PLANTED WITHIN 4 INCHES OF SHRUBS AND TREES.

D GROUNDCOVER SPACING

CERTIFICATE OF COMPLETION This certificate is filled out by the project applicant upon completion of the landscape project.

ate				
oject Name				
me of Project	t Applicant	Telephone No.		
		Fax No.		
e		Email Address		
mpany		Street Address		
у		State	Zip Code	
roject Ad eet Address	dress and Location:	Parcel, tract or lot numb	er, if available.	
	dress and Location:	Parcel, tract or lot numb	er, if available.	
eet Address	dress and Location:	Parcel, tract or lot numb Latitude/Longitude (opti		
	Zip Code			
eet Address / te	Zip Code	Latitude/Longitude (option		
eet Address / te operty C		Latitude/Longitude (option		
eet Address / te operty C	Zip Code	Latitude/Longitude (opti-		
eet Address te operty C ne	Zip Code	Jnee:		
eet Address / te	Zip Code	Jnee: Telephone No. Fax No.		

Property Owner Signature

Date

- 1. Date the Landscape Documentation Package was submitted to the local agency_
- submitted to the local water purveyor____

Date		
Telephone No.		
Fax No.		
Email Address	Email Address	
Street Address		
State	Zip Code	
	Telephone No. Fax No. Email Address Street Address	

*Signer of the landscape design plan, signer of the irrigation plan, or a licensed landscape contractor.

PART 4. SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE Attach schedule of Landscape and Irrigation Maintenance per ordinance Section 492.11.

PART 5. LANDSCAPE IRRIGATION AUDIT REPORT Attach Landscape Irrigation Audit Report per ordinance Section 492.12.

PART 6. SOIL MANAGEMENT REPORT

Attach soil analysis report, if not previously submitted with the Landscape Documentation Package per ordinance Section 492.5. Attach documentation verifying implementation of recommendations from soil analysis report per ordinance Section 492.5.

DESIGN OF ANTHE EXPRESSED WRITTEN CONSERVICTION, OF ANTHE EXPRESSED WRIT	S, AND FEATURES OF THE DRAWINGS ARE THE IN J. SMALL LANDSCAPE BE REUSED, REPRODUCED, Y OTHER PURPOSE WITHOUT T OF KEVIN J. SMALL;
SANTA MARIA VALLEY SUSTAINABLE GARDEN	624 WEST FOSTER ROAD // SANTA MARIA, CALIFORNIA 93455
	2019.01.10 2019.10.25 2020.02.11 2020.10.05 2021.01.05 2021.01.05 Xalani Durham a Street, Suite 200 a, California 93101 T: 805.568.3440 2021.03.04 21913

A.	The work included in these specifications shall consist of the furnishing of all labor, tools, materials, appliances, tests, permits, etc., necessary for the installation of a landscape sprinkler system, as herein shown on the accompanying drawings. The work shall be performed in accordance with the best standards of practice relating to the various trades and under the continuous supervision of a competent foreman, capable interpreting the drawings and these specifications. The work included in this section is as follows:
	 Scope Submittals Materials Installation Quality Control Responsibility & Guarantee Inspection

- 8. Cleanur
- B. The intent of the drawings and specifications is to indicate and specify a complete irrigation system, installed and ready for use without further cost in labor or materials to the owner.
- C. The system shall efficiently and evenly irrigate all areas, be complete in every respect and shall be left ready for operation to the satisfaction of the Owner's authorized representative.
- D. Ordinances and Regulations: All local, municipal state laws, and rules and regulations governing or relating to any portion of irrigation work are hereby incorporated into and made a part of these specifications, and their provisions shall be carried out by the Contractor. Anything contained in these specifications, shall not be constructed to conflict with any of the above rules and regulations or requirements of the same. However, when these specifications call for or describe materials, workmanship, or construction of better quality, higher standards, or larger size than is required by the above rules and regulations, the provisions of these specifications and drawings shall take precedence.
- E. If required, the Contractor shall submit irrigation drawings for approval to local or municipal agencies
- Any item shown in the specifications and not shown on the drawings, or on the drawings and not on the specifications, shall be considered to appear in both, except any item or material shown on specifications which is obviously not intended to complete the installations.
- G. In the event of "conflict" between the drawings and the specifications, the landscape architect or his authorized representative shall be consulted.

H. Explanation of drawings:

- 1. Due to the scale of drawings, it is not possible to indicate all offsets, fittings, sleeves, etc., which may be required. The Contractor shall carefully investigate the structural and finished conditions affecting all of this work and plan this work accordingly, furnishing such fittings, etc., as may be required to meet such conditions. This design is diagrammatic. All piping, valves, etc. shown within paved areas is for the design clarification only and shall be installed in planting areas where possible. Avoid any conflicts between the sprinkler system, plantings and architectural
- 2. All work called for on the drawings by notes or details shall be furnished and installed whether or not specifically mentioned in the specifications
- 3. The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences, or discrepancies in area dimensions exist that might not have been considered in Engineering. Such obstructions or differences should be brought to the attention of the Owner's authorized representative. In the event this notification is not performed, the Irrigation Contractor shall assume full responsibility for any revision necessary.
- 4. It is the responsibility of the Irrigation Contractor to familiarize himself with all grade differences, location of walls, retaining walls, etc. He shall coordinate his work with the general contractor and other subcontractors for the location and installation of pipe sleeves through walls, under roadways, paving, structures, etc.
- 02800.02 SUBMITTALS A. Material List:
- 1. The Contractor shall furnish the articles, equipment, materials, or processes specified by name in
- the Drawings and Specifications. 2. A complete materials list shall be submitted prior to performing any work. Materials list shall include the manufacturer, model number, and description of all materials and equipment to be
- 3. Equipment or materials installed or furnished without prior written approval of the Landscape Architect may be rejected and the Contractor may be 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. 5. Manufacturer's warranties shall not relieve the Contractor of his liability under the guarantee. Such warranties shall only supplement the guarantee.
- 6. Substitutions: If the Irrigation contractor wishes to substitute any equipment or materials for equipment or materials listed on the irrigation drawings and specifications, he may do so by providing the following information to the Owner's authorized representative for approval:
- a. Provide a statement indicating the reason for making the substitution. Use a separate sheet of paper for each item to be substituted. b. Provide descriptive catalog literature, performance charts and flow charts for each item to be
- substituted. Provide the amount of cost savings or increase if the substituted item is approved. d. The Owner's authorized representative shall have the sole responsibility in accepting rejecting any substituted item as an approved equal to equipment and materials listed on the

B. Operation and Maintenance Manuals:

irrigation drawings and specifications.

- 1. Prepare and deliver to the Owner's authorized representative within ten (10) calendar days prior to acceptance of construction all required and necessary descriptive material in complete detail and sufficient quantity, properly prepared in two (2) individually bound copies of the operatior and maintenance mánual.' The manual shall describe the material installed and shall be in sufficient detail to permit operating personnel to understand, operate and maintain all equipment. Spare parts list and related manufacturer information shall be included. Each complete, bound manual shall include the following information.
- a. Index sheets stating Contractor's address and telephone number, list of equipment with name and address of local manufacturer's representative.
- Catalog and parts sheets on all materials and equipment installed under this contract. Guarantee statement
- Complete operating and maintenance instructions on all major equipment. e. Controller Charts.
- 2. In addition to the above mentioned maintenance manuals, provide the Owner's maintenance personnel with the instructions for major equipment and show evidence in writing to the Landscape Architect at the conclusion of the project that this service has been rendered.

C. Record Drawings

- 1. Record accurately on one set of black and white prints of the drawings all changes in the work constituting departures from the original contract drawings including changes in both pressure
- and non-pressure lines. 2. These drawings shall also serve as work progress sheets, and the Contractors shall make neat and legible annotations thereon daily as the work proceeds, showing the work as actually installed. These drawings shall be available at all times for inspection and shall be kept in a
- location designated by the Owner's authorized representative. 3. Before the date of the final inspection, the contractor shall transfer all information from the As-Built" prints to an ozalid sepia, procured from the Owner's authorized representative. All work shall be neat, in ink and subject to the approval of the Owner's authorized representative.
- 4. Dimension from two permanent points of reference (building, monuments, sidewalks, curbs pavement, etc.). Locations shown on as-built drawings shall be kept day to day as the project is being installed. All dimensions noted on drawings shall be minimum 1/8 inch in size.
- 5. Show locations and depth of the following items:
- a. Connection to existing water lines. Connection to existing electrical power.
- Routing of sprinkler pressure lines (dimension max. 100' along routing).
- Sprinkler control valves Routing of control wiring.
- Quick coupling valves. n. Other related equipment as directed by the Owner's authorized representative.
- 6. Maintain record drawings on site at all times.
- 7. On or before the date of the final inspection, the Contractor shall deliver the corrected and completed sepias to the Owner's authorized representative. Delivery of the sepias will not relieve the Contractor of responsibility of furnishing required information that may be omitted rom the prints.

D. Record Drawings:

- 1. Record drawings must be approved by the Owner's authorized representative before charts are
- 2. Provide one controller chart for each automatic controller supplied, showing the area covered by the controller, and the maximum size the controller door will allow
- 3. The chart is to be a reduced drawing of the actual "record" 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.
- 4. Chart shall be a blackline print and a different color shall be used to show each area of coverage for each station
- 5. These charts must be completed and approved prior to final inspection with duplicates placed in the owner's manual.

E. Certification

1. Written certification of tests and inspections outlined in section 2800.07 (inspections) shall be submitted to the owner prior to approval.

- F. Equipment to be Furnished:
- 1. Supply as a part of this contract the following tools:
- a. Two (2) sets of special tools required for removing, disassembling, and adjusting each type of sprinkler and valve supplied on this project Two (2) valve keys for operation of gate valves. Two (2) kevs for each automatic controller
- d. Two (2) quick coupler keys and matching hose swivels for each type of quick coupling valve

- 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 the material must be shown to the Engineer.
- 1. The guarantee for the sprinkler irrigation system shall be made in accordance with the attached
- 2. A copy of the guarantee form shall be included in the operations and maintenance manual.
- 3. The guarantee form shall be pre-typed onto the Contractor's letterhead and contain the following
- 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 expected We agree to repair or replace any defects in material or workmanship, including settling of backfield areas below grade, which may develop during the period of one year from date of acceptance and also repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner. We shall make such repairs or replacements within 72 hours of notification that repair work is necessary. In the event of our failure to make such repairs or eplacements within a reasonable time after receipt of written notice from the Owner, we authorize the Owner to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefore upon demand. PROJECT: LOCATION:

SIGNED.		 	
ADDRESS:			
PHONE:		 	
DATE OF ACCE	PTANCE:		

02800.03 MATERIALS

A. General

G. Guarantee

Use only new materials of brands and types noted on drawings, specified herein, or approved

- B. Handling of PVC Pipe and Fittings:
- The Contractor is cautioned to exercise care in handling, loading, unloading and storing PVC pipe and fittings. All PVC shall be transported in a vehicle which allows the length of pipe to lie flat so as not to subject it undue bending or concentrated external load at any point. Any section of pipe that has been dented or damaged will be discarded and if installed, shall be replaced with new piping.
- C. Pressure Rated PVC Pipe
- 1. The following sizes are acceptable minimums for pressure rated pipe. a. One-half inch (1/2") to one and one-half inch (1-1/2") diameter; approved Schedule 40; two
- inch (2") and larger Class 315. b. Fitting one-half inch (1/2") to one and one-half inch (1-1/2"); Schedule 80.
- 2. All PVC pipe must bear the following markings: Manufacturer's name.

Nominal pipe size. Schedule or clas

. Date of extrusion.

- d. Pressure rating in P.S.I. e. NSF (National Sanitation Foundation) approval.
- 3. PVC Solvent Weld pipe shall be made from NSF approved Type I, Grade PVC compound conforming to ASTM resin specification D1785. All pipe must meet requirements as set forth in Federal Specification PS-21-70.
- D. Non-Pressure PVC Lateral Pipe:
- 1. Non-pressure buried lateral line piping shall be PVC minimum Schedule 40 with solvent-weld
- 2. Pipe shall be made from NSF approved, Type I, Grade II PVC compound conforming to ASTM resin specification D1785. All pipe must meet requirements set forth in Federal Specification PS-21-70 with an appropriate standard dimension ratio.
- E. PVC Pipe Fittings and Connections:
- I fittings shall bear the manufacturer's name or trademark, material designation, size, applicable I.P.S. schedule and NSF seal of approval. Ring-Tite PVC fittings shall be fabricated from Schedule 40, 1-2, II-1 NSF solvent-weld PVC fittings conforming to ASTM testing procedure D2466 and PVC ring-tite bell adapter using
- solvent and solvent procedures recommended by the manufacturer. 2. Fabrication shall be performed at the manufacturer's plant location or at an authorized distributor
- shop location. Field fabrication of ring-tite fittings will not be allowed. 3. PVC solvent-weld fittings shall be Schedule 40, 1-2, 11-1 NSF approved conforming to ASTM test procedure D2466.
- 4. Solvent cement and primer for PVC solvent-weld pipe and fittings shall be of type and installation methods prescribed by the manufacturer.
- 45-degree fittings shall be used at all changes in depth of pipe. 6. When connection is plastic to metal, male adapters shall be used. The male adapter shall be hand tightened, plus one turn with a strap wrench. Joint compound shall be Permatex Type II or
- 7. Risers shall be Schedule 80 PVC pipe with fittings to permit lowering of the heads.
- F. Galvanized Pipe Fittings:
- 1. Where indicated on the drawings, use galvanized steel pipe ASA Schedule 40 mild steel screwed pipe.
- 2. Fittings and couplings shall be medium galvanized screwed beaded malleable iron. 3. All galvanized pipe and fittings installed below grade shall be painted with (2) coats of Koppers #50 Bitumastic
- G. Backflow Prevention Units
- 1. As required by local or state ordinances, provide and install vacuum breakers to protect the domestic water supply against back siphonage from sprinkler system. Each backflow prevention device shall be as approved by local Health Department and shall be of the size and type as ndicated. All backflow devices shall be installed in accordance with the requirements as set orth by the local plumbing code having jurisdiction over the work in this area. Pressure type of backflow preventers shall be placed twelve inches (12") above the highest downstream piping as required by code.
- 2. Backflow preventer to be constructed of brass. The backflow preventer shall operate on a pressure principle. It shall be capable of being installed under continuous pressure. Th pressure type vacuum breaker shall consist of an approved body, check valve, vacuum relief. nlet and discharge shut-offs and field test cocks. The vacuum relief shall have an atmospheric opening of greater diameter than the iron pipe size of the unit. The vacuum relief shall be separated and independently from the check valve member. All nipples and other fittings shall be of red brass construction. The pressure type of vacuum breaker shall be for cold water service to 160 degrees. A protective screen shall eliminate insects or debris from entering the unit. The unit shall be approved by local authorities.

H. Valves:

- 1. Remote Control Valves, Electric Solenoid Type.
- The remote control valve shall be normally closed, 24 volt, 60 cycle, 2.0 watt and shall operate with 18-30 volts of power to the solenoid. Solenoid operator shall have "grit filter" protection and valves shall have removable inlet port strainer to screen debris from all water entering bonnet and solenoid assembly. Valve body and bonnet shall be cast brass, diaphragm of nylon reinforced neoprene and inlet screen, solenoid tube, plunger, spring, etc., of stainless steel. Valves shall have no external bleed tubes and must be complete with manual bleed plug and flow control adjustment. The valve shall have a slow uniform closure to eliminate water hammer or chatter. Valve shall be pressure rated at 150 PSI.
- Gate Valves:
- a. Gate valves 3" and smaller shall be 125 lb. SWP bronze gate valve with screw in bonnet,
- non-rising stem and solid wedge disc. b. Gate valves 3" and smaller shall have threaded ends and shall be equipped with bronze
- c. Gate valves 3" and smaller shall be similar to those manufactured by Nibco or approved
- d. All gate valves shall be installed per installation detail.
- 3. Quick Coupling Valves:

Ametek, or approved equal.

J. Automatic or Smart Controller:

minutes each station

- a. Quick coupling valves shall have a brass two-piece body designed for working pressure of 150 PSI, operable with quick coupler. Key size and type shall be as shown on plans. Valve Boxes
- All remote control valves and gate valves shall be installed in suitable valve boxes as shown in details, complete with cover. Locking and/or hinges covers will not be necessary. Box lid shall be marked "R.C.V." or "IRRIG VALVE".
- 1. Use a 9" x 24" round box for all gate valves, Brooks #9 or approved equal.

_		
-		
-		

2. Use a 9 1/2" x 16" x 11" rectangular box for all electrical control valves, Carson Industries,

1. The automatic controller shall have minimum number of stations as indicated on the plans and shall be completely automatic in operation and shall electronically start the sprinkler cycle and electronically time the individual stations.

2. The controller shall have a standard 117 volt, 60 cycle power input and 26.5 volt, 2.2 amp.

The controller shall have a 14 day programming and be capable of automatically starting a watering cycle at any time on the hour for 24 hours per day.

4. Each station shall have an off switch for zero time and individual timing control for 2 to 60

5. Each station shall have an on/off and repeat switch for eliminating one or more stations from the automatic timing sequence or for initiating a repeat cycle on any or all stations after the normal watering cycle has been completed.

6. It shall be possible to operate the controller manually and to select and operate manually any

7. Controller shall be equipped with a reset circuit breaker, and shall be housed in a locking, weatherproof cabinet. 8. Controller to have a battery back up with fresh batteries supplied by Contractor.

K. Control Wiring (Low Voltage)

- . Connections between the automatic controllers and the electric control valves shall be made with U.F. approved direct burial copper wire. Pilot wires shall be a different color for each automatic controller. Common wires shall be white with a different color stripe for each automatic controller. Install in accordance with valve Manufacturer's specifications and wire chart. In no case shall wire size be less than #14.
- 2. Wiring shall occupy the same trench and be installed along the same route as pressure supply or lateral lines whenever possible.
- 3. Where more than one (1) wire is placed in a trench, the wiring shall be taped together at intervals of ten (10) feet
- 4. Where called for on plans, control wires shall be installed within the schedule 40 PVC sleeves. 12" below grade (existing system's manual-to-automatic conversion) install 18" from adjacent
- 5. An expansion curl should be provided within three (3) feet of each wire connection and at least every one hundred (100) feet of wire length. Expansion curls shall be formed by wrapping at least five (5) turns of wire around one inch diameter pipe, then withdrawing the pipe.
- 6. All splices shall be made with Scotch-Lok Connector Sealing Packs, Pen-Tite Wire Connector, or approved equal. Use one splice per connector sealing pack.
- 7. Field splices between the automatic controller and electrical control valves will not be allowed, unless spliced in a pull-box with prior approval of the Landscape Architect. L. Sprinkler Heads:

1. General:

- a. All sprinkler heads shall be of the same size, type and deliver the same rate of precipitation with the diameter (or radius) of throw, pressure, and discharge as shown on the plans and/or specified in these special provisions Spray heads shall have a screw adjustment.
- Riser units shall be fabricated in accordance with details shown on plans. d. Riser Nipples for all sprinkler heads shall be the same size as the riser opening in the sprinkler body.
- All sprinkler heads of the same type shall be of the same manufacturer.
 f. Contractor shall not detour from products or materials listed within irrigation legend without written approval from the Landscape Architect or the Owner's authorized representative. 2. Type "A" Pop-Up Lawn Spray:
- a. Pop-up lawn spray heads shall have a minimum 4" pop-up nozzle piston with a stainless steel
- retraction spring. The sprinkler body shall be manufactured of a corrosion resistant material such as high strength ultraviolet and impact resistant plastic. b. Nozzles for 4" pop-up lawn spray sprinklers shall be of impact resistant plastic construction and shall be adjustable. c. 4" pop-up lawn spray sprinklers shall be the Rainbird 1800 series, Toro 570Z series or oved equal d. Type "A" pop-up lawn spray shall be equipped with pressure regulation and an internal check

3. Type "B" Pop-Up Shrub Spray:

- a. Pop-up shrub spray heads shall have a minimum of 6" pop-up nozzle piston with a stain-less steel retraction spring. The sprinkler body shall be manufactured of corrosion resistant material such as high strength ultraviolet and impact resistant plastic. b. Nozzles for 6" pop-up shrub spray sprinklers shall be of impact resistant plastic construction and shall be adjustable.
- c. 6" pop-up shrub spray sprinklers shall be the Rainbird 1800 series, Toro 570Z series or d. Type "B" pop-up shrub spray heads should be used within low growing ground cover areas
- e. Type "B" pop-up shrub spray shall be equipped with pressure regulation and an internal

4. Type "C" Pop-Up Shrub Spray:

- a. Pop-up shrub spray heads shall have a minimum of 12" pop-up nozzle piston with a stainless steel retraction spring. The sprinkler body shall be manufactured of corrosion resistant material such as high strength ultraviolet and impact resistant plastic. b. Nozzles for 12" pop-up shrub spray sprinklers shall be of impact resistant plastic construction and shall be adjustable
- c. 12" pop-up shrub spray sprinklers shall be the Rainbird 1800 series, Toro 570Z series or approved equal. d. Type "C" pop-up shrub spray shall be equipped with pressure regulation and an internal check valve.

5. Type "D" Gear-Driven Rotary Shrub Sprinkler:

- a. Type "D" sprinklers shall be constructed with tough corrosion resistant, durable bodies Ided out of Cycolac b. Type "D" sprinklers shall be gear driven and have an easily accessible screen to prevent
- plugging of nozzle orifices from debris in water supply source. Turf rotors shall have a pop-up height of 4" or 6" depending on turf type and mow height. Turf rotors shall be Rainbird or Toro. d. Shrub rotors shall have a pop-up height of 12", unless specified on a fixed riser. Shrub rotors shall be Rainbird or Toro.

02800.04 INSTALLATION A. Site Conditions:

- 1. Drawing Scale All scaled dimensions are approximate. The contractor shall check and verify all size and dimensions and receive Landscape Architect's approval prior to proceeding with the work under this section. Coordinate installation of sprinkler irrigation materials, including pipe, so there shall be no interference with utilities or other construction or difficulty in planting trees, shrubs, and ground covers
- 2. Grades The contractor shall carefully check all grades to satisfy himself that he may safely proceed before starting work on the sprinkler system 3. Existing Utilities and Irrigation System - Exercise extreme care in excavation and working near
- existing utilities and irrigation system components. Contractor shall be responsible for damages to utilities or irrigation components which are caused by his operations or neglect. Check existing plans for existing utility and irrigation system component locations.
- 4. Existing Trees Where it is necessary to excavate adjacent to existing trees, the Contractor shall use all possible care to avoid injury to trees and trees roots. Excavation in these areas where two (2) inch and larger roots occur shall be done by hand. All roots two (2) inches and larger in diameter, except directly in the path of pipe of conduit, shall be tunneled under and shall be heavily wrapped with burlap to prevent scarring or excessive drying. Where a ditching machine is run close to trees having roots smaller than two (2) inches in diameter, the wall of the trench adjacent to tree shall be hand trimmed, making clean cuts through. Roots one (1) inch and larger in diameter shall be painted with two coats of tree seal, or equal. Trenches adjacent to trees should be closed within twenty-four (24) hours; and where not possible, the side of the trench adjacent to the tree shall be kept shaded with burlap or canvas.

B. Irrigation Layout:

- 1. Prior to installation, the contractor shall stake out all pressure supply lines, routing, and location of sprinkler heads
- 2. All layout shall be approved by the Landscape Architect, Owner and General Contractor prior to installation C. Water Supply:
- 1. Sprinkler irrigation system shall be connected to water supply points of connection as indicated on the plans.
- 2. Connections shall be made at approximate locations as shown on plans. Contractor is responsible for minor changes caused by actual site conditions
- 3. Contractor to verify existing pressure, and meter size, at P.O.C. If it varies from the drawings the Contractor shall contact the Landscape Architect immediate

D. Electrical Supply:

- 1. Electrical connections for automatic controller shall be provided by the General Contractor.
- 2. Connections shall be made at approximate locations as shown on plans. Contractor is responsible for minor changes caused by actual site conditions
- E. Trenchind
- 1. Dig trenches straight and support pipe continuously on bottom of trench. Lay pipe to an even grade. Trenching excavation shall follow layout indicated on plans and as noted. 2. Pressure main line - provide for a minimum cover of eighteen (18) inches.
- 3. Non-pressure lateral line provide for minimum cover of twelve (12) inches
- 4. Control wire provide for a minimum cover of eighteen (18) inches when installed in trench with
- new main line and twelve (12) inches when installed in PVC sleeve. 5. When two (2) pipes are to be placed in the same trench, a six (6) inch space shall be maintained between pipes

F. Backfilling

- . Trenches shall not be backfilled until all required tests are performed. Trenches shall be backfilled carefully with the excavated materials approved for backfilling, consisting of earth, loam, sandy clay, sand, or other approved materials, free from large clods of earth or stones Backfill shall be mechanically compacted in landscape areas to a dry density equal to adjacent undisturbed soil in planting areas. Backfill will conform to adjacent grades without dips, sunken areas, humps or other surface irregularities
- 2. A fine granular sand backfill will be initially placed on all lines. No foreign matter will be permitted in the initial backfill
- 3. Flooding of trenches will be permitted only with approval of the Soils Engineer or Landscape
- 4. If settlement occurs and subsequent adjustments in pipe, valves, sprinkler heads, lawn or planting, or other construction are necessary, the Contractor shall make required adjustments without cost to the owner. G. Trenching and Backfill Under Paving:
- . Trenches located under areas where paving, asphalt concrete or concrete will be installed, shall be backfilled with sand (a layer 6" below the pipe and 3" above the pipe) and compacted in

layers to 95% compaction, using manual or mechanical tamping devices. Trenches for p shall be compacted to equal the compaction of the existing adjacent undisturbed soil an be left in a firm unyielding condition. All trenches shall be left flush with adjoining grade sprinkler irrigation Contractor shall set in place, cap, and pressure test all piping under prior to paving work.

- 2. Generally, piping under existing walks is done by jacking, boring or hydraulic driving but, any cutting or breaking of sidewalks and/or concrete is necessary, it shall be done and re by the Contractor as part of the contract cost. Permission to cut or break sidewalks concrete shall be obtained from the City. No hydraulic driving will be permitted under
- 3. Provide for a minimum cover of 24" between the top of the pipe and the bottom of the agg base for all pressure and non-pressure piping installed under asphaltic concrete paving.
- 1. Routing of sprinkler irrigation lines as indicated on the drawings is diagrammatic. Instal (and various assemblies) in such a manner as to conform with the details per plans.
- 2. Install no multiple assemblies on plastic lines. Provide each assembly with its own outlet. 3. Install all assemblies specified herein in accordance with respective details. In absence of
- Drawings or Specifications pertaining to specific items required to complete work, perform work in accordance with best standard practice. Whenever possible obtain prior approval Landscape Architect. 4. PVC pipe and fittings shall be thoroughly cleared of dirt, dust and moisture before insta
- Installation and solvent welding methods shall be recommended by the pipe and manufacturer. 5. On PVC to metal connections, the Contractor shall work the metal connections first. Teflo
- or approved equal shall be used on all threaded PVC to metal joints. Light wrench pressu that is required. Where threaded PVC connections are required, use threaded PVC ac into which the pipe may be welded.
- 6. PVC pipe shall be installed in a manner which will provide for expansion and contracti ecommended by the pipe manufacture
- 7. All plastic to metal joints shall be made with plastic male adapters. 8. The joints shall be allowed to set at least 24 hours before water pressure is applied to the on PVC pipe.
- Line Clearance: 1. All lines shall have minimum clearance of 6" from each other and from lines of other Parallel lines shall not be installed directly over one another.
- Automatic Controller

K. High Voltage Wiring for Automatic Controller:

N. Flushing of System:

O. Sprinkler Heads:

P. Temporary Repairs:

02800.05 QUALITY CONTROL

A. Adjustment of the System:

B. Testing of Irrigation System:

A. Responsibility

drawings and indicated in the specifications.

shall furnish, place and remove all of his own barricades.

during the guarantee period shall be repaired at his expense

M. Valve Boxes:

L. Valves

- 1. Install as per manufacturer's instructions. Remote control valves shall be connected to con in numerical sequence as shown on the drawings. 2. The automatic controller shall be installed at the location shown on the plan.
- 3. Controller location is essentially diagrammatic and shall be specifically located by the C
- authorized representative. 4. All local and other applicable codes shall take precedence in connecting the 110-volt ele service to the controller.

subcontractor shall relieve the Contractor of his liability to complete the work shown on the

2. The Contractor shall at all times protect his work from damage and theft and replace all damaged

3. The Contractor shall protect the Owner's property from injury or loss. All damage to existing or

grade changed during the course of his work shall be restored to the original contours.

or stolen parts at his expense until the work is accepted in writing by the Owner. The Contractor

. Responsibility: 1. The Contractor shall be responsible for all work to be performed under this contract. No	Pressure compensating, self-flushing. 2800.12 MISCELLANEOUS EQUIPMENT	Santa Barbara, California 93101 T: 805.568.3440
 10. The Landscape Architect reserves the right to waive or shorten the operation period. 2800.06 RESPONSIBILITY AND GUARANTEE 	 enough to create wet areas on the surface to locate the driplines. After cultivation or maintenance activities, turn on the system for five to ten minutes to inspect for leaks that might have been caused by these operation. 2800.11 EMITTERS 	OWNER Kalani Durham 130 E. Victoria Street, Suite 200
 8. Upon completion of each phase of the work, entire system shall be tested and adjusted to meet site requirements. 9. The entire sprinkler irrigation system shall be under full automatic operation for a period of 7 	 Inspect driplines at the air vent (subsurface installations only) and/or flush cap locations for salt build-up after the }first year of operation. If necessary, inject commercially available cleansing solutions through the system at the recommended rates and continue with annual treatment. Consult with local fertilizer distributors for recommended materials and rates. Prior to digging in planted areas with subsurface dripline present, turn on the system long 	
7. When the sprinkler irrigation system is completed, perform a coverage test in the presence of the Landscape Architect, to determine if the water coverage for planting areas is complete & adequate. Finish all materials and perform all work required to correct any inadequacies of coverage due to deviation from plans, or where the system has been willfully installed as indicated on the drawings when it is obviously inadequate, without bringing this to the attention of	 It is imperative that DL2000 dripline is installed at a uniform depth and width according to specifications. Dripline can be installed using one of the following methods: K. Inspection 	SPECIFICATIONS
 Constraint presenter in mices for not reserve in an 2 notifies in research develop, representative of the Owner. No main line pipe shall be backfilled until it has been inspected, tested and approved in writing. Contractor shall furnish necessary force pump and all other test equipment. 	 The typical recommended pipe depth for dripline is 4" below finished grade. For turf areas where aerification is part of normal maintenance operations, tubing must be buried below the reach of aerification equipment. Use 710 Series compression fittings for all dripline connections to ensure the integrity of the 	
 Sustain pressure in lines for not less than 2 hours. If leaks develop, replace joints and repeat test until entire system is proven watertight. Sustain pressure in lines for not less than 2 hours. If leaks develop, replace joints and repeat 	J. Special Considerations for Subsurface Installations	5 CLIENT COMMENTS 2021.01.05
3. All piping under paving areas shall be tested under hydrostatic pressure of 125 lbs. per square inch, and proved watertight, prior to paving.	 debris and, therefore, must be removed in order to effect a manual flush. Manual flush caps should be flushed three times each irrigation season for a period of 30 to 60 seconds or until the flush water is visibly clean. More frequent flushing may be required under extremely dirty water conditions. Flushing is also necessary any time the system is 	3 CLIENT COMMENTS 2020.02.11 4 CLIENT COMMENTS 2020.10.05
watertight. Note: Test of pressure main lines shall occur prior to installation of electrical control valves.	 the system is activated. Observe the flush operation annually to ensure that flushing is occurring properly The system must be flushed thoroughly after repairs or alterations are made to the irrigation components. Automatic flush caps do not allow enough water to pass through excessive 	1 CLIENT COMMENTS 2019.01.10 2 CLIENT COMMENTS 2019.10.25
 in advance to testing. Test all pressure lines under hydrostatic pressure of 125 lbs. per square inch, and prove watertight. 	 I. Flush Caps Automatic flush caps operate by automatically flushing a small amount of water each time the system is activated. Observe the flush operation appually to ensure that flushing is 	REVISION DATE
. Testing of Irrigation System: 1. The Contractor shall request the presence of the Landscape Architect in writing at least 48 hours	relief lateral, connect the air vacuum relief valve to all dripline laterals within the elevated area. If the supply and flush manifolds are at the same depth as the dripline, and are at the highest point in the zone, they can be used as the air relief lateral.	
 All sprinkler heads shall be set perpendicular to finished grades unless otherwise designated on the plans. 	 H. Air Relief Valves Place air vacuum relief valve(s) at the highest point(s) of each zone. Using an air vacuum relief valve to all direction laterale within the algorithm. 	
 If it is determined that adjustments in the irrigation equipment will provide proper and more adequate coverage, the Contractor shall make such adjustments prior to planting. Adjustments may also include changes in nozzle sizes and degrees of arc as required. 	G. In-line spring-check or swing-check valves should be used on slopes where low-line drainage could cause wet areas in the lowest areas of an irrigation zone.	
 Adjustment of the System: The Contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and buildings as much as possible. 	in order to eliminate the vacuum created by low-line drainage, which causes soil ingestion. This is especially crucial when the dripline laterals are placed perpendicular to the contour of the slope as in street medians. All subsurface dripline laterals within the elevated area must be connected with an air relief lateral.	
2800.05 QUALITY CONTROL	F. Though vacuum relief valves aren't necessary when installing dripline at-grade - even when mulching over - all subsurface irrigation zones must have a vacuum relief valve at the highest point	
 The Owner reserves the right to make temporary repairs as necessary to keep the sprinkler system equipment in operating condition. The exercise of this right by The Owner shall not relieve the Contractor of his responsibilities under the terms of the guarantee as herein specified. 	 E. When working with rolling landscapes with elevation difference of of feet or more within a zone, it is best to use pressure-compensating dripline to equalize pressure difference created by the elevation differences. 	
2. Spacing of the heads shall not exceed the maximum indicated on the drawings. In no case shall the spacing exceed the maximum recommended by the manufacturer.Temporary Repairs:	D. Elevation differences - When utilizing non-pressure-compensating dripline, elevation differences of five feet or more require separate zones or individual pressure regulators for each six-foot difference on uniform slopes.	
 Install the sprinkler heads as designated on the drawings. Sprinkler heads to be installed in this work shall be equivalent in all respects to those itemized. Spacing of the heads shall not exceed the maximum indicated on the drawings. In no case shall 	slope should be placed at the recommended spacings for the soil type and plant material in use. On the lower one-third, the driplines should be spaced 25% wider. The last dripline can be eliminated on slopes exceeding 5%. For areas exceeding ten feet in elevation change, zone the lower one-third of the slope separately from the upper two-thirds to help control drainage.	A A A
opened and a full head of water used to flush out the system.	C. Slopes - Driplines should be located parallel to the contour of slopes whenever possible. Since dripline runoff occurs on areas with a slope of greater than 3%, consideration must be given to dripline density from the top to the bottom of the slope. The dripline on the top two-thirds of the slope should be placed at the recommended spacings for the soil type and plant material in use. On	
 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, the control valves shall be 	the edge of hardscaped areas or two to four inches outside the turf edge in uncontained landscape areas. Add an extra dripline six inches from the }first line between the first and second lateral lines on the windward lateral edge.	24 WEST
 Valve boxes near curb or paving shall abut those items. The top surfaces shall be flush with the items listed above. 	adequate moisture coverage. B. Wind - As with all total-coverage irrigation systems, attention must be given to windward turf edges in high-wind areas to prevent browning. Place the first dripline no more than two to four inches from	ST FO
 Valve boxes. Valve boxes shall be set in 2" above the designated finish grade in ground cover areas and 1" above grade in turf areas. 	no more than two to four inches from the landscape edge. In uncontained landscape areas, start the first dripline two to four inches outside of the planted area. In subsurface applications specially watering turf, add dripline over the supply and flush manifolds to ensure that these edges have	STER
 All valves shall be installed as shown on details and in accordance with manufacturer's recommendations. Valve Boxes: 	A. Dripline placement from edges - Consideration of dripline location is necessary when laying out zone edges. Hardscape materials act as heat collectors and cause landscape edges to dry out before the center of the landscape, making it essential to compensate by placing the first driplines.	
5. Quick coupling valves shall be set within 3" of curbs. Vertical positioning of quick coupling valves shall be such that sleeve top will be flush with the top of the curb.	equipment required to complete irrigation construction and modification as shown on the plan and described herein. 02800.10 DRIPLINE	
 Remote control valves shall be installed where shown on drawings and details. When grouped together, allow at least 12" between valves. Install each remote control valve in a separate valve box. 	02800.09 PAYMENT A. Payment will be made at the lump sum bid price which shall include all material, labor, and	SUS
pressure recommended by the head manufacturer. Remote control valves shall be adjusted so a uniform distribution of water is applied by the sprinkler heads to the planting areas for each individual valve system.	A. Upon completion of the work in this section, the Contractor shall remove all rubbish, trash, and debris resulting from his operation, remove disused equipment and implements of service; leave entire area involved in a neat and acceptable condition such as to meet the approval of the Landscape Architect.	
 Valves shall be the full size of the line in which they are installed unless otherwise indicated. Remote control valves shall be adjusted so that the most remote sprinkler heads operate at the 	02800.08 CLEAN-UP A. Upon completion of the work in this section, the Contractor shall remove all rubbish, trash, and	STA MARIA, C
 Valves: Piping systems shall be supplied with valves at all points shown on the drawings or specified herein, arranged to give complete regulating control throughout. 	inspection without as-buit drawings, without completing previously noted corrections, or without preparing the system for inspection, he shall be responsible for reimbursing the Owner's authorized representative at the Architect's hourly rates (plus any transportation costs) for the inconvenience. No further inspection will be scheduled until this charge has been paid.	CALIF
 All electrical work shall conform to local codes, ordinances and union authorities having jurisdictions. Valves: 	 H. Certification Letter shall be provided for all inspections and presented to the Owner prior to approval. I. No inspection will commence without as-built drawings. In the event the Contractor calls for an inspection without as-built drawings, without completing previously noted corrections, or without 	ALFORNIA
 120-volt power connection to the automatic controller shall be provided by the Owner or General Contractor and installed by a Licensed Electrician. 	G. During final inspection, the Contractor shall show evidence to the Landscape Architect that the owner has received all accessories, manuals, and equipment as required in the submittals.	
 b. There shall be adequate coverage of earth (18" minimum) over the 24-volt control wire of 24" when in sleeves. c. High Voltage Wiring for Automatic Controller: 	F. After landscape planting or during final inspection, the Contractor shall operate each irrigation system in its entirety for the Landscape Architect. Any items deemed not acceptable by the Landscape Architect shall be reworked to his complete satisfaction.	9 34 55
 Install all wires from controller to landscape areas in PVC sleeves. There shall be adequate coverage of earth (18" minimum) over the 24-volt control wire or 24" 	test. The Landscape Architect will spot check the accuracy of the as-built plans, during the coverage testing, by requiring the Contractor to locate and uncover certain items with the use of said plans.	U U
 All local and other applicable codes shall take precedence in connecting the 110-volt electrical service to the controller. 	E. As-Built plans shall be submitted to the City Inspector and Landscape Architect prior to the coverage	
 The automatic controller shall be installed at the location shown on the plan. Controller location is essentially diagrammatic and shall be specifically located by the Owner's 	main line shall be backfilled until it has been inspected, tested and approved in writing. D. When the irrigation system is completed, the Contractor shall perform a coverage test in the presence of the City Inspector and Landscape Architect, to determine if the water coverage for	
 Automatic Controller: Install as per manufacturer's instructions. Remote control valves shall be connected to controller in numerical sequence as shown on the drawings. 	 End of maintenance shall occur only on the written acceptance by the Landscape Architect. Contractor shall request the presence of the City Inspector and Landscape Architect or his representative at least 48 hours in advance of hydrostatic pressure test on irrigation main lines. No main inspector and head with the head with the presence of any advance of a start and start at the presence of the city and the presence test on irrigation main lines. No 	
 All lines shall have minimum clearance of 6" from each other and from lines of other trades. Parallel lines shall not be installed directly over one another. Automatic Controller: 	 The Contractor shall show evidence that the Owner has received all accessories, charts, record drawings, and equipment as required before a final field observation can occur. End of maintenance shall occur only on the written acceptance by the Landscape Architect 	
on PVC pipe. Line Clearance:	 The Contractor shall operate each system in its entirety for the Owner at time of final field inspection. Any items deemed not acceptable shall be reworked to the complete satisfaction of the Owner. 	
 All plastic to metal joints shall be made with plastic male adapters. The joints shall be allowed to set at least 24 hours before water pressure is applied to the system 	approved by the City. B. Final Field Observation Prior To Acceptance:	THE EXPRESSED WRITTEN CONSENT OF KEVIN J. SMALL; RLA 2929. © 2019 KEVIN J. SMALL
into which the pipe may be welded.6. PVC pipe shall be installed in a manner which will provide for expansion and contraction as recommended by the pipe manufacturer.	e. Final Field Observation - 2 days 2. No work shall be backfilled until all field observations and testing has been completed and	CONSTRUCTION, DEPICTED WITHIN THE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF KEVIN J. SMALL LANDSCAPE ARCHITECT. THEY ARE NOT TO BE REUSED, REPRODUCED, COPIED, SOLD, OR USED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESSED WRITTEN CONSENT OF KEVIN J. SMALL;
5. On PVC to metal connections, the Contractor shall work the metal connections first. Teflon tape or approved equal shall be used 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	a. Pre-job conference - 2 days b. Pressure supply line installation and testing - 2 days c. Coverage tests - 2 days d. Start of Maintenance - 2 days	THE DRAWING, DESIGN IDEAS, AND FEATURES OF CONSTRUCTION. DEPICTED WITHIN THE DRAWINGS ARE THE
 PVC pipe and fittings shall be thoroughly cleared of dirt, dust and moisture before installation. Installation and solvent welding methods shall be recommended by the pipe and fitting manufacturer. 	 Pield Observation Schedule. Contractor shall be responsible for notifying the Landscape Architect and the Owner in advance for the following: 	* Renewal Date 2021.03.04 Date OF CAL
Drawings or Specifications pertaining to specific items required to complete work, perform such work in accordance with best standard practice. Whenever possible obtain prior approval of the Landscape Architect.	02800.07 INSPECTION A. Field Observation Schedule:	Senture 2027.03.31 2027.03.31
 Install no multiple assemblies on plastic lines. Provide each assembly with its own outlet. Install all assemblies specified herein in accordance with respective details. In absence of detail 	specified guarantee period which, in the opinion of the Owner, may be due to inferior materials and/or workmanship, said difficulties shall be immediately corrected by the Contractor to the satisfaction of the Owner at no additional cost to the Owner, including any and all other damage caused by such defects.	S SMALL AR
 Assemblies: Routing of sprinkler irrigation lines as indicated on the drawings is diagrammatic. Install lines (and various assemblies) in such a manner as to conform with the details per plans. 	damaged planting, paving, or other improvements of any kind. 3. Should any operational difficulties in connection with the sprinkler system develop within the	NDSCAPE
 Provide for a minimum cover of 24" between the top of the pipe and the bottom of the aggregate base for all pressure and non-pressure piping installed under asphaltic concrete paving. Assemblies: 	2. If, within one (1) year from the date of completion settlement occurs and adjustments in pipes, valves and sprinkler heads for paving is necessary to bring the system or paving to the proper level of the permanent grades, the Contractor, as part of the work under his contract, shall make all adjustments without extra cost to the city, or owner including the complete restoration of all	3203 Lightning St., Ste. 201 // Santa Maria, CA 93455 805.349.9695 // www.pleinairedg.com
by the Contractor as part of the contract cost. Permission to cut or break sidewalks and/or concrete shall be obtained from the City. No hydraulic driving will be permitted under asphalt paving.	 The entire sprinkler system shall be unconditionally guaranteed by the Contractor as to material and workmanship including settling in backfill areas below grade for a period of one (1) year following the date of final acceptance of the work. 	DESIGN GROUP
2. Generally, piping under existing walks is done by jacking, boring or hydraulic driving but, where any cutting or breaking of sidewalks and/or concrete is necessary, it shall be done and replaced	 6. The Contractor shall cause a minimum interference with workman, materials, or other equipment of other Contractors and shall coordinate all work with other contractors. B. Guarantee: 	PLEINAIRE
layers to 95% compaction, using manual or mechanical tamping devices. Trenches for piping shall be compacted to equal the compaction of the existing adjacent undisturbed soil and shall be left in a firm unyielding condition. All trenches shall be left flush with adjoining grade. The sprinkler irrigation Contractor shall set in place, cap, and pressure test all piping under paving	 The Owner shall not be responsible for damage caused by labor or materials furnished by the Contractor under this contract, which might have been prevented by the Contractor's prudence. The Contractor shall cause a minimum interference with workman, materials, or other equipment 	

Equipment such as weather sensors, rain sensors, flow sensors, soil sensors etc. shall be of the nanufacturer, size, and type indicated on the drawings. See equipment manuals for Smart Controllers for connecting to these devices either by hard-wired or wireless.

--END OF SECTION--

new construction (buildings, utilities, etc.) or planting (trees, shrubs, lawns or ground covers) caused by the Contractor during his operation or as a result of malfunction of installed work 4. The Contractor shall carefully note all finish grades before commencing work. Any finished

DATE

PROJECT NO.

SHEET NO.

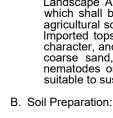
2021.03.04

21913

- A. The work of this section includes all labor, materials and equipment required to complete work indicated on the Drawings. The work shall be performed in accordance with the best standards of practice relating to the various trades and under then continuous supervision of a competent foreman, capable of interpreting the Drawings and these specifications. The work included in this section is as follows:
- 1. SCOPE
- 2. SUBMITTALS
- 3. MATERIALS
- a. Soil conditioners and fertilizers
- b. Plant materials c. Plant staking and guying
- d. Other materials
- 4. GRADING AND SOIL PREPARATION
- 5. PLANTING METHOD AND WORK PROCEDURE
- 6. WEED CONTROL
- 7. MAINTENANCE PERIOD
- 8. INSPECTIONS
- 9. CLEAN-UP
- 10.PAYMENT
- B. The intent of the Drawings and Specifications is to indicate the location and procedure for the installation of landscape materials to enhance the property and implement the ideas of the Landscape Architect
- C. All dimensions are approximate. Before proceeding with any work, the Contractor shall carefully check and verify all dimensions and quantities and shall immediately inform the Landscape Architect of any discrepancy between the Drawings and/or Specifications and actual conditions. No work shall be done in any area where there is any discrepancy until approval for same has been given by the
- D. In the event of "conflict" between the Drawings and Specifications, the Landscape Architect or his representative shall be consulted
- E. All sprinkler work shall be inspected and approved prior to start of any work in this section. F. Prior to excavation for planting or placing of stakes, locate all utilities, electric cables, conduits, sprinkler heads, valves, and valve control wires, and all utility lines so that proper precautions may be taken not to damage such improvements. In the event of a conflict between such lines and plan locations, promptly notify the Landscape Architect who shall arrange for relocation for one or the other. Failure to follow this procedure places upon the Contractor the responsibility for, at his own expense, making any and all repairs for damage's resulting from his work hereunder
- 02740.02 SUBMITTALS
- A. Materials List: Submit complete lists of materials and equipment proposed to provide under this portion of the work B. Manufacturers' Recommendations: Accompanying the Materials List, submit copies of the
- Manufacturers' current method of installation of the materials and equipment provided under this portion of the work
- C. Samples: Accompanying the Materials List, submit samples if requested for the Landscape Architect or Owner's authorized representative's acceptance.
- D. Certification: Prior to job acceptance the following written certifications shall be submitted or the Owner's authorized representative: 1. Certification of placement of required amendments specified in soils report recommendations
- Written certification and tests to be done by a soils laboratory approved by the Landscape Architect
- 2. Certification of quality and quantity of commercial and organic fertilizer.
- 3. Certification of quality and quantity of plant materials.
- 4. Certification for start & end maintenance period.
- E. Other Submittals
- 1. Manuals
- 2. Test Reports 3. Wood bark mulch: one-half $(\frac{1}{2})$ cubic foot of each type.
- 02740.03 MATERIALS

All materials shall be of standard, approved and first grade quality and shall be in prime condition when nstalled and accepted. Any commercially processed or packaged material shall be delivered to the site in the original unopened container bearing the manufacturer's guaranteed analysis A. Soil Conditioners and Fertilizers:

- 1. Organic amendment shall be nitrogen stabilized wood residual. This may be a nitrolized redwood sawdust (.08% actual nitrogen) or nitrolized fir bark (1.0% actual nitrogen). It shall be fine textured having a minimum of 95% passing No. 4 mesh screen, and a minimum higher than to obtain a 3.5 millionth per centimeter reading at 25 degrees Centigrade as measured by saturation extract conductivity. Apply at a minimum rate of 4 cubic yards per 1000 square feet or soils report, whichever is greater. (Verify with soils analysis recommendations)
- 2. Iron Sulfate shall be a standard brand applied at the rate of 20 lbs. per 1000 square feet (if
- 3. Commercial fertilizer shall be a commercial grade pelleted or chip type, as "Agriform Blue Chip" or equal, uniform in composition, dry and free flowing, per the rate as shown on the plans Particle size not less than 2% through a No. 48 mesh. Fertilizer shall be delivered to the site in the original unopened container, bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or damaged, making it unsuitable for use, will not be accepted. Apply at a rate of 6 lbs. per 1000 square feet (NOTE: Quantity for bid purposes only. Precise quantity to be per soils analysis recommendations.)
- 4. Plant Tablets Fertilizer planting tablets shall be tightly compressed commercial grade planting tablets having a 20-10-5 formula, weighing 21 grams each, as "Blue Chip" planter tablets or equal. The Planting Tablets shall be delivered to the site in the original, unopened containers,
- bearing the manufacturer's guaranteed analysis. Any damaged tablets will not be accepted. B. Plant Materials:
- 1. Trees, shrubs and ground cover Plant materials shall be furnished in the quantities and/or spacing as shown or noted for each location, and shall be of the species, kinds, sizes, etc., as symbolized and/or described in the drawings. The Landscape Contractor is to verify all sizes and quantities.
- a. Nomenclature: The scientific and common names of plants herein specified conform with the approved names given in "A Checklist of Woody Ornamental Plants in California" Manual 32 published by the University of California School of Agriculture, 1963 (See plant material on drawinds).
- b. Labeling: Each group of plant materials delivered to the site shall be clearly labeled as to the species and variety and nursery source; however, determination of plant species or variety will be made by the Landscape Architect and decision will be final.
- c. Condition: Plants shall be symmetrical, typical for variety and species, sound healthy, vigorous, and free from plant disease, insect pests, or their eggs, sun scalds, fresh abrasions of the bark, excessive abrasions or other objectionable disfigurements. Tree trunks shall be sturdy and well :hardened" off. All plants shall have normally well developed branch systems and vigorous and fibrous root systems which are not root or pot bound. In the event o disagreement as to the condition of root system, the root condition of the plants furnished b the Contractor in containers will be determined by the removal of earth from the roots of not less than two plants or more than two percent of the total number of plants of each species or variety. Where container grown plants are from several sources, the roots of not less than two plants of each species of the sample plants inspected are found to be defective, the Landscape Architect reserves the right to reject the entire lot or lots of plants represented by the defective samples. The Landscape Architect is the sole judge as to the acceptability Any plants rendered unsuitable for planting because of this inspection will be considered as samples and will be provided at the expense of the Contractor.
- The size of the plants will correspond with that normally expected for the species and variety of commercial available nursery stock, or as specified in the special conditions in the drawings. The minimum acceptable size of all plants, measured before pruning with the branches in normal position shall conform with the measurements, if any, specified on the drawings in the list of plants to be furnished. Plants larger in size than specified may be used with approval of the Landscape Architect, but the use of larger plants will make no change i contract price. If the use of larger plants is approved, the ball of earth or spread of roots for each plant shall be increased accordingly
- d. Substitutions of the indicated plant materials will be permitted providing the substitute materials are approved in advance by the Landscape Architect or Owner's authorized representative, and substitutions are made at no additional cost to the Landscape Architect or Owner's authorized representative. Except for the variations so authorized, all substitute plant materials shall conform to the requirements of these specifications. If the accepted substitute materials are of less value than those indicated or specified, the Contract price will be adjusted in accordance with the provisions of the contract.
- e. Plants not approved are to be removed from the site immediately and replaced with suitable plants The Landscape Architect or Owner's authorized representative reserves the right to reject the entire list of plants represented by defective samples. C. Plant Staking and Guying:
- 1. Tree Stakes Tree stakes shall be 2" diameter, treated wood lodge pole, driven a minimum of one foot (1') into firm soil, and long enough to firmly support tree head (Refer to typical tree installation detail)
- 2. Tree Ties Tree ties shall be 1/2" diameter. Green rubber garden hose with #10 galvanized wire ties wrapped and twisted around piles. Field sample or manufactured product to be approved by the Landscape Architec
- Tree Guying Trees indicated shall be guy wired from three directions with #10 galvanized wire. The wire shall be covered with 1/2" diameter rubber garden hose when in contact with tree. The



- recommendations.
- 3. Weed and Debris Removal All landscape areas to be planted shall be cleaned of all noxious weeds and debris prior to any soil preparation or finish grading work. Noxious weed and grasses including Bermuda grass shall be removed by the roots wherever they are found at any stage of the work. Weeds and debris shall be disposed of off the site. Corresponding area to be sprayed with Roundup per manufacturers recommendations.
- 4. Moisture Content Soil shall not be worked when moisture content is so great that excessive compaction will occur, nor when it is so dry that dust will form in air or that clods will not break readily. Water shall be applied, if necessary, to provide ideal moisture content for tilling and for planting herein specified.
- with soils test).

C. Finish Grading: materials and for seeding.

- shall be made for soil displaced by plant materials that are to be installed 3. Grades otherwise indicated, shall be uniform levels or slopes between points where elevations are given, or between points established by walks, paving, curbs, or walls. Finish grades shall be smooth, even and on a uniform plane with no abrupt change of surface. Minor adjustments of inish grades shall be made at direction of the Landscape Architect if required
- 4. All grades shall provide for natural runoff of water, without low spots or pockets. Flow line grades shall be accurately set by instrument and shall not be less than 2% gradient wherever possible.

A. Lavout of Maior Planting:

- of the Contract.
- B. Planting of Trees, Shrubs, and Vines:
- 1. Excavation for Planting:

- planting site. 2. Planting:



adiacent soil.



guy wires shall be securely anchored with 2" x 2" x 2" redwood stakes driven flush to the ground. All wires shall be secured with turnbuckle and covered with three foot (3') long one-half inch (1/2") diameter white PVC pipe. Field sample to be approved by the Landscape Architect. D. Other Materials

1. General - All materials supplied shall be free of harmful substances.

Wood bark mulch - Material to be clean and free from contaminants. No post construction waste dump grindings or other materials that may contain paint, metal, glass or wood preservatives will be accepted. Contractor to submit sample for approval

02740.04 GRADING AND SOIL PREPARATION

- A. Rough Grading Grades in all planting areas shall be established within plus or minus 0.1 foot from indicated finish grade. 1. At least 15 days before schedule use, the proposed source of topsoil shall be submitted to the
 - Landscape Architect for approval. The Contractor shall submit a written request for approval which shall be accompanied by written report of a testing agency registered by the State for agricultural soil evaluation which states that proposed source complies with these specifications Imported topsoil shall have the same relative composition and structure, a friable sandy loam character, and be free of roots, clods and stones larger than 1" in greatest dimension, pockets of coarse sand, noxious weeds, sticks, brush and other litter. It shall not be infested with nematodes or other undesirable insects and plant disease organisms. The top soil shall be suitable to sustain growth of the plants specified.
- 1. No soil preparation work shall be done until rough grades have been approved by the Landscape
- 2. Soils Test Contractor shall supply an Agronomic soil analysis from a laboratory as approved by the Landscape Architect. Contractor shall test a mix of one (1) sample from a location as directed by the Landscape Architect. All soils amendments and backfill to be per soils report
- 5. Soil Loosening Soil in all areas to be planted shall be ripped or cultivated to a minimum depth of 12" below finished grade. Water shall be added and ripping or cultivating shall be continued until the entire 12" depth is loose and friable. All debris, pavement, concrete, and rocks over 1 in diameter shall be removed to the 12" depth and shall be disposed of off the site.
- 6. Uniformly till into the top 6" of top soil 4 C.Y. per 1000 square feet of nitrolized sawdust (Verify
- When rough grading, weeding, soil preparation, soil conditioning completed, and soil has been thoroughly water settled, all planting areas shall be smoothly graded, ready for placement of plant
- 1. Grading shall be done when soil is at optimum moisture content for working. 2. Finished grades shall be those indicated on the drawings and herein specified, and allowance
- 5. All foreign materials clods, and rocks over 1" in diameter shall be removed within 6" of the finish surface and disposed of off site.
- 6. Finished grade of all shrub and ground cover areas shall be 3" below top of adjacent pavement, headers, curbs, or walls unless otherwise noted.
- 02740.05 PLANTING METHOD AND WORK PROCEDURE
- Actual planting shall be performed during the periods when weather and soil conditions are suitable and in accordance with locally accepted practice, as approved by the Landscape Architect. No planting shall be done until operations in conjunction with the installation of the sprinkler system have beer completed, final grades have been established, the planting areas have been properly graded and prepared as herein specified, and the work approved by the Landscape Architect.
- 1. No planting shall be done until all operations in conjunction with the installation of the sprinkler
- ystem have been completed, final grades have been established, the planting areas have been roperly graded and prepared as herein specified, and the work approved by the Landscape Architect or Owner's authorized representative. 2. The relative position of all trees and plants is subject to approval by the Landscape Architect or
- ized representative, and they shall, if necessary, be relocated as directed as par 3. Position all plants in plant locations indicated on drawings and secure approval before
- excavating pits, making necessary adjustments as indicated. All such locations shall be approved by the Landscape Architect. If any underground construction or utility line is encountered in the excavation of the planting areas, other locations for planting may be selected by the Landscape Architect with no additional cost to the owner.
- a. All excavated holes shall have vertical sides with roughened surfaces and shall be of a size that is at least two times the width and two times the depth of the original plant container. The holes shall be, in all cases large enough to permit handling and planting without injury or breakage to the roots or rootball.
- b. Excess soil generated from the planting holes shall be removed from the site. c. Protect all areas from excessive compaction when trucking plants or other material to the
- a. No planting shall be done in any area until the area concerned has been satisfactorily prepared in accordance with these specifications and special provisions. b. No more plants shall be distributed in the planting area on any day than can be planted and
- c. Containers shall be cut and plants shall be removed in such a manner that the ball of earth surrounding the roots is not broken, and they shall be planted and watered as herein specified immediately after the removal from the containers. Containers shall not be cut prior to placing the plants in the planting area. Plants shall not be allowed to dry out before or while beir planted. Keep exposed roots moist by means of wet sawdust, peat moss, or burlap at al times during planting operations. Do not expose roots to the air except while being placed
- into the ground. Wilted plants, whether in place or not, will not be accepted and shall be replaced at the Contractor's expense. d. The Prepared Soil shall be uniformly blended in an area adjacent to the planting work and shall be accurately proportioned using a suitable measuring container. Unused excavated
- soil shall be cleaned up and disposed of off site. Protect the mix from water until it has been placed in backfill around plants. e. Amended Native Soil shall be placed at the bottom of each hole, and thoroughly compacted
- to a height that when the plant is placed in the hole, its root crown is level with the final established grade. Three inches (3") of amended backfill shall be thoroughly mixed with three inches (3") of native soil at the bottom of each plant container to provide transitional soil mix of at least six inches (6") between the native soil and the backfill. Any plants which settle deeper than specified above shall be raised back to the correct level. After the plant has been placed, additional backfill shall be added to the hole to over approximately 1/2 the height of root ball, no more than eight inches (8") below the soil surface. At this stage, water shall be added to the top of the partly filled hole to thoroughly saturate the root ball and
- After the water has completely drained, fertilizer tablets shall be placed no deeper than eight inches (8") from finish grade and two inches (2") from the root ball
- One tablet per gallon containe Two tablets per five gallon container Three tablets per fifteen gallon container
- Four tablets per 20" box Five tablets per 30" box
- Six tablets per 36" box Seven tablets per 42" box • Eight tablets per 48" and those boxes which are larger
- g. The remainder of the hole shall then be backfilled.
- h. Set the tablets to be used with each plant on the top of the root ball while the plants are still in their containers so the required number of tablets to be used in each hole can be easily
- i. Water Basin: Construct a firmly compacted mound of soil around each tree and plant to form a watering basin of the edge of and following the shape of the planting pit area. The mound for trees from five gallon or larger containers shall be at least à" high. Mounds for all othe trees or plants not otherwise specified shall be at least 2" high. Excavated earth, if capable of retaining water, may be used. Any settlement within the basins after watering shall be refilled to the required grade with "prepared soil" and additional nitrogen stabilized sawdust worked into the surface as required to restore the mulched condition.
- 3. Pruning: Pruning shall be limited to the minimum necessary to remove injured twigs and branches, and to compensate for loss of roots during transplanting, but never to exceed 1/3 of the branching structure. C. Ground Cover: Ground covers will be planted in the areas indicated on the plans.
- After preparation of the soil in accordance with the section on "Grading and Soil Preparation", the areas to be planted with ground covers will be given an additional pre-fertilization at the rate and

type as noted on the plans.

ground cover per soils report.

inches (4") below hardscape.

construction waste is not acceptable

around crowns of plants.

Ground cover plants shall be grown in flats or peat pots as indicated in the plant list. Flat grown plants (rooted cuttings) shall contain sufficient moisture so that it will not fall apart when lifting the plants. If plants from peat pots are used, the pots shall be protected at all times prior to planting to prevent unnecessary drying of the root ball

Ground covers shall be planted in straight rows and evenly spaced, unless otherwise noted, and at intervals called out in the drawings. Triangular spacing shall be used unless otherwise noted.

2. Each plant shall be planted with its proportionate amount of flat soil or in the peat pot, in a manner that will insure minimum disturbance of the root system but, in no case, shall this depth

3. Evenly spread organic amendment or other approved mulching material in the area planted with

. Wood Bark Mulch - All finish grading and planting shall be complete and approved by Landscape Architect prior to the application of any bark mulch. Finish grades shall be a minimum of four

2. All areas of planting to have a minimum of two inches (3") of bark mulch applied, except for

3. Slopes less than 3 to 1 - Shredded fir, cedar or redwood bark mulch. "Gorilla hair" mulch or post

4. Slopes 3 to 1 or steeper - Jute netting is to be applied over the bark mulch to eliminate shifting of

areas of flatted ground cover where one inch (1") minimum is to be applied. Do not pile mulch

be less than 2 nodes. Hand smooth planting area after planting to provide an even smooth final

finished grade. To avoid drying out, planting shall be immediately sprinkled after planting until

- The maintenance period shall be for 90 calendar days and shall include the following:
- andscape Architec

- 4. Planting areas shall be kept neat and free from debris at all times and shall be cultivated and
- maintenance operation in such a manner as to minimize inconvenience to the public. Any
- minimum of 1" in height.

planting.

- 5. Areas of mulch only to have minimum of four inches (4") of bark mulch applied.
- E. Erosion Control Fabric:

D. Mulch:

- 1. Completely cover all areas with a slope of 3 to 1 or greater, including hydroseed areas.
- 2. Avoid unnecessary foot traffic across mesh.
- 3. Install two inch (2") layer bark mulch under jute mesh.
- Installation: a. According to manufacturer's recommendations.

the entire area is soaked to the full depth of each hole.

- b. Install fabric rolls without stretching, perpendicular to direction of flow.
- c. Overlap side edges minimum of four inches (4"), ends minimum of eight inches (8").
- d. Lap upper edges over lower edges, shingle style.
- e. Check slots: Place ends at top and bottom of slope in six inch (6") deep check slot, firmly
- f. Staple ends six inches (6") on center, side edges and center of each roll two feet (2') on
- g. Plant groundcover through fabric and mulch.
- E. Hydroseeding (Ground Cover & Turf):
- 1. Material Application & Equipment: a. Mixing shall be performed in a tank with a built-in continuous agitation and recirculation system of sufficient operating capacity to produce a homogeneous slurry of fiber, seed, fertilizer and water in designated proportions and a discharge system which will apply the slurry to the area to be treated at a continuous and uniform rate
- b. Loading and mixing: With agitation system operating at part speed, water shall be added to the tank and a good circulation shall be established. Materials shall be added to the tank in such a manner that they are uniformly blended into the mixture in the following sequence:
- 4.100 gal. water/acre (1,500 gal. tank/acre) 1,500 lbs./acre con-wed fiber
- 100 lbs./acre Ecology Control M Binder 500 lbs./acre 12-12-12 commercial fertilizer
 300 lbs./acre Urea Formaldehyde
- 100 lbs./acre soil sulfur
- 2. Weed Control Upon the completion of the irrigation system and after all existing weeds and growth have been removed from the planting area, apply a mixture of spray per acre as follows: 400 lbs. - Commercial Fertilizer 12-12-12
- 500 lbs. Agricultural Gypsum

Water all areas four (4) times daily for twenty one (21) consecutive days until weed seeds have germinated. Cease watering for three (3) days. Spray a non-selective herbicide to eradicate the germinated weeds.

- Allow herbicide to kill all dead weeds to a depth 1/4 inch below the surface of the soil If perennial weeds or grasses still exist, re-water four (4) times daily for fourteen (14) consecutive
- days, until new growth appears. Re-apply a non-selective herbicide. Remove weeds after herbicide has had sufficient time to kill. 3. Equipment - Hydraulic equipment used for the application of the fertilizer, seed, and slurry of
- prepared wood pulp shall be of the "Super Hydroseed" type. 4. Application - The operator shall spray the planting areas with a uniform, visible coat by using the green color of the wood pulp as a guide. The slurry shall be applied in a sweeping motion, in an arched stream so as to fall like rain allowing the wood fibers to build on each other until a good coat is achieved and the material is spread at the required rate.
- 5. Time limit All slurry mixture which has not been applied to the slopes within four (4) hours after mixing will be rejected and removed from the project at the Contractors expense.
- 6 Protection Special care should be exercised by the Contractor in preventing any slurry to be sprayed inside any reservoir basin or onto drainage ditches and channels which may impede the free flow of rain or irrigation water. Any slurry spilled into restricted areas shall be cleaned up at the Contractor's expense to the satisfaction of the Landscape Architect or the Owner.
- All areas designated for hydroseeding shall be thoroughly watered prior to the hydroseeding. The Contractor shall note any discrepancy for complete water coverage and make correct adjustments. The Contractor shall at this time note wind and weather conditions and submit a watering program to the Landscape Architect for approval prior to hydroseeding.
- . Reseeding All bare spots shall be reseeded by the Contractor within ten (10) days. The Contractor will be responsible for all reseeded areas for as long after seeding as nécessary unti an acceptable stand of hydroseeding material is realized and approved by the Landscape Architect.
- Watering a. A balanced full-coverage watering program shall be maintained to ensure proper germination and until the acceptance of work
- b. Plants which cannot be watered efficiently with existing water system shall be watered by means of a hose.

E. Watering

- To commence after completion of iob and to continue at a rate necessary to keep mulch duration and continuing this procedure each day and every daylight hour, seven days a week will be sufficient. This continuous and moist condition is to prevail each and every day until all stolens or seeds are well rooted. After the rooting stage is complete, irrigation should still continue on the basis of at least once or twice a day until turf is well established.
- 2. Immediately after planting, water shall be applied to each shrub and vine by means of a hose. The water shall be applied in a moderate stream in planting holes until the material about roots is completely saturated from the bottom of the hole to the top of the ground.
- 3. Plants which cannot be watered efficiently with the existing water system shall be watered by means of a hose.
- 4. Apply water in sufficient quantities and as often as seasonal conditions require to keep the ground wet at all times, well below the root system of grass and planting. Do not cause erosion damage in watering slopes.
- 02740.06 WEED CONTROL
- A. If live perennial weeds exist on-site at the beginning of work, spray with a non-selective systemic contact herbicide, as recommended and apply by an approved landscape pest control advisor and applicator. Leave sprayed plants intact for at least 15 days to allow complete systemic kill. Repeat application as recommended by pest control advisor. Herbicide recommendation shall be approved by the Landscape Architect.
- B. Clear and remove these existing weeds by mowing and grubbing off all plant parts at least 1/4"
- C. Weed Control Upon the completion of the irrigation system and after all existing weeds and growth have been removed from the planting area, apply a mixture of spray per acre as follows:
 - 400 lbs. Commercial Fertilizer 12-12-12
 500 lbs. Agricultural Gypsum
 - A pre emergent herbicide of a type and quality approved by the Landscape Architect.

Water all areas four (4) times daily for twenty one (21) consecutive days until weed seeds have germinated. Cease watering for three (3) days. Spray a non-selective herbicide to eradicate the erminated weeds. Allow herbicide to kill all dead weeds to a depth of 1/4 inch below the surface of

- If perennial weeds or grasses still exist, re-water four (4) times daily for fourteen (14) consecutive days, until new growth appears. Re-apply a non-selective herbicide. Remove weeds after herbicide has had sufficient time to kill. 02740.07 MAINTENANCE
- A. The Contractor shall continuously maintain all planting areas included in the contract, from the beginning of contract work, during the process of work, and through the required maintenance period until final acceptance of all contract work by the Landscape Architect
- B. The final inspection and acceptance of all contract work and landscape installation by the Landscape Architect will establish the beginning of the required maintenance period. Provide

- his maintenance operations. 16. Guarantee and replacement
- representative

02740.08 INSPECTIONS

02740.08 CLEAN-UP

02740 10 PAYMENT

--END OF SECTION--

certification letter from Landscape Architect.

1. At the beginning of the maintenance period, the Contractor shall apply in accordance with the manufacturer's printed instructions, pre-emergent herbicide to all areas planted with shrubs and ground cover to kill all grass and weed seeds. Selected pre-emergent must be approved by the

 Continuous operations of watering, weeding, mulching, mowing, edging, rolling, cultivating, fertilizing, spraying, insect, pest, and rodent control, lawn moth control, seeding replacements. and any other operations to assure good normal growth.

3. Fertilizing: During the maintenance period, fertilizing program of 16-4-8 commercial fertilizer, applied at a rate to supply 1 lb. actual nitrogen per 1000 square feet per month shall be followed. The final application of fertilizer shall be within three (3) days of the scheduled inspection at completion of the maintenance period

weeded at not more than ten (10) day intervals 5. During the maintenance period, the project area will be open and available for public use. The Contractor shall be responsible for maintaining adequate protection for all areas, and conduct his

damaged areas shall be repaired at the Contractor's expense. 6. Ground covers and turf grasses prior to completion of the establishment period shall consist of a uniform cover where a minimum of 80% of the seed germination percentage certified by the seed manufacturer has germinated and presents a healthy, vigorous color and shall exhibit growth to a

7. The Contractor will be relieved from maintenance work when the final 90 calendar day plant stablishment work has been completed to the satisfaction of the Landscape Architect or the

Owner's authorized representative. Provide certification letter from Landscape Architect. 9. Disease and pest control: Throughout the maintenance period all plants shall be maintained in a disease and pest free condition. A licensed pest control operator shall be retained by the

Contractor to recommend and apply pesticides, herbicides and fungicides. 10. Pruning: All shrubs and trees shall be pinch pruned as necessary to encourage new growth and eliminate rank sucker growth. Old flowers and dead foliage and limbs shall be removed. No major pruning shall be done without the approval of the Landscape Architect or Owner's authorized representative.

12.Replacements: The Contractor shall immediately replace any plant materials that die or are damaged. Replacements shall be made to the same specifications as required for original

13.It is the intent of this section to provide a level of maintenance that will present a pleasing and desirable appearance at all times. The Landscape Architect shall be the sole judge as to the adequacy of maintenance.

14. All operations shall be conducted so as to provide maximum safety to the public. Leaves, paper weeds, and any other debris shall be removed from landscape areas and disposed of off the site by the Contractor. Contractor shall clean sidewalks, roadways, and any other areas affected by

15. At the termination of the maintenance period, all plant materials shall be live, healthy. undamaged, and free from infestations. Plantings that do not conform to specifications shall be replaced and brought to a satisfactory condition before final acceptance of the work can be made, thus causing additional days of maintenance of the work can be made, thus causing additional days of maintenance by the Contractor at no additional cost to the Owner.

a. All shrubs and ground cover shall be guaranteed by the Contractor as to growth and health for a period of one year (365 days) after completion of the specified maintenance period and final acceptance by the Landscape Architect or Owner's authorized representative. All trees 20" box size and larger shall be guaranteed by the Contractor to live and grow in an acceptable upright position for a period of one year after completion of the specified naintenance period and final acceptance by the Landscape Architect or Owner's authorized

b. All plants showing signs of failing growth at any time during the life of the Contract, including the maintenance period of those plants so injured or damaged as to render them unsuitable for the purpose intended, shall be immediately replaced in kind and size at the expense of the

c. The Contractor, within 15 days of notification by the Landscape Architect or Owner's authorized representative, shall remove and replace all guaranteed plant materials which, for any reason, fail to meet the requirements of the guarantee. Replacement shall be made with plant materials as indicated or specified for the original planting and all such replacement materials shall be guaranteed as specified for the original guaranteed materials.

Normal progress inspections shall be requested from the Owner and/or Landscape Architect at least 48 hours in advance of an anticipated inspection. The Contractor will not be permitted to initiate the succeeding steps of work until he has received approval to proceed by the Inspector.

A. During the course of the work, the Contractor shall remove surplus materials from the site and shall leave premises in a neat and clean condition

B. Upon completion of the work in this section, the Contractor shall remove all rubbish, trash, and wash down all walks and paving; leave entire area involved in a neat and acceptable condition such as to meet the approval of the Landscape Architect.

Protection: Adequately protect all work from damage by subsequent construction operations. Damaged work shall be refinished or replaced.

Payment will be made at the unit bid price which shall include all labor, materials and equipment required to complete landscape improvements as shown on the plan and described herein



ш 2 U ш S S \checkmark < Ζ 4

REVISION DATE

1	CLIENT COMMENTS	2019.01.10		
2	CLIENT COMMENTS	2019.10.25		
3	CLIENT COMMENTS	2020.02.11		
4	CLIENT COMMENTS	2020.10.05		
5	CLIENT COMMENTS	2021.01.05		
SHEET TITLE				

PLANTING SPECIFICATIONS

OWNER	Kalani Durham
130 E. Vict	oria Street, Suite 200
Santa Barbo	ara, California 93101
	T: 805.568.3440
DATE	2021.03.04
PROJECT NO.	21913
SHEET NO.	

L-5.

LANDSCAPE AND IRRIGATION MAINTENANCE

PART 1- GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and General Provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.
- 1.2 SUMMARY
- A. The work described herein shall be performed as part of the Extended Maintenance requirements of separate Landscape Planting Section, the Irrigation Section, and as part of work contracted separately subsequent to completion of the Extended Maintenance requirements of the construction contract.
- B. Work includes all labor, tools, materials, specialize equipment, insurance, transportation, hauling, dumping and qualified supervision to provide and perform complete grounds maintenance work including landscape, irrigation, and to maintain the landscape in a healthy and attractive condition as described herein. All work in this specification is required to be performed as a part of this contract whether described in an active tense or not.
- C. Provide regular maintenance services as outlined in these Landscape Maintenance Specifications and submit attached Maintenance Task Matrix to the Owner's Representative for record.
- D. Examine the landscape and irrigation during each required site visit, looking for problems or potential problems.
- E. Make minor replacements and repairs to the landscape and irrigation items as part of the required maintenance work. Report major items needing replacement or repair to the Owner's Representative within one week of occurrence. Be available in a timely manner to perform or repair major items related to the landscape and irrigation maintenance as may be authorized in writing by the Owner's Representative.

1.3 PRE QUALIFICATION

- A. To be eligible to perform the work described herein, the Contractor shall possess a current and valid General Landscape License (C-27) issued by the California Contractors State License Board and has a minimum of 5 (five) years industry experience in planting and irrigation installation and maintenance resulting in a high standard of performance and workmanship .
- B. Under this section, a subcontractor, company or firm under the Contractor's direct supervision who is to provide a portion of the work shall be licensed in the State of California and have a minimum of 5 (five) years industry experience in performing that specific planting and/or irrigation repair or installation work as directed by the Contractor.
- C. Proof of relevant experience shall be provided in the form of a record of minimum of five recent landscape maintenance projects including:
- 1. Project name and description 2. Contract type and scope of work
- 3. Client contact information
- 4. Contract sum 5. Dates of work performed on maintenance projects
- D. Provide names of state licensed Herbicide/Pesticide/ Rodenticide applicators employed by the Landscape Contractor who are anticipated to perform the work specified herein.
- 1.4 PROTECTION
- A. Take all reasonable precautions required to protect plants against harm from rodents, rabbits, insects or extreme temperatures. Confine work to areas designated.
- B. Take measures to prevent damage to buildings, structures, walls, curbs, pavement and adjacent property.
- C. Store landscape maintenance and/or repair materials, or equipment in a safe manner in conformance with all applicable codes and requirements within a designated area(s) as directed and approved by the Property Manager.
- 1.5 SUBMITTALS
- A. Submit samples and/or product data sheets to the Property Manager and Owner's Representative for review and approval. for any proposed substitution(s) and for materials not specified by manufacturers, and as noted here
- B. Required submittals include the following:
- 1. Maintenance Schedule and Maintenance Task Matrix
- 2. Horticultural Soils Report 3. Soil Amendments and Fertilizers (samples and product data)
- 4. Herbicides (product data)
- 5. Pesticides (product data) 6. Pesticide Application Records
- 7. Mulch (sample and product data)
- 8. Rodenticides and/or rabbit control devices (product data)
- 1.6 MAINTENANCE TASK MATRIX
- A. The Maintenance Task Matrix shall be updated after each site visit.
- B. Weeks in which visits do not occur or tasks that are not completed shall be noted on the Matrix.
- C. The Matrix shall be available for review by the Property Manager and/or Owner's Representative at any time.
- D. A completed Maintenance Task Matrix shall be submitted at the end of each guarter to the Property Manager and Owner's Representative for his/her review and record-keeping.
- E. The Landscape Contractor shall retain a record copy of all completed Matrixes.
- 1.7 OWNER NOTIFICATION
- A. Review site during each visit to determine presence of any conditions hazardous to health, safety, or welfare. Notify the Property Manager immediately of any such hazardous conditions.

1.8 REPAIR

- A. Prune plant material to repair minor damage caused by vandalism, traffic, animal or mechanical damage, acts of nature, or other causes.
- B. To the satisfaction of the Property Manager and/or Owner's Representative, repair any damage caused by contractor's work to irrigation system, walls, planting, curbs, utilities, lighting or paving, including any damage caused by the improper application of fertilizers, pesticides and herbicides (including burning, brownout and/or death).
- C. Remove and dispose of any landscape or irrigation damaged or debris from broken plant material off-site in a timely and legal manner.

1.9 REPLACEMENT

- A. Inventory each site during each visit and provide the Property Manager and Owner's Representative with list of plants that require replacement and related installation cost. Photograph dead, dying and disfigured plant material and forward photos to the both parties for review.
- B. Replace plant materials missing or damaged through; theft and vandalism, pedestrian and vehicle damage, acts of nature, or work performed by other construction trades which are the responsibility of Property Owner.

1. Do not remove plant material prior to the Owner Representative's approval.

- C. Contractor is responsible for replacement of landscape, irrigation and site elements damaged by the Contractor's work including:
- 1. Damage or neglect caused by the improper application of fertilizers, pesticides , herbicides physical or mechanical damage during installation, or lack of timely rodent, insect and pest ontrol, repair or replacement to plant material.
- 2. Damage or neglect to irrigation system, irrigation system breakage, malfunction, programming error of water delivery, or lack of timely repair to system.
- 1.10 TIMING OF WORK
- A. All maintenance work provided under this contract shall be provided during hours when the property is not in use, unless otherwise approved by the Property Manager in the event which requires emergency repairs to be performed.
- 1. Confirm hours with the Property Manager.

- 2. No work shall be performed during business hours unless specifical in rare instances where evening or weekend hours cannot be used to accomplish the
- 1.11 VISIT FREQUENCY
- A. Perform general maintenance at each site a minimum of once per week during the growing season (early March through mid-September).
- B. Mid-September to late November visits shall occur at a minimum of once every two weeks.
- C. Visit frequency during November through early March shall be a minimum of once monthly, or may be eliminated with prior approval of the Owner's Representative.
- D. Required minimum maintenance visits may be in addition to, or in conjunct ion with, other visits that are required to perform the tasks outlined in this Section.
- E. Provide the Property Manager and Owner's Representative with a Maintenance Schedule indicating the average growing season for the Property location, proposed days of visits, names of supervisor, and contact person.
- F. Submit this schedule on a yearly basis at the beginning of the contract year and revise as needed.
- 1.12 INSPECTION OF WORK
- A. The Property Manager or Owner's Representative will regularly inspect all maintenance performed under this contract.
- B. The Owner's Representative may at any time request correction or improvement of maintenance practices if they fall below contract standards.
- C. Contractor is expected to make necessary corrections within 72 hours of receipt of such reauest.
- D. Requests may be made in writing, text messaging, email, telephone, or in person.

1.13 CONTACT PERSON

- A. Provide the Owner's Representative with a mobile (cell) phone number and an email address where a message can be left for the Contractor, 24 hours a day.
- 1.14 EXISTING CONDITIONS I EXAMINATION OF SITE
- A. Within two weeks of the starting date for work under this contract, make a thorough examination of the current conditions at the site.
- 1. As part of this examination, confirm that the existing plantings in each planter meet or exceed those shown on the original construction documents or any more current plant inventories. 2. Make a list of all landscape items at the site believed to be broken, missing, disfigured,
- diseased, moderate to severely stressed, or otherwise not in compliance with these specifications.
- 3. Give a copy of this list, along with an additional itemized quote for correcting each item, to the Property Manager and Owner's Representative.
- 4. Upon confirmation of each item, the Property Manager or Owner's Representative will either give written authorization to make the correction, or a written release from responsibility for
- B. By submitting a bid on this work, you are considered to have examined the landscape, irrigation and these specifications, and to have thoroughly familiarized yourself with the scope of the required work.

1.15 DEFINITIONS

- A. Contractor (landscape Contractor): The person, partnership, corporation, or agency that will perform the landscape maintenance work.
- B. Owner's Representative: The person, persons, corporation, or agency either employed by or acting as consultants appointed by the Property Owner to represent their interest and who may assist in the reviewing of and approving of general or specific items stated herein, including observing in-progress and/or completed work by the Contractor for general compliance with the plans and specifications.
- C. Property Manager: The Manager of the Property for which the work is being performed or his/her designated representative.
- D. The landscape Contractor is responsible for obtaining updated confirmation of who the Owner's Representative is for the contracted work.
- E. Excluded damage:
- 1. Damage caused by vandalism, pedestrians, vehicles or shopping carts, or acts of nature. 2. This term does not include damage caused by the contractor's actions, lack of reasonable care, insects, rodents and rabbit damage, diseases, or plant loss due to lack of water or over watering caused by an irrigation system programming error, irrigation system breakage, or irrigation malfunction or lack of a timely repair to irrigation system.
- 1.16 SERVICE AGREEMENT
- B. The intent of this maintenance specification is to integrate with any contractual agreement the Contractor has with the Property Owner for landscape maintenance.
- C. In bidding the landscape and irrigation and maintenance work, contractor agrees to sign and abide by the terms of the contractual agreement with the Property Owner which may include requirements for indemnification and insurance.
- D. Landscape Contractor's agreement with the Property Owner shall be the prevailing agreement and no requirement of this specification shall be construed to override that agreement.

PART 2 - PRODUCTS

- 2.1 PLANT MATERIALS
- A. Conform to American Association of Nurserymen's specifications true to name. Plants shall be first quality, with well-developed, firmly rooted (not root bound) systems in their containers with normal, well-developed trunk, limbs, stems evenly and radially distributed (plant canopy) around the trunk and root crowns. Plant material is required to be free of evidence of disease, insects, insect eggs, larvae and weeds. Prior to planting, plant materials deemed unsuitable shall be rejected either during or after site delivery by the Owner's Representative. Plant materials damaged during delivery, off-loading, or as a result of neglect or abuse while plant materials are in a pre-plant, on-site holding area shall be rejected. Plant material shall be rejected if their containers are cracked and/or broken. Plant materials shall be rejected if root balls are lopsided or collapsed, dried out and/or root balls determined by the Owner's Representative to have been recently removed from their containers. Plant material shall be rejected if a substantial loss of rooting soil within the containers is present or substantial loss of foliage is present as a result of recent (pre-delivery) pruning by the nursery is evident. Trees shall be rejected when root-collar/root flare is observed to appear buried, kinked, girdled or circled. Trees specified in 'standard' form shall be rejected if no central leader exists, trunk is noticeable bowed, abraded and/or old or new scarring is present. Container sizes larger than what is specified on the plans may be used with approval by the Owner's Representative, but at no extra cost to the Property Owner.

2.2 FERTILIZERS

- A. Approved first quality, standard brand complete organic fertilizer conforming to applicable state
- fertilizer laws 1. Uniform in composition, dry, free flowing, delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed analysis.
- 2. Fertilizer composition shall be based upon the required yearly site soil test. 3. Apply at rates recommended in the soils report

2.3 PESTICIDES

A. Pesticides approved by the Environmental Protection Agency and local jurisdictions. Submit product literature for approval by the Owner's Representative. 1. Apply at rate recommended by manufacturer.

2.4 HERBICIDES

- A. Post- and pre-emergent herbicides approved by the Environmental Protection Agency and local iurisdiction 1. Apply at rate recommended by Manufacturer.
- 2.5 SOIL AMENDMENT
- A. Composted Greenwaste amendment available from regional or local sources. Amendment shall contain minimum 270 pounds of organic amendment per cubic yard of amendment or as specified in soils report. Amendment shall be reviewed and approved by Owner's Representative.

ally	approved	in	advance	

2.6 BARK MULCH

A.	Apply bark mulch matching originally specified product. If not available from the original product source, provide shredded wood product matching size and color.

2.7 TREE STAKING

- A. Tree stakes shall be non-treated 2" diameter pine, chamfered at top of stake. Length shall be 8'
- B. Tree ties shall be elastic ties as originally specified. Length of tie as required. Connect to stake with fasteners as originally specified as required to attach tie securely to wood stake.
 - 2.8 RODENT AND RABBIT PEST MANAGEMENT (IF REQUIRED)
 - A. Contractor shall be prepared to implement a pest management program to control rodents and rabbits that could cause damage to plant materials. 1. Where feasible, utilize tamperproof trapping devices to control infestations. Submit product
 - literature for review and approval by the Owner's Representative. 2. Utilize EPA-approved rodenticides applied at manufacturer's recommended rates. Submit product literature for review and approval by the Owner's Representative.

PART 3 - MAINTENANCE

- 3.1 GENERAL MAINTENANCE
- A. Horticultural Soil Testing: Test soil every other year beginning two-year post construction. 1. Provide two (2) samples (6-8" depth and 18-24" depth) from planting areas to test for Nitrogen, Phosphorous and Potassium levels, including micronutrients, SAR values, pH and percent organic matter. The number of samples may vary based upon new site soil
- issues and/or conditions 2. Samples shall be collected from a minimum of two (2) different locations on the site. 3. Contact soil-testing lab for specific sampling guidelines and handling, unless Contractor defers sampling collection to the responsibility to a Soils Consultant.
- B. Provide copy of analytical test results with fertilizers and soil amendment recommendations from the Soils Laboratory to the Property Manager and Owner's Representative for his/her record and for any immediate or timely actions to be performed by the Contractor.
- C. Leaf Collection: Collect fallen leaves from planting and paved areas, including sidewalks. Remove and dispose of leaf litter from the site in a legal manner.

D. Clean Up and Litter Removal:

- 1. Sweep or blow-off all walks and curbs at each site visit. Parking lots will be swept by others. a. Do not use leaf blowers in planter areas to collect and remove leaves. b. Do not use blowers prior to 6:00 A.M. or after 10:00 P.M. or at any other hours restricted
- by local jurisdiction c. Do not use blowers around parked vehicles to avoid scratching vehicle paint with blowing
- sand and debris. d. Where use of blowers is prohibited by City or County ordinances use alternate methods.
- E. Remove all litter from sidewalks, gutters, and planted areas during each site visit. In no case shall trash, litter, or leaves be blown or swept onto the street or property of others.
- F. Collect all trash, litter, leaves, etc. haul away, and dispose off-site in a timely and legal manner.

3.2 IRRIGATION A. Water Application & Scheduling:

- 1. Hand water when required to supplement natural rainfall and irrigation system, and to maintain plantings in a healthy, stress-free condition. Make sure plants receive adequate water regardless of weather conditions. 2. Conserve water and ensure that all State, City and County ordinances and regulations are
- followed. Any penalties. Fines or citations for watering ordinance violations shall be paid by the contractor.
- 3. Utilize the permanent irrigation system, and supplement with hand watering as needed. Failure of the irrigation system to provide full and proper coverage does not relieve Contractor of the responsibility to provide adequate irrigation.
- 4. Contractor is responsible for the complete operation and maintenance of the irrigation systems, except as noted below. Examine the irrigation system for damage during required visits and report damage or malfunction to the Owner's representative in writing. If contractor fails to report the broken or malfunctioning irrigation system components within one week of the breakage or malfunction, contractor will be responsible for all damages resulting from the broken irrigation system component.
- 5. Adjust watering times each month and respond to weather changes. Do not over-water plantings. Use multiple-start times and short run times to prevent run-off. Do not allow run-off from any irrigation 6. When breakdowns or malfunctions exist, hand water, if necessary, to maintain all plant
- material in a healthy condition. If the irrigation repairs are major and not the fault of the contractor, they may be billed as additional work. Do not wait for approval to begin hand atering if required to save the plantings 7. Contractor shall be responsible for excessive water bills due to breaks or damage to
- irrigation system that should have been repaired, and/ or could have been reasonably

B. Irrigation System Scheduled Maintenance: 1. During each required site visit complete the following:

- a. Check the entire irrigation system when the system is pressurized for items such as dry spots and missing or malfunctioning irrigation components. Check for leaking or amaged valves, water running across sidewalks, water standing in puddles, or any other condition which hampers the correct operation of the system or the public safety, immediately repair deficiencies.
- b. Check for exposed piping paying particular attention to shallow drip tubing. Bury any exposed piping to originally specified depths.
- c. Carefully observe plant materials for signs of wilting that may indicate an irrigation system problem. Plants which die due to irrigation failure will be considered to have died due to the contractor's negligence and shall be replaced at the contractor's expense. d. Eliminate any puddling or excessive run-off of water from the irrigation system onto any
- paved areas. Immediately shut down the irrigation system and make adjustments, repairs, or replacements as soon as possible to correct the source of the run-off. 2. Maintain the irrigation system, including cleaning of filter screens yearly or more often as needed, and flushing pipes, as part of this contract.

C. Irrigation System Repair:

- Replace or repair, at contractor's expense, minor irrigation damage, unless due to excluded damage. Make repairs within one week of the day the damage occurre 2. If the damage was due to excluded damage or determined to be a major item, the irrigation repairs will be paid for as additional work a. Make notification of needed repairs within two weeks of the day the damage occurred as
- noted in the General Requirements section of these specifications. b. Regardless of the cause of damage, take immediate action to prevent further damage by shutting off the damaged part of the irrigation system and commencing with hand watering as needed
- c. Make repairs as soon as possible after receiving written or verbal authorization to
- D. Replace irrigation system components with materials of the same manufacturer and model as the original equipment
- 1. Substitutions of materials other than original equipment will be approved only when the original equipment has been discontinued and is no longer available for purchase at any
- 2. The substituted equipment must be completely compatible with the original and must be
- approved in advance by the Owner's representative 3. All repairs to the system shall be identical to the original installation, unless approved otherwise in advance by the Owner's representative 4. If a change to the installation will result in lower future maintenance costs, less frequent
- breakage, or an increase in public safety, request authorization to make the change from the Owner's representative 5. Do not attempt to clean plastic nozzles by sticking knife blades or wire into the openings.
- 3.3 TREES, SHRUBS, PERENNIALS, ORNAMENTAL GRASSES AND GROUND COVERS

A. Fertilization:

- 1. Notification: Notify the Property Manager at least five (5) days in advance of the application of fertilizer. Failure to notify will be considered non-performance of work and payment may be withheld or reduced proportionately. Provide the Owner's Representative with invoice to verify purchase of fertilizer.
- 2. Trees, Shrubs, Perennials, Ornamental Grasses and Ground Covers: Apply fertilizer twice during the growing season or at the rate specified in soils report. Fertilizer composition shall be as specified in the soil test results. Do not apply nitrogen fertilizers to Ornamental Grasses during the growing season. Apply fertilizers with spinner-type spreader such as the Ortho-Whirly bird or Cyclone spreaders. Do not use drop-type spreaders. Apply when leaves are dry, and water-in thoroughly after application. Do not apply fertilizer during rainy conditions or when rain is likely to occur during application
- 3. Fertilization of trees may be deleted from contract when they have reached maturity and are reviewed and approved by the Certified Arborist. Prevent fertilizer particles from entering the adjacent storm drain system. Thoroughly sweep up and collect all fertilizer particles off of adjacent curb and pavement immediately following application. Apply Iron sulfate fertilizer (if required) cautiously avoiding contact with moist concrete since staining may result. Reuse product or dispose of from the site in a legal

B. Pruning:

manner

- Trees: Accomplish minor pruning in accordance with highest standards of professional pruning practices in such a manner as not to alter the functionality or natural shape and the intended function of the tree. Major structural pruning shall be done or under the supervision of a Certified Arborist. Prune deciduous trees during their dormant period and evergreer trees during late summer. Remove all pruning debris from the site and recycle or dispose in a legal manner.
- 2. Shrubs and Groundcovers: Prune shrubs, perennials and groundcovers only to remove dead growth, or to remove growth encroaching over sidewalks or curbs. Allow shrubs. perennials and groundcovers to grow unpruned to their natural size unless otherwise

specified. Shearing of shrubs is permitted only on shrubs uniformly planted in rows, where it is clear the intent was to create screen hedge type massing. Trimming of groundcovers is permitted when plant material encroaches over edge of walkways or curbing. Encourage shrubs in screen hedges through pruning to form a dense, continuous hedge, branching fully to the ground. Selectively prune all other shrubs, perennials and groundcovers only as required for safety, visibility, and plant health, and to allow development into the natural shapes expected of the plant variety.

3. Ornamental grasses: Shear the dead foliage from deciduous grasses from 4" to a maximum 6" height in late winter when plants have dried out (browned) and have entered dormancy. 4. Any shrubs or trees improperly pruned to the point where it will not return to its natural form shall be replaced with material equivalent to its prior size. The owner's representative shall make the determination if replacement is required.

C. Surface Roots:

- 1. As required to prevent damage to adjacent paved areas or liability issues, after consultation with an Arborist, surface roots may be removed in accordance with Aroborist's direction. D. Staking:
- 1. Maintain stakes (three per tree, two min.) on remaining trees and insure that they provide proper support as required. Ties shall be adjusted and/ or replaced as needed to prevent ling. No stakes should remain over three years after planting, unless directed by the Certified Arborist. Remove stakes from site and dispose in a legal manner.
- E. Application of Pesticides/Herbicides:
- 1. Notification: Notify the Property Manager at least five (5) days in advance of the application of pesticides or herbicides. Notification shall include name of material, rate of application, and locations of proposed application. Failure to notify will be considered non-performanc of work and payment may be withheld or reduced proportionately. Provide the Property Manager or the Owner's Representative with invoice verifying purchase of pesticide.
- 2. All spraying shall be performed by or under the direction of an applicator possessing a valid State of California Public Pesticide or Herbicide Applicator's license. Provide notice on site as required by law.
- 3. Spot spray only as required to combat specific weeds, insect pests or infestations. No general broadcast spraying is permitted. Spray only during windless periods as to not ontaminate surrounding area or properties. No spraying to occur in or near wetlands or other sensitive areas. No spraying shall be performed when vehicles or the public are present near any areas designated for spraying
- 4. Re-spray within 2-weeks from original application any areas which still exhibit weeds, pests 5. Prevent pesticide and herbicide material from entering the adjacent storm drain system
- Thoroughly remove spillage off of adjacent curb and pavement immediately following application. Do not wash spillage down drain inlets. Dispose of from the site in a lega

F. The Contractor shall supply the Property Manager and/or Owner's Representative with a written copy of the spray application record, which shall contain the following information: 1. The name of the company and person who applied the pesticide. 2. The name of the person requesting the pesticide application.

- 3. The reason the pesticide was applied.
- 4 The location where the pesticide was applied 5. The year, month, day and time the pesticide was applied.
- 6. The person or firm who supplied the pesticide that was applied.
- 7. The trade name of the pesticide that was applied.
- 8 The direction and estimated velocity of the wind at the time the pesticide was applied 9. The name of the Pesticide or Herbicide Applicator's license holder.
- 10. Any other reasonable information required by the Owner's Representative. 11. Labor hour and rate (if subcontracted).
- G. Weeding: All planter beds shall be kept clean and free of weeds, seedlings and any invasive or non-specified plant materials. Hand weeding is preferred; however, per-emergent and postemergent herbicides may be used after one-year establishment period for new plantings has elapsed. Completely remove all weeds in curb or paving cracks throughout the site.
- H. Mulching of Planter Bed Areas: Maintain bed areas on a monthly basis to keep a clean, fresh appearance and to remove litter and debris. Rake and sweep back any mulch or soil which has eroded onto parking lots and walkways in all planter bed areas. Maintain finish grade at planters per the original landscape plans and specifications. Do not deeply cultivate any areas with plantings to prevent feeder root damage. Rake areas to redistribute and evenly spread mulch to maintain a two (2") minimum depth or depth as specified in original landscape plans and specifications, whichever is greater. Replenish all mulched areas after any miscellaneous construction operations have been performed in the area and are completed. Replenish all mulch areas once per year in spring and as necessary throughout the year.
- Aeration: Some tree root zones can become compacted due to heavy pedestrian or vehicular traffic. These trees should be aerated at least once a year. Water, nutrients, and air can be provided to trees by using a deep root irrigator/ feeder. This should be done at least every two years on mature trees. Apply at the drip-line at least every four feet entering the ground 12-18 inches.

3.4 BIO-RETENTION AREAS

- A. Inspection: Inspect inlets, overflows, slopes and observation wells annually and after major storms, as needed, to insure facilities are clear of any obstructions to maintain flow and prevent erosion and instability. Remove any soils or debris creating blockages from the site and recycle or dispose in a legal manner. Review soil at bottom of the facility for uniform infiltration and confirm that check dams and flow spreaders are in place and level.
- B. Irrigation: Maintain operability for plant establishment and as supplemental supply during periods of prolonged drought. Ensure that irrigation is not excessive.
- C. Fertilization: No use of fertilizers in facilities.
- D. Pruning: Annually prune or cut back plants for health and to ensure flows into inlets and across the surface of the facility. Remove and replant dead or dying material as needed. When replanting, maintain design surface elevation.
- E. Pesticides: No use of synthetic pesticides on facilities.
- F. Weed Control: Annually as needed and frequently enough to identify and eradicate weeds prior to seed set by cultural, mechanical or physical means. Least toxic herbicides may be considered for use as a last resort option.
- G. Mulch: Annually replace as needed to maintain a two (2") minimum depth or as specified in original landscape plans and specifications, whichever is greater. Do not apply mulch in ponding zone just prior to or during rainy season. Maintain finished elevations as shown on civil plans.
- 3.5 RODENT AND RABBIT CONTROL (IF REQUIRED)
- A. Notification: Notify the Property Manager or the Owner's Representative at least four (4) days in advance if application of rodenticides and/or rabbit trapping devices is required. Notification may be given by the Property Manager. Notification shall include name of material, type of rodenticide being used and rates of rodenticidal application. Contractor shall coordinate the locations of rodent bait boxes and/or rabbit trapping devices on the site with the Property Manager. Failure to notify the Property Manager or Owner's Representative will be considered non-performance of work and payment may be withheld or reduced proportionately. Provide the Property Manager or the Owner's Representative with the invoice verifying purchase of rodenticides and/or rabbit trapping devices.
- B. Before commencing the work, Contractor shall contact either County or City Pest Control jurisdictions for recommendations for proper placement, removal and disposal of captured rodents and/or rabbits.
- C. The Contractor shall be responsible for placement and disposal of all rodenticides and rabbit trapping devices including removal and disposal of all captured rodents and/or rabbits, either dead or alive, off site in a timely, appropriate and humane manner. The Contractor shall check bait boxes and/or trapping devices frequently, scheduling when placement and disposal pick-ups will occur, with the Property Manager or Owner's Representative.
- D. Frequency of bait box servicing shall depend upon the level of rodent infestation. All bait boxes shall be maintained in accordance with EPA regulations, with an emphasis on the safety of non-target organisms. The Contractor shall adhere to the following rules:
- 1. All bait boxes shall be placed out of the general view of the public and in locations where they will not be disturbed by routine property or landscape operations 2. The lids of all bait boxes shall be securely locked or fastened shut.
- 3. All bait boxes shall be securely attached or anchored to the ground, wall or other surface, so that the box cannot be easily picked up or moved from its intended location.
- 4. Bait shall always be placed in the baffle-protected feeding chamber of the box and never in the runway of the box
- 5. All bait boxes shall be labeled with the Contractor's business name and address and dated by the Contractor's technician at the time of installation and at each servicing.

END OF MAINTENANCE SECTION

PRUNING SUPPLEMENT

The purpose of these specifications are to protect and maintain the tree plantings for the project for which these plans have been prepared

On an annual basis the Owner/ Lessor shall retain the services of a Certified Consulting Arborist to review the condition of all trees within the property/ lease area and provide a written report outlining findings and recommendations. The Arborist shall be selected from the governing agency's approved arborists list. The report shall conform to the International Society of Arboriculture recommendations and reference the prepared Landscape and Irrigation Plans as the basis for all recommendations.

TREES

No tree work shall be done except as directed by the arborist and without prior approval and direction from Property Manager. No work shall occur within habitat areas within nesting season (February-August) if active nests are found on site.

- 1. Pruning:
- a. Trees shall be pruned as required to remove broken, diseased branches for general safety. It shall be the Contractor's prime responsibility related to pruning to conduct a pruning program as directed by the Arborist and approved by Property Manager. This program should ninimize pruning and only be performed when necessary. Aesthetic pruning is not permitted.
- b. Pruning shall be done to ANSI A300 standards by those experienced and skilled in pruning echniques. All cuts shall be done using proper horticultural practices.
- c. Topping of trees is prohibited.
- d. Pruning under this specification is limited to that which may be done from the ground.
- e. Prune trees to allow for necessary clearances for pedestrians and vehicle circulation. Maximum canopy clearance of twelve (12) feet.

Tree pruning is both an art and a science. Proper pruning is paramount to long term tree health and vitality and their aesthetic and energy conservation value. Many trees are incorrectly topped or pollarded, forever destroying their natural shape and size while greatly shortening their lives. It is better to leave a tree alone than to prune it improperly. Topping a tree removes the terminal bud and results in irregular and oddly-shaped trees. Pruning should restore a tree to a healthier condition and a more attractive shape, making it stronge and better able to withstand storms and disease

Any tree that is topped or pruned in a way that damages the tree's normal growth habit, such as pollarding, must be replaced at the Contractor's expense with a tree of equal size. Correct tree pruning is at least a two-person job. As a minimum, a tree pruning crew should include a highly-trained and experienced person to guide the cutter from the ground.

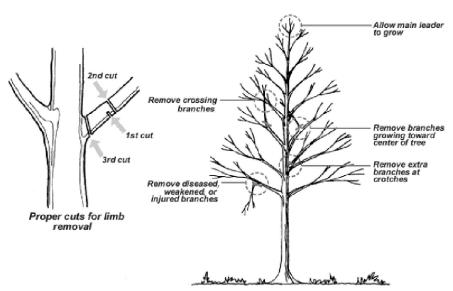


Figure 1-1: Tree Pruning Techniques

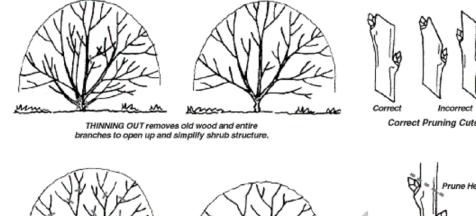
pruning probably don't need to be pruned at all. When they are pruned improperly or unnecessarily, the labor and associated costs are wasted, the plant suffers, and the aesthetic quality of the landscape declines

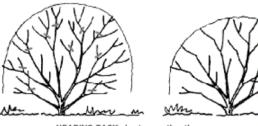
The vast majority of shrubs at this project do not need pruning. The planting design is such that the plants should be allowed to take their natural shape and grow into their environment. Pruning should be done at a minimum to remove diseased or broken branches

reasons. In these areas, the following guidance should be implemented. Shrubs have distinct shapes; weeping, rounded, oval, upright, spreading, and irregular shaped. Allow shrubs to take on their natural shape, pruning only to reduce crowded foliage, crossed branches, an asymmetrical shape, or branches

Selective pruning restores a shrub to a healthy condition and an attractive shape. Allow plants intended for screening to grow naturally and do the job for which they were planted. Trimming or pruning screening plants increases the maintenance activity and expends valuable resources Very few shrubs should ever be sheared, and then only the fine textured or small leafed varieties.

Artificial shaping of shrubs should be minimized. If a shrub continually needs pruning due to safety or pedestrian clearance near a walkway, then removal should be considered. Generally, shrub pruning should result in soft, natural shapes and be performed a maximum of once or twice a year. Pruning tools cover a large choice of available products. It is important to choose the correct tool for each operation. Tools range from hand-held pruners and bypass loppers to curved hand-held saws to





HEADING BACK shortens, rather than removes pranches to reduce shrub size and encourage fullne

Figure 1-2: Shrub Pruning Techniques

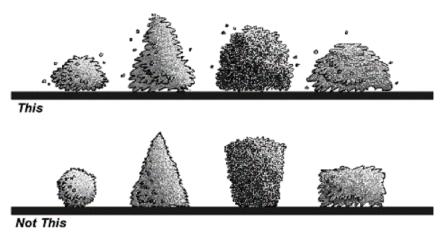


Figure 1-3: Maintain the Natural Form of Shrubs



ш 2 U ш S S \checkmark 2 4 5 < 4 Ζ S

REVISION DATE

owards center of plant

Prune to leave an

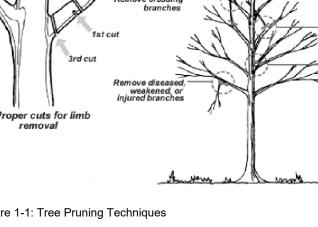
outward pointing bud

1	CLIENT COMMENTS	2019.01.10			
2	CLIENT COMMENTS	2019.10.25			
3	CLIENT COMMENTS	2020.02.11			
4	CLIENT COMMENTS	2020.10.05			
5	CLIENT COMMENTS	2021.01.05			
SHEET TITLE					

MAINTENANCE SPECIFICATIONS

OWNER	Kalani Durham
130 E. Victo	ria Street, Suite 200
Santa Barba	ra, California 9310
	T: 805.568.3440
DATE	2021.03.04
PROJECT NO.	21913
SHEET NO.	

L-5.2



SHRUBS AND VINES

Over pruning of shrubs is common throughout the industry. Most of the shrubs receiving regular

Areas adjacent to walkways, street or project entries may require pruning for aesthetic or functional

growing into the heart of the shrub.

power chain saws.

Away from center of plant

SANTA BARBARA COUNTY PUBLIC WORKS DEPARTMENT WATER RESOURCES DIVISION WATER AGENCY



NOTICE TO BIDDERS

FOR

Santa Maria Valley Sustainable Garden Project

UNDER:

Bid Book dated 05/03/2021

Standard Specifications dated 2018

COUNTY PROJECT NO. WC8550

BID OPENING LOCATIONS: PlanetBids

https://www.planetbids.com/portal/portal.cfm?CompanyID=43874

BID OPENING TIME AND DATE: 2:00 PM on Thursday, May 27, 2021

Electronic Advertising Contract

SCOTT D. McGOLPIN DIRECTOR OF PUBLIC WORKS

NOTICE TO BIDDERS AND SPECIAL PROVISIONS

Santa Maria Valley Sustainable Garden Project COUNTY PROJECT NO. WC8550

The Special Provisions contained herein have been prepared under the direction of the following Registered Persons.

Kalani Durham PROJECT MANAGER DATE

Matthew Young WATER AGENCY MANAGER DATE

Thomas D. Fayram PUBLIC WORKS DEPUTY DIRECTOR (APPROVED) DATE

TABLE OF CONTENTS

NOTICE TO BIDDERS	4
COPY OF BID ITEM LIST	6
SANTA BARBARA COUNTY PUBLIC WORKS DEPARTMENT PROVISIONS	7
DIVISION I GENERAL PROVISIONS	7
1 GENERAL	7
2 BIDDING	9
3 CONTRACT AWARD AND EXECUTION	12
4 SCOPE OF WORK	
5 CONTROL OF WORK	
6 CONTROL OF MATERIALS	17
7 LEGAL RELATIONS AND RESPONSIBILITY TO THE PUBLIC	17
8 PROSECUTION AND PROGRESS	
9 PAYMENT	
DIVISION II GENERAL CONSTRUCTION	
10 GENERAL	
14 ENVIRONMENTAL STEWARDSHIP	
15 EXISTING FACILITIES	
TECHNICAL PROVISIONS	
DIVISION I GENERAL PROVISIONS	
2 BIDDING Error! Bo	
5 CONTROL OF WORK	
7 LEGAL RELATIONS AND RESPONSIBILITY TO THE PUBLIC	
8 PROSECUTION AND PROGRESS	
DIVISION II GENERAL CONSTRUCTION	
13 WATER POLLUTION CONTROL	
DIVISION III EARTHWORK AND LANDSCAPE	
17 GENERAL	
20 LANDSCAPE	
DIVISION VI STRUCTURES	
57 WOOD AND PLASTIC LUMBER STRUCTURES	
DIVISION VIII MISCELLANEOUS CONSTRUCTION	
72 SLOPE PROTECTION	
72 BENCHES AND PLAQUE	

NOTICE TO BIDDERS

Bids open at 2 PM on Thursday, May 27, 2021 for:

SANTA MARIA VALLEY SUSTAINABLE GARDEN PROJECT COUNTY PROJECT NO. WC8550

Project location: The work occurs in the City of Santa Maria in Santa Barbara County, California, within County Owned Property at 624 West Foster Road, Santa Maria, CA 93455.

Project background: The Santa Maria Valley Sustainable Garden is approximately 30,000 square feet (0.7 acres) in size and is located at the County of Santa Barbara Government Center in Santa Maria, California. The garden was designed by the Landscape Architecture Program at California Polytechnic State University, San Luis Obispo and was built in 1997. The garden serves as an educational public demonstration garden with informational displays, venue for the County's sustainable gardening workshops and trainings, and a gathering place for onsite employees and visitors.

Project description: The Project will add improvements to the Santa Maria Valley Sustainable Garden. Improvements include replacement of existing features and installation of new irrigation system, plantings, decorative pavers and boulders, trellises and benches. The site will be maintained to ensure successful plant establishment.

Plans, Specifications, and Bid Book are available at no charge at <u>https://www.planetbids.com/portal/portal.cfm?CompanyID=43874</u>

The County encourages the participation of DBEs as defined in 49 CFR 26. You are encouraged to employ craftsmen and other workers from the local labor market whenever possible to do so. Local labor market is defined as the labor market within the geographical confines of the County of Santa Barbara, State of California.

Submit bids to the web address below. Bids will be opened and available at the web address below immediately following the submittal deadline.

PlanetBids

https://www.planetbids.com/portal/portal.cfm?CompanyID=43874

Complete the work excluding plant establishment work, within thirty (30) working days. Complete the work, including plant establishment work within one hundred (100) working days. Complete the plant establishment work within seventy (70) working days. Plant establishment work shall also include project maintenance work.

The estimated cost of the project is **\$154,000.00**.

This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

A contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in this chapter, unless currently registered and qualified to perform public work pursuant to Section 1725.5. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded.

For each bid all forms must be filled out as indicated in the bid documents. The entire Bid Book must be submitted to PlanetBids when you bid.

Prevailing wages are required on this Contract. The Director of the California Department of Industrial Relations determines the general prevailing wage rates. Obtain the wage rates at the DIR website, <u>https://www.dir.ca.gov/</u>.

The Bidder shall possess a Class A General Engineering Contractor license or a C-27 Landscaping Contractor license at the time this contract is awarded. Failure to possess the required license(s) shall render the Bid as non-responsive and shall act as a bar to award of the Contract to any bidder not possessing said license.

Inquiries or questions based on alleged patent ambiguity of the plans, specifications, or estimate must be submitted as a bidder inquiry by 5:00 PM on the Friday of the week preceding the bid opening. Submittals after this date will not be addressed. Questions pertaining to this Project prior to Award of the Contract must be submitted via PlanetBids Q&A tab.

Bidders (Plan Holders of Record) will be notified by electronic mail if addendums are issued. The addendums, if issued, will only be available on PlanetBids, <u>https://www.planetbids.com/portal/portal.cfm?CompanyID=43874</u>

The OWNER reserves the right to reject any or all bids, to waive any informalities and/or inconsistencies in a bid, and to make awards to the lowest responsive, responsible bidder as it may best serve the interest of the OWNER.

Thomas D. Fayram Deputy Director, Public Works Water Resources Division

COPY OF BID ITEM LIST

ltem No.	F ¹	ltem Code	Description	Unit	Quantity	Unit Price	Total Price
1		130100	Job Site Management	LS	1		
2		170103	Clearing and Grubbing	LS	1		
3		200111A	Place Decorative Boulders (County Supplied)	EA	29		
4		200121	Decorative Pavers	SF	100		
5		200131	Decorative Stone	SF	62		
6		202006A	Grading and Soil Preparation	LS	1		
7		204000	24" Box Trees	EA	4		
8		204001A	15 Gal Shrubs	EA	22		
9		204001B	5 Gal Shrubs	EA	171		
10		204001C	1 Gal Shrubs	EA	1045		
11		204045	Sod	SF	1005		
12		204099	Plant Establishment Work	LS	1		
13		205034	Decomposed Granite	SF	904		
14		205035	Bark Mulch	CY	101		
15		206005A	Steel Edge	LF	264		
16		206300A	Irrigation System	LS	1		
17		570300A	Trellis (Replacement)	LS	1		
18		570300B	Trellis (Butterfly)	LS	1		
19		729010A	EZ-FLO MAXX-Pest Control	LS	1		
20		790100A	Memorial Bench	LS	1		
21		790100B	Picnic Bench	EA	2		
22		790100C	Bench	EA	2		
23		790200	Memorial Plaque	EA	1		
24		999990	Mobilization	LS	1		
						TOTAL BID	

¹ "F" denotes Final Pay Item

SANTA BARBARA COUNTY PUBLIC WORKS DEPARTMENT PROVISIONS

The work provided herein must be performed in accordance with the *Caltrans Standard Specifications*, 2018 edition (*Standard Specifications*). The *Standard Specifications* are incorporated herein by reference.

MODIFICATIONS TO STANDARD SPECIFICATIONS

DIVISION I GENERAL PROVISIONS

1 GENERAL

Add to section 1-1.01:

See sections 2 and 3 for contractors' DIR registration requirements.

For local material from (1) a noncommercial source or (2) a source not regulated under California jurisdiction, you must submit a local material plan and analytical test results for pH, lead, and other constituents for each site. See section 6-1.03B(1) for the specifications.

Replace or add the following terms to section 1-1.07B:

Acceptance: The formal written approval by the Agency of a project which has been completed in all respects in accordance with the plans and specifications and any modifications thereof.

Agency: The Santa Barbara County (CA) Water Agency.

- **APWA Standard Plans:** Standard Plans for Public Works Construction, promulgated by the American Public Works Association (Southern California Chapter)/Associated General Contractors of California (Southern California Districts) Joint Cooperative Committee, published by Building News Inc., 3055 Overland Avenue, Los Angeles, California 90034, 2009 edition.
- Board: The Governing Board of Directors of the Santa Barbara County (CA) Water Agency.
- Business day: Day on the calendar except Saturday, Sunday, and a holiday.

Caltrans: State of California, Business & Transportation Agency, Department of Transportation

County: The County of Santa Barbara, a political subdivision of the State of California.

- County Clerk: The County Clerk of the County of Santa Barbara.
- **County Standard Details:** Standard Details of the County of Santa Barbara Department of Public Works Roads Division, dated September, 2011
- **Department**: The Santa Barbara County Water Agency acting by and through its Department of Public Works; its authorized representatives.
- Department of Transportation: The Santa Barbara County (CA) Water Agency
- District: The Santa Barbara County (CA) Water Agency
- **District Office:** The Santa Barbara County (CA) Water Agency
- **Director**: Director of Public Works of the County of Santa Barbara, or the Director's duly authorized representative.
- **Engineer**: Water Agency Representative acting either directly or through properly authorized agents, such agents acting within the scope of the particular duties delegated to them.

Green Book: Standard Specifications for Public Works Construction, 2015 edition, including supplements published by Building News, Inc., Los Angeles, CA.

Holiday: Holidays are shown in the following table:

Holidays		
Holiday	Date observed	
Every Sunday Every Sunday		
New Year's Day	January 1st	
Birthday of Martin Luther King, Jr.	3rd Monday in January	
Washington's Birthday	3rd Monday in February	
Memorial Day	Last Monday in May	
Independence Day	July 4th	
Labor Day	1st Monday in September	
Veterans Day	November 11th	
Thanksgiving Day	4th Thursday in November	
Day after Thanksgiving Day	Day after Thanksgiving Day	
Christmas Day	December 25th	

If January 1st, July 4th, November 11th, or December 25th falls on a Sunday, the Monday following is a holiday. If January 1st, July 4th, November 11th, or December 25th falls on a Saturday, the preceding Friday is a holiday.

Owner: Same meaning as Agency

- **Prompt:** The briefest interval of time required for a considered reply, including time required for approval by governing body
- State: The State of California and its political subdivisions, including the Santa Barbara County (CA) Water Agency
- **State Standard Plans:** Standard plans prepared by State of California, Business & Transportation Agency, Department of Transportation (Caltrans)

Supplemental Work: Bid Item Work that is only performed if so directed by the Engineer in writing.

Replace line "2.1" under item "2. working day" in section 1-1.07B with:

2.1. Saturday, Sunday, and a holiday

Add to section 1-1.11:

Websites, Addresses, and Telephone Numbers

websites, Addresses, and Telephone Numbers			
Reference or agency or department unit	Website	Address	Telephone number
Department of Industrial Relations Prevailing Wage Rates	https://www.dir.ca.gov/Public- Works/Prevailing-Wage.html		
Caltrans, Office of Construction Contract Standards	http://ppmoe.dot.ca.gov/des/o e/construction-contract- standards.html		
County PlanetBids Portal	https://www.planetbids.com/p ortal/portal.cfm?CompanyID= 43874		(805) 568-3440
County Municipal Code	https://www.municode.com/lib rary/CA/Santa_Barbara_Cou nty		
Santa Barbara County Water Agency Project Manager		PROJECT MANAGER Kalani Durham	(805) 568-3448

Delete the row for Office Engineer in the table of section 1-1.11.

Replace section 1-1.12 with:

1-1.12 MISCELLANY

Make checks and bonds payable to the Santa Barbara County Water Agency.

2 BIDDING

Add to section 2-1.01:

More than one Bid from an individual, firm, partnership, corporation, or association under the same or different names will not be considered. If the OWNER has reasonable grounds for believing that any Bidder is interested in more than one Bid for the WORK contemplated, all Bids in which such Bidder is interested will be rejected. If the OWNER believes that collusion exists among the Bidders, all Bids will be rejected and collusion participants shall be restricted from submitting further proposals. A party who has quoted prices to a Bidder is not hereby disgualified from quoting prices to other Bidders, or from submitting a Bid directly for the WORK.

Each Bidder (including the Bidder's Superintendent assigned to the Project) shall be skilled, experienced, regularly engaged in and qualified to perform the type of work called for in the Bid documents.

If you are found to be not qualified to bid, your bid will be rejected.

Replace section 2-1.06A with:

2-1.06A General

The Bid Book includes bid forms and certifications.

The Notice to Bidders and Special Provisions, Bid Book, and project plans are available on the County's PlanetBids Portal.

Caltrans Standard Specifications, Revised Standard Specifications, Standard Plans and Revised Standard plans are available at State of California, Department of Transportation (Caltrans) Office of Construction Contract WC8550 SpecialProv (003).docxSMVSG County Project No. WC8550 25 June 2021

Standards website.

Replace section 2-1.06B with:

2-1.06B Supplemental Project Information

The Department makes supplemental information available as specified in the special provisions.

If an *Information Handout* or sections are available, you may view them at the County's PlanetBids Portal.

Add to section 2-1.07:

The failure or neglect of the Bidder to receive or examine any of the bid documents shall in no way relieve the Bidder from any obligations required by the bid documents. No claims for additional compensation will be allowed which is based upon lack of knowledge of any bid documents.

Add to section 2-1.09:

The Board of Directors reserves the right to waive technical errors and discrepancies if it determines it is in the public interest to do so.

Add to section 2-1.10:

On the Subcontractor List you may either submit the percentage of each bid item subcontracted with your bid or E-Mail the percentage to: <u>kdurham@cosbpw.net</u> within 2 business days after bid opening. You are solely responsible for correcting any inadvertent errors in the license numbers within 2 business days of bid opening. Failure to correct the license numbers in compliance with instructions and Public Contract Code § 4104 will cause the bid to be nonresponsive.

If you make a clerical error in listing subcontractors, submit a written notice to the Director within 2 business days after the time of the bid opening. Send copies of the notice to the subcontractors involved.

Delete sections 2-1.15 to 2-1.27.

Replace section 2-1.33A with:

2-1.33A General

Complete the forms in the Bid Book.

Use the forms provided by the Department except as otherwise specified for a bidder's bond.

Submit *Bid Book* forms and your electronic bid as instructed in the *Notice to Bidders*. The original book must be submitted immediately upon request, after the bid opening.

For Federal-Aid projects, submit *Bid Book* DBE forms in accordance to section 2-1.33B.

Failure to submit the forms and information as specified may result in a nonresponsive bid.

Include all applicable federal, state and local taxes in your bid amount.

Unauthorized conditions, limitations, or provisos attached to the Bid shall render it informal and may cause its rejection as being non-responsive. The Bid forms shall be completed without interlineations, alterations, or erasures in the printed text. Alternative Bids will not be considered unless called for.

The Board of Directors reserves the right to waive technical errors and discrepancies if it determines it is in the public interest to do so.

Replace section 2-1.33B(2)(b) of the RSS with:

2-1.33B(2)(b) Contracts with a DBE Goal

For a contract with a DBE goal, as shown on the Notice to Bidders, submit the bid forms according to the schedule shown in the following table: WC8550 SpecialProv (003).docxSMVSG

Bid Form Submittal Schedule for a Federal-Aid Contract with a DBE Goal

Form	Submittal deadline
Bid to the Department	Time of bid except for the public works contractor registration number
Copy of the Bid to the Department as submitted at the time of bid with the public works contractor registration number	10 days after bid opening
Subcontractor List	Time of bid except for the public works contractor registration number
Copy of the Subcontractor List as submitted at the time of bid with the public works contractor registration number	10 days after bid opening
Opt Out of Payment Adjustments for Price Index Fluctuations ^a	Time of bid
DBE Commitment (Exhibit 15-G)	No later than 4 p.m. on the 5th day after bid opening ^b
DBE Confirmation (Written confirmation of each listed DBE is required)	No later than 4 p.m. on the 5th day after bid opening $^{\rm b}$
DBE Good Faith Efforts Documentation (Exhibit 15- H)	No later than 4 p.m. on the 5th day after bid opening $^{\rm b}$

^a Submit only if you choose the option.

^b If the last day for submitting the bid form falls on a Saturday or holiday, it may be submitted on the next business day with the same effect as if it had been submitted on the day specified.

Replace section 2-1.33B(2)(c) of the RSS with:

2-1.33B(2)(c) Contracts without a DBE Goal

For a contract without a DBE goal, as shown on the Notice to Bidders, submit the bid forms according to the schedule shown in the following table:

Bid Form Submittal Schedule for a
Federal-Aid Contract without a DBE Goal

Form	Submittal deadline	
Bid to the Department	Time of bid except for the public works contractor registration number	
Copy of the Bid to the Department as submitted at the time of bid with the public works contractor registration number	10 days after bid opening	
Subcontractor List	Time of bid except for the public works contractor registration number	
Copy of the Subcontractor List as submitted at the time of bid with the public works contractor registration numbers	10 days after bid opening	
Opt Out of Payment Adjustments for Price Index Fluctuations ^a	Time of bid	

^a Submit only if you choose the option.

Replace section 2-1.33B(3) of the RSS with:

2-1.33B(3) Non-Federal-Aid Contracts

For a non-federal-aid contract, submit the bid forms according to the schedule shown in the following table:

Bid Form Submittal Schedule for a Non-Federal-Aid Contract

Form	Submittal deadline	
Bid to the Department	Time of bid except for the public works contractor	
	registration number	

Copy of the Bid to the Department as submitted at the time of bid with the public works contractor registration number	10 days after bid opening
Subcontractor List	Time of bid except for the public works contractor registration number
Copy of the Subcontractor List as submitted at the time of bid with the public works contractor registration number	10 days after bid opening
Opt Out Payment Adjustment for Price Index Fluctuations ^a	Time of bid

^a Submit only if you choose the option.

Replace section 2-1.34 with:

2-1.34 BIDDER'S SECURITY (PUB CONTRACT CODE § 20129(a))

Submit one of the following forms of bidder's security equal to at least 10 percent of the bid:

- 1. Cash
- 2. Cashier's check made payable to the Santa Barbara County Water Agency
- 3. Certified check made payable to the Santa Barbara County Water Agency
- 4. Signed bidder's bond by an admitted surety insurer made payable to the Santa Barbara County Water Agency

Submit bidder's security with the *Bid Book* before the bid opening time.

If using a bidder's bond, you may use the form in the Bid Book.

If the bid schedule includes alternative or additive items or additive groups, the bid bond must equal at least 10% of the bid plus all alternatives and additives.

Replace the 2nd paragraph of section 2-1.40 with:

A bidder may withdraw or revise a bid after it has been submitted to the office if this is done before the bid opening date and time.

Replace the first paragraph in section 2-1.50 with:

If reasonable cause exists to believe collusion exists among bidders, or that prices bid are unbalanced between bid items, any or all proposals may be rejected.

3 CONTRACT AWARD AND EXECUTION

Replace section 3-1.02B with:

The Department breaks a tied bid with a coin toss.

Replace section 3-1.04 with:

3-1.04 CONTRACT AWARD

Submit any bid protest before 5:00 p.m. of the 10th business day following bid opening to the Department. Include the name, address, and telephone number of your designated representative with a complete statement for grounds of the protest. The protest must refer to the specific portion of the document that forms the basis for the protest.

If the County awards the contract including additive items or additive groups, total bid shall include Total Base Bid plus those additive groups used in determining the lowest responsible bidder.

In its discretion, the Santa Barbara County Water Agency may accept or reject any bids. The decision of the Board of Directors shall be final in accepting or rejecting the bid protest, awarding the bid to the next lowest responsive, responsible bidder, or rejecting any or all bids.

If the District awards the contract, the award is made to the lowest responsible bidder within 65 days. If the lowest

responsible bidder refuses or fails to execute the contract, the Director may award the contract to the second lowest responsible bidder. Such award, if made, will be made within 80 days after the opening of bids. If the second lowest responsible bidder refuses or fails to execute the contract, the Director may award the contract to the third lowest responsible bidder. Such award, if made, will be made within 95 days after the opening of bids. The periods of time specified above within which the award of contract may be made shall be subject to a time extension as may be agreed upon in writing between the Department and the bidder concerned.

Replace section 3-1.05 with:

3-1.05 CONTRACT BONDS (PUB CONT CODE § 20129(b) AND CIV CODE § 9554)

The successful bidder must furnish 2 bonds:

- Payment bond to secure the claim payments of laborers, workers, mechanics, or materialmen providing goods, labor, or services under the Contract. This bond must be equal to at least 100 percent of the total bid. The payment bond must also contain provisions which automatically increase amounts thereof and/or time of completion or both for all change orders, extensions and additions to the work provided pursuant to this Agreement.
- 2. Performance bond to guarantee the faithful performance of the Contract. This bond must be equal to at least 100 percent of the total bid.

You may provide alternative securities for monies withheld to ensure performance per the terms of Public Contract Code § 22300.

The District furnishes the successful bidder with bond forms.

Both the payment and performance bonds must be executed by one and only one surety. That Surety must be admitted and listed in the Insurance Organizations Authorized By The Insurance Commissioner To Transact Business Of Insurance In The State Of California for the current year, and must be further authorized by the commissioner to issue surety insurance.

Delete section 3-1.08.

Delete section 3-1.11.

Replace section 3-1.18 with:

3-1.18 CONTRACT EXECUTION

The successful bidder must sign the District Agreement (Contract) and deliver to the District the following documents:

- 1. Three (3) copies of the District Agreement (Contract) bearing your original signatures.
- 2. Two (2) copies of the Performance and Payment Bonds.
- 3. Insurance Certificates.
- 4. Executed Taxpayer Identification Number and Certification (IRS Form W-9) and Withholding Exemption Certificate (CA Form 590).
- 5. A copy of your Injury and Illness Prevention Program.
- 6. A copy of your policy on drugs and alcohol.

The District must receive these documents by 4:00 pm on the 8th business day after the bidder receives the unexecuted Contract.

The bidder's security may be forfeited, and a successful bidder may be prohibited from participating in future bidding on the project, for failure to execute the contract within the time specified.

Add to section 3-1.19 with:

3-1.19 BIDDERS SECURITIES

In accordance with Public Contract Code § 20129, upon an award to the lowest bidder(s), the security of an unsuccessful bidder must be returned in a reasonable period of time, but in no event will that security be held by the County beyond sixty (60) days from the time the award is made.

The person to whom the contract is awarded must execute a bond to be approved by the board for the faithful

4 SCOPE OF WORK

Add to list in the 1st paragraph of section 4-1.06B:

- 3. Material differing from that represented in the Contract which you believe may be hazardous waste;
- 4. Subsurface or latent physical conditions at the site differing from those described by and shown in information available to bidders prior to submitting bids;

Add to end of section 4-1.06B:

The local public entity will promptly investigate the conditions, and if it finds that the conditions do materially so differ, or do involve hazardous waste, and cause a decrease or increase in your cost of, or the time required for performance of any part of the work will issue a change order under the procedures described in the Contract.

5 CONTROL OF WORK

Replace last paragraph of section 5-1.01 with:

Contract administration forms are available at the State's website for your use.

Before starting Work, you must contact all jurisdictional agencies and determine from each: 1) scope of work to be inspected and by whom, 2) scope of testing, and 3) advance notice required.

During the course of work, you must be responsible for calling for testing and inspection as required by the jurisdictional agencies. Work not properly tested and inspected will be subject to rejection.

If any work that is to be inspected, tested or approved is covered by you without written concurrence of the Engineer, it must, if requested by the Engineer, be uncovered for observation. Uncovering work will be at your expense unless you have given Engineer timely notice of your intention to cover the same and Engineer has not acted with reasonable promptness to such notice.

Any plan or method of work suggested by the Owner or the Engineer to you but not specified or required, if adopted or followed by you in whole or in part, must be used at the risk and responsibility of you. The Owner and the Engineer must assume no responsibility therefor and in no way be held liable for any defects in the work which may result from or be caused by use of such plan or method of work.

Replace the 2nd paragraph of section 5-1.02 with:

If a discrepancy exists:

- 1. The governing ranking of Contract parts in descending order is:
 - 1.1 Permits form other agencies as may be required by law
 - 1.2 Addendums
 - 1.3 Notice to Bidders and Special Provisions (Technical Provisions supersede Santa Barbara County Public Works Department Provisions)
 - 1.4 Project plans
 - 1.5 Revised standard specifications
 - 1.6 Standard specifications
 - 1.7 Revised standard plans
 - 1.8 Standard plans
 - 1.9 Supplemental project information
- 2. Written numbers and notes on a drawing govern over graphics
- 3. A detail drawing governs over a general drawing
- 4. A detail specification governs over a general specification
- 5. A specification in a section governs over a specification referenced by that section

Except, when there is a conflict of working hours the more stringent requirement will apply. Change Orders, Supplemental Agreements, and approved revisions to Plans and Specifications will take precedence over Items 2) through 5) above. Detailed plans will have precedence over general plans.

Add to section 5-1.03

If you and the District are unable to reach agreement on disputed work, the District may order you to proceed with the work, and you may submit a claim.

Although not to be construed as proceeding under extra work provisions, you must proceed as provided in Section 9-1.04, Force Account.

Add to section 5-1.09:

Section 5-1.09 applies if there is a bid item for *Partnering*.

Delete section 5-1.13C.

Delete section 5-1.13D.

Add to section 5-1.16:

You must notify the Owner, in writing, when you desire to change the Project Manager and Superintendent, and must provide in writing the name, qualifications, and experience statements of the personnel you propose to use

Add to section 5-1.17:

You must implement a policy on drugs and alcohol conforming to 49 CFR Part 40.

Add to section 5-1.23A:

Materials must not be furnished or fabricated, nor any work done for which shop drawings or submittals are required, before those shop drawings or submittals have been reviewed, as provided herein. Neither review nor approval of shop drawings or submittals by the Engineer will relieve you from responsibility for errors, omissions, or deviations from the Bid Documents, unless such deviations were specifically called to the attention of the Engineer in the letter of transmittal. You will be responsible for the correctness of the submittals and shop drawings, including shop fits, field connections, and results obtained by use of such drawings.

You must pay Water Agency for review of any submission that varies from what the plans and specifications have called for, and/or for the review of any submission that is redundant (for example, submitting similar portland cement concrete mix designs from more than one supplier).

Add to list under the 4th paragraph of section 5-1.23A:

4. Federal Project Number, if any.

Add section 5-1.23B(2)(a):

5-1.23B(2)(a) Record Drawings

You must maintain a complete and accurate record of all changes of construction from that shown in these plans and specifications for the purpose of providing a basis for construction record drawings. No changes must be made without prior written approval of the Engineer.

Upon completion of the project, you must deliver a reproducible print record of all of the approved construction changes to the Engineer along with a separate letter certifying that other than the noted changes on this record, the project was constructed in conformance with the Bid Documents. Failure to submit the final record drawing may result in final payment request not being processed.

Add to section 5-1.23C:

Where the manufacturer of any material or equipment provides written recommendations or instructions for its use or method in installation (including labels, tags, manuals, or trade literature), such recommendations or instructions must be complied with except where the contract documents specifically require deviations. Copies of such manufacturer's recommendations must be provided by you to the Engineer.

Replace "3" in the second paragraph of section 5-1.27B with "4"

Replace section 5-1.27C with:

Make your records available for inspection, copying, and auditing by d representatives for the same time frame WC8550 SpecialProv (003).docxSMVSG County Project No. WC8550

specified under section 5-1.27B. The records of subcontractors and suppliers must be made available for inspection, copying, and auditing by District representatives for the same period. Before Contract acceptance, the District representative notifies the Contractor, subcontractor(s), or supplier(s) five (5) business days before inspection, copying, or auditing.

If an audit is to start more than 30 days after Contract acceptance, the District representative notifies the Contractor, subcontractor(s), or supplier(s) of the date when the audit is to start.

Replace the 2nd through 4th paragraphs of section 5-1.27E with:

Submit change order bills to Engineer.

Add to section 5-1.30

The Agency will not be precluded or stopped by any measurement, estimate, or certificate made either before or after the completion and acceptance of the work and payment therefor from showing the true quantity and character of the work performed and materials furnished by you, nor from showing that any such measurement, estimate, or certificate is untrue or is incorrectly made, nor that the work or materials do not in fact conform to the contract.

The Agency will not be precluded or estopped, notwithstanding any such measurement, estimate, or certificate and payment in accordance therewith, from recovering from you, your surety, or both, such damages as it may sustain by reason of your failure to comply with the terms of the contract.

The failure of the Engineer to observe or to notify you of deviations from the approved plans and specifications, whether or not such deviations could have been corrected if such notification had been given, will in no way relieve you of any responsibility or liability for your failure to complete, and you will be required to repair and complete the work covered by this contract in exact accordance with the approved plans and specifications and all applicable laws and regulations; and the Agency will not be estopped or be deemed to have waived its right to insist on exact compliance by you with the plans and specifications and other terms of the contract because of such failure to observe or notify you of such defects or because of any progress or final payments made to you pursuant to the terms of this contract or the issuance of any inspection reports or any certificates of partial or final completion.

Neither the acceptance by the Engineer or by his representative nor any payment for or acceptance of the whole or any part of the work, nor any extension of time, nor any possession taken by the Engineer will operate as a waiver of any portion of the contract or of any right to damages.

A waiver of any breach of the contract will not be held to be a waiver of any other or subsequent breach.

Add to section 5-1.32:

Any agreement between you and a third party for use of private property for staging of equipment and storage of materials associated with this project must conform to any and all applicable land use ordinances and laws.

If you use private property for staging and storage of materials associated with this project, you must submit a written agreement from the property owner per Section 5-1.20B(4). Sample property-owner agreements are available on the Caltrans website.

Add to section 5-1.36A:

You must provide the regional notification center "Inquiry Identification" number to the District prior to the commencement of excavation or other work close to any underground facility. You are responsible for keeping the Inquiry Identification number valid throughout the duration of the construction contract.

Replace section 5-1.43 with:

You must follow Pub Cont Code § 9204 to pursue a potential claim.

Add to section 5-1.46

Neither the final certificate of payment nor any provision in the bid documents, nor partial or entire use of the improvements by the owner, will constitute an acceptance of work not done in accordance with the bid documents or relieve you of liability in respect to any express warranties or responsibility for faulty materials or workmanship.

You must attend the Final Job Walkthrough Meeting to be held prior to final payment at a time designated by the Engineer. Your representative must be present at all times during the final job walkthrough.

6 CONTROL OF MATERIALS

Delete the 2nd sentence of the 3rd paragraph of section 6-1.02.

Replace the 2nd paragraph of section 6-1.05 with:

Submit a substitution request no later than the 4th business day following bid opening.

Replace the 7th paragraph of section 6-2.01A with:

For a material specified to comply with a property shown in the following table, the County tests under the corresponding test shown:

Property	Test
Relative compaction	ANSI/ASTM D 1557 or California Tests 2016 or 231
Sand equivalent	California Test 217
Resistance (R-value)	California Test 301
Grading (sieve analysis)	California Test 202
Durability Index	California Test 229
Soil moisture content	ASTM D 3017
In place soil density	ASTM D 2922 or D 1556 or D 2922 or D 2937 or D 3017
Max/min soil index density	ASTM D 4253 and D 4254

Add to section 6-2.03B:

The Engineer will perform compaction tests to ascertain conformance with the specifications. The number of tests and their locations and depths will be determined by the Engineer. You must, as directed by the Engineer, make all excavations and subsequent backfill and compaction, required to perform the compaction tests. No additional compensation will be provided therefor.

You are responsible for any costs for materials testing services if you cancel the request less than 8 hours prior to the scheduled testing.

Replace the 1st paragraph of section 6-2.03C:

No materials must be incorporated into the project without first presenting evidence of testing, and complying with release procedures, or without first submitting a Certificate of Compliance with the delivered materials. The Project Number, Item Number, and Statement of Compliance with the Project Specification must appear on all Certificates of Compliance.

Any attempts to incorporate material without certified release tags, or acceptable Certificates of Compliance, must be just cause for immediate suspension of the construction operation involved. All materials that are untagged or do not have Certificates of Compliance, that are placed or installed in the Project by you or your subcontractor must be considered as placed or installed at your own expense and the District must not be charged therefor.

Materials incorporated into the Project without the required release tags or Certificates of Compliance must be removed, if directed by the Engineer, at no cost to the District.

7 LEGAL RELATIONS AND RESPONSIBILITY TO THE PUBLIC

Replace section 7-1.02I(1) with:

7-1.02I(1) Santa Barbara County Code, Chapter 2, Article XIII Sec. 2-94. - Exceptions.

The provisions of this article shall not apply to contracts or agreements for the acquisition, exchange or disposition of real property or interests therein, nor to contracts or agreements with the State of California, or its political subdivisions, or with the United States of America.

Sec. 2-95. - Prohibition of unlawful discrimination in employment practices.

The County of Santa Barbara reserves the right to terminate forthwith each and every written contract and agreement (except purchase orders) respecting real property, goods and/or services entered into by the County of Santa Barbara including but not limited to concessions, franchises,

construction agreements, leases, whether now in effect or hereinafter made if the County finds that the Contractor is discriminating or has discriminated against any person in violation of any applicable state or federal laws, rules or regulations which may now or hereafter specifically prohibit such discrimination on such grounds as race, religion, sex, color, national origin, physical or mental disability, Vietnam era veteran/disabled, age, medical condition, marital status, ancestry, sexual orientation, or other legally protected status. This right of termination extends to contracts entered into by the County of Santa Barbara or by its joint powers, agencies or agents so long as the County obtains the consent of those parties.

Such finding may only be made after Contractor has had a full and fair hearing on notice of thirty days before an impartial hearing officer at which hearing Contractor may introduce evidence, produce witnesses and have the opportunity to cross-examine witnesses produced by the County. Further, any finding of discrimination must be fully supported by the facts developed at such hearing and set forth in a written opinion; and in addition, Contractor may move in the appropriate court of law for damages and/or to compel specific performance of a Contractor or agreement if any of the above procedures are not afforded to the Contractor. If Contractor is not found to have engaged in unlawful discriminatory practices, County shall pay all costs and expenses of such hearing, including reasonable attorneys' fees, to Contractor in accordance with current Santa Barbara County Superior Court schedule of attorneys' fees for civil trials. If Contractor is found to have engaged in such unlawful discriminatory employment practices, Contractor shall pay all such costs, expenses and attorneys' fees.

Whether or not a contract or agreement is still in existence at the time of final determination of such unlawful discrimination, the Contractor shall forthwith reimburse the County for all damages directly stemming from such discrimination; however, those damages shall not exceed and are not reimbursable in an amount which exceeds amounts paid to Contractor under the terms of the contract or agreement.

Nothing in this section 2-95 shall directly or by interpretation give a private cause of action to any third party (not a signatory to the contract or agreement) including employees past or present, or applicants for employment to Contractor, it being the sole purpose of this clause to administratively assure compliance with the nondiscrimination clauses contained herein.

With respect to employment discrimination, employment practices shall include, but are not limited to, employment, promotion, demotion, transfer, recruitment and advertising for recruitment, layoff or other termination, rate of pay, employee benefits and all other forms of compensation or selection for training and apprenticeship and probationary periods.

Contractor shall permit access at all reasonable times and places to all of its records of employment, advertising, application forms, tests and all other pertinent employment data and records, to the County of Santa Barbara, its officers, employees and agents for the purpose of investigation to ascertain if any unlawful discrimination as described herein has occurred or is being practiced, provided that such records are relevant to a complaint of an unlawful discriminatory practice which has been forwarded to Contractor reasonably prior to the time Contractor is asked to make such records available. In addition, all such records shall be deemed "Confidential" by the officers, employees and agents of the County. No records or copies of such records may be removed from the premises of Contractor, and no disclosure, oral or written, of such record may be made to third parties except as provided within the agreement. Provided, however, that in the event of a hearing to determine whether or not Contractor is engaging in unlawful discrimination in employment practices as defined herein, the Board of Supervisors of Santa Barbara County may issue subpoenas to require that certified copies of such records be made available to the hearing.

Failure to fully comply with any of the foregoing provisions shall be deemed to be a material breach of any contract or agreement with the County of Santa Barbara. All persons contracting with or who have contracts for goods or services with the County shall be notified that this chapter applies to their contract or agreement with the County of Santa Barbara.

Sec. 2-95.5. - Exceptions.

Notwithstanding any other provisions in this article, any party contracting with the County of Santa Barbara having an affirmative action program which has been approved within twelve months from the date of the contract by an agency of the federal government shall be deemed to be in compliance with the provisions of this article upon furnishing documentary evidence of such approval satisfactory to the County Affirmative Action Officer. Loss of such approval shall be immediately reported by such party to the County Affirmative Action Officer.

Sec. 2-96. - Purchase orders.

Purchase orders shall contain the following clause as grounds for termination of such purchase order.

"If complaint is made that seller is engaging in discriminatory employment practices made unlawful by applicable state and federal laws, rules or regulations, and the State Fair Employment Practice Commission or the Federal Equal Employment Opportunities Commission determines that such unlawful discrimination exists, then the County of Santa Barbara may forthwith terminate this order."

Sec. 2-97. - Affirmative Action Officer.

At the discretion of the County Affirmative Action Officer, he or she shall promptly and thoroughly investigate, or cause to be investigated reports and complaints from whatever source, that any party contracting with the County of Santa Barbara is engaging, or during the term of a contract or agreement with the County of Santa Barbara has engaged, in any unlawful discriminatory employment practices as described in section 2-95 of this Code. If the investigation discloses reason to believe such unlawful discrimination does exist or has existed and the conditions giving rise thereto have not been changed so as to prevent further such unlawful discrimination, and the said party shall not forthwith terminate such unlawful discrimination, take all appropriate steps to prevent a recurrence of such or other unlawful practices, and compensate the person or persons unlawfully discrimination, all to the satisfaction of the Affirmative Action Officer, then the Affirmative Action Officer shall cause the matter to be presented for action to the State Fair Employment Practices Commission or the Federal Equal Employment Opportunities Commission, or both, and to any other concerned state or federal agencies or officers.

If and when it has been finally determined by the Affirmative Action Officer, County Counsel, or state or federal regulatory agencies that such unlawful discriminatory employment practice has in fact so occurred or are being carried on, then the Affirmative Action Officer shall forthwith present the entire matter to the Board of Supervisors of the County, together with all damages, costs and expenses related thereto and incurred by County, for appropriate action by the Board of Supervisors in accord with the intent and purposes of this article and of the affirmative action program of the County of Santa Barbara.

Sec. 2-98. - Youth group anti-discrimination.

- (a) Neither the County of Santa Barbara, nor any of its agencies, departments, affiliates, or political subdivisions over which it exercises jurisdiction, shall:
 - (1) Deny any youth group equal access to, or fair opportunity to conduct meetings or other events at, or otherwise utilize any public facility;
 - (2) Deny any youth group use permits or licenses regarding, or otherwise withhold from any youth group permission to use, any public facility; or
 - (3) Otherwise discriminate against any youth group; on the basis of the membership or leadership criteria of such youth group.
- (b) For purposes of this section, a public facility shall include any public forum, limited public forum, public property, or public area including any public building, park, beach, campground, or any other area controlled or operated by the County of Santa Barbara.
- (c) For purposes of this section, a youth group means any group or organization intended to serve young people under the age of twenty-one.

Add to section 7-1.02K(1):

7-1.02K(1)(a) Joint Labor Compliance Monitoring Program

The Joint Labor Compliance Monitoring Program monitors labor compliance by conducting interviews with construction workers at the job site. You, and all subcontractors, must cooperate in allowing approved Compliance Group Representatives along with a County employee access to the project employees and work site for the purpose of conducting worker interview to ensure compliance with the requirement to pay prevailing wages on County projects. This will be done in order to comply with the Board of Supervisors July 10, 2012 adoption of a Joint Labor Compliance Monitoring Program.

Each Compliance Group Representative will always be accompanied with a County employee for a joint contractor worker interview. The Compliance Group Representative will be issued an identification card by the County at the job site. Compliance Group Representatives must restrict their actions to interviewing workers employed on the project. A copy of the Joint Labor Compliance Monitoring Program and Board Letter adoption from July 10, 2012 is available on request.

7-1.02K(1)(b) Compliance Monitoring by the Department of Industrial Relations

This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations (Labor Code § 1771.4).

Replace the 2nd paragraph of section 7-1.02K(2) with:

The general prevailing wage rates and any applicable changes to these wage rates are available on the California Department of Industrial Relations website.

Replace the 6th through 10th paragraphs of section 7-1.02K(3) with:

Submit certified payroll by mail to the Department.

Each submission must:

- 1. Include a signed Statement of Compliance form with each weekly record.
- 2. Be received by the Department by close of business on the 15th day of the month for the prior month's work.

Add to section 7-1.02K(5):

Working hours on working days will be between the hours of 7:00 a.m. and 5:00 p.m. No work will be done or noise generated outside these hours except such work as is necessary for the proper care and protection of the work already performed or in case of an emergency.

If the Contractor desires to work during periods other than above, the Contractor must make a request to the Engineer three (3) working days in advance. If District inspection forces are reasonably available, the Engineer may authorize the Contractor to perform work during periods other than normal working hours/days. However, if District inspectors are required to perform in excess of their normal working hours/days solely for the benefit of the Contractor, the actual cost of inspection at overtime rates will be charged to the Contractor as actual costs deducted from your payment. If certain operations require extended or non-standard working hours, those operations and hours will be specified in the 'Technical Provisions' of the Contract.

Add to section 7-1.02K(6)(a):

Your Injury and Illness Prevention Program must include:

- 1. Safety manual
- 2. Jobsite checklist
- 3. Equipment safety checklist
- 4. Tailgate safety meetings
- 5. Permit application and job notification form (Construction, Demolition, Trenches, Excavation, Building, Structures, Falsework, Scaffolding) Form Cal/OSHA S-691, latest edition

Add to section 7-1.02K(6)(b):

You must obtain a State Division of Industrial Safety Permit for excavations and trenches prior to commencement of any excavation or trench of 5 feet or more in depth per California Code of Regulations, Title 8, Division 1, Chapter 3.2, Subchapter 2, Article 2, Section 341 and Title 8, Division 1, Chapter 4, Subchapter 4 of the California Occupational Safety and Health Regulations (Cal/OSHA). A copy of the permit must be submitted to the Engineer. All excavations must be completed and maintained in a safe and stable condition throughout the total construction phase in order to protect persons, property, trees and improvements. Structure and trench excavations must be completed to the specified elevations and to the length and width required to safely install, adjust, and remove any forms, bracing, or supports necessary for the installation of the work and/or protection of existing features. Excavations outside of the lines and limits shown on the drawings or specified herein required to meet safety requirements must be your responsibility in constructing and maintaining a safe and stable excavation.

Replace section 7-1.02M(4) Reserved with:

7-1.02M(4) American Medical Response, Santa Barbara County

For all temporary road closure activities, contact the nearest emergency medical response company for the area, American Medical Response, and provide the project location(s) and road closure schedule. Please see contact information below:

American Medical Response, Santa Barbara County Contact Information

	Name	Phone	Email
AMR Main Office	Santa Barbara County	(805) 688-6550	amr.santa.barbara@amr.net

Replace section 7-1.02M(5) Reserved with:

7-1.02M(5) Sheriff, Santa Barbara County

For all temporary road closure activities, contact the County of Santa Barbara Sheriff's office at <u>dispatchstaff@sbsheriff.org</u> and the City of Santa Barbara Police Department at <u>dispatchers@sbpd.com</u> and provide the project location(s) and road closure schedule.

Replace section 7-1.02P with:

7-1.02P County Ordinance

7-1.02P(1) General

Comply with County Ordinances.

County Ordinances are available at the County Municipal Code website and at County offices located at 123 East Anapamu Street, Santa Barbara, CA 93101.

Any references in State Standard Specifications to statutory provisions applicable only to state contracts or which are inconsistent with statutory provisions applicable to County or local agency contracts, will not prevail over, and will be superseded by, any statutory provisions applicable to County or local agency contracts.

7-1.02P(2) Grading

Comply with section 13, 17, and 19.

Santa Barbara County Ordinance No. 4766 and Ordinance No. 691 prohibits the dumping of debris or other materials in a watercourse so as to obstruct or impede normal flow of water therein.

7-1.02P(3) Preservation of Monuments

Comply with Ordinance 1491, Sec. 28-49.

Delete last sentence of Section 7-1.03 paragraph 15

Delete last sentence of Section 7-1.04 paragraph 7

Add to section 7-1.05:

7-1.05 INDEMNIFICATION

7-1.05A General

You must indemnify, defend (with counsel reasonably approved by County and District) and hold harmless County and District and its officers, officials, employees, agents and volunteers from and against any and all claims, actions, losses, damages, judgments and/or liabilities arising out of this Agreement from any cause whatsoever, including the acts, errors or omissions of any person or entity and for any costs or expenses (including but not limited to attorneys' fees) incurred by County and District on account of any claim except where such indemnification is caused by the active negligence, sole negligence, or willful misconduct of the County and District.

7-1.05B Notification of Accidents and Survival of Indemnification Provisions

You must notify County and District immediately in the event of any accident or injury arising out of or in connection with this Agreement. The indemnification provisions must survive any expiration or termination of this Agreement.

7-1.05C Responsibility to Other Entities

You are responsible for any liability imposed by law and for injuries to or death of any person, including workers and the public, or damage to property. Indemnify and save harmless any county, city or district and its officers and employees connected with the work, within the limits of which county, city, or district the work is being performed, all in the same manner and to the same extent specified for the protection of the County and District.

Replace section 7-1.06 with:

7-1.06 INSURANCE

7-1.06A General

You must procure and maintain for the duration of this Agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder and the results of your work, your agents, representatives, employees or subcontractors.

7-1.06B Minimum Scope and Limit of Insurance

Coverage shall be at least as broad as:

- 1. **Commercial General Liability (CGL):** Insurance Services Office (ISO) Form CG 00 01 covering CGL on an "occurrence" basis, including products-completed operations, personal & advertising injury, with limits no less than \$2,000,000 per occurrence and **\$4,000,000** in the aggregate.
- 2. Automobile Liability: ISO Form Number CA 00 01 covering any auto (Code 1), with limit no less than \$2,000,000 per accident for bodily injury and property damage.
- 3. **Workers' Compensation:** as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than \$1,000,000 per accident for bodily injury or disease.
- 4. **Umbrella Liability Insurance:** An umbrella (over primary) or excess policy may be used to comply with limits or other primary coverage requirements. When used, the umbrella policy shall follow form or be at least as broad as the primary coverage. The coverage shall also apply to automobile liability.

If you maintain higher limits than the minimums shown above, the County and the District require and shall be entitled to coverage for the higher limits you maintain. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the County and the District.

7-1.06C Other Insurance Provisions

The insurance policies must contain, or be endorsed to contain, the following provisions:

- Additional Insured County, its officers, officials, employees, agents and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by you or on your behalf including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to your insurance at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10 and CG 20 37 if a later edition is used).
- Primary Coverage For any claims related to this Agreement, your insurance coverage shall be primary
 insurance as respects the County, its officers, officials, employees, agents and volunteers. Any insurance or
 self-insurance maintained by the County, its officers, officials, employees, agents or volunteers shall be
 excess of the CONTRACTOR's your insurance and shall not contribute with it.
- 3. Notice of Cancellation Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the County.
- 4. Waiver of Subrogation Rights –You agree to waive rights of subrogation which any of your insurer may acquire from you by virtue of the payment of any loss. You agree to obtain any endorsement that may be necessary to effect this waiver of subrogation. The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the County for all work performed by you, your employees, agents and subcontractors. This provision applies regardless of whether or not the County has received a waiver of subrogation endorsement from the insurer.
- 5. **Deductibles and Self-Insured Retention** Any deductibles or self-insured retentions must be declared to and approved by the County. At County's option, either: cause the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the County, its officers, officials, employees, agents and volunteers; or provide a financial guarantee satisfactory to the County guaranteeing payment of losses and related investigations, claim administration, and defense expenses.
- Acceptability of Insurers Unless otherwise approved by Risk Management, insurance shall be written by insurers authorized to do business in the State of California and with a minimum A.M. Best's Insurance Guide rating of "A- VII".

- 7. Verification of Coverage –You must furnish proof of insurance, original certificates and amendatory endorsements as required by this Agreement. The proof of insurance, certificates and endorsements must be received and approved by the County before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive your obligation to provide them. You must furnish evidence of renewal of coverage throughout the term of the Agreement. The County reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.
- 8. Failure to Procure Coverage In the event that any policy of insurance required under this Agreement does not comply with the requirements, is not procured, or is canceled and not replaced, County has the right but not the obligation or duty to terminate the Agreement. Maintenance of required insurance coverage is a material element of the Agreement and failure to maintain or renew such coverage or to provide evidence of renewal may be treated by County as a material breach of contract.
- 9. **Subcontractors** –You must require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and you must ensure that County is an additional insured on insurance required from subcontractors. For CGL coverage subcontractors shall provide coverage with a format least as broad as CG 20 38 04 13.
- 10. Claims Made Policies If any of the required policies provide coverage on a claims-made basis:
 - i. The Retroactive Date must be shown and must be before the date of the contract or the beginning of contract work.
 - ii. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of contract work.
 - iii. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the contract effective date, you must purchase "extended reporting" coverage for a minimum of five (5) years after completion of contract work.
- 11. **Special Risks or Circumstances** County reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other circumstances.

Any change requiring additional types of insurance coverage or higher coverage limits must be made by amendment to this Agreement. You agree to execute any such amendment within thirty (30) days of receipt.

Any failure, actual or alleged, on the part of County to monitor or enforce compliance with any of the insurance and indemnification requirements will not be deemed as a waiver of any rights on the part of County.

7-1.06D Enforcement

The Department may assure your compliance with your insurance obligations. Ten days before an insurance policy lapses or is canceled during the Contract period you must submit to the Department evidence of renewal or replacement of the policy.

If you fail to maintain any required insurance coverage, the Department may maintain this coverage and withhold or charge the expense to you or terminate your control of the work.

You are not relieved of your duties and responsibilities to indemnify, defend, and hold harmless the County, its officers, agents, and employees by the Department's acceptance of insurance policies and certificates.

The minimum insurance coverage amounts do not relieve you for liability in excess of such coverage, nor do they preclude the County from taking other actions available to it, including the withholding of funds under this Contract.

7-1.06E Self-Insurance

Self-insurance programs and self-insured retentions in insurance policies are subject to separate annual review and approval by the County.

If you use a self-insurance program or self-insured retention, you must provide the County with the same protection from liability and defense of suits as would be afforded by first-dollar insurance. Execution of the Contract is your acknowledgment that you will be bound by all laws as if you were an insurer as defined under Ins Code § 23 and that the self-insurance program or self-insured retention shall operate as insurance as defined under Ins Code § 22.

8 PROSECUTION AND PROGRESS

Replace the 1st and 2nd paragraphs of section 8-1.04B with:

The District will issue you a Notice to Proceed after the Contract has been awarded, and establish the first Contract Working Day with you. The Notice to Proceed will list the first Contract Working Day, which must not be more than **21** calendar days past the date on which the contract was awarded.

Start jobsite activities only after the WPCP or SWPPP is authorized.

Failure to start jobsite activities within **15** calendar days of the First Working Day listed on the Notice to Proceed may be considered as failure by you to supply an adequate workforce.

Replace the 1st paragraph of section 8-1.05 with:

Contract time starts on the day specified as the first Working Day in the Notice to Proceed. Working days will not be postponed if you do not start work on the first Working Day.

Add to section 8-1.06:

When existing conditions are encountered which, in the opinion of the Engineer, require temporary suspension of work for design modifications or for other determinations to be made, you must move to other areas of work until such determinations are made. No additional compensation will be allowed by reason of such temporary suspension of work when you can reasonably reschedule work at a different location.

You must notify the District 24 hours minimum in advance if you decide to suspend work for one day or more. You must notify the District a minimum of 24 hours in advance of recommencing work on the project.

The days during a suspension related to your performance are working days.

Add to section 8-1.10A:

Liquidated damages are listed on the table in this section of the Standard Specifications. Add to end of section 8-1.13:

Any control exercised by the Surety towards the completion of the Project will be subject to the Bid documents, and review and approval of the District

9 PAYMENT

Add to section 9-1.06A:

Section 9-1.06 does NOT apply to supplemental work.

The District does not pay for eliminated supplemental work.

Add to section 9-1.16A:

Submit support data with application for progress payment. Support data must include:

- 1. Data required by Santa Barbara County Water Agency Project Manager
- 2. Copies of requisitions from Subcontractors and material suppliers

Include the County of Santa Barbara Auditor-Controller contract number as shown on executed Agreement.

Submit the following certification with each application for progress payment:

I, the undersigned, declare under penalty of perjury under the laws of the State of California that this Application for Payment is made in good faith, that the documents substantiating this application are accurate and complete and that the foregoing is true and correct.

BY:

(TYPE OR PRINT NAME AND TITLE OF PERSON SIGNING APPLICATION)

Any progress payment made after the scheduled completion date will not constitute a waiver of any liquidated damages heretofore agreed upon as part of this Contract.

Add to first paragraph of section 9-1.16B:

Submit a schedule of values for any lump sum bid item requested by the Engineer.

Replace section 9-1.16F with:

9-1.16F Prompt Payment of Funds Withheld to Subcontractors

The District shall hold five (5) percent retainage from the prime contractor and shall make prompt and regular incremental acceptances of portions, as determined by the District, of the contract work, and pay retainage to the prime contractor based on these acceptances. The prime contractor, or subcontractor, shall return all monies withheld in retention from a subcontractor within 30 days after receiving payment for work satisfactorily completed and accepted including incremental acceptances of portions of the contract work by the agency. Federal law (49 CFR 26.29) requires that any delay or postponement of payment over 30 days may take place only for good cause and with the agency's prior written approval. Any violation of this provision shall subject the violating prime contractor or subcontractor to the penalties, sanctions and other remedies specified in Section 7108.5 of the Business and Professions Code. These requirements shall not be construed to limit or impair any contractual, administrative, or judicial remedies otherwise available to the prime contractor or subcontractor in the event of a dispute involving late payment or nonpayment by the prime contractor, deficient subcontract performance, or noncompliance by a subcontractor.

Pursuant to Section 22300 of the Public Contract Code, and the project specifications, the Contractor may substitute securities for monies withheld to ensure contract performance.

Upon your request, the District will make payment of funds withheld to ensure performance of the Contract if you deposit in escrow with the Santa Barbara County Treasurer, or with a bank acceptable to the District, securities eligible for investment under Government Code Section 16430, or bank or savings and loan certificates of deposits, upon the following conditions;

- 1. You must bear the expense of the District and the escrow agent, either the County Treasurer or the bank, in connection with the escrow deposit made.
- 2. Securities or certificates of deposit to be placed in escrow will be of a value at least equivalent to the quantities of retention to be paid to you pursuant to this Section.
- 3. You must enter into an escrow agreement satisfactory to the District, which agreement must include provisions governing inter alia:
 - 1.1. The quantity of securities to be deposited.
 - 1.2. The providing of powers of attorney, or other documents necessary for the transfer of the securities to be deposited
 - 1.3. Conversion to cash to provide funds to meet defaults by you, including but not limited to the termination of your control over the work, stop notices filed pursuant to law, assessment of liquidated damages, or other quantities to be kept or retained under the provisions of the contract
 - 1.4. Decrease in value of securities on deposit.
 - 1.5. The termination of the escrow upon completion of the contract.
- 4. You must obtain the written consent of the surety to such agreement

Add to section 9-1.17C:

Submit all outstanding extra work billing no later than 15 days after acceptance by the Department.

Replace section 9-1.17D(3) with:

9-1.17D(3) Determination of Claims

The Department reviews and resolves claims pursuant to Public Contract Code § 9204, which is summarized within this section.

The Contractor shall furnish reasonable documentation to support the claim.

The Department's costs in reviewing or auditing a claim not supported by the Contractor's accounting or other records are damages incurred by the Department within the meaning of the California False Claims Act.

The Department will review the claim and provide a written statement of findings identifying what portions are disputed and undisputed within 45 days from receipt of claim when action by the Department Board of Directors is not required. This may be extended by mutual agreement.

For claims requiring action by the Department Board of Directors, a written statement will be provided within three days following the next duly publicly noticed meeting of the Board, or 45 days from receipt of claim, whichever is later.

The Contractor may request in writing by registered or certified mail, return receipt requested, a meet and confer conference if the Contractor disputes the Department's written response, or if the Department fails to respond to a claim within the time prescribed. The Department shall schedule a meet and confer conference within 30 days of receipt of the request for settlement of the dispute. Within 10 days following the meet and confer conference, the Department shall provide the Contractor a written statement identifying the portion of the claim that remains in dispute and the portion that is undisputed.

Any disputed portion of the claim shall be submitted to nonbinding mediation, with the Department and the Contractor sharing the associated costs equally. The Department and Contractor shall mutually agree to a mediator within 10 business days after the disputed portion of the claim has been identified in writing. If the parties cannot agree upon a mediator, each party shall select and pay the cost for a mediator and those mediators shall select a qualified neutral third party to mediate. If mediation is unsuccessful, the parts of the claim remaining in dispute shall be subject to applicable procedures outside this section.

The Department will make payment of undisputed portion of claim within 60 days of written statement of findings. After 60 days of written statement of findings, the Department pays 7 percent annual interest for unpaid and undisputed portions of claims.

If a subcontractor lacks legal standing to assert a claim due to lack of privity, the Contractor may present a claim on behalf of the subcontractor, and the subcontractor may request in writing that the Contractor present the claim on its behalf, provided that the subcontractor furnishes reasonable document supporting the claim to the Department. Within 45 days of the subcontractor's request, the Contractor shall notify the subcontractor in writing of whether the claim was submitted and state the reasons why it was not submitted if the claim was not submitted.

Delete section 9-1.22.

DIVISION II GENERAL CONSTRUCTION

10 GENERAL

Add to section 10-1.04:

A weekly construction meeting may be held at a time and place designated by the Engineer with your representatives and other affected parties.

Add to section 10-6:

Attention is directed to the various sections of the Standard Specifications which require the use of water for the construction of this project.

Attention is also directed to the provisions of Section 7, "Legal Relations and Responsibility to The Public," with regard to the Contractor's responsibilities for public convenience, public safety, preservation of property, and responsibility for damage. Nothing in Section 7 shall be construed as relieving the Contractor from furnishing an adequate supply of water required for the proper construction of this project, or as relieving the Contractor from the legal responsibilities defined in said Section 7.

Water required for controlling dust, caused by the Contractor's operations and the passage of traffic through the

construction site shall be applied as necessary, at the Contractor's expense. The Contractor shall, whenever possible and not in conflict with these specifications, minimize the use of water during construction of the project. Watering equipment shall be kept in good working order and water leaks shall be repaired promptly.

Water for construction purposes as required by these Specifications must be reclaimed or recycled water. The use of potable water is prohibited unless specifically waived by the District in writing. Reclaimed water may be available from the water service provider in which the project is located. You must contact the local water service provider and obtain reclaimed water from them, at your cost, as your first option. If the local water service provider cannot provide reclaimed water for this project then you must obtain reclaimed water from another documented source, if available.

14 ENVIRONMENTAL STEWARDSHIP

Add to Section 14-1.01:

You must notify the Engineer immediately upon request from the regulatory agencies to enter, inspect, sample, monitor, or otherwise access the project site or your records pertaining to water pollution control work. You and the Department must provide copies of correspondence, notices of violation, enforcement actions, or proposed fines by regulatory agencies to the requesting regulatory agency.

15 EXISTING FACILITIES

Delete the last paragraph in Section 15-1.03B

TECHNICAL PROVISIONS

Page 1 of 11

ORGANIZATION

Special provisions are under headings that correspond with the main-section headings of the *Standard Specifications*. A main-section heading is a heading shown in the table of contents of the *Standard Specifications*.

Each special provision begins with a revision clause that describes or introduces a revision to the *Standard Specifications* as revised by any revised standard specification.

Any paragraph added or deleted by a revision clause does not change the paragraph numbering of the *Standard Specifications* for any other reference to a paragraph of the *Standard Specifications*.

DIVISION I GENERAL PROVISIONS

Add prior to section 1:

Bid Items and Applicable Sections

Item	Item description	Applicable
code		section
999990	MOBILIZATION	9

5 CONTROL OF WORK

Add section 5-1.01A:

5-1.01A WORKING HOURS

Working hours must only occur between 7:00 a.m. and 5:00 p.m., on Working Days.

If you desire to work outside of this time frame, you must receive consent from the District. If consent is given, you will be responsible for payment of construction manager and/or inspector's overtime costs.

You must comply with Section 7-102K(5) regarding Labor Code requirements.

7 LEGAL RELATIONS AND RESPONSIBILITY TO THE PUBLIC

Add section 7-1.03A:

7-1.03A STANDARD NOTIFICATIONS

You must deliver notices to each residence adjacent to the Work two weeks minimum prior to commencement of project activities. The format and content of each notice must be approved by the Engineer (see example below).

Such notice must at minimum give the name of the Project, the duration of the Contract period, daily work hours for the proposed work, typical parking and access restrictions anticipated for the work the Contractor's representative and phone number, the County representative and phone number, along with any other information requested by the Engineer. All notices shall be approved by the Engineer for content and delivery schedule prior to actual delivery.

All notices must be in the format of door hangers (14 inches by 4 inches, 110 Springhill Index or approved equal) and be hung at the main door of each residence or business affected. The text of such notices must have one side printed in English with the reverse side printed in Spanish.

The following is an example of language required:

NOTICE TO AREA RESIDENCES

The Santa Barbara County Water Agency hereby informs you that (Contractor) will be constructing the Name of Project. The contract period is from (date) to (date).

Work on the Project will typically be performed between the hours of **7:00 AM** and **5:00 PM**.

We appreciate your patience and cooperation during this Project. If you have any questions, or require additional information please contact the following:

Contractor, Contact's Name and Telephone Number

Santa Barbara County Water Agency, Contact's Name and Telephone Number

Maintain a log of all notifications. The log is to include the following information:

- 1. Property owner
- 2. Person of contact (If applicable)
- 3. Date of notification
- 4. Time of notification
- 5. Method of notification.

At a minimum, notifications must be made to Describe area of area Distribution

- 1. Santa Barbara County (SBC) Public Works Department, 620 W Foster Rd, Santa Maria, CA 93455
- 2. SBC Planning and Development Department, 624 W Foster Rd, Santa Maria, CA 93455

8 PROSECUTION AND PROGRESS

Add to Section 8-1.05:

Complete the work excluding plant establishment work, within thirty (30) working days.

Complete the work, including plant establishment work within one hundred (100) working days.

Complete the plant establishment work within seventy (70) working days.

Plant establishment work shall also include project maintenance work.

DIVISION II GENERAL CONSTRUCTION

The Project Plans consist of one plans set, Santa Maria Valley Sustainable Garden (17 sheets).

Payment for each bid item shown on the Bid Item List shall include furnishing all labor, materials, tools, equipment, and incidentals, and for doing all the work involved in completing the Bid Item in place, as shown on the plans, as specified in these special provisions, and as directed by the Engineer, and no additional compensation will be allowed therefore.

Bid items of work shown on the plans or indicated in the specifications which are not specifically identified in the bid item descriptions are included in lump sum items of work and must be identified in the Schedule of Values submittal by the Contractor and no additional payment will be made.

Add prior to section 10:

Bid Items and Applicable Sections

Item	Item description	Applicable
code		section
130100	JOB SITE MANAGEMENT	13

13 WATER POLLUTION CONTROL

Add to 13-4 JOB SITE MANAGEMENT:

The Contractor must adhere to the following Best Management Practices (BMPs) during all phases of work:

- Contractor shall not litter at the sites and shall haul out all trash and debris generated during the project.
- Vehicles and equipment shall be maintained in good working order and inspected to avoid leaks of fuel, hydraulic fluids, oil, or coolants.

The contract lump sum price paid for Job Site Management shall include full compensation for furnishing all labor, materials, tools, equipment, and incidentals, and for doing all the work involved in Job Site Management, as specified in these special provisions and as directed by the Engineer, including spill prevention and control, material management, waste management, storm water management and non-storm water management, and no additional compensation will be allowed therefore.

DIVISION III EARTHWORK AND LANDSCAPE

Item	Item description	Applicable
code		section
170103	Clearing and Grubbing	17
200111A	Place Decorative Boulders (County Supplied)	20
20	Decorative Pavers	20
200131	Decorative Stone	20
202006A	Grading and Soil Preparation	20
204000	24" Box Trees	20
204001A	15 Gal Shrubs	20
204001B	5 Gal Shrubs	20
204001C	1 Gal Shrubs	20
204045	Sod	20
204099	Plant Establishment Work	20
205034	Decomposed Granite	20
205035	Bark Mulch	20
206005A	Steel Edge	20
206300A	Irrigation System	20

Add prior to section 17:

Bid Items and Applicable Sections

17 GENERAL

Add to section 17-2.01:

Clearing and Grubbing consists of removing all vegetation, trees, tree stumps, and all existing garden signage within the limits of the project, as shown on the plans. All vegetation, tree, and signage removals require prior approval by the Water Agency (WA) Project Manager.

In addition to the work outlined in Section 16 of the Standard Specifications, the following items of work are included under Clearing and Grubbing unless otherwise covered by a specific bid item.

(1) Maintain dust control at all times by watering; including developing a water supply and furnishing and placing all water required for work done in the Contract, including water used for extra work.

(2) Protection of utilities, trees, fences, gates, walls, and other facilities within the construction zone, except those shown on the plans and those specifically directed by the WA Project Manager.

20 LANDSCAPE

Decorative boulders are to be supplied by the County. Cost for this item is only for receiving and placing the decorative boulders.

Add to section 20-3 IRRIGATION:

Submit irrigation system shop drawing in accordance with section 20-3.01c and the 'Irrigation Specifications' on the plans set. Within the planting areas, the contractor shall install a drip-irrigation system with appropriate fittings.

Perform irrigation system function test and final check in accordance with Sections 20-3.03P and 20-3.03Q to the District that the irrigation system is fully functional.

DIVISION VI STRUCTURES

Add prior to section 45:

Bid Items and Applicable Sections

Item code	Item description	Applicable section
570300A	Trellis (Replacement)	57
570300B	Trellis (Butterfly)	57

57 WOOD AND PLASTIC LUMBER STRUCTURES

Add to Section 72-5.01:

Replacement Trellis and Butterfly Trellis shall include all appurtenances, including, but not limited to, vine guards, metal headers, primer, paint, and concrete footings, as needed to construct replacement Trellis. All posts in footings to be pressure treated with tar paper wrap in concrete footing.

DIVISION VIII MISCELLANEOUS CONSTRUCTION

Add prior to section 72:

Bid Items and Applicable Sections

Item code	Item description	Applicable section
729010A	EZ-FLO MAXX-Pest Control	72
790100A	Memorial Bench	79
790100B	Picnic Bench	79
790100C	Bench	79
790200	Memorial Plaque	79

72 SLOPE PROTECTION

Add to Section 72-5.01:

Add to Section 72-5.02:

Gopher protection shall be EZ-FLO Maxx Pest Control or approved equal. Gopher protection must be installed in accordance with the manufacturer's recommendations.

72 BENCHES AND PLAQUE

Add to Section 72-5.01:

Memorial bench shall be constructed per appoved plans and the memorial plaque shall be mounted onto the center of the bench.

Add to Section 72-5.02:

Picnic bench shall be Prestige series 6 foot picnic tables without back, portable, and sand color or approved equal.

Add to Section 72-5.03:

Backless benches to match the existing benches.