3.3.2
FINISH GRADE FOR ALL LAWN AREAS SHALL BE 1" BELOW SIDEWALKS AND CURBS, EXCEPT AT LOCATIONS WHERE DRAINAGE WATER WILL FLOW ONTO OR ACROSS HARDSCAPE, CURBS, OR PAVING. AT THESE CONDITIONS, THE GRADE SHALL BE FLUSH OR NO MORE THAN 1/2" BELOW HARDSCAPING. FINISHED GRADES SHALL BE OF UNIFORM SLOPE AND GRADE BETWEEN POINTS OF FIXED ELEVATIONS OR ELEVATION CONTROLS. FINISH GRADES SHALL BE ESTABLISHED FROM SUCH POINTS.

3.3.3
ALL FINISH GRADES SHALL BE FLOATED TO ASSURE A UNIFORM SURFACE WITHOUT IRREGULAR DIPS OR RIDGES. ALL TURF AREAS SHALL BE FLOATED WITH A MINIMUM 4' WIDE FLOAT AND GRADED AWAY FROM THE ESTABLISHED FLOWLINE. ROLL ALL TURF AREAS AND REFLOAT TO ELIMINATE DEPRESSIONS.

3.3.4
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR BRINGING ALL SHRUB PLANTING AREAS TO FINISH GRADE AFTER SOIL PREPARATION WHICH SHALL BE 2" BELOW PAVING AND CURBS OR AS NOTED BY SPOT ELEVATIONS. SPECIAL ATTENTION SHALL BE GIVEN TO MAINTAINING CONTINUOUS AND EVEN FLOW LINES, AND DRAINAGE AWAY FROM STRUCTURES, TO DRAIN INLET OR OUTLET. GRADES SHALL BE ESTABLISHED TO DRAIN ALL WATER AWAY FROM STRUCTURES BEHIND WALLS. WHEN DRAINAGE IS DIFFICULT TO ACHIEVE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A SOLUTION BEFORE CONTINUING. GRADES IN SHRUB AREAS SHALL BE ESTABLISHED PRIOR TO PLANTING TO ENSURE PROPER FINAL PLANTING HEIGHTS.

3.3.5
ALL FILL AREAS AND CONSTRUCTED BERMS OR MOUNDS SHALL BE COMPACTED IN EVEN LEVELS TO COMPACTION AS SPECIFIED IN THE GEOTECHNICAL REPORT.

3.4
SPACING / LOCATION OF PLANT MATERIALS

3.4.1
WHEN PLANT MATERIAL IS SPACED IN ROWS, THE TOTAL DIMENSION SHALL BE VERIFIED AND THE PLANTS EQUALLY SPACED WITHIN THE DESIGNATED AREA. WHEN PLANT MATERIAL IS SHOWN IN A LOOSE PATTERN, THE LANDSCAPE CONTRACTOR SHALL SPACE THE MATERIAL AS SHOWN ON DRAWINGS AND AS DIRECTED BY LANDSCAPE ARCHITECT. GROUND COVER MATERIAL SHALL BE TRIANGULARLY SPACED PER DIMENSION INDICATED ON DRAWINGS (WHERE APPLICABLE.)

3.4.2
ALL BOXED AND CONTAINER STOCK SHALL BE SPOTTED ON-SITE BY THE LANDSCAPE CONTRACTOR PER DRAWINGS PRIOR TO PLANTING. PLANT PITS SHALL NOT BE EXCAVATED UNTIL THE REVIEW OF PLANT LOCATIONS BY THE LANDSCAPE ARCHITECT.

3.4.3
THE WORK SHOWN ON PLANTING PLANS IS SCHEMATIC. ALL ITEMS, I.E. TREES, SHRUBS, GROUNDCOVERS, ETC., ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ONLY. DETAIL DRAWINGS MAY PROVIDE ADDITIONAL CLARIFICATION OR LOCATION OF SOME ITEMS. LANDSCAPE CONTRACTOR SHALL NOT LOCATE ANY ITEMS WHERE IT IS OBVIOUS THAT THEY ARE IN DIRECT CONFLICT WITH PERMANENT IMPROVEMENTS, OR PEDESTRIAN AND VEHICULAR SAFETY CONSIDERATIONS, OR CAUSE DAMAGE TO UTILITIES. LANDSCAPE CONTRACTOR SHALL NOT INSTALL ANY PLANT MATERIALS IN LOCATIONS WHERE THE ULTIMATE GROWTH OF THE PLANT MATERIALS WILL DAMAGE OR AFFECT STRUCTURES OR IMPEDE PEDESTRIAN OR VEHICULAR CIRCULATION. DO NOT LOCATE TREES OR TALLER SHRUBS IN LOCATIONS WHERE THEY WILL BLOCK IRRIGATION HEADS AND PREVENT ADEQUATE COVERAGE. WHERE CALLED FOR, OBTAIN APPROVAL OF THE LANDSCAPE ARCHITECT FOR PLACEMENT OF TREES, SHRUBS, AND OTHER ITEMS OF WORK.

3.4.4
LOCATE TREES AND TALLER SHRUBS 10' MINIMUM AWAY FROM ROTOR IRRIGATION HEADS, 5' MINIMUM FROM SPRAY HEADS.

3.4.5.
INSURE THAT ALL TREES AND LARGER SHRUBS ARE NOT IN CONFLICT WITH ANY UNDERGROUND UTILITIES. DAMAGE TO UNDERGROUND UTILITIES SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND SHALL BE REPLACED AT NO COST TO THE OWNER.

3.5
PLANT PITS AND PLANTING TECHNIQUE

3.5.1
PLANT PITS SHALL BE DUG WITH LEVEL BOTTOMS WITH WIDTHS AND DEPTHS AS SHOWN IN DETAIL DRAWINGS. PITS FOR TREES SHALL BE DUG SQUARE. FILL PITS WITH WATER AND ALLOW TO PERCOLATE OUT OVER A 12 HOUR PERIOD. REFILL HOLE AND IF WATER IS NOT ABSORBED WITHIN 12 HOURS OF THE SECOND FILLING, CONTACT LANDSCAPE ??PT?ARCHITECT FOR DIRECTION.

3.5.2
PLANT HOLES DUG BY AUGER METHOD WILL BE ACCEPTABLE, BUT SHALL HAVE SIDE WALLS ROUGHENED OR SQUARED WITH A SHOVEL. SLICK PIT WALLS CAUSED BY AUGURING IN TOO WET SOIL WILL NOT BE ACCEPTED FOR PLANTING.

3.5.3
CONTAINER STOCK SHALL BE REMOVED CAREFULLY FROM CONTAINER AFTER LIGHTLY COMPRESSING THE SIDES OF THE CONTAINERS TO LOOSEN THE ROOT BALL. SLIDE PLANTS AND HANDLE BY EARTH BALL ONLY.

3.5.4
HANDLING: NO CONTAINERIZED PLANT MATERIAL SHALL BE PLANTED IF THE BALL IS BROKEN OR CRACKED EITHER BEFORE OR DURING THE PROCESS OF PLANTING.

3.5.5
SETTING: PLANTS SHALL BE SET WITH TOP OF ROOT BALL 1" ABOVE FINISH GRADE. EACH PLANT SHALL BE PLACED IN CENTER OF PLANT PIT.

3.5.6
PIT BACKFILLING

3.5.6.1
BACKFILL MATERIAL FOR PLANT PITS SHALL BE A MIXTURE AS NOTED BELOW OR AS INDICATED ON DRAWINGS. THE MATERIALS SHALL BE THOROUGHLY BATCH-MIXED PRIOR TO PLACEMENT SO THAT THEY ARE EVENLY DISTRIBUTED AND WITHOUT CLODS OR LUMPS. BACKFILL SHALL BE SO PLACED IN THE PITS THAT THE PLANT WILL BE AT ITS NATURAL GROWING HEIGHT AFTER SETTLEMENT.

90% BY VOLUME – EXCAVATED SOIL, FREE FROM ROCKS, ETC. (PER SECTION 3.2.6) 10% BY VOLUME – COMPOSTED ORGANIC SOIL AMENDMENT (PER SECTION 2.2.3)
10 LBS – AGRICULTURAL GYPSUM PER CU. YD. OF MIX (PER SECTION 2.2)
8 LBS – TRI-C 6-2-4 W/5% SULFUR PER CU. YD. OF MIX

3.5.6.2
PALM BACKFILL, AMOUNTS PER CU. YD:

1 PART – COMPOSTED ORGANIC SOIL AMENDMENT (PER SECTION 2.2.3)
5 PARTS – WASHED PLASTER SAND
1 LB. – SLOW RELEASE PALM FERTILIZER

3.5.6.3
CAMELLIA, AZALEA, GARDENIA, FERN, AND CLIVIA BACKFILL, AMOUNTS PER CU. YD:

2 PARTS – COMPOSTED ORGANIC SOIL AMENDMENT (PER SECTION 2.2.3)
1 PART – WASHED PLASTER SAND
3 LBS. – 16-6-8 FERTILIZER
1 LB. – SEQUESTRINE FE330 IRON CHELATE
5 LBS. – TRI-C PREMIUM HUMATE

3.5.6.4
BUILD MOUND OF COMPACTED BACKFILL WIDE ENOUGH IN BOTTOM OF HOLE TO SUPPORT ROOT BALL.

3.5.6.5
BACKFILL PIT WITH BACKFILL MIX HALFWAY TO FINISH GRADE AND WATER THOROUGHLY.

3.5.6.6
PLACE 7 GRAM MYCO PAKS FOR GALLON MATERIAL IN PLANT PITS, ADHERING TO THE FOLLOWING SCHEDULE:

1 GAL.	5 GAL.	15GAL.	24" BOX	36" BOX
1 PAK	2-3 PAKS	6-8 PAKS	10-12 PAKS	16-18 PAKS

48" BOX	60" BOX	72" BOX	84" BOX	96" BOX
20-22 PAKS	26-28 PAKS	32-34 PAKS	40-42 PAKS	46-48 PAKS

3.5.6.7
BACKFILL TO FINISH GRADE. BACKFILL MIX SHALL BE TAMPED LIGHTLY, AND A SHALLOW BASIN FORMED AT PERIMETER OF ROOT BALL TO HOLD ENOUGH WATER TO SATURATE THE ROOT BALL AND BACKFILL MIX.

3.5.6.8
WATER IMMEDIATELY TO SATURATE ENTIRE ROOT BALL AND BACKFILL.

3.5.6.9
REMOVE WATERING BASIN PRIOR TO HYDROSEEDING (IN TURF AREAS ONLY).

3.5.7
BOUGAINVILLEA PLANTING NOTES

3.5.7.1
DO NOT REMOVE BOUGAINVILLEAS FROM CONTAINERS. PLACE IN HOLE AND CUT CONTAINER ON FOUR SIDES. BE CAREFUL NOT TO CUT ROOTS, OR DISTURB INTEGRITY OF ROOTBALL. CUT AWAY SIDES OF CONTAINER AND BACKFILL PER SECTION 3.5.3 ABOVE.

3.5.8
ROOT BARRIERS

3.5.8.1
THE CONTRACTOR SHALL INSTALL THE TREE ROOT BARRIERS WITH THE NUMBER OF PANELS AND IN THE MANNER SHOWN ON THE DRAWINGS OR DETAILS. THE VERTICAL ROOT DEFLECTING RIBS SHALL BE FACING INWARDS TO THE ROOT BALL AND THE TOP OF THE DOUBLE EDGE SHALL BE 1/2" (12.7MM) ABOVE GRADE. EACH OF THE REQUIRED NUMBER OF PANELS SHALL BE CONNECTED IN A LINEAR FASHION AND PLACED ALONG THE ADJACENT HARDSCAPE.

EXCAVATION AND SOIL PREPARATION SHALL CONFORM TO THE DRAWINGS

3.6
TREE STAKING

3.6.1
STAKE ALL TREES AS SHOWN IN DETAILS.

3.6.2
TREE AND STAKES SHALL BE VERTICAL IN ALL CASES.

3.6.3
ONE-GALLON TREES SHALL BE PLANTED WITH NURSERY STAKES REMOVED.

3.7
TREE GUYING

3.7.1
GUY 36" BOX AND LARGER PLANT MATERIAL WITH AT LEAST THREE GUYS IN TRIANGULAR PATTERN (PER DETAILS). WIRE SHALL BE ENCASED IN NEW RUBBER HOSE WHERE IT COMES IN CONTACT WITH TREE. LOCATE LOOPS ON BRANCHES PER DETAILS AND SO THAT CABLES DO NOT CHAFE ON EACH OTHER OR BRANCHES.

3.7.2
USE ONLY MANUFACTURER-APPROVED DRIVING RODS FOR INSTALLATION OF ANCHORS. SET ANCHOR, USING METHOD RECOMMENDED BY MANUFACTURER APPROPRIATE FOR SIZE ANCHOR BEING DRIVEN.

3.7.3
GUYING REQUIREMENT MAY BE OMITTED BY LANDSCAPE ARCHITECT WHEN CONDITIONS PERMIT. IF OMITTED, CREDIT SHALL BE GIVEN BACK TO OWNER.

3.8
SODDED LAWN

3.8.1
SOD SHALL BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 24 HOURS, UNLESS A SUITABLE PRESERVATION METHOD IS APPROVED PRIOR TO DELIVERY. SOD NOT INSTALLED WITHIN THIS PERIOD SHALL BE INSPECTED AND ACCEPTED BY THE LANDSCAPE ARCHITECT. SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS UNIFORMLY AT A HEIGHT OF 2" TO 2-1/2" AND ALL CLIPPINGS REMOVED.

3.8.2
PREPARE SOD BED PER SOIL PREPARATION SPECIFICATIONS PRIOR TO INSTALLATION OF SOD. BROADCAST FERTILIZER AS SUPPLIED BY GROWER AT 2 LBS./1,000 SQ. FT. PRIOR TO LAYING SOD.

3.8.3
ROLL AREA TO BE SODDED WITH WATER-FILLED ROLLER TO ERADICATE ANY POSSIBLE AIR POCKETS. FILL ANY AREAS OF SETTLEMENT. WATER THOROUGHLY TO A PENETRATION DEPTH OF AT LEAST 6". REGRADE SOIL IF SETTLING OCCURS. ORDER SOD TO BE CUT AND DELIVERED ONLY AFTER SITE IS PREPARED FOR INSTALLATION. UNROLL SOD IN SAME DIRECTION EACH TIME. SOD SHALL BE LAID IN A STAGGERED PATTERN, WITH NO GAPS OR VOIDS. CUT ROLLS AS NECESSARY TO FIT, WITH NO LENGTHS SHORTER THAN 18". START LAYING SOD ALONG LONGEST STRAIGHT EDGE AND AT BOTTOM OF SLOPES. PEG BOTH ENDS OF EVERY ROW OF SOD WHEN LAYING SOD ALONG ON SLOPES GREATER THAN 3:1. PIN DOWN SOD WITH WOODEN PEGS, WATER SOD WITHIN 30 MINUTES OF LAYING. IF SOD ENDS AGAINST AND OPEN BED OF SOIL, MOUND THE SOIL AGAINST THE NEW SOD TO KEEP THE EDGES FROM DRYING, OR REGRADE THE SOIL TO PROVIDE THIS PROTECTION AUTOMATICALLY. WATER THOROUGHLY AT THE END OF DAY ALL SOD PLACED THAT DAY TO PENETRATE SOIL AT LEAST 6".

3.8.4
ROLL ALL SODDED AREAS WITH A ROLLER WEIGHING APPROXIMATELY 16 POUNDS PER LINEAL INCH TO COMPACT THE SOIL AROUND THE ROOTS AND PROVIDE A SMOOTH, EVEN MOWING SURFACE.

3.9
FLATTED GROUNDCOVER

3.9.1
ROOTED CUTTINGS SHALL BE PLANTED SUFFICIENTLY DEEP TO COVER ALL ROOTS AND SPACED AS SPECIFIED IN PLANT MATERIAL LEGEND ON LANDSCAPE PLAN.

3.9.2
ROOTED CUTTINGS SHALL NOT BE ALLOWED TO DRY OUT BEFORE OR WHILE BEING PLANTED. WILTED PLANTS SHALL NOT BE ACCEPTED.

3.9.3
AT TIME OF PLANTING ALL GROUND COVER PLANTS, THE EARTH AROUND EACH PLANT SHALL BE FIRMED SUFFICIENTLY TO FORCE OUT ALL AIR POCKETS.

3.9.4
EACH GROUND COVER PLANT SHALL BE PLANTED WITH A MINIMUM OF ONE (1) 5 GRAM 20-15-5 PLANT TABLET ADJACENT TO ROOT ZONE.

3.10
APPLICATION OF PRE-EMERGENT HERBICIDE(S)

3.10.1
APPLY PRE-EMERGENT HERBICIDE(S) TO SHRUB AND PLANTED GROUNDCOVER AREAS ONLY. DO NOT APPLY TO HYDROSEEDED AREAS. STRICTLY ADHERE TO MANUFACTURER'S SPECIFICATIONS FOR APPLICATION RATES AND METHODS.

3.10.2
APPLY PRE-EMERGENT(S) ONLY AFTER ALL PLANTING OPERATIONS HAVE BEEN COMPLETED SO AS TO MINIMIZE DISTURBANCE OF THE CHEMICAL "BARRIER". REAPPLY WHERE NECESSARY TO ANY AREAS DISTURBED BY PLANTING OR REPAIR OPERATIONS AFTER IR REEL???NITIAL APPLICATION.

3.10.3
PAY CAREFUL ATTENTION TO ACTIVATION REQUIREMENTS, "WATERING-IN", ETC., PER MANUFACTURER'S SPECIFICATIONS AND LABEL INSTRUCTIONS. AVOID EXCESSIVE IRRIGATION RUN-OFF THAT WOULD MOVE OR WASH AWAY THE PRE- EMERGENT "BARRIER" -- USE REPEAT WATERING CYCLES AND SPLIT WATERING TIMES.

3.12
MULCHING OF GROUND COVER AREAS

3.12.1
AFTER, PLANTING OPERATIONS ARE COMPLETE AND GROUND COVER AREAS HAVE BEEN RAKED AND DRESSED, APPLY 3" THICK LAYER OF 400 PLUS ORGANIC MULCH BY GREENEARTH: (760) 639-6296, TO ALL OTHER GROUND COVER AREAS.

3.12.2
COBBLES AND PEBBLES, DECOMPOSED GRANITE, OR CRUSHED STONE LAYER SHOULD TAPER TO ZERO AT PLANT STEM OR TREE TRUNK. DO NOT PLACE MULCH MATERIALS UP AGAINST PLANT CROWN OR TRUNK.

3.13
PROTECTION

3.13.1
THE LANDSCAPE CONTRACTOR SHALL CAREFULLY AND CONTINUOUSLY PROTECT ALL AREAS INCLUDED IN THE CONTRACT, INCLUDING LAWN AREAS, PLANT MATERIAL, SUPPORTS, ETC. UNTIL FINAL ACCEPTANCE OF THE WORK BY THE OWNER OR HIS REPRESENTATIVE.

3.14
CLEAN-UP

3.14.1
AFTER ALL PLANTING OPERATIONS ARE COMPLETED, LANDSCAPE CONTRACTOR SHALL REMOVE ALL TRASH, EXCESS SOIL, EMPTY PLANT CONTAINERS, OR OTHER ACCUMULATED DEBRIS FROM THE SITE AT NO EXTRA COST TO OWNER. LANDSCAPE CONTRACTOR SHALL REPAIR ALL SCARS, RUTS, OR MARS IN AREA CAUSED BY WORK OPERATIONS. AREAS SHALL BE LEFT IN A NEAT AND ORDERLY CONDITION.

3.15
OBSERVATIONS (PLANTING PHASE).

3.15.1
LANDSCAPE CONTRACTOR SHALL GIVE FORTY-EIGHT (48) HOURS NOTICE AND SET APPOINTMENT FOR ALL OBSERVATION BY THE LANDSCAPE ARCHITECT. IF WORK IS NOT COMPLETED WHEN LANDSCAPE ARCHITECT IS CALLED FOR REVIEW AND LANDSCAPE ARCHITECT SHALL BE REQUIRED TO RESCHEDULE THIS REVIEW, THE LANDSCAPE CONTRACTOR SHALL PAY THE LANDSCAPE ARCHITECT FOR HIS TIME, INCLUDING TRAVEL TIME, AT HIS CONTRACTED HOURLY RATE.

3.15.2
REVIEW BY LANDSCAPE ARCHITECT SHALL BE SCHEDULED FOR THE FOLLOWING OPERATIONS:

3.15.2.1
REVIEW OF FINISH GRADING.

3.15.2.2
REVIEW OF ALL PLANT MATERIAL AFTER DELIVERY TO THE SITE.

3.15.2.3
TREE AND SHRUBS PLACEMENT PRIOR TO DIGGING HOLES.

3.15.2.4
REVIEW OF GROUND COVER LINES AND HEADERBOARD PRIOR TO PLANTING.

3.15.2.5
START OF ESTABLISHMENT PERIOD/ACCEPTANCE OF INSTALLATION.

3.15.2.6
FINAL ACCEPTANCE AT END OF ESTABLISHMENT PERIOD.

3.15.3
REVIEWS SHALL BE CALLED FOR AT THE END OF ALL PLANTING OPERATIONS FOR THE PURPOSE OF DETERMINING COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS, INTENT, WORKMANSHIP, AND CLEAN-UP. LANDSCAPE CONTRACTOR SHALL SECURE WRITTEN VERIFICATION OF REVIEW DATA, ANY CORRECTIONS REQUIRED TO WORK, AND LIMITS OF REVIEWED AREA BEFORE BEGINNING THE DESCRIBED ESTABLISHMENT WORK.

3.15.4
IN THE EVENT THE LANDSCAPE CONTRACTOR REQUESTS INSPECTION OF WORK, AND SAID WORK IS SUBSTANTIALLY INCOMPLETE, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE ARCHITECT'S HOURLY CHARGES AND PER DIEM COSTS.

3.16 N/A

3.16.1 N/A

3.17
GUARANTEE

3.17.1
ALL SHRUBS, GROUND COVERS, LAWN AREAS, AND 15 GALLON SIZE TREES OR LESS SHALL BE GUARANTEED AS TO GROWTH AND HEALTH FOR A PERIOD OF NINETY (90) DAYS AFTER FINAL ACCEPTANCE BY THE OWNER OR HIS REPRESENTATIVE. BOX SIZED TREES SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER DATE OF SUBSTANTIAL COMPLETION.

3.17.2
PLANTS WHICH DIE OR LOSE MORE THAN THIRTY PERCENT (30%) OF THEIR ORIGINAL LEAVES SHALL BE REPLACED UNDER THIS SECTION.

3.18.3
THE LANDSCAPE CONTRACTOR, WITHIN FOURTEEN (14) DAYS OF WRITTEN NOTIFICATION BY THE OWNER, SHALL REMOVE AND REPLACE ALL GUARANTEED PLANT MATERIALS WHICH FOR ANY REASON FAIL TO MEET THE REQUIREMENTS OF THE GUARANTEE. ALL PLANTS MATERIAL REPLACED SHALL BE GUARANTEED FOR THE ORIGINAL PERIOD, STARTING FROM THE DATE OF REPLACEMENT.

PART 4
ESTABLISHMENT / MAINTENANCE PERIOD

4.1
LANDSCAPE CONTRACTOR SHALL CONTINUOUSLY PROTECT AND MAINTAIN ALL AREAS INCLUDED IN THE CONTRACT DURING THE PROGRESS OF THE WORK, THROUGH THE ESTABLISHMENT PERIOD, AND UNTIL FINAL ACCEPTANCE OF THE WORK.

4.2
THE ENTIRE PROJECT SHALL BE CONTINUOUSLY AND SATISFACTORILY MAINTAINED FOR A PERIOD OF NINETY (90) CALENDAR DAYS. THE LANDSCAPE CONTRACTOR SHALL CALL FOR THE START OF ESTABLISHMENT PERIOD INSPECTION ONLY AFTER THE FIRST MOWING OF HYDROSEEDED GRASS AND AFTER AT LEAST 50% GERMINATION OF SLOPE HYDROSEEDING. ESTABLISHMENT PERIOD SHALL COMMENCE UPON THE DATE OF COMPLETION OF THE WORK, AS AUTHORIZED IN A WRITTEN NOTICE FROM THE LANDSCAPE ARCHITECT AFTER THE START OF ESTABLISHMENT PERIOD INSPECTION HAS BEEN COMPLETED AND ALL PUNCH LIST ITEMS HAVE BEEN CORRECTED BY THE LANDSCAPE CONTRACTOR.

4.3
CONTINUOUS MAINTENANCE AND ESTABLISHMENT WORK INCLUDES ALL MOWING, WATERING, WEEDING, RESEEDING, MULCHING, CULTIVATING, SPRAYING AND TRIMMING NECESSARY TO BRING THE PLANTED AREAS TO A HEALTHY GROWING CONDITION, AND ANY ADDITIONAL WORK NEEDED TO KEEP THE AREAS NEAT, EDGED, AND ATTRACTIVE.

4.4
WATERING:

4.4.1
WATER GRASS UNTIL FINAL ACCEPTANCE OF WORK. THE AREAS SHALL BE KEPT MOIST, BUT NOT GLISTENING WET, UNTIL TIME FOR THE FIRST CUTTING OF GRASS. AFTER FIRST CUTTING, WATER LAWN TO MAINTAIN A THRIVING CONDITION. DO NOT OVERWATER.

4.4.2
PAY SPECIAL ATTENTION TO WATERING SLOPED AREAS PLANTED IN LAWN ON THE WINDWARD AND / OR SUNNY SIDE SO THAT LAWN WILL BE ADEQUATELY WATERED AT ALL TIMES.

4.4.3
MONITOR WATERING USE ON A DAILY BASIS, AND MAKE ADJUSTMENTS TO CONTROLLER WATERING SCHEDULE AS NECESSARY TO APPLY ONLY THE PROPER AMOUNT OF WATER AT ALL TIMES. ADJUST WATERING SCHEDULE TO COMPENSATE FOR CHANGES IN ETO, RAINFALL, AND TEMPERATURE.

4.4.4
LANDSCAPE CONTRACTOR SHALL ONLY APPLY SUFFICIENT WATER TO PROMOTE HEALTHY GROWTH OF THE PLANT MATERIAL. AT NO TIME SHALL THE LANDSCAPE CONTRACTOR APPLY WATER AT A RATE OR FREQUENCY THAT CAUSES RUNOFF OR SOIL SATURATION.

4.4.5
LANDSCAPE CONTRACTOR SHALL MAINTAIN A DAILY LOG OF WATERING TIMES ON THE JOBSITE, AND MAKE IT AVAILABLE FOR INSPECTION BY THE LANDSCAPE ARCHITECT.

4.5
DURING THE PLANT ESTABLISHMENT PERIOD, ALL PLANTS AND PLANTED AREAS SHALL BE KEPT WEED FREE AT ALL TIMES. WEEDS, NUT GRASS, DALLAS GRASS, JOHNSON GRASS, BERMUDA GRASS, AND ANY OTHER NOXIOUS GRASS SPECIES SHALL BE REMOVED AND DISPOSED OF AS THEY APPEAR.

4.6
EDGING: THE LAWNS SHOULD BE EDGED WHENEVER NECESSARY. THE LAWN EDGES SHALL BE CONTINUOUSLY MAINTAINED IN A NEAT CONDITION UNTIL FINAL ACCEPTANCE OF THE WORK.

4.7
FIRST MOWING OF HYDROSEEDED GRASS SHALL OCCUR BEFORE GRASS EXCEEDS 4" IN HEIGHT. GRASS SHALL BE MOWED WITH SHARP AND ADJUSTED MOWERS, SIZED APPROPRIATELY FOR THE SIZE(S) OF THE AREA(S) BEING MOWED. MOWING HEIGHTS FOR VARIOUS TYPES OF TURFGRASS ARE GIVEN BELOW:

4.7.1
2ND & SUBSEQUENT MOWER TURFGRASS TYPE 1ST MOWING MOWINGS TYPE
BERMUDAGRASS 1-1/2" 1" FLAIL OR REEL

COOL SEASON GRASSES 2-1/2" 1-1/2" ROTARY
(FESCUE, RYEGRASS, BLUEGRASS)

4.8
WHERE TREES OCCUR IN GRASS AREAS, THE GRASS SHALL BE REMOVED AND NEATLY EDGED 24" AWAY FROM THE TRUNKS (48" DIAMETER).

4.9
WORKPERSONS SHALL NOT BE ALLOWED TO WALK ON GRASS AREAS UNNECESSARILY BEFORE, DURING, OR AFTER SEEDING OPERATION. GRASS AREAS THAT HAVE BEEN DAMAGED OR COMPACTED SHALL BE RE CULTIVATED AND RESEEDED AT THE LANDSCAPE CONTRACTOR'S EXPENSE.

4.10
ANY DAY THE LANDSCAPE CONTRACTOR FAILS TO ADEQUATELY WATER, REPLACE UNSUITABLE PLANTS, WEED, AND OTHER WORK DETERMINED TO BE NECESSARY BY THE LANDSCAPE ARCHITECT, WILL NOT BE CREDITED AS PART OF THE ESTABLISHMENT PERIOD.

4.11
DURING THE ESTABLISHMENT PERIOD, ANY PLANT INDICATING WEAKNESS OR PROBABILITY OF DYING, SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT HIS OWN EXPENSE.

4.12
TREE STAKES WHICH FOR ANY REASON ARE DAMAGED OR RENDERED INADEQUATE FOR SUPPORT SHALL BE REPAIRED AND RESTORED TO THEIR ORIGINAL CONDITION.

4.13
CONSTANT DILIGENCE SHALL BE MAINTAINED TO DETECT THE PRESENCE OF DISEASE, INSECTS, AND/OR RODENT INFESTATIONS AND PROPER PREVENTATIVE OR CONTROL MEASURES TAKEN. THIS WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER.

4.14
SHRUBS AND TREES SHALL BE MAINTAINED IN THEIR NATURAL SHAPES. TALL OR SCRAGGLY BRANCHES SHALL BE THINNED OUT WHERE NECESSARY. IN NO CASE SHALL TREES OR SHRUBS BE TRIMMED BY HEADING, SHEARING OR 'LOLLY POPPED'. ANY PLANTS SEVERELY PRUNED IN THIS MANNER SHALL BE REMOVED AND REPLACED AT LANDSCAPE CONTRACTOR'S EXPENSE.

4.15
ON THE 45TH DAY OF THE ESTABLISHMENT PERIOD, ALL LAWNS AREAS SHALL RECEIVE TOP DRESSING OF TEN (10) POUNDS OF 16-8-8 COMMERCIAL FERTILIZER PER 1,000 SQUARE FEET.

4.16
ON THE 80TH DAY OF THE ESTABLISHMENT PERIOD, LAWNS AND GROUNDCOVER AREAS SHALL RECEIVE TOP DRESSING OF TEN (10) POUNDS OF 16-8-8 COMMERCIAL FERTILIZER PER 1,000 SQUARE FEET.

4.17
AT COMPLETION OF ESTABLISHMENT PERIOD, AREAS INCLUDED IN THE CONTRACT SHALL BE SUBSTANTIALLY CLEAN AND FREE OF DEBRIS AND WEEDS. PLANT MATERIALS SHALL BE LIVE, HEALTHY, AND FREE OF INFESTATIONS.

4.18
ANY EROSION OR SLIPPAGE OF SOIL CAUSED BY WATERING SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR AT HIS EXPENSE.

4.19
WALKS, CURBS, AND GUTTERS SHALL BE KEPT CLEAR OF DEBRIS, MUD, DUST, AND STANDING WATER BY SWEEPING, MOPPING OR HOSING DOWN AS REQUIRED TO MAINTAIN CLEANLINESS THROUGHOUT.

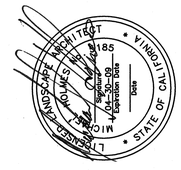
4.20
LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE WORK COVERED BY THIS SECTION FROM VANDALISM AND ACCIDENTAL DAMAGE. ANY DAMAGE SHALL BE PROMPTLY REPAIRED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OR REPLACEMENTS CAUSED BY ACTS OF VANDALISM, INCLUDING REMOVAL OF GRAFFITI, AND/OR REFINISHING, AS REQUIRED.

4.21
LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE WORK COVERED BY THIS SECTION FROM DAMAGE CAUSED BY FROST AND/OR TORRENTIAL RAINS. ANY DAMAGE SHALL BE PROMPTLY REPAIRED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. PLANT MATERIALS DAMAGED BY FROST AND/OR TORRENTIAL RAINS SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

PART 5
PAYMENT

5.1
PAYMENT FOR THE WORK OF THIS SECTION SHALL BE INCLUDED IN THE PRICE BID FOR LANDSCAPE FINISH GRADING, PLANTING, AND ESTABLISHMENT PERIOD AND NO ADDITIONAL COSTS WILL BE CONSIDERED.

5.2
AT THE END OF THE SPECFIED ESTABLISHMENT PERIOD, THE LANDSCAPE CONTRACTOR SHALL PRESENT WRITTEN NOTICE TO THE LANDSCAPE ARCHITECT AND OWNER THAT HE HAS COMPLETED THE REQUIRED MAINTENANCE AND SUBMIT THE RECORD DRAWINGS. FURTHER MAINTENANCE WILL BE THE RESPONSIBILITY OF THE OWNER.



IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP03 111734
AC FLS SS ED
DATE APR 2 9 2008

CALL:1-800-227-2600

PINNACLE Civil Engineering, Inc.
2161 Saturn Court, Bakersfield, CA 93308
Phone: (661) 869-0184 Fax: (661) 377-0076

MICHAEL HOLMES	LA 5165 EXP: 4/30/09	DATE
REVISIONS		

SITE GRADING AND IMPROVEMENT PLANS
BCSD-WAYSIDE ELEMENTARY
LANDSCAPE SPECIFICATIONS
BAKERSFIELD, CALIFORNIA

JOB No.:	07-320
DWG NO.:	07-320GRBM
DATE:	04/07/08
DRAWN BY:	MAM
CHECKED BY:	MH
SHEET	12
	OF 18 SHEETS