


* CHAMPAGNE GROUP - HIGHLAND ESTATES -
 88 COMPENS WAY, LOT 11 CORBIER HILL PLACE

PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

* "I/we certify that based upon periodic site observations, the work has been 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."

Signature* 	Date 12/30/2012	
Name (print) FELIX ABED	Telephone No.	415 864-1921
	Fax No.	415 864-4796
Title LANDSCAPE ARCHITECT	Email Address FELIX@VALAHL.COM	
License No. or Certification No. CALIC #3402		
Company VALADON ABED LANDSCAPE ARCHITECTS	Street Address 81 - 14TH ST	
City SAN FRANCISCO	State CA	Zip Code 94103

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

PART 3. IRRIGATION SCHEDULING

Attach parameters for setting the irrigation schedule on controller per ordinance Section 492.10.

PART 4. SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE (ATTACHED)

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 492.6.

Attach documentation verifying implementation of recommendations from soil analysis report per ordinance Section 492.6.

Lot 11 Cobble Hill Place, Highland Estates, San Mateo County CA.

Landscape Maintenance Plan

Overview: Using natural landscaping techniques to maintain this property will create a landscape that is healthy, resource-efficient, sustainable, and cost-effective to manage. When natural landscaping techniques are applied in landscape design, construction, and long-term maintenance, there are many benefits, including easier maintenance, lower costs, and higher property values.

It is the Owner's expectation that the Contractor's proposal will comply with these natural landscaping-based standards and specifications. It should be the Contractor's expectation that the Owner will only consider awarding the contract to a Contractor whose bid shows compliance. The Contractor shall also expect to be held to these standards throughout the course of the contract.

The following standard outlines the scope of maintenance services and responsibilities required of the Contractor but may not be inclusive to the entire scope of services. The specifications outline the quantity and category of work required.

Other parts of the contract (**not included here**) provide definitions of terms used and other contract requirements such as insurance and licensing standards, code enforcement, hours of work, work authorizations, site locations, etc.

1. GENERAL MAINTENANCE STANDARDS

1.1. GUARANTEE AND REPLACEMENT

- 1.1.1. Contractor shall replace, at no additional cost to Owner, any plant materials damaged as a result of improper maintenance attention or procedures. Replacement plant material shall be of the same size and variety as the dead or damaged material. Replacement plant material shall be procured from nurseries that have a Phytophthora management program. Samples of each Plant Material shall be tested for Phytophthora and other pathogens at the nursery prior to ordering and certified by the nursery to be disease free prior to delivery to the job site. Contractor shall reject Plant Materials that are contaminated with Phytophthora and other pathogens. Submit to Landscape Architect and Owner's Representative disease free certifications from nurseries. Replace plant material within two weeks of identification of damage. Alternatives to size, variety and scheduling of replacement only by written permission of Owner.
- 1.1.2. Contractor is not responsible for losses, repair or replacement of damaged work or plant material resulting from theft, extreme weather conditions, vandalism, vehicular incidents (other than Contractor's vehicles) or the acts of others over whom they have no reasonable control.
- 1.1.3. Contractor shall inform Owner on a monthly basis of plant losses not covered by warranty and unrelated to the maintenance activities. Provide Owner with the cause of the plant loss, and provide recommendations for replacement along with pricing for replacement.

1.2. CONTRACTOR STAFF TRAINING AND EXPERIENCE

- 1.2.1. Contractor will provide staff able to perform work at the highest standards of horticultural excellence. Key staff shall have current knowledge of best management practices (BMP's) regarding: safety, hazardous materials spill response, plant health, pruning, integrated pest management, pesticide application, and irrigation maintenance. Owner reserves the right to demand the replacement of Contractor's staff who do not meet the owner's standards for safety, professionalism, or horticultural knowledge.
- 1.2.2. All work shall be performed under the direct on-site supervision of a qualified landscape professional with a minimum of five years combined horticultural education and experience. Preference will be given to an individual with at least a two year horticultural degree or Certified Landscape Technician (CLT), combined with two years work experience, or greater.

- 1.2.3. All irrigation maintenance and repairs shall be performed by, or under the direct supervision of, a Certified Irrigation Technician (CIT) or Certified Irrigation Auditor.
- 1.2.4. All pruning will be performed by, or under the direct on-site supervision of, staff with documented education and training in proper and naturalistic pruning techniques. Pruning of trees greater than six inches DBH will only be performed by an ISA certified Arborist. Regularly decontaminate pruning equipment to prevent spread of disease.

1.3. OWNER/CONTRACTOR COMMUNICATION

- 1.3.1. Contractor to provide a supervisor to act on Owner's behalf regarding all matters pertaining to the performance of the Landscape Maintenance Service. Contractor must notify Owner when the supervisor will be on vacation or other leave of absence and who will serve as a substitute.
- 1.3.2. Provide Owner with an emergency contact list identifying the names, positions held, and phone numbers of key maintenance personnel. Provide mobile and pager numbers for the landscape maintenance manager and site supervisor.
- 1.3.3. Attend meetings and site inspections of the grounds as requested by Owner

1.4. MAINTENANCE RECORD KEEPING

- 1.4.1. Contractor shall maintain a computerized log of activities performed, schedules, additional service repairs, and documentation of each application of fertilizer, pesticide (includes herbicides), and/or other chemicals. Provide a written copy monthly.
- 1.4.2. If Pesticides are determined necessary and only as a last resort, Pesticide application records shall be kept by the Contractor on all pesticide (includes herbicide) applications for a minimum of seven (7) years. Such records shall be completed in accordance with all applicable laws and regulations. The following information shall be recorded at a minimum for each application:
 - The location where the pesticide or herbicide was applied.
 - The year, month, day, and time the pesticide or herbicide was applied.
 - Purpose of application.
 - The person or firm who supplied the pesticide or herbicide which was applied.
 - Trade name of the pesticide or herbicide which was applied, amount and concentration.
 - Method and rate of application.
 - The temperature and direction and estimated velocity of the wind at the time the pesticide or herbicide was applied.
 - The name and license number of the pesticide or herbicide applicator.
 - Applicator apparatus license plate number or equipment number (if applicable).
 - Any other information reasonably required by the Owner.
- 1.4.3. Supply the Owner with written copies of chemical application records monthly.

1.5. LANDSCAPE SERVICE SCHEDULING

- 1.5.1. Establish a schedule and Gantt (or equal to) chart for regular maintenance activities by area and submit to Owner for review. Contractor to review proposed schedules with Owner at the regularly scheduled meetings and adjust as necessary to avoid conflicts.

2. SCOPE OF WORK

2.1. GENERAL PRACTICE GUIDELINES FOR MATERIALS AND EXECUTION

- 2.1.1. This document is intended as a benchmark of the Owner's minimum standards for maintenance, repair and improvements. However, the Owner respects the Contractor as a professional and as such, will take under consideration, any and all recommendations made by the Contractor.
- 2.1.2. Contractor shall furnish all labor, equipment, and materials necessary to complete the maintenance of plantings, as specified herein. It is the intent of the Owner that this site be maintained in a resource-efficient, sustainable, and cost-effective manner.
- 2.1.3. Maintenance shall consist of soil building, mulch replacement, pruning, irrigation, IPM, weed/ /disease control, litter control and any other procedures consistent with good horticultural practice necessary to ensure normal, vigorous, and healthy growth of landscape plantings and bioswale plantings and functionality.
- 2.1.4. When performing any work requiring subsurface excavation, Contractor shall take care to avoid damage to existing utilities and vegetation, and shall "Call 811-Before You Dig- Safe Digging Partner or Eq local utility.
- 2.1.5. Contractor is encouraged to use non-polluting devices like rakes and brooms when feasible. Owner prefers that blowers and other power equipment are preferably electric, low-decibel, or low-fossil fuel consumption, and low-emissions models.
- 2.1.6. Contractor is encouraged to develop cultural practices which incorporate on-site recycling of organic materials, such as leaves and grass clippings, and the use of recycled materials in its maintenance operations.

3. MATERIALS AND EXECUTION – INTEGRATED PEST MANAGEMENT AND PESTICIDE APPLICATIONS

3.1 INTEGRATED PEST MANAGEMENT:

A. Goals

An integrated pest management program shall be implemented to:

1. maintain healthy, attractive plants, maximize resistance to pests and out-compete weeds;
2. monitor for presence of pests and to evaluate pest impact to plant health and appearance, and nuisance to the public;
3. provide control treatments that have minimal negative effects on all but the pest and that protect air and water quality.

Contractor shall assume pesticides are potentially hazardous to human and environmental health. Preference shall be given to reasonably available non-pesticide alternatives when considering the use of pesticides on Agency property.

B. Insects and diseases

1. Key plant and key pests

Contractor shall identify primary plant species and cultivars in the landscape (key plants) and the pests that commonly cause significant harm to plant health or appearance (key pests).

2. Monitoring

Contractor shall monitor landscape areas to identify presence of beneficial insects and pests, determine populations, life stage, and degree of damage to plants. Key plants: key pests will be monitored closely during normal periods of pest activity. This information will be the basis on which pest control methods are initiated. Records of monitoring activity shall be kept.

3. Controls

"Bay-Friendly Landscaping" seeks to control pests without harming non-target organisms, or negatively affecting air and water quality and public health. It relies on IPM which uses a range of cultural, mechanical, physical, and biological control methods before using pesticides. Chemical controls are applied only when monitoring indicates that preventative and non-chemical methods are not keeping pests below acceptable levels. When pesticides are required, the least toxic and the least persistent pesticide that will provide adequate pest control is applied. Pesticides are not applied on a prescheduled basis.

- a. Cultural/Mechanical/physical methods. A number of maintenance practices or modifications of them can make the environment unfavorable for pest reproduction, movement, or survival. Often simply modifying an existing maintenance practice, such as timing of pruning or fertilization, can produce positive results. Other mechanical or physical practices may specifically combat plant pests or increase host resistance. Key treatments include:
- 1) Fostering a healthy soil, judicious fertilization only when needed, and managing irrigation appropriately.
 - 2) Pruning to remove infected or infested branches and shoots. Time pruning to avoid periods of insect infestation. For example prune pines and eucalyptus in the winter (December-February) when bark beetles and borers are inactive.
 - 3) Removing fallen twigs, leaves, and fruit that contains disease inoculum.
 - 4) Mulching soil surface to reduce weeds and to reduce splashing and the drops of mud that would protect spores deposited on plant surfaces.
 - 5) Trapping insects using sticky surfaces (also used for monitoring). Mechanical traps can be used to control rodents.
 - 6) Bringing to attention of Agency plants that are disease or insect prone and suggesting resistant plant replacements or those better suited to the site and microclimate

b. Biological methods

Biological controls are pesticides of natural origin that have limited or no adverse effects on the environment or beneficial organisms. Determining the effective biological control and proper timing of application are critical to success in pest control.

The Contractor shall consider the following biological control methods when cultural/mechanical/physical methods are not adequate to lower pest populations to the target level.

- 1) *Bacillus thuringiensis* (Bt)
- 2) Parasitic nematodes
- 3) Pheromone traps
- 4) Beneficial insect release and conservation

c. Pesticides

The term pesticide applies to insecticides, fungicides and other substances used to control pests. Antimicrobial agents are not included in this definition of pesticides.

1) Least toxic pesticides

When cultural, mechanical, physical and biological controls have provided inadequate pest control, the Contractor may select and apply an appropriate least-toxic pesticide as a last resort. Least-toxic pesticides have a high LD-50, low residual, and narrow range of toxicity. Application must be timed to the appropriate life stage of the pest.

Examples are:

- a. insecticidal soaps,
- b. horticultural oils,
- c. herbicidal soaps,
- d. neem,
- e. Pyriproxyfen insect growth regulator (e.g. Distance IGR)

2) Restricted chemicals

Organophosphate-containing pesticides have been found to persist in the environment and cause water quality impairment of some creeks, streams, and arroyos in Alameda County. They are restricted from use. Examples include:

- a. diazinon, trade names Spectracide®, Knox-out® and
- b. chlorpyrifos, trade names Dursban®, Pageant®)

- c. malathion and carbaryl (trade name Sevin®)

Water quality agencies recommend against using pyrethroids and pyrethrins containing piperonyl butoxide (PBO). These chemicals are restricted from use.

Pyrethrins are toxic to birds, fish, and beneficial insects, should be used only as a last resort, and carefully applied to avoid runoff and contact with non-target plants.

Contractor shall not apply any Toxicity Category I or II Pesticide Product, any pesticide containing a chemical identified by the State of California as a chemical known to the State to cause cancer or reproductive toxicity pursuant to the California Safe Drinking Water and Toxic Enforcement Act of 1986, and any pesticide classified as a human carcinogen, probable human carcinogen or possible human carcinogen by the United States Environmental Protection Agency, Office of Prevention, Pesticides and Toxic Substances.

- 3) All chemical applications shall be performed by a licensed, trained technician. Contractor must be a licensed Pest Control Operator as required by the State of California, registered in Alameda Co., and strictly adhere to all laws.

4. Notice of pesticide use

- a. Signs shall be posted at least three days before application of the pesticide product and remain posted at least four days after application of the pesticide.
 - 1) Signs shall be posted (i) at every entry point where the pesticide is applied if the pesticide is applied in an enclosed area, and (ii) in highly visible locations around the perimeter of the area where the pesticide is applied if the pesticide is applied in an open area.
 - 2) Signs shall be of a standardized design that are easily recognizable to the public and workers.
 - 3) Signs shall contain the name and active ingredient of the pesticide product, the target pest, the date of pesticide use, the signal word indicating the toxicity category of the pesticide product, the date for re-entry to the area treated, and the name and contact number for the City department responsible for the application.
- b. Contractor shall not be required to post signs in right-of-way locations that the general public does not use for recreational purposes. However, Contractor shall notify Agency in writing three days prior to pesticide applications in the right-of-way areas.
- c. Contractor may obtain authorization from the Agency to apply a pesticide without providing a three-day advance notification in the event of a public health emergency or to comply with worker safety requirements. Signs shall be posted for at least four days after application of the pesticide, as described in the Section above, 3.5.B.4.a., *Notice of Pesticide Use*

5. Recordkeeping and reporting

- a. Contractor shall maintain records of all pest management activities. Each record shall include the following information:
 - 1) target pest;
 - 2) type and quantity of pesticide used;
 - 3) site of the pesticide application;
 - 4) date the pesticide was used;
 - 5) name of the pesticide applicator;
 - 6) application equipment used;
 - 7) prevention and other non-chemical methods of control used.
- b. Contractor shall submit the pest management record to Agency on a monthly basis.

C. Weed management

- 1. Landscapes shall be maintained in a healthy and attractive manner using "Bay-Friendly" methods.

2. Identify key weeds

Contractor will identify key weeds present and design weed manage program to target those species.

3. Invasive plants

Invasive plant species may have been included in the plantings inadvertently. Seedlings and/or suckers from those plants shall be removed by the Contractor. Refer to www.bayfriendly.org or www.cal-ipc.org for a list of invasive species. Remove all invasive plants not planted intentionally as noted in the Section below, 3.5.C.4, *Controls*. When invasive plants are an intended part of the landscape please notify Agency and propose a replacement option.

4. Controls

a. Cultural/Mechanical/physical methods will be used as the first choice in weed management.

- 1) Monitor planting areas frequently to identify and eradicate weeds early in the growth stage prior to their setting seed.
- 2) Cut or pull weeds by hand or using hand operated equipment where possible.
- 3) Mow large areas to reduce weed growth, and eliminate species that are not tolerant of mowing. Mowing is especially effective when done prior to seed set. Mowing also reduces fire hazard in open spaces.
- 4) Goats may be used to manage weed growth, where appropriate. Goats must be well managed and plants fenced to avoid damage to non-target plants.
- 5) Mulches shall be maintained at all times over soil surface that is not covered by vegetation. (see also Section 3.3 E, *Incorporate Organic Soil Amedments*)
- 6) Sheet mulching, a layered system of non-plastic weed barrier overlain by mulch, shall be employed where possible.
- 7) Propane-fueled flamers may be used in winter and spring with required permits and approval by the Fire Marshall to kill early-season, non-grass weeds by heating the cells until they burst. The weed quickly wilts and dies.

b. Least toxic herbicides may be employed by Contractor as a last resort. Examples are:

- 1) Fatty acid potassium salts (herbicidal soaps e.g. Safer's Superfast Weed and Grass Killer® Dr. Bronner's Peppermint Anti-Bacterial Soap)¹
- 2) Acetic and citric acids (e.g. Nature's Glory Weed and Grass Killer RTU®)
- 3) Clove, citrus, mint and thyme oil (e.g. Matran II®, Xpress®)
- 4) Corn gluten
- 5) Low-toxic, low-residual herbicide [e.g. glyphosate (Round-up®), glufosinate-ammonium (Finale®), pelargolic acid (Scythe®)]

c. Restricted herbicides that may not be used because they have been identified as ground water contaminants are (trade names in parentheses):

- 1) Atrazine (Aatrex)
- 2) Simazine (Princep)
- 3) Bromacil (Hyvar, Krovar)
- 4) Prometon (Pramitol)
- 5) Bentazon (Basagran)
- 6) Norflurazon (Solicam, Predict, Zorial)

d. Restricted herbicides that may not be used because they have been identified as a compost contaminant are:

- 1) Picloram
- 2) Clopyralid

¹ Trade names are used only as examples and are not intended as an endorsement.

D. Vertebrate pests

1. Identify key pests that significantly affect plant health and appearance. Accurate identification is critical to appropriate control. Common vertebrate pests are:

- a. Rodents including rats, mice, voles, moles, gophers
- b. Deer
- c. Rabbits

2. Controls

a. Mechanical/physical/cultural methods shall be implemented as a first course of action.

Preferred treatments include:

- 1) Exclusion – Protect plants from damage by grazing animals with fences or cages.
- 2) Habitat modification – Reduce cover at the periphery of the project as needed to solve problem.
- 3) Application of repellents that are suitable for use in public areas.
- 4) Traps may be used where mechanical/physical/cultural methods have been insufficient to control moles, voles, gophers, rats and mice.
- 5) Encouragement of predators – owl boxes

b. Least toxic rodenticides

MATERIALS AND EXECUTION – TREES, SHRUBS, VINES, GROUNDCOVER MAINTENANCE

3.2 TREES, SHRUBS, VINES AND GROUNDCOVER PRUNING

3.2.1. Pruning in general should be avoided as planting design is intended to allow plants to grow to mature size. Pruning must only be performed when necessary by trained personnel in accordance with accepted horticultural practices. Prune to enhance the natural growth and shape of plant materials and intended function of the planting. Plantings are designed to grow together and to the edges of the beds to minimize weed infestation and maximize water conservation. Shearing is only permitted for formal hedges. Prune back branches as needed when interfering with walks, buildings, signage, fire control utilities, site lighting, security/safety visibility, site lighting, and vehicular circulation. Prune dead and broken branches quarterly and more frequently as required. Regularly decontaminate pruning equipment to prevent spread of disease.

3.2.2. Street trees shall be pruned to maintain adherence to City or County sight distance requirements, to maintain visibility of street name signs, protect trees from vehicle damage, and maintain pedestrian safety.

3.2.3. Prune plantings bi-annually (only as necessary) on a rotational basis appropriate to site, need, season and plant species. Discuss significant pruning work with Owner prior to work beginning.

3.2.4. Prune clean and just outside the branch collar in accordance with accepted horticultural practices. Pruning must only be performed by trained personnel. Replace plant materials that are disfigured or damaged due to improper pruning at no additional cost to Owner.

3.2.5. Periodically inspect and adjust tree staking and guying to prevent damage to the cambium layer. Remove guys and stakes as soon as trees are established and self-supporting (generally two years or less).

3.2.6. Prune trees as required and appropriate in compliance with ANSI A300 (Part 1), "Tree, Shrub, and Other Woody Plant Maintenance—Standard Practices (Pruning)."

3.2.7. The Additional Services of an ISA-certified arborist are required for pruning on any trees larger than six inches DBH (diameter at breast height as measured at four and one-half feet about the existing grade at the base of the tree) and any branches larger than four inches in diameter. This is considered an additional service.

4. MATERIALS AND EXECUTION - GENERAL AREA MAINTENANCE

4.1 LEAF AND BRANCH REMOVAL

- 4.1.1. Keep walks, patios, planting beds, roadway, gutters and areas free of leaves and branches on a weekly basis throughout the year.
- 4.1.2. Leaves shall be mulch mowed or left in planting areas throughout winter, spring and summer when leaf fall is not excessive and plant health is not adversely affected. As much as possible, leaves can be blown or raked under the shrubs or groundcover and into the wood chip mulch.
- 4.1.3. In autumn leaf removal shall occur at each visit as needed to prevent smothering of turf and groundcovers and excessive clumping when mulch mowing. Owner's preference is that whenever safety and plant health are not compromised that leaves remain on-site and are incorporated into mulch under plantings. Remove leaves from site only as needed to maintain a neat appearance and the health of the planting.
- 4.1.4. Excessive branch and debris cleanup from storm damage is not included in the contract work and is considered an additional service at Owner's request.

4.2. LANDSCAPE DEBRIS REMOVAL

- 4.2.1. Remove biodegradable landscape debris (turf clippings (limited to only those times when mulch mowing is not possible), leaves, branches, annuals, dead plant material, etc.) to yard refuse recycling facility. Acceptable sites include topsoil producing facilities and/or other facilities, which utilize yard waste for landscape purposes. No biodegradable material should be disposed of as garbage, except noxious weed debris.
- 4.2.2. Remove and properly dispose of moss from curbs, stairs and walkways.

4.3. LANDSCAPE TRASH REMOVAL

- 4.3.1. Remove all trash from landscaping beds, on a weekly basis. For large amounts of trash, or if there is no approved trash container onsite, Contractor shall haul it away for appropriate disposal.

4.4. MULCH REPLACEMENT

- 4.4.1. Once annually Contractor shall replenish mulch to maintain a depth of no less than three inches (3") in all planting areas. All tree wells to be re-mulched annually. Established beds where plant foliage or groundcover completely covers the soil surface require no additional mulch. Keep mulch at least two to three inches (2 – 3") away from the crown of plants and trees.
- 4.4.2. Mulch shall be medium or fine natural wood chips, clean arborists wood chips. "Red" or dyed bark mulch, "Gorilla Hair" or dust shall not be used.

4.5. BIOSWALE MAINTENANCE: Employ Best Management Practices whenever possible:

- 4.5.1. Monthly: Regularly inspect for signs of erosion, obstructions or unhealthy vegetation
- 4.5.2. Monthly: Remove Weeds and invasive plants shall be removed
- 4.5.3. Monthly: Remove trash and debris that has washed into the bioretention area or the inlet channels or pipes
- 4.5.4. Monthly: Check facility a few days after a rain storm to make sure that there is not standing water after 2 days.
- 4.5.5. AS-NEEDED basis: Cut back dead stems of herbaceous plants in March and remove from the facility
- 4.5.6. AS-NEEDED basis: Water new plants during initial establishment of plant growth (first 18 months) and extreme droughts.
- 4.5.7. AS-NEEDED basis: Remove fallen leaves from the areas and Mulch shall be medium or fine natural wood chips, clean arborists wood chips. "Red" bark mulch or dust shall not be used.

5. MATERIALS AND EXECUTION - IRRIGATION

5.1. GENERAL IRRIGATION SYSTEM OPERATION

- 5.1.1. Contractor is responsible for providing a staff completely trained and familiarized with the setup, monitoring and maintenance of the irrigation system at Owner's sites.
- 5.1.2. Contractor is responsible for understanding the capacities and capabilities of the irrigation system and ensuring that system modifications do not cause landscape water demand to exceed the hydraulic capacity of the system.
- 5.1.3. Contractor will establish appropriate time intervals for each valve zone in the irrigation systems and adjust during the operating season as necessary.
 - Adjustments should be based on local evapo-transpiration (ET) data as much as possible.
 - Operate systems only during night hours. Daytime operation is permitted only when inspecting or testing the system, after fertilizer application, for new installations and during extreme temperatures.
 - Run times shall be sufficient to allow for saturation of the root zone without run off. This may require "cycle and soak" scheduling in spray zones. Allow adequate run times in drip irrigation zones.
- 5.1.4. Contractor will manage all irrigation systems for peak efficiency and water conservation. Check for proper water application rates by inspecting soil moisture and health of plant materials on a weekly basis. Adjust the irrigation frequencies as required to correct over or under watering.
- 5.1.5. Contractor shall manage irrigation schedules so that irrigation is applied more deeply, but less frequently, rather than small amounts on a daily basis.
- 5.1.6. Contractor and Owner will work in collaboration during water supply shortages and under drought conditions to develop an irrigation strategy that best preserves and protects the site's landscape investment.

5.2. IRRIGATION SYSTEM MONITORING

- 5.2.1. Irrigation system monitoring and inspections to include the following:
 - Visually inspect all irrigated landscape areas once weekly from April thru September to identify potential leaks as evidenced by water related plant stress, surface water or erosion, broken or damaged equipment, and paved surfaces or building walls/windows affected by irrigation.
 - Visually inspect the operation of all irrigation valve zones once monthly from April through September to identify coverage problems, misdirected nozzles, broken or damaged equipment, hard-scape or building overspray, pressure problems and system leaks.
- 5.2.2. Provide the following written irrigation system management reports to Owner's Project Manager.
 - Summary of additional services, system repairs and renovations, general operations and recommendations once monthly from April through September.
 - Summary of major renovations, replacements and equipment changes along with proposed renovations/upgrades and associated budget recommendations once annually.

5.3. IRRIGATION SYSTEM MAINTENANCE, WINTERIZATION AND RE-ACTIVATION

- 5.3.1. Run-off of water from irrigation systems into or onto streets, sidewalks, stairs, or gutters is not permitted. Immediately make adjustments, repairs, or replacements required to correct the source of the run-off.
- 5.3.2. Clean and adjust bubblers and valves as required. Clean drip irrigation valve strainers as required. Properly prune plantings and/or debris affecting access to valves, and reset/raise valve boxes, which have settled during the winter shutdown months.
- 5.3.3. Flush out lateral lines and adjust heads and nozzles at the beginning of each operating season.

5.3.4. Contractor shall be responsible for all costs associated with damage resulting from improper irrigation winterization and re-activation procedures, and for all damage resulting from failure to winterize or re-activate in a timely fashion. The Contractor is not responsible for freeze damage to piping left pressurized year around per the direction of Owner.

5.3.5. Provide for inspection and testing of backflow prevention valves annually, as required by law.

5.4. IRRIGATION SYSTEM REPAIR AND RENOVATION

5.4.1. Provide 24 hour per day, 7 days a week emergency response to immediately replace or repair broken, damaged or inoperable irrigation components which pose damage or safety hazards to persons or property. Prepare Proposals for all other repair or replacement work.

5.4.2. All repairs to the system shall be identical to the original installation, unless approved otherwise in advance by the Owner. 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.

5.4.3. Replacement of system components shall be the same manufacturer and model as original equipment, or better as authorized by Owner.

5.4.4. The following repair activities are considered additional services:

- Troubleshooting and repair of controller components.
- Damage by other than Contractor vehicles.
- Pedestrian or vandalism damage.
- Special event damage.
- Construction related damage by other than Contractor's activities.
- Storm related damage.
- Product failure.

5.4.5. Provide the following repair or replacement work at no cost to Owner:

- Damage due to Contractor maintenance activities.
- Damage due to work by Contractor's construction activities.

5.4.6. Inform Owner in shutting off the systems during emergencies.

Redline all irrigation repairs or renovations which represent changes to the existing irrigation on current record drawing prints and submit to Owner.

6. MATERIALS AND EXECUTION – EXISTING AND TRANSPLANTED TREES

6.1. LONG TERM MAINTENANCE

6.1.1. Irrigate trees according to species requirements.

6.1.2. Where turf is present around trees, establish a turf-free area at least 1-foot from the trunk.

6.1.3. Place 4- to 6-inches of wood chips within turf-free area and any landscape beds.

6.1.4. Prune trees as required to maintain good structure. All pruning shall be completed by an ISA Certified Arborist or Tree Worker and adhere to the latest editions of the American National Standards for tree work (Z133 and A300) and International Society of Arboriculture Best Management Practices, Pruning.

6.1.5. For newly installed trees, loosen the support stake after one year. Remove the support stake at the end of the second growing season.

6.1.6. For relocated trees, ensure the surface water drains away from the trunk.

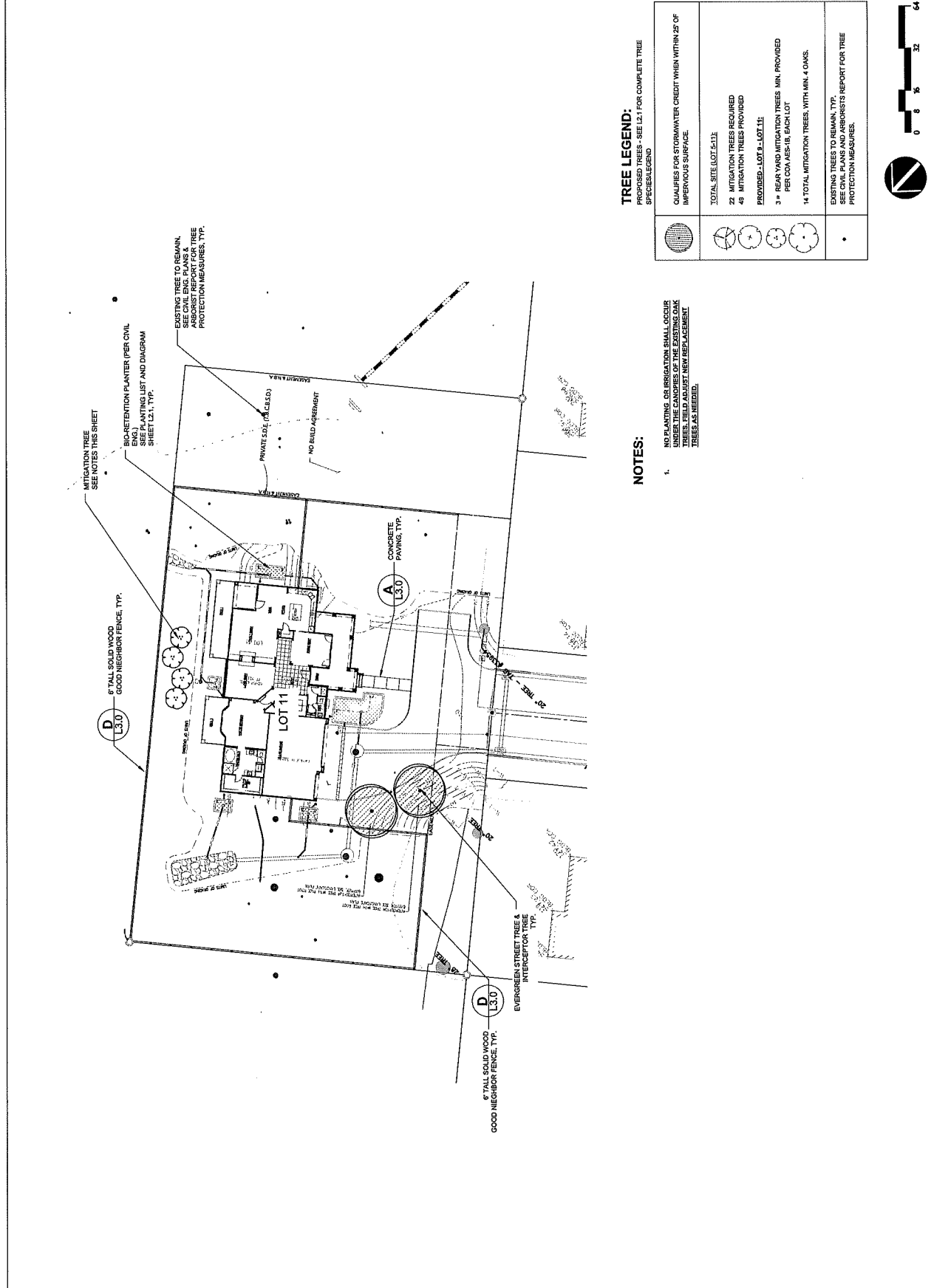
- 6.1.7. For relocated trees, the soil moisture of the rootball and the surrounding backfill shall be monitored during the first growing season following transplanting. The rootball and backfill should remain evenly moist, but never saturated. The tree should be irrigated when the root zone is dry as determined using a soil probe. Irrigation should be sufficient to wet the root zone to the depth of the planting hole. The contractor shall not rely solely on the automatic irrigation system to water the trees, as hand watering may be required to achieve uniform soil moisture.
- 6.1.8. Inspect all trees once per month during the growing season for insect, disease and cultural problems. Treat problems that are severe enough to limit performance.
- 6.1.9. Maintain 1-foot wide clear zone around the trunk of all trees.
- 6.1.10. Avoid herbicide use in the vicinity of trees. Applicators should check the label for potential movement of the active ingredient to non-target plants such as trees.
- 6.1.11. Inspect the lower trunk and base following storms and periods of high wind. Look for changes in orientation, soil mounding, and the appearance of cracks in the lower trunk.

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 SAN CARLOS, CA 94070
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VAN DORN ARBID LANDSCAPE ARCHITECTS, INC.
 27 0101 14 (03-04-01) RAYMOND ROAD
 SAN FRANCISCO, CA 94134
 (415) 774-1100

CIVIL ENGINEER
 STATE OF CALIFORNIA
 LICENSE NO. 45888

LANDSCAPE ARCHITECT
 STATE OF CALIFORNIA
 LICENSE NO. 15155



NOTES:
 1. NO PLANTING OR IRRIGATION SHALL OCCUR UNDER THE CANOPIES OF THE EXISTING OAK TREES. NEW PLANTING SHALL BE LIMITED TO REPLACEMENT TREES AS NEEDED.

TREE LEGEND:

PROPOSED TREES - SEE L21 FOR COMPLETE TREE SPECIFICATIONS

	QUALIFIES FOR STORMWATER CREDIT WHEN WITHIN 25' OF IMPERVIOUS SURFACE.
	TOTAL SITE (LOT 5-11): 25 MITIGATION TREES REQUIRED 48 MITIGATION TREES PROVIDED
	PROVIDED - LOT 8 - LOT 11: 3" REAR YARD MITIGATION TREES, MIN. PROVIDED PER COALES-18, EACH LOT
	14 TOTAL MITIGATION TREES, WITH MIN. 4 OAKS.
	EXISTING TREES TO REMAIN, TYP. SEE CIVIL PLANS AND ARBORISTS REPORT FOR TREE PROTECTION MEASURES.

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555 S. CALIFORNIA, SUITE 200
SAN ANTONIO, TX 78209
(512) 586-8882

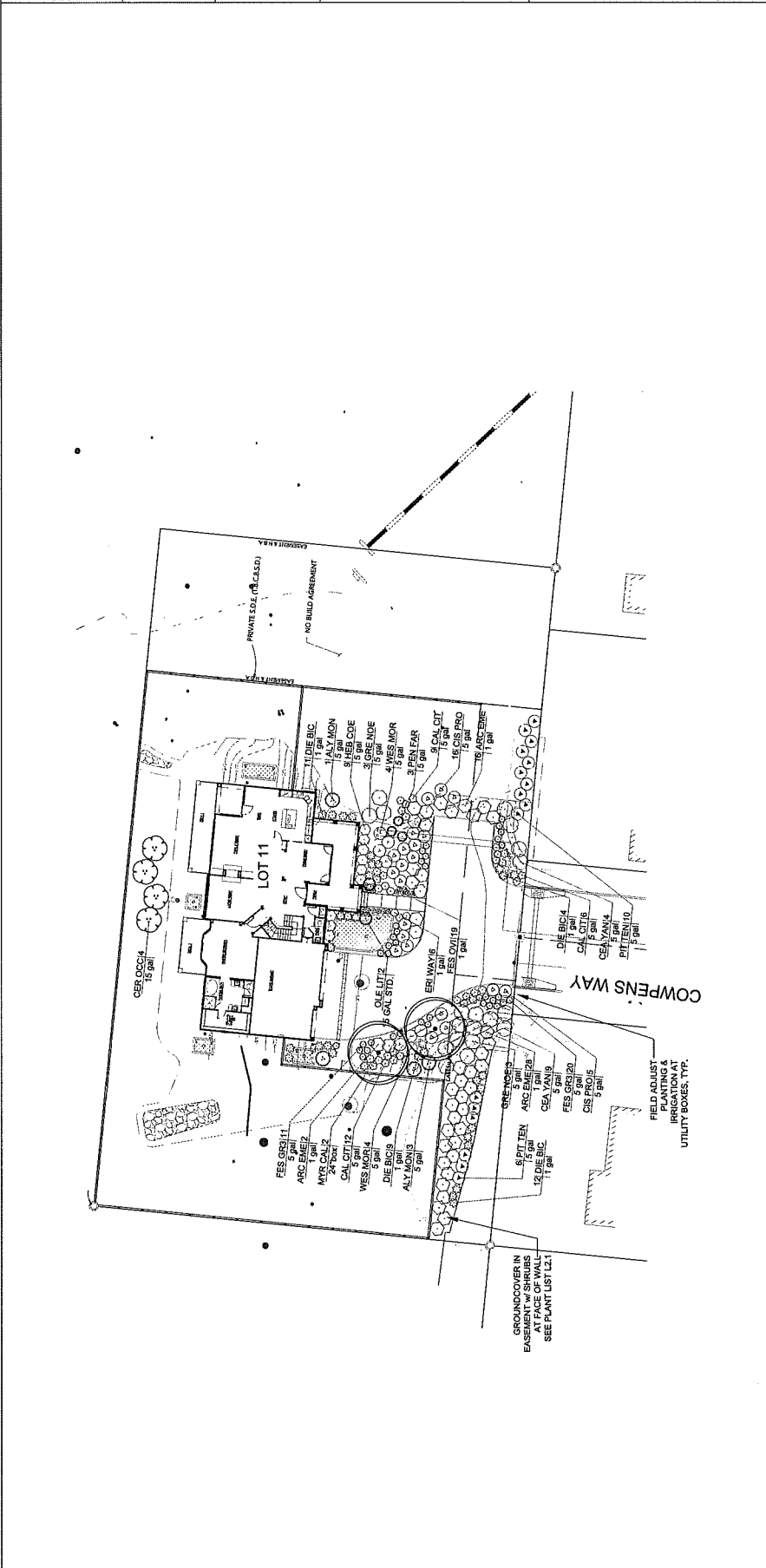


VAN DORN ARBUD
LANDSCAPE ARCHITECTS, INC.
1000 WEST 12TH STREET, SUITE 100
DALLAS, TEXAS 75208
PHONE: (214) 521-1234
FAX: (214) 521-5678
WWW.VANDORNARBUD.COM

PROJECT: HIGHLAND ESTATES LOTS 5-11
SHEETS: 1 OF 2
DATE: 5/18/17
SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	5/18/17
2	ISSUED FOR PERMITS	5/18/17
3	ISSUED FOR PERMITS	5/18/17
4	ISSUED FOR PERMITS	5/18/17
5	ISSUED FOR PERMITS	5/18/17
6	ISSUED FOR PERMITS	5/18/17
7	ISSUED FOR PERMITS	5/18/17
8	ISSUED FOR PERMITS	5/18/17
9	ISSUED FOR PERMITS	5/18/17
10	ISSUED FOR PERMITS	5/18/17

HIGHLAND ESTATES LOTS 5-11
LANDSCAPE IMPROVEMENT PLANS
CALIFORNIA
SHEETS: 1 OF 2
DATE: 5/18/17
SCALE: 1/8" = 1'-0"



EXISTING OAK TREE NOTES:

1. SEE CIVIL ENG. PLANS & ARBORIST REPORT FOR TREE PROTECTION MEASURES, TYP.
2. NO NEW PLANTING OR IRRIGATION SHALL OCCUR UNDER ANY EXISTING OAK TREES. CONTRACTOR TO FIELD ADJUST AS NECESSARY.
3. CONTRACTOR SHALL PROTECT EXISTING OAK TREES FROM IRRIGATION & ANY POTENTIAL IRRIGATION RUN OFF.

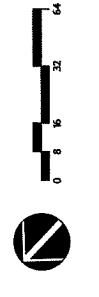
PLANTING NOTES:

1. SEE CIVIL ENG. PLANS & ARBORIST REPORT FOR TREE PROTECTION MEASURES, TYP.
2. NO NEW PLANTING OR IRRIGATION SHALL OCCUR UNDER ANY EXISTING OAK TREES. CONTRACTOR TO FIELD ADJUST AS NECESSARY.
3. CONTRACTOR SHALL PROTECT EXISTING OAK TREES FROM IRRIGATION & ANY POTENTIAL IRRIGATION RUN OFF.
4. IRRIGATION DRIP SYSTEM SHALL BE ADJUSTED AS NEEDED FOR OPTIMUM WATER SAVINGS AND NO RUN OFF.

EROSION CONTROL NOTES:

1. LEAVE EXISTING CONTROL MEASURES ON ALL SLOPES. CUT HOLES FOR NEW SHRUBS AS NEEDED.
2. SEE CIVIL PLANS FOR COMPLETE EROSION CONTROL MEASURES.

THE DESIGNER HAS CONDUCTED VISUAL EROSION CONTROL COMPLIANCE STATEMENT:
I HAVE COMPLETED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.
ZEN ARB - LICENSED LANDSCAPE ARCHITECT



BIO-RETENTION PLANTERS ON THE NORTH & NORTHEAST SIDES OF BUILDINGS

- 5 GAL CORNUS SERICEA "ISANTI" QTY: 1
 - 1 GAL CAREX PRAEGRACILIS QTY: CAN-TO-CAN FULL
- ALTERNATIVE:
- 5 GAL CARPENTERIA CALIFORNICA QTY: 1
 - 1 GAL CAREX PRAEGRACILIS QTY: CAN-TO-CAN FULL

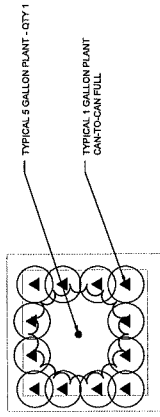
BIO-RETENTION PLANTERS ON THE SOUTH & SOUTHWEST SIDES OF BUILDINGS

- 5 GAL MUHLENBERGIA RIGENS QTY: 1
- 1 GAL MIMULUS AURANTIACUS & CAREX PRAEGRACILIS (ALTERNATING) QTY: CAN-TO-CAN FULL

NOTES:

1. CONTRACTOR TO HAND WATER PLANTS IN BIO-RETENTION PLANTERS UNTIL ESTABLISHED.
2. SEE CIVIL ENGINEER'S PLANS AND SPECIFICATIONS FOR BIO-RETENTION SOIL MIX.
3. PLANT SPECIES LISTED ABOVE ARE APPROVED FOR USE IN BIO-PLANTERS PER THE SAN MATEO COUNTY STORMWATER MEASURES PLANT LIST

PLANTING DIAGRAM:



TREE PLANTING LIST (lots 5-11)

TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY	MUCOLS	REMARKS
	ARC WAN	Arctostaphylos manzanita	MANZANITA	15 gal	8	L	Multi-Trunk/Native Mitigation tree
	CER OCC	Cercis occidentalis	WESTERN REDBUD	15 gal	22	L	Multi-Trunk/Native Mitigation Tree
	HET AR2	Heteromeles arbutifolia	TOYON	24"box	8	L	Evergreen/Native Mitigation Tree (Interceptor Tree) Min. install size 9" tall x 5" wide
	MYR CA2	Myrica californica	PACIFIC WAX MYRTLE	15 gal	2	L	Evergreen/Native Tree
	MYR CAL	Myrica californica	PACIFIC WAX MYRTLE	24"box	4	L	Evergreen Tree/Native Tree (Interceptor Tree) Min. install size 9" tall x 5" wide
	QUE AGR	Quercus agrifolia	COAST LIVE OAK	15 gal	5	L	Single-Trunk/Native Mitigation tree
	SAM MEX	Sambucus mexicana	MEXICAN ELDERBERRY	15 gal	5	L	Multi-Trunk/Native Mitigation tree

SHRUB/GROUND COVER PLANTING LIST (Lots 5-11)

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	ACA CCG	Acacia cognata 'Coccolli II'	RIVER WATTLE	5 gal	10	
	ALY MON	Albizia julibrissin 'Misty Blue'	BLUE HIBISCUS	5 gal	9	
	ARB BLF	Arbutus laevis 'Edin King'	DWARF STRAWBERRY TREE	5 gal	6	
	ARC BME	Arctostaphylos x 'Emerald Carpet'	EMERALD CARPET MANZANITA	1 gal	153	
	CAL CRT	Callitriche obtusifolia 'Little John'	DWARF BUTTE BRUSH	5 gal	30	
	CEA YAN	Ceanothus glaucus 'Yankee Point'	CALIFORNIA LILAC	5 gal	99	2'-3" tall x 6" wide
	CEA CON	Ceanothus x 'Coccolli'	CALIFORNIA LILAC	5 gal	7	6" tall bicolor summer fragrant
	CER LAD	Clerodendron 'Lad'	CLEMENS SPOT ROSEMARY	5 gal	31	
	CER PUL	Clerodendron 'Pul'	RICKSONIA	5 gal	34	
	CER PRO	Clerodendron 'Pro'	SIGNAL ROSEMARY	5 gal	113	
	CIT MEY	Citrus x 'Mey'	MAYRA LEMON	5 gal	3	
	DIE RIC	Dieris 'Ric'	FOREIGHT LILY	1 gal	74	
	ERI WAY	Eriogonum glaucum 'Wayne Rotunde'	SEATTLE CHERRY	1 gal	26	
	FER GRC	Festuca ovina 'Green & Firm'	GREASER ABLE FESCUE	5 gal	66	
	FER OVI	Festuca ovina glauca 'Edin Blue'	ELGIN BLUE FESCUE	1 gal	10	
	GRE NOE	Graveland x 'Noe'	GRANDIS	5 gal	51	
	HEB COE	Hebe x 'Coe'	COAST HEBE	5 gal	9	
	LAV ASS	Leucostemum 'Ass'	MALLOW	5 gal	9	
	OLE LIT	Olea europaea 'Little Oleo TM'	LITTLE OLIVE	15 GAL STD.	2	Standard
	PER FAR	Persea 'Fairy Tale'	EVERGREEN FOUJATOIL GRASS	5 gal	6	
	PIT TEN	Platanus 'Ten'	TRENTON	5 gal	27	
	PIT ONE	Platanus 'One'	CREAM DE MIE DWARF BLACK ORANGE	5 gal	15	
	PIT TWO	Platanus 'Two'	WHOLE'S DWARF BLACK ORANGE	5 gal	28	
	PRU BRI	Prunus 'Bri'	BRIGHT 'N' TIGHT CRABAPPLE LAUREL	5 gal	44	
	RHA MOU	Rhamnus 'Mou'	CALIFORNIA COLLEBERRY	5 gal	120	
	RHA SEA	Rhamnus 'Sea'	CALIFORNIA COLLEBERRY	5 gal	22	ground cover 18" x 16" wide
	ROS AMB	Rosa x 'Flower Carpet Amber'	AMBER CARPET ROSE	2 gal	65	
	ROS RED	Rosa x 'Flower Carpet Red'	ROSE	2 gal	35	
	TRA JAS	Trachelium 'Jas'	STAR JASMINE	15 gal	3	
	VES MOR	Veronica 'Mor'	MORNING LIGHT COAST ROSEMARY	5 gal	8	
	CAR PAN	Carex panicea	SANDSPRING SEDGE	4" pot	1,845	8" s.c.

PLANTING QUANTITIES SHOWN L2.1 ARE TOTAL QUANTITIES FOR LOTS 5-11. SEE L2.0 FOR INDIVIDUAL LOT PLANTING PLANS.

FLANBERRY GROUP
800.227.2600

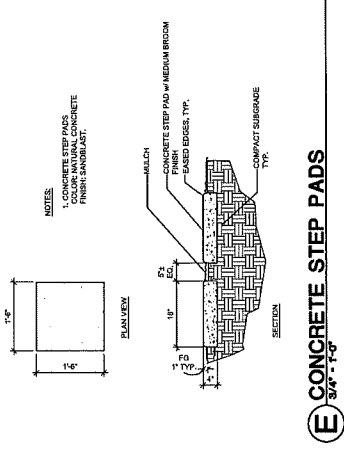
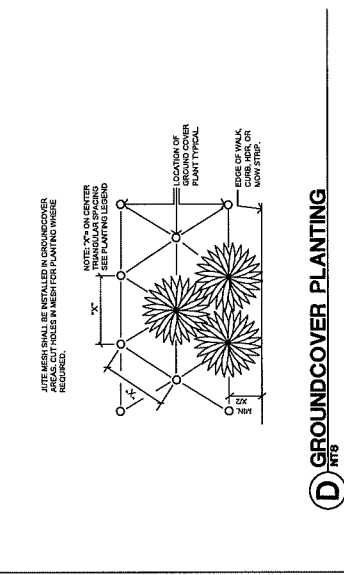
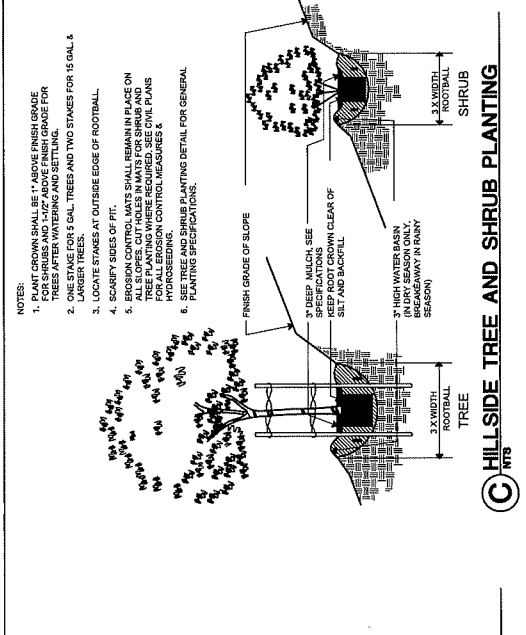
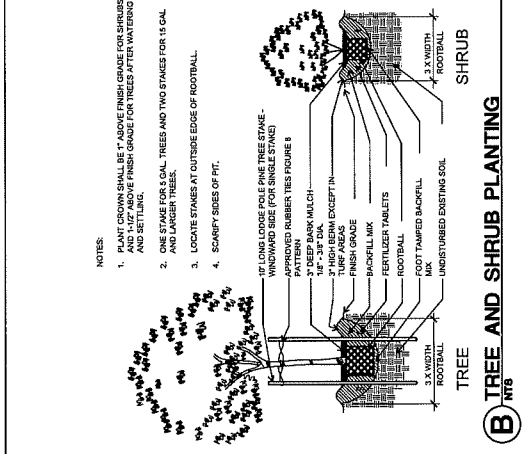
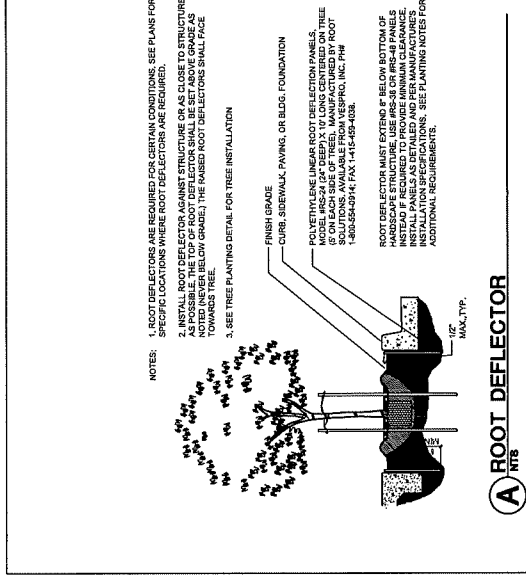
VAN DORN ARBED
LANDSCAPE ARCHITECTS, INC.
2100 HILL STREET, SUITE 100
SAN MATEO, CA 94403

HIGHLAND ESTATES LOTS 5-11
CALIFORNIA
LANDSCAPE IMPROVEMENT PLANS

DATE: 11/13/21
DRAWN BY: [Name]
CHECKED BY: [Name]

PROJECT NAME: [Name]
PROJECT NO.: [Number]
SHEET NO.: [Number]

SCALE: [Scale]
DATE: [Date]



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VAN DORN ABED
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 2140 HUNTER DRIVE, SUITE 100
 CHARLOTTE, NC 28205
 (704) 399-8888

HIGHLAND ESTATES
 LANDSCAPE IMPROVEMENT PLANS
 CALIFORNIA

PROJECT NAME/LOCATION: _____

DRAWN BY: _____

CHECKED BY: _____

DATE: _____

NO.	DESCRIPTION	DATE

LANDSCAPE IMPROVEMENT PLANS
 SCALE: _____
 AS NOTED
 9/17/17
 PROJECT NO.: V13355
 SHEET NO.: L3.1

GENERAL NOTES:

- Contractor shall verify all existing site conditions prior to beginning construction. Notify Owner's Representative of any discrepancies.
- The Contractor shall provide all materials, labor and equipment to complete all landscape work as shown on the plans and specifications.
- If there is a conflict with the utility and the planting, the Owner's Representative is to be responsible for locating, new plant specifications.
- The Contractor shall be responsible for any damage to existing utilities, pavement or improvements. All trees shall be marked at no expense to the Owner.
- The Contractor shall notify the Owner's Representative prior to beginning construction and shall keep the Owner's Representative informed of progress of work throughout landscape construction.
- All work shall be installed in conformance with all applicable local codes and ordinances by experienced workman and a licensed Contractor who shall obtain all necessary permits and pay all required fees.
- Any equipment in the Plans and/or Notes and Specifications shall be considered loading, in case of discrepancies, the Owner's Representative shall be contacted immediately.
- It is the Contractor's responsibility to schedule regular site visits by the Owner's Representative/Landscape Architect throughout landscape construction, at the beginning of the maintenance period, and from time to time as needed.
- Execute weekly cleaning of the site throughout the contract period to remove all waste materials, rubbish, plant containers, etc.
- See Civil Engineer's Improvement Plans for all general grading information and notes.
- All utilities, disutilities, subsurface utilities, etc. All dimensions are taken from back of curb, face of building, face of wall, finish or face of fence.
- Upon award of bid and prior to any construction, the Contractor shall perform the Pave/Plant and Soil, Testing as specified in the Planting Notes. If these tests have not already been performed, if change is found to be insufficient, or each test result is not satisfactory, the Contractor shall be responsible for the cost of retesting. The Contractor shall be responsible for the cost of Representative and Landscape Architect of any such retests, for corrective action and/or additional drainage treatment.

GRADING NOTES:

- See Civil Engineer's Grading & Erosion Control Plans.
- Reign grading and site drainage shall have been completed prior to Landscape work. Verify all existing site conditions and report any discrepancies to Owner's Representative.
- Contractor shall be responsible for final grading. Verify proper drainage at a minimum 2% slope in landscape areas away from buildings. Final grading shall be 1/4" per foot of adjacent parking, walkway, or curb. No low spots which hold standing water will be permitted.
- All landscaping, clean top soil from areas to be paved shall be stockpiled to be used as fill in planting areas.
- Avoid soil compaction in existing and proposed landscaped areas. All equipment or machinery should be located away from all proposed landscaping to reduce compaction.

CONSTRUCTION NOTES:



- Concrete work: Install concrete work as detailed. Layout of concrete work shall be as shown in construction plans and as specified below.
 - Layout shall be approved by Owner's Representative/Landscape Architect prior to concrete pour. Contact Owner's Representative two days in advance.
 - Paving installation:
 - Concrete Material: For finishing, concrete shall be a 5 sack mix producing concrete having a 28 day strength not less than 2500 PSI. For walk concrete shall be 8 sack mix.
 - Portland cement: Conforming to ASTM C150, Type II. Total added content not to exceed 0.85%. Deflate cement and all materials in labored, unopened containers.
 - Form coatings: Standard product (each type walk). Do not use form oil or any oil-bearing material.
 - Concrete aggregate: Conform to ASTM C33, Maximum 3/4" size aggregate.
 - Base course aggregate: Conform to ASTM C33, Maximum 3/4" size aggregate.
 - Water: Clean and potable.
 - Forms: Form material is Sub-contraction's option.
 - Admixtures or other additives: For workability, when approved by Owner's Representative, and admixture may be added in accordance with manufacturer's recommendations. Obtain approval of material prior to use.
 - Expansion joint material: 3/8" thick pre-molded joint filler, conforming to ASTM D1751 or D1752.
 - Reinforcing steel:
 - Bars: Deformed, intermediate grade, conforming to ASTM A615, Grade 40 for sizes #6 and smaller.
 - Tie wire: Annealed copper-bearing steel wire, minimum 18 gauge.
- Walkway: Walk material: 6" x 6" x #10.
- Liquid curing compound to be applied. Manufacturer's approved standard curing liquid with high, or equal performance to ASTM C309, use of wax or oil, compatible with subsequently applied finishes or coverings, not detrimental to bond of combinations materials to aggregate.
- Patching mortar: One part Portland cement or equal (part white and part grey) adjusted to match color of surrounding concrete) combined with 3 parts sand and sufficient water required to produce a workable mass. Remove the mortar until it is the stiffer consistency than the surrounding concrete.
- Concrete installation:
 - Construct the subgrade level to grade and detail as shown. Compact subgrade to 90% maximum density at optimum moisture content.
 - Form and pour concrete slab to the specified thickness. Remove forms as soon as they are no longer needed. Remove side forms not more than 12 hours after finishing has been completed. Form curves and straight sections at junction and continuous lines. Secure Owner's Representative's approval of subgrade compaction and moisture content and form alignment prior to pouring concrete.
 - Embedded items: Do not place any concrete until all embedded items such as sleeves, anchor bolts, wood, walls, covers, etc. are in place and ready for use. All items must be set, inspected, and approved, within the time necessary to keep embedded items in place when concrete is placed.
 - Weather: Do not place concrete during rain unless approved measures are taken to prevent damage to concrete.

- Deposit concrete evenly, consolidate with mechanical vibrators, particularly at site forms and joints of indicated elevations and corners.
- Concrete finishes shall be uniform surfaces of uniform texture and appearance, free of unsightly bulges, depressions and other imperfections and be true.
- Reinforcing steel shall be placed in accordance with the specifications and drawings. Reinforcing steel shall be placed in accordance with the specifications and drawings. Reinforcing steel shall be placed in accordance with the specifications and drawings.
- Use heavy fabric: Place with 1/2" mesh fabric, with 1/2" mesh fabric, across width to a uniformly roughened surface. There shall be no deeply indented or broken lines. Submit Sample.
- Steel tread base: After finishing, and no less than 24 hours before opening to traffic, apply a steel tread base to the surface of the concrete. The steel tread base shall be applied to the surface of the concrete. The steel tread base shall be applied to the surface of the concrete.
- Jobs: Jobs shall be topped with one-quarter inch (1/4") thick edge tool or as shown on plans.
- Edges: Edge shall be one-half (1/2") inch radius, edge cuts and other structures three-quarters inch (3/4") radius unless otherwise shown.

CARPENTRY NOTES:

- Wood materials: See details for type of wood for each item.
 - Wood shall be selected for straightness and smoothness, size and grade as shown in plans.
 - Workmanship: Carved joints and tenons shall be as required. Properly season the work of other kinds. Accurately smooth and fit lumber for the respective locations, use of glue, nails, and steel, as indicated or required, and permanently secure in proper position with spikes, nails, lag screws, bolts, hinges, or other fastenings to make the work conform to all parts and connections.
 - Construction: All work shall be done in accordance with the specifications and drawings. All work shall be done in accordance with the specifications and drawings.
 - Finishing: As per plan.
 - Reinforcing steel: Reinforcing steel shall be placed in accordance with the specifications and drawings. Reinforcing steel shall be placed in accordance with the specifications and drawings.
- Hardware:
 - All metal bolts, nuts, screws and other hardware shall be galvanized steel, sized as shown on the plans.
 - All visible hardware shall be painted with two coats of black rustproof paint or to match architectural colors. Color to be approved by Owner's Representative.
 - All hardware for metal gates to be approved by Owner's Representative.
 - Meats:
 - Provide complete shop drawings for all metal fabrication.
 - Fabricate all metals except work to be fabricated on site. All metal work shall conform to ASTM specifications. Minor corners and angles of moldings or frames unless otherwise noted.
 - Shop primer: One coat of primer, semi-gloss drying. Paintwork after metal has been properly cleaned, apply also prime coat of paint to all surfaces. Apply all paint in accordance with manufacturer's directions. Spot paint at abrasions and field connections after assembly.
 - Installation: Set all work plumb, true, rigid and neatly trimmed out as detailed. Provide all necessary connections, anchor bolts, etc. required as it relates to other work.
 - Protect all metal from damage to surface, profile or to shape from shop through construction to final acceptance of project.
 - Color: Color to be approved by Owner's Representative, submit sample for approval.
 - All defective work shall be repaired or replaced as directed as Owner's Representative.
 - All exposed steel metal for utilities, irrigation, etc., shall be painted with one coat brown rustproof paint.

CRABBEY GROUP
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LANDSCAPE ARCHITECT P.C.
1011 17th St. San Francisco, CA 94103
415 774-1111

HIGHLAND ESTATES
LANDSCAPE IMPROVEMENT PLANS
CALIFORNIA

PROJECT INFORMATION

NO.	DESCRIPTION	DATE

LANDSCAPE SPECIFICATIONS

DATE: 9/17/17
PROJECT NO.:
SHEET NO.:
L5.0

PLANTING NOTES:

1. Submittal: Contractor shall submit the following items to Owner's Representative and Landscape Architect for review prior to beginning planting implementation.
 - A. Soil test: Field site soil test & post-amendment installation test.
 - B. Vendor data: for landscape products, including: bark mulch, root barriers, fertilizers, soil amendments, and soil conditioners.
 - C. Written results of penetration tests.
 2. The Contractor shall be responsible for all landscape efforts with 18" deep, 12" diameter and 30" tall, 2" diameter tree stakes and other problems and all plant substrates shall be removed at site end. If a substrate is submitted to the Owner's Representative, it must be of the same size, value and quality as the original plant.
 3. All trees and representative samples of rhizome/ground covers shall be inspected at the site for approval by the Owner's Representative and meet the following standards:
 - A. Quality and size shall conform to the State of California Grading Code of Nursery Stock, No. 1 grade and to the current requirements of the American Society of Nurserymen (ASNA) for tree quality and standards for tree and ground cover. Use only nursery-grown stock. The Owner's Representative will inspect trees and ground covers prior to any installation. Use only trees and ground covers that are certified to be free from pests and diseases.
 - B. Plant material must be selected from nurseries that have been inspected by state or federal agencies.
 - C. Nomenclature will be in accordance with Hortus III.
 - D. Plant materials will not be accepted that are overgrown, root-bound, or too recently removed as that the root system is not well established or damaged throughout the can. Pruning shall not be done prior to delivery except as authorized by the Owner's Representative.
 4. Soil, Mulch, Amendments:
 - A. Soil Test: Contractor shall submit three (3) representative soil samples to Soil and Plant Laboratory, Santa Clara or University of California at Santa Barbara for analysis. Soil samples shall be taken from location determined by the Contractor, following the completion of rough grading. Soil samples shall be taken from location determined by the Owner's Representative and the Contractor. The Contractor shall provide a written report to the Owner's Representative of any soil problems noted in the soil test report that could potentially affect plant health, including but not limited to the following: High or low soil pH, poor soil drainage, excessive soil compaction, excessive soil salinity, excessive soil alkalinity, excessive soil acidity, excessive soil sulfur, excessive soil boron, and excessive soil copper and zinc levels. The Contractor shall submit a report to the Owner's Representative for review and approval prior to beginning work. Do not proceed with any remaining operations until this report has been reviewed and approved.
 1. A minimum three inch layer of mulch shall be applied to all exposed soil surfaces of planting areas except in turf areas. Mulch shall be applied over inorganic materials or weight toward products unless organic or recycled, post consumer materials are not locally available. Organic mulches are not required where prohibited by local (Fuel Modification Plan) Ordinances or other applicable local regulations.
 - B. Contractor shall submit a written report to the Owner's Representative detailing the results of soil tests and whether the soil is at a minimum 2.000 to 3.000 mg/kg of copper, 1.000 to 2.000 mg/kg of lead, 1.000 mg/kg of cadmium, 1.000 mg/kg of mercury, 1.000 mg/kg of selenium, and 1.000 mg/kg of chromium. If any of these metals exceed the above limits, or if 2) submit site report that identifies existing treated metals or exceeds the specified organic matter content. (Per Freeway Access from Item C.7.A.)
 1. Compost to be added as follows in all planting areas at a rate of a minimum of four cubic yards per 1,000 square feet of planting area. Compost shall be applied to a depth of 6" and shall be incorporated into the soil. Compost shall be applied to the top six inches of soil and exempt from adding compost and limit. (Applied rates of soil amendment and commercial fertilizer shall be used for **all planting purposes** until determined by soil tests.)

Amount per 1000 square feet
4 cubic yards Compost
20 lbs. 6-20-20 Fertilizer (Batch Comstock)
10 lbs. 0-5-0 Single super phosphate
 - C. Soil amendment in all planting areas shall be uniformly spread and thoroughly incorporated to a soil depth of 6" minimum by repeated raking/soil cultivation prior to planting.
 - D. Post-Amendment Installation Soil Testing for Compliance: After incorporating amendments, fertilizers and conditioners, Contractor shall submit a written report to the Owner's Representative detailing the results of soil tests and whether the soil is at a minimum 2.000 to 3.000 mg/kg of copper, 1.000 to 2.000 mg/kg of lead, 1.000 mg/kg of cadmium, 1.000 mg/kg of mercury, 1.000 mg/kg of selenium, and 1.000 mg/kg of chromium. If any of these metals exceed the above limits, or if 2) submit site report that identifies existing treated metals or exceeds the specified organic matter content. (Per Freeway Access from Item C.7.A.)
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Amount per 1000 square feet
4 cubic yards Compost
20 lbs. 6-20-20 Fertilizer (Batch Comstock)
10 lbs. 0-5-0 Single super phosphate
5. Tree and Shrub Planting:
 - A. Soil amendments and fertilizer shall have been incorporated into the soil prior to tree and shrub planting.
 - B. Dig pit as shown on Drawings.
 - C. After pits are dug, break sides and bottom of holes to open wall of pit for root penetration.
 - D. Penetration Test: All pits shall be tested for sufficient drainage prior to planting. Representative plant shall be planted (at least 2) at the open end of pit to test for drainage conditions. Penetration testing shall also be tested again for sufficient drainage prior to planting. Contractor shall fill plant pit with water, to see if water penetrates at least 18" depth. Penetration test shall be observed after 12 hours, with Contractor shall then Owner's Representative and Landscape Architect of the problem.
 - E. Planting backfill mix for trees and shrubs shall be:

Amount per cubic yard:
24 cubic yard On site soil
14 cubic yard compost
1.5 lbs. 6-20-20 Fertilizer (Batch Comstock)
2.5 lbs. 0-5-0 Single super phosphate

6. Irrigation:
 - A. Irrigation system shall be installed and tested prior to the start of planting. The Contractor shall be responsible for all irrigation efforts with 18" deep, 12" diameter and 30" tall, 2" diameter tree stakes and other problems and all plant substrates shall be removed at site end. If a substrate is submitted to the Owner's Representative, it must be of the same size, value and quality as the original plant.
 - B. All trees and representative samples of rhizome/ground covers shall be inspected at the site for approval by the Owner's Representative and meet the following standards:
 1. Quality and size shall conform to the State of California Grading Code of Nursery Stock, No. 1 grade and to the current requirements of the American Society of Nurserymen (ASNA) for tree quality and standards for tree and ground cover. Use only nursery-grown stock. The Owner's Representative will inspect trees and ground covers prior to any installation. Use only trees and ground covers that are certified to be free from pests and diseases.
 2. Plant material must be selected from nurseries that have been inspected by state or federal agencies.
 3. Nomenclature will be in accordance with Hortus III.
 4. Plant materials will not be accepted that are overgrown, root-bound, or too recently removed as that the root system is not well established or damaged throughout the can. Pruning shall not be done prior to delivery except as authorized by the Owner's Representative.
 - C. Soil, Mulch, Amendments:
 - A. Soil Test: Contractor shall submit three (3) representative soil samples to Soil and Plant Laboratory, Santa Clara or University of California at Santa Barbara for analysis. Soil samples shall be taken from location determined by the Contractor, following the completion of rough grading. Soil samples shall be taken from location determined by the Owner's Representative and the Contractor. The Contractor shall provide a written report to the Owner's Representative of any soil problems noted in the soil test report that could potentially affect plant health, including but not limited to the following: High or low soil pH, poor soil drainage, excessive soil compaction, excessive soil salinity, excessive soil alkalinity, excessive soil acidity, excessive soil sulfur, excessive soil boron, and excessive soil copper and zinc levels. The Contractor shall submit a report to the Owner's Representative for review and approval prior to beginning work. Do not proceed with any remaining operations until this report has been reviewed and approved.
 1. A minimum three inch layer of mulch shall be applied to all exposed soil surfaces of planting areas except in turf areas. Mulch shall be applied over inorganic materials or weight toward products unless organic or recycled, post consumer materials are not locally available. Organic mulches are not required where prohibited by local (Fuel Modification Plan) Ordinances or other applicable local regulations.
 - B. Contractor shall submit a written report to the Owner's Representative detailing the results of soil tests and whether the soil is at a minimum 2.000 to 3.000 mg/kg of copper, 1.000 to 2.000 mg/kg of lead, 1.000 mg/kg of cadmium, 1.000 mg/kg of mercury, 1.000 mg/kg of selenium, and 1.000 mg/kg of chromium. If any of these metals exceed the above limits, or if 2) submit site report that identifies existing treated metals or exceeds the specified organic matter content. (Per Freeway Access from Item C.7.A.)
 1. Compost to be added as follows in all planting areas at a rate of a minimum of four cubic yards per 1,000 square feet of planting area. Compost shall be applied to a depth of 6" and shall be incorporated into the soil. Compost shall be applied to the top six inches of soil and exempt from adding compost and limit. (Applied rates of soil amendment and commercial fertilizer shall be used for **all planting purposes** until determined by soil tests.)

Amount per 1000 square feet
4 cubic yards Compost
20 lbs. 6-20-20 Fertilizer (Batch Comstock)
10 lbs. 0-5-0 Single super phosphate
 - C. Soil amendment in all planting areas shall be uniformly spread and thoroughly incorporated to a soil depth of 6" minimum by repeated raking/soil cultivation prior to planting.
 - D. Post-Amendment Installation Soil Testing for Compliance: After incorporating amendments, fertilizers and conditioners, Contractor shall submit a written report to the Owner's Representative detailing the results of soil tests and whether the soil is at a minimum 2.000 to 3.000 mg/kg of copper, 1.000 to 2.000 mg/kg of lead, 1.000 mg/kg of cadmium, 1.000 mg/kg of mercury, 1.000 mg/kg of selenium, and 1.000 mg/kg of chromium. If any of these metals exceed the above limits, or if 2) submit site report that identifies existing treated metals or exceeds the specified organic matter content. (Per Freeway Access from Item C.7.A.)
 1. Compost to be added as follows in all planting areas at a rate of a minimum of four cubic yards per 1,000 square feet of planting area. Compost shall be applied to a depth of 6" and shall be incorporated into the soil. Compost shall be applied to the top six inches of soil and exempt from adding compost and limit. (Applied rates of soil amendment and commercial fertilizer shall be used for **all planting purposes** until determined by soil tests.)

Amount per 1000 square feet
4 cubic yards Compost
20 lbs. 6-20-20 Fertilizer (Batch Comstock)
10 lbs. 0-5-0 Single super phosphate
 - E. Tree and Shrub Planting:
 - A. Soil amendments and fertilizer shall have been incorporated into the soil prior to tree and shrub planting.
 - B. Dig pit as shown on Drawings.
 - C. After pits are dug, break sides and bottom of holes to open wall of pit for root penetration.
 - D. Penetration Test: All pits shall be tested for sufficient drainage prior to planting. Representative plant shall be planted (at least 2) at the open end of pit to test for drainage conditions. Penetration testing shall also be tested again for sufficient drainage prior to planting. Contractor shall fill plant pit with water, to see if water penetrates at least 18" depth. Penetration test shall be observed after 12 hours, with Contractor shall then Owner's Representative and Landscape Architect of the problem.
 - E. Planting backfill mix for trees and shrubs shall be:

Amount per cubic yard:
24 cubic yard On site soil
14 cubic yard compost
1.5 lbs. 6-20-20 Fertilizer (Batch Comstock)
2.5 lbs. 0-5-0 Single super phosphate

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NO.	REVISION
1	ISSUED FOR PERMITS
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10	ISSUED FOR PERMITS

HIGHLAND ESTATES
 LANDSCAPE IMPROVEMENT PLANS
 CALIFORNIA

PROJECT NAME/LOCATION: **HIGHLAND ESTATES**

DATE: 9/17/17

SHEET NO.: **15**