JOHN F. KENNEDY - STREETSCAPE
LANDSCAPE PLANS - TRACT 29478

CiTY OF RIVERSIDE, CALIFORNIA

PRESTIGE HOMES

3536 CONCOURS STREET, SUITE 310
ONTARIO CA, 91764
PH 909-476-3706 FAX 909-581-1845
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Cell# 909-772-7582 Office# 909-789-1941
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GENERAL NOTES FOR PUBLIC LANDSCAPES

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND SPECIFICATIONS FOR PLANTING AND IRRIGATION WORK.
   A. SPECIFICATIONS SECTION 02441 AND 02480.
2. A "PUBLIC LANDSCAPE' PERMIT, AS ISSUED BY THE PARK AND RECREATION DEPARTMENT IS REQUIRED. CONTACT THE PARK PROJECTS INSPECTOR AT (909) 826-6254 TO SCHEDULE A PRE-CONSTRUCTION MEETING AND TO OBTAIN THE PERMIT.
3. WHEN CALLING FOR INSPECTIONS CONTACT THE PARK PROJECTS INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE TO SCHEDULE AN INSPECTION. A WRITTEN APPROVAL WILL BE PROVIDED ON THE PUBLIC LANDSCAPE PERMIT CARD FOR EACH STAGE OF INSPECTION A VERBAL APPROVAL WILL NOT BE ACCEPTABLE. INSPECTIONS ARE REQUIRED PER THE STANDARDS SPECIFICATIONS, AND INCLUDE BUT ARE NOT NECESSARILY LIMITED TO THE FOLLOWING:
   A. AFTER COMPLETION OF FINAL GRADING AND WHEN ALL UTILITY SERVICES HAVE BEEN MARKED, BUT PRIOR TO INITIATING ANY LANDSCAPE WORK WITHIN THE PUBLIC RIGHT OF WAY;
   B. AT TIME OF INSTALLATION OF IRRIGATION SLEEVES AND CONSTANT PRESSURE MAINLINES, BUT PRIOR TO BACK FILL OF TRENCHES FOR SAME. (NOTE: MAINLINES MUST BE PRESSURE TESTED IN THE PRESENCE OF THE PARK PROJECTS INSPECTOR);
   C. AT TIME OF INSTALLATION OF IRRIGATION VALVES, LATERALS AND HEADS;
   D. FOR SPOTTING OF ALL TREES PRIOR TO DIGGING PLANTING PITS;
   E. WHILE DIGGING PLANT PITS AND PLANTING/RELOCATIONG TREES;
   F. AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED, FOR START OF MAINTENANCE;
   G. AT SUBSTANTIAL COMPLETION OF THE PROJECT FOR CITY'S ACCEPTANCE TO START THE REQUIRED MAINTENANCE PERIOD;
   H. AT THE END OF THE MAINTENANCE PERIOD, THE CONTRACTOR/DEVELOPER SHALL CALL THE PARK PROJECTS INSPECTOR AT THE NUMBER LISTED ABOVE FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. DEVELOPERS BONDS **WILL NOT** BE RELEASED UNTIL AFTER **RECEIPT OF WRITTEN** NOTIFICATION FROM THE CITY THAT THE PROJECT HAS PASSED FINAL INSPECTION AND THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.
4. THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.

LANDSCAPE ARCHITECT

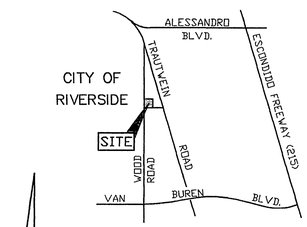
LANTEX
Landscape Architecture Inc.

31726 Rancho Viejo Road, Suite 206
San Juan Capistrano, California 92675
(949) 248-1993 FAX (949) 493-0706
Contact: Seth Hoffman
Email: seth.hoffman@lantexla.com

CIVIL ENGINEER

CEG
CANTY ENGINEERING GROUP, INC.
CIVIL ENGINEERING – PLANNING – SURVEYING

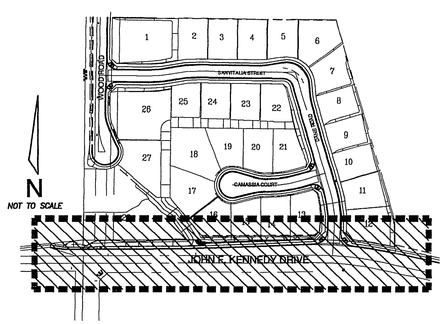
2020 IOWA AVENUE, SUITE 102
P.O. BOX 52050, RIVERSIDE, CA 92517
TEL (909) 683 – 5234 FAX (909) 683 – 5301



Thomas Bros. Map, 1997 Edition
Riverside Co., Page 746, E-1

POR. OF T3S, R4W SEC 17

VICINITY MAP



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PUBLIC UTILITIES ELECTRIC	
Seth Hoffman	9.9.03
NAME	DATE

WESTERN MUNICIPAL WATER DISTRICT	
[signature]	9/9/03
NAME	DATE

REGISTERED LANDSCAPE ARCHITECT
BLAKE RICHARD INMAN
No 2403
Signature
9/26/03
Date
STATE OF CALIFORNIA

EXPIRES 11-30-2004

MK	REVIEW COMMENTS		8/25/03
MARK	REVISIONS	APPR.	DATE

DESIGNED BY ____ DRAWN BY ____ CHECKED BY ____

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	APPROVED BY
PRINCIPAL ENGINEER	9/25/03	[signature]
PARK DEPARTMENT	09/09/03	City Engineer
TRAFFIC DIVISION PLANNING	9/10/03	DATE 9/26/03

TITLE SHEET

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HORIZ. SCALE 1" = 20' VERT. SCALE 1" = 20'

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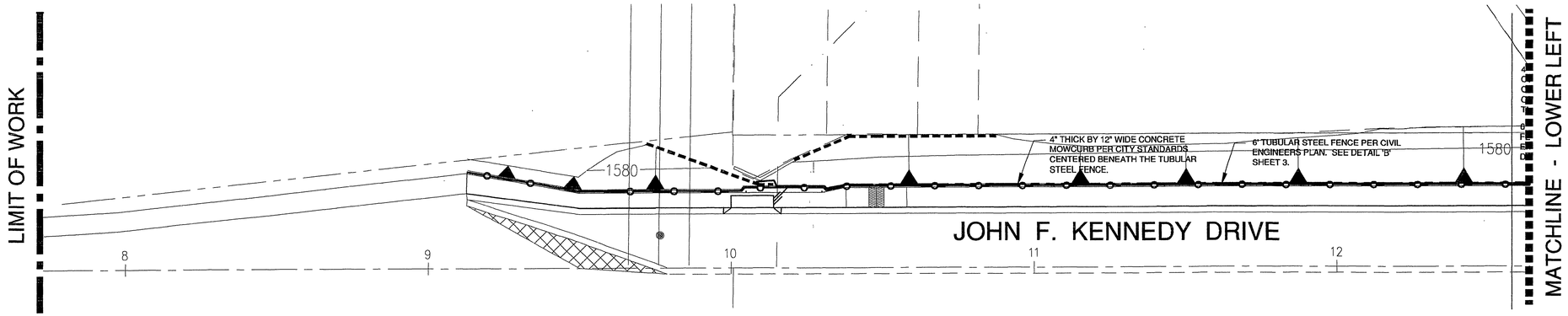
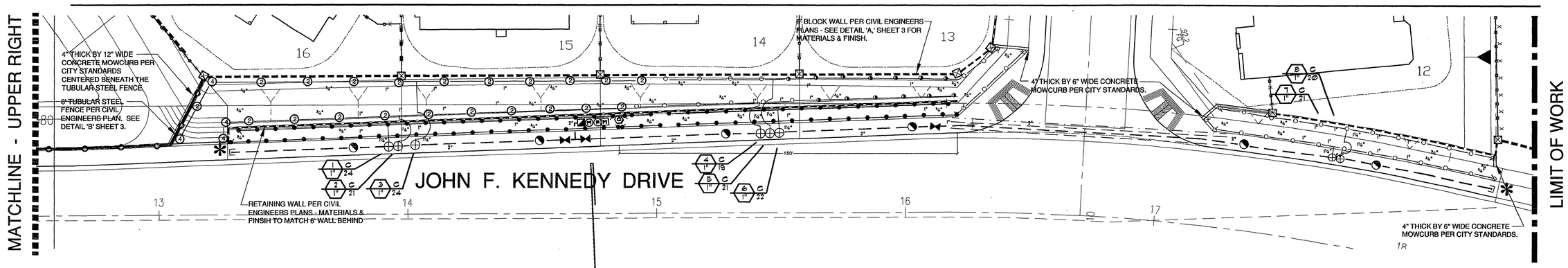
SHEET 1 OF 7

TR# 29478

RC-3573-R/ELV03-006





IRRIGATION LEGEND

SYM.	MFG.	MODEL NO.	DESCRIPTON	RAD.	GPM	PSI
	TORO	570 Z-PRX-12P-COM-8Q	QUARTER SPRAY HEAD	8'	.25	30
	TORO	570 Z-PRX-12P-COM-8H	HALF SPRAY HEAD	8'	.50	30
	TORO	570 Z-PRX-12P-COM-8F	FULL SPRAY HEAD	8'	1.0	30
	TORO	570 Z-PRX-12P-COM-12Q	QUARTER SPRAY HEAD	12'	.50	30
	TORO	570 Z-PRX-12P-COM-12H	HALF SPRAY HEAD	12'	1.09	30
	TORO	570 Z-PRX-12P-COM-12F	FULL SPRAY HEAD	12'	2.19	30
	TORO	570 Z-PRX-12P-COM-15Q	QUARTER SPRAY HEAD	15'	.85	30
	TORO	570 Z-PRX-12P-COM-15H	HALF SPRAY HEAD	15'	1.65	30
	TORO	570 Z-PRX-12P-COM-15F	FULL SPRAY HEAD	15'	3.60	30
1	TORO	34-90°-135°-12-25-COM	STREAM ROTOR	22'	1.16	35
2	TORO	34-135°-225°-12-25-COM	STREAM ROTOR	22'	2.31	35
3	TORO	34-270°-360°-12-25-COM	STREAM ROTOR	22'	4.62	35
4	TORO	XP300 90°-05-COM	STREAM ROTOR	28'	1.01	35
5	TORO	XP300 180°-05-COM	STREAM ROTOR	28'	2.02	35

NOTE: SEAL - A - MATIC (SAM) HEADS SHALL BE USED ONLY WHERE SLOPE CONDITIONS OCCUR CAUSING LOW HEAD DRAINAGE WHEN THE SYSTEM IS OFF.

1" RAINBIRD 44 LRC LOCKING W/ LOCKING RUBBER CAP, QUICK COUPLER.

NIBCO BRASS BALL VALVE - LINE SIZE. (Ball Valves - per City standards.)

CONTRACTOR TO PULL (2) SPARE CONTROL WIRES AND (1) COMMON WIRE TO THIS LOCATION. PROVIDE A 36" LOOP TO LABLED WIRES AND LOCATE IN A LABLED VALVE BOX. TYPICAL FOR (2) LOCATIONS.

WATER METER - SEE NOTE.

BACKFLOW DEVICE - SEE P.O.C. NOTE

AUTOMATIC CONTROLLER LOCATION - SEE NOTE.

2" RAINBIRD 200 EFB-CP - PRS-D MASTER VALVE/PRESSURE REGULATOR.

RAINBIRD EFB-CP SERIES REMOTE CONTROL VALVE.- SIZES INDICATED.
BID ALTERNATE RAINBIRD PESB SERIES REMOTE CONTROL VALVES

PVC SCH 40 LATERAL LINE- 12" COVER IN PLANTING AREAS, 24" COVER UNDER PAVING. - SIZES INDICATED.

PVC SCH 40 MAINLINE 2" AND SMALLER, CLASS 315 21/2" OR LARGER - 18" COVER IN PLANTING AREAS, 24" COVER UNDER PAVING - SIZES INDICATED.

PVC CLASS 200 WIRE SLEEVE - SIZE AND LOCATION PER CONTRACTOR

PVC SCH 40 MAIN AND LATERAL LINE SLEEVE 2x DIA. OF PIPE. - PROVIDE SLEEVES UNDER ANY PAVING THAT EXCEEDS 4' WIDE.

INDICATES STATION NUMBER
INDICATES CONTROLLER
INDICATES GPM
INDICATES VALVE SIZE

UNDERGROUND SERVICE ALERT

CALL: TOLL FREE

1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

IRRIGATION NOTES

DIAGRAMMATIC PLAN

THESE PLANS ARE DIAGRAMMATIC. ALL PIPE, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS AND JOINT TRENCHES WHEREVER POSSIBLE.

SPRINKLER ADJUSTMENT REQUIRED

THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND PREVENT OVERSPRAY ONTO WALKS AND ROADWAYS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS. CONTRACTOR TO USE PRESSURE COMPENSATING SCREENS WHEN RADIUS IS REDUCED MORE THAN FIFTY PERCENT (50%).

INSTALL NECESSARY CHECK VALVE IN HEADS THAT EXHIBIT TENDENCIES FOR LOW HEAD DRAINAGE.

FIELD CONDITIONS

DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS INDICATED ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST AND SHOULD BE BROUGHT TO THE ATTENTION OF THE CONTRACTING OFFICER. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS REQUIRED.

SWING JOINTS

INSTALL ALL HEADS WITH TRIPLE SWING JOINTS PER CITY STANDARDS, USING STREET ELLS AS PER DETAIL.

MINIMUM PRESSURE AND MAXIMUM GALLONS REQUIRED

THE SPRINKLER SYSTEM DESIGN IS BASED ON A MINIMUM OPERATIONAL PRESSURE AND A MAXIMUM DEMAND AT THE POINT OF CONNECTION, AS NOTED ON THE PLAN. BEFORE INSTALLING THE SYSTEM, CHECK POINT OF CONNECTION AND IMMEDIATELY NOTIFY CONTRACTING OFFICER IF PRESSURE IS NOT AS NOTED OR THE REQUIRED GALLONS PER MINUTE IS NOT AVAILABLE.

WATER LINE UNDER PAVING

ALL MAINLINE UNDER PAVING SHALL BE INSTALLED 24" DEEP. ALL LATERAL LINES UNDER PAVING SHALL BE SCH 40 PVC AND INSTALLED 24" DEEP.

SYSTEM COVERAGE

THE IRRIGATION CONTRACTOR IS TO ADJUST HEAD LOCATIONS IN THE FIELD IN ORDER TO GUARANTEE 100% COVERAGE. CONTRACTOR TO CONTACT THE CONTRACTING OFFICER PRIOR TO ANY MAJOR CHANGE(S) RESULTING IN ADDITIONAL COST TO THE OWNER.

APPROVALS

OBTAIN APPROVAL SIGNATURES FOR THE PLANNED ELECTRIC SERVICE AND WATER METER LOCATIONS RESPECTIVELY.

POINT OF CONNECTION 'C'

PROVIDE A 1 1/2" (DOMESTIC) WATER METER. THE METER AND CONTROLER LOCATION TO BE AT MID - BLOCK AND A MINIMUM OF 150 FEET FROM THE BEGINNING OF THE CURB RETURN AT THE INTERSECTION. INSTALL A 1 1/2" FEBCO 825YA REDUCED PRESSURE TYPE BACKFLOW DEVICE. COORDINATE MATERIALS AND LOCATIONS WITH CITY INSPECTOR PRIOR TO PURCHASE.

AVAILABLE PRESSURE :	106	PSI
DESIGN PRESSURE :	63	PSI
MAXIMUM DEMAND :	24	GPM

CONTROLLER NOTE 'C'

CONTRACTOR TO INSTALL A RAINBIRD ESP-MC SERIES (12) STATION CONTROLLER. LOCATE CONTROLLER IN A STAINLESS STEEL ENCLOSURE SIZED TO FIT AND AS MANUFACTURED BY EITHER STRONG BOX OR LEMEUR, PER CITY STANDARDS, WITH A WCS RAIN GUARD' RAIN SHUT OFF DEVICE. LOCATE IN AN AREA FREE FROM OVERHEAD OBSTRUCTION. CONTRACTOR TO PROVIDE 110V CONTINUOUS POWER. COORDINATE THESE LOCATIONS WITH CITY INSPECTOR. CONTRACTOR TO PROVIDE CONTROLLER RUN TIME CHARTS AND AS-BUILT PLANS TO INSIDE PANEL OF ENCLOSURE.

WATERING WINDOW 11:PM -TO 6: AM

IRRIGATION WORST CONDITION

STATIC PRESSURE: 106 PSI DESIGN PRESSURE: 62.8 PSI

VALVE:		C/1 GPM: 24	C/8 GPM: 20	C/4 GPM: 19
LOSS CALCULATION :		LARGEST	FURTHEST	SMALLEST
SIZE	ITEM	PSI	PSI	PSI
11/2"	WATER METER	1.2	0.8	0.8
11/2"	BACKFLOW	12.0	12.0	12.0
11/2"	GATE VALVE	1.0	1.0	1.0
2"	SCH 40 MAINLINE	.38 @ 85'LF	2.11@ 310'LF	.27 @ 85'LF
11/2"	REMOTE CONTROL VALVE	7.96	6.2	6.2
	PVC LATERAL LINES	5.2	4.6	4.8
SYSTEM LOSS		27.7	26.71	25.07
IRRIGATION HEAD PRESSURE		30.00	30.00	30.00
TOTAL SYSTEM LOSS		57.74	56.71	55.07
ELEVATION LOSS		2' @ .86	1' @ .43	6' @ 2.6
10% FOR CONTINGENCY LOSS		5.9	5.7	5.8
AVAILABLE PRESSURE		106 PSI	106 PSI	106 PSI
RESIDUAL PSI		+ 41.5 PSI	+ 43.1 PSI	+ 42.5 PSI

NOTE: THESE IRRIGATION PLANS ARE DIAGRAMATIC. ALL VALVES SHOWN WITHIN PAVED AREAS OR IN OPEN AREAS ARE SHOWN FOR CLARIFICATION ONLY. IRRIGATION EQUIPMENT SHOULD BE LOCATED AT TOP AND TOE OF SLOPES AND IN PLANTER AREAS AS COMMON PRACTICE.

PRESSURE ZONE 1837 PER WATER IMPROVEMENT PLANS, AVAILABLE THROUGH CANTY ENGINEERING.

CONTRACTOR TO VERIFY AVAILABLE WATER PRESSURE PRIOR TO INSTALLATION. IF PRESSURE IS LESS THAN SHOWN ON PLANS CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT.

UTILITIES

WATER METER SIZE - 1 1/2" PER WMWD STD. DWG. W-0110
WATER METER NUMBER - _____ TO BE PROVIDED BY CONTRACTOR AS PART OF AS BUILT PROCESS.
WATER METER SERVICE ADDRESS - _____ TO BE PROVIDED BY CONTRACTOR AS PART OF AS BUILT PROCESS.
AVAILABLE STATIC PRESSURE - 106 PSI
MAXIMUM GPM DEMAND - 24 GPM
WATER PURVEYOR INFORMATION - Western Municipal Water District.
Phone # (909) 789-5032

ELECTRIC METER SIZE IN AMPS - 100 AMPS
ELECTRIC SERVICE ADDRESS - _____ TO BE PROVIDED BY CONTRACTOR AS PART OF AS BUILT PROCESS.
VOLTAGE/SINGLE OR THREE PHASE - Single

PUBLIC UTILITIES ELECTRIC	
NAME	DATE 9.9.03

WESTERN MUNICIPAL WATER DISTRICT	
NAME	DATE 9/9/03

NORTH

SCALE: 1"=20'

REGISTERED LANDSCAPE ARCHITECT No. 2403 BLAKE RICHARD HOWMAN STATE OF CALIFORNIA 9/28/03 Date EXPIRES 11-30-2004

MARK	REVISIONS	APPR.	DATE
MK	REVIEW COMMENTS		8/25/03
MK	REVIEW COMMENTS		9/5/03

DESIGNED BY _____ DRAWN BY _____ CHECKED BY _____

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	9/22/03	
PARK DEPARTMENT	9/09/03	
TRAFFIC DIVISION		
PLANNING	9/10/03	

APPROVED BY: City Engineer
DATE 9/28/03

IRRIGATRION PLAN

LANTEX
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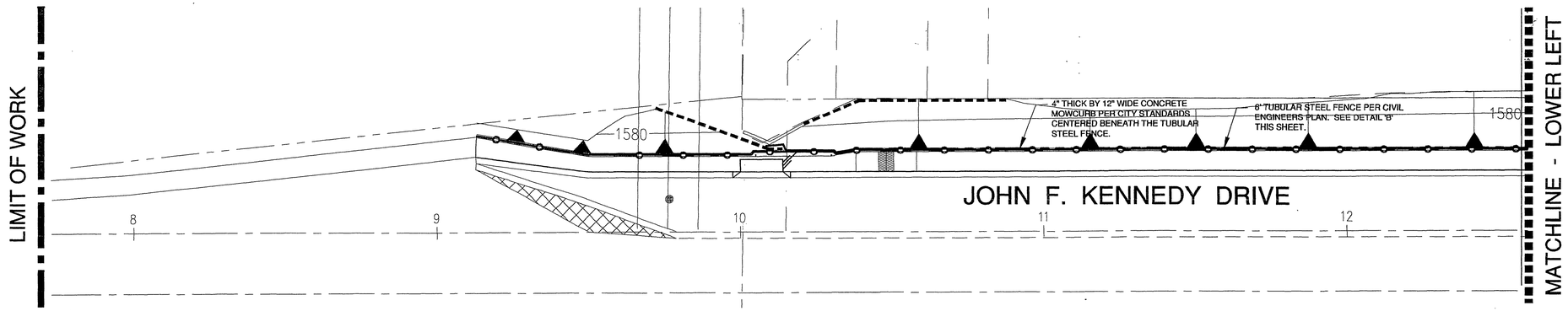
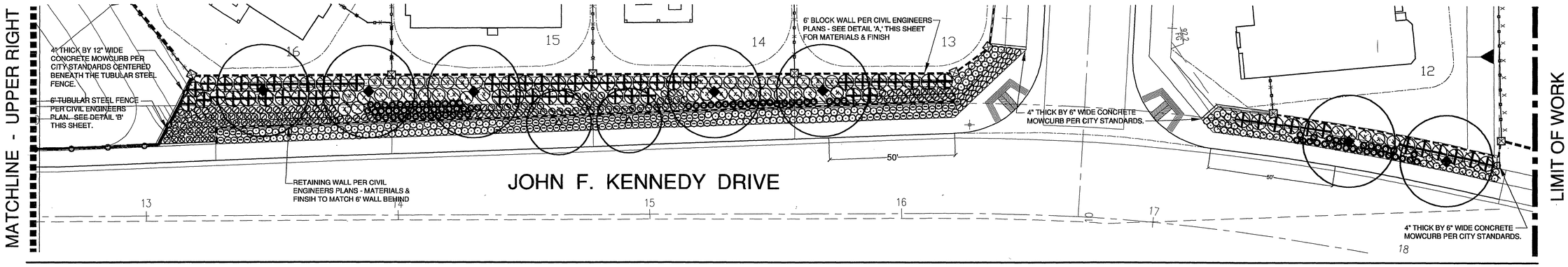
SHEET 2 OF 7

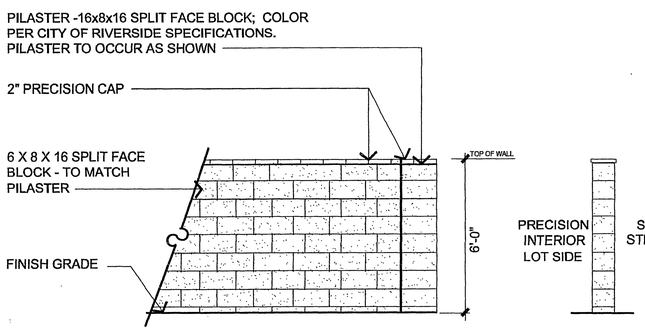
HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 20'

TR # 29478

FC-1870 R.09/03-2006

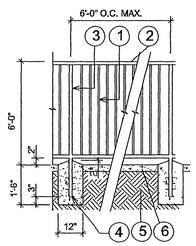






A BLOCK WALL

NOT TO SCALE



1- 5/8" TUBULAR STEEL PICKETS at 4" O.C.

2- 1"X1 1/2" TUBULAR STEEL TOP AND BOTTOM RAILS

3- 2" SQ. TUBULAR STEEL POSTS AT 6' O.C. MAX.

4- CONCRETE FOOTING

5- COMPACTED SUBGRADE PER SOILS ENGINEER'S SPECS.

6- 4"X12" CONCRETE MOW CURB CITY STANDARDS.

NOTE:

ALL WELDS TO BE GROUND SMOOTH.

GATE IS TO BE SELF CLOSING AND SELF LOCKING. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO CONSTRUCTION.

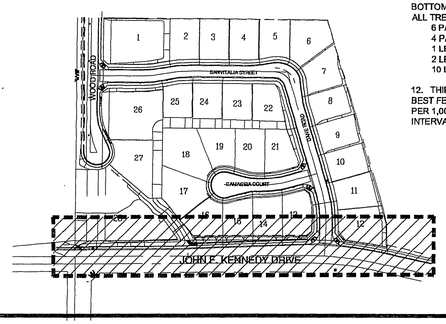
ALL STEEL SHALL BE PAINTED WITH ONE PRIMER COAT AND TWO COATS SEMI-GLOSS ENAMEL PAINT. COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT.

B TUBULAR STEEL FENCE

NOT TO SCALE

WALL & FENCE LEGEND

- RETAINING WALL PER CIVIL ENGINEERS PLANS - MATERIALS & FINSIH TO MATCH 6' WALL BEHIND
- 6' BLOCK WALL PER CIVIL ENGINEERS PLANS - SEE DETAIL 'A,' THIS SHEET FOR MATERIALS & FINISH
- 4" THICK BY 6" WIDE CONCRETE MOWCURB PER CITY STANDARDS.
- 6' TUBULAR STEEL FENCE PER CIVIL ENGINEERS PLAN. SEE DETAIL 'B' THIS SHEET



GENERAL PLANTING NOTES

1. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK UP WORK.

2. THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES LISTED FOR CONVENIENCE OF CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED.

3. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER GROWN TREES, SHRUBS AND VINES INCLUDING SEEDED AND SODDED TURF, HYDROMULCHES AND FLATTED GROUND COVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE AND PAY FOR: PLANTING OF ALL PLANT MATERIALS, THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS, THE STAKING AND GUYING OF TREES AND THE CONTINUOUS PROTECTIOIN OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE.

4. GROUND COVER PLANTING SHALL BE CONTINUOUS UNDER ALL TREES AND SHRUB MASSES AS SHOWN ON THE PLAN.

5. ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE PARK PROJECTS INSPECTOR AND THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

6. ALL BOXED TREES SHALL BE SELECTED AND SPOTTED BY THE LANDSCAPE ARCHITECT, AND THEIR PROPOSED LOCATIONS APPROVED BY THE PARK PROJECTS INSPECTOR PRIOR TO DIGGING PLANT PITS.

7. ALL VINE RUNNERS SHALL BE INSTALLED WITH THE NURSERY STAKES REMOVED AND VINE RUNNERS SHALL BE ESPALIERED TO THE ADJACENT WALL.

8. ALL SOIL PREPARATION SHALL CONFORM TO THE RECOMMENDATIONS OF THE AGRONOMIC SOILS REPORT TO BE PROVIDED AND PAID FOR BY THE CONTRACTOR. COPIES OF THE REPORT SHALL BE IMMEDIATELY PROVIDED TO THE LANDSCAPE ARCHITECT AND THE PARK PROJECTS INSPECTOR.

9. THE SOIL AMENDMENTS SPECIFIED ARE FOR BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL PROVIDE FOR A SOILS AGRONOMY REPORT FROM AN APPROVED SOILS LABORATORY AND/OR ANY ADDITIONAL SPECIFICATION PROVIDED BY THE LANDSCAPE ARCHITECT ALL PER CITY STANDARDS PRIOR TO INSTALLATION OF PLANT MATERIALS.

10. FOR AREA TO BE LANDSCAPED, THE FOLLOWING AMENDMENTS SHALL BE UNIFORMLY BROADCAST AND THROUGHLY INCORPORATED BY MEANS OF A ROTOTILLER OR EQUAL. SAWDUST, FIR SAWDUST OR CEDAR SAWDUST.
   4 CU.YDS. NITROGEN STABILIZED ORGANIC AMENDMENT DERIVED FROM REDWOOD

   15 LBS SOIL SULFER
   15 LBS 12-12-12 FERTILIZER

11. THE PLANTING PITS FOR BOXED TREEES SHALL BE EXCAVATED TWICE THE DIAMETER OF THE ROOTBALL WITH A MINIMUM OF 12" FROM THE BOTTOM OF THE ROOTBALL TO THE BOTTOM OF THE PLANTING PIT. THE BACKFILL MIX FOR USE AROUND THE ROOTBALL OF ALL TREES AND SHRUBS SHALL CONSIST OF THE FOLLOWING FORMULA:
   6 PARTS ON SITE SOIL
   4 PARTS BY VOLUME ORGANIC AMENDMENT PER ABOVE SOIL PREPARATION
   1 LB/CU.YD. OF MIX 12-12-12 COMMERCIAL FERTILIZER
   2 LBS/CU.YD. OF MIX IRON SULFATE
   10 LBS/CU.YD. OF MIX AGRICULTURAL GYPSUM

12. THIRTY (30) DAYS AFTER INSTALLATION ALL LANDSCAPE SHALL BE FERTILIZED WITH BEST FERTILIZER 16-6-8 OR APPROVED EQUAL APPLIED AT THE RATE OF SIX POUNDS (6LBS) PER 1,000 SQ FT. FERTILIZER APPLICATION SHALL BE CONTINUED THEREAFTER AT MONTLY INTERVALS.

13. FOR ALL STAKED TREES, SEE DETAIL 'C' SHEET L-5 & CITY STANDARD DETAIL 1002.

14. FOR ALL BOX TREES. SEE DETAIL 'B' SHEET L-5 & CITY STANDARD DETAIL 1001.

15. FERTILIZER TABLETS SHALL BE AGRIFORM 21 GRAM TABLETS (20-10-5) IN QUANTITITES AS FOLLOWS:

1 GALLON SHRUBS	1
5 GALLON SHRUBS	3
15 GALLON SHRUBS	4
15 GALLON TREES	5
BOXED TREES	1 PER 4" OF BOX SIZE

PLACE TABLETS AT HALF THE DEPTH OF THE ROOTBALL.

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMOM NAME	QTY.	SIZE/SPACING
TREES				
▲	LAGERSTROEMIA INDICA	CRAPE MYRTLE	2	24" BOX
◆	CINNAMONUM CAMPHORA	CAMPHOR TREE	7	24" BOX
SHRUBS				
⊗	COLEONEMA PULCHRUM	BREATH OF HEAVEN	45	15 GAL.
⊙	HEMEROCALLIS SP.	DAYLILY	178	1 GAL.
◎	PELENGONIUM PETATUM	IVY GERANIUM	87	1 GAL.
⊕	PITTOSPORUM TOBIRA 'VARIEGATA'	TOBIRA	63	15 GAL.
⊖	RAPHIOLEPIS INDICA 'INDIAN PRINCESS'	INDIAN HAWTHORN	109	5 GAL
⊘	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	170	1 GAL.
GROUNDCOVER				
▨	MYOPORUM PARVIFOLIUM	TOTAL: 5,196 S.F.		FROM FLATS 18" O.C.

TREE MULCH TO BE APPLIED IN ALL PLANTER AREAS LESS THAN 3:1 TO A 3" DEPTH
JUTE NETTING IS TO BE FURNISHED AND INSTALLED ON ALL SLOPES 3:1 AND STEEPER.

*NOTE: SPECIES SHALL BE SELECTED PER AVAILABILITY AT TIME OF INSTALLATION

NORTH

SCALE: 1"=20'

REGISTERED LANDSCAPE ARCHITECT
BLAKE RICHARD HINMAN
No. 2403
Signature
9/18/03
Date
STATE OF CALIFORNIA
EXPIRES 11-30-2004

UNDERGROUND SERVICE ALERT

CALL: TOLL FREE

1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

MK.	REVISIONS	APPR.	DATE
	REVIEW COMMENTS		8/25/03

DESIGNED BY ____ DRAWN BY ____ CHECKED BY ____

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	9/18/03	
PARK DEPARTMENT	9/19/03	
TRAFFIC DIVISION	9/10/03	

APPROVED BY: City Engineer

DATE 9/22/03

PLANTING PLAN

LANTEX
Landscape Architecture Inc.
31726 Rancho Viejo Road, Suite 206
San Juan Capistrano, CA 92675
(949) 248-1993 FAX (949) 493-0786
Contact: Seth Hoffman
Email: sethhoffman@lantexla.com

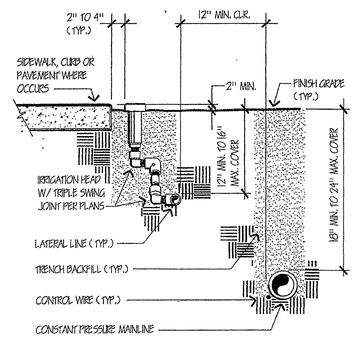
PRESTIGE HOMES
3536 CONCOURS STREET, SUITE 310
ONTARIO CA, 91764
PH 909-476-3706 FAX 909-581-1845
Contact: Kevin Kindig
Cell 909-772-7582 Office 909-789-1941
Email: kkindig@prestigehomescalifornia.com

HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 20'

R - 3631 - L

SHEET 3 OF 7

TR# 29478



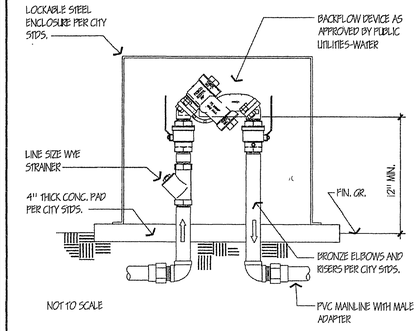
NOT TO SCALE

Approved	Date
B.J	11/12/02
Revised	Date

Park and Recreation Department
CITY OF RIVERSIDE

TRENCH AND LINE PLACEMENT

Detail No. 4010



NOT TO SCALE

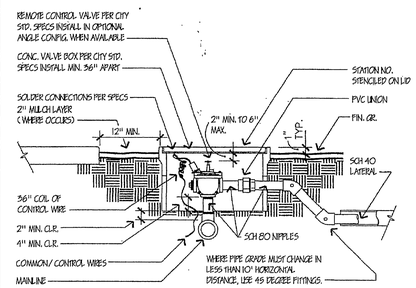
Notes:
1) Install backflow device square with hardscape elements as approved by the Park Projects Inspector in the field.
2) Coordinate with Public Utilities-Water for location of backflow and water service. Wherever possible, locate service and backflow in the parkway at mid-block a minimum of 100' from the intersection per City standards.

Approved	Date
B.J	05/21/02
Revised	Date

Park and Recreation Department
CITY OF RIVERSIDE

REDUCED PRESSURE BACKFLOW DEVICE

Detail No. 4011



NOTES:
1) EACH VALVE SHALL HAVE ITS OWN TEE OR ELL CONNECTION TO THE MAINLINE. NO MANIFOLD CONNECTIONS.
2) PROVIDE MINIMUM 3' CLEAR DISTANCE BETWEEN VALVES.
3) INSTALL VALVE BOX SO THAT BOX DOES NOT REST ON ANY IRRIGATION LINES.
4) PROVIDE STAMPED BRASS TAG 1/2" BY 1" W/ 1/4" HIGH SEQUENCE NUMBER ON ALL CONTROL WIRES.

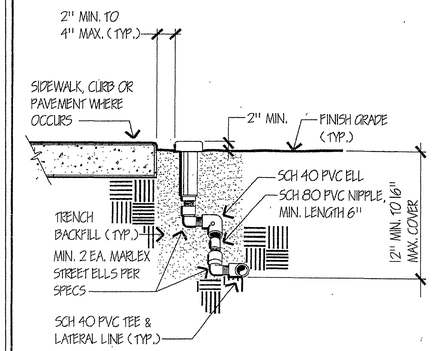
NOT TO SCALE

Approved	Date
B.J	06/21/02
Revised	Date

Park and Recreation Department
CITY OF RIVERSIDE

REMOTE CONTROL VALVE

Detail No. 4030



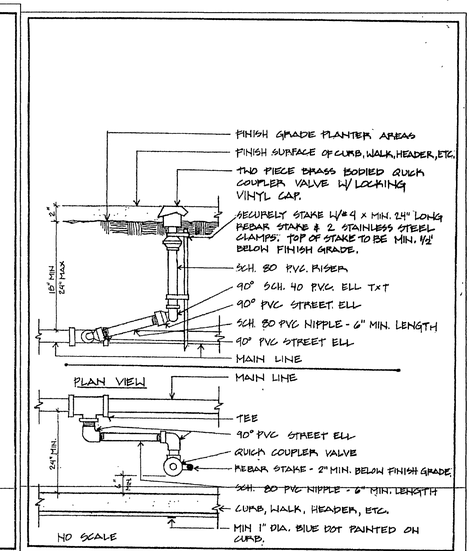
NOT TO SCALE

Approved	Date
B.J	11/12/02
Revised	Date

Park and Recreation Department
CITY OF RIVERSIDE

IRRIGATION SPRAY HEAD

Detail No. 4040



Approved	Date
Jerry Anderson	10-27-8
Revised	Date

Park & Recreation Department
CITY OF RIVERSIDE

QUICK COUPLER

Detail No. 4050

SCHEDULE

WINTER (Dec., Jan. and Feb.)

Project Name:			Water meter Number: C
Designer Name:	MICHAEL MC MILLEN - LANTEX		Reclaimed / Potable: P
Date Prepared:	AUG 08,03		
Evapotranspiration Rates:		Plant Factors (% of ETo):	Irrigation Efficiency (%):
Historical:	56.60 In./Yr.	Turf: 0.8	Stream Rotors: 0.75
Seasonal:	7.09 In.	Low Water Use Shrubs: 0.3	Spray Heads: 0.65
Seasonal:	0.54 In./Wk.	Medium Water Use Shrubs: 0.4	Bubbler Heads: 0.85
		High Water Use Shrubs: 0.5	Drip Systems: 0.90

Controller Letter: C

VALVE NUMBER	FLOW IN GPM	PLANT FACTOR	PRECIP. RATE	IRRIG. EFFIC.	MAX. MIN./CYCLE	IR/WK INCHES	IR/WK MINUTES	CYCLES PER WK	GALLONS PER WK
1	24.0	0.4	1.75	0.65	3	0.33	11	3	273
2	19.0	0.4	1.06	0.75	6	0.29	16	3	306
3	20.0	0.4	1.06	0.75	6	0.29	16	3	325
4	19.0	0.4	1.75	0.65	3	0.33	11	3	218
5	21.0	0.4	1.75	0.65	3	0.33	11	3	239
6	22.0	0.4	1.75	0.65	3	0.33	11	3	250
7	21.0	0.4	1.75	0.65	3	0.33	11	3	239
8	20.0	0.4	1.75	0.65	3	0.33	11	3	227
9	0.0	0.0	0.00	0.00	0	0.00	0	0	0

Run Time Totals:		Water Use Totals:			
101	Min./Wk.	2,077	Gal./Wk.	0.01	Acft/Wk.
1.68	Hrs./Wk.	8,993	Gal./Mo.	0.03	Acft/Mo.
6	Days/Wk.	26,998	Gal./Ssn.	0.08	Acft/Ssn.
0.28	Hrs./Day	346	Gal./Day	0.00	Acft/Day

SPRING (Mar., April and May)

Project Name:			Water meter Number: C
Designer Name:	MICHAEL MC MILLEN - LANTEX		Reclaimed / Potable: P
Date Prepared:	AUG 08,03		
Evapotranspiration Rates:		Plant Factors (% of ETo):	Irrigation Efficiency (%):
Historical:	56.60 In./Yr.	Turf: 0.8	Stream Rotors: 0.75
Seasonal:	14.30 In.	Low Water Use Shrubs: 0.3	Spray Heads: 0.65
Seasonal:	1.09 In./Wk.	Medium Water Use Shrubs: 0.4	Bubbler Heads: 0.85
		High Water Use Shrubs: 0.5	Drip Systems: 0.90

Controller Letter: C

VALVE NUMBER	FLOW IN GPM	PLANT FACTOR	PRECIP. RATE	IRRIG. EFFIC.	MAX. MIN./CYCLE	IR/WK INCHES	IR/WK MINUTES	CYCLES PER WK	GALLONS PER WK
1	24	0.4	1.75	0.65	3	0.67	23	7	553
2	19	0.4	1.06	0.75	6	0.58	33	6	627
3	20	0.4	1.06	0.75	6	0.58	33	6	660
4	19	0.4	1.75	0.65	3	0.67	23	7	438
5	21	0.4	1.75	0.65	3	0.67	23	7	484
6	22	0.4	1.75	0.65	3	0.67	23	7	507
7	21	0.4	1.75	0.65	3	0.67	23	7	484
8	20	0.4	1.75	0.65	3	0.67	23	7	461
9	0	0.0	0.00	0.00	0	0.00	0	0	0

Run Time Totals:		Water Use Totals:			
204	Min./Wk.	4,213	Gal./Wk.	0.01	Acft/Wk.
3.40	Hrs./Wk.	18,242	Gal./Mo.	0.06	Acft/Mo.
6	Days/Wk.	54,768	Gal./Ssn.	0.17	Acft/Ssn.
0.57	Hrs./Day	702	Gal./Day	0.00	Acft/Day

SUMMER (Jun., Jul. and Aug.)

Project Name:			Water meter Number: C
Designer Name:	MICHAEL MC MILLEN - LANTEX		Reclaimed / Potable: P
Date Prepared:	AUG 08,03		
Evapotranspiration Rates:		Plant Factors (% of ETo):	Irrigation Efficiency (%):
Historical:	56.60 In./Yr.	Turf: 0.8	Stream Rotors: 0.75
Seasonal:	22.60 In.	Low Water Use Shrubs: 0.3	Spray Heads: 0.65
Seasonal:	1.74 In./Wk.	Medium Water Use Shrubs: 0.4	Bubbler Heads: 0.85
		High Water Use Shrubs: 0.5	Drip Systems: 0.90

Controller Letter: C

VALVE NUMBER	FLOW IN GPM	PLANT FACTOR	PRECIP. RATE	IRRIG. EFFIC.	MAX. MIN./CYCLE	IR/WK INCHES	IR/WK MINUTES	CYCLES PER WK	GALLONS PER WK
1	24	0.4	1.75	0.65	3	1.07	37	11	880
2	19	0.4	1.06	0.75	6	0.93	52	9	997
3	20	0.4	1.06	0.75	6	0.93	52	9	1,050
4	19	0.4	1.75	0.65	3	1.07	37	11	697
5	21	0.4	1.75	0.65	3	1.07	37	11	770
6	22	0.4	1.75	0.65	3	1.07	37	11	807
7	21	0.4	1.75	0.65	3	1.07	37	11	770
8	20	0.4	1.75	0.65	3	1.07	37	11	734
9	0	0.0	0.00	0.00	0	0.00	0	0	0

Run Time Totals:		Water Use Totals:			
325	Min./Wk.	6,765	Gal./Wk.	0.02	Acft/Wk.
5.42	Hrs./Wk.	29,033	Gal./Mo.	0.09	Acft/Mo.
6	Days/Wk.	87,166	Gal./Ssn.	0.27	Acft/Ssn.
0.90	Hrs./Day	1,118	Gal./Day	0.00	Acft/Day

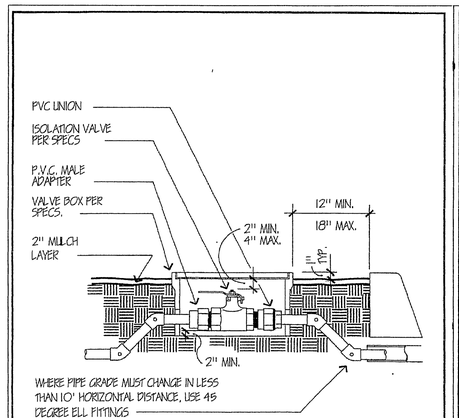
AUTUMN (Sep., Oct. and Nov.)

Project Name:			Water meter Number: C
Designer Name:	MICHAEL MC MILLEN - LANTEX		Reclaimed / Potable: P
Date Prepared:	AUG 08,03		
Evapotranspiration Rates:		Plant Factors (% of ETo):	Irrigation Efficiency (%):
Historical:	56.60 In./Yr.	Turf: 0.8	Stream Rotors: 0.75
Seasonal:	12.90 In.	Low Water Use Shrubs: 0.3	Spray Heads: 0.65
Seasonal:	0.99 In./Wk.	Medium Water Use Shrubs: 0.4	Bubbler Heads: 0.85
		High Water Use Shrubs: 0.5	Drip Systems: 0.90

Controller Letter: C

VALVE NUMBER	FLOW IN GPM	PLANT FACTOR	PRECIP. RATE	IRRIG. EFFIC.	MAX. MIN./CYCLE	IR/WK INCHES	IR/WK MINUTES	CYCLES PER WK	GALLONS PER WK
1	24	0.4	1.75	0.65	3	0.61	21	6	502
2	19	0.4	1.06	0.75	6	0.53	30	5	569
3	20	0.4	1.06	0.75	6	0.53	30	5	599
4	19	0.4	1.75	0.65	3	0.61	21	6	398
5	21	0.4	1.75	0.65	3	0.61	21	6	440
6	22	0.4	1.75	0.65	3	0.61	21	6	461
7	21	0.4	1.75	0.65	3	0.61	21	6	440
8	20	0.4	1.75	0.65	3	0.61	21	6	419
9	0	0.0	0.00	0.00	0	0.00	0	0	0

Run Time Totals:		Water Use Totals:			
198	Min./Wk.	3,027	Gal./Wk.	0.01	Acft/Wk.
3.09	Hrs./Wk.	16,572	Gal./Mo.	0.05	Acft/Mo.
6	Days/Wk.	49,754	Gal./Ssn.	0.15	Acft/Ssn.
0.52	Hrs./Day	638	Gal./Day	0.00	Acft/Day



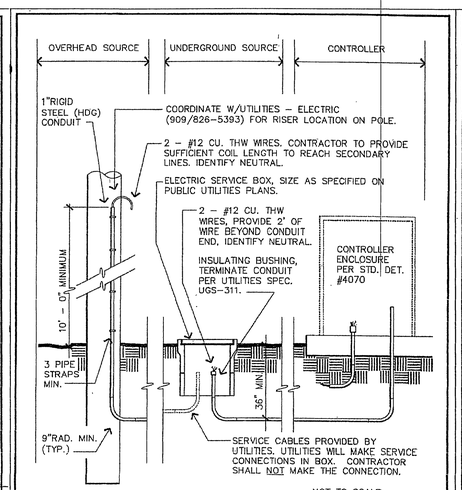
NOT TO SCALE

Approved	Date
B.J	04/30/02
Revised	Date

Park and Recreation Department
CITY OF RIVERSIDE

ISOLATION VALVE IN BOX

Detail No. 4052



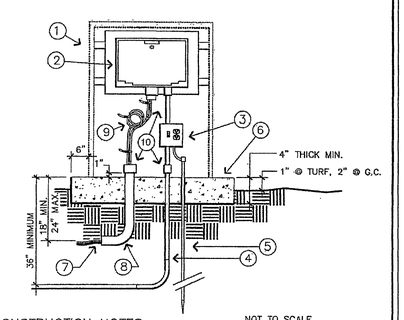
NOT TO SCALE

Approved	Date
B.J	09/01/02
Revised	Date

Park and Recreation Department
CITY OF RIVERSIDE

NON-METERED ELECTRIC SERVICE

Detail No. 4060



CONSTRUCTION NOTES:

NOT TO SCALE

1. STRONG BOX STAINLESS STEEL ENCLOSURE, MODEL S2RD TO FIT CONTROLLER, WITH SERVICE ADDRESS STENCILED ON LOCKING HINGED DOOR. SECURELY ANCHOR ENCLOSURE TO CONCRETE PAD.
2. WEATHER PROOF AUTOMATIC CONTROLLER, SECURELY WALL MOUNTED TO ENCLOSURE.
3. SQUARE D BREAKER BOX MODEL QO2-4L225, OR APPROVED EQUAL WITH SINGLE 15 AMP BREAKER AND DUPLEX OUTLET. MAKE 120 V POWER AND GROUND CONNECTION AT BREAKER BOX, MOUNT IN ENCLOSURE.
4. 3-#8 CU THW WIRES IN MIN. 2" SCH 40 PVC CONDUIT FROM CONTROLLER TO POWER SOURCE. BOND SERVICE TO BREAKER BOX.
5. #8 CU COPPER GROUND WIRE AND 5/8" BY 8' LONG DRIVEN COPPER GROUNDING ROD WITHIN ENCLOSURE. DRIVE ROD PRIOR TO INSTALLATION OF ENCLOSURE.
6. CONCRETE PAD, EXTEND SUFFICIENT DISTANCE IN FRONT OF ENCLOSURE TO ALLOW UNOBSTRUCTED AREA FOR DOOR SWING FREE OF PLANTINGS, 6" MIN. BEYOND ENCLOSURE ON ALL OTHER SIDES.
7. LOW VOLTAGE DIRECT BURIAL WIRES TO CONTROL VALVES.
8. 90° WRAPPED HDG SWEEP ELL, SIZED TO FIT WIRE FOR NUMBER OF STATIONS ON THE CONTROLLER, PLUS SPARES AND COMMON.
9. THREE FOOT EXPANSION LOOP OF CONTROL WIRE, NEATLY LACED WITH ZIP-LOCKS. MAKE CONNECTION DIRECTLY TO IRRIGATION CONTROLLER TERMINALS FOR 12 STATION & SMALLER. USE TERMINAL STRIPS FOR CONTROLLERS LARGER THAN 12 STATIONS.
10. PROVIDE INSULATING ELECTRICAL BUSHINGS AT CONTROLLER AND END OF CONDUITS.

Approved	Date
B.J	09/01/02
Revised B.J - Rev. Conductors	Date 11/21/02

Park and Recreation Department
CITY OF RIVERSIDE

IRRIGATION CONTROLLER

Detail No. 4070

REGISTERED LANDSCAPE ARCHITECT
No 2403
BLAKE RICHARD HINMAN
Signature
12/11/03
Date
STATE OF CALIFORNIA

EXPIRES 11-30-2004

MK.	REVIEW COMMENTS		8/25/03
MARK	REVISIONS	APPR.	DATE

DESIGNED BY _____ DRAWN BY _____ CHECKED BY _____

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	9/25/03	
PARK DEPARTMENT	09/09/03	
TRAFFIC DIVISION		
PLANNING	9/10/03	

APPROVED BY _____ City Engineer
DATE 9/26/03

IRRIGATION DETAILS

LANTEX
Landscape Architecture Inc.
31706 Rancho Viejo Road, Suite 206
San Juan Capistrano, CA 92675
(949) 240-1993 FAX (949) 493-0706
Contact: Seth Hoffman
Email: sethhoffman@lantexla.com

PRESTIGE HOMES
3536 CONCOURS STREET, SUITE 310
ONTARIO CA. 91764
PH 909-476-3706 FAX 909-581-1845
Contact: Kevin Kindig
Cell#909-772-7582 Office#909-789-1941
Email: kkindig@prestigehomescalifornia.com

HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 20'

R - 3631 - L

SHEET 4 OF 7

TR.# 29478

PC 4570 - 8/01/03/03/06

GENERAL PLANTING NOTES

1) Contact the Street Tree Inspector at 351-6126 two working days (48 hours) prior to installing any plant material.

2) Trees planted in turf areas shall be maintained with a minimum 12" radius around the tree free of turf throughout the maintenance period.

3) Watering basins may be removed after the maintenance period.

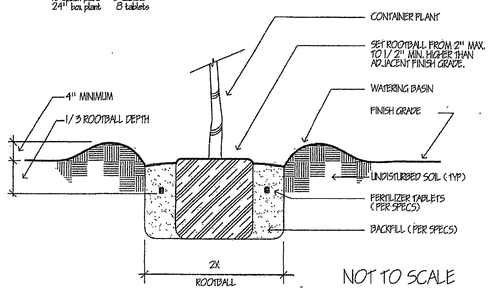
4) For staking information as applicable, refer to Standard Detail 1002.

5) For guying information as applicable, refer to Standard Detail 1003.

6) For specification information, refer to City of Riverside Park and Recreation Department Standard Specifications, Section 02480 Planting.

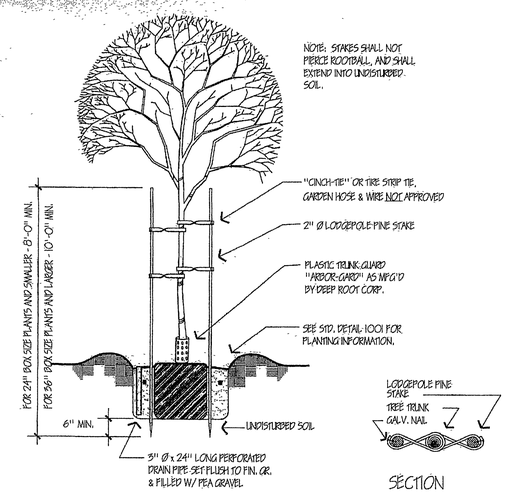
7) Provide Fertilizer Tablets as follows:

1 gallon plant	2 tablets
5 gallon plant	3 tablets
15 gallon plant	5 tablets
24" box plant	8 tablets



NOT TO SCALE

Approved BJ	Date 04/18/96	Park and Recreation Department CITY OF RIVERSIDE	Detail No.
Revised	Date	PLANTING DETAIL	1001

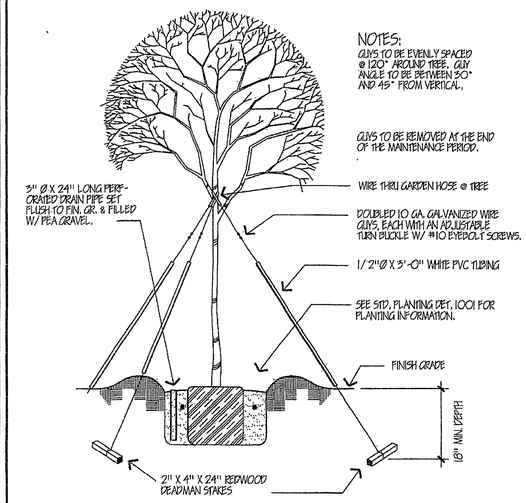


NOT TO SCALE

Approved BJ	Date 05/18/86	Park and Recreation Department CITY OF RIVERSIDE	Detail No.
Revised	Date	DOUBLE STAKING DETAIL	1002

NOTES:
GUYS TO BE EVENLY SPACED @ 120° AROUND TREE. GUY ANGLE TO BE BETWEEN 30° AND 45° FROM VERTICAL.

GUYS TO BE REMOVED AT THE END OF THE MAINTENANCE PERIOD.



NOT TO SCALE

Approved BJ	Date 04/10/86	Park and Recreation Department CITY OF RIVERSIDE	Detail No.
Revised	Date	TREE GUYING DETAIL	1003

REGISTERED LANDSCAPE ARCHITECT
BLAKE RICHARD FINNAN
No. 2403
Signature
Date 9/9/03
STATE OF CALIFORNIA
EXPIRES 11-30-2004

MK	REVIEW COMMENTS		8/25/03
MARK	REVISIONS	APPR.	DATE

DESIGNED BY _____ DRAWN BY _____ CHECKED BY _____

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	9/15/03	DR
PARK DEPARTMENT	09/09/03	BJ
TRAFFIC DIVISION		
PLANNING	9/10/03	JB

APPROVED BY: City Engineer
DATE: 9/26/03

PLANTING DETAILS

LANTEX
Landscape Architecture Inc.
31726 Rancho Viejo Road, Suite 206
San Juan Capistrano, CA 92675
(949) 248-1993 FAX (949) 493-0706
Contact: Seth Hoffman
Email: sethhoffman@lantexla.com

PRESTIGE HOMES
3536 CONCOURS STREET, SUITE 310
ONTARIO CA, 91764
PH 909-476-3706 FAX 909-581-1845
Contact: Kevin Kindig
Cel#909-772-7582 OFFice#909-789-1941
Email: kkindig@prestigehomescalifornia.com

HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 20'

R - 3631 - L

SHEET 5 OF 7

TR# 29478

PC - 4370 - 6/19/03-0006

SECTION 02441 - IRRIGATION

PART 1 - GENERAL

1.01 STANDARD SPECIFICATIONS: The provisions of the "Standard Specifications for Public Works Construction", current edition, shall apply except as modified herein.

1.02 SCOPE: The Work of this Section shall consist of furnishing all labor, materials, equipment, appliances and services necessary for the execution and completion of all **Irrigation Work** as shown on the Plans and as described in the Specifications including, but not necessarily limited to, the following:

- Provide complete operating irrigation systems;
- Installation of new irrigation systems as necessary to provide complete operating irrigation systems for all planting areas within the Project Limits;
- 120 volt electrical service for and connection to the controller;
- Coordination with Work of other Sections;
- Testing;
- Clean-up;
- Replacements, Repairs, Guarantees and Warranty Work.

1.03 RELATED WORK:
Planting 02480

1.04 SUBMITTALS:

A. Materials List: Contractor shall submit a complete materials list for approval by the Park Projects Inspector prior to performing any Work. Catalog data and full descriptive literature must be submitted whenever the use of items different than those specified is requested. Notarized certificate must be submitted by plastic pipe and fitting manufacturer indicating that material complies with the Project Specifications, unless material has been previously approved, and used on other projects by City. Material list shall be submitted using the following format:

Item	Description	Manufacturer	Model No.
1	Pressure Supply Line	Lasco	Sch. 40
2	Lawn Head	Rainbird	2400
etc.	etc.	etc.	etc.

B. "Record" Prints:
1. Record accurately on one set of blue-line prints all changes in the Work constituting departures from the Plans, including changes in pressure and non-pressure line locations.
2. The changes and dimensions shall be recorded in a legible and workmanlike manner to the satisfaction of the Park Projects Inspector. Prior to final inspection of the Work, submit "record" Mylar prints to City for approval.
3. Dimension from two permanent points of reference (buildings, monuments, sidewalks, curbs, pavement, etc.). Data to be shown on "record" prints shall be recorded day-to-day as the project is being installed.
4. Show locations and depths of the following items:
   a) Point of connection.
   b) Routing of irrigation pressure lines (dimension maximum 100 feet along routing).
   c) Ball valves.
   d) Irrigation remote control valves.
   e) Quick coupling valves.
   f) Routing of control wires.
   g) Related equipment (as may be directed).
5. Maintain record prints on site at all times.

1.05 INSPECTIONS:

A. Inspections will be required for:
1. Pressure test of irrigation main line.
2. Coverage test.
3. Final inspection/start of maintenance.
4. Final acceptance.

B. Inspection Requests: Contractor shall notify the Park Projects Inspector a minimum of 48 hours (two working days) in advance for all inspections including the following:
1. Pressure supply line installation and testing
2. System layout
3. Coverage tests
4. Final Inspection

C. Evidence of Inspection by Others: When inspections have been conducted by other than the Park Projects Inspector, Contractor shall show evidence of when and by whom these inspections were made.

D. Requirements for Inspection: No inspection is to commence without "record" prints available on the site. In the event Contractor calls for an inspection without up to date "record" prints, without completing previously noted corrections, or without preparing the system for inspection, the inspection may be canceled.

E. Closing in Uninspected Work: Do not allow or cause any of the Work of this Section to be covered up or enclosed until it has been inspected, tested and approved by the Park Projects Inspector.

F. Coverage test: When the irrigation system is completed, Contractor shall perform a coverage test in the presence of the Park Projects Inspector to determine if the water coverage for planting areas is complete and adequate. This test must be accepted by the Park Projects Inspector before planting may commence.

G. Hydrostatic test:
1. Prior to the installation of any valves, all pressure lines shall be tested under a hydrostatic pressure of 150 psi for a period of not less than two hours, with all ends of lines capped and the line fully charged with water after all air has been expelled from the line.
2. All hydrostatic tests shall be made in the presence of the Park Projects Inspector or Inspector's designated representative. No pressure line shall be backfilled until it has been inspected, tested, approved in writing, and the mainline and valve locations have been noted on the "record" prints.
3. Contractor shall furnish the necessary force pump and all other test equipment, and shall perform the test.

1.06 TURNOVER ITEMS:

A. Controller Charts:
1. "Record" prints must be approved by the Park Projects Inspector before charts are prepared.
2. Provide one controller chart for each automatic controller. The chart shall show the entire area covered by the controller, preferably in a single sheet. The chart shall be a reduced copy of the approved "record" print. Reduce the print to a size that is the maximum dimensions that will fit within the controller door without folding. If the controller sequence is illegible at this reduction scale, the chart may be provided as a "multi-sheet" chart to provide adequate legibility.

B. Operation and Maintenance Manuals: Within a minimum of 14 calendar days prior to acceptance of construction, prepare and deliver to the Park Projects Inspector all required descriptive materials, properly prepared in two individually bound copies of the operation and maintenance manual. The manual shall describe the material installed and shall be in sufficient detail to permit operating personnel to identify, operate, and maintain all equipment. Spare parts lists and related manufacturer's information shall be included for each equipment item installed. Each complete, bound manual shall include the following information:
1. Index sheet stating Contractor's address and telephone number, including names and addresses and telephone numbers of local manufacturer's representatives.
2. Complete operating and maintenance instructions on all major equipment.

C. Materials to be furnished: The following items shall be supplied as part of this Contract and shall be turned over to the Park Projects Inspector at the conclusion of the Project at the Final Acceptance Inspection:

Acceptance Inspection:
1. 4% additional irrigation heads of each type and spray pattern shown.
2. Two (2) special tools/wrenches for disassembly and adjustment of each type irrigation equipment/heads installed that require such special tools/wrenches.
3. Two keys for each type of automatic controller.
4. Two quick coupler "quills" with a 3/4" bronze hose bib, bent nose type with hand wheel and two quick coupler locking lid keys.
5. One valve box cover key.
6. "Record" prints and Mylar >As-Built Plans=.
7. Remove and turn over backflow device valve handles.
8. Documentation of Water Department's inspection and acceptance of backflow device.

1.07 GUARANTEE:

A. General: The entire irrigation system, including all Work done under this Contract, shall be guaranteed against all defects and fault of material and workmanship for a period of one (1) year following Final Acceptance of the Work as documented by the Notice of Completion filed with the Riverside County Recorder's Office. All materials used shall carry a manufacturer's guarantee of one (1) year. Should any problem with the irrigation system be discovered within the guarantee period, it shall be corrected by Contractor at no additional expense to City within fourteen (14) calendar days of receipt of written notice from City.

B. Form of Guarantee: Guarantee shall be submitted on Contractors own letterhead as follows:

GUARANTEE FOR IRRIGATION SYSTEM

PROJECT: _____

LOCATION: _____

We hereby guarantee the irrigation system we have furnished and installed against defects in materials and workmanship, ordinary wear and tear and unusual abuse, or neglect excepted, and that the Work has been completed in accordance with the Plans and Specifications. We agree to repair or replace any or all of the Work, together with any other adjacent Work which may be displaced by so doing, that may prove to be defective in its workmanship or materials within a period of one (1) year after the date the Notice of Completion for the above named Project is filed with the County Recorder by the City of Riverside, California, at no additional cost to City. We shall make such repairs or replacements within 14 calendar days following written notification by City. When the immediate repair or replacement of the Work is necessary to ensure the public safety and welfare, which would be endangered by continued usage of the facility, such circumstance will be deemed an operational emergency. In the event of such an emergency, after City contacts our firm and after authorizing 24 hours to initiate repairs, if we fail to initiate and diligently complete such repairs in a timely manner, the Director may direct City forces to perform such functions as the Director may deem necessary to correct the Work and immediately place the facility back in operational condition. If such procedure is implemented, we shall bear all expenses incurred by City. In all cases, the judgment of the Director shall be final in determining whether an operational emergency exists. In the event of our failure to make such repairs or replacements within the time specified after receipt of written notice from City (other than an operational emergency), we authorize City to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefor upon demand.

PRINTED NAME & TITLE: ____

SIGNATURE: _____

ADDRESS: _____

_____

PHONE: ( ) _____
(Area Code) Number

C. Operational Instruction: After the system has been completed, Contractor shall instruct the Park Projects Inspector in the operation and maintenance of the system and shall furnish a complete set of operating instructions.

D. Trench Settlement: Any settling of trenches which may occur during the one-year period following acceptance shall be repaired to City's satisfaction by Contractor without any additional expense to City. Repairs shall include the complete restoration of all planting, paving or other improvements of any kind which are damaged as a result of the Work.

PART 2 - MATERIALS

2.01 GENERAL: All materials shall conform with Section **212 - 2 IRRIGATION SYSTEM MATERIALS** of the Standard Specification except as modified herein.

2.02 PIPE AND FITTINGS:

A. General:
1. Pressure supply lines 2 inches in diameter and up to 8 inches in diameter shall be either Class 315 solvent weld PVC or Class 200 rubber gasket type PVC. Solvent weld and ring type pipe shall not be used together on the same pressure supply line.
2. Pressure supply lines 1-1/2 inches in diameter and smaller shall be minimum schedule 40 PVC.
3. Non-pressure lines shall be minimum Class 200 PVC.

B. Steel Pipe: Amend Standard Specifications Section **212-2.1.2 Steel Pipe** to read:
"All steel pipe shall be hot-dipped galvanized,....", and add: "All fittings for steel pipe shall be 250 pound rated galvanized malleable iron, banded pattern. Pipe sizes indicated on the Plans are nominal inside diameter, unless otherwise noted."

C. Plastic Pipe:
1. Add the following to Standard Specifications Section **212-2.1.3 Plastic Pipe for Use with Solvent Weld Socket or Threaded Fittings**:
   "All plastic pipe shall bear the following markings: manufacturer's name, nominal pipe size, schedule or class, type of material, pressure rating in PSI, NSF seal of approval, and date of extrusion."
2. Amend Standard Specifications Section **212-2.1.3 Plastic Pipe for Use with Solvent Weld Socket or Threaded Fittings** to read:
   "All plastic pipe fittings shall be standard weight schedule 40 and shall be injection molded of an improved PVC fitting compound. All threaded plastic fittings shall have injection molded threads. No out threads will be accepted on PVC pipe and fittings. All tees and ells shall be manufactured in injection molds that are sidegated. All threaded nipples shall be standard weight schedule 80 with molded threads. "

2.03 VALVES AND VALVE BOXES:

A. Valves:
1. Ball Valves: All ball valves shall be bronze bodied, capable of withstanding a minimum working pressure of not less than 150 psi.
2. Manual Control Valves: Add the following to Standard Specifications Section **212-2.2.3 Manual Control Valves**: Anti-siphon-type valves shall be all bronze with swivel-type replaceable seating members and an approved vacuum breaker as an integral part of assembly.
3. Quick-Coupling Valves: Add the following to Standard Specifications Section **212-2.2.6 Quick Coupling Valves and Assemblies**: Quick coupling valves shall have locking vinyl cover and shall be 1" in size.
4. Remote Control Valves: Add the following to Standard Specifications Section **212-2.2.4 Remote Control Valves**:
   a) Valves shall be spring-loaded, self-cleaning, packless diaphragm activated, of a normally closed type.
   b) Valve solenoid shall be corrosion-proof and constructed of stainless steel molded in epoxy to form one integral unit, and shall be 24 volt A.C., 2.0 watt maximum (2" and smaller valves).
   c) Valve shall close against flow without chatter and with minimum closing surge pressure (minimum 5 seconds closing time per valve).
   d) Valve shall be completely serviceable in the field without removing valve body from line.

B. Boxes:
1. Concrete Valve Boxes: Add the following to Standard Specifications Section **212-2.2.7 Valve Boxes**: Remote control valve boxes shall be rectangular concrete boxes with non-hinged locking cast-iron covers. Valve station number shall be stenciled in two-inch-high (2") numerals on cover using epoxy resin base paint of a contrasting color. Ball valve boxes shall be round concrete boxes with non-hinged cast iron covers marked either "Ball Valve" or "G. V." with letters cast or tooled in the cover.

Remote control valve boxes shall be rectangular concrete boxes with non-hinged locking cast-iron covers. Valve station number shall be stenciled in two-inch-high (2") numerals on cover using epoxy resin base paint of a contrasting color. Ball valve boxes shall be round concrete boxes with non-hinged cast iron covers marked either "Ball Valve" or "G. V." with letters cast or tooled in the cover.

2.04 BACKFLOW PREVENTION DEVICE: Add the following to Standard Specifications Section **212-2.3 Backflow Preventer Assembly**: The backflow prevention unit shall be a reduced pressure type vacuum breaker of the size, manufacture, and model number as indicated on the Plans. If not indicated, the device shall be the same size as the water service and the manufacturer and model number shall be as approved by the Park Projects Inspector.

2.05 IRRIGATION HEADS: All irrigation heads shall be as shown on the Plans and shall conform with Section **212-2.4 Sprinkler Equipment** of the Standard Specifications. All heads used on the same control valve shall be matched precipitation rate heads. All heads used on turf shall be minimum 6" pop-up types; all heads used in shrub areas shall be minimum 12" pop-up types.

2.06 ELECTRICAL MATERIALS:

A. Conduit: Amend Standard Specifications Section **212-3.2.1 Conduit** to read: All conduit below grade shall be schedule 40 PVC of sufficient size to carry all proposed wiring. Conduit above grade shall be galvanized steel per the Standard Specifications. Low Voltage (24 volt) wiring shall be provided with a separate conduit/sleeve from both high voltage wiring (110/120 volt and higher) and the irrigation mainline sleeve.

B. Electrical Service: Materials for electrical service shall comply with the standard specifications, governing utility agency standards, and requirements of all applicable codes. All controllers serving landscape areas that will **not being turned over to the City** for maintenance, shall be powered through a **metered** electrical service. Controllers serving landscape areas to be maintained by the City shall be powered through a non-metered electrical service.

C. Wire: Add the following to Standard Specifications Section **212-3.2.2 Conductors**: "All low voltage conductors shall be 14 gauge for control and 12 gauge for common wires. All low voltage common wire shall be white with a colored stripe. Stripe color shall be different for each controller installed. All low voltage control wire shall be of one color other than white or green. A different color control wire shall be used for each controller installed."

2.07 CONTROLLER UNIT: Add the following to Standard Specifications Section **212-3.3 Controller Unit**:

A. Controller: Shall be wall mounted type, as indicated on the Plans, with a heavy duty watertight case and locking hinged cover, installed within a lockable steel enclosure.

B. Controller Enclosure: Shall be metal, sized to fit the controller and the other electrical components as required per Standard Detail 4060, Le Meur - Type V, Strongbox - sized to fit unit, or City approved equal.

PART 3 - EXECUTION

3.01 GENERAL: All Work shall conform with Section **308 LANDSCAPE AND IRRIGATION INSTALLATION** of the Standard Specifications except as modified herein. No Work of this Section other than sleeving under pavement shall commence prior to the completion and acceptance of all Grading Work.

Add the following to Standard Specifications Section **308-5.1 General**:

A. Irrigation System Design & Water Supply:
1. The irrigation system design is based upon an available water pressure of 63 p.s.i. at a flow rate of 24 g.p.m. Individual stations are designed to this minimum p.s.i. The system is also designed to withstand a maximum pressure of 106 p.s.i. Contractor shall verify the size of the existing water supply/meter and the existing operating water pressure at the water supply location shown on the Plans prior to starting construction. Contractor shall notify the Park Projects Inspector in writing of any discrepancies noted. Failure to provide such written notification may cause Contractor to provide for modifications to the irrigation system as necessary to provide for a fully operational system providing 100% coverage at the operating pressure available, all at no additional cost to City.
2. Connection to, or the installation of, the water supply shall be at the location shown on the Plans. Minor changes caused by actual site conditions shall be made at no additional cost to City.

B. Electrical Service: Contractor shall provide either a **metered** (for areas to be maintained by **other than the City**, such as an HOA) or non-metered electrical service (for areas to be maintained by the City) as required, and shall make the final 120 V connection to the irrigation controller.

C. Code Requirements: Prior to all Work of this Section, Contractor shall carefully inspect the installed Work of all other trades and verify that all such Work is complete to the point where this installation may properly commence. Verify that the irrigation system may be installed in strict accordance with all pertinent codes and regulations, the original design, the referenced standards, and the manufacturer's recommendations.

In the event any equipment or methods indicated on the Plans or in the Specifications is in conflict with local codes, immediately notify the Park Projects Inspector prior to installing the Work. If this notification is not provided, Contractor shall assume full responsibility for the cost of all revisions necessary to comply with all codes.

D. Grades: Contractor is to keep within the specified material depths with respect to finish grade. Failure to obtain specified material depths may subject Contractor to adjusting the grades or depth of lines until acceptable depths of cover are achieved, all as directed by the Park Projects Inspector and at no additional cost to City.

E. Coordination with Work of Other Trades: Make all necessary measurements in the field to ensure precise fit of items in accordance with the original design. Contractor shall coordinate the installation of all irrigation materials with all other Work. Special attention shall be given to coordination of piping locations versus tree and shrub locations and sleeve locations versus pavement installation to avoid conflicts.

F. Maintain Record Prints: Contractor shall maintain "record" prints on site at all times. Upon completion of the Work, transfer all "record" information on changes and dimensions to reproducible sepia Mylar or photo Mylar prints. The changes and dimensions shall be recorded in a legible and workmanlike manner, to the satisfaction of the Park Projects Inspector.

3.02 TRENCHING AND BACKFILLING:

A. Trenching:
1. Add the following to Standard Specifications Section **308-2.2 Trench Excavation and Backfill**: Dig trenches and support pipe continuously on bottom of ditch. Where lines occur under paved areas, depth dimensions shall be considered below subgrade.
2. Amend Standard Specifications Section **308-2.2, Subparagraph 2 Waterlines continuously pressurized**) to read: Water lines continuously pressurized - minimum 18 inches, maximum 24 inches. (These measurements are to be from subgrade elevation for piping under pavement.)
3. Amend Standard Specifications Section **308-2.2, Subparagraph 3 Lateral sprinkler lines**) to read: Lateral irrigation lines - minimum 12 inches and maximum 16 inches. All main lines and lateral lines running parallel to other such lines shall have a minimum horizontal separation of 12".
4. Add the following to Standard Specifications Section **308-2.2 Trench Excavation and Backfill**: Where it is necessary to excavate adjacent to existing trees, Contractor shall avoid injury to trees and tree roots. Excavation in areas where 2-inch and larger roots occur shall be done by hand. All roots 2 inches and larger in diameter shall be tunneled under and shall be heavily wrapped with wet burlap to prevent scarring or drying. Where trenching machine is run close to trees having roots smaller than 2 inches in diameter, the wall of the trench adjacent to the tree shall be hand trimmed, making a clean cut through the roots. Roots 1 inch and larger in diameter shall be painted with two coats of tree seal or approved equal. Trenches adjacent to trees shall be closed within 24 hours.
5. Permanent Resurfacing: Add the following to Standard Specifications Section **308-5.1 General**: All surface improvements damaged or removed as a result of Contractor's operations shall be reconstructed by Contractor to the same dimensions, except for pavement thickness, and with the same type materials used in the original Work. Trench resurfacing shall be 1 inch greater in thickness than existing pavement. Concrete pavement shall be removed and replaced in "full panels" with no horizontal dimension

B. Backfill:
1. Amend Standard Specifications Section **308-2.2 Trench Excavation and Backfill** to read: " Backfill shall be uniformly tamped in 4-inch layers under and around the pipe for the full width of the trench and the full length of the pipe. Materials shall be sufficiently damp to permit thorough compaction, free of voids. Backfill shall be compacted to dry density equal to adjacent undisturbed soil and shall conform to adjacent grades."
2. Add the following to Standard Specifications Section **308-2.2 Trench Excavation and Backfill**:
   a) Flooding in lieu of tamping is not allowed without specific prior written approval of the Park Projects Inspector.
   b) Under no circumstances shall the wheels of any vehicle not designed for the purpose of soils compaction be used to compact backfill.

3.03 PIPE INSTALLATION:

A. General: Add the following to Standard Specifications Section **308-5.2.1 Irrigation Pipeline Installation, General**:
1. Piping under existing pavement may be installed by jacking, boring, or hydraulic driving. However, no hydraulic driving is permitted under asphaltic concrete pavement.
2. Cutting or breaking of existing pavement is not permitted except as approved in writing by Park Projects Inspector. When approved, all necessary repairs and replacements will be made at no additional cost to City.
3. Carefully inspect all pipe and fittings before installation, removing all dirt, scale and burrs and reaming; install pipe with all markings up for visual inspection and verification.
4. Contractor shall install concrete thrust blocking per the manufacturer's recommendations at all changes of direction and terminal points of pressure pipe.
5. Parallel lines shall not be installed directly over one another. Provide a minimum of 12" horizontal separation for all parallel lines.
6. For plastic-to-metal connections, work the metal connections first. Use a non-hardening pipe dope on all threaded plastic-to-metal connections, except where noted otherwise.
7. All piping under pavement shall be sleeved using schedule 40 PVC sleeves. Each line shall be separately sleeved.
8. Do not install multiple assemblies ("manifold") on plastic lines. Provide each equipment assembly (e.g. RCV, quick coupler, ball valve, head, backflow device) with its own connection to its service line.

B. Plastic Pipe: Add the following to Standard Specifications Section **308-5.2.3 Plastic Pipeline**:
1. Exercise care in handling, loading, unloading and storing plastic pipe and fittings, store plastic pipe and fittings under cover until ready to install; transport plastic pipe on a vehicle with a bed long enough to allow pipe to lay flat, avoid undue bending and any concentrated external load.
2. 360E applicators shall be used to apply primer and solvent on pipe sizes 2-1/2 inches and larger.

3.04 BACKFLOW INSTALLATION: Add the following to Standard Specifications Section **308-5.3 Installation of Valves, Valve Boxes, and Special Equipment**: Install backflow assemblies at locations approved in the field by the Park Projects Inspector and at heights required by local codes.

3.05 VALVE AND VALVE BOX INSTALLATION:

A. Valves:
1. Amend Standard Specifications Section **308-5.3 Installation of Valves, Valve Boxes, and Special Equipment** to read: Valves shall be the same size as the pipeline in which valves are installed unless otherwise specified on the Plans. Valves shall be installed a minimum of three feet in horizontal distance apart, each with its own connection to the pressure main line.

B. Valve Boxes:
1. General: Valve boxes shall be installed with a minimum of 2" vertical clearance between the box and all pipelines and valve components and/or special equipment within the box. Valve boxes found resting on either the valve, special equipment or pipelines shall be cause for rejection of the installation.
2. Uses:
   a) Concrete Valve Boxes:
      I) Rectangular: Unless noted otherwise on the Plans, each remote control valve, all wire splices, and each master control valve shall be installed within a rectangular concrete valve box.
      ii) Round: Unless noted otherwise on the Plans, each quick coupler valve (except where located within the infield of a baseball/softball field) and each ball valve shall be installed within a round concrete valve box.
   c) Plastic Valve Boxes: (for drip irrigation systems only)
      I) Rectangular: Unless noted otherwise on the Plans, each drip irrigation flush valve, and each air relief valve shall be installed within a rectangular plastic valve box.
      ii) Round: Unless noted otherwise on the Plans, ball valves and/or gate valves shall be installed within a round plastic valve box.

3.06 IRRIGATION HEAD INSTALLATION: Amend Standard Specifications Section **308-5.4.1 Sprinkler Head Installation and Adjustment, General** to read: Irrigation heads shall be installed as designated on the Plans and per the Park and Recreation Department's standard details. Upon coverage testing of the system if 100% coverage is not afforded by the system as designed, additional heads shall be added as necessary to achieve 100% coverage.

3.07 CONTROLLER INSTALLATION: Add the following to Standard Specifications Section **308-5.5 Automatic Control System Installation**:

A. Controller Installation: The controller location, as shown on the Plans, is diagrammatic. The final location of the controller(s) shall be as approved by the Park Projects Inspector before installation. Typical controller location shall be mid-block 3' behind the sidewalk. If replacement of existing controller(s) is a part of the project, Contractor shall remove the existing controller(s) and replace with the replacement unit as specified. Contractor shall install all conduit runs, 120V wire and cable, and 24V control wire, as necessary for a complete and operational system.

B. Controller Enclosure:
(1) Conventional Type: The controller shall be wall mounted within a LeMeur vandal resistant enclosure, unless noted otherwise on the Plans. Controller enclosure shall be located in shrub areas and/or adjacent to other hardscape items. Enclosure shall be painted with two coats of paint, color as approved, and shall have the service address painted in a contrasting color on the enclosure door; submit color samples. A 4" thick concrete slab for maintenance access shall be provided, size approximately 15 sq. ft. line

REGISTERED LANDSCAPE ARCHITECT
BLAKE RICHARD HANMAN
No 2403
Signature
9/9/03
Date
STATE OF CALIFORNIA
EXPIRES 11-30-2004

MK	REVISIONS	APR.	DATE
	REVIEW COMMENTS		8/25/03

DESIGNED BY ____ DRAWN BY ____ CHECKED BY ____

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	9/15/03	
PARK DEPARTMENT	9/10/03	
TRAFFIC DIVISION	9/10/03	

APPROVED BY: City Engineer
DATE: 9/26/03

IRRIGATION SPECIFICATIONS

LANTEX
Landscape Architecture Inc.
31726 Rancho Viejo Road, Suite 206
San Juan Capistrano, CA 92675
(949) 248-1993 FAX (949) 493-0706
Contact: Seth Hoffman
Email: sethhoffman@lantexla.com

PRESTIGE HOMES
3536 CONCOURS STREET, SUITE 310
ONTARIO CA, 91764
PH 909-476-3706 FAX 909-581-1845
Contact: Kevin Kindig
Cell 909-772-7582 Office# 909-789-1941
Email: kkindig@prestigehomescalifornia.com

HORIZ. SCALE 1" = 20' VERT. SCALE 1" = 20'

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SHEET 6 OF 7

TR# 29478

TC-4870-R/R003-0006

PART 1 - GENERAL

1.01 DEFINITIONS:

A. Contractor: Where used throughout this specification, the term ÂContractor@ shall mean the licensed Contractor hired by the Builder/Developer to install the landscape improvements and any and all subcontractors to Contractor.

B. Builder/Developer: The Legal entity/individual responsible for development of the project who has entered into the agreement and posted a surety to guarantee the installation of the public landscape improvements.

1.02 RELATED DOCUMENTS:

A. Standard Specifications: All Public Landscape Planting Work shall conform to the "Standard Specifications for Public Works Construction" Current Edition, prepared by the Southern California Chapter of the American Public Works Association and Southern California District of the Associated General Contractors of California, published by Building News, Inc., Los Angeles, California, and all amendments thereto, as adopted by the City of Riverside, and as provided herein.

B. Reference Standards: American Association of Nurserymen Standards.

1.03 SCOPE: The Work of this Section shall consist of furnishing all labor, materials, equipment, appliances and services necessary for the execution and completion of all **Public Landscape Planting Work** as shown on the Plans and as described in the Specifications including, but not necessarily limited to, the following:

[COMMENT1]

! Soil preparation;
! Finish grading;
! Planting trees;
! Guying and staking trees;
! Planting shrubs, vines and groundcover;
! Soil erosion control;
! Maintenance;
! Plant establishment;
! Coordination with Work of other Sections;
! Testing;
! Clean-up;
! Replacements, Repairs, Guarantees and Warranty Work.

1.04 RELATED WORK:
Irrigation 02441

1.05 SOILS TEST: Contractor shall notify the Park Projects Inspector upon completion of fine grading and prior to commencement of soil preparation work. The Contractor shall take soils samples in the presence of the Park Projects Inspector and shall obtain agronomic soils tests for all planting areas after completion of fine grading and prior to start of soil preparation work. Tests shall be performed by an approved agronomic soils testing laboratory and shall include a fertility and suitability analysis with written recommendations for soil preparation, planting backfill mix, auger hole requirements, and post plant fertilization program. The soils report recommendations will take precedence over the

1.06 GUARANTEE: All trees installed by the Contractor shall be guaranteed against any and all poor, inadequate or inferior materials and/or workmanship for a period of one (1) year following the date of completion. During the guarantee period, any trees found to be dead, missing, or in poor condition shall be replaced by Contractor within ten (10) days of written notification. Park Projects Inspector shall be the sole judge as to the condition of the trees. Replacement shall be made in accordance with City standards. Material and labor involved in replacing trees shall be provided by Contractor at no additional cost to City and/or the Developer.

1.07 INSPECTIONS: Inspections are required. Contractor shall contact the Park Projects Inspector and the Developer=s Landscape Architect at least 48 hours (2 working days) in advance of an anticipated inspection. An inspection will be required at each of the steps listed below:

A. Fine Grade Prior to Commencement of Soil Preparation: Upon completion of fine grading and prior to commencement of soil preparation, for acceptance of fine grading work and taking of soils samples.

B. Finish Grade: Inspection of completed finish grading work following soil preparation work.

C. Plant Material: Inspection of plant materials upon delivery to the job site, but prior to planting.

D. Plant Locations: When container plants and/or bare root stock are spotted for planting, but before planting holes are excavated.

E. Completed Planting: When planting and all other indicated or specified work has been completed.

F. Chemical Applications: During application of pre-emergent chemical.

G. Start of Plant Establishment: At the start of the Plant Establishment Period.

H. End of the Plant Establishment: Prior to Final Acceptance of the Project for ongoing maintenance, the project will be inspected for end of the Plant Establishment Period. Acceptance for maintenance shall be confirmed in writing. Contractor shall remain responsible for maintenance until receipt of written confirmation of acceptance of the Project for maintenance by the applicable party (Home Owner=s Association, City, or Master Property Owner=s Association as applicable).

1.08 SUBMITTALS: The following written certifications are required to be submitted to the Park Projects Inspector upon delivery of the respective materials to the job site:
Total Quantity of commercial fertilizers, by type
Total Quantity of soil amendments and conditioners, by type
Total Quantity of seed, by type
Total Quantity of fiber-mulch
Total Quantity of iron sulphate

1.09 PLANT ESTABLISHMENT PERIOD: The Plant Establishment Period shall be for a minimum period of **one (1) year**; see also Subsections **3.12 Maintenance and Plant Establishment** and **3.13 Start of Plant Establishment Period** regarding length of plant establishment and criteria to start.[COMMENT1]

PART 2 - MATERIALS

2.01 GENERAL: All materials shall conform with Section **212 - Landscape and Irrigation Materials** of the Standard Specifications except as modified herein.

2.02 FERTILIZER, SOIL AMENDMENTS AND CONDITIONERS: Add the following to Standard Specifications Section **212-1.2.3 Commercial Fertilizer**:

A. Planting Tablets: Tightly compressed long-lasting, slow-release fertilizer tablets weighing 21 grams, with a potential acidity of not more than 5 percent by weight and having an analysis of 20-10-5 derived from the sources listed in the following guaranteed analysis:

GUARANTEED ANALYSIS

Total Nitrogen (N) 20%
Derived from urea formaldehyde
7.0% water soluble nitrogen
13.0% water insoluble nitrogen

Available Phosphoric Acid (P_2O_5). 10%
Derived from calcium phosphate

Soluble Potash (K_2O). 5%

Combined Calcium (Ca). 2.6%
Derived from calcium phosphates

Combined Sulfur (S). 1.6%
Derived from ferrous and potassium sulfates

Iron (expressed as elemental Fe) 35%
Derived from ferrous sulfate

B. Commercial fertilizer: Shall bear the manufacturer's guaranteed statement of analysis and shall meet the following minimum requirements: 16% nitrogen, 6% phosphoric acid, and 8% potash.

C. Organic Soil Amendment: Shall be type 1 organic soil amendment, wood based product, nitrogen stabilized, and free of foreign matter.

D. Soil Conditioners: Add to Standard Specifications, new Section as follows:

212-1.2.6 Inorganic Conditioners. Inorganic conditioners shall be agricultural grade gypsum, soil sulfur and iron sulfate. Iron sulphate shall be ferric sulphate or ferrous sulphate in pelleted or granular form containing not less than 18.5% iron, expressed as metallic iron, and shall be registered as an agricultural mineral with the State Department of Food and Agriculture in compliance with Chapter 5 "Fertilizing Materials", of Division 7 of the Food and Agriculture Code of California, commencing at Section 14501.

2.03 HEADERS, STAKES AND TIES: Add the following to Standard Specifications Section **212-1.5 Headers, Stakes and Ties**:

A. Headers: Standard Specifications Section **212-1.5.2 Headers and Stakes** replace with the following to read:

"Headers shall be Concrete Headers/Mow Curbing - Concrete shall be 5 sack mix with a maximum slump test of four inches (4"). Provide sufficient concrete forming and stakes (maximum 3' o.c.) to provide continuous line without waving."

B. Tree Stakes: Shall be straight-grained lodgepole pine, or City approved equal. Stakes shall be free from knots, checks, split, or disfigurements.

roofing nails each. **Metal ÂTwist Braces@ are NOT ALLOWED.**

2.04 HYDROSEEDING MATERIALS:

A. Binding Agent: Shall be a dry powder organic concentrate, Ecology Controls "M-Binder" as available from Robinson Fertilizer Company, Anaheim, CA 714/632-9715 or City approved equal.

B. Fertilizers:
1. Controlled Release Fertilizer (CRF):
a) Total Quantity Exceeding 1 Ton: CRF shall be ÂSierra 17-6-12 Plus Minors@ Controlled Release Fertilizer (Stock# 90209), 4-5 month time release formulation, using resin coated prills, as manufactured by The Scotts Co., Marysville, OH 1-800-492-8255 (Local Manufacturer=s Representative: Jack Wackerman, 760/757-2150), or City approved equal, and as available through Western Farm Service, Riverside, CA (909) 686-3736.

b) Total Quantity Less than 1 Ton: CRF shall be ÂOsmocote@ Controlled Release Fertilizer with a formulation of 17-7-12 (Stock #90010) as manufactured by the Scotts Company, Marysville, OH 1-800-492-8255 (Local Manufacturer=s Representative: Jack Wackerman, 760/757-2150), or City approved equal, and as available through Western Farm Service, Riverside, CA (909) 686-3736.

2. Triple Super Phosphate: Shall be a premium quality granulated high phosphorus ÂBest@ fertilizer product having an analysis of 0-45-0, as manufactured by J. R. Simplot Company, Lathrop, CA (209) 858-2511, or City approved equal.

C. Fiber-Mulch: Shall be produced from cellulose such as wood pulp or similar organic material and shall be of such character that it will disperse into a uniform slurry when mixed with water. The fiber shall be of such character that when used in the applied mixture, an absorptive or porous mat, but not a membrane, will result on the surface of the ground. Materials which inhibit germination or growth shall not be present in the mixture.

D. Seed: Seed mix as specified.

E. Water: All water used for hydroseeding shall be potable domestic water. Contact the City Public Utilities Department, Water Division at 909/826-5648 regarding availability of water and temporary construction meter and charges for water drawn from City fire hydrants.

2.05 JUTE NETTING: Jute netting shall be new and shall be of uniform, plain-weave, flame-retardant mesh. The mesh shall be dyed green and shall be made from unbleached single jute yarn. The yarn shall be of loosely twisted construction and shall not vary in thickness by more than one-half its normal diameter. Jute netting shall be furnished in rolled strips and shall meet the following requirements:
Width - 48 inches, with a tolerance of one inch wider or narrower.
Minimum 78 warp ends per width of roll.
Minimum 41 weft ends per yard of length.
Weight shall average 1.22 pounds per linear yard, with a tolerance of 5 percent heavier or lighter.

2.06 PLANTS: Add the following to Standard Specifications Section **212-1.4 Plants**:

B. Quality and Size:
1. Quality: All plant material shall comply with the definition for number one nursery stock per the current edition of "Horticultural Standards" as adopted by the American Association of Nurserymen.
2. Size: Add the following to Standard Specifications Sections **212-1.4.2 Trees** and **212.1.4.3 Shrubs**:
a) All container plants supplied by Contractor shall be of the standard height and diameter set by the American Standard for Nursery Stock as specified for the container size within which the plants are delivered to the site. The height of the trees shall be measured from the root crown to the last division of the terminal leader and the diameter shall be measured six (6) inches above the crown roots.
b) All palm trees shall be the size(s) as noted on the approved plans, but in no case less than a minimum overall height of 8 to 12 feet as measured from the crown of the rootball to the tips of the fronds, or four feet of brown trunk whichever is greater.
c) All container grown trees shall be the size(s) as noted on the approved plans, but in no case less than a minimum 15 gallon container size, with minimum caliper and height in accordance with the American Association of Nurseryman standards for container plants.

C. Bare Root Stock: Substitution of bare root stock for plant material specified by container size shall be subject to the review and approval of the Park Projects Inspector. All bare root stock shall conform to the American Nurseryman's Association standards. Minimum caliper shall be two (2) inch diameter and minimum height shall be twelve (12) feet.

D. Cuttings: Modify Standard Specifications Section **212-1.4.6 Cuttings** to read: All cuttings used on the project shall be fully rooted cuttings unless otherwise approved in writing by the Park Projects Inspector.

2.07 MULCH:

A. Nitrolized Shavings: Shall conform with Standard Specifications Section **212-1.2.5 (a) Type I Mulch.**

B. Tree Mulch: Shall be a ground wood product as produced through a wood chipper, and shall consist of twigs and branches with pieces of a maximum size of 2" diameter by 4" long, free of seeds, trash and debris and other inert non-organic materials.

PART 3 - EXECUTION

3.01 GENERAL: All Work shall conform with Section **308 LANDSCAPE AND IRRIGATION INSTALLATION** of the Standard Specification, except as modified herein.

At Contractor's option, subject to the Park Project Inspector and Landscape Architect's acceptance of the material available and the appropriateness of the planting season, bare root stock may be substituted for the required 15 gallon and 24" box tree species if commercially available as bare root plantings and provided the corresponding minimum caliper and height requirements specified above in Part 2 Materials are met.

3.02 WEED CONTROL MEASURES: Upon completion of all fine grading work, and prior to soil preparation, perform weed control measures as follows:
1. Irrigate all areas designated to be planted for a minimum of 10 minutes per setting, two settings per day for seven days to germinate all weed seed possible.

3.03 SOIL PREPARATION: Add the following to Standard Specifications Section **308-2.3 Topsoil Preparation and Conditioning:**

A. Work Sequence: All fine grading, mounding and weed control measures shall be complete prior to soil preparation. Soil Preparation Work shall not commence until the agronomic soi test has been completed. Should 30 calendar days elapse between completion of s preparation and commencement of planting, all areas shall be prepared again.

B. Excluded Areas: Planting areas with slopes 3:1 and steeper shall not be soil prepared. In li of soil preparation, such slopes will require fertilizer tablets for all plantings as specified below

C. Soil Preparation: In all planting areas with gradients less than 3:1, areas to be soil prepar shall first be cross ripped to a minimum depth of 6" with tractor tines spaced at maximum 1 on center. Following cross-rip operations, a layer of soil amendments shall be spread a rototilled into the soil to a minimum depth as noted on the Plans, but not less than 4 inches, as recommended by the soils report if greater, so that the soil shall be loose, friable, and fr from rocks, sticks, and other objects undesirable to planting.

D. Amendment Application Rates: The following soil amendments shall be added per 1,0 square feet to all planting areas with gradients less than 3:1 (agronomic soil te recommendations shall take precedence where these minimum amounts are exceeded):
1. 6 cubic yards Type I organic soil amendment.
2. 15 pounds commercial fertilizer.
3. 100 pounds gypsum.
4. Soil sulfur per soils report.

3.04 FINISH GRADING: Contractor shall finish grade all planting areas, filling as needed or removi surplus dirt, raking to remove all rocks and debris over 1 inch in diameter, and floating to a smoo uniform grade. All areas shall slope to drain. Flow lines shall be established to roads, curb drainage swales and inlets, and/or sidewalks as shown on the Plans and as directed. All fill materi placed within the top 12" from finish grade elevations in all planting areas shall be topsoil.

All landscape areas shall be finish graded to "dress out", maintain, and/or re-establish finish grad and flow lines as approved prior to amending the soil. Contractor shall call for inspection up completion of finish grading work. Contractor shall not proceed with planting work until fini grades have been inspected and accepted by the Park Projects Inspector.

3.05 EROSION CONTROL: Add new Section to the Standard Specifications:

"308-4.9.6 Jute Netting. All slopes areas exceeding 3:1 shall receive jute netting. Netting shall also be provided during the Plant Establishment Period, when and as directed by the Park Projects Inspector, along flow lines and other locations where erosion is evident. Jute netting shall be installed loosely, up and down the slope. The installed netting shall fit the soil surface contour and shall be held in place by 9-inch long, 11-gage (minimum) steel wire staples driven vertically into the soil at approximately 24-inch spacing. Jute netting strips shall overlap along the sides at least 6 inches. Ends of strips shall be buried into the soil at least 6 inches. Lap all ends of rolls a minimum of 24"."

3.06 INSPECTION OF CONTAINER PLANTS: The root condition of plants furnished in containe and proposed for use in the Work will be checked by the Park Projects Inspector by removal of ear from the roots of not less than two plants nor more than 2% of the total number of plants of ea species or variety from a single source. When container-grown plants are from several differe sources, the roots of not less than two plants of each species or variety from each source may checked by the Park Projects Inspector at the Inspector's option. The selection of plants to checked will be made by the Park Projects Inspector.
to City. In case the sample plants are found to be defective, the entire lot or lots of plants represented by the defective samples will be rejected.

3.07 PLANTING BACKFILL:

A. Mixing: All backfill materials shall be bulk mixed, not individually mixed at each plant pit.

B. Proportions: Backfill for planting pits shall be enriched using the following blend per cubic yard (agronomic soil test recommendations shall be reviewed prior to soil mixing):
1. Container Plants:
60% top soil — 3 lbs. gypsum
40% Type I Organic Amendment — 2 lbs. iron sulphate
2 lbs. commercial fertilizer
2. Bare Root Stock:
10% wood shavings — 90% top soil
fertilizer and soil conditioners as specified for container plants.

3.08 PLANTING:

A. Tree and Shrub Planting: Add the following to the Standard Specification Section **308-4.5 Tree and Shrub Planting**:
1. Soil surrounding planting pit shall be in a friable condition and moist to a depth of 8".
2. Backfill using specified soil mix to within 8" of finish grade. At this depth, place the plant fertilizer tablets Agriform 20-10-5, 21 grams each, or City approved equal. A minimum of 1 tablet for 1 gallon, 3 tablets for 5 gallons, 5 tablets for 15 gallons, and 8 tablets for a 24" box. Complete backfilling to finish grade.
3. Trees (other than relocated palms) shall be planted at such a depth that the crown roots bear the same relative position to finish grade as the crown roots did in the soils where the trees were grown. Backfill after planting shall be compacted carefully into place without injuring the roots of the tree or breaking up the ball of earth surrounding the roots.

B. Groundcover and Vine Planting: Add the following to Standard Specifications Section **308-4.7 Groundcover and Vine Planting:**
1. On slopes exceeding 3:1 ratio, apply 5 gram Agriform tablets, one per plant in lieu of soil preparation work.
2. Prepare the soil in all planting areas (except where slopes exceed 3:1) by applying 1.5 cubic yards of Nitrolized Shavings and 5 lbs. of the specified commercial fertilizer per 1,000 square feet. Repeat fertilization at 30 day intervals throughout the duration of the Work up to 4 applications. After the fourth application decrease frequency to once every 90 days.
3. All planting areas, areas to receive Tree-Mulch and bare dirt areas shall be treated with a pre-emergent chemical (subject to approval by the Park Projects Inspector prior to application). Chemicals shall be applied by a licensed Pest Control Agent. This treatment shall be applied at the following times during the Contract: a) before planting, b) at beginning of Plant Establishment Period, and c) at end of Plant Establishment Period. The Park Projects Inspector, (909) 715-3469, shall be given a minimum of 48 hours (2 working days) notice prior to each application. No chemicals shall be applied other than in the presence of the Inspector.
4. All areas designated to receive Tree-Mulch shall have mulch applied and spread to provide a uniform thickness of not less than 3" of mulch, and shall be neat and clean, free of trash.

3.09 TREE STAKING: Amend the Standard Specifications Section **308-4.6.1 Method ÂA@ Tree Staking** and **308.4.6.2 Method ÂB@ Tree Staking** to read: Stake trees in accordance with the Park and Recreation Department's Standard Detail #1002.

3.10 TURF PLANTING: Add the following to Standard Specifications Section **308-4.8.2, (b) Method ÂB@**: Turf Planting shall be performed by either hydroseeding or sodding as indicated on the Plans, or, if not noted, as suitable for the species of turf specified and as acceptable to the City:
species of turf specified and as acceptable to the City:

A. Pre-moistening: All areas to be planted shall be moistened to a depth of six inches just prior to application.

B. Hydroseeding:
1. Mixing of hydroseed slurry:
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, M-Binder, seed, fertilizer and water in the following designated unit proportions:
Fiber-Mulch: 1,500 lbs./acre
Fertilizers:
CRF 870 lbs./acre (20#/1000 SF)
Triple superphosphate 200 lb./acre (4 2#/1000 SF)
Seed: as specified above.
Binding Agent: 100 lbs./acre (use on all slopes 5:1 and steeper)
Water: 3,000 gal./acre (maximum)
Agricultural Grade Gypsum: 500 lb./acre
b. With agitation system operating at part speed, water shall be added to the tank, good recirculation shall be established. Materials shall be added in such a manner that they are uniformly blended into the mixture in the following sequence (assumes a nominal 1500 gallon tank):
c. When tank is 1/3 filled with water:
Add binding agent - 2 acre requirement.
Add 5 - 50 pound bales of fiber-mulch.
Add seed - 2 acre requirement.
Add fertilizer - 2 acre requirement.
d. Agitate mixture at full speed when the tank is half-filled with water.
e. Add remainder fiber-mulch requirement, 10 bales, before tank is 3/4 full. Add remainder fertilizers, seed and gypsum. Slurry distribution should begin immediately.

2. Application: Hydroseed slurry shall be applied under high pressure evenly and result in a uniform coat on all areas to be treated. Care shall be exercised to assure that plants in place are not subjected to the direct force of the application. Slurry shall be immediately removed from walks, structures, plants, etc., that are inadvertently sprayed.

3. Clean-up: The slurry shall not be sprayed on non-designated areas. Any slurry spilled or sprayed into areas other than those designated to receive spray shall be cleaned up at Contractor's expense to the satisfaction of the Park Projects Inspector.

B. Sodding: All areas to receive sod shall be Finish Graded prior to commencement of sodding. Immediately prior to laying sod, all areas shall be irrigated to moisten the soil as specified above. Rooting Agent shall be applied per the written recommendations of the Sod Grower. Contractor shall provide a copy of such recommendations to the Park Projects Inspector prior to installation of the sod. Lay sod in parallel rows with a running bond pattern using uniformly sized strips of sod. Use whole pieces wherever possible. Lay sod smooth, with tight joints, no gaps greater than 1/8" in size. All irrigation heads shall be marked with flags for ease of location. Cut sod neatly trimming it away from around each irrigation head a maximum of
Inspector. Contractor shall be responsible for all replanted turf areas for as long after replanting as is necessary until acceptable germination/rooting and establishment is realized and approved by the Park Projects Inspector.

3.11 WATERING: Add the following to Standard Specifications Section **308-4.9.5 Watering**:

A. Responsibility: It shall be Contractor's responsibility to maintain a balanced watering program to ensure proper growth until Final Acceptance of the Work.

B. Initial Watering: Immediately after planting, apply water to each plant. Apply water in a moderate stream in the planting hole until the material about the roots is completely saturated from the bottom of the hole to the top of the ground.

C. Ongoing Watering: Apply water in sufficient quantities and as often as seasonal conditions require to keep the planted areas moist at all times, well below the root system of plants.

D. Irrigation:
1. Contractor shall properly and completely maintain the irrigation system. A balanced water program shall be maintained to ensure proper germination and growth until Final Acceptance of the Work. Plants, which cannot be watered sufficiently with the irrigation system, shall be watered by means of a hose.
2. All controllers are to have each station individually adjusted on a weekly basis. System shall be set considering the application rate each area is capable of receiving. The system shall operate on short intervals, with the cycle repeating at a later time to reduce runoff.

3.12 MAINTENANCE AND PLANT ESTABLISHMENT: Amend the first sentence of Standard Specifications Section **308-6 MAINTENANCE AND PLANT ESTABLISHMENT** to read: " Contractor shall maintain **all areas within the Work Limits of this Project** on a continuous basis...until Final Acceptance".

3.13 START OF PLANT ESTABLISHMENT: Add the following to Standard Specifications Section **308-6 MAINTENANCE AND PLANT ESTABLISHMENT**:

A. Criteria for Start of Plant Establishment Period:
1. The Plant Establishment Period shall not start until all elements of the Project that impact the landscape are completed in accordance with the Contract Documents. Projects will not be segmented into phases.
2. Permanent power to remote controllers shall be established.
3. Written acceptance of the Park Projects Inspector must be obtained to start the Plant Establishment Period.
4. If the project maintenance fails to continuously meet standards required, the Plant Establishment Period "day count" will be suspended and will not recommence until Contractor has corrected all deficiencies.

3.14 MAINTENANCE TASKS: Add the following to Standard Specifications Section **308-6 MAINTENANCE AND PLANT ESTABLISHMENT**:

A. General: During the contract period provide all watering, weeding, mowing, fertilizing and cultivation and spraying necessary to keep the plants and turf in a healthy growing condition and to keep the planted areas neat, edged, and attractive. All shrubs planted by Contractor shall be pinched and pruned as necessary to encourage new growth and to eliminate rank sucker growth. Old wilted flowers and dead foliage shall be immediately pinched or cut off. Do not prune trees without written approval of the Park Projects Inspector.
iron chlorosis symptoms, apply FE 138 Geigy or equivalent at manufacturer's recommended rates.

C. Replacement Plantings: During the Plant Establishment Period, should the appearance of any planting installed by Contractor indicate weakness, that plant shall be replaced immediately with a new, healthy plant. At the end of the Plant Establishment Period, all plant materials shall be in a healthy, growing condition and spaced as indicated on the Plans.

D. Fertilization: Contractor shall apply commercial fertilizer to all turf areas at a rate of 10 pounds per 1,000 square feet, and all groundcover areas at a rate of 5 pounds per 1,000 square feet, at 30-day intervals, for 3 applications as a minimum, above and beyond the original soil preparation application.

E. Planting Establishment: All planting areas that do not show a prompt establishment of plant material, and areas where plant material is missing, shall be replanted at 10-day intervals until the plant material is established. For turf sod plantings, sod shall exhibit sufficient root growth knitting into the subgrade such that the sod can no longer be removed by hand. If a good rate of growth has not been demonstrated within 30 days of first planting/hydroseeding, Contractor shall be responsible to determine the appropriate horticultural practices necessary to obtain good growth. Contractor shall obtain agronomic soils testing of all areas not showing good growth and shall provide copies of the test results to the Park Projects Inspector to verify the appropriateness of all maintenance work performed.

F. Grading and Drainage: During the Plant Establishment Period all flow lines shall be maintained to allow for free flow of surface water. Displaced material which interferes with drainage shall be removed and placed as directed. Low spots and pockets shall be graded to drain properly. Jute netting shall be installed at flow lines and other locations where erosion is evident, when directed by the Park Projects Inspector.
1. Damage to planting areas shall be repaired immediately and throughout the Plant Establishment Period. Depressions caused by vehicles, bicycles, or foot traffic shall be filled and leveled. Replant damaged areas.
2. All paved areas shall be washed and maintained in a neat and clean condition at all times.
3. All subsurface drains and inlets shall be periodically cleared of debris, leaves and trash and flushed with clear water to avoid build up of silt and debris.
4. Debris and trash shall be removed from the site daily.

G. Disease and Pest Control: Throughout the Plant Establishment Period, all plants shall be maintained in a disease and pest free condition. A licensed pest control operator shall be retained by Contractor to recommend and apply all pesticides, herbicides, and fungicides. Exterminate gophers, moles, and all other rodents, and repair damage.

3.15 END OF PLANT ESTABLISHMENT PERIOD: Add the following to Standard Specification Section **308-6 MAINTENANCE AND PLANT ESTABLISHMENT**:

A. Request for Inspection: When Contractor believes the Plant Establishment Period is complete and the Project is ready for Final Acceptance, Contractor shall request inspection of the Project. The Park Projects Inspector will inspect the Project for Final Acceptance. Deficiencies noted during inspection shall extend the Plant Establishment Period until all are corrected.

B. Established Plantings: All planting areas shall show a good rate of growth and shall be well established "filled in" plantings free of voids. Bare areas will be unacceptable. Contractor shall provide sod or plantings from flats as necessary to fill in all bare areas. Such sod or plantings shall be planted a minimum of 10 days prior to the end of the Plant Establishment Period and shall have roots "knit-in" to the native soil.
rubbish, debris, etc.; sweep adjacent streets, curbs, gutters; wash down all walkways, and trails; and remove construction equipment from the premises.

END OF SECTION

BH02483.MAS
09/27/03

REGISTERED LANDSCAPE ARCHITECT
BLAKE RICHARD NAKAI
No 2403
Signature
9/26/03
Date
STATE OF CALIFORNIA
EXPIRES 11-30-2004

MK	REVIEW COMMENTS		8/25/03
MARK	REVISIONS	APPR.	DATE

DESIGNED BY ____ DRAWN BY ____ CHECKED BY ____

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	OK	APPROVED BY
PRINCIPAL ENGINEER	9/25/03		
PARK DEPARTMENT	9/26/03		City Engineer
TRAFFIC DIVISION			
TRANSPORT.	9/10/03		DATE 9/26/03

PLANTING SPECIFICATIONS

LANTEX
Landscape Architecture Inc.
31726 Rancho Viejo Road, Suite 206
San Juan Capistrano, CA 92675
(949) 248-1993 FAX (949) 493-0706
Contact: Seth Hoffman
Email: sethhoffman@lantexla.com

PRESTIGE HOMES
3536 CONCOURS STREET, SUITE 310
ONTARIO CA, 91764
PH 909-476-3706 FAX 909-581-1845
Contact: Kevin Kindig
Cell#909-772-7582 Office#909-789-1941
Email: kkindig@prestigehomescalifornia.com

R - 3631 - L

SHEET 7 OF 7

HORIZ. SCALE 1" = 20' VERT. SCALE 1" = 20'

TR.# 29478

FC-6370-R/R03-0006