- THE CONTRACTOR SHALL CAREFULLY INSPECT THE SITE AND VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH ANY WORK DESCRIBED HEREIN. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE DESIGNER OF ANY DISCREPANCIES WITH THESE DOCUMENTS PRIOR TO BEGINNING ANY CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL THE CONDITIONS OF THE SITE RELATIVE TO EXISTING WORK MATERIALS TO BE MATCHED, AVAILABILITY OF WORKING SPACE, SITE ACCESS AND ANY/ALL OTHER ASPECTS OF THE SITE AFFECTING THE SCOPE OF WORK AND THE DEVELOPMENT OF AN INTELLIGENT BID. NO INCREASE IN COST OR EXTENSION IN PERFORMANCE TIME WILL BE CONSIDERED RESULTING FROM THE CONTRACTOR'S FAILURE TO KNOW THE SITE CONDITIONS.
- THE CONTRACTOR SHALL CARRY ALL WORKERS COMPENSATION, PUBLIC LIABILITY, AND PROPERTY DAMAGE INSURANCE AS REQUIRED BY THE CLIENT.
- HOLD HARMLESS AND INDEMNIFICATION CLAUSE -CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE LANDSCAPE DESIGNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE LANDSCAPE DESIGNER.
- DAMAGE RESPONSIBILITY CONTRACTOR SHALL ERECT AND MAINTAIN TEMPORARY BARRICADES PROOF PARTITIONS AS NEEDED FOR THE CLIENT'S PROTECTION AGAINST ACCIDENT. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, INTENTIONALLY OR ACCIDENTALLY, TO EXISTING UTILITIES, BUILDINGS, OR OTHER AMENITIES, DUE TO THE ACTIONS OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES, AND/OR CONTRACTOR'S SUBCONTRACTORS. CONTRACTOR SHALL AT ALL TIMES PROTECT HIS WORK FROM DAMAGE AND THEFT AND REPLACE ALL DAMAGED OR STOLEN PARTS AT HIS EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING FROM THE CLIENT.
- THE CONTRACTOR SHALL APPLY FOR, OBTAIN, AND PAY FOR ALL REQUIRED PERMITS TO COMPLETE THE SCOPE OF
- TRADE COORDINATION CONSTRUCTION AND INSTALLATION OF ALL ITEMS WITHIN THESE DOCUMENTS SHALL REQUIRE CLOSE COORDINATION BETWEEN TRADES INVOLVED IN UNDERGROUND AND UTILITY INSTALLATION, AND TREE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE TO INSURE PROPER COORDINATION BETWEEN TRADES TO INSURE AND AVOID CONSTRUCTION DELAYS OR DAMAGE TO ANY IMPROVEMENTS OR UTILITIES.
- INSPECTIONS THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CITY REPRESENTATIVE AT LEAST 24 HOURS IN ADVANCE OF ANY REQUIRED CITY INSPECTION. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY
- AND COPYRIGHT OF [PLACE] AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AUTHORIZATION FROM [PLACE].
- WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE DESIGNER PRIOR TO THE COMMENCEMENT OF WORK. IN NO EVENT ARE DIMENSIONS TO BE SCALED OFF THE DRAWINGS WITHOUT PRIOR APPROVAL OF THE LANDSCAPE DESIGNER.
- ALL QUANTITIES INDICATED ON THE PLANS ARE FOR BID PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE QUANTITIES SHOWN BY CONDUCTING A QUANTITY TAKE-OFF.
- LANDSCAPE DESIGNER SHALL DECIDE ALL QUESTIONS RELATING TO THE INTERPRETATION(S) OF THE DRAWINGS AND THE ACCEPTABLE FULFILLMENT OF THE CONTRACT.
- THE CONTRACTOR SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS, AND RUBBISH INCIDENTAL OF HIS WORK AT ALL TIMES INCLUDING WEEKENDS AND HOLIDAYS. ALL RUBBLE, TRASH, OR DISPOSABLE ITEMS RESULTING FROM DEMOLITION OR CONSTRUCTION SHALL BE DISPOSED OF IN A LEGAL AND LAWFUL MANNER TO AN APPROVED DISPOSAL
- THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE DESIGNER AT LEAST 48 HOURS IN ADVANCE OF ANY SITE OBSERVATIONS OR MEETINGS AT (310) 450-8100.
- SITE OBSERVATIONS AND MEETINGS SHALL INCLUDE: 1.PRE-CONSTRUCTION
- 2.LANDSCAPE GRADING AND SOIL AMENDING
- 3.LANDSCAPE CONSTRUCTION 4. SPOTTING OF SPECIMEN PLANTS
- 5.IRRIGATION PRESSURE AND COVERAGE TEST
- 6.PLANTING AND/OR HYDROSEEDING 7.PRE-MAINTENANCE
- 8.POST-MAINTENANCE • NOTE: "LANDSCAPE" SHALL REFER TO ALL IMPROVEMENTS WITHIN THIS SET OF DOCUMENTS THAT HAVE BEEN
- DESIGNED BY THIS OFFICE. • SITE OBSERVATIONS BY THE LANDSCAPE DESIGNER DURING ANY PHASE OF THIS PROJECT DOES NOT RELIEVE THE CONTRACTOR OF HIS PRIMARY RESPONSIBILITY TO
- PERFORM ALL WORK IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS, AND GOVERNING CODES. • THIS FIRM DOES NOT PRACTICE OR CONSULT IN THE FIELD OF SAFETY ENGINEERING. THIS FIRM DOES NOT DIRECT THE CONTRACTOR'S OPERATIONS, AND IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PERSONNEL OTHER THAN OF [PLACE] ON THE SITE. THE SAFETY OF OTHERS IS
- THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHOULD NOTIFY THE OWNER IF HE CONSIDERS ANY OF THE RECOMMENDED ACTIONS PRESENTED HEREIN TO BE UNSAFE.
- ALL CONSTRUCTION DOCUMENTS AND DETAILS SHALL BE COMPLETED IN FULL COMPLIANCE WITH APPLICABLE LOCAL CODES AND REQUIREMENTS.
- DETAILS ARE INTENDED TO SHOW FINAL EFFECT OF PARTS OF CONSTRUCTION. MINOR MODIFICATIONS MAY BE

- REQUIRED TO SUIT PARTICULAR JOBSITE DIMENSIONS OR CONDITIONS, AND SHALL BE INCLUDED WITHIN THE SCOPE OF THE WORK AND CONSTRUCTION CONTRACT. ANY MODIFICATIONS REQUIRED IN DETAILS ARE TO BE FIRST REVIEWED AND CONFIRMED WITH THE LANDSCAPE DESIGNER PRIOR TO CONSTRUCTION
- CONTRACTOR SHALL REVIEW ALL ITEMS NOTED "VERIFY OR CONFIRM WITH LANDSCAPE DESIGNER", (OR NOTED TO THAT EFFECT), WHICH MIGHT AFFECT COSTS OR SCHEDULE PRIOR TO FINALIZING CONSTRUCTION CONTRACT AND SUBCONTRACTS, AND SHALL CONFIRM ALL FINAL DECISIONS ON ALL ITEMS REGARDING SELECTION, MATERIALS, COLOR, FINISH OR OTHER SPECIFICATIONS NOT YET DECIDED UPON, WITH THE LANDSCAPE DESIGNER. CONTRACTOR SHALL INCLUDE THE COST OF THESE ITEMS WITHIN THE ORIGINAL CONTRACT PRICE.
- CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CLIENT AND LANDSCAPE DESIGNER OF ANY EXTRA COSTS ARISING FORM THE EXECUTION OF THEIR CONTRACT OR SUBCONTRACTS AND SHALL RECEIVE THE CLIENT'S AND LANDSCAPE DESIGNER'S WRITTEN APPROVAL OF ANY ADDITIONAL COST PRIOR TO EXECUTION OF SAID WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SUPERVISING AND VERIFYING THAT ALL GENERAL AND SUBCONTRACT WORK IS ACCOMPLISHED ACCORDING TO THE MOST CURRENT CONSTRUCTION DOCUMENTS, INCLUDING REVISIONS.
- CONTRACTOR SHALL NOT USE ANY POTENTIALLY HAZARDOUS MATERIALS OR PRODUCTS THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL ADVISE CLIENT AND LANDSCAPE DESIGNER OF ANY POTENTIALLY HAZARDOUS MATERIALS OR PRODUCTS RECOMMENDED, SELECTED, OR SPECIFIED, PRIOR TO THE PURCHASE OR INSTALLATION OF SAID MATERIALS OR PRODUCTS.

SITEWORK NOTES

- PRIOR TO FORMING OR POURING CONCRETE, CONTRACTOR SHALL STAKE OUT ALL PERIMETER LINES AS SHOWN ON PLANS FOR LANDSCAPE DESIGNER'S REVIEW, CONFIRM EXISTING STRUCTURE AND PROPERTY LINE LOCATIONS AND ELEVATIONS, AND VERIFY PROPER SETBACKS AND CLEARANCES BY LOCAL
- THERE SHALL BE NO TRENGTHES OR EXCAVATIONS 5'-0" OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND. IF REQUIRED, CONTRACTOR SHALL OBTAIN NECESSARY PERMIT FROM LOCAL/STATE BUILDING AND SAFETY DEPARTMENTS.
- CONTRACTOR SHALL NOTIFY CLIENT AND LANDSCAPE DESIGNER OF ANY UNSTABLE OR QUESTIONABLE SOIL OR GEOLOGICAL CONDITIONS ENCOUNTERED DURING EXCAVATION.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE OF ALL FINISHED GRADE SURFACES AND WALKWAYS AWAY FROM STRUCTURES AND VERIFY THAT ALL AREAS AFFECTED BY CONSTRUCTION ARE PROPERLY DRAINED, WITH NO
- CONTRACTOR SHALL REMOVE ALL EXCESS SOIL, DEBRIS, AND MATERIALS NOT REOUIRED BY CONSTRUCTION. CONFIRM ANY ITEMS TO REMAIN WITH LANDSCAPE DESIGNER, PRIOR TO START OF CONSTRUCTION.

PLANTING NOTES

GENERAL

- ALL WORK SHALL BE IN ACCORDANCE WITH THESE PLANS, NOTES, DETAILS, AND ALL APPROPRIATE LOCAL CODES. PLAN IS DIAGRAMMATIC, CONTRACTOR SHALL VERIFY SITE CONDITIONS. IF ANY CONDITION CONFLICTS WITH PLANS,
- THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE DESIGNER PRIOR TO ANY PLANTING INSTALLATION. • THE IRRIGATION SYSTEM SHALL BE INSTALLED COMPLETE
- AND OPERABLE PRIOR TO ANY PLANTING INSTALLATION EXCEPT AS NOTED IN THESE SPECIFICATIONS. • CONTRACTOR SHALL VERIFY OUANTITIES BY PLAN CHECK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL
- QUANTITIES SHOWN ON THE PLAN. SHRUB AND GROUND COVER QUANTITIES SPECIFIED MAY NOT REFLECT QUANTITIES DRAWN. • PLANT SUBSTITUTIONS WILL BE ALLOWED ONLY WITH
- WRITTEN APPROVAL FROM THE LANDSCAPE DESIGNER. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY COORDINATION OF ALL MATERIALS REQUIRED BY THESE

SCOPE OF WORK

PLANS, NOTES, AND DETAILS.

- THE CONTRACTOR SHALL FURNISH ALL MATERIAL, LABOR, TRANSPORTATION, EQUIPMENT, AND PROPERTY IN ORDER TO COMPLETE THE LANDSCAPING OF ALL PLANTING AREAS INDICATED, OR REASONABLY IMPLIED, ON THE DRAWINGS AND/OR NOTES.
- INCLUDED AS A PART OF THE PLANTING INSTALLATION, BUT NOT LIMITED, ARE THE FOLLOWING ITEMS: CLEAR AND GRUB ALL PROPOSED LANDSCAPE AREAS; IMPORT SOIL, FINE GRADING OF ALL PLANTING AREAS; PREPARATION OF ALL PLANTING HOLES; FURNISHING AND INSTALLATION OF ALL REQUIRED PLANTING BACKFILL AND SOIL AMENDMENT MATERIALS, AND MULCH, AND MISCELLANEOUS MATERIALS; FURNISHING AND INSTALLING ALL PLANT MATERIALS; PROVIDING MAINTENANCE THROUGHOUT THE SPECIFIED PERIOD; CLEAN-UP AND WEEDING OF ALL LANDSCAPE AREAS; GUARANTEE OF ALL PLANT MATERIALS AND WORKMANSHIP FOR A PERIOD AS SPECIFIED BELOW.

MATERIALS

- ALL PLANT MATERIALS SHALL BE OF SELECT "A-1" QUALITY AND HAVE A GROWTH HABIT NORMAL TO THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS AND FREE FROM PESTS, PLANT DISEASES, SUN SCALDS, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS, OR OTHER OBJECTIONABLE DISFIGUREMENTS. ALL PLANTS SHALL HAVE NORMAL WELL-DEVELOPED BRANCH SYSTEMS, AND VIGOROUS AND FIBROUS ROOT SYSTEMS WHICH ARE NEITHER ROOT NOR POT-BOUND AND ARE FREE OF KINKED OR GIRDLING ROOTS. ALL PLANTS SHALL BE TRUE TO SPECIES AND VARIETY. ALL MATERIALS SHALL BE PROVIDED BY A CERTIFIED NURSERY AND SHALL BE FREE OF ANY PEST OR DISEASE. THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO REJECT ANY UNSUITABLE OR OBJECTIONABLE PLANT MATERIAL
- TREES, SHRUBS, AND VINES ALL PLANT MATERIALS SHALL BE OF THE SPECIFIED TYPE AND SIZE, SELECTED FROM HIGH QUALITY, WELL-SHAPED NURSERY STOCK.
- FLATTED PLANTS ALL GROUND COVER PLANTS AND OTHER FLATTED PLANTS SHALL BE GROWN AND REMAIN IN THE FLATS UNTIL TRANSPLANTED AT THE SITE. THE SOIL AND SPACING OF THE PLANTS IN THE FLAT SHALL INSURE THE MINIMUM DISTURBANCE OF THE ROOT SYSTEM AT THE TIME OF TRANSPLANTING.
- THE CONTRACTOR SHALL KEEP ALL PLANT MATERIAL DELIVERED TO THE SITE IN A HEALTHY CONDITION FOR PLANTING. PLANTS SHALL NOT BE ALLOWED TO DRY OUT.
- ALL PLANT MATERIALS SHALL BE APPROVED BY THE LANDSCAPE DESIGNER PRIOR TO INSTALLING PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR

- THE CONDITION OF ALL PLANTS, PLANTED OR OTHERWISE, UNTIL ACCEPTANCE.
- TOPSOIL TOP SOIL SHALL BE CLASS 'A' WITH THE SAME RELATIVE COMPOSITION AND STRUCTURE, A FRIABLE SANDY LOAM CHARACTER, AND BE FREE OF ROOTS, CLODS, AND STONES LARGER THAN 1 INCH IN GREATEST DIMENSION, POCKETS OF COURSE SAND, NOXIOUS WEEDS STICKS, SLAG, BRUSH, AND OTHER LITTER. IT SHALL NOT BE INFESTED WITH NEMATODES OR OTHER UNDESIRABLE INSECTS AND PLANT DISEASE ORGANISMS. TOPSOIL PH RANGE SHALL BE 5.3 TO 6.0.
- AGRONOMIC SOILS TEST CONTRACTOR SHALL OBTAIN AND SUBMIT FOR APPROVAL, A WRITTEN AGRONOMIC SOILS TEXT REPORT FROM A STATE REGISTERED TESTING AGENCY FOR ALL IMPORTED AND SITE TOPSOIL TO BE USED ON THE SITE. TEST REPORT SHALL LIST RECOMMENDED SOIL AMENDMENTS AND PREPARATION TO INSURE ADEQUATE PLANT GROWTH. CONTRACTOR SHALL ADJUST HIS BID ACCORDING TO THE RECOMMENDATIONS LISTED IN THE SOILS TEST REPORT.
- FERTILIZERS ALL FERTILIZING MATERIALS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE STATE AGRICULTURAL CODE. ALL FERTILIZING MATERIALS SHALL BE PACKAGED, FIRST GRADE, COMMERCIAL QUALITY PRODUCTS IDENTIFIED AS TO SOURCE, TYPE OF MATERIAL, WEIGHT AND MANUFACTURER'S GUARANTEED ANALYSIS. FERTILIZING MATERIAL SHALL NOT CONTAIN TOXIC INGREDIENTS OR FILLERS IN QUANTITIES HARMFUL TO HUMAN LIFE, ANIMALS, OR PLANT LIFE.
- COMMERCIAL FERTILIZERS COMMERCIAL FERTILIZER SHALL BE A PALLETIZED OR GRANULAR PRODUCT HAVING A CHEMICAL ANALYSIS AS SPECIFIED ON THE PLANS OR IN THESE SPECIFICATIONS.
- ORGANIC SOIL AMENDMENT ORGANIC SOIL AMENDMENT SHALL BE A WELL COMPOSTED ORGANIC BASE, CLASS I OR CLASS II. WOOD BASED PRODUCTS ARE CONDITIONALLY ACCEPTABLE (STABLE HUMUS MUST BE PRESENT). WOOD BASED PRODUCTS ARE NOT ACCEPTABLE WHICH ARE BASED ON RED WOOD OR CEDAR. SLUDGE-BASED MATERIALS ARE NOT ACCEPTABLE.

INSTALLATION

- INSTALL ALL PLANT MATERIALS AS PER PLANS, NOTES, AND DETAILS. • PLANTING AREAS SHALL BE FREE OF WEEDS AND OTHER EXTRANEOUS MATERIALS TO A DEPTH OF 12 INCHES BELOW
- FINISH GRADE BEFORE TOPSOIL WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADE, INCLUDING AND IMPORT SOIL ADJUSTMENTS TO EARTH
- BERMS AND SLOPE SHAPES. PROVIDE FINISH GRADE IN PLANTING AREAS AT A MINIMUM 2% MINIMUM GRADIENT FINISH GRADES SHALL BE 2" BELOW ADJACENT WALKS, CURBS, DRIVEWAYS, ETC. IN GROUND COVER AREAS. • FINISH GRADE - THE FINISH GRADE SHALL BE SMOOTH UNIFORM, AND FREE OF ABRUPT GRADE CHANGES AND
- DEPRESSIONS TO INSURE SURFACE DRAINAGE. ALL PLANTED AREAS SHALL BE RAKED AND SMOOTHED TO THE REQUIRED GRADES AND CONTOURS PRIOR TO INSTALLATION. FINISH SURFACES SHALL BE CLEAN AND SUITABLE FOR PLANTING.
- ALLOW THE LANDSCAPE DESIGNER TO ADJUST PLANT LOCATIONS PRIOR TO ANY PLANTING
- ALL LANDSCAPED AREAS SHALL BE PLANTED WITH GROUND COVER AS SHOWN ON THE PLANS. GROUND COVER SHALL BE ROOTED TIP CUTTINGS FROM FLATS AND SHALL BE PLANTED IN STAGGERED ROWS CONTINUOUSLY UNDER ALL TREES AND SHRUBS IN THE AREAS DESIGNATED ON THE PLANS AND AT THE SPACING INDICATED IN THE PLANT LEGEND.
- AMEND ALL PLANT AREAS AS FOLLOWS:
- *SOIL SPECIFICATIONS PROVIDED FOR BID PURPOSES ONLY. CONTRACTOR SHALL ADJUST AMENDMENTS AND BID BASED UPON LAB SOIL TEST PROVIDED BY THE CONTRACTOR. TEST AND REPORT SHALL BE FROM A CERTIFIED SOILS LABORATORY AND SHALL PROVIDE A COMPLETE REGULAR ANALYSIS, ORGANIC MATTER CONTENT, AND TEXTURAL CHARACTERISTICS. A MINIMUM OF ONE SAMPLE AT EACH OF THE FOLLOWING DEPTHS: 0"-12", 12"-24", AND 24"-36". PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT A COPY OF THE FINAL SOILS REPORT TO THE LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL
- 1.SOIL IMPROVEMENT FOR ALL PLANTER AREAS: ROTOTILL THE FOLLOWING AMENDMENTS 6-8" DEEP AND IRRIGATE THOROUGHLY:
- 2 CU YDS WELL COMPOSTED CLASS I OR CLASS II ORGANIC MATTER PER 1,000 SQ FT
- 100 LBS OF TURF-PLUS [AVAILABLE AT AGUINAGA FERTILIZER COMPANY, (909) 899-1203] 25 LBS AGRICULTURAL GYPSUM PER 1,000 SQ FT 2.BACKFILL MIX FOR TREES, SHRUBS, AND VINES SHALL
- BE AS FOLLOWS: 80% BY VOLUME NATIVE ON-SITE SOIL 20% BY VOLUME WELL COMPOSTED CLASS I OR CLASS II
- ORGANIC MATTER SOIL AMENDMENT APPLICATION RATES
- GENERAL SOIL PREPARATION: APPLY 70 LBS. PER 1,000 SQ. PROBLEM OR COMPACTED SOILS: APPLY 90-100 LBS. PER

1,000 SQ. FT.

SHALL NOT BE PLANTED.

• PLANT INSTALLATION - PLANTING HOLES SHALL BE APPROXIMATELY SQUARE WITH THE VERTICAL SIDES TWICE THE DEPTH AND WIDTH OF THE PLANT CONTAINER OR BALL AND SHALL BE LARGER IF NECESSARY TO PERMIT HANDLING

AND PLANTING WITHOUT INJURY OR BREAKAGE OF THE

OR CRACKED ROOT BALL BEFORE OR DURING PLANTING

ROOT BALL OR ROOT SYSTEM. ANY PLANT WITH A BROKEN

- THE NATIVE SOIL AT THE BOTTOM OF THE PLANTING HOLES SHALL BE SCARIFIED TO A DEPTH OF 6 INCHES.
- AFTER PLANTING, THE PLANT SHALL BE PLUMB WITH THE ROOT CROWN AT ITS NATURAL GROWING DEPTH WITH RESPECT TO FINISH GRADE. BACKFILL SHALL BE THOROUGHLY WATER-SETTLED AND ADDITIONAL PREPARED SOIL MIX ADDED TO FILL ANY REMAINING VOID BELOW FINISH GRADE. A CIRCULAR WATERING BASIN SLIGHTLY LARGER THAN THE PLANTING HOLE SHALL BE LEFT AROUND THE PLANT. THE BOTTOM OF THE BASIN SHALL BE AT APPROXIMATELY FINISH GRADE OR SLIGHTLY LOWER. MULCH SHALL BE SPREAD AT LEAST 1 INCH THICK IN THE BASIN. THE AREA AROUND PLANTS SHALL BE REGRADED TO FINISH GRADE. THE EXCESS SOIL SHALL BE DISPOSED OF

BY THE CONTRACTOR. ALL TREES SHALL BE STAKED AND **GUYED PER DETAILS.**

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE PLANS, DETAILS, AND SPECIFICATIONS AS WELL AS ALL APPLICABLE LOCAL

1.PRIOR TO THE PLANTING OF ANY MATERIALS. COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGEINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THIS REQUIREMENT.

2.FOR LANDSCAPE INSTALLATIONS, COMPOST AT A RATE

- OF A MINIMUM OF FOUR CUBIC YARDS PER ONE THOUSAND SQUARE FEET OF PERMEABLE AREA SHLL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL. SOIL WITH GREATER THEN SIX PERCENT ORGANIC MATTER IN THE TOP SIX INCEHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILING. 3.A MIN. THREE INCH LAYER OF MULCH SHALL BE
- APPLIED ON ALL EXPOSED SOIL SURFACED OF NON-TURF PLANTING AREAS, EXCEPT FOR CREEPING OR ROOTING GROUNDCOVERS, DIRECT SEEDING, AND OTHER APPLICATIONS WHERE MULCH IS CONTRAINDICATED. TO PROVIDE HABITAT FOR BENEFICIAL INSECTS AND OTHER WILDLIFE, UP TO FIVE PERCENT OF THE LANDSCAPE AREA MAY BE LEFT WITHOUT MULCH. DESIGNATED INSECT HABITAT MUST BE INCLUDED IN THE LANDSCAPE DESIGN PLAN AS SUCH. STABILIZING MULCHING PRODUCTS SHALL BE USED ON SLOPES THAT MEET CURRENT ENGINEERING STANDARDS. THE MULCHING PORTION OF THE SEED/ MULCH SLURY IN HYDRO-SEEDED APPLICATIONS SHALL MEET THE MULCHING REQUIREMENTS.
- 4. ORGANIC MULCH MATERIALS MADE FROM RECYCLED OR CONSUMER MATERIALS SHALL BE USED INSTEAD OF INORGANIC MATERIALS OF VIRGIN FOREST PRODUCTS UNLESS THE RECYCLED POST CONSUMER ORGANIC PRODUCTS ARE NOT LOCALLY AVAILABLE. ORGANIC MULCHES ARE NOT REQUIRED WHERE PROHIBITED BY LOCAL FIRE CODES.
- WHEN A SOIL MANAGEMENT REPORT IS REQUIRED PURSUANT TO THE APPLICATION REQUIREMENTS, THE SOIL ANALYSIS RECOMMENDATIONS SHALL BE IMPLEMENTED AND SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO THE REPORT AND WHAT IS APPROPRIATE FOR THE PLANTS SELECTED.

MAINTENANCE AND WARRANTIES

- THE MAINTENANCE PERIOD SHALL COMMENCE UPON THE OWNER'S AND THE LANDSCAPE DESIGNER'S WRITTEN APPROVAL OF ALL PHASES OF PLANTING INSTALLATION AND SHALL BE:
- 1. WARRANTY PERIOD FOR TREES, SHRUBS AND PLANT MATERIAL OVER 15 GALLONS:
- ONE YEAR FROM DATE OF FINAL INSPECTION AND ACCEPTANCE. 2.WARRANTY PERIOD FOR 15 GALLON PLANTS: SIX
- MONTHS FROM DATE OF FINAL INSPECTION AND ACCEPTANCE
- 3.WARRANTY PERIOD FOR 5 GALLON PLANTS: SIX MONTHS FROM DATE OF FINAL INSPECTION AND ACCEPTANCE
- FOR BID PURPOSES ONLY: MAINTENANCE WORK SHALL INCLUDE A MINIMUM TWO (2) FERTILIZER APPLICATIONS TO ALL PLANTING AREAS DURING THE MAINTENANCE PERIOD. AT THE FIRST SIGN OF A DEFICIENCY UP TO THIRTY (30) DAYS, THE CONTRACTOR SHALL TEST A MINIMUM OF ONE SOIL SAMPLE FROM GROUND COVER AREAS TO DETERMINE
- FERTILIZER NEEDS FOR APPLICATION MAINTENANCE PROCEDURES - THE GENERAL CARE AND MAINTENANCE OF ALL AREAS SHALL CONSIST OF PROPER WATERING, FERTILIZATION, WEEDING, CLEAN-UP, AND AS **FOLLOWS:**
- 1.CULTIVATE AND WEED AT NOT LESS THAN TEN (10) WORKING DAY INTERVALS.
- 2.APPROXIMATELY THIRTY (30) DAYS AFTER INITIAL PLANTING, APPLY (2) 5 LBS 16-6-8 FERTILIZER PER 1,000 SQ FT. APPLY AND THOROUGHLY IRRIGATE. THE SECOND APPLICATION USING THE ABOVE SPECIFIED FERTILIZER AT THE SAME RATE SHALL BE APPLIED IN ANOTHER SIXTY (60) DAYS OR JUST BEFORE MAINTENANCE PERIOD ENDS.
- 3.CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN A LIKE NEW, OPERATING CONDITION, ADJUSTING HEAD HEIGHTS, THROW AND SPRAY ARCS AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER WATERING OF ALL PLANTING AREAS, AND

SHALL REPLACE ANY PLANT MATERIALS DAMAGED DUE TO

IMPROPER MOISTURE. ANY CONCENTRATED DEVELOPMENT OF WEED GROWTH THAT MAY APPEAR IN PLANTING AREAS DURING MAINTENANCE PERIOD SHALL BE REMOVED AT THIRTY (30) DAY INTERVALS. THE CONTRACTOR MAY ELECT TO REMOVE SUCH CONCENTRATIONS OF WEEDS MANUALLY OR BY AN APPROVED HERBICIDE PROGRAM. THE

CONTRACTOR SHALL CONSULT THE LANDSCAPE DESIGNER

- PRIOR TO USING ANY HERBICIDE. 5.DURING THE COURSE OF THE MAINTENANCE WORK, THE CONTRACTOR SHALL REMOVE SURPLUS MATERIALS AND DEBRIS FROM THE SITE AND SHALL KEEP THE PREMISES IN A NEAT AND CLEAN CONDITION AT ALL TIMES.
- DURING THE MAINTENANCE PERIOD, THE CONTRACTOR RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION FOR ALL PLANTING AREAS. ANY DAMAGE TO AREAS SHALL BE IMMEDIATELY REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE LANDSCAPE IRRIGATION SYSTEM SHALL BE MAINTAINED TO ENSURE SUCCESFFUL ESTABLISHMENT FOLLOWING INSTALLATION, AND TO ENSURE WATER USE EFFICIENCY REMAINS EQUAL TO OR BELOW MAXIMUM APPLIED WATER ALLOWANCE, CONSISTENT WITH SUBMITTED PLANS AND REQUIREMENTS. IRRIGATION SYSTEMS SHALL BE TESTED, ADJUSTED AND REPAIRED FOLLOWING THE MANUFACTURERES SPECIFICATION AND THE RECOMMENDATIONS OF THE LANDSCAPE PROFESSIONAL.
- A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

WHENEVER POSSIBLE, REPAIR OF IRRIGATION EQUIPMENT SHALL BE DONE WITH THE ORIGINAL SPECIFIED MATERIALS OR THEIR EQUIVALENTS, OR WITH COMPONENETS OF GREATER EFFICIENCY.

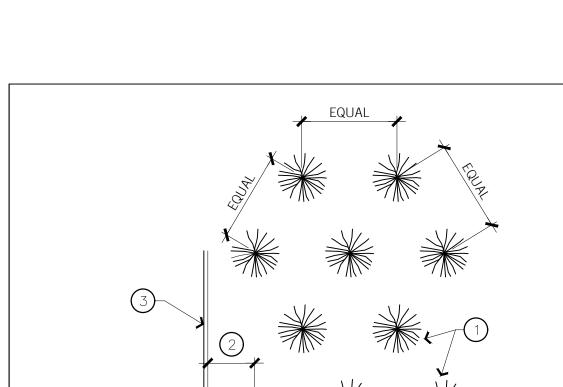
FAILED PLANTS SHALL BE REPLACED WITH THE SAME OR FUNCTIONALLY EQUIVALENT SPECIES THAT MAY BE SIZE ADJUSTED AS APPROPRIATE FOR THE STAGE OF GROWTH OF THE OVERALL INSTALLATION.

TREE PRESERVATION GUIDELINES DURING CONSTRUCTION BEFORE CONSTRUCTION WORK BEGINS, WHICH WILL IMPACT A TREE, AN ARBORIST SHALL ASSESS THE IMPACT OF CONSTRUCTION BASED ON THE CONDITION OF THE TREE MITIGATING MEASURES NECESSARY TO PROTECT THE TREE WILL BE STATED AND REVIEWED BY THE TEAM.

- THE FOLLOWING GUIDELINES HAVE BEEN DEVELOPED TO PROTECT TREES DURING CONSTRUCTION PROJECTS:
- a. A ROOT PROTECTION ZONE SHALL BE DEFINED BY A FOUR-FOOT HIGH TWO-BY-FOUR BARRIER CONSTRUCTED AROUND ANY POTENTIALLY IMPACTED TREE. THIS BARRIER SHALL BE AT THE DRIP LINE OR AT A DISTANCE FROM THE TRUNK EQUAL TO 6 INCHES FOR EACH INCH OF TRUNK DIAMETER 4 ½ FEET ABOVE THE GROUND IF THIS METHOD DEFINES A LARGER AREA.
- b. SHOULD IT BE NECESSARY TO TRENCH WITHIN THIS AREA, TRENCHES SHALL BE HAND DUG. NO ROOTS LARGER THAN TWO INCHES SHALL BE CUT UNLESS NO OTHER ALTERNATIVE IS FEASIBLE. ALL ROOTS GREATER THAN TWO (2) INCHES IN DIAMETER MUST BE CLEANLY CUT TO ENCOURAGE GOOD CALLUS TISSUE. IT IS RECOMMENDED THAT ROOTS BE PRUNED BACK TO THE NEXT ROOT NODE.
- c. ALL SMALLER ROOTS THAT MUST BE CUT SHALL BE SAW CUT (NO TRENCHERS) FLUSH WITH THE SIDE OF THE TRENCH IF AT ANY TIME 25 PERCENT OF THE AREA WITHIN THE ROOT PROTECTION ZONE IS BEING SEPARATED FROM THE TREE BY A TRENCH, THE LINE SHALL BE LOCATED BY BORING OR AN ALTERNATE LOCATION FOR THE TRENCH ESTABLISHED.
- d. THE MINIMUM CLEARANCE BETWEEN AN OPEN TRENCH AND A STREET TREE SHALL BE ONE (1) FOOT, OR SIX (6) INCHES FOR EACH INCH OF TRUNK DIAMETER MEASURED AT 4.5 FEET ABOVE EXISTING GRADE IF THIS METHOD DEFINES A LARGER DISTANCE. THE MAXIMUM CLEARANCE SHALL BE TEN (10) FEET. THE CONTRACTOR SHALL CONFORM TO THESE PROVISIONS UNLESS OTHERWISE DIRECTED BY AN ARBORIST.
- e. AT NO TIME SHALL ANY EQUIPMENT, MATERIALS, SUPPLIES OR FILL BE ALLOWED WITHIN THE PRESCRIBED ROOT PROTECTION ZONE UNLESS OTHERWISE DIRECTED BY THE CITY. THE ROOT PROTECTION ZONE IS DEFINED AS THE LARGER OF THE DRIP LINE OF THE TREE OR THE DISTANCE FROM THE TRUNK EQUAL TO SIX (6) INCHES FOR EACH INCH OF TRUNK DIAMETER MEASURED AT 4.5 FEET ABOVE EXISTING GRADE.
- f. REPAIR OR REPLACE TREES AND VEGETATION INDICATED TO REMAIN THAT ARE DAMAGED BY CONSTRUCTION OPERATIONS, IN A MANNER APPROVED BY ARCHITECT 1.EMPLOY A QUALIFIED ARBORIST, LICENSED IN
- JURISDICTION WHERE PROJECT IS LOCATED, TO SUBMIT DETAILS OF PROPOSED REPAIRS AND TO REPAIR DAMAGE TO TREES AND SHRUBS. 2.REPLACE TREES THAT CANNOT BE REPAIRED AND

THE QUALIFIED ARBORIST.

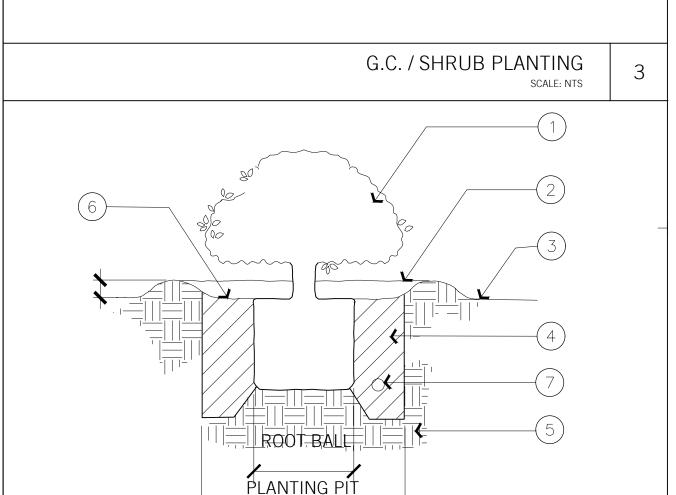
RESTORED TO FULL-GROWTH STATUS, AS DETERMINED BY



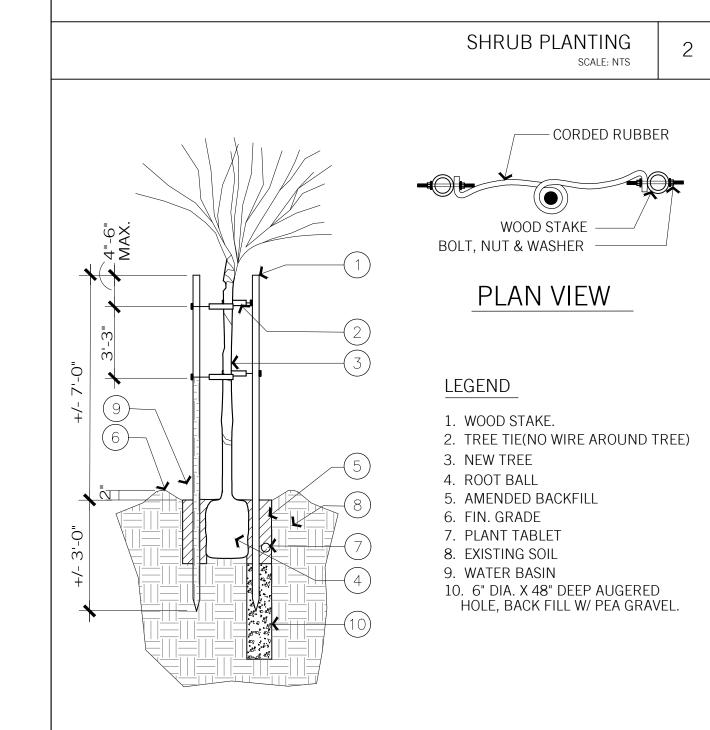
LEGEND:

AREA LIMIT

- 1. LOCATE PLANTS WITH EQUAL SPACING AS INDICATED ON PLAN (TRIANGULAR SPACING).
- 2. 1/2 ON-CENTER SPACING. 3. FACE OF BUILDING, PAVING, OR HEADER SHOWING



- CONTAINER PLAN 2. WATER BASIN
- 3. FINISH GRADE
- 4. AMENDED BACKFILI
- 5. EXISTING SOIL
- 6. 3" MULCH 7. PLANT TABLET



AT OBSIDIAN MAMMOTH LAKES, CA 93546 Project # Drawn by

MAMMOTH

VILLAS 3

Ref. North Date: NTITLEMENT IR COMMENTS PROJECT NO: These drawings, specifications, ideas, designs, and arrangements presented thereby, are and shall remain the property of [place]. No part thereof shall be copied, disclosed oothers or used in connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of place]. Visual contact with these drawings or specifications shall constitute conclusive S H E E T T I T L E:

GENERAL NOTES

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TREE PLANTING

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CONSULTANTS

NAME OF ISSUE

KEY PLAN

\$ NO C27025 5 1 ★



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S H E E T T I T L E:



5 gal 136

5 gal 96

1-3'H x 1-2'W PER PLAN

2'H x 2-3'W PER PLAN

PER PLAN

1-3'H x 2-3'W

SHRUBS

Achillea millefolium

Achillea 'Moonshine'

Penstemon rostriflorus

Common Yarrow

Moonshine Yarrow

Bridges' Penstemon

Schizachyrium scoparium 'Smoke Signal'

Snow storage area- see Civil

Little Bluestem

3-4' H x Clumping

PER PLAN

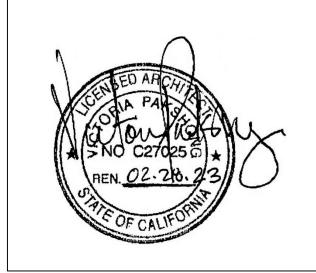
5 gal 149

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NAME OF ISSUE



KEY PLAN

MAMMOTH VILLAS 3 AT OBSIDIAN

Project #: 2122	Ref.	North
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ENLARGED PLANTING PLAN

ENLARGED PLANTING PLAN

SCALE: \frac{1}{8}" = 1'-0"

1



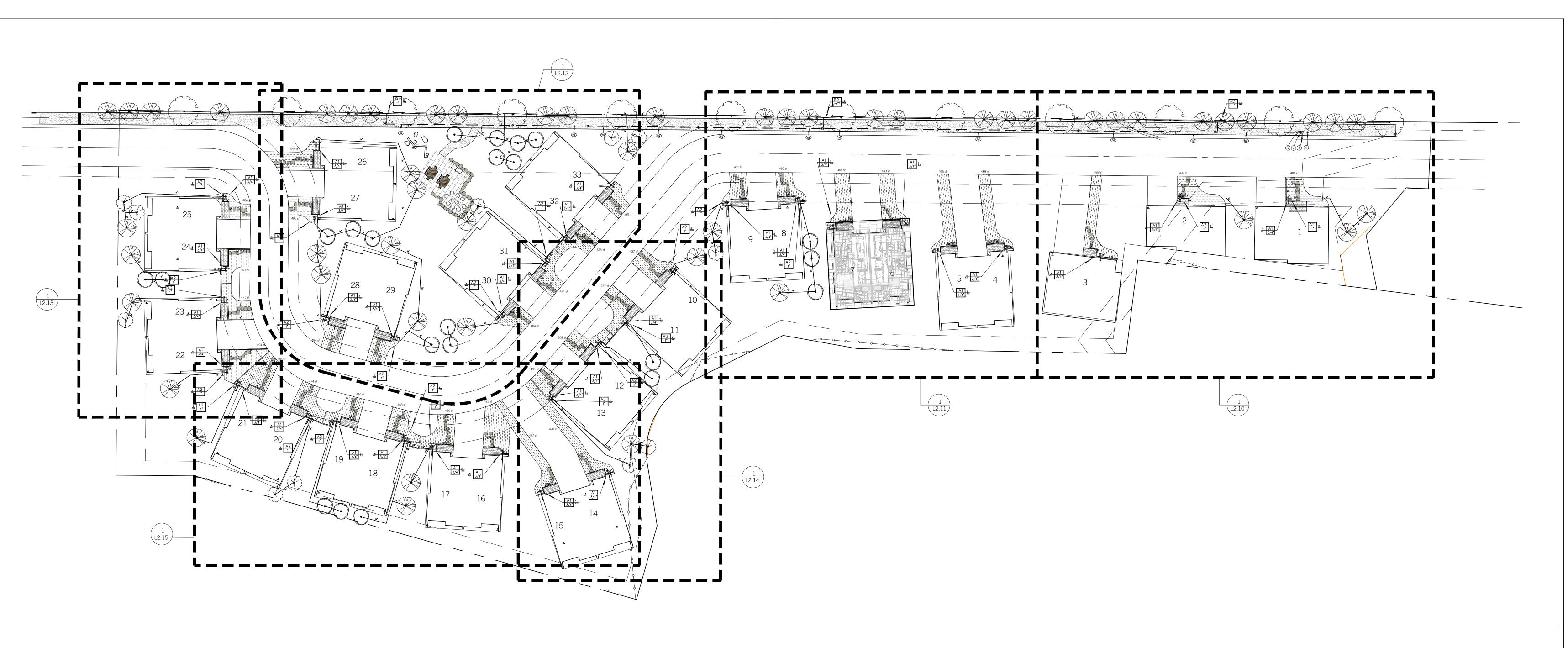


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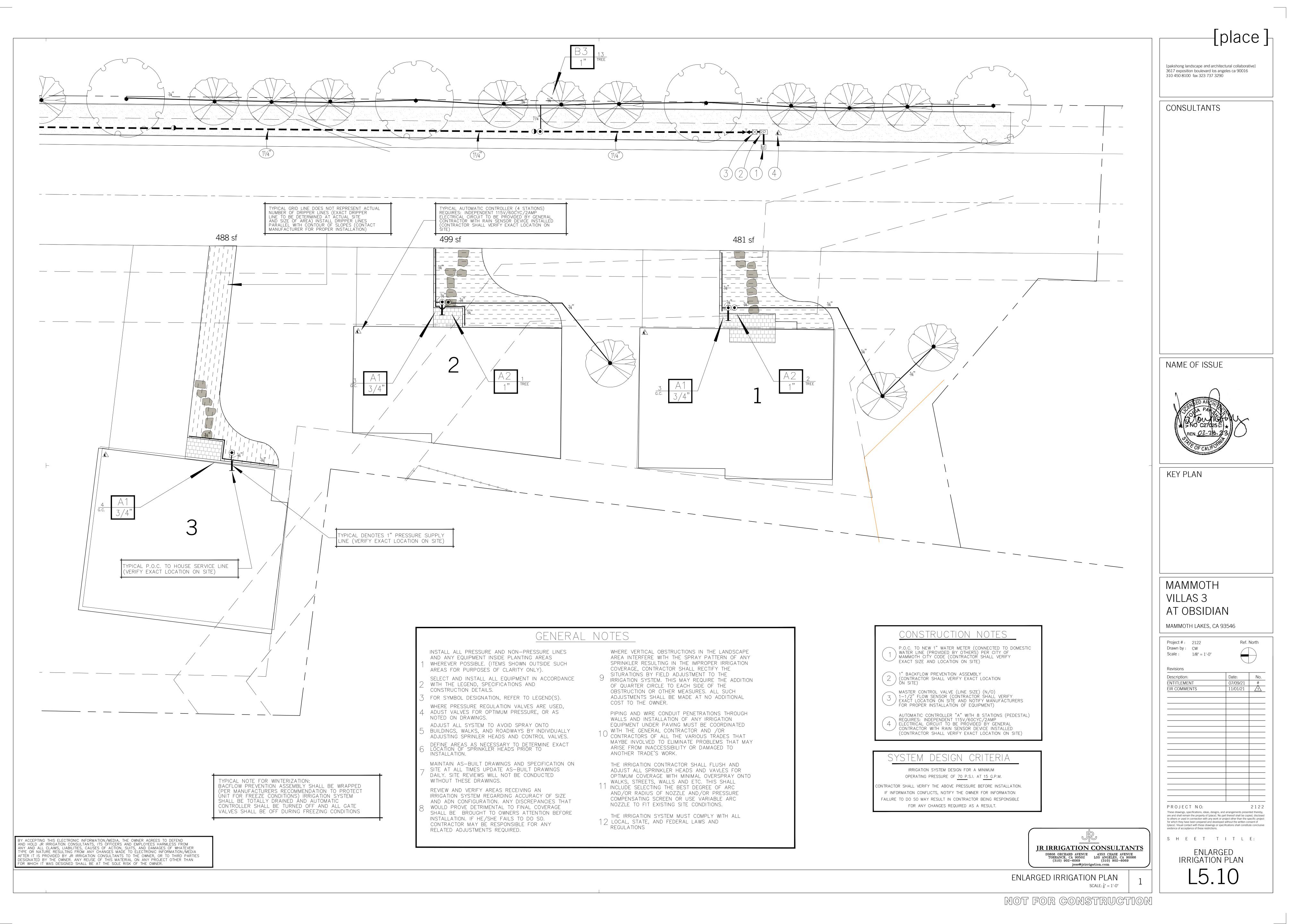
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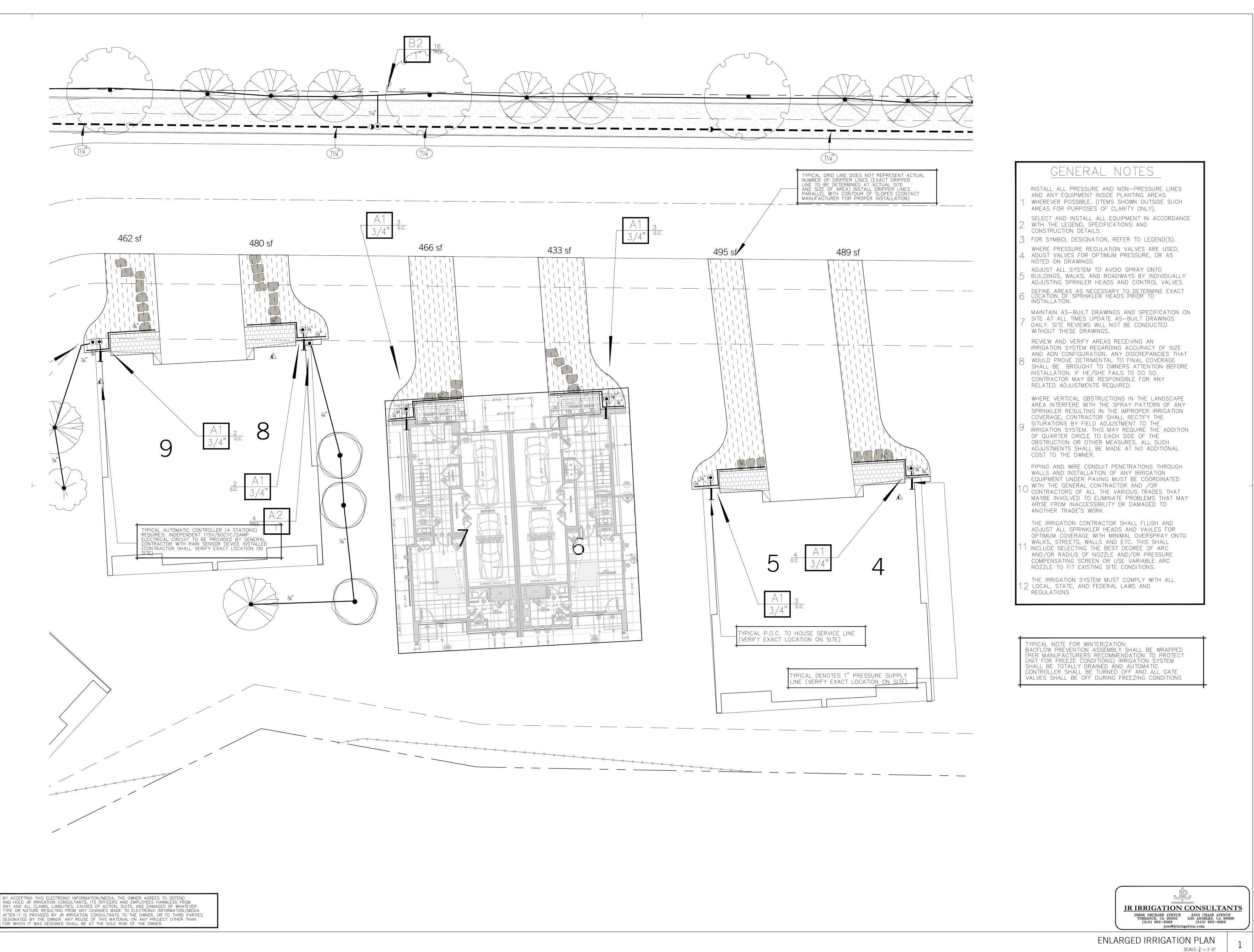
MAMMOTH LAKES, CA 93546

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IRRIGATION REFERENCE PLAN
SCALE: 1" = 30'-0"

LJ.00





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NAME OF ISSUE



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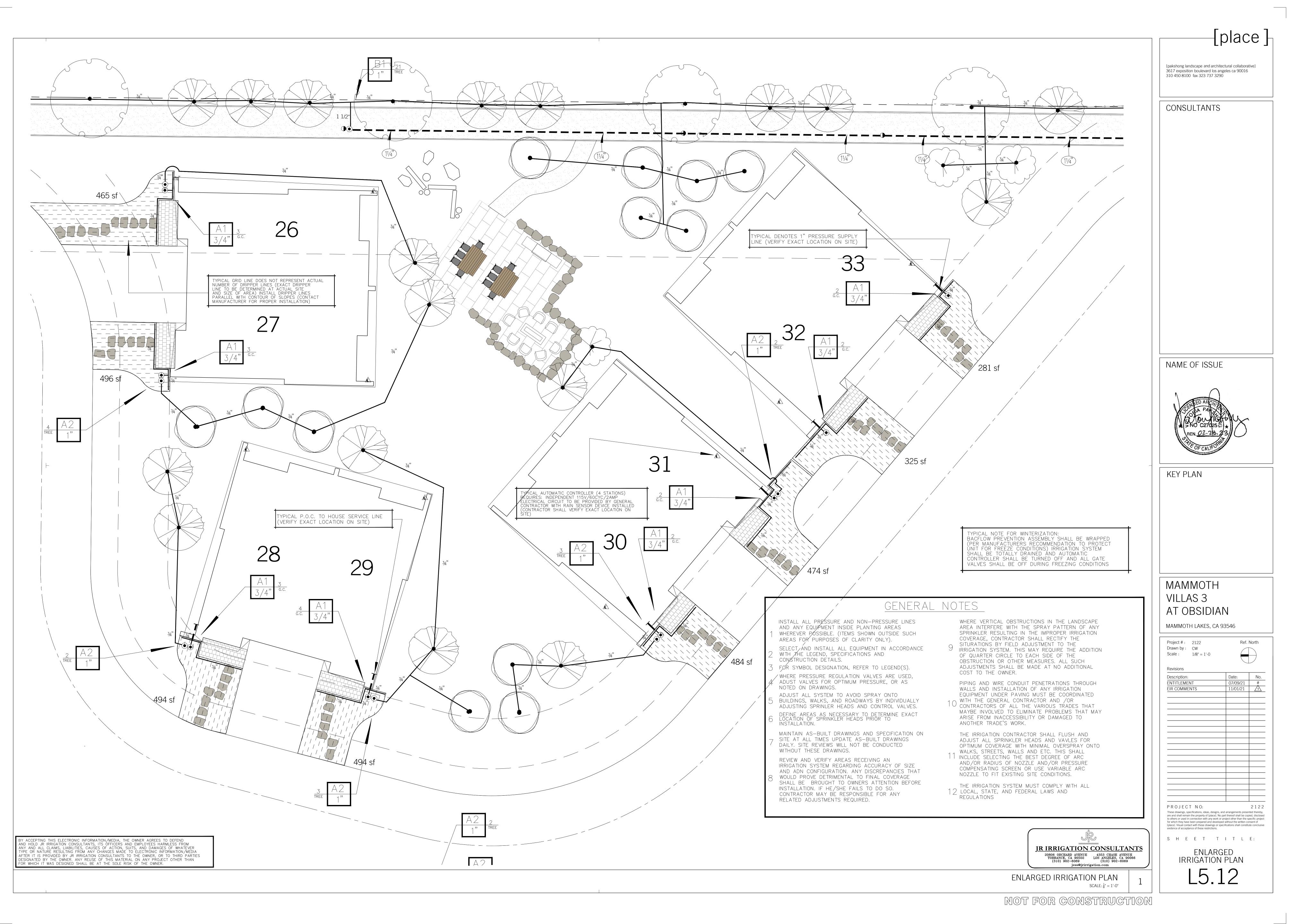
MAMMOTH LAKES, CA 93546

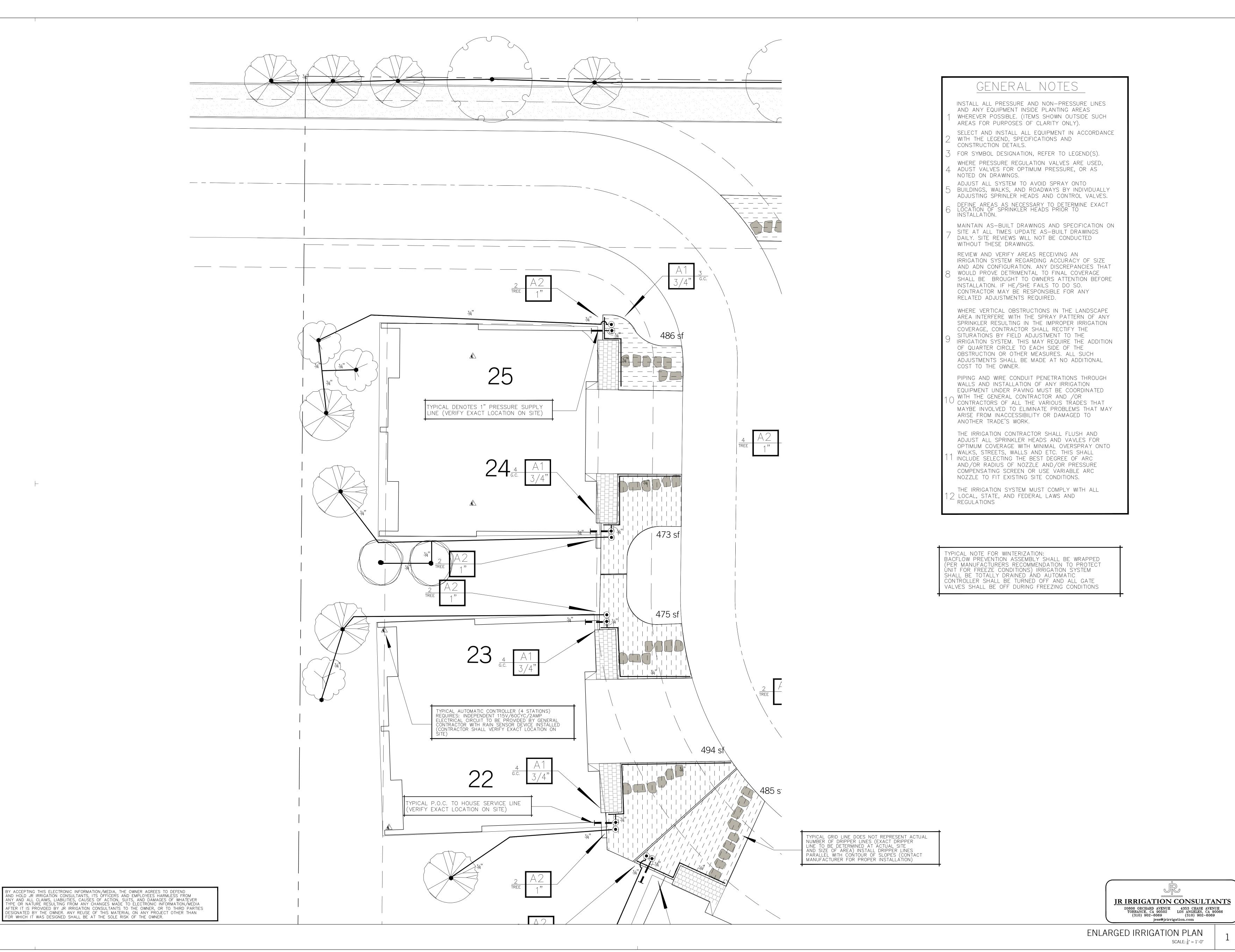
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IRRIGATION PLAN





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NAME OF ISSUE

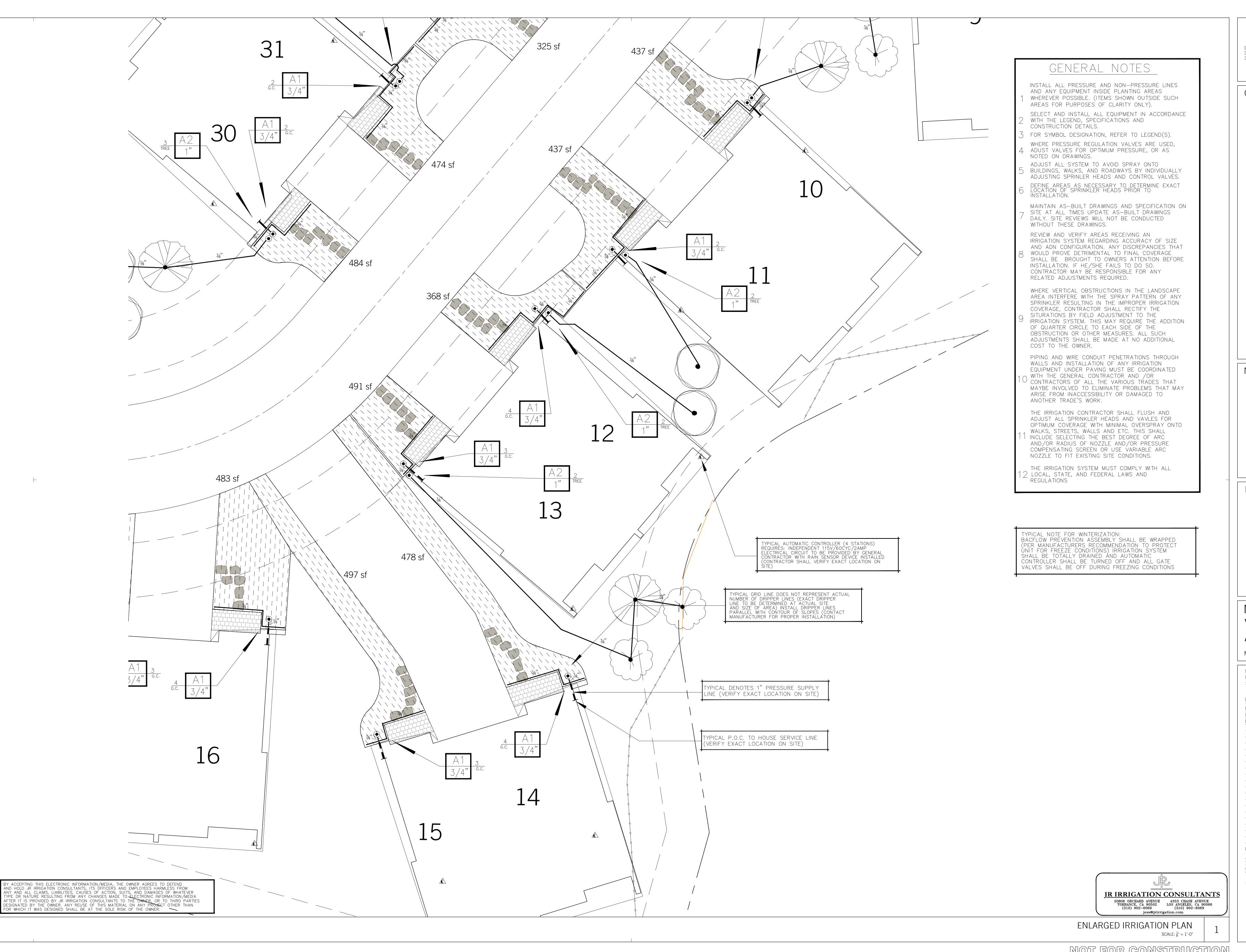


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MAMMOTH LAKES, CA 93546

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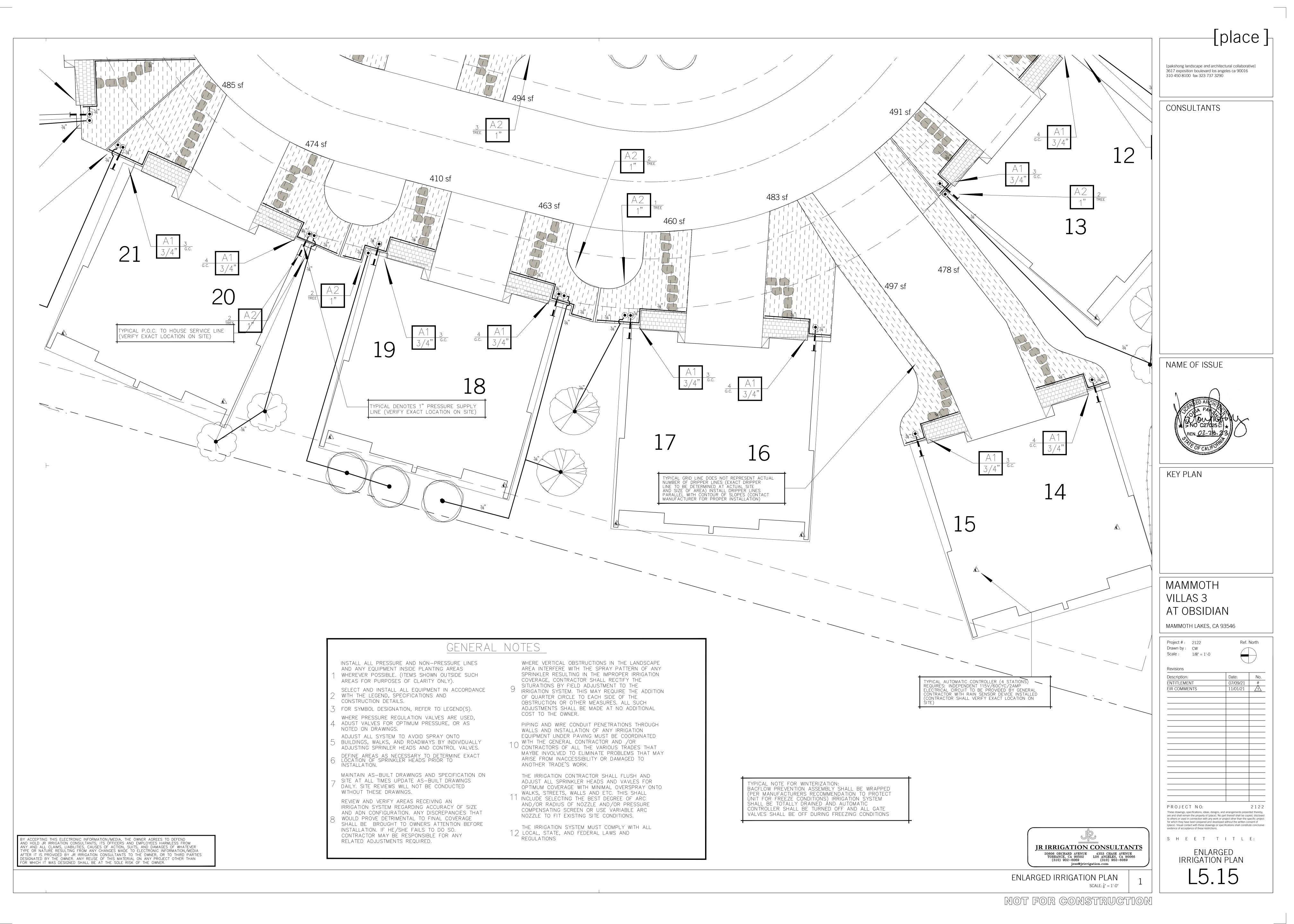
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IRRIGATION PLAN

NOT FOR CONSTRUCTION



SPECIFICATION

- 1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO LOCAL BUILDING AND PLUMBING CODES HAVING JURISDICTION.
- 2. APPLY AND PAY FOR ALL PERMITS REQUIRED FOR THIS PORTION OF THE WORK
- 3. PROTECT THIS WORK AND THE OWNER'S PROPERTY FROM DAMAGE AS A RESULT OF THE WORK.
- 4. PRIOR TO SUBMITTING BID, EXAMINE THE SITE AND THE CONDITIONS THEREOF.
- 5. THE WORK TO BE PERFORMED UNDER THIS CONTRACT INCLUDES FURNISHING ALL LABOR, MATERIALS, TOOLS, MACHINERY, AND EQUIPMENT NECESSARY TO INSTALL A COMPLETE SPRINKLER AS SHOWN ON THE IRRIGATION PLÂNS, INCLUDING TRENCHING, BACKFILLING, ETC.
- 6. PRIOR TO COMMENCING WORK ON THE PROJECT, ARRANGE AN ON SITE CONFERENCE WITH THE LANDSCAPE ARCHITECT, OR HIS DULY APPOINTED REPRESENTATIVE.
- 7. THE INSTALLATION AND OPERATION OF THE SYSTEM MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
- 8. IF IT IS FOUND DURING INSTALLATION THAT THE SITE VARIES FROM THE DRAWINGS, NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- 9. COORDINATE THE INSTALLATION OF ALL SPRINKLER MATERIALS, INCLUDING PIPE, WITH THE LANDSCAPE DRAWINGS TO AVOID INTERFERING WITH THE PLANTING OF TREES, SHRUBS, OR OTHER PLANTING.
- 10. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO INDICATE A COMPLETE SPRINKLER SYSTEM INSTALLED AND READY FOR USE WITHOUT FURTHER COST TO THE OWNER.
- 11. NOTE ACCURATELY ON ONE SET OF REPRODUCIBLE PRINTS OF THE DRAWINGS, RECORD PLAN KEPT UP TO DATE AS THE PROJECT IS UNDER CONSTRUCTION. DIMENSION FROM TWO PERMANENT POINTS OF REFERENCE THE LOCATION OF THE PRESSURE SUPPLY LINE ROUTING, ALL VALVES, PLUG TEES, AND CONTROL WIRE.
- 12. THE SPRINKLER SYSTEM AND DRIP SYSTEM SHALL BE UNCONDITIONALLY WARRANTED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. MANUFACTURER WARRANTIES SHALL NOT REPLACE THIS WARRANTY AND THE CONTRACTOR SHALL BE LIABLE FOR REPAIRS AND REPLACEMENT OF FAILED MATERIAL.
- 13. UPON COMPLETION ON THE WORK, REMOVE ALL EXCESS MATERIAL, EQUIPMENT AND WASTE TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
- 14. THE SPRINKLER/DRIP SYSTEM INSTALLATION SHALL BE DEEMED INCOMPLETE UNTIL ALL SPRINKLER HEADS, DRIP SYSTEM, VALVES AND ALL RELATED IRRIGATION EQUIPMENT HAVE BEEN CHECKED AND ADJUSTED TO BEST CONFORM TO THE CONDITIONS AND REQUIREMENTS THAT WILL PREVAIL AT THE FINISH SITE, AND APPROVED RECORD DRAWINGS HAVE BEEN SUBMITTED. (THIS INCLUDES CHANGE OF NOZZLES IF REQUIRED FOR PROPER COVERAGE.)
- 15. ALL SPRINKLER HEADS, DRIP SYSTEMS AND PIPING SHALL BE INSTALLED PER THEIR DETAILS, IN THEIR RESPECTIVE LOCATIONS, AND SHALL BE OF THE MANUFACTURER NOTED UNLESS OTHERWISE APPROVED.
- 16. ALL MATERIAL REQUIRED FOR THE PROJECT SHALL BE AS INDICATED IN THE LEGEND AND INSTALLED ACCORDING TO SAME OR AS RECOMMENDED BY THE MANUFACTURER.
- 17. ELECTRICAL SERVICE REQUIRED FOR CONTROLLER SHALL BE PROVIDED BY GENERAL CONTRACTOR.
- 18. CONNECTION BETWEEN CONTROLLER AND REMOTE CONTROL VALVES WITH DIRECT BURIAL AWG-UF 600 VOLT WIRE. MAKE SIZE NO.14. WHERE PERMITTED SPLICES SHALL BE WATERPROOFED.
- 19. PLASTIC FITTINGS SHALL BE SCHEDULE 40 POLYVINYL CHLORIDE INJECTION MOLDED AND SIDE GATED. THREADS REQUIRED, SHALL ALSO BE INJECTION MOLDED.
- 20. EXCAVATE TRENCHES TO SUFFICIENT DEPTH TO PROVIDE COVERAGE OF 18" OVER ALL PRESSURE SUPPLY LINES AND 12" OVER ALL NON-PRESSURE LINES, OTHERWISE NOTED ON DRAWING. WHEN PIPING IS LOCATED UNDER PAVED AREAS. CONSIDER DIMENSION TO BE BELOW SUBGRADE.
- 21. COMPACT BACKFILL FOR TRENCHING TO A DRY DENSITY EQUAL TO THE ADJACENT UNDISTURBED SOIL, CONFORMING TO ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS, OR OTHER IRREGULARITIES.
- 22. INITIAL BACKFILL ON PLASTIC LINES SHALL BE OF A FINE GRANULAR MATERIAL WITH NO FOREIGN MATTER LARGER THAN 1/2" IN SIZE.
- 23. INSTALL ALL PRESSURE AND NON-PRESSURE LINES, AND ANY EQUIPMENT, INSIDE PLANTING AREAS WHEREVER POSSIBLE. (PLANS SHOW SYSTEM OUTSIDE SUCH AREAS FOR READABILITY AND CLARITY ONLY.)
- 24. PRESSURE REGULATING VALVES USED SHALL BE ADJUSTED FOR OPTIMUM PRESSURE, OR AS NOTED ON DRAWING.
- 25. REGULATE ALL SYSTEMS TO AVOID SPRAYING ONTO BUILDINGS, WALKS, AND ROADWAYS BY INDIVIDUALLY ADJUSTING SPRINKLER HEADS AND CONTROL VALVES.
- 26. IT IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO DEFINE AREAS AS REQUIRED TO DETERMINE EXACT LOCATION OF SPRINKLER HEADS/DRIP SYSTEMS PRIOR TO INSTALLATION.
- 27. MAINTAIN RECORD DRAWINGS AND SPECIFICATIONS ON SITE AT ALL TIMES. RECORD DRAWINGS SHALL BE UPDATED DAILY. SITE REVIEWS WILL NOT BE CONDUCTED WITHOUT THESE DRAWINGS.
- 28. REVIEW AND VERIFY AREAS HAVING AN IRRIGATION SYSTEM INSTALLED FOR ACCURACY OF SIZE AND CONFIGURATION. BRING ANY DISCREPANCIES DISCOVERED THAT WOULD AFFECT FINAL COVERAGE TO THE LANDSCAPE ARCHITECT'S ATTENTION BEFORE INSTALLATION. FAILURE TO DO SO WILL MEAN THE CONTRACTOR MAY BE RESPONSIBLE FOR ANY MODIFICATIONS REQUIRED.
- 29. SUPPLY AS PART OF THIS CONTRACT THE FOLLOWING TOOLS:
 - (A) TWO KEYS FOR EACH CONTROLLER SPECIFIED.
 - (B) TWO COUPLERS AND MATCHING HOSE SWIVELS.

Y ACCEPTING THIS ELECTRONIC INFORMATION/MEDIA, THE OWNER AGREES TO DEFEND AND HOLD JR IRRIGATION CONSULTANTS, ITS OFFICERS AND EMPLOYEES HARMLESS FROM

OR WHICH IT WAS DESIGNED SHALL BE AT THE SOLE RISK OF THE OWNER.

IY AND ALL CLAIMS. LIABILITIES. CAUSES OF ACTION. SUITS. AND DAMAGES OF WHATEVER PE OR NATURE RESULTING FROM ANY CHANGES MADE TO ELECTRONIC INFORMATION/MEDIA

AFTER IT IS PROVIDED BY JR IRRIGATION CONSULTANTS TO THE OWNER, OR TO THIRD PARTIES DESIGNATED BY THE OWNER. ANY REUSE OF THIS MATERIAL ON ANY PROJECT OTHER THAN

(C) ONE CONTROLLER CHART FOR EACH CONTROLLER SUPPLIED. THIS CHART SHALL BE A REDUCED DRAWING OF THE ACTUAL RECORD DRAWING, WITH EACH STATION INDICATED IN A DIFFERENT COLOR. CHART SHALL BE ENCAPSULATED BETWEEN TWO PIECES OF PLASTIC, 20 MILS. TOTAL.

GENERAL LEGEND

SYMBOLS	DESCRIPTIONS	MANUFACTURER & PART NO.	REFERENCE
P.O.C.	POINT OF CONNECTION		SPECIFICATION
	PRESSURE SUPPLY LINES & SIZE 2 & SML	SCHEDULE 40 P.V.C.	SPECIFICATION
	NON-PRESSURE LINES & SIZE	SCHEDULE 40 P.V.C.	SPECIFICATION
	CONTROLLER SEQUENCE		
	GALLONS PER MINUTE PLANTING AREA TYPE		
	REMOTE CONTROL VALVE SIZE		
4	AUTOMATIC CONTROLLER	RAINBIRD ESP4ME3 (FOR INDIVIDUAL LOT)	DETAIL NO. 1
	AUTOMATIC CONTROLLER	RAINBIRD ESP8LXME-LXMMPED	DETAIL NO. 2
	REMOTE CONTROL VALVES	RAINBIRD PEB SERIES	DETAIL NO. 3
	REMOTE CONTROL VALVE (DRIP ONLY)	RAINBIRD ASVF-075-PRF	DETAIL NO. 4
	QUICK COUPLER	RAINBIRD 3RC	DETAIL NO. 5
	BACKFLOW PREVENTION ASSEMBLY	FFBCO 825Y (1")	DETAIL NO. 6
	STRAINER ASSEMBLY	FFBCO 650 (2" & SMALLER)	DETAIL NO. 6
	MASTER CONTROL VALVE	SUPERIOR 3100 N/O	DETAIL NO. 7
	FLOW SENSOR ASSEMBLY	DATA INDUSTRIAL 220P	DETAIL NO. 7
	GATE VALVE ASSEMBLY (3" & SMALLER)	HAMMOND IB645	DETAIL NO. 8
	SUB-SURFACE DRIPPERLINES (DRIP SYSTEM)	RAINBIRD XFS-09-18	DETAIL NO. 9
	FLOOD BUBBLERS (FOR TREES)	RAINBIRD RWS-B-C-1402	DETAIL NO. 10
	RAIN CHECK DEVICE	RAINBIRD RAIN CHECK	DETAIL NO. 12
	DRIP OPERATION INDICATOR	RAINBIRD OPERIND	DETAIL NO. 11

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CONSULTANTS

NAME OF ISSUE



KEY PLAN

MAMMOTH VILLAS 3 AT OBSIDIAN

MAMMOTH LAKES, CA 93546

Project #: 2122 Drawn by: CW Scale: 1/8" = 1'-0	Ref.	No
Revisions		
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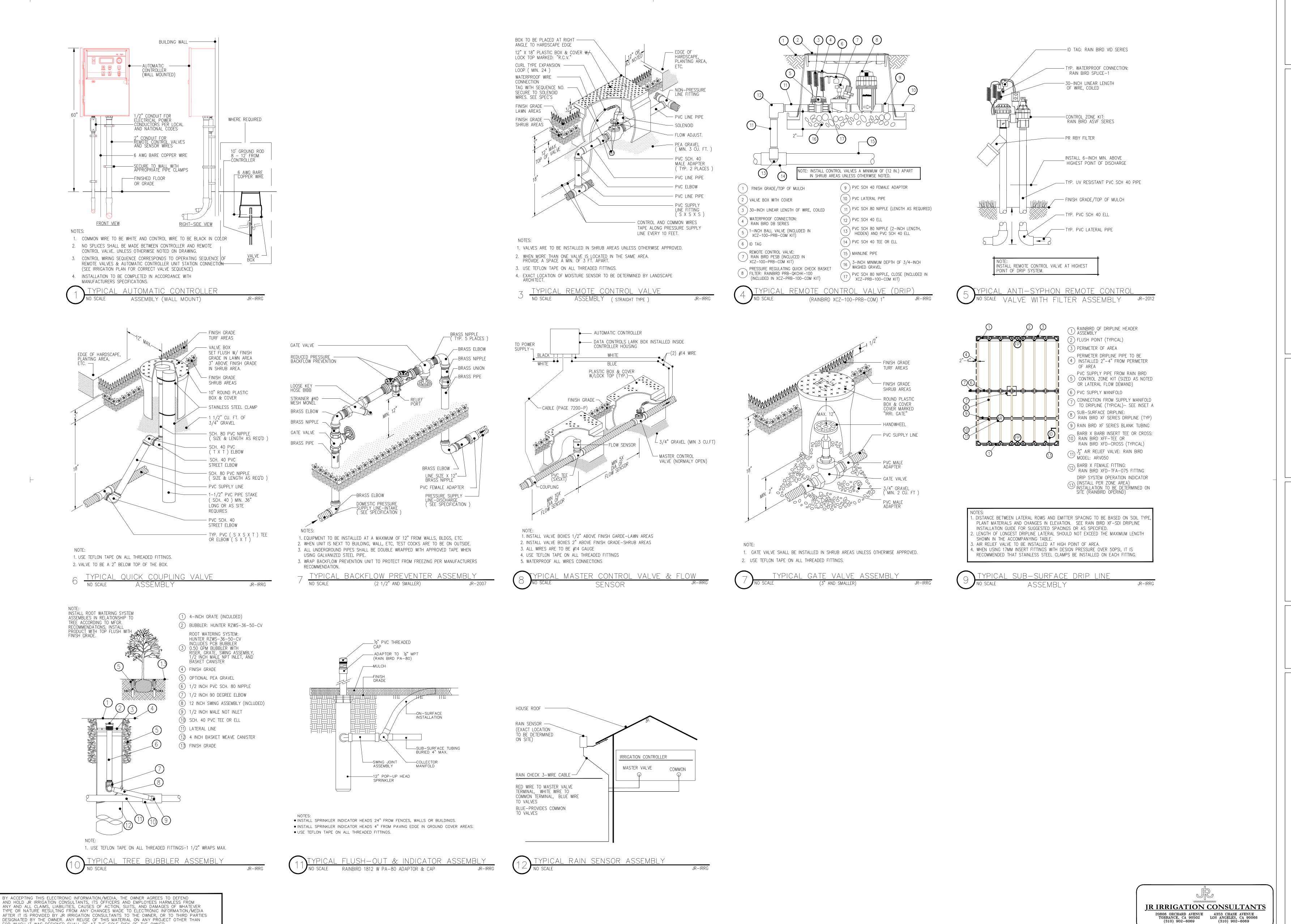
IRRIGATION PLAN

JR IRRIGATION CONSULTANTS 20806 ORCHARD AVENUE TORRANCE, CA 90502 (310) 902-6069

4353 CHASE AVENUE LOS ANGELES, CA 90066 (310) 902-6069 jess@jrirrigation.com

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ENLARGED IRRIGATION PLAN



DESIGNATED BY THE OWNER. ANY REUSE OF THIS MATERIAL ON ANY PROJECT OTHER THAN

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IRRIGATION DETAILS

SCALE: As- Noted

jess@jrirrigation.com

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KEY PLAN

MAMMOTH

AT OBSIDIAN

MAMMOTH LAKES, CA 93546

Ref. North

VILLAS 3

Project #: 2122

Drawn by: CW

Revisions

ENTITLEMENT

EIR COMMENTS

PROJECT NO:

evidence of acceptance of these restrictions.

Scale: 1/8" = 1'-0

LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE

- MAINTENANCE PERIOD: THE MAINTENANCE PERIOD SHALL BE FOR 90 CALENDAR DAYS BEGINNING ON THE DAY OF THE CHECK INSPECTION AFTER ALL WORK HAS BEEN INSTALLED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE MAINTENANCE PERIOD MAY BE EXTENDED TO INCLUDE ANY ADDITIONAL TIME THAT MAY BE REQUIRED TO MEET THE REQUIREMENTS OF THE WORK SPECIFIED.
- GENERAL: THE GENERAL CARE AND MAINTENANCE OF ALL AREAS SHALL CONSIST OF PROPER WATERING, FERTILIZATION, WEEDING, RODENT CONTROL. CLEANUP, ETC.
- SAFETY: ALL PLANT MATERIALS SHALL BE CHECKED AND MAINTAIN AS REQUIRED IN AN GOING PROGRAM TO ASSURE A SAFE ENVIRONMENT.
- WATERING: WATER ALL PLANTING TO ASSURE COMPLETE GERMINATION OF ALL SEEDED AREAS AND CONTINUED 4 growth of the plants. Areas that do not have adequate irrigation coverage or which may require ADDITIONAL DEEP WATERING SHALL BE WATERED BY HAND AS REQUIRED.
- <u>IRRIGATION COVERAGE: ADJUST ALL IRRIGATION HEADS IN EACH AREA AND ZONE OF EXPOSURE SO THAT THE</u> OPTIMUM AMOUNT OF WATER IS APPLIED AT THE PROPER TIMES WITHOUT OVERTHROW ONTO WALLS, WALKS, ETC.
- CULTIVATING AND WEEDING: CULTIVATE AND WEED ALL PLANTED AREAS AT REGULAR INTERVALS NOT TO EXCEED 15 DAYS. EXERCISE CARE WHEN CULTIVATING TO AVOID DAMAGE TO ROOTS OF THE GROWING PLANTS.
- CHEMICAL HERBICIDES: A CERTIFIED TECHNICIAN SHALL APPLY CHEMICAL HERBICIDES TO CONTROL WEEDS AT THE OPTION OF THE CONTRACTOR AND UPON PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.
- 8 <u>PEST AND DISEASE CONTROL:</u> A CERTIFIED TECHNICIAN SHALL SPRAY AS NECESSARY TO CONTROL ALL INFESTATIONS.
- RODENT CONTROL: THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO ELIMINATE ANY RODENTS
- 9 ENCOUNTERED ON SITE.
- 10 PRUNING: ALL PRUNING SHALL BE IN ACCORDANCE WITH ISA STANDARDS. DAMAGED, DEAD, OR DRYING BRANCHES SHALL BE REMOVED BACK TO THE POINT OF GROWTH.
- 11 PLANT REPLACEMENTS: DURING THE MAINTENANCE PERIOD, SHOULD ANY PLANT SHOW WEAKNESS AND PROBABILITY OF DYING, IT SHALL BE REPLACED BY THE CONTRACTOR WITHIN 5 DAYS OF NOTIFICATION TO DO SO.
- 10 OPERATING INSTRUCTIONS: AFTER THE SYSTEM HAS BEEN COMPLETED, THE CONTRACTOR SHALL INSTRUCT THE OWNER'S AUTHORIZED REPRESENTATIVE IN THE OPERATION AND MAINTENANCE OF THE SYSTEM AND SHALL FURNISH A COMPLETE SET OF OPERATING INSTRUCTIONS.
- 13 <u>SITE MAINTENANCE:</u> CONTRACTOR SHALL KEEP THE PROJECT SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS.
 ALL DEBRIS SHALL BE REMOVED FROM SITE PER LOCAL CODE AND ORDINANCES.
- GUARANTEE: THE ENTIRE IRRIGATION SYSTEM, INCLUDING ALL WORK DONE UNDER THIS CONTRACT, SHALL BE GUARANTEED AGAINST ALL DEFECTS AND FAULT OF MATERIAL AND WORKMANSHIP. AND SHALL BE MAINTAINED IN PERFECT WORKING ORDER FOR ONE YEAR FROM DATE OF COMPLETION BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER. ALL MATERIALS USE SHALL CARRY A MANUFACTURER'S GUARANTEED OF MINIMUM OF ONE YEAR. ANY SETTLING OF BACKFILLED TRENCHES WHICH MAY OCCUR DURING THE ONE YEAR PERIOD SHALL BE REPAIRED TO THE OWNER'S SATISFACTION BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER— INCLUDING THE COMPLETE RESTORATION OF ALL DAMAGED PLANTING, PAVING OR OTHER IMPROVEMENTS OF ANY KIND.

GENERAL NOTES

- PRIOR TO CONSTRUCTION OF LANDSCAPE AREA OR IRRIGATION, THE CONTRACTOR MUST OBTAIN AND REVIEW A COPY OF THE WATER—EFFICIENT LANDSCAPE AND IRRIGATION STANDARDS.
- INSTALL ALL PRESSURE AND NON-PRESSURE LINES AND ANY EQUIPMENT) INSIDE PLANTING AREAS WHEREVER POSSIBLE. (ITEMS SHOWN OUTSIDE SUCH AREAS FOR PURPOSES OF CLARITY ONLY.)
- SELECT AND INSTALL ALL EQUIPMENT IN ACCORDANCE WITH LEGEND, SPECIFICATIONS AND CONSTRUCTION DETAILS.
- 4 FOR SYMBOL DESIGNATION, REFER TO LEGEND(S).
- WHERE PRESSURE REGULATING VALVES ARE USED, ADJUST VALVES FOR OPTIMUM PRESSURE, OR AS NOTED ON DRAWINGS.
- ADJUST ALL IRRIGATION SYSTEMS TO AVOID SPRAY ONTO BUILDINGS, WALKS, AND ROADWAYS BY INDIVIDUALLY ADJUSTING SPRINKLER HEADS AND CONTROL VALVES.
- DEFINE AREAS AS NECESSARY TO DETERMINE EXACT LOCATION OF SPRINKLER HEADS AND DRIP SYSTEMS PRIOR TO INSTALLATION.
- MAINTAIN AS-BUILT DRAWINGS AND SPECIFICATION ON SITE AT ALL TIMES. UPDATE AS-BUILT DRAWINGS DAILY. SITE REVIEWS WILL NOT BE CONDUCTED WITHOUT THESE DRAWINGS.
- REVIEW AND VERIFY AREAS RECEIVING AN IRRIGATION SYSTEM REGARDING ACCURACY OF SIZE AND CONFIGURATION. ANY DISCREPANCIES THAT WOULD PROVE DETRIMENTAL TO FINAL COVERAGE SHALL BE BROUGHT TO OWNERS ATTENTION BEFORE INSTALLATION. IF HE/SHE FAILS TO DO SO, THE CONTRACTOR MAY BE RESPONSIBLE FOR ANY RELATED ADJUSTMENTS
- WHERE VERTICAL OBSTRUCTIONS IN THE LANDSCAPE AREA INTERFERE WITH THE SPRAY PATTERN OF ANY SPRINKLER RESULTING IN THE IMPROPER 1 O IRRIGATION COVERAGE, CONTRACTOR SHALL RECTIFY THE SITUATION BY FIELD ADJUSTMENT TO THE IRRIGATION SYSTEM. THIS MAY REQUIRE THE ADDITION OF QUARTER CIRCLE TO EACH SIDE OF THE OBSTRUCTION OR OTHER MEASURES. ALL SUCH ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE

- PIPING AND WIRE CONDUIT PENETRATIONS THROUGH WALLS AND INSTALLATION OF ANY IRRIGATION EQUIPMENT UNDER PAVING MUST BE COORDINATED WITH THE GENERAL CONTRACTOR AND/OR CONTRACTORS OF ALL THE VARIOUS TRADES THAT MAYBE INVOLVED TO ELIMINATE PROBLEMS THAT MAY ARISE FROM INACCESSIBILITY OR DAMAGED TO ANOTHER TRADE'S WORK.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC AND / OR RADIUS OF NOZZLE AND/ OR PRESSURE COMPENSATING SCREEN OR USE VARIABLE ARC NOZZLE TO FIT EXISTING SITE CONDITIONS.
- 13 THE IRRIGATION SYSTEM MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.
- THE IRRIGATION DESIGNER OR LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER SHALL PERFORM ONE OR MORE SITE OBSERVATIONS DURING SYSTEM INSTALLATION TO CHECK ADHERENCE TO THE DESIGN, INCLUDING THE PROPER INSTALLATION OF 14 BACKFLOW PREVENTION ASSEMBLY, PRESSURE SUPPLY LINES AND NON-PRESSURE LINES, VALVES, SPRINKLER HEADS, DRIP IRRIGATION EQUIPMENT, CONTROL WIRES, REMOTE CONTROL VALVES, HOSE BIBS AND QUICK COUPLERS AND ETC. TO INSURE THAT THE IRRIGATION DESIGN HAS BEEN PRESERVED.
- PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR 15 EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
- 16 CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
- 17 A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR THE SUBSEQUENT MANAGEMENT PURPOSES.
- A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE 18 SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
- 19 AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

POST-INSTALLATION LANDSCAPE AND IRRIGATION MAINTENANCE

- AS REQUIRED LANDCAPES SHALL BE MAINTAINED TO ENSURE WATER USE EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL BE SUBMITTED WITH THE
- A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE, BUT NOT BE LIMITED TO ROUTINE INSPECTIONS: ADJUSTMENT AND REPAIR OF THE IRRIGATION SYSTEM AND IT'S COMPONENTS; AERATING AND DETHATCHING TURF AREAS: REPLENISHING MULCH; FERTILIZING; PRUNING, WEEDING IN ALL LANDSCAPE AREAS, AND REMOVING ANY OBSTRUCTION TO EMISSION DEVICES. OPERATION OF THE IRRIGATION SYSTEM OUTSIDE THE ALLOWED WATERING WINDOW IS ALLOWED FOR AUDITING AND SYSTEM MAINTENANCE
- REPAIR ALL IRRIGATION EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY INSTALLED COMPONENTS OR THEIR EQUIVALENTS (TO BE APPROVED BY IRRIGATION CONSULTANTS).
- A PROJECT APPLICANT IS ENCOURAGED TO IMPLEMENT SUSTAINABLE OR 4 ENVIRONMENTALLY FRIENDLY PRACTICES FOR OVERALL LANDSCAPE MAINTENANCE.

POST-INSTALLATION IRRIGATION SCHEDULING

- AS REQUIRED ALL IRRIGATION SCHEDULES SHALL BE DEVELOPED MANAGED, AND EVALUATED TO UTILIZE THE MINIMUM AMOUNT OF WATER REQUIRED TO MAINTAIN
- PLANT HEALTH. IRRIGATION SCHEDULES SHALL MEET THE FOLLOWING CRITERIA: A. IRRIGATION SCHEDULING SHALL BE REGULATED BY SMART IRRIGATION CONTROLLERS.
- B. OVERHEAD IRRIGATION SHALL SCHEDULED IN ACCORDANCE WITH THE CITY'S WATER CONSERVATION ORDINANCE. OPERATION OF THE IRRIGATION SYSTEM OUTSIDE THE ALLOWABLE WATERING WINDOW IS ALLOWED FOR AUDITION AND SYSTEM MAINTENANCE.
- C. FOR IMPLEMENTATION OF THE IRRIGATION SCHEDULE, PARTICULAR ATTENTION MUST BE TO IRRIGATION RUN TIMES, EMISSION DEVISE, FLOW RATE, AND CURRENT REFERENCE EVAPOTRANSPIRATION, SO THAT APPLIED WATER MEETS THE ESTIMATED TOTAL WATER USE. TOTAL ANNUAL APPLIED WATER USE SHALL BE REGULATED BY THE AUTOMATIC CONTROLLER USING THE CURRENT REFERENCE (ETO) EVAPOTRANSPIRATION DATA (CIMIS)
- OR SOIL MOISTURE SENSOR DATA. D. PARAMETERS USED TO SET THE AUTOMATIC CONTROLLER SHALL BE DEVELOPED AND
 - SUBMITTED FOR EACH OF THE FOLLOWING: 1. THE PLANT ESTABLISHMENT PERIOD.
 - 2. THE ESTABLISHED LANDSCAPE; AND 3. TEMPORARILY IRRIGATED AREAS.
- E. EACH IRRIGATION SCHEDULE SHALL CONSIDER FOR EACH STATION ALL THE FOLLOWING THAT APPLIES:
 - 1. IRRIGATION INTERVAL (DAYS BETWEEN IRRIGATION).
 - 2. IRRGATION RUN TIMES (HOURS AND MINUTES PER IRRIGATION EVENT TO AVOID RUNOFF. 3. AMOUNT OF APPLIED WATER SCHEDULED TO BE APPLIED ON A MONTHLY BASIS.
 - 4. APPLICATION RATE SETTING. 5. ROOT DEPTH SETTING.
 - 6. PLANT TYPE SETTING.
 - 7. SOIL TYPE. 8. SLOPE FACTOR SETTING.
 - 9. SHADE FACTOR SETTING. 10. IRRIGATION UNIFORMITY OR EFFICIENCY SETTING.

WATER AUDIT NOTE

AS NEEDED.

THE CONTRACTOR WILL CONDUCT AN IRRIGATION AUDIT USING A CERTIFIED IRRIGATION AUDITOR, AFTER THE FINAL FIELD OBSERVATION HAS BEEN COMPLETED AND ALL IRRIGATION COMPONENTS ARE INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE IRRIGATION SYSTEM IS ACCEPTED BY THE PROJECT ARCHITECT FOR MAINTENANCE.

- THE IRRIGATION AUDIT WILL BE CONDUCTED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:
- 1. PLACE FLAGS AT EACH HEAD IN THE ZONE (WHERE NECESSARY). 2. MEASURE SPACING AND MARK MID-POINTS BETWEEN HEADS (WHERE NECESSARY)
- 3. PLACE WATER MEASURING RECEPTACLES.
- 4. TAKE READINGS OF WATER LEVEL IN RECEPTACLES AND RECORD RESULTS. 5. MEASURE HEAD PRESSURE IN EACH ZONE AND RECORD RESULTS.
- 6. AFTER COMPLETING ZONE, ADVANCE TO NEXT ZONE AND REPEAT PROCEDURE. 7. SUBMIT THE RESULTS OF THE AUDIT TO THE PROJECT ARCHITECT.
- THE IRRIGATION MAINTENANCE SCHEDULE TASKS LISTED BELOW ARE INTENDED AS MINIMUM STANDARDS AND MORE EFFICIENT ATTENTION MAY BE REQUIRED DEPENDING ON THE PARTICULAR
- 1. CONTROLLER CABINET OPEN CABINET AND CLEAN OUT DEBRIS AND REPLACE BATTERY AS NECESSARY.
- CHECK WIRING AND REPAIR AS NEEDED AND CHECK CLOCK AND RESET, IF NECESSARY. 2. IRRIGATION SCHEDULE - ADJUST SCHEDULE FOR SEASONAL VARIATIONS AND OTHER CONDITIONS WHICH MAY AFFECT THE AMOUNT OF WATER NEEDED TO MAINTAIN PLANT HEALTH, ADJUST AS NECESSARY.
- 3. P.O.C. VISUALLY INSPECT COMPONENTS FOR LEAKS, PRESSURE SETTINGS, SETTLEMENT OR OTHER DAMAGE AFFECTING THE OPERATIONS OF A COMPONENT, REPAIR AS NEEDED. 4. REMOTE CONTROL VALVES, ISOLATION VALVES, MASTER CONTROL VALVES AND QUICK COUPLER VALVES

VISUALLY INSPECT FOR LEAKS, SETTLEMENT, WIRE CONNECTIONS AND PRESSURE SETTINGS, REPAIR AND ADJUST

- 5. PRESSURE SUPPLY LINES AND NON-PRESSURE LINES VISUALLY INSPECT FOR LEAKS OR SETTLEMENT OF TRENCH.
- 6. SPRINKLERS/DRIPPERLINES VISUALLY CHECK FOR ANY BROKEN, MISALIGNED OR CLOGGED HEADS OR EMITTER OUTLETS, HEADS WITH INCORRECT NOZZLE/ARC, INADEQUATE COVERAGE OR OVER SPRAY AND LOW HEAD DRAINAGE, REPAIR AS NEEDED.
- 7. FILTERS AND STRAINERS VISUALLY CHECK FOR LEAKS, BROKEN FITTINGS. CLEAN AND FLUSH SCREENS.
- AUDIT SHALL BE IN ACCORDANCE WITH THE LATEST STATE OF CALIFORNIA LANDSCAPE WATER MANAGEMENT PROGRAMS DESCRIBED IN THE LATEST LANDSCAPE IRRIGATION AUDITOR HANDBOOK. THE LANDSCAPE IRRIGATION AUDITS TO BE CONDUCTED BY A QUALIFIED INDIVIDUAL AND THE AUDIT SCHEDULE SHALL BE CONDUCTED AT LEAST ONCE EVERY FIVE YEARS AN ACCORDANCE WITH THE CITY OF MAMMOTH REQUIREMENTS CODES

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ENLARGED IRRIGATION NOTES

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