



**ADDENDUM NO. 3**

**TO THE**

**OMWD COURTYARD GARDENS PROJECT  
FOR THE OLIVENHAIN MUNICIPAL WATER DISTRICT**

September 23, 2022

The following addendum shall be made part of the Bidding Opportunity. **The deadline for submitting proposals REMAINS UNCHANGED at 2:00 p.m. Wednesday, September 28<sup>th</sup>, 2022 at 1966 Olivenhain Road, Encinitas, CA 92024.**

**ADDENDUM SECTION 1 – QUESTIONS**

1. Q: Please provide specification for compost material at planting area.  
**A: Provide compost material per OMWD Standard Specification Section 02900.**
2. Q: Please provide specification for mulch material at planting area.  
**A: Provide planter mulch per OMWD Standard Specification Section 02900.**
3. Q: Please clarify limit of beach pebble mix, note K-102, shown on sheet L5.  
**A: For Lunch Room Courtyard, place beach pebble mix along exposed footing alignment. Provide 3-inch cover over concrete footing and 8-inch deep basin around perimeter of footing to create pebble band around footing.**
4. Q: Refer to standard note #8/ sheet L-1, quick couple valves shall be Nelson #7645 or Rainbird #44 np. However, irrigation schedule courtyards on sheet L-2 shows Buckner-Superior QB44AT-NP. Please clarify.  
**A: Provide quick couple valves in accordance with Recycled Water Standard Notes on L-1. See revised sheet L2.**
5. Q: Please provide detail of drainage chimney in plant pits as shown on planting specifications #16/ sheet L-6. **A: Drainage chimneys are not anticipated. If soil composition obstructs drainage, provide two 4-inch perforated pipes filled with 3/8" gravel for drainage as indicated on revised sheet L6. Drainage chimney will only be applicable to 24" box palo verde and 15 gal palm, if soil composition obstructs drainage. See revised sheet L6.**
6. Q: Refer to irrigation schedule courtyards, indicator model is Hunter ECO-ID which is used in potable system. However, refer to detail B/L-3, item #8 is purple rubber cover. Please clarify.  
**A: Hunter ECO-ID is also used on recycled water system. Provide Hunter ECO-ID with reclaimed purple option per Detail B/L-3, item #8.**
7. Q: Refer to irrigation schedule courtyards, emitter EMT-6XERI is installed in 8" drip box. However, refer to detail C/L-3, item #5 is 6" round valve box with black lid. Please clarify.

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**LANDSCAPE HQ COURTYARDS PROJECT**

**ADDENDUM NO. 3**

**Page 1 of 3**

**A: Provide minimum 6" diameter emitter access box with purple lid for recycled water. See revised sheets L2 and L3**

8. Q: Irrigation specifications #12 shows "sleeve size is two and one half (2x) times the diameter of the sleeve size". Please clarify.

**A: Sleeve sizes for irrigation lines shall be a minimum of two (2) times the size of the line carried in the sleeve (2-inch sleeve diameter minimum) per OMWD Standard Specification Section 02810. See revised sheet L4.**

9. Q: Please provide material and detail of decomposed granite as shown on reference notes schedule courtyards, symbol P-102.

**A: Provide structural decomposed granite. Special resin/stabilization and color not required. Final selection to be coordinated with Owner during submittal process. All structural areas (i.e. non-planted areas) to be compacted to 90% relative compaction per OMWD Standard Section 02200. Planted areas to be compacted to 80% relative compaction, unless planting at existing grade. See revised sheets L5 and L6.**

10. Q: Please provide model and detail of black aluminum edging as shown on symbol P-101, sheet L5.

**A: Provide 4" deep and 3/16" thick black interlocking aluminum edging and install per manufactures recommendations. See revised sheet L5.**

11. Q: There are no decomposed granite and beach pebble mix shown on plan courtyard #2, However, they are shown on base bid schedule B- revised (Courtyard #2). Please clarify.

**A: Boardroom Courtyard is also referred to as Courtyard #1 and does not include scope for decomposed granite or beach pebble. See clarification to Drawing L5 and revised Bid Schedule previously issued via Addendum 1.**

12. Q: Please provide detail of concrete walk and patio, symbol P-101 as shown on sheet L5.

**A: Refer to paving description on L5 for details of concrete walk and patio. Refer to Section 03000-3.17 for stamped concrete details.**

13. Q: There is no demolition plan provided so please clarify the work included in the bid item 1a. & 2a. Mobilization, demolition, general and miscellaneous removals, bonds, Permits, insurance and cleanup.

**A: Bid item includes demo along edge of existing granite path to be modified per sheet L5.**

14. Q: Bid item 1g. & 2g. 3" deep mulch earthen (non-planted) areas. However, these areas are not shown on plan. Please clarify.

**A: All earthen areas not planted shall be mulched per Sheet L6. The specification was intended to reflect mulching any bare soil, in any planting area, in and around plants. Please reference sheet L2 and apply mulch in any areas called out for drip irrigation.**

15. Q: Planting specification on sheet L6 shows "All area not planted with ground cover shall be mulched". Please confirm that no mulch at ground cover area.

**A: All earthen areas not planted shall be mulched per Sheet L6. The specification was intended to reflect mulching any bare soil, in any planting area, in and around plants. Please reference sheet L2 and apply mulch in any areas called out for drip irrigation.**

## **ADDENDUM SECTION 2 – REVISIONS**

1. **DELETE** Project Plans, Sheet L2  
**REPLACE** with Project Plans, Sheet L2 – REVISED
2. **DELETE** Project Plans, Sheet L3  
**REPLACE** with Project Plans, Sheet L3 – REVISED
3. **DELETE** Project Plans, Sheet L4  
**REPLACE** with Project Plans, Sheet L4 – REVISED
4. **DELETE** Project Plans, Sheet L5  
**REPLACE** with Project Plans, Sheet L5 – REVISED
5. **DELETE** Project Plans, Sheet L6  
**REPLACE** with Project Plans, Sheet L6 – REVISED

## **END OF ADDENDUM NO. 3**

Attachments: Project Plans, Sheet L2, L3, L4, L5, L6 - REVISED

APPROVED:

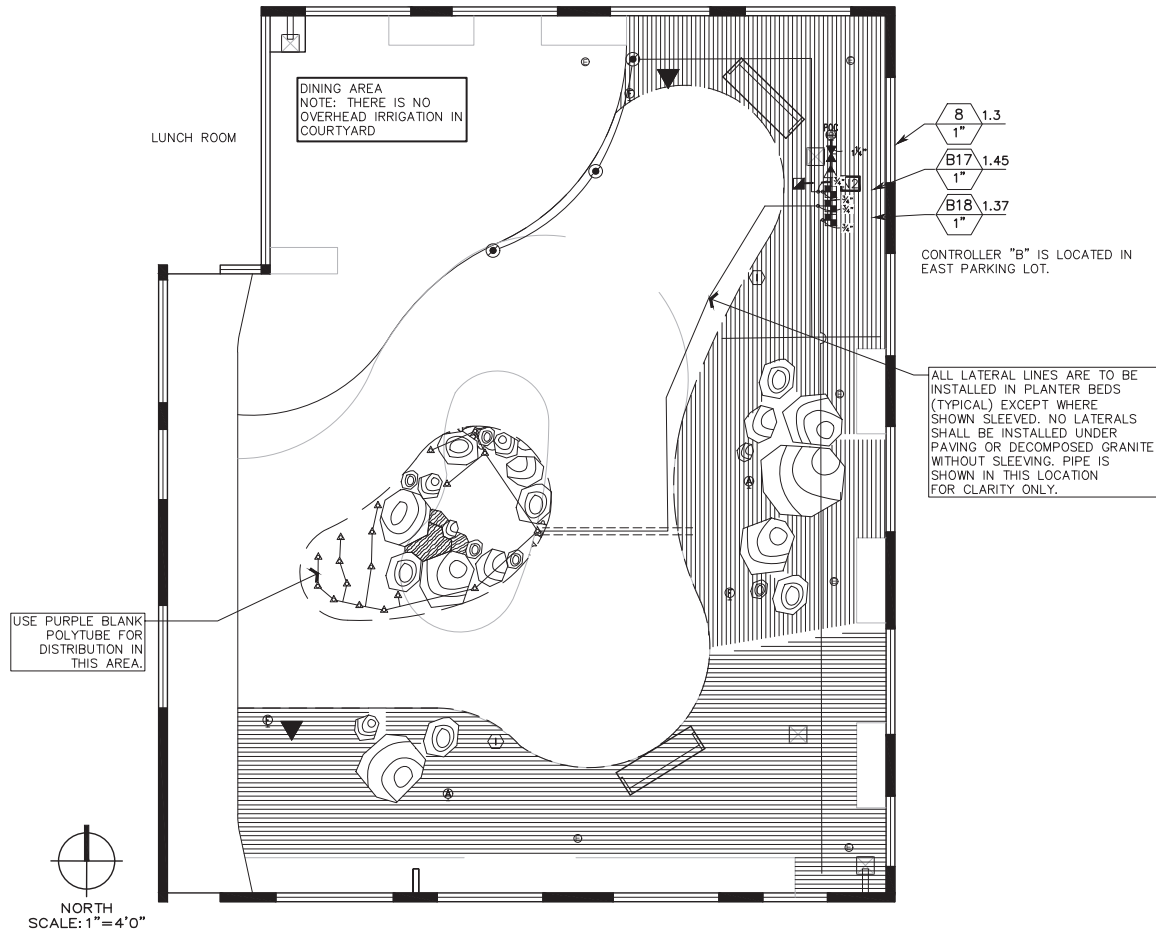
**OLIVENHAIN MUNICIPAL WATER DISTRICT**



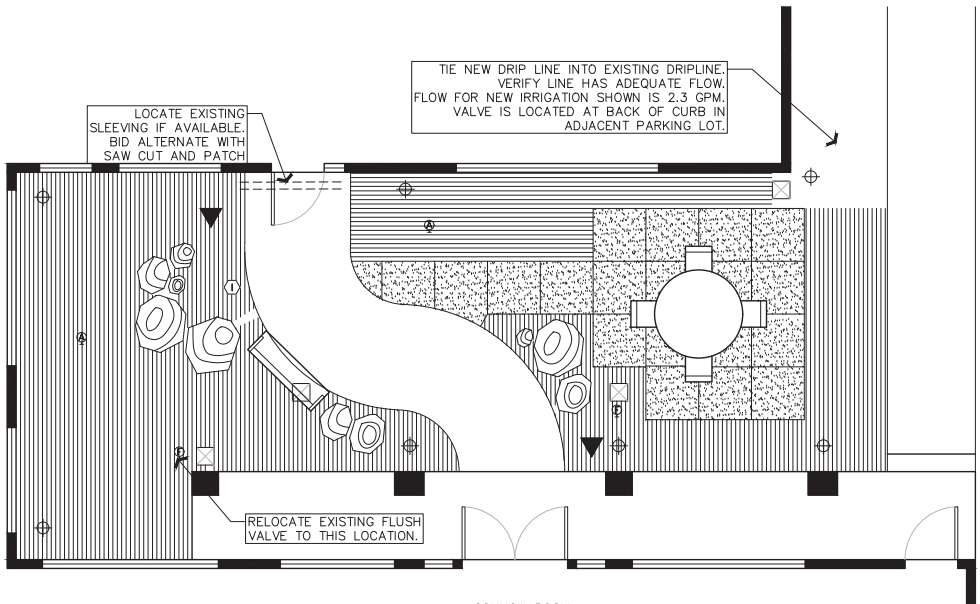
09/23/2022

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Lindsey Stephenson, P.E.  
Engineering Manager



LUNCH ROOM GARDEN COURTYARD  
(COURTYARD #2)



COUNCIL ROOM  
BOARD ROOM GARDEN COURTYARD  
(COURTYARD #1)

IRRIGATION SCHEDULE COURTYARDS

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
■	Hunter PCZ-101-25 Drip Control Valve Kit. 1" PGV globe valve with 1" HY100 filter system. Pressure Regulation: Flow range: 0.5 GPM to 15 GPM. 150 mesh stainless steel screen.	■	1" Brass Quick Coupling Valve. Two-Piece, ACME Thread with Locking Purple Non-Potable Tuff Top Lid for Reclaimed Water Use. Install in round 8" purple RW valve box per details.
●	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to riser in - drip box. Install Rain Bird EMT-6XERL. For future installation of drip for future pots.	⋈	Landscape Products Inc. BBV 1-1/4" Full Port Brass Ball Valve. Install in purple RW valve box with pressure reducer per details.
⊕	Netafim ILFV-1 Automatic Flush Valve, with Insert Inlet	⚠	Apollo Valves 3610601 Pressure reducing valve, single union NPT connection, size 1-1/4", 25-75 psi pressure range, bronze ASTM B584 body. Install in Purple RW valve box with shut off valve. Pressure downstream required is 40.13 PSI
⊙	Netafim TLAVRV Air/Vacuum relief valve, 1/2" male pipe thread.	⚡	Point of Connection 2" Recycled Water. Provide new connection to existing 2" mainline located approximately 10' from parking and running east/west. Verify mainline location in field with OMWD representative.
①	Hunter ECO-ID ECO-ID: 1/2" FPT connection with 12 psi-70 psi operating pressure. Specify with Hunter SJ swing joint.	⚡	Irrigation Lateral Line: PVC Schedule 40 Purple Pipe for RW Water
▲ ▲ ▲ ▲ ▲	Hunter HE-B Point-Source Emitter Point Source Drip Emitter with Self Piercing Barb. Color coded emitters for flow rates of 0.5 GPH, 1.0 GPH, 2.0 GPH, 4.0 GPH, and 6.0 GPH. Can be inserted into 1/2" and 3/4" tubing and have pressure compensating from 15 PSI-50 PSI. Optional diffuser cap (HE) available.	---	Irrigation Mainline: PVC Schedule 40 Purple Pipe for RW water.
▨	Area to Receive Dripline Netafin OSWRAM-06-13 Bioline Pressure Compensating Landscape Dripline w/Purple Color Tubing for Non-Potable Water Applications. 0.6 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. Reclaimed Water Use Only.	----	Pipe Sleeve: PVC Schedule 40 Purple Pipe for RW water
		Valve Callout Valve Number Valve Flow Valve Size	
		▼	Recycled Water Do Not Drink Signage. Two per courtyard.

REVISIONS	BY
B-36-22 REV	

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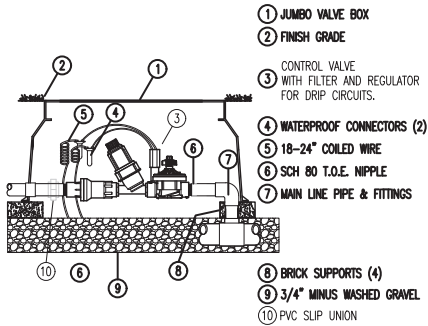
landscape architecture irrigation design

3685 Vista Campana  
Unit 41, Oceanside  
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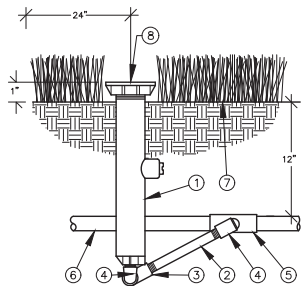
OMWD OFFICES, ENCINITAS, CALIFORNIA

DRAWN
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DATE 8-3-22
SCALE 1"=4'-0"
JOB NO. 032-22-OMWD
SHEET L2
OF 6 SHEETS



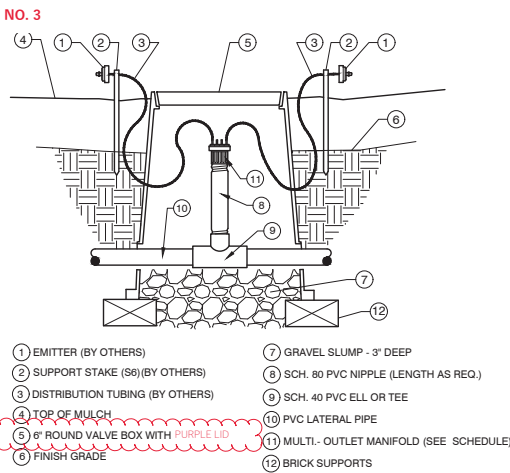
A DRIP CONTROL VALVE

SCALE: N.T.S.



B ECO-ID

SCALE: N.T.S.

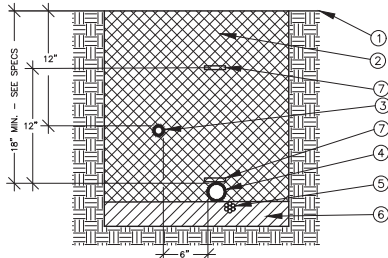


C EMT-6XERI MANIFOLD

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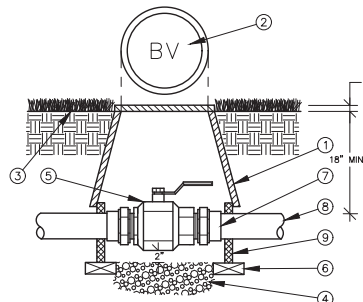
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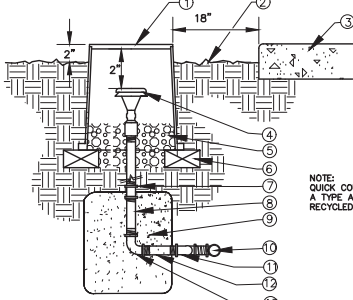
E TRENCHING

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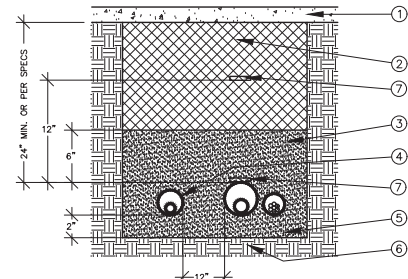
F BALL VALVE AND PRESSURE REDUCER

SCALE: N.T.S.



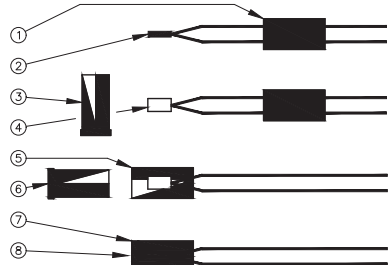
G QUICK COUPLER

SCALE: N.T.S.



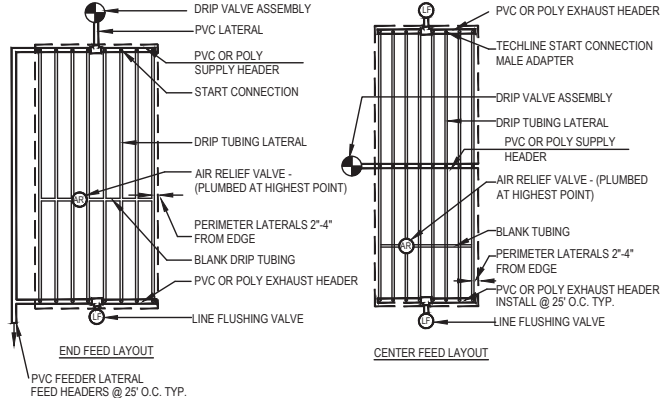
H SLEEVING

SCALE: N.T.S.



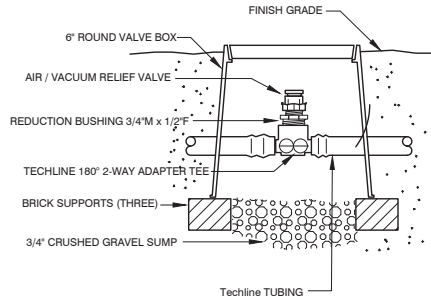
I WIRE CONNECTOR

SCALE: N.T.S.



J DRIP LAYOUT

SCALE: N.T.S.



K AIR RELIEF VALVE

SCALE: N.T.S.

COURTYARD IRRIGATION DETAILS

REVISIONS	BY
8-30-22 REV	

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LANDSCAPE TECHNOLOGIES  
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# SPECIAL GARDEN PROJECTS

OMWD OFFICES, ENCINITAS, CALIFORNIA

DRAWN
CHECKED
DATE 8-3-22
SCALE
JOB NO. 032-22-OMWD
SHEET <b>L3</b>

IRRIGATION SPECIFICATIONS

1. Irrigation plan is diagrammatic. Irrigation design assumes no deviation in grading, paving and/or planting plan layout from actual field conditions. All new irrigation equipment shall be located in planting areas only unless noted otherwise. All new equipment shall be installed as shown in the details and as noted in these specifications. Contractor shall be responsible for reviewing planting and irrigation plan layout against actual graded field conditions prior to commencement of work. Any deviations in actual field conditions from those shown on irrigation plan shall be brought to the attention of the Landscape Architect prior to commencement of Work. Contractor shall be responsible for the cost of replacing and/or modifying any irrigation equipment installed where field conditions differ from those shown on planting and/or irrigation plans when said installation has not been approved in advance by Owner or Landscape Architect.

2. Contractor shall keep the premises clean and free of excess equipment, materials and rubbish incidental to work covered under this section.

3. PVC Specifications:

A. All risers shall be P.V.C. Schedule 80.

B. All pipe fittings shall be P.V.C. Schedule 40.

C. All mainline pipe 1-1/2" or less shall be purple P.V.C. Schedule 40;

D. All lateral pipe shall be P.V.C. purple Sch. 40 (minimum 3/4 inch).

G. All sleeves shall be Purple PVC Schedule 40.

4. Contractor shall install pressure regulator to provide correct operating pressure to heads on each circuit.

5. Contractor shall adjust pressure regulators at backflow preventer and flow at valves to provide correct operating volume and pressure to heads on each circuit.

6. Contractor shall install new controller(s). New automatic controller shall be size and type as noted and installed as indicated on irrigation plan or where directed by Owner. Controller shall be installed per manufacturer's instructions. Interior courtyard shall utilize existing controller "B". Wires have been provided and are stubbed up at POC. Test wires for continuity prior to installation.

7. Wire Specifications:

A. Contractor shall install new wire from controller to valves. All new wire shall be 14-gauge ANG-UF, direct burial type. A red wire shall be provided for each valve station including extra wire. Common wire shall be white. Wire runs are to be continuous from controller to valve with splices at valves only. Splices and connections shall be made with pen-tite connectors or equivalent and shall be placed in valve box.

B. All wires shall be installed with twelve inches (12") of excess wire (coiled) at the end of each wire run and at ninety degree changes in direction.

C. Control wire shall be laid eighteen inches (18") deep. Control wire shall be bundled and placed beneath mainline where possible, taped to mainline at ten feet (10') on center.

8. All automatic control valves shall be of size and type noted in legend. Valve manifold shall be connected off of a single tee on the mainline except at the end of the mainline run. Valves shall be set a minimum of eight inches (8") apart to allow servicing. Valve shall be tagged with controller letter and valve number permanently marked on plastic tag. Install plastic "Do Not Drink" tag on valve per detail.

9. One (1) valve shall be installed in each box. Valve boxes shall be purple in color and rectangular and shall be located within shrub planter beds (wherever possible) and shall be set flush with the mow curb, or a minimum of twelve inches (12") away from any other hardscape or structure. Valve box shall be large enough to accommodate servicing valves.

10. All pressure mainlines shall be eighteen inches (18") deep and all PVC laterals shall be twelve inches (12") deep. Trench backfill shall be free of any material that may damage irrigation pipe or equipment including rocks in excess of one inch (1") in diameter. In the event of backfill settlement, Contractor shall perform required repairs at his own cost. Avoid cutting roots over 6" in diameter. Trench over or under such roots. Protect existing trees to the greatest extent possible when trenching.

11. Design assumes point of connection at new one-inch (1") reclaimed irrigation mainline. Contractor shall contact OMWD contact or Landscape Architect if service line or water meter size does not meet requirements noted above.
12. All mainline, wiring and lateral lines shall be sleeved with purple PVC Schedule 40 two (2x) times the diameter of the sleeved line where it passes under paved areas or through walls. SEE OMWD STD SEC 02810. Irrigation Contractor shall coordinate with Concrete and A.C. Paving Contractor to ensure all sleeving is set prior to concrete pours and D.G. placement. Contractor is to locate and utilize existing sleeves under walks, if available. Under no circumstances shall new irrigation lines be installed under D.G. or concrete without sleeving.
13. Check valves shall be used where indicated and wherever necessary to prevent water flow from lower elevation heads when system is turned off, including dripper lines.

14. Prior to backfilling irrigation trenches, the following procedures shall be implemented:

A. All mainlines in the system shall be capped and pressure tested at 125 psi for a period of four (4) hours. Any leaks found shall be corrected by removing the leaking pipe or fittings and installing new material in its place.

B. Contractor shall not allow nor cause any of his work to be covered until it has been inspected, tested and approved by the builder/Owner's authorized representative.
15. Irrigation Contractor shall adjust all heads and nozzles to provide even coverage to all planter areas and to keep spray off buildings, walkways, walls and drives. Under no circumstance shall over spray be allowed onto buildings, walls, fences or hardscape. This includes, but is not limited to, adjustment of diffuser pin or adjustment screw, replacement of pressure compensating screens, replacement of nozzles with more appropriate radius units and the replacement of nozzles with adjustable arc units.
16. Sprinkler Coverage Test: When installation of the irrigation system is completed and prior to planing, the Contractor, in the presence of the Owner, shall perform a coverage test of water to ensure it is complete and adequate. Contractor shall furnish all materials and perform all work required to correct any inadequacies of coverage at his own cost. Operational Test: The entire irrigation system shall be under full automatic operation for a period of seven (7) days prior to start of planting work. Request presence of Engineer in writing at least 48 hours in advance of testing.
17. Contractor shall furnish to Owner a complete "As Built" drawing of new and existing equipment installed showing exact size, type, and dimensioned locations of the following items:

A. Point of Connection

B. Ball Valves

C. Quick Couplers

D. Control Valves

E. Controllers

F. Mainline

G. Controller Wire

H. Sleeving

18. The "As Built" drawing shall be prepared in accordance with Section 01300

19. Contractor shall also provide a reduced "As Built" drawing (maximum 11x17 size), color-coded, showing areas irrigated by each station. This plan shall be encased in plastic upon Owner's approval of drawing. Contractor shall also provide irrigation programming chart. These are to be delivered on or before final inspection. Final As Built plans will be required to be reviewed, approved, and signed by the Owner prior to release of securities.

20. Irrigation Contractor shall maintain the system for a period of sixty (60) days upon Owner acceptance of construction completion and shall water as required to establish new plant material.

21. Contractor shall provide controller keys and manuals, one (1) quick coupler key with hose swivel, and an additional quantity of six of each nozzle type used to Owner at turnover.

22. Irrigation Contractor shall guarantee in writing the entire newly installed irrigation system to be free of defects in workmanship and materials for a period of two (2) years from final acceptance from the Owner. Contractor shall repair and replace defects in materials and workman ship at no additional cost to the Owner. Contractor shall repair and replace within 72 hours after receipt of written notice.

IRRIGATION OPERATION

1. This section is provided as a requirement for maintenance during the establishment period and as a recommendation for future continued maintenance.

2. Irrigation is to be maintained and operated in such a manner as to prevent water from collecting on or running across concrete or asphalt or from overspraying onto buildings, fences, walls or other hardscape features.

3. Where landscape irrigation is required adjacent to buildings, the subgrade soils shall be maintained in a moist but not saturated state.

4. Maintenance Contractor shall be required to have available and use a soil tube or probe to frequently check soil moisture before and after operation of the irrigation system to evaluate the necessity for irrigation scheduling adjustments. Contractor shall adjust system timing and coverage patterns on an ongoing basis to compensate for reduced water requirements as plants mature and pattern deflection as plants grow.

5. Maintenance Contractor shall be required to frequently test the irrigation system to ensure that all heads operate correctly and that no breaks or leaks exist. The Maintenance Contractor shall not permit the irrigation system to operate with broken equipment. Repairs to the system shall be made with originally specified materials in accordance with the Landscape Architect's plans to ensure proper coverage and pressure within the irrigation system. Failure to match originally specified materials may result in an inoperable system with significant water waste.

REVISIONS	BY
B-36-22 REV	

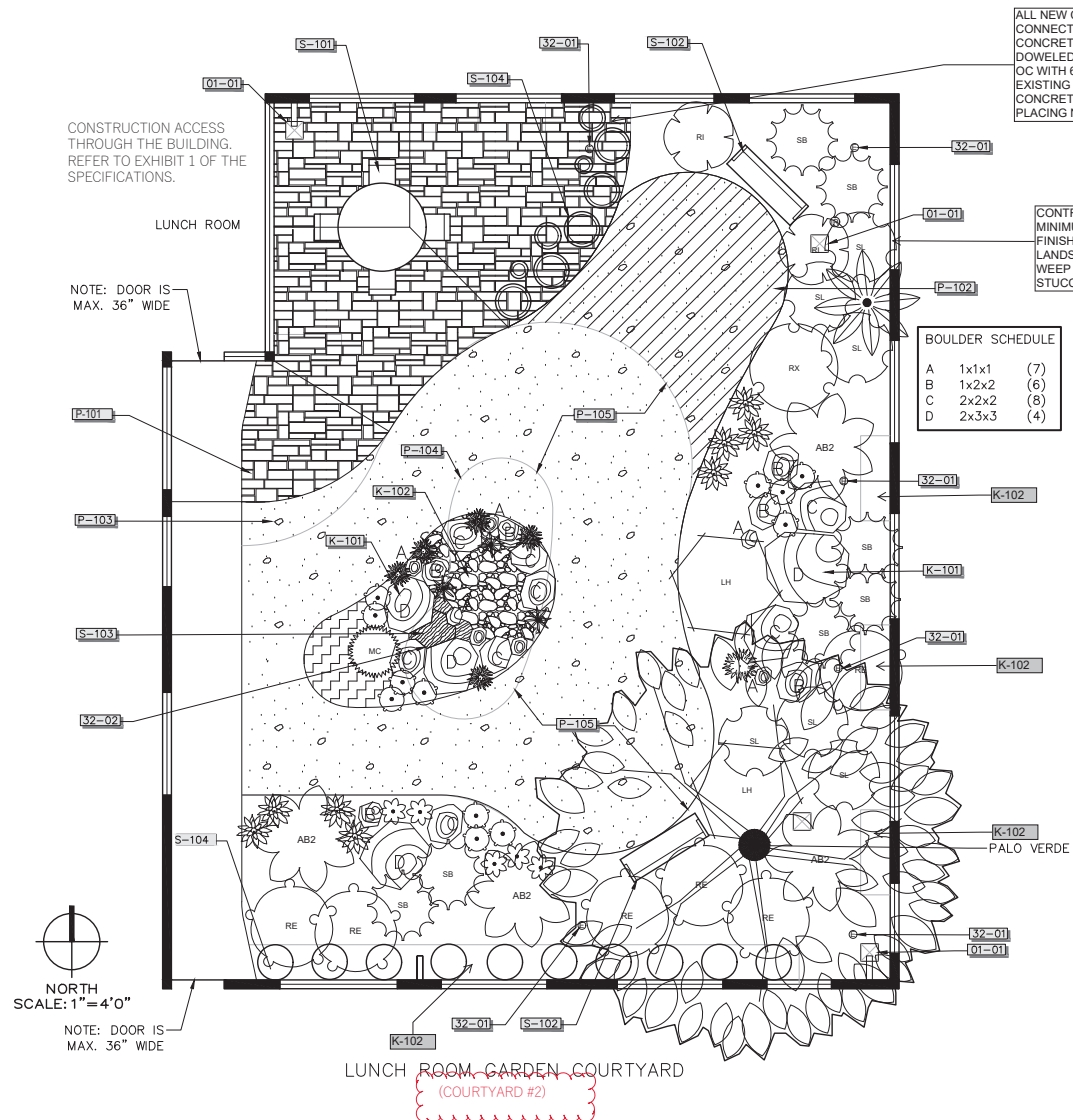


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DATE
8-3-22
SCALE
JOB NO.
032-22-OMWD
SHEET
L4
OF 6 SHEETS





REVISED VIA ADDENDUM NO. 3

ALL NEW CONCRETE TO BE CONNECTED TO EXISTING CONCRETE FOOTINGS (TYP) USING DOWELED EPOXY REBAR #4 @ 16\"/>

CONTRACTOR SHALL MAINTAIN MINIMUM 1/2\"/>

BOULDER SCHEDULE	
A	1x1x1 (7)
B	1x2x2 (6)
C	2x2x2 (8)
D	2x3x3 (4)




















BOULDER SCHEDULE	
A	1x1x1 (2)
B	1x2x2 (2)
C	2x2x2 (3)
D	2x3x3 (3)



REFERENCE NOTES SCHEDULE COURTYARDS

SYMBOL	01 GENERAL DESCRIPTION
<b>01-01</b>	Existing Drain Inlets - Grade landscape to drain to existing drain inlets. Reset inlets as needed to provide 2% drainage of all landscape areas.
SYMBOL	32 EXTERIOR IMPROVEMENTS DESCRIPTION
<b>32-01</b>	Up lights provided by others. Lights to match Board Courtyard lighting.
<b>32-02</b>	OMWD to provide power for fountain, concurrent to contractor's work. Contractor to coordinate with OMWD for timing and location.
SYMBOL	ROCK DESCRIPTION
<b>K-101</b>	Boulders - Boulders to be provided by OMWD. See quantity list on this sheet.
<b>K-102</b>	Beach Pebble Mix. 10% 3\"/>
SYMBOL	PAVING DESCRIPTION
<b>P-101</b>	New concrete walk and patio. Stamped concrete with dust on colors. 4 inch thick with #4 bar at 16 inches o.c. both ways. Thickened edge of slab 6 inches deep by 8 inches wide. Provide score joints and expansion joints as needed. Install new concrete flush with edge of existing curb/walk and provide smooth tapered slope to drain. Contractor shall establish positive drainage. Refer to Section 03000 of the Specifications.
<b>P-102</b>	INSTALL 4\"/>
<b>P-103</b>	Existing decomposed granite path to be modified, as shown with new black aluminum edging. Keep decomposed granite clean during modification work and replace with new as needed.
<b>P-104</b>	Edge of existing granite path to be modified.
<b>P-105</b>	Existing decomposed granite. Protect in place except as noted.
SYMBOL	SITE FURNISHINGS DESCRIPTION
<b>S-101</b>	Five foot diameter garden table with four chairs (2). Umbrella on moveable stand to provide flexibility during various times of day. OMWD provided.
<b>S-102</b>	5' benches (3). OMWD provided.
<b>S-103</b>	Natural water fall with zero pond under river rock. Mound under boulders on west side max. 18\"/>
<b>S-104</b>	Pots by others.

PLANT SCHEDULE COURTYARDS

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	PD	Parkinsonia x 'Desert Museum' / Desert Museum Palo Verde	24"box	1
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	AM	Achillea x 'Moonshine' / Moonshine Yarrow	1 gal	18
	AB2	Agave x 'Blue Flame' / Blue Flame Agave	5 gal	5
	CP	Carex pansa / Meadow Sedge	1 gal	23
	CT	Cordyline australis 'Torbay Dazzler' / Torbay Dazzler Grass Palm	15 gal	1
	JC	Juncus effusus 'Curly Wurly' / Curly Wurly Corkscrew Rush	1 gal	3
	LH	Lantana x 'New Gold' / New Gold Lantana	5 gal	2
	MC	Mimulus cardinalis / Scarlet Monkeyflower	1 gal	1
	RE	Rhamnus californica 'Eve Case' / Eve Case Coffeeberry	5 gal	9
	RU	Rhaphiolepis umbellata 'Minor Gulf Green' TM / Gulf Green Indian Hawthorn	5 gal	10
	RI	Rosa floribunda 'Iceberg' / Iceberg Rose	5 gal	2
	RX	Rosa x 'Flower Carpet Scarlet' / Scarlet Carpet Rose	1 gal	2
	SL	Salvia greggii 'Lipstick' / Lipstick Autumn Sage	1 gal	9
	SB	Salvia leucantha 'Santa Barbara' / Mexican Bush Sage	1 gal	12
SUCCULENTS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	AK	Aeonium x 'Kiwi' / Kiwi Aeonium	1 gal	13
	AS	Aeonium x 'Sunburst' / Sunburst Aeonium	1 gal	4
	AB	Agave x 'Blue Glow' / Blue Glow Agave	5 gal	3
	AS2	Aloe striata / Coral Aloe	1 gal	14
	CH2	Crassula ovata 'Hummel's Sunset' / Variegated Jade Plant	1 gal	7
	EL	Echeveria agavoides 'Lipstick' / Lipstick Echeveria	1 gal	6
	MF	x Mangave x 'Falling Waters' / Falling Waters Mangave	5 gal	7
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING
	FC	Fragaria chiloensis / Beach Strawberry	flat	6" o.c.

COURTYARD PLANTING PLAN

REVISIONS	BY

CALIFORNIA LANDSCAPE TECHNOLOGIES  
landscape architecture irrigation design  
3685 Vista Campana Unit 41, Oceanside CA 92057  
760.809.3241

SPECIAL GARDEN PROJECTS

OMWD OFFICES, ENCINITAS, CALIFORNIA

DRAWN  
CHECKED  
DATE  
8-3-22  
SCALE  
1\"/>

PLANTING SPECIFICATIONS

1. A. The planting plan is diagrammatic. All plant locations are approximate.  
B. Quantities shown on the planting plan are approximate and are for the convenience of the contractor only. Plant symbols take precedence over plant quantities specified.  
C. Contractor shall notify the Landscape Architect of discrepancies between quantities and symbols shown.

2. Contractor shall apply a contact herbicide (herbicide applicator shall be licensed by the State of California) where weeds are present, per manufacturer's specifications, a minimum of ten (10) days prior to commencement of any planting or irrigation work. Weeds shall be allowed to completely die back, including the roots, and shall then be removed before proceeding with work.

3. Contractor shall receive site grades at + one-tenth foot (0.10') of finished grade. Contractor will be responsible for verifying grades prior to beginning work and shall be responsible for all grades once work has commenced.

4. Soil level in all planters shall be a minimum of four inches (4") below edge of building screed at the conclusion of planting.

5. Contractor shall submit a soil analysis report from an authorized testing agency to Owner/Landscape Architect for review prior to beginning work. Actual soil amendment and plant backfill shall conform to soil report requirements. For bidding purposes, assume that all areas to be planted (except slopes in excess of 3:1) shall be roto-tilled to a depth of eight inches (8") and the following amendments spread evenly and thoroughly blended in per 1000 square feet:  
  
A. 4 cubic yards compost  
B. 100 pounds agricultural gypsum  
C. 15 pounds soil sulfur  
D. 25 pounds 16-6-8 slow release fertilizer

6. Soil shall be suitable for plant growth and free of harmful substances or deleterious materials prior to planting.

7. Contractor shall remove all rock in excess of one-inch (1") diameter exposed at the soil surface.

8. Prior to planting, irrigation system shall be fully operational and all planting areas shall be thoroughly soaked.

9. Each plant shall receive "agriform" (or equal) plant tablet as follows:  
  
1 gallon container (1) 21 gram  
5 gallon container (3) 21 gram  
15 gallon container (5) 21 gram  
per three inches (3") of boxed tree size (1) 21 gram

10. Plant material shall not be root bound. Five gallon plants and larger shall have been grown in containers for a minimum of six months and a maximum of two years. Plants shall exhibit healthy growth and be free of diseases and pests.

11. Plant pit shall be twice the width of the designated nursery container but shall be no deeper than the container. Root ball shall protrude above the plant pit 1/2 inch (1/2") at the completion of planting.

12. Backfill shall be per soil test. For bidding purposes, assume plant backfill shall be 75% rock-free site soil, and 25% compost by volume.
13. The following shall apply to the insertion and removal of stakes:  
  
A. stake all plants per detail.  
B. remove nursery stakes and ties from all container stock. Maintain side growth on all trees. Tie all vines to wall, trellis, or fence with clear nursery ties.

14. Plants shall not be placed within twelve inches (12") of sprinkler heads or within eighteen inches (18") of buildings.

15. Contractor shall install root barriers on all new trees within eight feet (8') of walls, walkways or other hardscape areas. Root barrier shall be as manufactured by Deep Root Corporation or equivalent. Size and installation shall be per manufacturer's specifications and details. Installation of root barriers shall be a linear installation and shall NOT encircle root balls. Root barrier shall extend ten feet (10') minimum length on each side of tree requiring barriers.

16. Contractor shall install drainage chimneys in all plant pits where obstruction to root growth or drainage is encountered, such as in rock, clay or caliche. If rock is encountered, ~~where~~ **SEE DETAIL BELOW** planting is indicated, review location with Owner or Landscape Architect.

17. Contractor shall maintain a minimum 2% drainage away from all buildings, structures, and walls. Finished grades shall be smoothed to eliminate puddling or standing water.

18. All areas not planted with ground cover shall be mulched to a depth of three inches (3") at the conclusion of planting up to the edge of each plant pit. Mulch shall be decomposed ~~shredded wood such as Forest Fines~~ **MULCHED AREAS SHALL BE COMPACTED TO 80% RELATIVE COMPACTION.**

19. Contractor shall leave site in a clean condition, removing all unused material, trash, and tools.

20. Contractor shall maintain all plantings for a period of *ninety (90) days* or until plants are deemed established and irrigation is operating properly to the satisfaction of Owner and Landscape Architect - whichever period is longer.

21. At completion of all work outlined in these plans, Contractor shall contact Owner and arrange for a walkthrough to determine that all aspects of work are completed. Work must be fully completed according to all plans and specifications and must be completed in a good workmanship manner and must be accepted by Owner in writing prior to the beginning of the establishment period.

22. The establishment period shall include the following scope of work:  
  
A. daily watering of all plant material.  
B. adjustment of sprinkler head height and watering pattern.  
C. weeding and removal of all weeds from ground cover areas, on a weekly basis.  
D. replacement of any dead, dying, or damaged trees, shrubs, or ground covers.  
E. filling and recompaction of eroded areas.  
F. filling and replanting of any low areas which may cause standing water.  
G. weekly removal of all trash, litter, clippings, and all foreign debris.  
H. at 30 days after planting, ammonium sulfate shall be applied to areas at the rate of five (5) pounds per 1,000 square feet.  
I. at 60 days after planting, and prior to the end of the establishment period, Best Fertilizer Company 16-6-8 (or equal) shall be applied at the rate of six (6) pounds per 1,000 square feet to planting areas. Additional fertilizations shall be per soil test.

23. Prior to end of establishment period, Contractor shall contact Owner and arrange for a final walk through. Owner must accept all maintained areas in writing prior to end of establishment period.

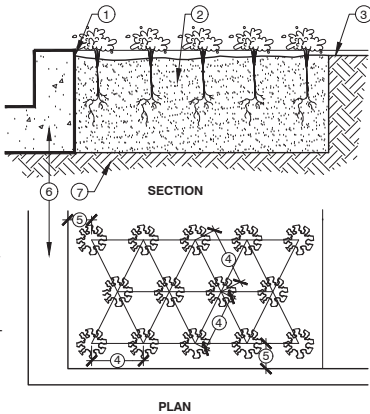
A. All groundcover and shrubs shall be guaranteed by Contractor in writing as to growth and health for a period of sixty (60) days after completion of establishment period and final acceptance. All trees shall be guaranteed by Contractor in writing to live and grow in an acceptable upright position for a period of one (1) year after completion of the specified establishment period and final acceptance.

B. Contractor, within fifteen (15) days of written notification by Owner, shall remove and replace all guaranteed plant materials which, for any reason, fail to meet the requirements of the guarantee. Replacement shall be made with plant materials as indicated or specified on the original plans, and all such replacement materials shall be guaranteed as specified for the original material guarantee.

24. Note: Upon approval of final inspection by Owner, an irrigation audit must be provided by a third party certified auditor (not the designer) per City, State and Local codes.



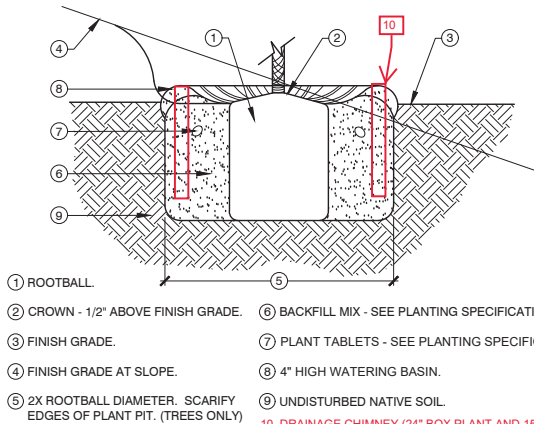
CONCEPT FOR POND. PLEASE NOTE THAT WATER FLOW TO BE TRICKLE OR ABOUT HALF FLOW AS SHOWN HERE.



- 1 2 INCHES
- 2 BACKFILL MIX. SEE SPECS.
- 3 FINISH GRADE OR WALK
- 4 EQUAL (X) - SEE PLANT LIST
- 5 EQUAL 1/2 (X)
- 6 CONCRETE CURB OR HARDSCAPE IMPROVEMENT AS INDICATED ON PLAN
- 7 UNDISTURBED NATIVE SOIL

GROUND COVER PLANTING

NOT TO SCALE



- 1 ROOTBALL.
- 2 CROWN - 1/2" ABOVE FINISH GRADE.
- 3 FINISH GRADE.
- 4 FINISH GRADE AT SLOPE.
- 5 2X ROOTBALL DIAMETER. SCARIFY EDGES OF PLANT PIT. (TREES ONLY)
- 6 BACKFILL MIX - SEE PLANTING SPECIFICATIONS.
- 7 PLANT TABLETS - SEE PLANTING SPECIFICATIONS.
- 8 4" HIGH WATERING BASIN.
- 9 UNDISTURBED NATIVE SOIL.

SHRUB PLANTING DETAIL

NOT TO SCALE

10. DRAINAGE CHIMNEY (24" BOX PLANT AND 15 GAL PALM ONLY, WHERE APPLICABLE). TWO 4-INCH PERFORATED PIPE FILLED WITH 3/8" GRAVEL. MAINTAIN 4" CLEAR ABOVE UNDISTURBED NATIVE SOIL.

REVISIONS	BY



SPECIAL GARDEN PROJECTS

OMWD OFFICES, ENCINITAS, CALIFORNIA

DRAWN
CHECKED
DATE
8-3-22
SCALE
JOB NO.
032-22-OMWD
SHEET
L6
OF 6 SHEETS