

phase II bid documents for:
THE PARK AT RISPIN MANSION

CITY OF CAPITOLA
 WHARF ROAD AND CLARES STREET
 February 22, 2023

vicinity map



project area



Clares Street and Wharf Road

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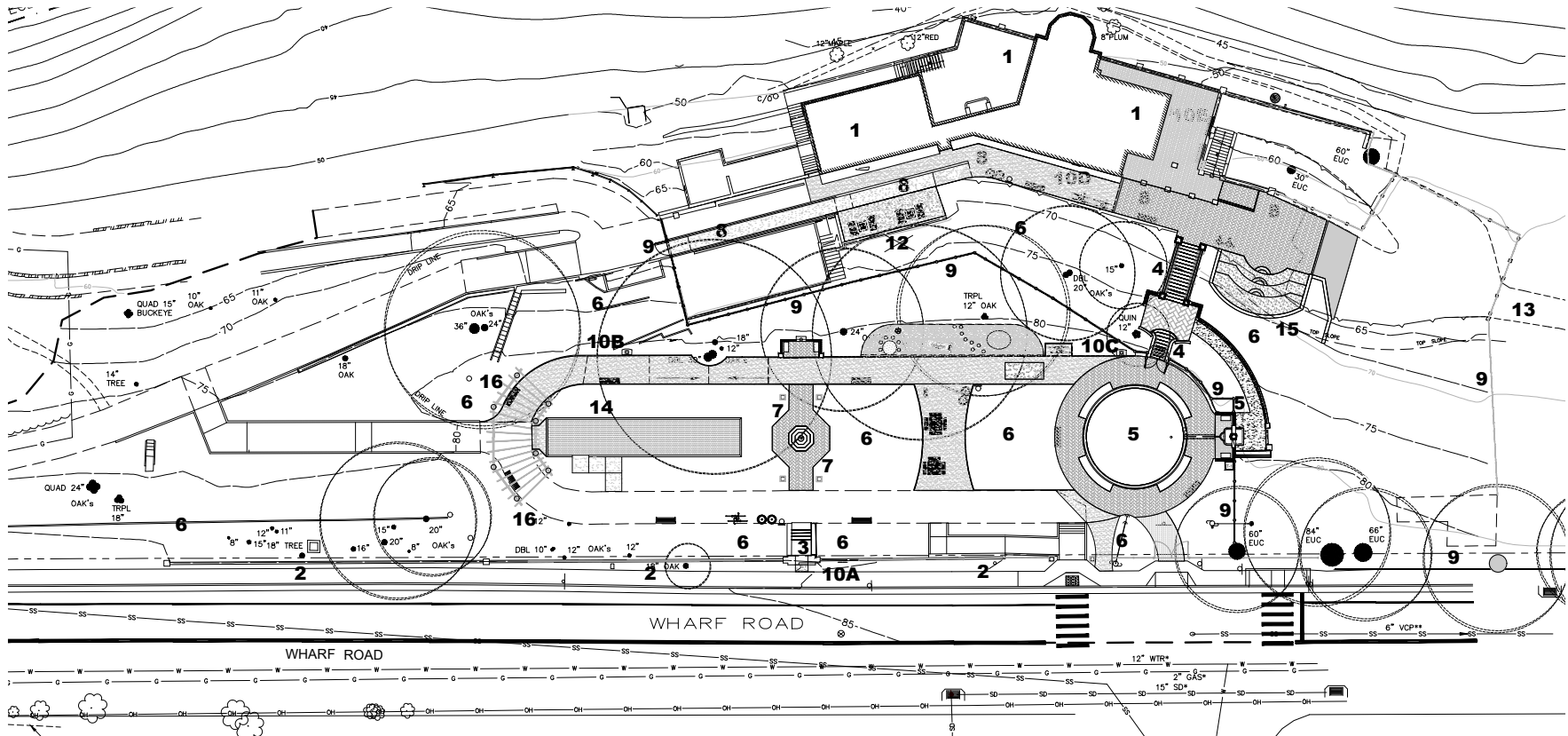
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THE PARK AT RISPIN MANSION
Wharf Road and Clares Street
Capitola, California



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REVISIONS



SITE PLAN & PHASING PLAN

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SHEET 2 OF 20

EXISTING FEATURES AND PROPOSED AMENITIES

(N) denotes new element
(H) denotes existing element found on site

1. RISPIN MANSION BUILDING (H)
2. WHARF ROAD WALL (H)
3. WHARF ROAD ENTRY STEPS (H)
4. GRAND STAIRCASE AND BALUSTRADE (H)
5. FOUNTAIN AND REFLECTION POOL (H)
6. PLANTS AND LANDSCAPE (N)
7. SUNDIAL (H) AND SCULPTURE GARDEN (N)
8. UNIVERSAL ACCESS PATH OF TRAVEL (N)
9. FENCING AND GATES (N)
10. SIGNAGE (N)
11. IMPROVE STRIPING AND CROSSWALKS AT CLARES/WHARF ROAD INTERSECTION (N)
12. MURAL ON CONCRETE WALL OF SAINT CLARES BUILDING (N)
13. INFORMAL SERVICE DRIVE/PEDESTRIAN PATH FROM MANSION TERRACE TO SOUTH ENTRANCE AT WHARF ROAD (H)
14. BOCCIE BALL COURT (N)
15. AMPHITHEATER (N)
16. ARBOR (H)

Summary of Historic Elements found on Rispin Site and Proposed Renovations

Discussion of Intent.

The project goals for Rispin Park are to create a community park that provides passive recreation and focuses on the cultural, historical, and open space resources that are unique to the Rispin Mansion Site. The intent of the restoration is to provide examples of the architectural style of the mansion and to create a public awareness of the significance of the Mansion building and grounds as part of the history of the City of Capitola. It should be stated that the park is not intended to be an exact replication of the mansion grounds during the time it was the residence of Henry Rispin. A summary of the existing historic elements and the proposed modifications are explained below and noted on the Site Plan.

Wharf Road Wall, Entry Arch and Entry Staircase:

- Portions of the Existing wall along Wharf Road will remain unchanged, while some sections of the existing wall height will be reduced to 30' with a 30' decorative metal fence on top. One portion of the wall at the southern end of the road frontage will be removed to allow a new universally accessible entrance to the park. The section to be removed will incorporate a new column to match the existing last column at the southern terminus of the wall. Bollards and metal fencing will be added to the new park entrance.
- Steps and side walls of the staircase at the entry will be rebuilt and repaired. The Arch and side walls will be painted to match the Mansion.
- Existing wood gate to be removed and stored for display with other artifacts

Arbor:

- New columns will match historic columns found on site in height and architectural detail.
- Spacing of columns and location will be changed to accommodate new universally accessible path, and mature oaks on site.
- New vine species compatible with native oaks will be selected.

Sundial:

- Existing sundial base will remain in its present location. Pedestal will be rebuilt according to archive photographs. New, contemporary sundial/compass will be chosen, no archive photos are available that show the sundial piece.

Overlook:

- Existing overlook columns and base wall to remain. All caps and balustrades to be rebuilt according to archive photographs and existing artifacts on-site.
- New benches in same location as historical shown in archive photographs, architectural details not discernable in photos. New benches will be simple without ornamentation.

Reflecting Pool:

- Existing location and size of pool will remain unchanged. Depth of pool will be reduced to maximum of 6 inches. Repairs will be made to coping, pool sides and bottom. Plumbing and bottom of pool will be retrofitted to incorporate rainwater harvesting system.
- Brick path around pool will be installed, consistent with archive photos.
- New sculpture in center of pool will replace water feature(s) shown in archive photos. New sculpture will be distinctly different in style than those of the Rispin period.
- A tile mosaic is proposed for the bottom of the fountain. Mosaic will be commissioned by Capitola Arts Commission.

Wall Fountain and Lower Sitting Area behind Wall Fountain:

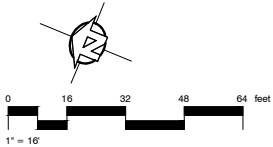
- Existing fountain will be repaired to working condition. Missing parts will be reconstructed using archive photographs and site artifacts.
- Urn will be selected to match historic using archive photographs.
- New fountain spout will be selected, historical fountain spout style not discernable in photos. New fountain spout will be simple without ornamentation.
- Lower seating area behind fountain and balustrade wall from grand staircase will be repaired according to archive photographs and existing artifacts on-site. Pathway from brick landing to seating area will be rebuilt.

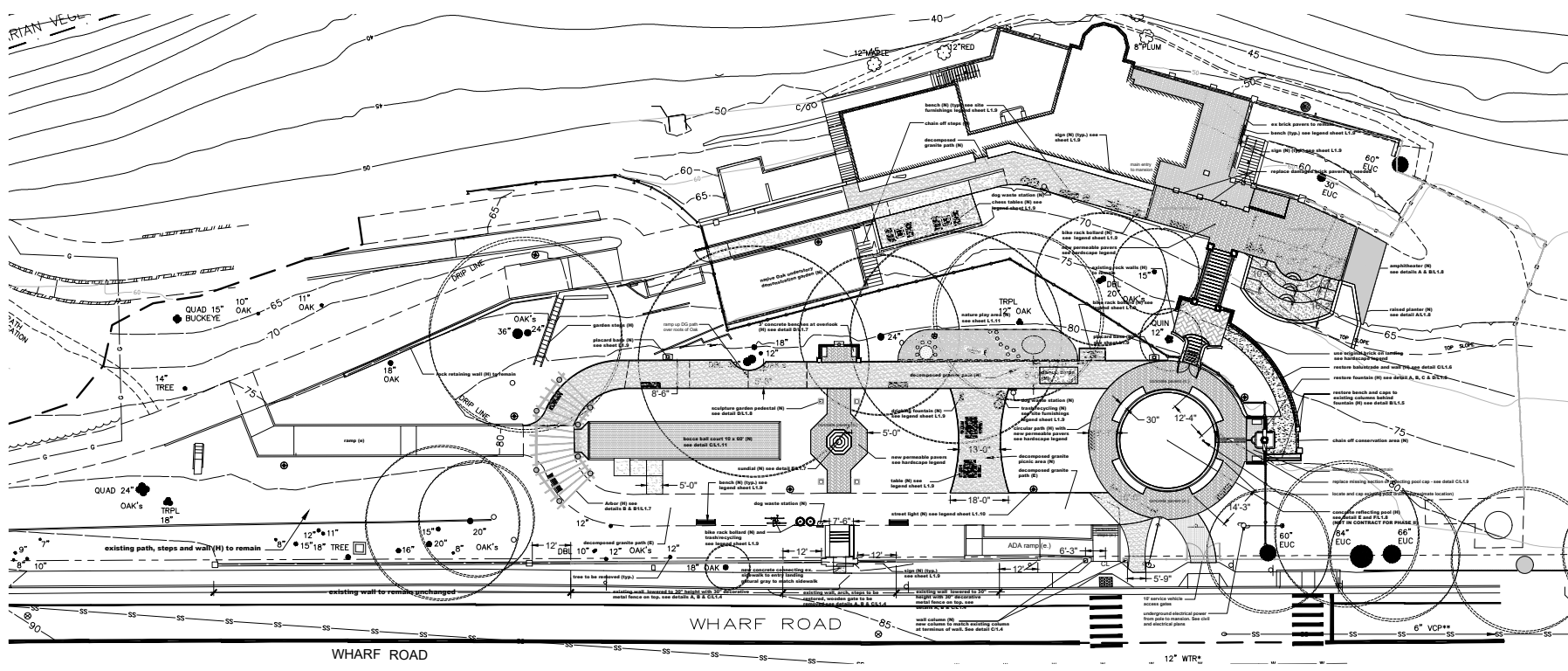
Grand Staircase:

- All walls, columns, column caps, brick landings, to be repaired according to archive photographs and existing artifacts on-site. Steps to be rebuilt.
- A new metal handrail as per code will be added on each side, mounted in ground outside of cheek wall.

Miscellaneous Garden Features

- 12' high concrete wall along old walkway at northwest corner of park to remain.
- Rock fossil walls by staircase to remain.
- Stone wall at north end of park by new ramp to remain.
- Existing 18' wide red concrete steps north of arbor to remain; add handrail as per code
- Existing 4' wide concrete steps by Game Table area to remain; add chain barricade and sign to close off





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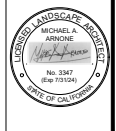
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Key	Description	Quantity	Manufacturer/Distributor	Model #	Color/Finish
□	3' Concrete Bench for fountain and outlook	4	A. Silveri Company asilveri.com 415.228.9990 info@asilveri.com	Bench 0251 18"1/4 x 30" W x 17"D	Terre Cotta
□	Container w/ Color for fountain and outlook	2	Flurry Plant 831.465.9216 2900 Sycamore Ave. Santa Cruz	"Square Red Red Square Plate 21"1/4 x 25" W x 17.5" SQ Base"	Terre Cotta
○	Container w/ Color for fountain and outlook	2	Flurry Plant 831.465.9216 2900 Sycamore Ave. Santa Cruz	circle um 18" x 30"	Deep Red
see detail	Arcade Fountain Emitter	1	Black Oak Foundry 949.305.7392 www.fountainunique.com	No. M6022-ORB	10.5" diameter Oil Rubbed Bronze, 3 GPM flow
see detail	Oak Leaf Fountain Emitter	1	Black Oak Foundry 949.305.7392 www.fountainunique.com	No. M2029-ORB	8" square in Oil Rubbed Bronze 2 GPM flow
☐	Accessible Chess Table with two Benches	2	Kenneth Lynch & Sons 203.204.2631 www.klynchandsons.com	6732 (chess table) 6737C (bench)	Concrete table top with metal legs Wood slats with metal legs
○	Pelican Sundial	1	No. 2554 Hourglass and Pelican Sundial		11 1/2" diameter Bronze
🚲	Bike Post Bollard	4	Reliance Foundry 888.735.5680 www.reliance-foundry.com	R-7530-B Cudde Iron Bike Bollard	39" High w/ two loops, Black Textured Semi Gloss finish
🚰	Historical Series Accessible Pedestal Drinking Fountain	1	Most Dependable Fountains, Inc. www.mostdependable.com 800.552.0331	2008 SM	
☐	5' Metal Bench with armrest	12	DuMor, Inc. Site Furnishings 800.598.4019 www.dumor.com	Bench 57 - 6DPL - 3AR	6" long recycled plastic bench w/ armrest Deep Red color base w/ Cedar color recycled plastic top
♻️	Trash Receptacle Recycling Container	3	Roceptacle 107 32 gal. Roceptacle 107 32 gal.		Steel with Deep Red Powder Coat finish Steel with Deep Red Powder Coat finish
☐	Table/Benches	1	76 Series PL 4 76 Series PL 3		Deep Red color base w/ Cedar color recycled plastic top with surface plate mount Deep Red color base w/ Cedar color recycled plastic top with surface plate mount
⊕	Street Light fixture on Light Pole	8	SEE ELECTRICAL PLANS	SEE ELECTRICAL PLANS	SEE ELECTRICAL PLANS
🚰	DOG STATION	3	DOODY CALLS DIRECT goodysland.com	THE SENTRY STATION	GREEN ANCHOR TO CONCRETE FOOTING
☐	WALL MOUNT SIGN	3	TO BE SELECTED	PORCELAIN ENAMEL	LIGHT CREAM FIELD WITH GOLD TITLE LETTERING SELECTION OF PHOTOGRAPHS AND TEXT TO BE AND DESIGNED FOR APPROVAL BY CITY
☐	PEDESTAL MOUNT SIGN	2	TO BE SELECTED	PORCELAIN ENAMEL	
💡	Post mount down light	12	RAB LIGHTING	SLIM12Y 120V, 12W, 3000K warm	Bronze Anchor mounting bracket to rail posts

SYMBOL	DESCRIPTION	MANUFACTURER	COLOR	FINISH/PATTERN	SQ FT/LN FT
[Symbol]	CONCRETE PAVERS* ON PREPARED BASE SEE CIVIL PLANS	BELGARD AQUALINE SERIES PERMEABLE PAVES AT BASE OF GRAND STAIRCASE & AROUND THE REFLECTING POOL	VICTORIAN	HERRINGBONE	SEE CIVIL PLANS
[Symbol]	ORIGINAL BRICK ON SITE STORED IN MANSION GARAGE	ORIGINAL BRICK WILL BE USED ON THE LANDING BETWEEN UPPER & LOWER SECTIONS OF THE GRAND STAIRCASE	ORIGINAL BRICK ON SITE	HERRINGBONE	160 SF
[Symbol]	BRICK PAVES ON CONCRETE	EXISTING TO BE REPAIRED OR REPLACED TO MATCH ORIGINAL	COLOR TO MATCH	MATCH PATTERN AND CUT	SEE CIVIL PLANS
[Symbol]	CONCRETE RAMPS	N/A	NATURAL GRAY	MEDIUM BROOM FINISH	SEE CIVIL PLANS
[Symbol]	CONCRETE STEPS	N/A	COLOR TO MATCH	TO MATCH ORIGINAL	SEE CIVIL PLANS
[Symbol]	CAL GOLD DECOMPOSED GRANITE	N/A	CALIFORNIA GOLD	WITH STABILIZER	SEE CIVIL PLANS
[Symbol]	CRUSHED OYSTER SHELL BOCCIE BALL COURT	N/A	GRAY	RAKED	648 SF
[Symbol]	12" DEPTH OF FIBER ENGINEERED BARK FOR NATURE PLAY AREA	N/A	YELLOWBROWN	N/A	525 SF

* A SAMPLE OF THE NEW PAVES SHALL BE SUBMITTED FOR APPROVAL OF STYLE, SIZE, AND COLOR BY CITY PUBLIC WORKS STAFF AND LANDSCAPE ARCHITECT

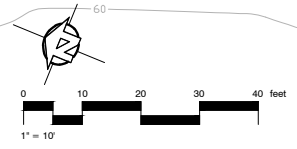
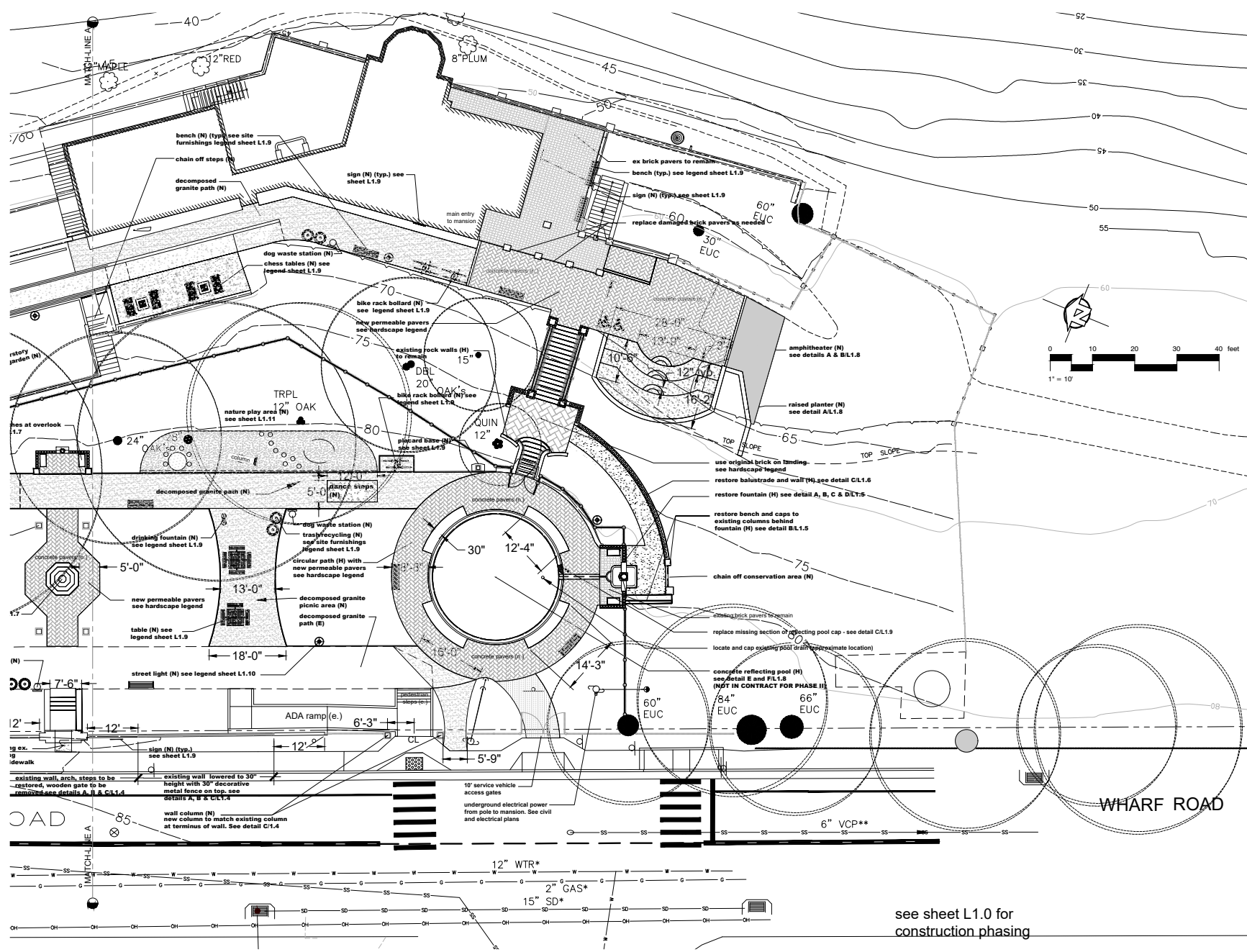
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HARDSCAPE PLAN & SITE FURNISHINGS

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HARDSCAPE LAYOUT SOUTH END

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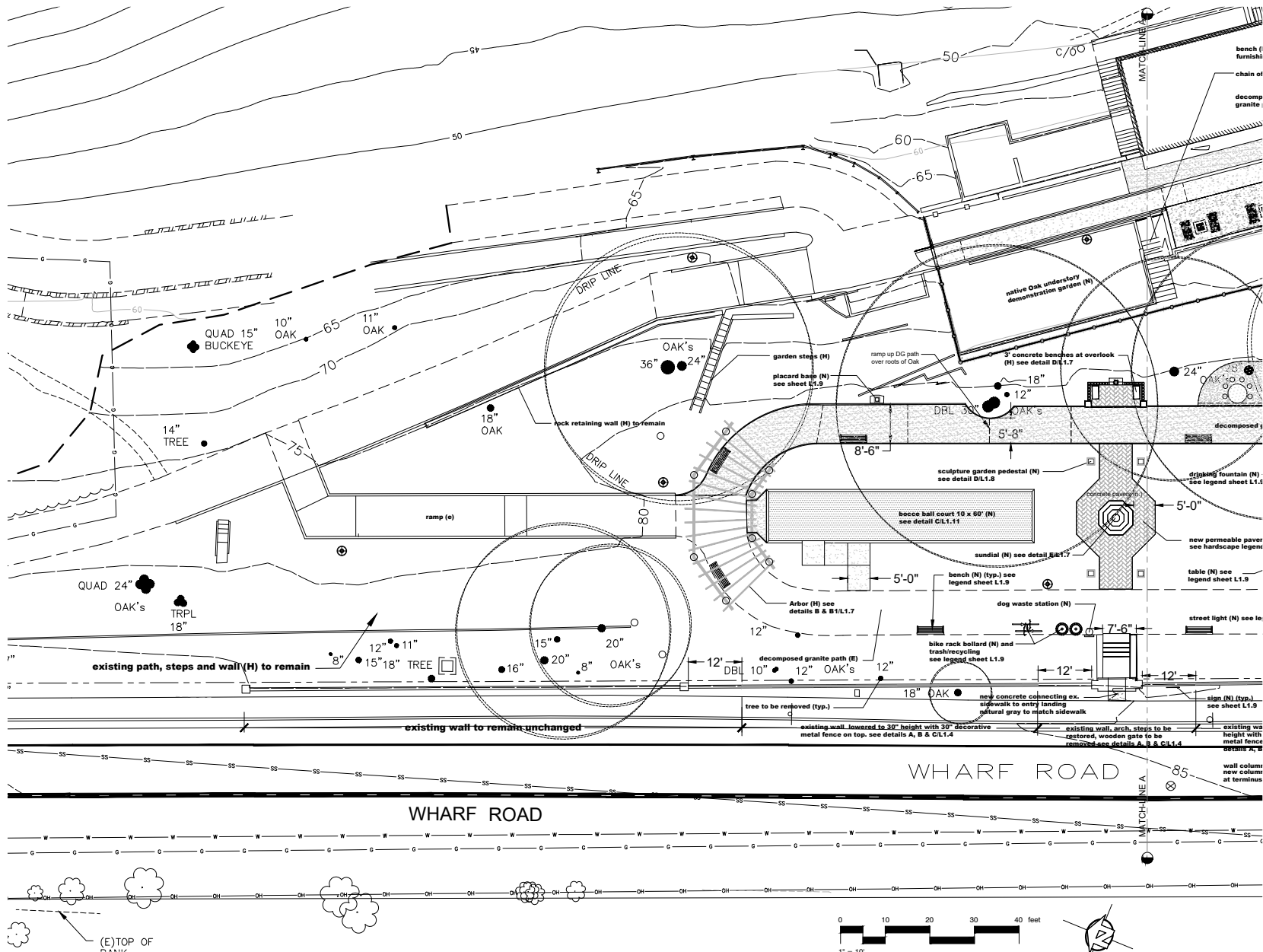
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SHEET 4 OF 20

see sheet L1.0 for construction phasing

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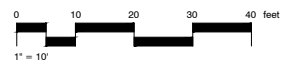


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HARDSCAPE LAYOUT NORTH END

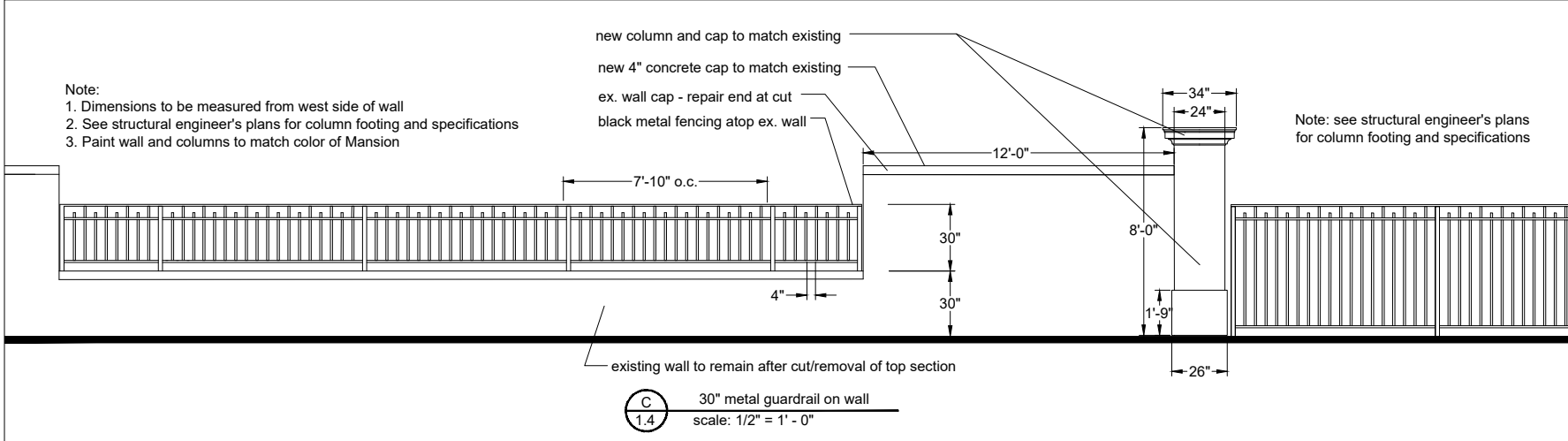
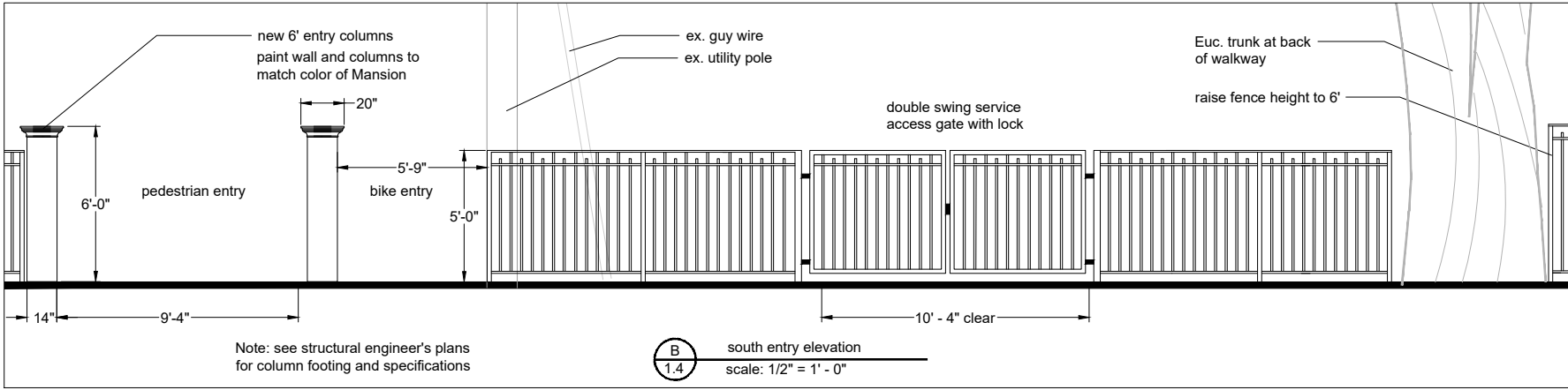
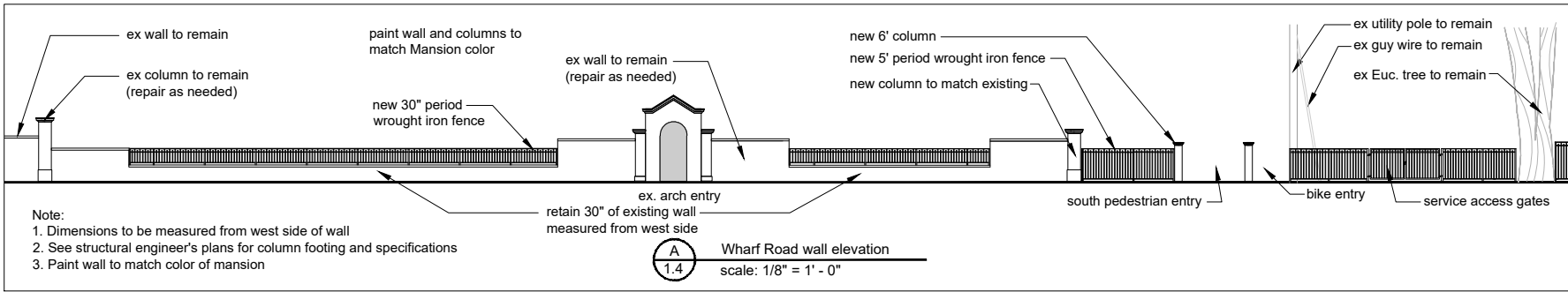
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WALL DETAILS & ELEVATIONS

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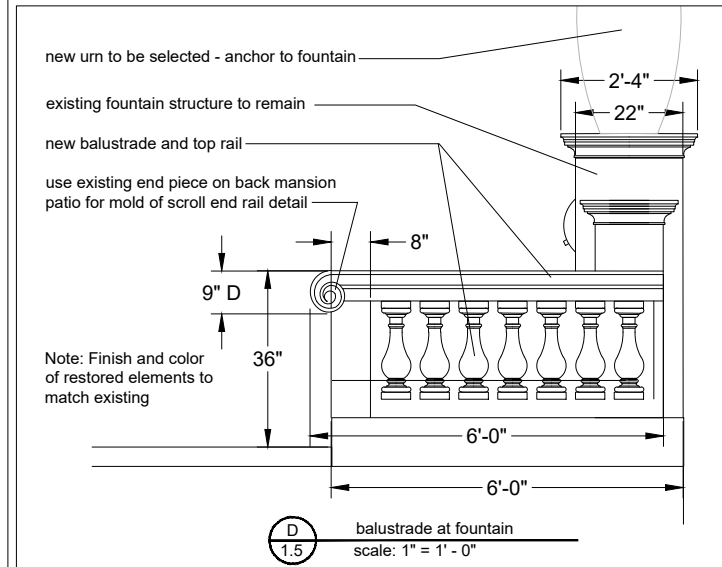
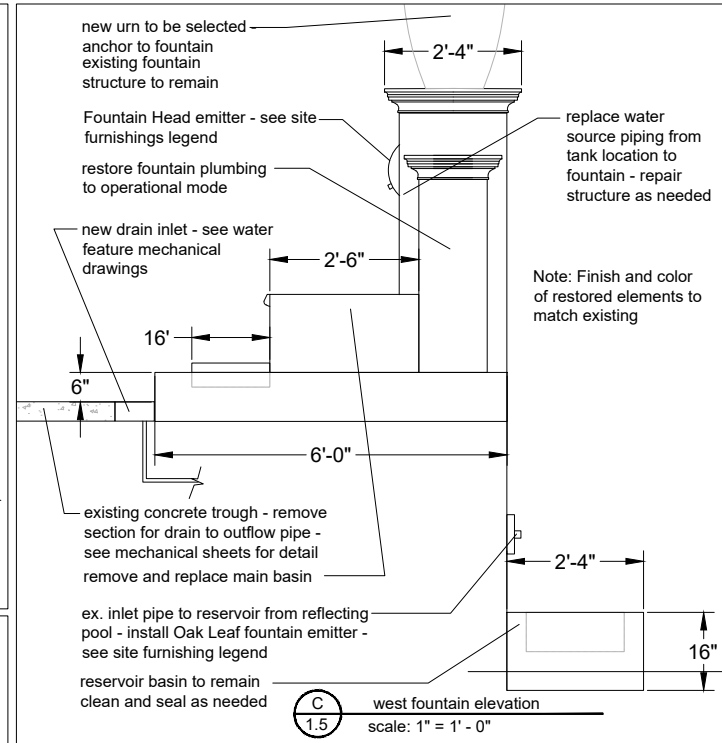
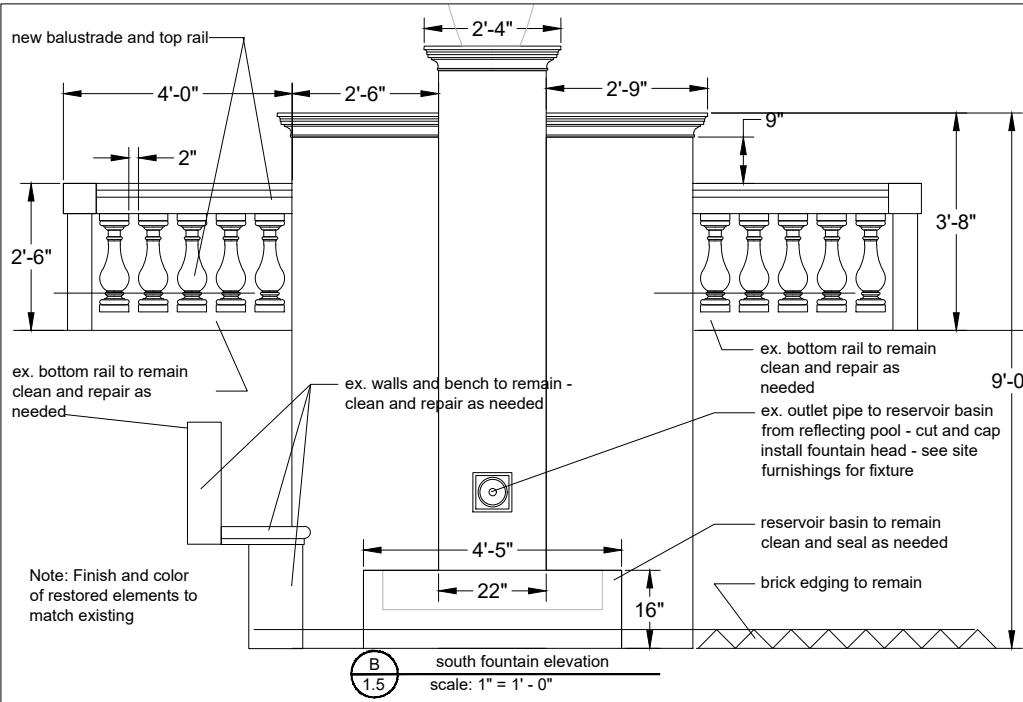
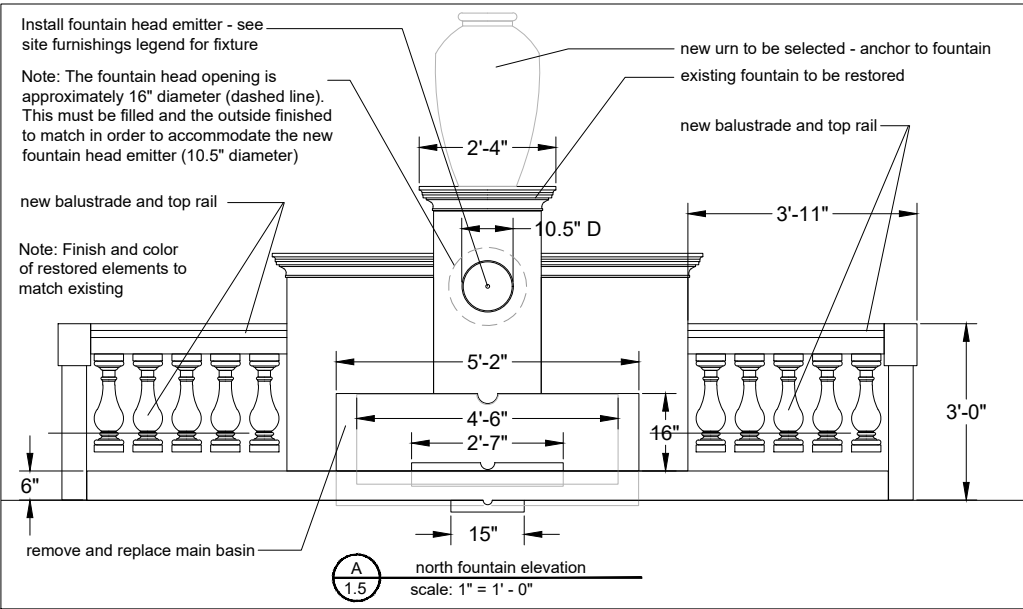
WALL FOUNTAIN
DETAILS

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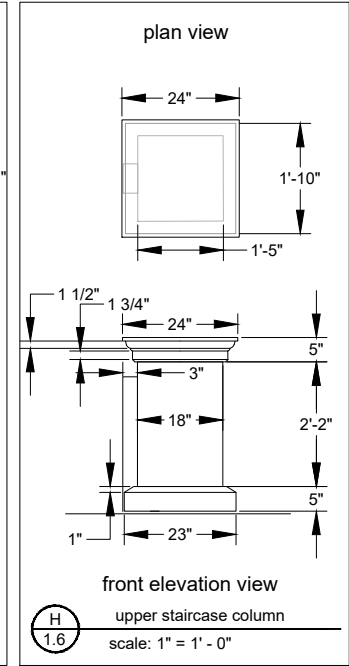
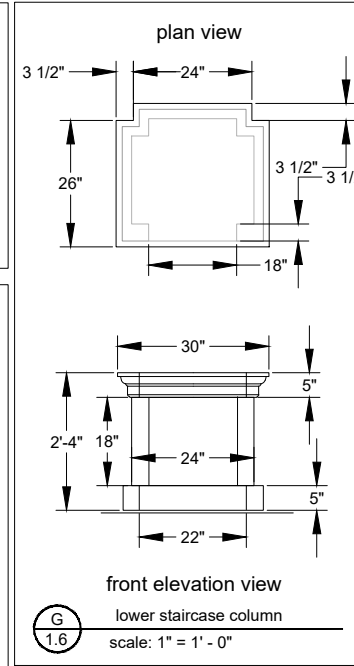
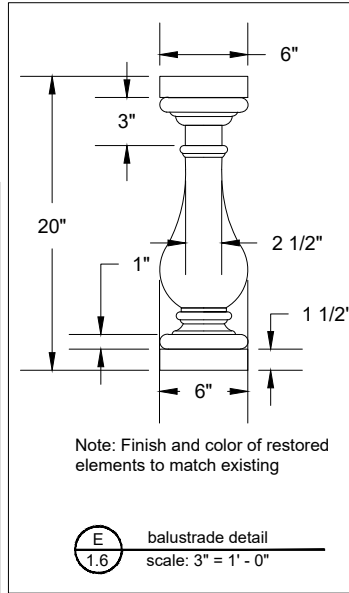
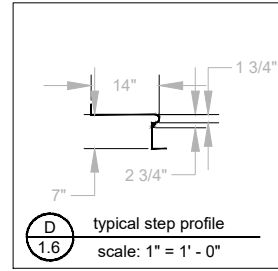
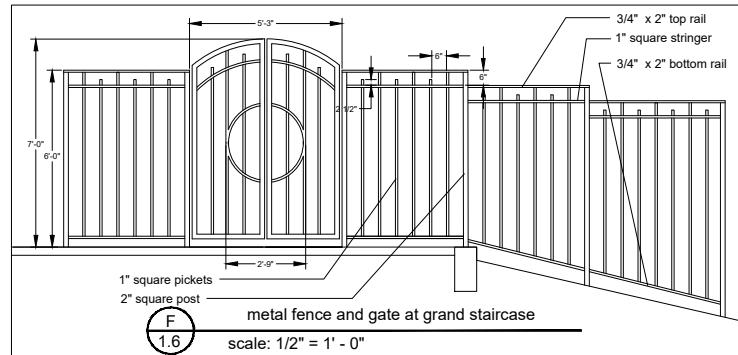
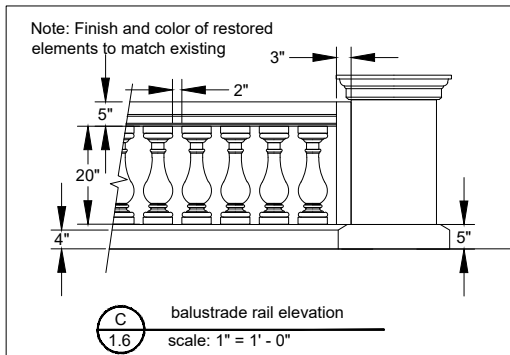
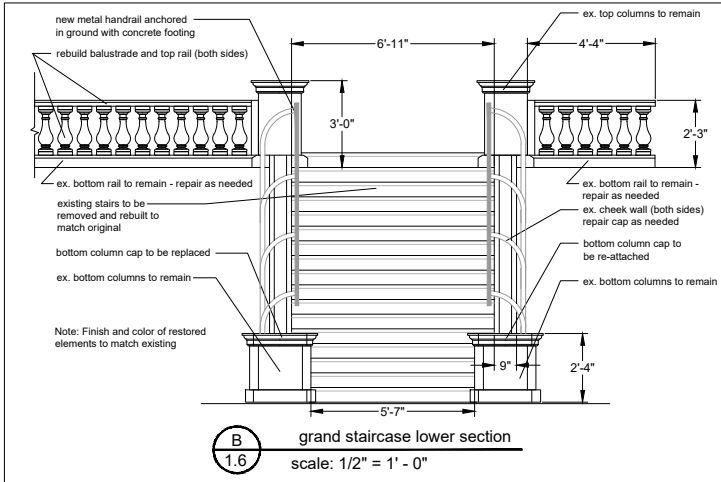
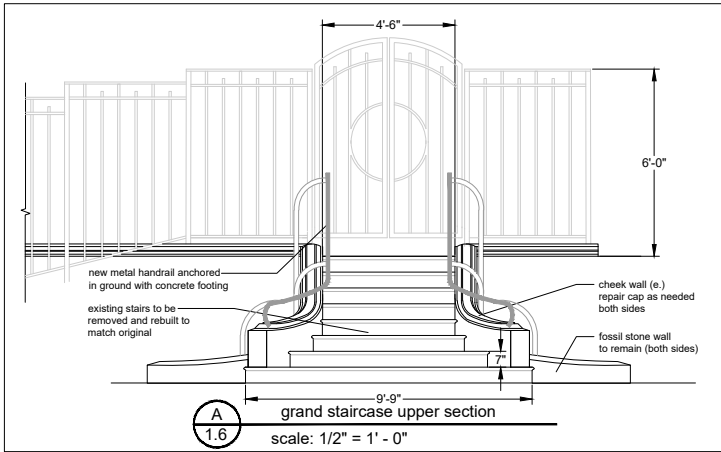
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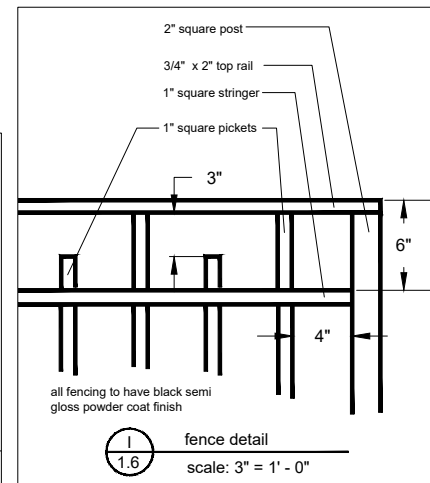


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finish and color of restored elements to match existing
see structural engineer's sheets for details and specifications



REVISIONS



GRAND STAIRCASE & FENCE DETAILS

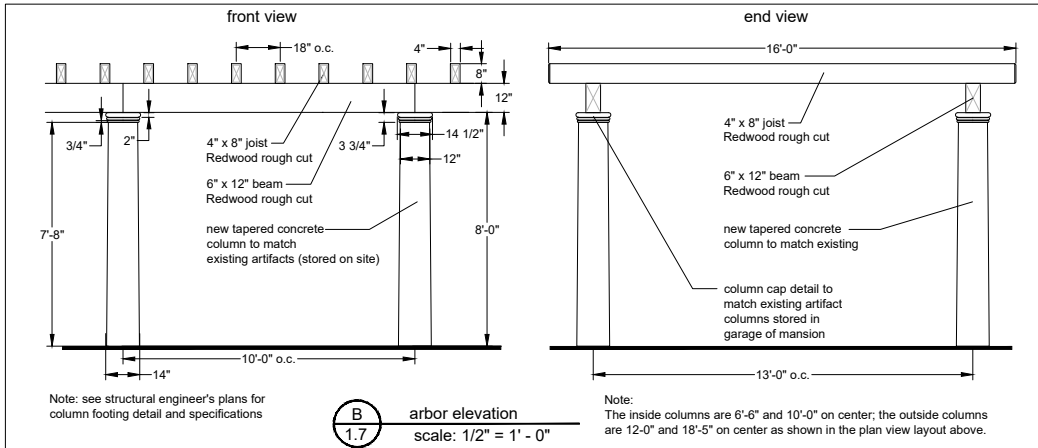
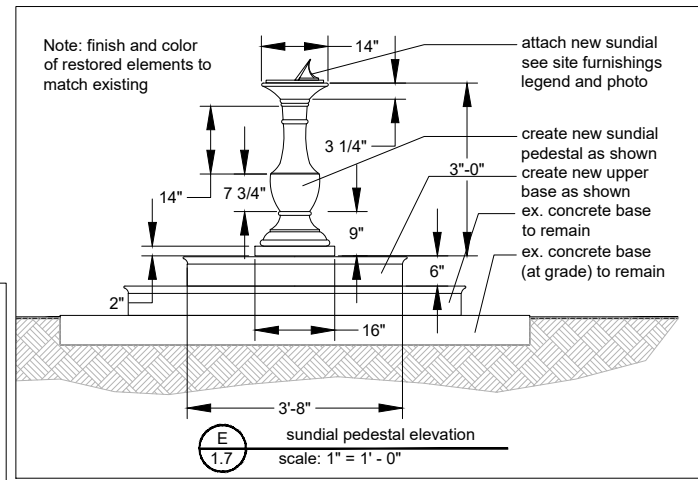
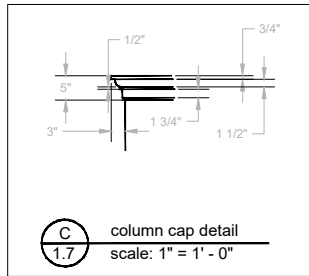
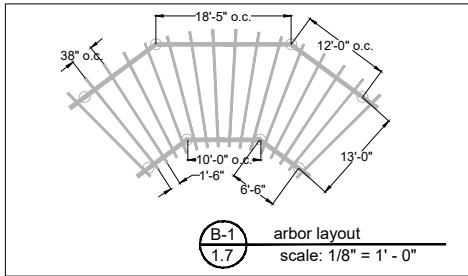
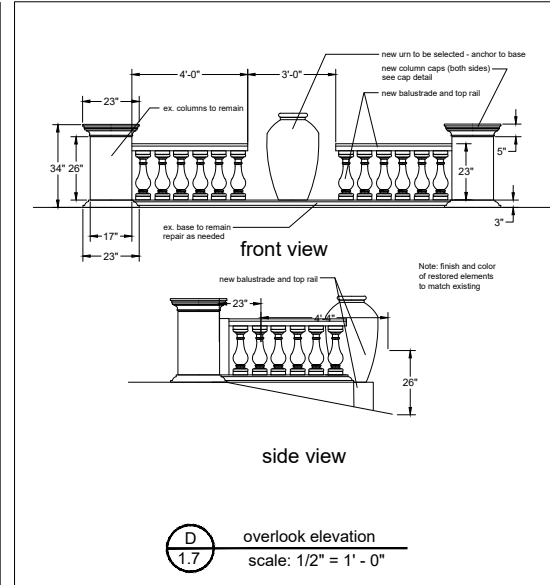
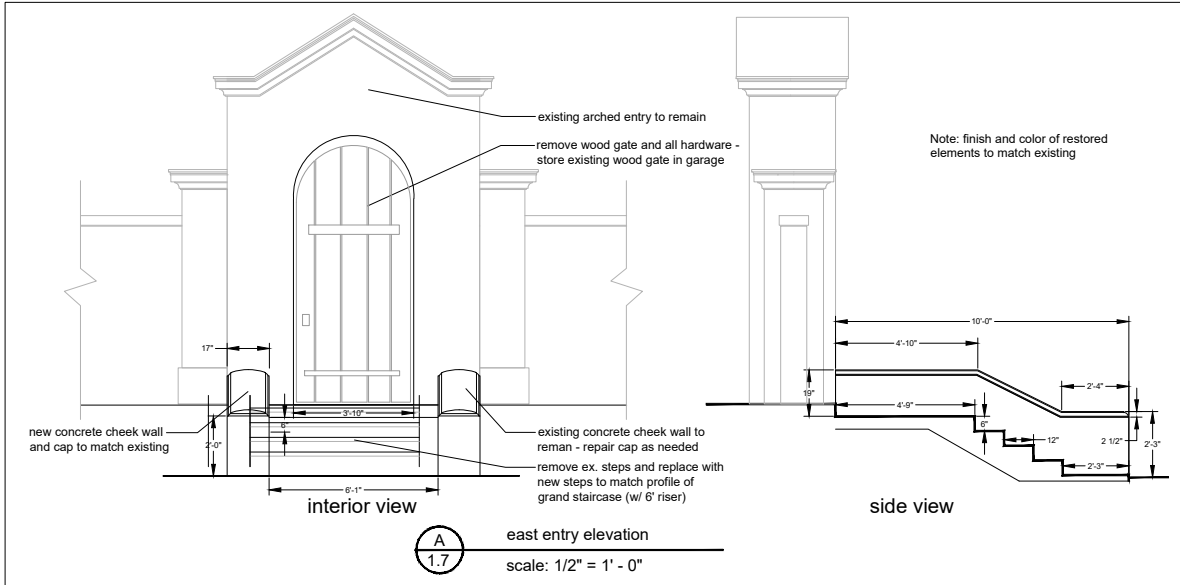
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SHEET

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SHEET 8 OF 20

THE PARK AT RISPIN MANSION
Wharf Road and Clares Street
Capitola, California



see structural engineer's sheets for details and specifications

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ENTRY GATE, ARBOR, OVERLOOK & SUNDIAL DETAILS

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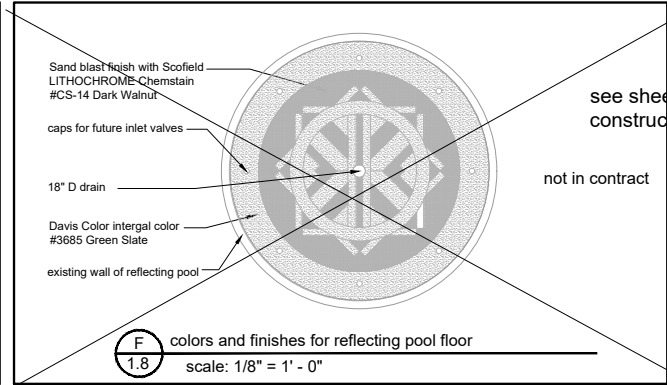
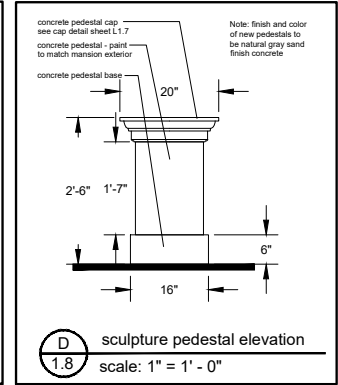
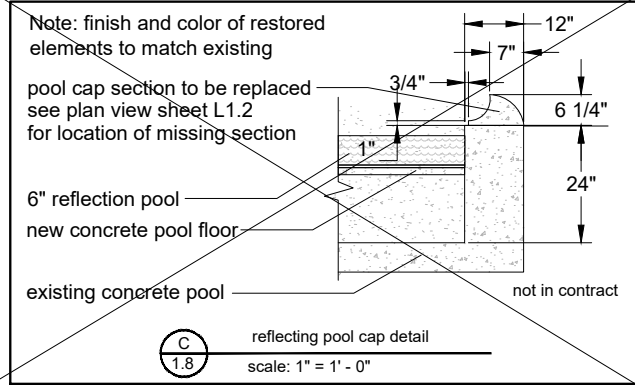
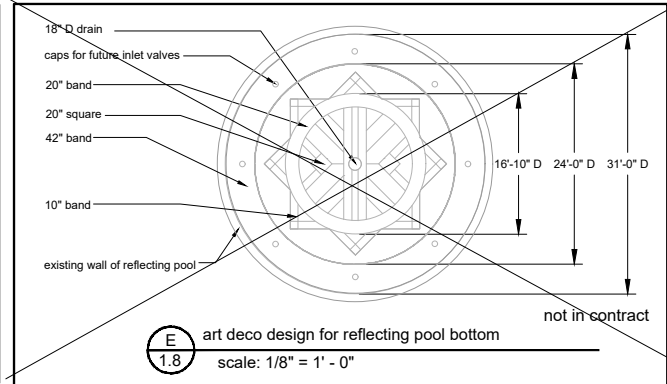
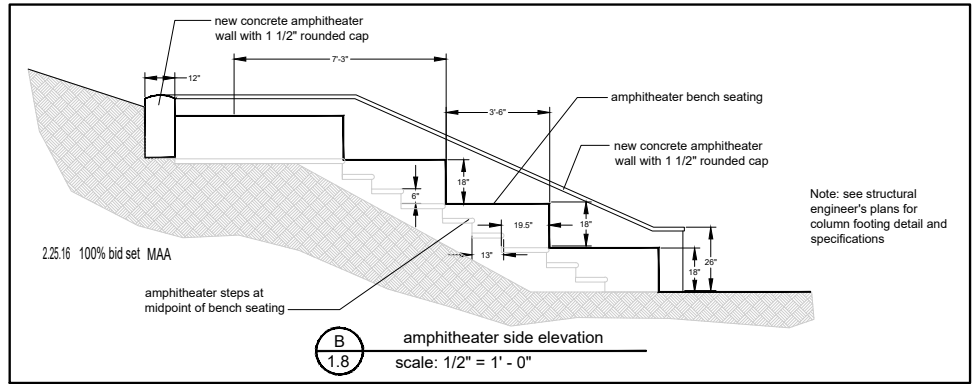
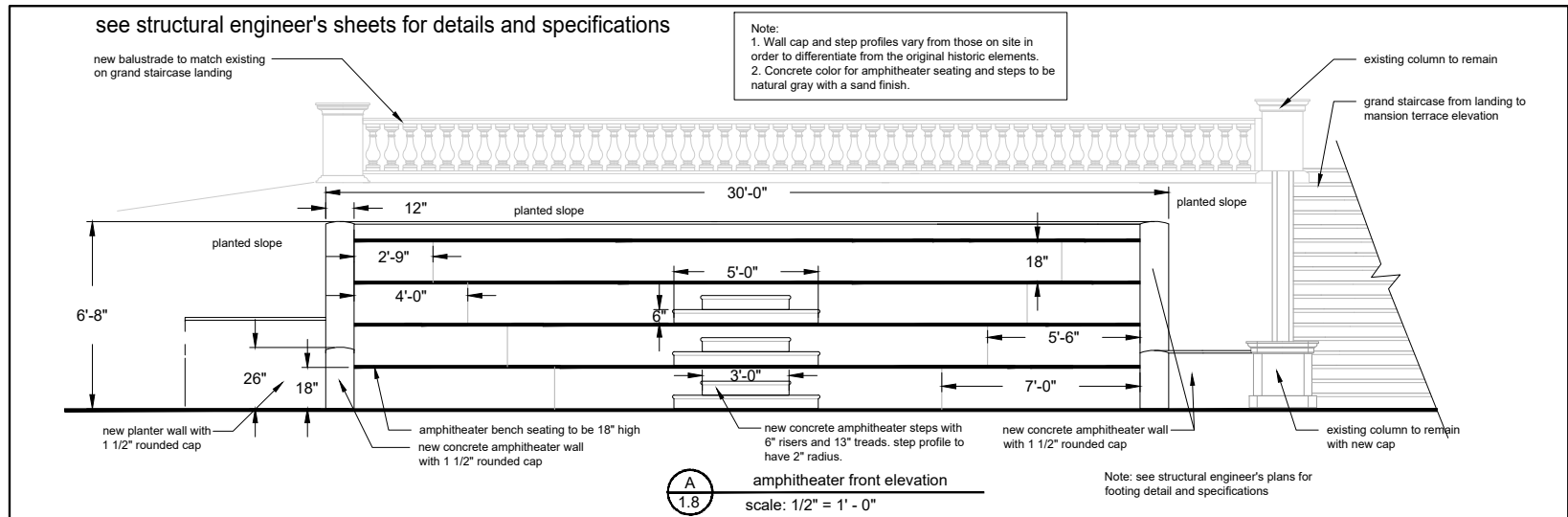
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SHEET 9 OF 20

THE PARK AT RISPIN MANSION
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REVISIONS

AMPHITHEATER & SCULPTURE PEDESTAL DETAILS

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SHEET
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Pelican sundial



Acanto fountain head emitter



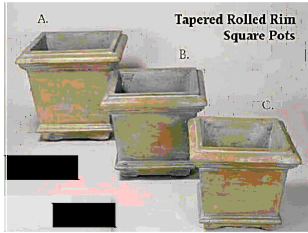
Oak Leaf fountain head emitter



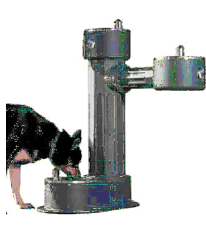
park table



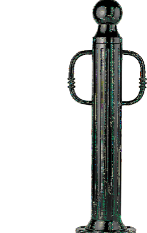
stone bench



square plant container



drinking fountain



bike bollard



park bench



dog clean up station



Acorn style park light



trash/recycling receptacles

The Charleston

Originally a solo dance, the Charleston was created after a actor in South Carolina and his wife came to the 1870s, then moved to his residence in the 1890s. "Benny" who, in his past, played piano, played a club and created a few expressions that have made his name legible in the world of dance.

To get into the spirit, here are the basic Charleston moves. There are a lot more to the music in it's time. Dance on the balls of your feet, keeping the ankles loose.

The social step pattern:

Kick step **Twisting feet:**

1. Right leg step back
2. Twists toes right, landing to the right line
3. Left foot forward
4. Right foot, slide forward
5. Repeat from step one

1. Twists toes right
2. Twists toes left
3. Twists toes right
4. Twists toes left
5. Repeat this pattern in reverse, starting by twisting the toes to the left

Charleston dance steps

THE CHARLESTON

1. The 'kick step' and 'twisting feet' Charleston dance steps shall be created using polished 1/4" stainless steel with engraved numbers as shown.

2. The footprints with numbers and directional arrows shall be placed on top of the 5' x 12' concrete pad shown on plans.

3. The footprints shall be oriented facing east so the 'dancer' would be facing the mansion. The footprints can be a simplified image of the shoeprint shown above.

4. The text for 'The Charleston', 'Kick Step', and 'Twisting Feet' shall be 1/4" polished stainless steel using a readable font (arial or similar).

5. All stainless steel shall be securely attached to the concrete using LOCTITE Metal/Concrete Epoxy or equal product.

6. The commissioned artist shall submit a final layout sketch to be approved by the Landscape Architect and City prior to start of fabrication.



game table



game table with benches



circular urn

Site Furnishings Legend

Key	Description	Quantity	Manufacturer/Distributor	Model #	Color/Finish
□	3 Concrete Bench for fountain and outlook	4	A. Silveri Company a@silveri.com 415.239.5990 info@silveri.com	Bench 6281 18" H x 36" W x 17" D	Terre Cotta
□	Container w/ Color for grandstaircase columns	6		Tapered Rolled Rim Square Pots 21 7/8" x 25 1/2" x 17.5" SQ Base	Terre Cotta
○	Container w/ Color for fountain and outlook	2	Pottery Planet 831.465.9216 2600 Soquel Ave. Santa Cruz	cerule um 16" x 38"	Deep Red
see detail	Acanto Fountain Emitter	1	Black Oak Foundry 949.305.7372 www.fountainunique.com	No. M5822-ORB	10.5" diameter Oil Rubbed Bronze, 3 GPM flow
see detail	Oak Leaf Fountain Emitter	1	Black Oak Foundry 949.305.7372 www.fountainunique.com	No. M2059-ORB	8" square in Oil Rubbed Bronze 2 GPM flow
■	Accessible Chess Table with two Benches	2	Kenneth Lynch & Sons 203.264.2831 www.klynchandsons.com	6732 (chess table) 6737C (bench)	Concrete table top with metal legs Wood slats with metal legs
○	Pelican Sundial	1	No. 2554 Hourglass and Pelican Sundial		11 1/2" diameter Bronze
■	Bike Post Bollard	4	Reliance Foundry 888.735.5680 www.reliance-foundry.com	R-7330-B Cudde Iron Bike Bollard	39" High w/ two loops, Black Textured Semi Gloss finish
○	Historical Series Accessible Pedestal Drinking Fountain	1	Most Dependable Fountains, Inc. www.mostdependable.com 800.552.6331	2008 SM	"The Lo" barrier-free antique historic style heavy-duty aluminum alloy pedestal Textured Bergundy powder coat finish
■	6" Metal Bench with armrest	12	DuMor, Inc. Site Furnishings 800.598.4018 www.dumor.com	Bench 57 - 60PL - 3AR	6' long recycled plastic bench w/ armrest Deep Red color base w/ Cedar color recycled plastic top
■	Trash Receptacle Recycling Container	3		Receptacle 107 32 gal. Receptacle 107 32 gal.	Steel with Deep Red Powder Coat finish Steel with Deep Red Powder Coat finish
■	Table/Benches	1		76 Series PL 4 with surface plate mount 76 Series PL 3 with surface plate mount	Deep Red color base w/ Cedar color recycled plastic top Deep Red color base w/ Cedar color recycled plastic top
⊕	Street Light fixture on Light Pole	8	SEE ELECTRICAL PLANS	SEE ELECTRICAL PLANS	SEE ELECTRICAL PLANS
⊕	DOG STATION	3	DOODY CALLS DIRECT doodycallsdirect.com	THE SENTRY STATION	GREEN ANCHOR TO CONCRETE FOOTING
■	WALL MOUNT SIGN	3	TO BE SELECTED	PORCELAIN ENAMEL	LIGHT CREAM FIELD WITH GOLD TITLE LETTERING
■	PEDESTAL MOUNT SIGN	2	TO BE SELECTED	PORCELAIN ENAMEL	SELECTION OF PHOTOGRAPHS AND TEXT TO BE AND DESIGNED FOR APPROVAL BY CITY
■	Post mount down light	12	RAB LIGHTING	SLIM12Y 120V, 12W, 3000K warm	Bronze Anchor mounting bracket to rail posts

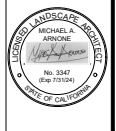


THE PARK AT RISPIN MANSION
Wharf Road and Clares Street
Capitola, California

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OWNER SHALL VERIFY DIMENSIONS AND CONDITIONS OF ALL SUBSTRATES, UTILITIES, AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION. OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT.

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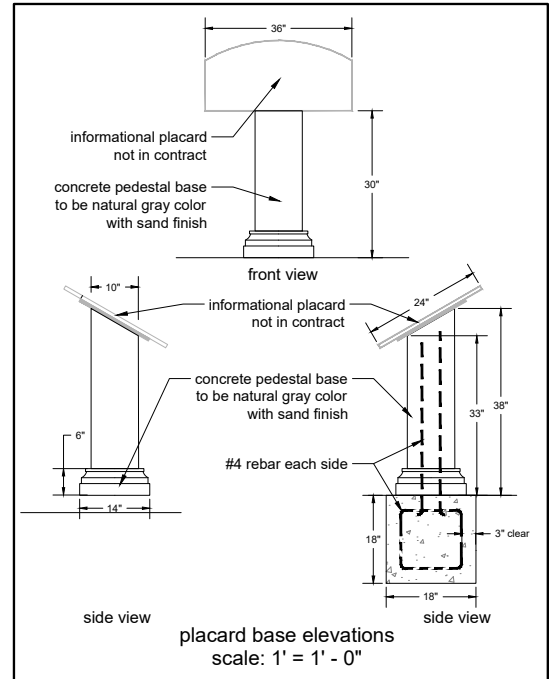


SITE FURNISHING LEGEND, PHOTOS & SIGN DETAILS

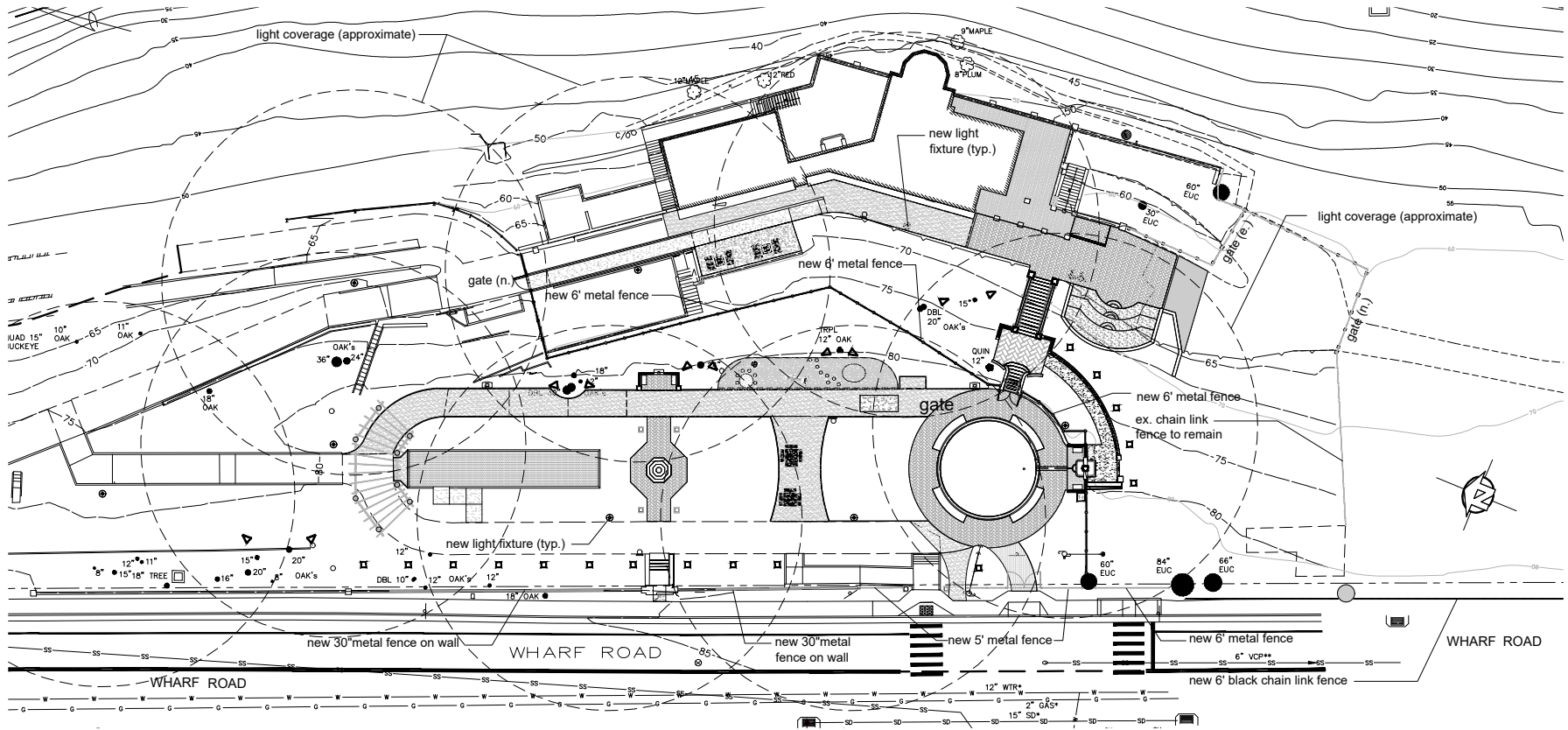
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L- 1.9

SHEET 11 OF 20



THE PARK AT RISPIN MANSION
Wharf Road and Clares Street
Capitola, California



see sheet L1.0 for construction phasing

ELEVATION VIEW	PLAN VIEW	DESCRIPTION	LOCATION	LENGTH
		5' DECORATIVE METAL FENCE w/ 6" PICKET SPACING black semi gloss powder coat finish	AT ENTRY OFF WHARF ROAD	64' LF
		6' DECORATIVE METAL FENCE w/ 6" PICKET SPACING black semi gloss powder coat finish	AT TOP OF SLOPE TO FOUNTAIN FROM FOUNTAIN TO WHARF ROAD	266 LF
		30" DECORATIVE METAL GUARDRAIL w/ 4" PICKET SPACING black semi gloss powder coat finish	ON TOP OF SECTIONS OF WALL ALONG WHARF ROAD	100 LF
		6' BLACK CHAIN LINK FENCE	PERIMETER OF PARK AREA	140 LF

Lighting Legend					
Key	Description	Quantity	Manufacturer	Model #	Color/Finish
	Street Light fixture on Light Pole	8 8	SEE ELECTRICAL PLANS	SEE ELECTRICAL PLANS	SEE ELECTRICAL PLANS
	Well light on Italian Cypress & Palms	15	Unique Lighting 209.607.3060 www.uniqueighting.com	Apollo Star APST-12-L1030 12 Volt w/ Flex Gold LED PAR 36	Standard Weathered Brass Grate
	Uplight on existing Oaks	12	Unique Lighting 209.607.3060 www.uniqueighting.com	Bishop BISH-12-L1830 12 Volt w/ Flex Gold LED PAR 36	Standard Weathered Brass Grate
	300 watt 12V transformer	1	Unique Lighting 209.607.3060 www.uniqueighting.com	300W LED Transformer	Stainless Steel Cabinet

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REVISIONS



LIGHTING & FENCING PLAN

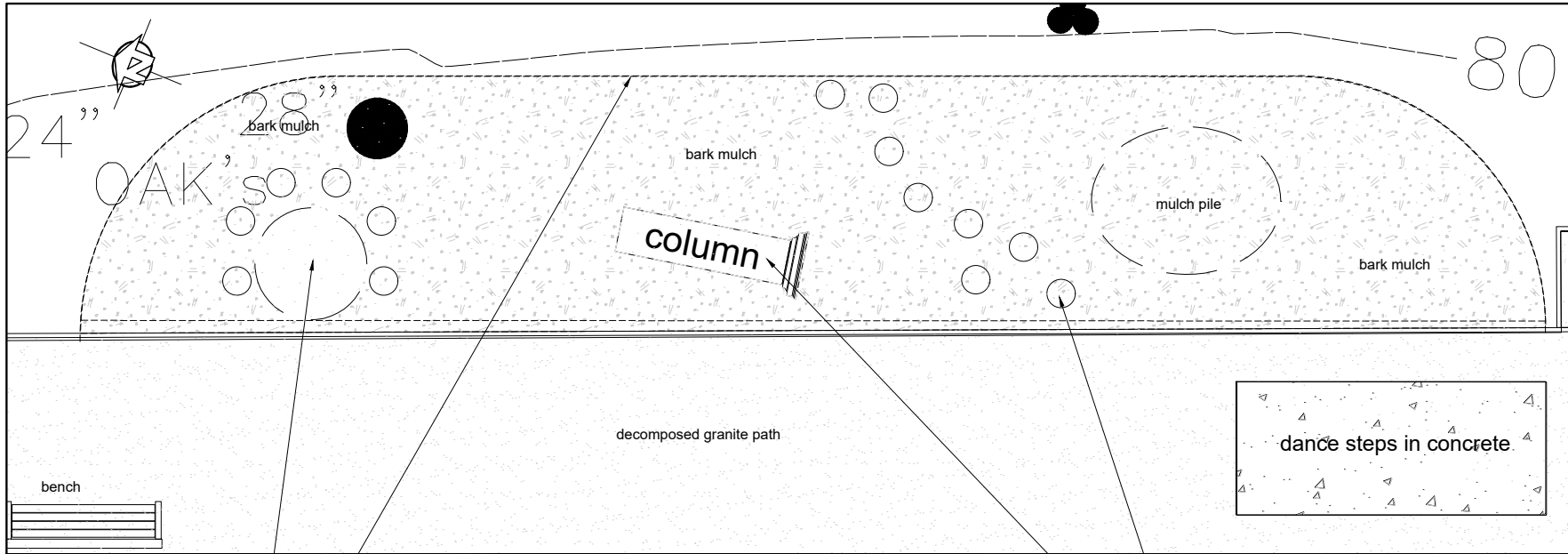
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THE PARK AT RISPIN MANSION
Wharf Road and Clares Street
Capitola, California



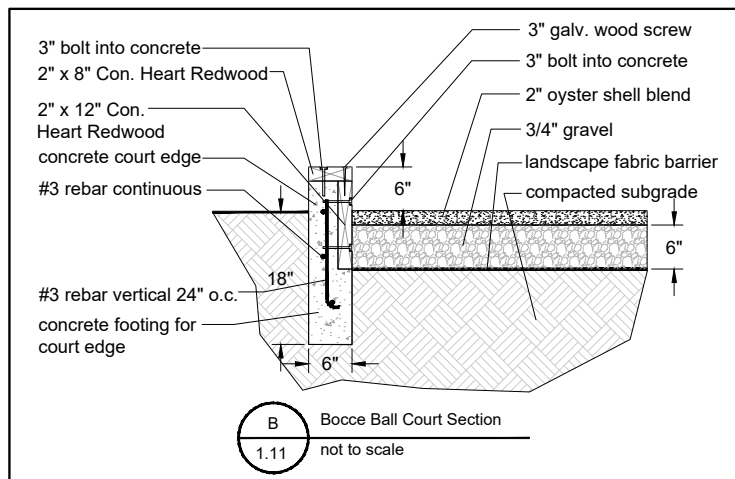
NOTE:
The artifact arbor columns and wall column are stored in mansion garage. They will be moved to nature play area by contractor and located by landscape architect in field.

artifact arbor column for seats and climbing, vary height and partially buried
artifact wall column tables for creative play with found object: acorns, sticks, leaves

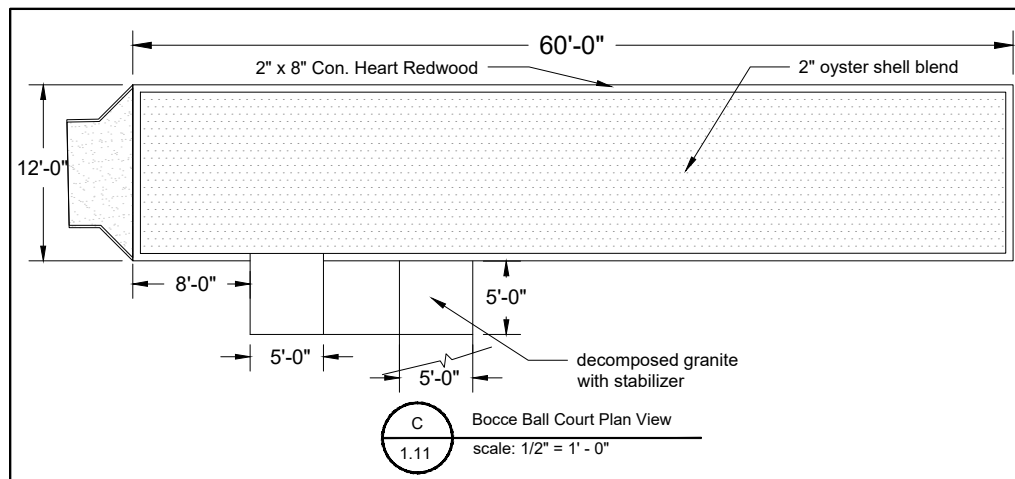
A Nature Play Area Plan View
1.11 scale: 1/2" = 1' - 0"

bench
circle gathering space
Boundary of designated Nature Play Area
No edging required

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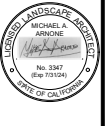


B Bocce Ball Court Section
1.11 not to scale



C Bocce Ball Court Plan View
1.11 scale: 1/2" = 1' - 0"

REVISIONS



NATURE PLAY,
BOCCIE BALL PLAN
& DETAILS

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SCALE as noted
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DATE 2.22.2023

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L- 1.11

SHEET 13 OF 20

Maureen Hamb-IVCISA Certified Arborist WE2280
Professional Consulting Services

February 10, 2016

Mike Arnone + Associates
Landscape Architecture
Rlarnone1@hotmail.com

Project: Rispin Mansion Landscape Restoration
Phase: Tree Evaluation

As you requested I have reviewed the plans for the proposed landscape renovation for Rispin Mansion in the City of Capitola.

The project includes restoring the historical features including pathways, fountain and other uses based on the historical plans for the property.

Observations

The property is forested with mature, semi-mature and young coast live oaks (*Quercus agrifolia*). A total of 25 oaks are growing adjacent to the proposed improvements.

In general the trees are healthy and well structured. Several mature trees display the wide and spreading canopies typical of the species.

Potential Impacts

Trees #2-#5 are mature trees adjacent to construction and impacts have been evaluated and recommendations made to protect the trees during the renovation.

Tree #2 is within a few feet of the proposed walkway that circles the site. To reduce impacts to tree roots the path will be placed on natural grade, no excavation will be required.

Trees #3-#5 are adjacent to a new use area and pathway. No detrimental impacts are anticipated; protection fencing and barricades will prevent inadvertent damage to the trees.

Tree #6 and groups #7 and #9 are adjacent to the existing stucco wall that will be partially demolished for the project. Tree #6 cannot withstand the impacts to the root zone and removal will be required. Tree groups #7 and #9 are clusters of small diameter oaks (5 to 9 inches). The trees are inconsistent with the historical design and will be removed and replaced with trees that were present in the original design.

849 Almar Ave. Suite C 6319
Santa Cruz, CA 95060
email: maureenah@sbcbglobal.net



Telephone: 831-763-6919
Fax: 831-763-7724
Mobile: 831-234-7735

Tree #8 is growing outside the existing stucco wall. The wall will be retained in this area but its height will be reduced. No impacts to this tree are anticipated. It will be protected with exclusionary fencing and straw bale barricades during the project construction.

Tree group #9 and #10 will also be retained and protect with exclusionary fencing and straw bale barricades. If any tree roots are exposed during excavation or site grading they will be properly pruned under the supervision of the project arborist. All damaged root tissue will be removed using appropriate tools that may include pruners, loppers or sawzall. If the area is to remain open for more than 48 hours the roots will be covered with a layer of moistened burlap. Burlap will be kept moist, not saturated until the area is backfilled.

No sealant or other material will be applied to the pruned roots; moistened burlap will prevent the roots from drying and allow for the trees natural healing process to take place.

Pruning Recommendations

Trees #1-#4 have broad and spreading canopies that extend well beyond the trunks and less than a few feet above natural grade (pictured below). Pruning to provide pedestrian clearance will be completed.



Two to three lower branches will be pruned back to the trunk from each tree. Several other branches higher in the canopy may require length reduction back to an existing lateral branch.

In addition, dead branching greater than one inch in diameter will be removed to reduce the risk of falling branches.

All pruning will be completed by a qualified professional under the supervision of the project arborist.

Tree Protection

Exclusionary fencing will be erected in the areas documented on the attached site plan. Fencing will be orange plastic supported by metal posts embedded in the ground. Posts will be placed no further than five feet apart.

Straw bales laid end to end will be installed just inside the edge of the exclusionary fencing. (Sample pictured at right)

Conclusion

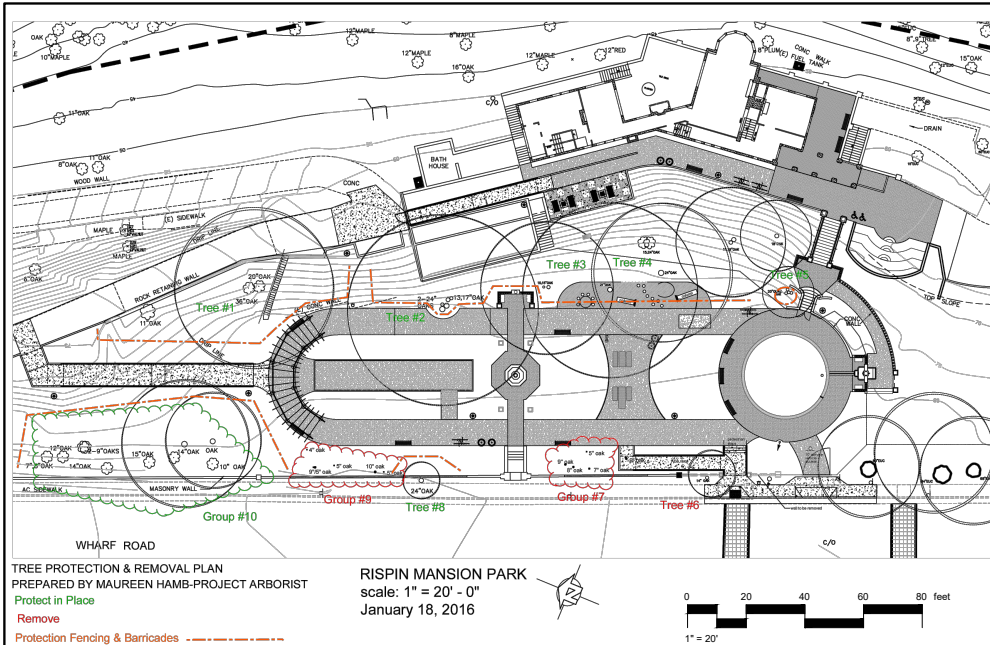
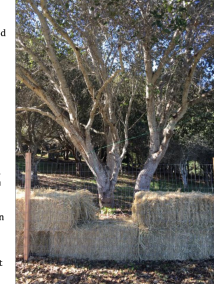
The restoration of the historical gardens at Rispin Mansion can be completed with the removal of one 14 inch coast live oak and two groups of small diameter oaks.

Pruning to provide clearance and improve tree structure will be required. The pruning as described will not adversely affect tree health or structural integrity.

The protection measures must be in place prior to the onset of the project. Exclusionary fencing and straw bale barricade locations will be inspected by the project arborist prior to the onset of site changes.

Please call my office with any questions regarding the trees on this project site.

Respectfully submitted,
Maureen Hamb-Certified Arborist WE2280



TREE PROTECTION & REMOVAL PLAN
PREPARED BY MAUREEN HAMB-PROJECT ARBORIST
Protect in Place
Remove
Protection Fencing & Barricades - - - - -

RISPIN MANSION PARK
scale: 1" = 20' - 0"
January 18, 2016



- OAK PROTECTION NOTES:
1. LANDSCAPE CONTRACTOR TO CLEAR ALL IVY ON OAK TREE TRUNKS AND CANOPY.
 2. LANDSCAPE CONTRACTOR TO REMOVE ALL IVY PLANTS AND ROOT SYSTEMS WITHIN A TEN FOOT RADIUS OF ALL OAK TREE TRUNKS.
 3. NO MECHANICAL TRENCHING OR TILLING WITHIN A TEN FOOT RADIUS OF ANY OAK TREE TRUNK.

THE PARK AT RISPIN MANSION
Wharf Road and Clares Street
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REVISIONS



TREE PROTECTION PLAN

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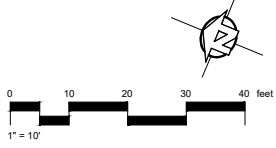
SHEET 14 OF 20

PLANT SCHEDULE

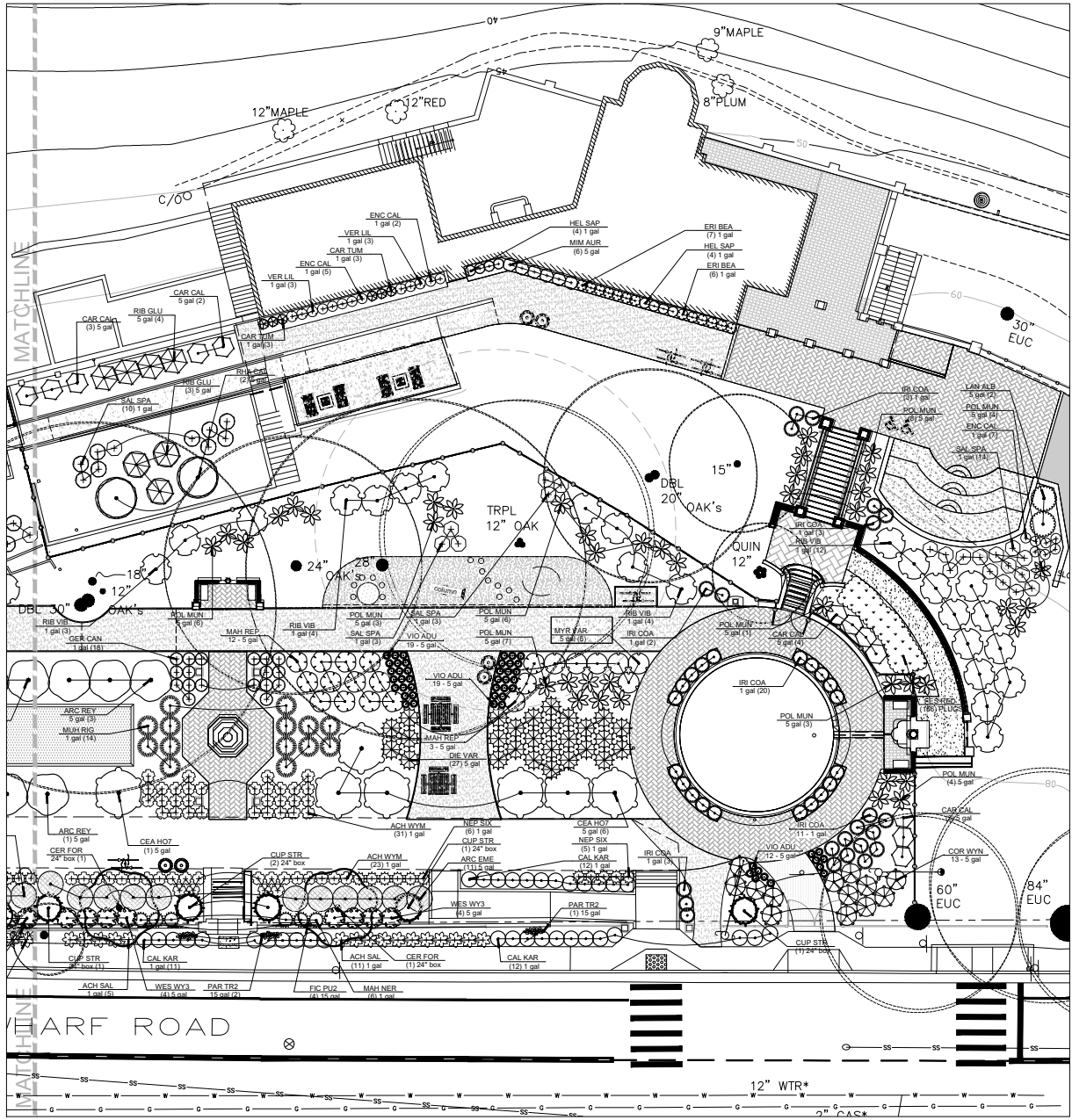
TREES	BOTANICAL / COMMON NAME	CONT	QTY
CER FOR	Cercis canadensis 'Forest Pantry' TM / Forest Pantry Redbud	24" box	4
CUP STR	Cupressus sempervirens 'Stricta' / Columnar Italian Cypress	24" box	9
SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
ACH WYM	Achillea millefolium 'La Luna' / Yarrow	1 gal	54
ACH SAL	Achillea millefolium 'Salmon Beauty' / Salmon Beauty Yarrow	1 gal	32
AGA SLI	Agapanthus orientalis 'Queen Mum' / White Lily of the Nile	5 gal	17
ARC EME	Arctostaphylos uva-ursi 'Emerald Carpet' / Emerald Carpet Manzanita	5 gal	21
ARC REY	Arctostaphylos uva-ursi 'Point Reyes' / Kinnikinnick	5 gal	11
CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	38
CAR TUM	Carex tumulicola / Berkeley Sedge	1 gal	6
CAR CAL	Carpenteria californica / Bush Anemone	5 gal	12
CEA HO7	Ceanothus giseus horizontalis 'Carmel Creeper' / Carmel Creeper	5 gal	7
COR PUL	Correa pulchella / Australian Fuchsia	5 gal	48
COR WYN	Correa x 'Wyn's Wonder' / Variegated Australian Fuchsia	5 gal	13
DIE VAR	Diets vegeta 'Variegata' / Variegated African Iris	5 gal	27
ENC CAL	Encelia californica / California Encelia	1 gal	14
ERI BEA	Erigeron glaucus / Beach Daisy	1 gal	13
GER CAN	Geranium x cantabrigiense 'Blokovo' / Blokovo Cranesbill	1 gal	18
HEL SAP	Helictotrichon sempervirens 'Sapphire' / Blue Cal Grass	1 gal	8
IRI COA	Iris douglasiana 'Pacific Coast Hybrids' / PCH Iris	1 gal	42
LAM ALB	Lantana montevidensis 'Alba' / White Trailing Lantana	5 gal	9
MAH AOU	Mahonia aquifolium / Oregon Grape	5 gal	16
MAH NER	Mahonia nervosa / Oregon Grape	1 gal	8
MAH REP	Mahonia repens / Creeping Mahonia	5 gal	15
MM AUR	Mimulus aurantiacus / Sticky Monkey Flower	5 gal	6
MUR RIG	Muhlenbergia rigens / Deer Grass	1 gal	14
MYR VAR	Myrtus communis 'Compacta Variegata' / Variegated Dwarf Myrtle	5 gal	6
NEP SIX	Nepeta x faassenii 'Six Hills Giant' / Giant Catmint	1 gal	22
POL MUN	Polyschichum munifolium / Western Sword Fern	5 gal	42
RHA CAL	Rhamnus californica / California Coffee Berry	5 gal	4
RHA SE2	Rhamnus californica 'Seaview Improved' / California Coffee Berry	5 gal	11
RIB GLU	Ribes sanguineum glufolium / Red Flowering Currant	5 gal	10
RIB VIB	Ribes viburnifolium / Evergreen Currant	1 gal	38
SAL SPA	Salvia spathacea / Hummingbird Sage	1 gal	35
VER LIL	Verbena illicina 'De la Mina' / Lilac Verbena	1 gal	6
VID ADU	Viola adunca / Hookedspur Violet	5 gal	50
WES WY3	Westringia fruticosa 'Wynabie Highlight' / Variegated Australian Rosemary	5 gal	20
VINE/ESPALEIR	BOTANICAL / COMMON NAME	CONT	QTY
FIC PU2	Ficus pumila / Creeping Fig	15 gal	7
JAS POL	Jasminum polyanthum / Pink Jasmine	15 gal	4
PAR TR2	Parthenocissus tricuspidata / Japanese Creeper	15 gal	4
ROS CCC	Rosa x 'Iceberg Climbing' / Iceberg Climbing Rose	15 gal	4

PLANT SCHEDULE

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	FES RED	Festuca rubra / Red Fescue	PLUGS	12" o.c.	156



OAK PROTECTION NOTES:
 (See Tree protection plan on sheet L2.0)
 1. LANDSCAPE CONTRACTOR TO CLEAR ALL IVY ON OAK TREE TRUNKS AND CANOPY.
 2. LANDSCAPE CONTRACTOR TO REMOVE ALL IVY PLANTS AND ROOT SYSTEMS WITHIN A TEN FOOT RADIUS OF ALL OAK TREE TRUNKS.
 3. NO MECHANICAL TRENCHING OR TILLING WITHIN A TEN FOOT RADIUS OF ANY OAK TREE TRUNK.



THE PARK AT RISPIN MANSION
 Wharf Road and Clares Street
 Capitola, California

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REVISIONS



PLANTING PLAN
 SOUTH END

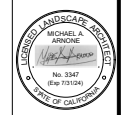
JOB NO. 201503
 SCALE 1" = 10' - 0"
 DRAWN MA
 CHECK JC/MA
 DATE 2.22.2023

SHEET
 L- 2.1

THE PARK AT RISPIN MANSION
Wharf Road and Clares Street
Capitola, California

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REVISIONS



PLANTING PLAN
NORTH END

JOB NO. 201503
SCALE 1" = 10' - 0"
DRAWN MA
CHECK JC/MA
DATE 2.22.2023

SHEET
L- 2.2

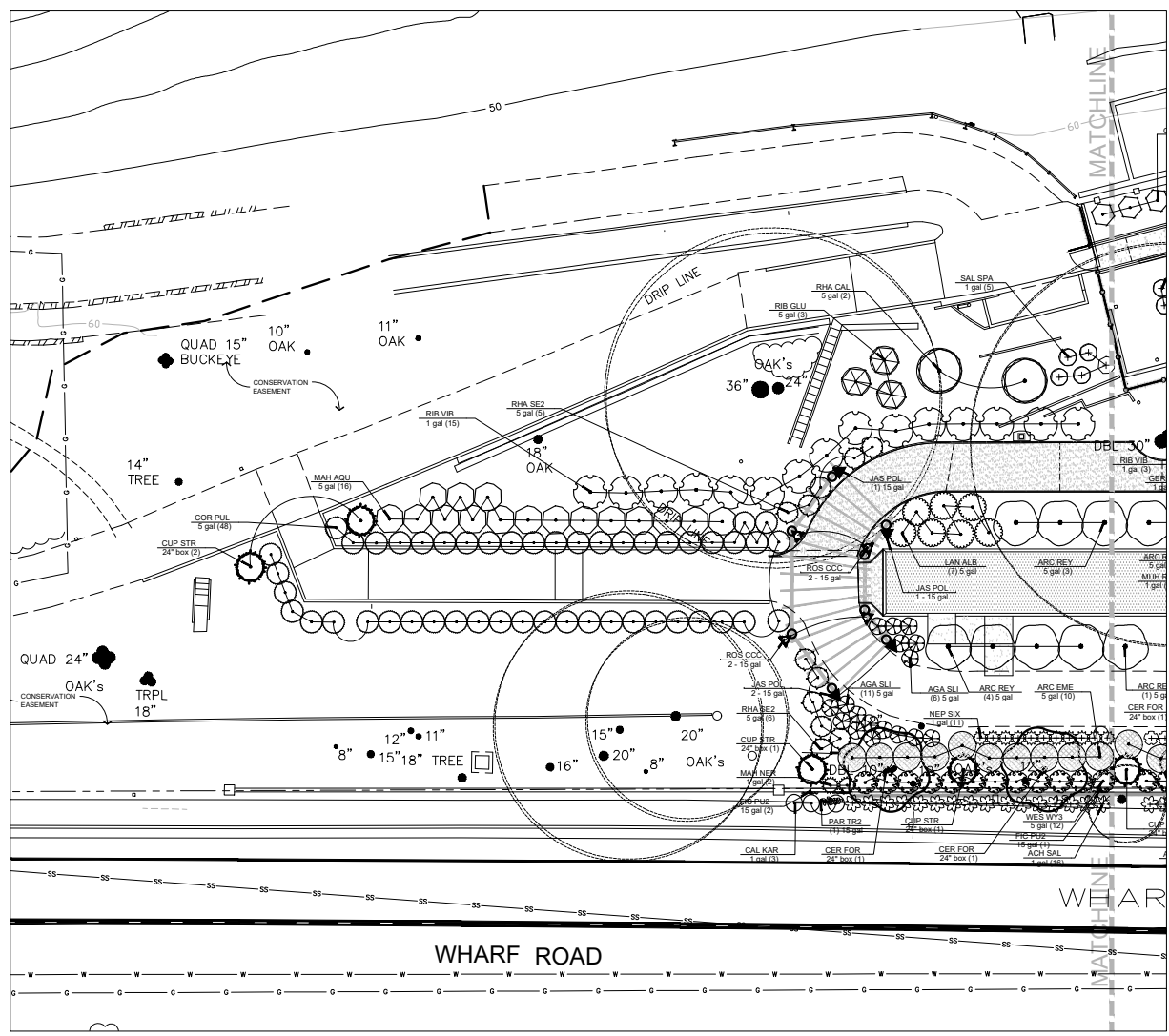
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
CER FOR	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	24" box	4
CUP STR	Cupressus sempervirens 'Stricta' / Columnar Italian Cypress	24" box	9
SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
ACH WYM	Achillea millefolium 'La Luna' / Yarrow	1 gal	54
ACH SAL	Achillea millefolium 'Salmon Beauty' / Salmon Beauty Yarrow	1 gal	32
AGA SLI	Agapanthus orientalis 'Queen Mum' / White Lily of the Nile	5 gal	17
ARC EME	Arctostaphylos uva-ursi 'Emerald Carpet' / Emerald Carpet Manzanita	5 gal	21
ARC REY	Arctostaphylos uva-ursi 'Point Reyes' / Kinnikinnick	5 gal	11
CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	38
CAR TUM	Carex tumulicola / Berkeley Sedge	1 gal	6
CAR CAL	Carpenteria californica / Bush Anemone	5 gal	12
CEA HO7	Ceanothus griseus horizontalis 'Carmel Creeper' / Carmel Creeper	5 gal	7
COR PUL	Correa pulchella / Australian Fuchsia	5 gal	48
COR WYN	Correa x 'Wyn's Wonder' / Variegated Australian Fuchsia	5 gal	13
DIE VAR	Dietes vegeta 'Variegata' / Variegated African Iris	5 gal	27
ENC CAL	Encelia californica / California Encelia	1 gal	14
ERI BEA	Eriogonum glaucum / Beach Daisy	1 gal	13
GER CAN	Geranium x cantabrigiense 'Blokovo' / Blokovo Cranebill	1 gal	18
HEL SAP	Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass	1 gal	8
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RHA CAL	Rhamnus californica / California Coffee Berry	5 gal	4
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RIB GLU	Ribes sanguineum glutinosum / Red Flowering Currant	5 gal	10
RIB VIB	Ribes viburnifolium / Evergreen Currant	1 gal	38
SAL SPA	Salvia spathacea / Hummingbird Sage	1 gal	35
VER LIL	Verbena ilacina 'De la Mina' / Lilac Verbena	1 gal	6
VIO ADU	Viola adunca / Hookedspur Violet	5 gal	50
WES WY3	Westringia fruticosa 'Wynabille Highlight' / Variegated Australian Rosemary	5 gal	20
VINES/PALMER	BOTANICAL / COMMON NAME	CONT	QTY
FIC PU2	Ficus pumila / Creeping Fig	24" box	7
JAS POL	Jasminum polyanthum / Pink Jasmine	15 gal	4
PAR TR2	Parthenocissus tricuspidata / Japanese Creeper	15 gal	4
RGS CCC	Rosa x 'Iceberg Climbing' / Iceberg Climbing Rose	15 gal	4

PLANT SCHEDULE

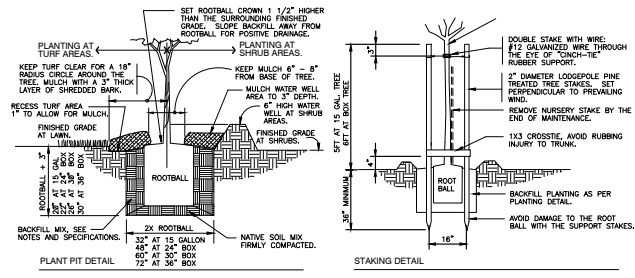
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	FES RED	Festuca rubra / Red Fescue	PLUGS	12" o.c.	156

OAK PROTECTION NOTES:
(See Tree protection plan on sheet L2.0)
1. LANDSCAPE CONTRACTOR TO CLEAR ALL IVY ON OAK TREE TRUNKS AND CANOPY.
2. LANDSCAPE CONTRACTOR TO REMOVE ALL IVY PLANTS AND ROOT SYSTEMS WITHIN A TEN FOOT RADIUS OF ALL OAK TREE TRUNKS.
3. NO MECHANICAL TRENCHING OR TILLING WITHIN A TEN FOOT RADIUS OF ANY OAK TREE TRUNK.

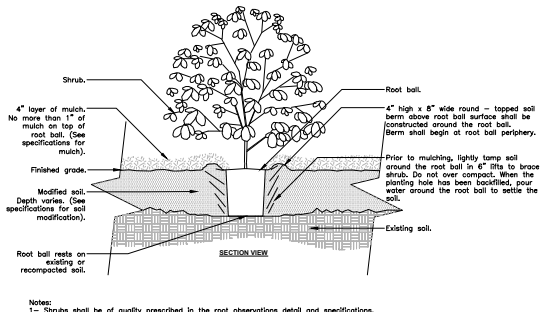


PLANTING NOTES

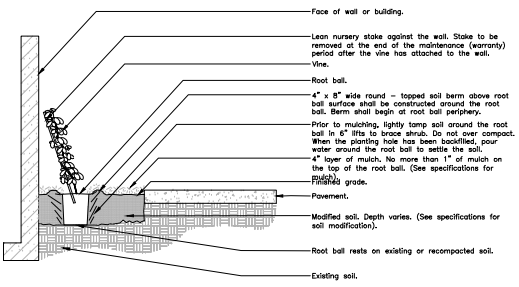
- All existing trees, shrubs and ground covers to remain shall be protected. Any damage caused by Contractor's work shall be repaired or replaced at the Contractor's expense and be approved by the Landscape Architect. Contractor shall refer to attached arborist report for protection of existing oaks during construction.
- Contractor to remove ivy from all trunks and branches of Oak trees to remain.
- In areas outside of Oaks canopy (dripline), if topsoil is intact, spread 1-2 inches of STA certified compost (U.S. Composting Council's (USCC) Seal of Testing Assurance (STA) Program) over surface of soil and incorporate into top 6 inches of planting area. If topsoil has been scraped and stored, mix one cubic yard of compost to 3-5 cubic yards of topsoil before re-spreading. Refer to soil report by Pery Lab on this sheet for additional amendments.
- After amending soil, grade all areas smooth with no localized depressions exceeding .5 inch. All areas shall surface drain with 1.5 percent minimum slope away from all buildings, paving or other structures.
- Quantities are for aiding in bidding only. Contractor shall verify all quantities.
- Contractor shall lay out plant material as per plan and receive approval from Landscape Architect prior to installation.
- No plants shall be planted with root balls or new pits in a dry condition.
- Plant all plants as per planting details in square pits with sides and bottoms thoroughly scarified. Do not amend backfill mix beyond initial topsoil amending unless noted.
- All newly planted material shall be watered by deep soaking within 3 hours of planting.
- All planting areas shall receive 2 to 3 inches of fine grind bark top dressing (mulch).
- Contractor shall be responsible for irrigating all new plant material until the entire project as been approved and accepted by Owner.
- Thirty days after planting Contractor shall re-stake and straighten all trees as necessary to be approved by Landscape Architect.
- Fill square plant containers with 12" depth of Topsoil Blend, fill tall urn plant containers with 18" depth of Topsoil Blend. Available from Central Home Supply (or equal). Leave 2" clear at top. Fill remainder of containers with 3" drain rock.



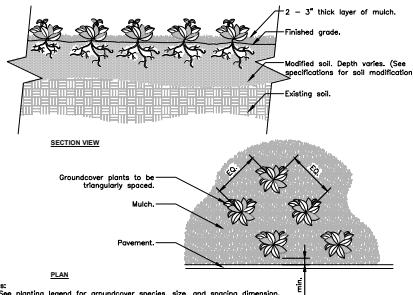
1 TREE DOUBLE STAKE PLANTING
1" = 1'-0"



2 SHRUB - MODIFIED SOIL
3/4" = 1'-0"



3 VINE - MODIFIED SOIL
1/2" = 1'-0"



4 GROUNDCOVER
3/4" = 1'-0"

OAK PROTECTION NOTES:
(See Tree protection plan on sheet L2.0)
1. LANDSCAPE CONTRACTOR TO CLEAR ALL IVY ON OAK TREE TRUNKS AND CANOPY.
2. LANDSCAPE CONTRACTOR TO REMOVE ALL IVY PLANTS AND ROOT SYSTEMS WITHIN A TEN FOOT RADIUS OF ALL OAK TREE TRUNKS.
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PERRY LABORATORY
HORTICULTURAL ADVISING AND TESTING
Michael Arnone
3370 Samuel Place
Santa Cruz, CA 95062

424 AIRPORT BLVD
WATSONVILLE, CA 95076
Telephone: 831/722-7696
Fax: 831/722-5053

May 2, 2019

Soil Analyses

Chemical analyses on samples received: April 23, 2019

Sample Identification	pH saturated paste	Electrical Conductivity (dS/m)	RESULTS REPORTED IN PARTS PER MILLION OF DRY SOIL										SAR (Sodium Adsorption Ratio)	ESP (Exchangeable Sodium Percentage)						
			Ammonium (NH4-N)	Nitrate (NO3-N)	Total Nitrogen (N)	Phosphorus (P)	Potassium (K)	Calcium (Ca)	Magnesium (Mg)	Sulfur (S)	Iron (Fe)	Zinc (Zn)			Copper (Cu)	Sodium (Na)	Chloride (Cl)			
General Caliche - Ornamental Plants	6.5-7.2	1.6-3.0	25-75	25-75	50-300	100-300	2000-4000	100-500	25-100	0.5-1.0	3.0-5.0	10-25	10-25	>6.0	<3.0	<8.0	<9.0			
Rispin Mansion	6.1	0.4	7	8	30	210	3200	385	20	0.5	23.5	1.8	27	129	44	1.8	1.3	1.2	1.4	1.6

Optimum Values	Organic Matter (% by Weight)	Lime Content % Ca CO3	Mechanical Analyses, % by weight, USDA Classifications				Saturated Run (mm) lower
			Sand	Silt	Clay	Texture	
	>5.0 5.0	<3.0 1.6	46	34	20	loam	0.50

SERVING AGRICULTURE SINCE 1938

PERRY LABORATORY
HORTICULTURAL ADVISING AND TESTING
Michael Arnone
Rispin Mansion
05/02/19
Page 2

The pH value of this soil moderately acid in reaction and is satisfactory at this time. The concentrations of soluble salt are safely low. The fertility analysis shows low nitrogen, phosphorus, and sulfate at this time. The potassium, calcium, magnesium, boron, zinc, copper, manganese and iron levels are in satisfactory to high ranges.

The sodium and chloride levels are low and will not cause toxicity problems. The low ESP value indicates that the sodium that is present will not create a hazard to the soil structure.

The organic matter content is satisfactory at this time. The free lime content is safely low. The mechanical analysis indicates this is a loam soil in texture. A loam soil generally has a satisfactory infiltration rate of 0.50 inches per hour.

Preplanting should consist of adding the following fertilizer materials per 1000 sq ft of bed area:

Calcium carbonate lime	50.0 lbs
Gypsum	25.0 lbs
Feather meal (12-0-0)	35.0 lbs
Bone Meal (3-15-0)	50.0 lbs

The above amendments should be thoroughly incorporated into the upper 6-8" of the soil profile.

If you have any questions, please give me a call.
Respectfully submitted,

Clifford B. Low, M.S.

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OWNER SHALL ASSUME RESPONSIBILITY FOR COMPLIANCE WITH ALL EASEMENTS, SETBACK REQUIREMENTS AND PROPERTY LINE. OWNER SHALL ACQUIRE ALL NECESSARY PERMITS PRIOR TO PERSONAL WORK BEYOND OUR PLANS. SITE PHOTOGRAPH HAS BEEN PROVIDED BY THE OWNER. MICHAEL ARNONE LANDSCAPE ARCHITECT HAS ASSURED LIABILITY FOR THE ACCURACY OF SAID PROPERTY LINE BOUNDARIES, PERMITS OR PROPERTY CORNERS.

REVISIONS

PLANTING NOTES & DETAILS

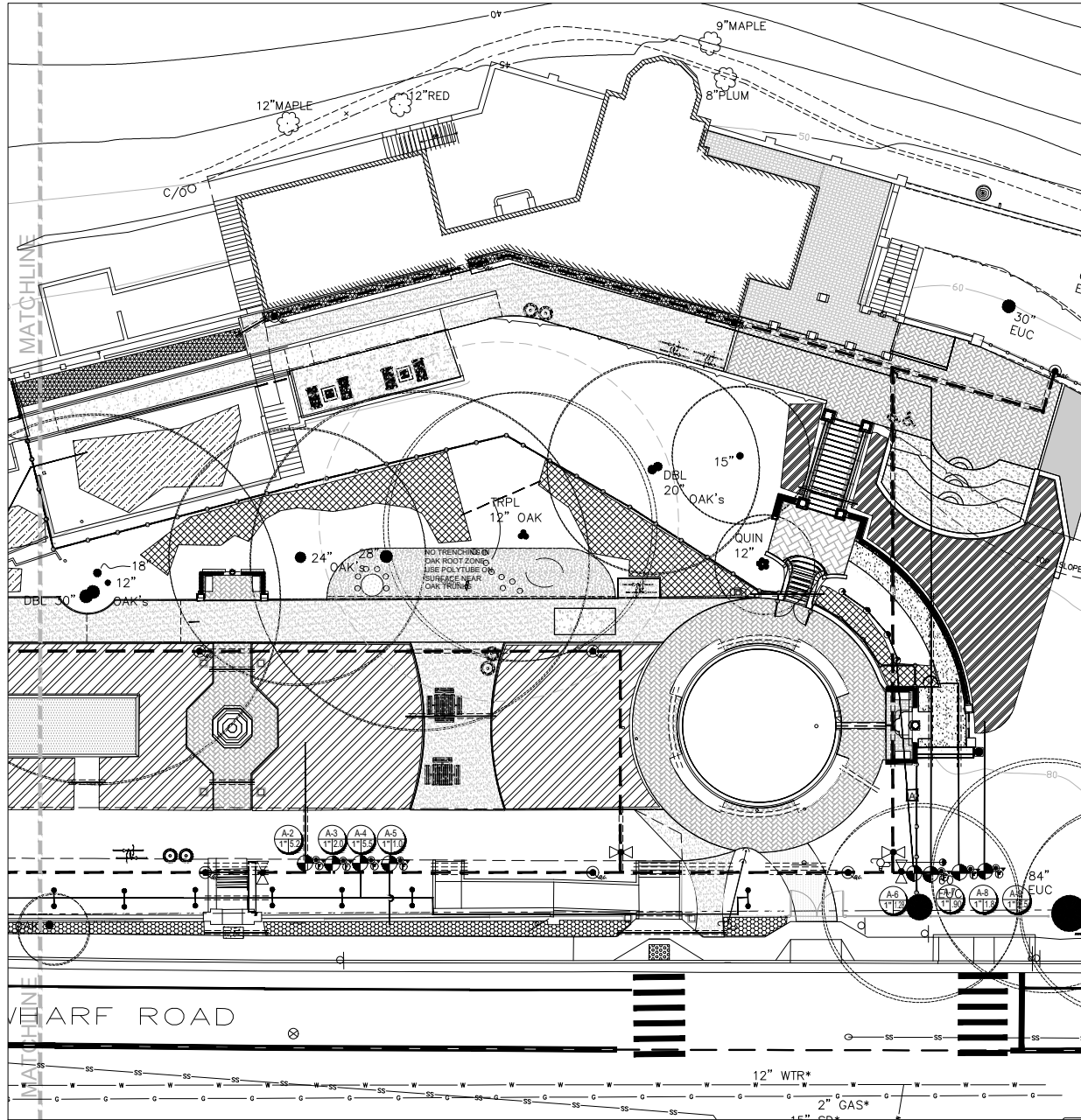
JOB NO. 201503
SCALE as shown
DRAWN MA
CHECK JC/MA
DATE 2.22.2023

IRRIGATION KEY

Symbol	Valve #	Description
	A1	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule
	A2	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule
	A3	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule
	A4	tree bubblers: Hunter PCB on swing joint assembly
	A5	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule
	A6	Pop-up Spray: Hunter MP Rotator 800 6'-16" Radius spray with adjustable Arc 90-210.
	A7	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule
	A8	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule
	A9	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule

NOTE:
IRRIGATION VALVES SHOWN IN PATHS FOR GRAPHIC CLARITY. IRRIGATION VALVES TO BE LOCATED IN PLANTING AREAS. LATERALS THAT MUST RUN UNDER PAVING SHALL HAVE 3" DIAMETER PVC SLEEVES. SEE IRRIGATION NOTES ON SHEET L-3.2.

OAK PROTECTION NOTES:
(See Tree protection plan on sheet L2.0)
1. NO MECHANICAL TRENCHING OR TILLING WITHIN A TEN FOOT RADIUS OF ANY OAK TREE TRUNK.



SEE SHEET L3.2 FOR IRRIGATION LEGEND, NOTES, AND DETAILS

THE PARK AT RISPIN MANSION
Wharf Road and Clares Street
Capitola, California

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REVISIONS



IRRIGATION PLAN SOUTH END

JOB NO. 201503
SCALE 1" = 10' - 0"
DRAWN MA
CHECK JC/MA
DATE 2.22.2023

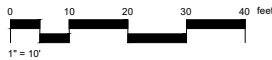
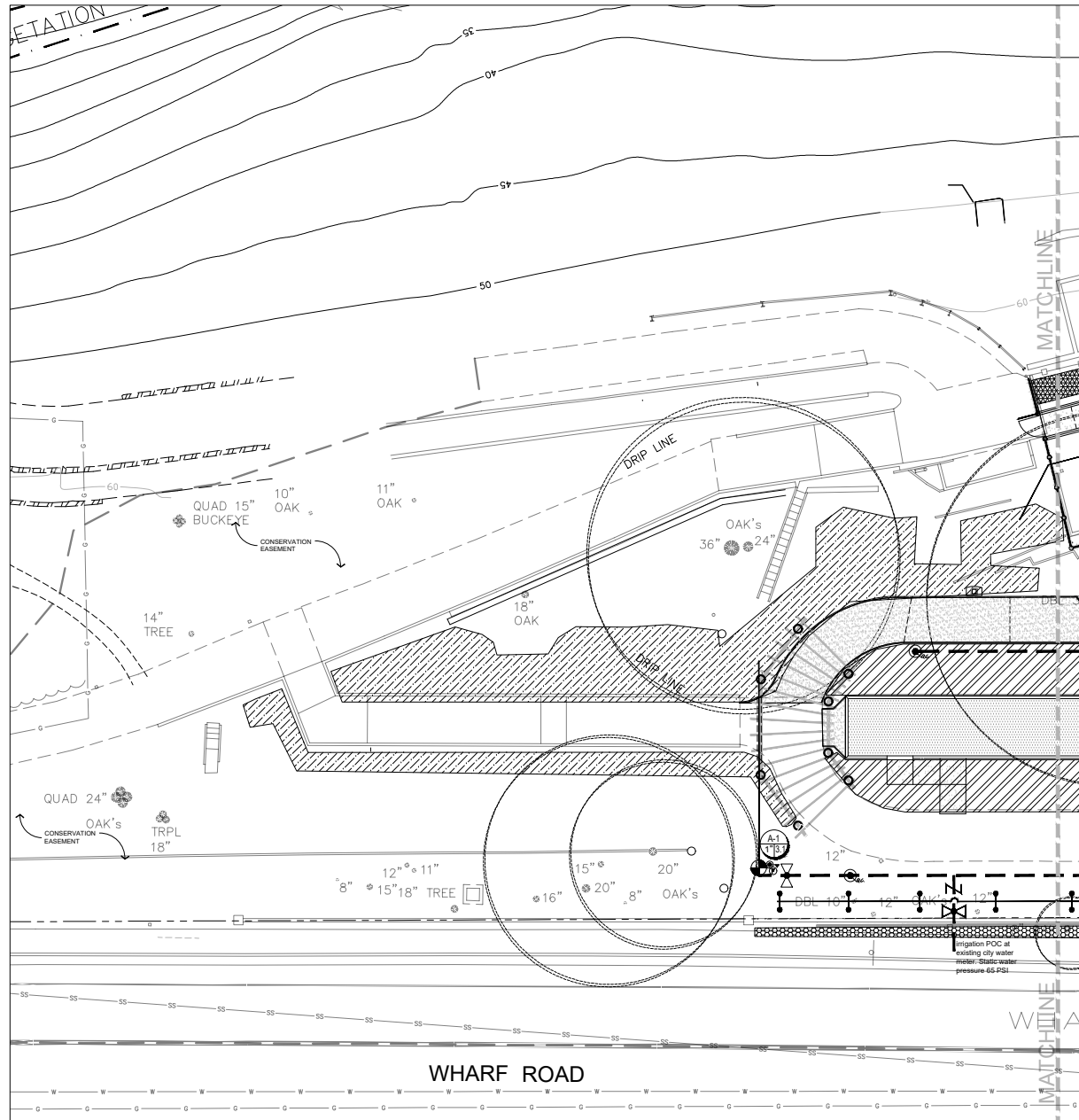
SHEET
L-3.0

IRRIGATION KEY

Symbol	Valve #	Description
	A1	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule
	A2	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule
	A3	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule
	A4	tree bubblers: Hunter PCB on swing joint assembly
	A5	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule
	A6	Pop-up Spray: Hunter MP Rotator 800 6'-16" Radius spray with adjustable Arc 90-21
	A7	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule
	A8	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule
	A9	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule

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OAK PROTECTION NOTES:
(See Tree protection plan on sheet L1)
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SEE SHEET L3.2 FOR IRRIGATION LEGEND, NOTES, AND DETAILS

RISPIN MANSION PARK
Wharf Road and Clares Street
Capitola, California

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REVISIONS

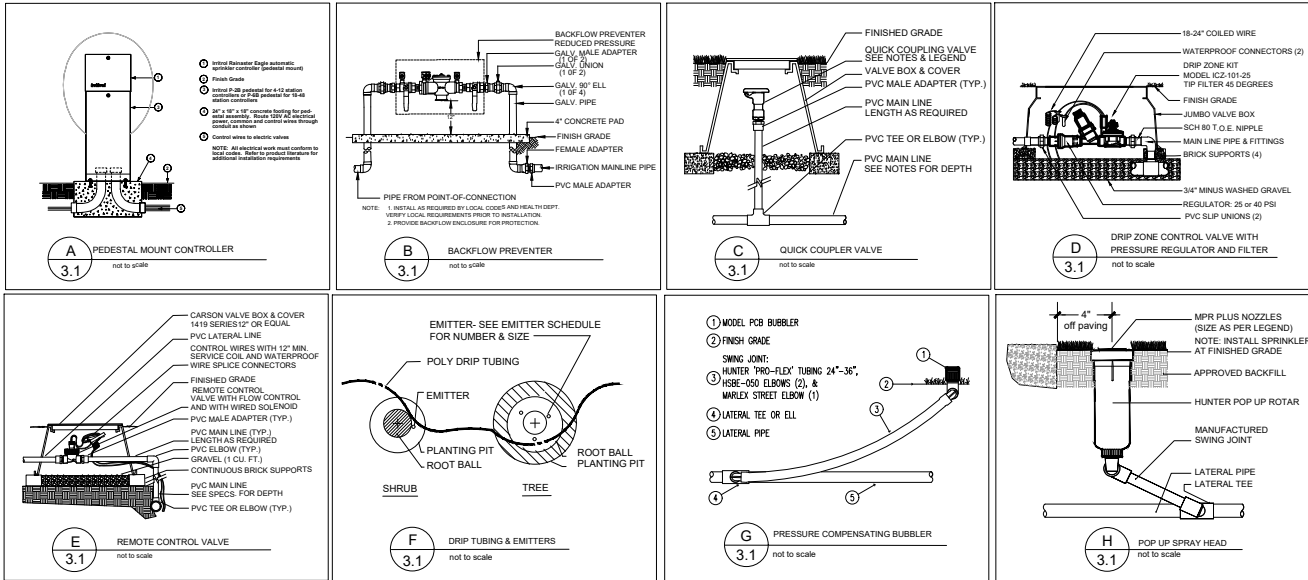


**IRRIGATION PLAN
NORTH END**

JOB NO. 201503
SCALE 1" = 10' - 0"
DRAWN MA
CHECK JC/MA
DATE 2.22.2023

**SHEET
L-3.1**

SHEET 19 OF 20



IRRIGATION NOTES

- Contractor shall notify U.S.A. (Underground Service Alert) at 811, prior to start of any excavation or trenching.
- Contractor shall review all Civil, Structural, and Mechanical plans and documents pertaining to the project prior to the start of work to coordinate work with other trades.
- Contractor shall install irrigation system in accordance with all local codes and ordinances.
- Tree bubbler valves have been designed to operate at a maximum of 11 gallons per minute at 20 PSI static pressure. Drip valves have been designed to operate at a maximum of 4 gallons per minute at 20 PSI static pressure. Irrigation contractor shall verify a static pressure of at least 55 PSI at the point of connection prior to the installation of the irrigation system. Should the PSI or the GPM be insufficient to operate either system, contractor shall notify landscape architect and request review of design.
- Point of connection shall be taken from city water service as shown on the plans. The contractor shall install new backflow device, shut-off valves, mainline, quick-coupler devices, controller and valves as noted on plan. See Irrigation Legend.
- Controller shall be mounted on pedestal along the east/west section of fence in planting area between reflecting pool and service driveway from Wharf Road. Programming of the controller shall be the responsibility of the contractor for a period of thirty days after acceptance of work. All electrical connections for the controller shall be installed by a licensed electrical contractor. All work shall comply with the most current standards and codes at the time of installation. The wireless rain sensor shall be mounted on the wall behind water feature within 40' of the controller as per manufacturer's instructions.
- Irrigation design is diagrammatic. Mainline, valves, laterals and other irrigation equipment may be shown outside of planting beds for graphic clarity. All irrigation equipment shall be located in adjacent planting beds.
- Irrigation pipe depths: Mainlines under paving shall have 24" cover over pipes. Lateral lines under paving shall have 18" cover over pipes. Sleeves shall be located as per plan. Mainlines in planting beds shall have 12" of cover over pipes. Laterals in planting beds shall have 12" cover over pipes.
- Lateral lines (non pressure lines) sizing guidelines shall be as follows: 3/4" O.D. - 0 to 10 GPM; 1" O.D. - 11 to 15 GPM; 1 1/4" O.D. - 16 to 25 GPM; 1 1/2" O.D. - 26 to 30 GPM; 2" O.D. - 31 to 55 GPM. Refer to Irrigation Legend and plan sheets for further data.
- Control wires shall be 14 gauge UF direct burial wire. Use red for control wire and white for common wire. Contractor shall run one spare common and one spare control wire to each of the end valves. All low voltage wire connections shall be made only at remote control boxes. All connections shall be made with a 2' coil of wire for service. Connections shall be made with RainBird "Snap-Tite" connectors or equal.
- Contractor shall determine the number and location of drip emitters based on the plant counts, plant container size and actual plant locations in the field. Contractor shall adjust all drip distribution tubing to effectively irrigate all plant material.
- Contractor shall provide a minimum of one drip end cap assembly per drip zone for ease of flushing system.

IRRIGATION LEGEND

DETAIL	KEY	MANUFACTURER	MODEL #	DESCRIPTION
-	---	Sch. 40 PVC	NSF Approved	1 1/2" Irrigation Mainline
-	---	Class 315 PVC	NSF Approved	3/4" Irrigation Lateral or as required
-	---	Sch 40 PVC	NSF Approved	3" IRRIGATION SLEEVE UNDER PAVING
A	[Symbol]	IRRITROL	RME-18EG-SPED-T	RAINMASTER EAGLE 18 STATION CONTROLLER PEDESTAL MOUNT IN LARGE STAINLESS BOX
-	[Symbol]	IRRITROL	RS-1000	WIRELESS RAIN SENSOR
B	[Symbol]	Febco	825 Y BV	1" Reduced Pressure Backflow Device
-	[Symbol]	Spears Compact	1" BALL VALVE	1" PVC BALL VALVE FOR MAINLINE
C	[Symbol]	RAINBIRD	33 DLRC	3/4" Quick coupler with locking cover
D	[Symbol]	HUNTER	ICZ - 101-25	1" PGV valve with 1" HY075 filter and 3/4" outlet 25 PSI regulator
E	[Symbol]	HUNTER	PGV - 101G	1" ELECTRIC CONTROL GLOBE VALVE WITH PRESSURE REGULATOR
F	[Symbol]	RAINBIRD	3/4" Polyethylene	3/4" drip tubing
F	[Symbol]	Ewing	PRESSURE COMPENSATING	1/2 GPH (RED), 1 GPH (BLACK), 2 GPH (GREEN) ISO-FLO EMITTER
-	[Symbol]	EWING	POLY END CAP	REMOVABLE DRIP END CAP ASSEMBLY
G	[Symbol]	HUNTER	PCB-25	.25 GPM PRESSURE COMPENSATING BUBBLER ON SWING JOINT W/ PRO-FLEX HOSE
H	[Symbol]	HUNTER	MP ROTATOR 800	6" pop up spray head at 40 p.s.i. with MP 800 Rotator Nozzle adjust arc as needed, adjust radius between 6" and 16" as needed

IRRIGATION KEY

Symbol	Valve #	Description
[Symbol]	A1	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule
[Symbol]	A2	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule
[Symbol]	A3	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule
[Symbol]	A4	tree bubblers: Hunter PCB on swing joint assembly
[Symbol]	A5	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule
[Symbol]	A6	Pop-up Spray: Hunter MP Rotator 800 6'-16" Radius spray with adjustable Arc 90-210.
[Symbol]	A7	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule
[Symbol]	A8	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule
[Symbol]	A9	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule

IRRIGATION SCHEDULING AND MAINTENANCE

- Irrigation will be avoided rainy weather.
- Irrigation schedule shall be reduced (frequency and duration) after plants are established (1 year).
- Irrigation schedule shall be adjusted seasonally based on plant needs.
- Irrigation schedule provided to appropriate personnel and posted near irrigation controller.
- Irrigation system to be inspected regularly and maintained in good working condition.
- Repairs to be made using identical or improved parts.
- Landscape maintenance schedule to be followed.

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OWNER SHALL ASSUME RESPONSIBILITY FOR COMPLIANCE WITH ALL APPLICABLE ORDINANCES, REGULATIONS AND PROPERTY LINE. OWNER SHALL ACQUIRE ALL NECESSARY PERMITS PRIOR TO PERSONAL WORK BEYOND THE PLAN. THESE PERMITS SHALL BE OBTAINED BY THE OWNER. MICHAEL ARNONE, LANDSCAPE ARCHITECTURE, ASSUMES NO LIABILITY FOR THE ACCURACY OF SAID PROPERTY LINE RECORDS, ENDS OF PROPERTY CORNERS.

REVISIONS



IRRIGATION NOTES & DETAILS

JOB NO. 201503

SCALE as noted

DRAWN MA

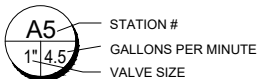
CHECK JC/MA

DATE 2.22.2023

SHEET

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SHEET 20 OF 20



EMITTER SCHEDULE				
Manufacturer	Model #	Gallons per Hour	Emitters per container size	
RAINBIRD XB-05PC	BLUE	One Half	1 emitter per each 4" pot	
RAINBIRD XB-10PC	BLACK	One Half	2 emitters per each gallon plant	
RAINBIRD XB-20PC	RED	One	2 emitter per each 5 gallon plant	
RAINBIRD XB-20PC	RED	Two	3 emitters per each 15 gallon plant	
RAINBIRD XB-20PC	RED	Two	6 emitters per each 24" box	

OK PROTECTION NOTES:

(See Tree protection plan on sheet L2.0)

- NO TRENCHING OR TILLING WITHIN A TEN FOOT RADIUS OF ANY OK TREE TRUNK.