

AGREEMENT FOR SERVICES

THIS AGREEMENT is dated for identification on September 3, 2024 by and between TOWN OF LOS GATOS, a California municipal corporation, ("Town") and Rotary Club of Los Gatos ("Donor"), a 501(c)4 Corporation , whose address is PO Box 1018 Los Gatos, California 95031. This Agreement is made with reference to the following facts.

I. RECITALS

- 1.1 Donor has offered and Town agrees to accept the gift of an "Oak Grove" at Live Oak Manor Park.
- 1.2 The Donor represents and affirms that it is willing to perform the desired work pursuant to this Agreement.
- 1.3 Donor warrants it will provide the distinct professional skills, qualifications, experience, and resources necessary to timely perform the services described in this Agreement. Donor acknowledges Town has relied upon these warranties to retain Donor.

II. AGREEMENTS

- 2.1 Scope of Services. Donor shall provide the labor, material and resources required to deliver the donation as shown on the project plans, which is hereby incorporated by reference and attached as Exhibit A as a donation that is free of charge to the Town. Town understands that Donor may seek donated services from professional firms to complete the work. Donor warrants that all work will be performed to professional construction standards using volunteer labor, equipment and materials. If Donor pays any workers, Donor agrees to pay prevailing wages as required by state law and to require that the employer of the paid workers be registered with the Department of Industrial Relations
- 2.2 Term and Time of Performance. This contract will remain in effect upon execution to September 30, 2025. Donor shall perform or otherwise provide the services described in this agreement and as required to complete the work shown on Exhibit A. If, for any reason, Donor is unable to complete the work shown in Exhibit A, Donor will restore the site to its original condition. Town and Donor reserve the right to terminate this Agreement upon 30 days' notice.
- 2.3 Compliance with Laws. The Donor shall comply with all applicable laws, codes, ordinances, and regulations of governing federal, state and local laws. Donor represents and warrants to Town that it has all licenses, permits, qualifications and approvals of whatsoever nature which are legally required for Donor to practice its profession. Donor shall maintain a Town of Los Gatos business license pursuant to Chapter 14 of the Code of the Town of Los Gatos.

- 2.4 Sole Responsibility. Donor shall be responsible for employing or engaging all persons necessary to perform the services under this Agreement.
- 2.5 Information/Report Handling. All documents furnished to Donor by the Town and all reports and supportive data prepared by the Donor under this Agreement are the Town's property and shall be delivered to the Town upon the completion of Donor's services or at the Town's written request. All reports, information, data, and exhibits prepared or assembled by Donor in connection with the performance of its services pursuant to this Agreement are confidential until released by the Town to the public, and the Donor shall not make any of these documents or information available to any individual or organization not employed by the Donor or the Town without the written consent of the Town before such release. The Town acknowledges that the reports to be prepared by the Donor pursuant to this Agreement are for the purpose of evaluating a defined project, and Town's use of the information contained in the reports prepared by the Donor in connection with other projects shall be solely at Town's risk, unless Donor expressly consents to such use in writing. Town further agrees that it will not appropriate any methodology or technique of Donor which is and has been confirmed in writing by Donor to be a trade secret of Donor.
- 2.6 Compensation. Compensation by the Town for Donor's professional services **shall be \$0**, inclusive of all costs.
- 2.7 Fundraising. Town acknowledges that Donor will perform private fundraising activities to support construction of the project in accordance with the schedule outlined in Exhibit B. Funds raised shall be used for capital construction only. No money shall be provided to the Town by the Donor.
- 2.7 Responsibility of the Town: The Town agrees to work with the Donor throughout the course of project development, providing technical design guidance to ensure the completed Project meets the Town's design standards and maintenance requirements. Town agrees to periodically observe and guide the project during construction, and provide minor construction support (e.g., locating existing irrigation, etc.) if requested.
- 2.8 Availability of Records. Donor shall maintain the records supporting the donation for not less than three years following completion of the work under this Agreement. Donor shall make these records available to authorized personnel of the Town at the Donor's offices during business hours upon written request of the Town.
- 2.9 Assignability and Subcontracting. The services to be performed under this Agreement are unique and personal to the Donor.
- 2.10 Independent Contractor. It is understood that the Donor, in the performance of the work and services agreed to be performed, shall act as and be an independent contractor and not an agent or employee of the Town. As an independent contractor he/she shall not

obtain any rights to retirement benefits or other benefits which accrue to Town employee(s). With prior written consent, the Donor may perform some obligations under this Agreement by subcontracting, but may not delegate ultimate responsibility for performance or assign or transfer interests under this Agreement. Donor agrees to testify in any litigation brought regarding the subject of the work to be performed under this Agreement. Donor shall be compensated for its costs and expenses in preparing for, traveling to, and testifying in such matters at its then current hourly rates of compensation, unless such litigation is brought by Donor or is based on allegations of Donor's negligent performance or wrongdoing.

- 2.11 Conflict of Interest. Donor understands that its professional responsibilities are solely to the Town. The Donor has and shall not obtain any holding or interest within the Town of Los Gatos. Donor has no business holdings or agreements with any individual member of the Staff or management of the Town or its representatives nor shall it enter into any such holdings or agreements. In addition, Donor warrants that it does not presently and shall not acquire any direct or indirect interest adverse to those of the Town in the subject of this Agreement, and it shall immediately disassociate itself from such an interest, should it discover it has done so and shall, at the Town's sole discretion, divest itself of such interest. Donor shall not knowingly and shall take reasonable steps to ensure that it does not employ a person having such an interest in this performance of this Agreement. If after employment of a person, Donor discovers it has employed a person with a direct or indirect interest that would conflict with its performance of this Agreement, Donor shall promptly notify Town of this employment relationship, and shall, at the Town's sole discretion, sever any such employment relationship.
- 2.12 Equal Employment Opportunity. Donor warrants that it is an equal opportunity employer and shall comply with applicable regulations governing equal employment opportunity. Neither Donor nor its subcontractors do and neither shall discriminate against persons employed or seeking employment with them on the basis of age, sex, color, race, marital status, sexual orientation, ancestry, physical or mental disability, national origin, religion, or medical condition, unless based upon a bona fide occupational qualification pursuant to the California Fair Employment & Housing Act.

III. INSURANCE AND INDEMNIFICATION

- 3.1 Minimum Scope of Insurance:
- i. Donor agrees to have and maintain, for the duration of the contract, General Liability insurance policies insuring him/her and his/her firm to an amount not less than: two million dollars (\$2,000,000) combined single limit per occurrence for bodily injury, personal injury and property damage.
 - ii. Donor agrees to provide evidence of and maintain for the duration of the contract, non-owned Automobile Liability insurance policy ensuring him/her

and his/her staff to an amount not less than one million dollars (\$1,000,000) combined single limit per accident for bodily injury and property damage.

- iii. Donor shall provide to the Town all certificates of insurance, with original endorsements effecting coverage. Donor agrees that all certificates and endorsements are to be received and approved by the Town before work commences.

General Liability:

- i. The Town, its elected and appointed officials, employees, and, agents are to be covered as additional insured as respects: liability arising out of activities performed by or on behalf of the Donor; products and completed operations of Donor, premises owned or used by the Donor.
- ii. The Donor's insurance coverage shall be primary insurance as respects the Town, its elected and appointed officials, employees, and agents. Any insurance or self-insurances maintained by the Town, its officers, officials, employees or volunteers shall be excess of the Donor's insurance and shall not contribute with it.
- iii. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Town, its officers, officials, employees or volunteers.
- iv. The Donor's insurance shall apply separately to each insured against whom a claim is made or suit is brought, except with respect to the limits of the insurer's liability.

3.2 All Coverages. Each insurance policy required in this item shall be endorsed to state that coverage shall not be suspended, voided, cancelled, reduced in coverage or in limits except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the Town. Current certification of such insurance shall be kept on file at all times during the term of this agreement with the Town Clerk.

3.3 Workers' Compensation. In addition to these policies, Donor shall have and maintain Workers' Compensation insurance as required by California law and shall provide evidence of such policy to the Town before beginning services under this Agreement. Further, Donor shall ensure that all subcontractors employed by Donor provide the required Workers' Compensation insurance for their respective employees.

3.4 Indemnification. The Donor shall save, keep, hold harmless and indemnify and defend the Town its elected and appointed officials, agents, employees and volunteers from all damages, liabilities, penalties, costs, or expenses in law or equity that may at any time

arise or be set up because of damages to property or personal injury received by reason of, or in the course of performing work which may be occasioned by a an act or omissions of the Donor, or any of the Donor's officers, employees, or agents or any sub-Donor.

IV. GENERAL TERMS

- 4.1 Waiver. No failure on the part of either party to exercise any right or remedy hereunder shall operate as a waiver of any other right or remedy that party may have hereunder, nor does waiver of a breach or default under this Agreement constitute a continuing waiver of a subsequent breach of the same or any other provision of this Agreement.
- 4.2 Governing Law. This Agreement, regardless of where executed, shall be governed by and construed to the laws of the State of California. Venue for any action regarding this Agreement shall be in the Superior Court of the County of Santa Clara.
- 4.3 Termination of Agreement. The Town and the Donor shall have the right to terminate this agreement with or without cause by giving not less than fifteen days (15) written notice of termination. In the event of termination, the Donor shall deliver to the Town all plans, files, documents, reports, performed to date by the Donor. In the event of such termination, Town shall pay Donor an amount that bears the same ratio to the maximum contract price as the work delivered to the Town bears to completed services contemplated under this Agreement, unless such termination is made for cause, in which event, compensation, if any, shall be adjusted in light of the particular facts and circumstances involved in such termination.
- 4.4 Amendment. No modification, waiver, mutual termination, or amendment of this Agreement is effective unless made in writing and signed by the Town and the Donor.
- 4.5 Disputes. In any dispute over any aspect of this Agreement, the prevailing party shall be entitled to reasonable attorney's fees, including costs of appeal.

- 4.6 Notices. Any notice required to be given shall be deemed to be duly and properly given if mailed postage prepaid, and addressed to:

Town of Los Gatos
Attn: Town Clerk
110 E. Main Street
Los Gatos, CA 95030

Rotary Club of Los Gatos
PO Box 1018
Los Gatos, CA 95031

or personally delivered to Donor to such address or such other address as Donor designates in writing to Town.

- 4.7 Order of Precedence. In the event of any conflict, contradiction, or ambiguity between the terms and conditions of this Agreement in respect of the Products or Services and any attachments to this Agreement, then the terms and conditions of this Agreement shall prevail over attachments or other writings.
- 4.8 Entire Agreement. This Agreement, including all Exhibits, constitutes the complete and exclusive statement of the Agreement between the Town and Donor. No terms, conditions, understandings or agreements purporting to modify or vary this Agreement, unless hereafter made in writing and signed by the party to be bound, shall be binding on either party.

IN WITNESS WHEREOF, the Town and Donor have executed this Agreement.

Town of Los Gatos by:

Donor by:

Signed by:

Chris Constantin

11/7/2024

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Doug Brent
Doug Brent, President

Chris Constantin, Town Manager

Recommended by:

Signed by:

Nicolle Burnham

10/30/2024

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Nicolle Burnham

Director of Parks and Public Works

Recommended by:

09/03/2024 *Michael Norcia*

Mike Norcia

Approved as to Form:

Signed by:

Gabrielle Whelan

11/1/2024

EC06720A5E24426...

Gabrielle Whelan, Town Attorney

Attest:

DocuSigned by:

Wendy Wood

11/7/2024

BF6EBCBE2C214F8...

Wendy Wood, CMC, Town Clerk

LANDSCAPE ARCHITECTURAL DRAWINGS

LIVE OAK MANOR PARK

TOWN OF LOS GATOS, CALIFORNIA

PLANS WERE DESIGNED BY REFERENCING:

- 1. GRADING PLANS PREPARED BY HMM DATED: AUGUST 2, 2024
- 2. NO GEOTECHNICAL REPORT PROVIDED.

NOTES

SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE OR AGENCY ADOPTED WELD AS FOLLOWS:

(1) SUBMIT SOIL SAMPLING TO A LABORATORY FOR ANALYSIS AND RECOMMENDATIONS.

(A) SOIL SAMPLING SHALL BE CONDUCTED IN ACCORDANCE WITH LABORATORY PROTOCOL, INCLUDING PROTOCOLS REGARDING ADEQUATE SAMPLING DEPTH FOR THE INTENDED PLANTS.

(B) THE SOIL ANALYSIS MAY INCLUDE: SOIL TEXTURE, INFILTRATION RATE DETERMINED BY LABORATORY TEST OR SOIL TEXTURE INFILTRATION RATE TABLE, PH, TOTAL SOLUBLE SALTS, SODIUM, PERCENT ORGANIC MATTER, AND RECOMMENDATIONS.

(2) THE PROJECT APPLICANT, OR HIS/HER DESIGNEE, SHALL COMPLY WITH ONE OF THE FOLLOWING:

(A) IF SIGNIFICANT MASS GRADING IS NOT PLANNED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE LOCAL AGENCY AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE; OR

(B) IF SIGNIFICANT MASS GRADING IS PLANNED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE LOCAL AGENCY AS PART OF THE CERTIFICATE OF COMPLETION.

(3) THE SOIL ANALYSIS REPORT SHALL BE MADE AVAILABLE, IN A TIMELY MANNER, TO THE PROFESSIONALS PREPARING THE LANDSCAPE DESIGN PLANS AND IRRIGATION DESIGN PLANS TO MAKE ANY NECESSARY ADJUSTMENTS TO THE DESIGN PLANS.

(4) THE PROJECT APPLICANT, OR HIS/HER DESIGNEE, SHALL SUBMIT DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL ANALYSIS REPORT RECOMMENDATIONS TO THE LOCAL AGENCY WITH CERTIFICATE OF COMPLETION.

CONTRACTOR MUST PROVIDE AN IRRIGATION AUDIT IN ACCORDANCE WITH TITLE 23 BY THE STATE DEPARTMENT OF WATER RESOURCES SECTION 462.12, OR LOCAL AGENCY APPROVED ORDINANCE: IRRIGATION AUDIT, IRRIGATION SURVEY, AND IRRIGATION WATER USE ANALYSIS PRIOR TO PROJECT ACCEPTANCE.

CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WORK IS COMPLETE AND IN COMPLIANCE WITH THE MOST CURRENT CODES, ORDINANCES, AND REQUIREMENTS OF THE GOVERNING AGENCY. HMM IS NOT RESPONSIBLE FOR CHANGES WHICH OCCUR TO THE CODES, ORDINANCES OR REQUIREMENTS AFTER THE GOVERNING AGENCY'S APPROVAL OR DURING INSTALLATION.

CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. HMM IS NOT RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION CONTRACT DOCUMENTS, NOR RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

AS REQUESTED BY THE OWNER, HMM WILL VISIT THE SITE AT INTERVALS APPROPRIATE TO THE STAGE OF CONSTRUCTION TO REVIEW THE PROGRESS AND QUALITY OF WORK AND TO DETERMINE IN GENERAL IF THE WORK IS BEING PERFORMED IN A MANNER INDICATING THAT THE WORK, WHEN COMPLETED, WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS. HOWEVER, HMM WILL NOT MAKE EXHAUSTIVE OR CONTINUOUS ON-SITE OBSERVATIONS TO CHECK QUALITY OF THE WORK.

THERE IS NO WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED BY HMM FOR THE COMPLETION OF THE WORK OR THE QUALITY OF PERFORMANCE OF THE CONSTRUCTION CONTRACTOR(S).

CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.

CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ACTS AND OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING PORTIONS OF THE WORK UNDER A CONTRACT WITH CONTRACTOR.

IN THE EVENT OWNER CONSENTS TO, ALLOWS, AUTHORIZES OR APPROVES OF CHANGES TO ANY PLANS, SPECIFICATIONS, OR OTHER CONSTRUCTION DOCUMENTS, AND THESE ALTERATIONS ARE NOT APPROVED IN WRITING BY HMM, OWNER RECOGNIZES THAT SUCH ALTERATION AND THE RESULTS THEREOF ARE NOT THE RESPONSIBILITY OF HMM. IN ADDITION, OWNER AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HMM HARMLESS FROM ANY DAMAGE, LIABILITY OR COST (INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS OF DEFENSE) ARISING FROM SUCH ALTERATIONS.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AT THE TIME THE PLANS WERE DRAFTED AND DO NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION OR THE EXISTENCE OR NONEXISTENCE OF SUCH UTILITIES. IN NORTHERN CALIFORNIA, CONTRACTOR SHALL CONTACT UNDERGROUND SERVICES ALERT AT 1-800-842-2444 PRIOR TO PERFORMING ANY CONSTRUCTION WORK. IN OTHER AREAS, CONTRACTOR SHALL CONTACT A SIMILAR AGENCY OR ORGANIZATION.

CONTRACTOR SHALL PROVIDE PROPER PROJECT MAINTENANCE AFTER THE PROJECT IS COMPLETE. ANY LACK OF OR IMPROPER MAINTENANCE MAY RESULT IN DAMAGE TO PROPERTY OR PERSONS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULTS OF ANY LACK OF OR IMPROPER MAINTENANCE.



INDEX OF DRAWINGS

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L4.1	IRRIGATION PLAN
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C1	GRADING AND DRAINAGE PLAN

GOVERNING AGENCY

TOWN OF LOS GATOS:

PARKS DEPARTMENT
110E. MAIN STREET
LOS GATOS, CA 95030
(408) 354-6876

CONSULTANTS

LANDSCAPE ARCHITECT:

HMM LANDSCAPE ARCHITECTURE
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(408) 487-2200

CIVIL ENGINEER:

HMM CIVIL ENGINEER
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(408) 487-2200

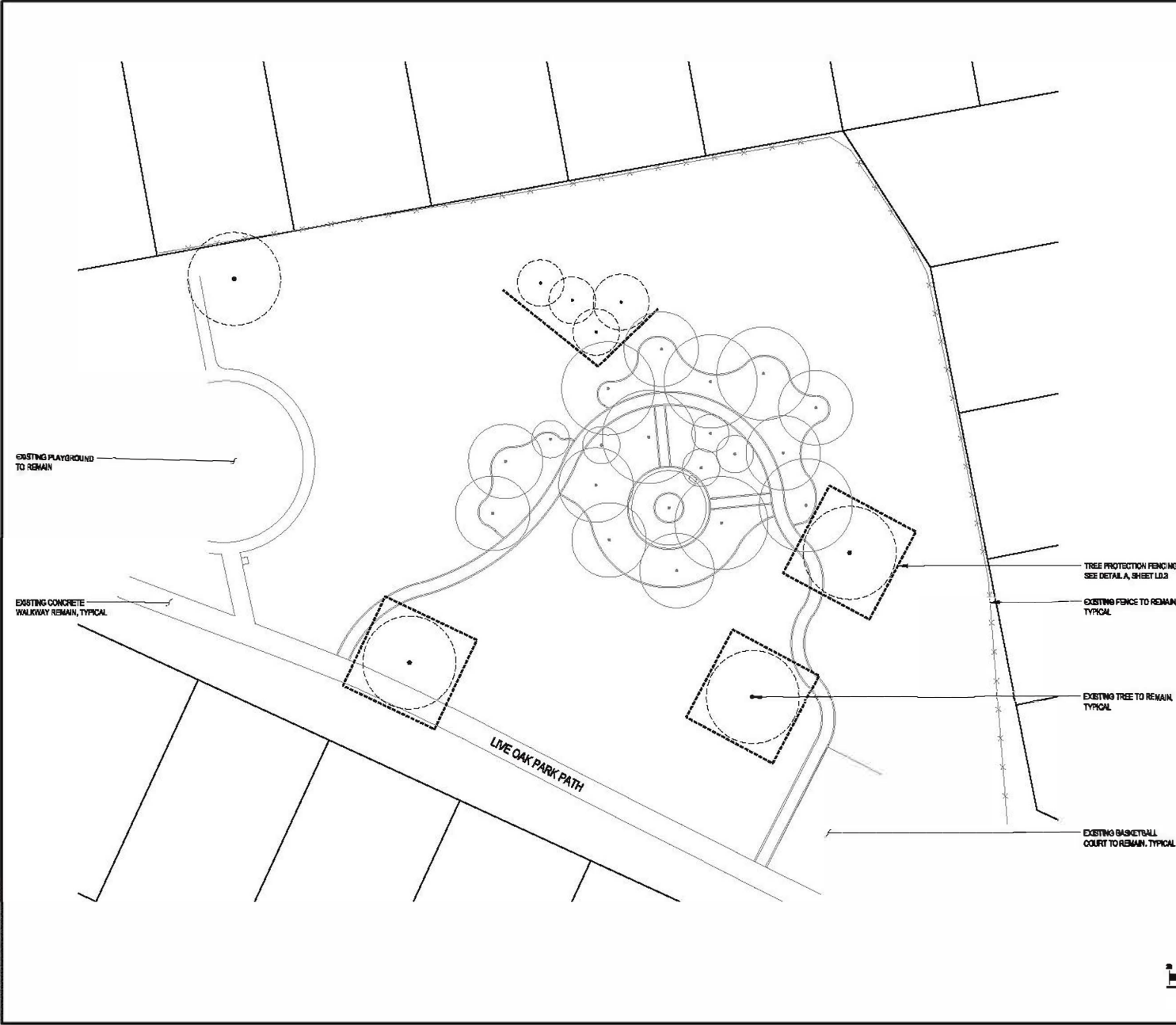


LIVE OAK MANOR PARK
CARLTON AVENUE AND
GATEWAY DRIVE
LOS GATOS, CA

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COVER SHEET

L0.1



NOTES:
1. TREE PROTECTION SHALL BE BY CONTRACTOR.

TREE PROTECTION LEGEND	
DESCRIPTION	SYMBOL
TREE TO REMAIN/PROTECT	
PROPOSED TREE, TYPICAL, SEE PLANTING PLAN	
TREE PROTECTION FENCING (SEE DETAIL A, SHEET L0.2)	

Land Use Grantees
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1070 Oakridge Road (408) 487-2000
San Jose, CA 95131 jsmith@imi.com

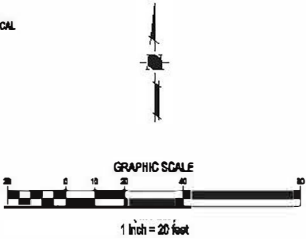
CONSULTANT LOGO
PLACEHOLDER (SIZE FLEXIBLE)

LIVE OAK MANOR PARK
CARLTON AVENUE AND
GATEWAY DRIVE
LOS GATOS, CA

NO.	DATE	DESCRIPTION
1	8/10/2011	PROJECT NO. 1
2	8/10/2011	DATE REVISION 1
3	8/10/2011	REVISION 1
4	8/10/2011	REVISION 1
5	8/10/2011	REVISION 1
6	8/10/2011	REVISION 1
7	8/10/2011	REVISION 1
8	8/10/2011	REVISION 1
9	8/10/2011	REVISION 1
10	8/10/2011	REVISION 1

TREE PROTECTION
PLAN

L0.2



TREE PROTECTION NOTES

SITE PREPARATION:
ALL EXISTING TREES SHALL BE FENCED WITHIN OR AT THE DRIP LINE (FOLIAR SPREAD) OF THE TREE. DEPENDING ON THE LOCATION OF THE TREE, THE FENCING MAY NOT BE ABLE TO BEAT THE DRIFLINE. EXAMPLES OF THIS WOULD BE PUBLIC RIGHT OF WAY, NEAR PROPERTY LINES OR AROUND EXISTING STRUCTURES TO REMAIN. WHERE COMPLETE DRIFLINE FENCING IS NOT POSSIBLE, THE ADDITION OF STRAW WACKLES AND ORANGE SNOW FENCING WRAPPING THE TRUNK SHALL BE INSTALLED PER THE TREE PROTECTION DETAIL. THE FENCE SHOULD BE A MINIMUM OF SIX FEET HIGH, MADE OF GALVANIZED 11-GAUGE WIRE MESH WITH GALVANIZED POSTS OR ANY MATERIAL SUPERIOR IN QUALITY. A TREE PROTECTION ZONE (TPZ) SIGN SHALL BE AFFIXED TO FENCING AT APPROPRIATE INTERVALS AS DETERMINED BY THE ARBORIST ON SITE. SEE TREE PROTECTION DETAIL FOR ADDITIONAL INFORMATION, INCLUDING TREE PROTECTION ZONE SIGN. IF THE FENCE IS WITHIN THE DRIFLINE OF THE TREES, THE FOLIAR FRUNGE SHALL BE RAISED TO OFFSET THE CHANCE OF LIMB DAMAGE FROM ACTIVE CONSTRUCTION.

ACTIVE CONSTRUCTION:
ALL CONTRACTORS, SUBCONTRACTORS AND OTHER PERSONNEL SHALL BE WARNED THAT ENCROACHMENT WITHIN THE FENCED AREA AND DRIFLINE IS PROHIBITED WITHOUT THE CONSENT OF THE CERTIFIED ARBORIST ON THE JOB. THIS INCLUDES, BUT IS NOT LIMITED TO, STORAGE OF LIMBS AND OTHER MATERIALS, DISPOSAL OF PAINTS, SOLVENTS OR OTHER NOXIOUS MATERIALS, PARKED CARS, GRADING EQUIPMENT OR OTHER HEAVY EQUIPMENT. IF CONSTRUCTION ACTIVITY NEEDS TO HAPPEN IN THE TPZ, THE FENCE CAN BE MOVED TEMPORARILY FOR DELIVERY OF CONSTRUCTION MATERIALS. THE CONTRACTOR SHOULD MAKE ACCOMMODATIONS TO OFF-LOAD ITEMS SUCH AS TRUSSESS, TIMBER, PLASTERBOARD, WALLBOARD, CONCRETE, GYPSUM BOARD, FLOORING, ROOFING OR ANY OTHER HEAVY CONSTRUCTION MATERIAL OUTSIDE THE FOLIAR SPREAD OF THE TREE SO THERE IS NO HEAVY EQUIPMENT NEEDED THAT COULD CAUSE DAMAGE TO THE CANOPY OF THE TREE OR COMPACT THE SOOT ZONE. THE TREE PROTECTION FENCING SHOULD BE REESTABLISHED PER THE PLANS AND DETAILS IMMEDIATELY AFTER ANY ACTIVITY THROUGH THE TPZ. PENALTIES, BASED ON THE COST OF REMEDIAL REPAIRS AND THE EVALUATION GUIDE PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE ASSESSED FOR DAMAGES TO THE TREES.

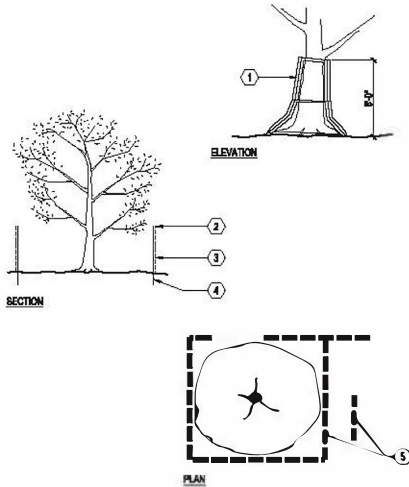
GRADING/EXCAVATING:
ALL GRADING PLANS THAT SPECIFY GRADING WITHIN THE DRIFLINE OF ANY TREE, OR WITHIN THE DISTANCE FROM THE TRUNK AS OUTLINED IN THE SITE PREPARATION SECTION ABOVE WHEN SAID DISTANCE IS OUTSIDE THE DRIFLINE, SHALL FIRST BE REVIEWED BY A CERTIFIED ARBORIST. PROVISIONS FOR AERATION, DRAINAGE, PRUNING, TUNNELING BENEATH ROOTS, ROOT PRUNING OR OTHER NECESSARY ACTIONS TO PROTECT THE TREES SHALL BE OUTLINED BY AN ARBORIST. IF TRENCING IS NECESSARY WITHIN THE AREA AS DESCRIBED ABOVE, SAID TRENCING SHALL BE UNDERTAKEN BY HAND LABOR AND DONE DIRECTLY BENEATH THE TRUNK OF THE TREE. ALL ROOTS 2 INCHES OR LARGER SHALL BE TUNNELED UNDER AND OTHER ROOTS SHALL BE CUT SMOOTHLY TO THE TRUNK SIDE OF THE TRENCH. THE TRUNK SIDE SHOULD BE GRADED IMMEDIATELY WITH TWO LAYERS OF UNTREATED BURLAP TO A DEPTH OF 3 FEET FROM THE SURFACE. THE BURLAP SHALL BE SOAKED THOROUGHLY AND LEFT IN PLACE UNTIL THE TRENCH IS BACK FILLED TO THE ORIGINAL LEVEL. AN ARBORIST SHALL EXAMINE THE TRENCH PRIOR TO BACK FILLING TO ASCERTAIN THE NUMBER AND SIZE OF ROOTS CUT, SO AS TO SUGGEST THE NECESSARY REMEDIAL REPAIRS.

REMEDIAL REPAIR:
AN ARBORIST SHALL HAVE THE RESPONSIBILITY OF OBSERVING ALL ONGOING ACTIVITIES THAT MAY AFFECT THE TREES AND PRESCRIBING NECESSARY REMEDIAL WORK TO ENSURE THE HEALTH AND STABILITY OF THE TREES. THIS INCLUDING, BUT IS NOT LIMITED TO, ALL ARBORIST ACTIVITIES BROUGHT OUT IN THE PREVIOUS SECTIONS. IN ADDITION, PRUNING, AS OUTLINED IN INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES: PRUNING AND ANSI A300 PART 1 STANDARD PRACTICES: PRUNING, SHALL BE PRESCRIBED AS NECESSARY. FERTILIZING, AERATION, IRRIGATION, PEST CONTROL AND OTHER ACTIVITIES SHALL BE PRESCRIBED ACCORDING TO THE TREE NEEDS, LOCAL SITE REQUIREMENTS, AND STATE AGRICULTURAL PEST CONTROL LAWS. ALL SPECIFICATIONS SHALL BE IN WRITING. FOR PEST CONTROL OPERATIONS, CONSULT THE LOCAL COUNTY AGRICULTURAL COMMISSIONERS OFFICE FOR INDIVIDUALS LICENSED AS PEST CONTROL ADVISORS OR PEST CONTROL OPERATORS.

FINAL INSPECTION:
UPON COMPLETION OF THE PROJECT, THE ARBORIST SHALL REVIEW ALL WORK UNDERTAKEN THAT MAY IMPACT THE EXISTING TREES. SPECIAL ATTENTION SHALL BE GIVEN TO CUTS AND FILLS, COMPACTING, DRAINAGE, PRUNING AND FUTURE REMEDIAL WORK. AN ARBORIST SHOULD SUBMIT A FINAL REPORT IN WRITING OUTLINING THE ONGOING REMEDIAL CARE FOLLOWING THE FINAL INSPECTION.

- NOTES:**
1. CONSTRUCTION PERIOD PROTECTION FOR TREES SHOULD BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY.
 2. WHEN CONSTRUCTION IS TO TAKE PLACE BENEATH A TREE CANOPY ON ONE SIDE, THE FENCE SHOULD BE SITED 2 TO 3 FEET BEYOND THAT CONSTRUCTION, BUT BETWEEN CONSTRUCTION AND THE TREE TRUNK.
 3. IF CONSTRUCTION OR PAVING IS TO TAKE PLACE THROUGHOUT THE AREA BENEATH CANOPY AND DRIFLINE, FENCING IS NOT PRACTICAL. SNOW FENCING SHOULD BE USED TO PROTECT THE TRUNKS FROM DAMAGE.

- 1. SNOW FENCING THREE LAYERS OF WIRE AND LATH SNOW FENCING TO 8 FEET ABOVE GROUND ON TREES WHERE CONSTRUCTION WILL TAKE PLACE BENEATH THE CANOPY.
- 2. TOP OF FENCE WITH FLUORESCENT FLAGGING TAPE/HUNG EVERY 10 FEET
- 3. IF CHAIN LINK OR WELDED WIRE MESH
- 4. IF FENCE POST OF 2" DIAMETER GI PIPE OR T-JUNCTION POST
- 5. FENCE PLACED AT DRIFLINE OR BOM GREATER THAN THE TREE CANOPY RADIUS WHERE POSSIBLE



TREE PROTECTION FENCING
SCALE: NOT TO SCALE

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Civil Engineering
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San Jose, CA 95131
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tmmh.com

CONSULTANT LOGO
PLACEHOLDER (SIZE FLEXIBLE)

LIVE OAK MANOR PARK
CARLTON AVENUE AND
GATEWAY DRIVE
LOS GATOS, CA

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT NO: 21-00000000

DATE: 08/01/2024

REVISION: 01

REVISION: 02

REVISION: 03

DATE: 08/01/2024

SCALE: 1/8"=1'-0"

1/8"=1'-0"

TREE PROTECTION
NOTES AND TREE
PROTECTION
FENCING DETAIL

L0.3



NOTES:
1. SEE SHEET L2.1 FOR CONSTRUCTION NOTES, MATERIALS LIST, AND DETAILS.
2. SEE SHEET L3.1 FOR PLANTING LEGEND AND NOTES.
3. SEE SHEET L3.2 FOR PLANTING DETAILS AND SPECIFICATIONS.

CONSTRUCTION LEGEND	
DESCRIPTION	SYMBOL
BACK OF WALK	BOX
RADIUS	R
TYPICAL	TYP
ALIGN	—P—
CONCRETE HEADER	
DECOMPOSED GRANITE	[Pattern]
PAVERS ON SAND	[Pattern]
TREE LEGEND	
BOTANICAL NAME	SYMBOL
ABQUILLUS CALIFORNICA	ABQ CAL
QUERUS AGRIFFOLIA	QUE AGR
QUERUS DOUGLASSII	QUE DOU
QUERUS VIRGINIANA	QUE VIR
SHRUB LEGEND	
BOTANICAL NAME	SYMBOL
ACHILLEA MILLEFOLIUM	*
MUNDALENDRA RACIOS	(S)
PERSTEMON EATONI	*
SALVIA CLEVELANDII	(B)
GROUND COVER LEGEND	
BOTANICAL NAME	SYMBOL
CELANOTHUS 'CENTENARY'	[Pattern]
ARCTOSTAPHYLOS 'UNA UNIF'	[Pattern]
EXISTING TO REMAIN - REPAIR IN KIND	[Pattern]

Land Use Endeavors
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMH@hmc.com

CONSULTANT LOGO
PLA CEHICLE (SIZE FLEXIBLE)

LIVE OAK MANOR PARK

CARLTON AVENUE AND GATEWAY DRIVE

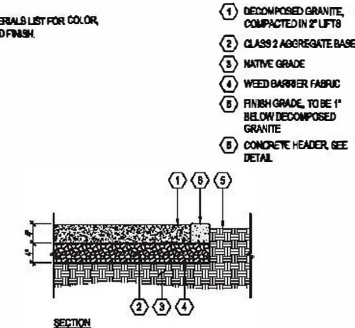
LOS GATOS, CA

NO.	DATE	DESCRIPTION
PROJECT NO:	875448	
CDR FILED FILE:	875448-01.DWG	
DESIGNED BY:	LS	
CHECKED BY:	LS	
DATE:	AUGUST 15, 2024	
SCALE:	8"=20'	
DRN:		

LANDSCAPE PLAN

L1.1

NOTES:
1. SEE MATERIALS LIST FOR COLOR, TYPE, AND FINISH.

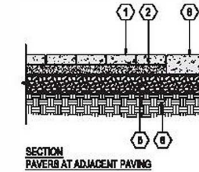


B DECOMPOSED GRANITE

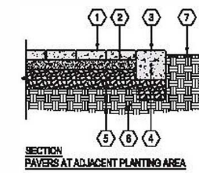
SCALE: 1"=1'-0"

NOTES:
1. SEE MATERIALS LIST FOR COLOR, TYPE, AND FINISH.

- 1 PAVERS
- 2 SAND LEVELING BED, 2" THICK
- 3 CONCRETE HEADER, 8" WIDE, 8" DEEP, TOP OF HEADER SHALL BE FLUSH WITH TOP OF PAVERS
- 4 #4 REBAR, CONTINUOUS, CENTERED IN CONCRETE HEADER
- 5 CLASS 2 AGGREGATE BASE, 4" THICK
- 6 NATIVE GRADE
- 7 FINISH GRADE, 1" BELOW CONCRETE FOR TURF AREA, 2" BELOW CONCRETE FOR PLANTING AREAS
- 8 ADJACENT PAVING, SEE CONSTRUCTION PLAN



SECTION
PAVERS AT ADJACENT PAVING

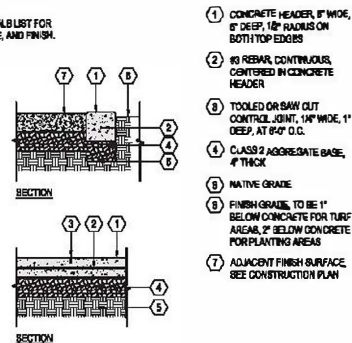


SECTION
PAVERS AT ADJACENT PLANTING AREA

A PAVERS ON SAND

SCALE: 1"=1'-0"

NOTES:
1. SEE MATERIALS LIST FOR COLOR, TYPE, AND FINISH.



SECTION

SECTION

C CONCRETE HEADER

SCALE: 1"=1'-0"

CONSTRUCTION PLAN NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT FOR THE INSTALLATION OF ALL IMPROVEMENTS AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

CONTRACTOR SHALL REVIEW ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING BID AND PRIOR TO COMMENCING INSTALLATION. IF ANY DISCREPANCIES EXIST, THEY SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND STAKING ALL SEWER, WATER AND UTILITY LINES ABOVE OR BELOW GRADE THAT MIGHT BE DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED FOR REPAIR, RESTORATION, OR REPLACEMENT OF AFOREMENTIONED UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS.

DEVIATIONS BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.

HARDSCAPE AND STRUCTURAL ELEMENTS SHALL BE PLACED PER GEOTECHNICAL SOILS REPORT. IF SUCH REPORT IS UNAVAILABLE, CONTRACTOR SHALL DISCUSS PLACEMENT ON SUITABLE GRADE WITH THE OWNER'S AUTHORIZED REPRESENTATIVE.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, ALL MATERIALS DESIGNATED FOR REMOVAL SHALL BE DISPOSED OF OFF-SITE.

COSTS INCURRED DUE TO REPAIR, RESTORATION, OR REPLACEMENT OF EXISTING IMPROVEMENTS WHICH ARE DESIGNATED "TO BE PROTECTED" OR "TO REMAIN" WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, MATERIALS TO BE PURCHASED AND FURNISHED BY THE CONTRACTOR SHALL BE NEW.

CONCRETE INDICATED FOR SAWCUTTING AND REMOVAL SHALL BE CUT TO A TRUE LINE WITH HEALTHY SAVED EDGES. IF A SAWCUT IS WITHIN THREE FEET OF AN EXISTING EXPANSION OR CONTROL JOINT, CONCRETE SHALL BE REMOVED TO THAT NEAREST JOINT.

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, MANUFACTURER'S CUT OR DATA SHEETS FOR APPROVAL PRIOR TO ORDERING MATERIALS. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

ABANDONED PIPES SHALL BE CAPPED OR PLUGGED IN A MANNER APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

MATERIALS LIST

CONCRETE HEADER: SHALL BE NATURAL GREY WITH SMOOTH TROWEL FINISH.

PAVERS ON SAND: CONCRETE HEADER SHALL BE NATURAL COLOR WITH SMOOTH TROWEL FINISH. PAVERS SHALL BE BOLDEN BRICK COMPANY AXA TAN BRICK, COLOR ENGRAVING BY POLAR ENGRAVING. WWW.POLARENDAVING.COM

DECOMPOSED GRANITE SHALL BE LYNGBO CALIFORNIA GOLD WITH POLYPAVEMENT STABILIZER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. ADD ADDITIONAL SURFACE BINDER. SURFACE BINDER SHALL BE POLYPAVEMENT. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

SEMI-VICTOR STANLEY MODEL 8 WOOD SLAT. 8' LENGTH, CENTER ARMREST, 3 TOTAL PER PLANT.

MONUMENT ITEM PER ROTARY LOS GATOS



LIVE OAK MANOR PARK

CARLTON AVENUE AND GATEWAY DRIVE

LOS GATOS, CA

NO.	QTY	DESCRIPTION
1	1	CONCRETE HEADER
2	1	PAVERS ON SAND
3	1	DECOMPOSED GRANITE
4	1	SEMI-VICTOR STANLEY MODEL 8 WOOD SLAT
5	1	MONUMENT ITEM PER ROTARY LOS GATOS

CONSTRUCTION NOTES, MATERIALS LIST AND DETAILS

L2.1

PLANTING PLAN NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.

A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE ADOPTED WATER EFFICIENT LANDSCAPE GROWTH (WELG) OR LOCAL AGENCY ADOPTED WELG. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES.

TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

CONTRACTOR MUST CONTACT THE TOWN OF LOS GATOS ARBORIST TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.

ALL PLANTING AREAS TO RECEIVE 3" THICK BARK MULCH LAYER. CONTRACTOR SHALL PROVIDE SAMPLE OF PROPOSED BARK MULCH FOR APPROVAL. BARK MULCH SHALL BE LYNXSO SMALL FRI BARK (3/4" TO 1-1/2") OR APPROVED EQUAL.

ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1). FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 4" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4" FOR CALIPERS GREATER THAN 4". CALIPER SHALL BE MEASURED 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS. CALIPER IS MEASURED 4" ABOVE OR GINATION POINT OF THE SECOND LARGEST TRUNK OR 4" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.




CALIPER SIZES STANDARDS:
15 GALLON: 0.75-1.25"
20" BOX: 1.25-2"
35" BOX: 2-3.5"
40" BOX: 3.5-4"
85" BOX: 4-6"

WATER NEEDS CATEGORY BASED ON WUCOLS IV (JANUARY 2014) LANDSCAPE COEFFICIENT METHOD:
CATEGORY PERCENTAGE OF ET0
(1) HIGH: 0.7-0.8
(2) MEDIUM: 0.4-0.6
(3) LOW: 0.1-0.3
(4) VERY LOW: <0.1

PROPOSED PLANT PALETTE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HEIGHT	WUCOLS	NOTES
TREES							
AES DAL	05	AEQUILIS CALIFORNICA	CALIFORNIA BUCKEYE	24" BOX	20'X20'	VL	STANDARD FORM
QUE AOR	06	QUERCUS AGRIFFOLIA	COAST LIVE OAK	24" BOX	50'X60'	VL	STANDARD FORM
QUE DOU	06	QUERCUS DOUGLASSII	BLUE OAK	24" BOX	40'X50'	VL	STANDARD FORM
SHRUBS							
+	52	ACHILLEA MILLEFOLIUM	YARROW	1 GALLON	1' X 2'	L	
⊗	30	MULLENBERGIA RUBENS	DEERGRASS	1 GALLON	3' X 9'	L	
*	170	PENTSTEMON EATONII	FIRECRACKER PENTSTEMON	1 GALLON	2' X 8'	L	
⊕	20	SAULYA CLEVELANDII	CLEVELAND BAZE	5 GALLON	3' X 8'	L	

GROUND COVERS

	1062 SF	CELANOTHUS 'CENTENNIAL'	CENTENNIAL CELANOTHUS	1 GALLON	SPREADING	L
	1066 SF	ARCTOSTAPHYLOS 'UVA URSI'	RED BEARBERRY	1 GALLON	SPREADING	L
	AS NEEDED	EXISTING TURF TO REMAIN - REPAIR IN KIND AS NEEDED				



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2ND FLOOR, CA 94511 HMMCA.COM



STATE OF CALIFORNIA
LANDSCAPE ARCHITECT
JAMES H. MOTT
No. 10000
Exp. 12/31/2024

LIVE OAK MANOR PARK
CARLTON AVENUE AND
GATEWAY DRIVE
LOS GATOS, CA

NO.	DATE	DESCRIPTION
1	08/15/24	PRELIMINARY
2	08/15/24	FOR PERMITS
3	08/15/24	FOR CONSTRUCTION
4	08/15/24	FOR RECORD

DESIGNED BY: JLM
CHECKED BY: JLM
DATE: AUGUST 15, 2024
SCALE: NONE
HMM

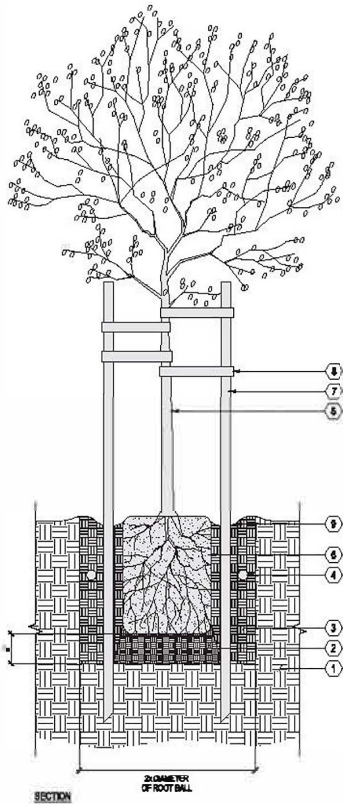
PLANTING LEGEND AND NOTES

L3.1

PLANTING LEGEND AND NOTES

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINISH GRADE.
3. TREE INSTALLED IN TURF AREAS SHALL BE INSTALLED WITH "WIND-GUARD" AT BASE OF TRUNK.

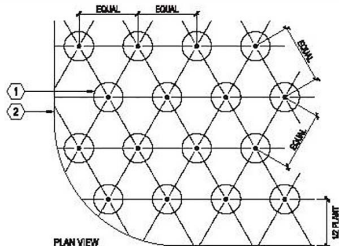
- 1 NATIVE GRADE
- 2 FOOT TAMP BASE
- 3 BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING TREE
- 4 AGRIFORM PLANT TABLETS, 8 PER 16 GALLON, 8 PER 24" BOX, AND 8 FOR 32" BOX
- 5 TREE
- 6 ROOT BALL
- 7 PINE LODGE POLE STAKE, 2" DIAMETER, PLACED ON WINDWARD SIDE OF TREE AND OUTSIDE OF ROOT BALL
- 8 CHICK TIE
- 9 2" DEEP BASIN AROUND ROOT BALL. TREES PLANTED IN TURF SHALL NOT HAVE BASINS



C TREE
SCALE: 1" = 1'-0"

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. SPACING SHALL BE TRIANGULATED UNLESS OTHERWISE NOTED.
3. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.

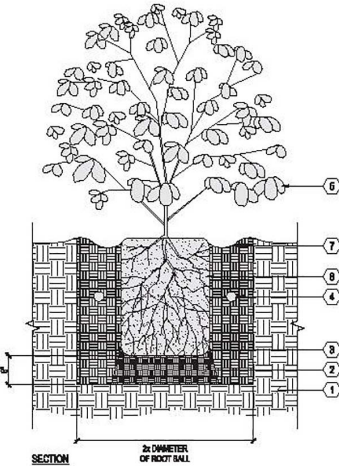
- 1 PLANT, SPACING VARIES, SEE PLANTING LEGEND
- 2 EDGE OF PLANTING AREA



B GROUND COVER
SCALE: 1" = 1'-0"

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINISH GRADE.

- 1 NATIVE GRADE
- 2 FOOT TAMP BASE
- 3 BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING SHRUB
- 4 AGRIFORM PLANT TABLETS, 8 PER 16 GALLON
- 5 SHRUB
- 6 ROOT BALL
- 7 2" DEEP BASIN AROUND ROOT BALL



A SHRUB
SCALE: 1" = 1'-0"

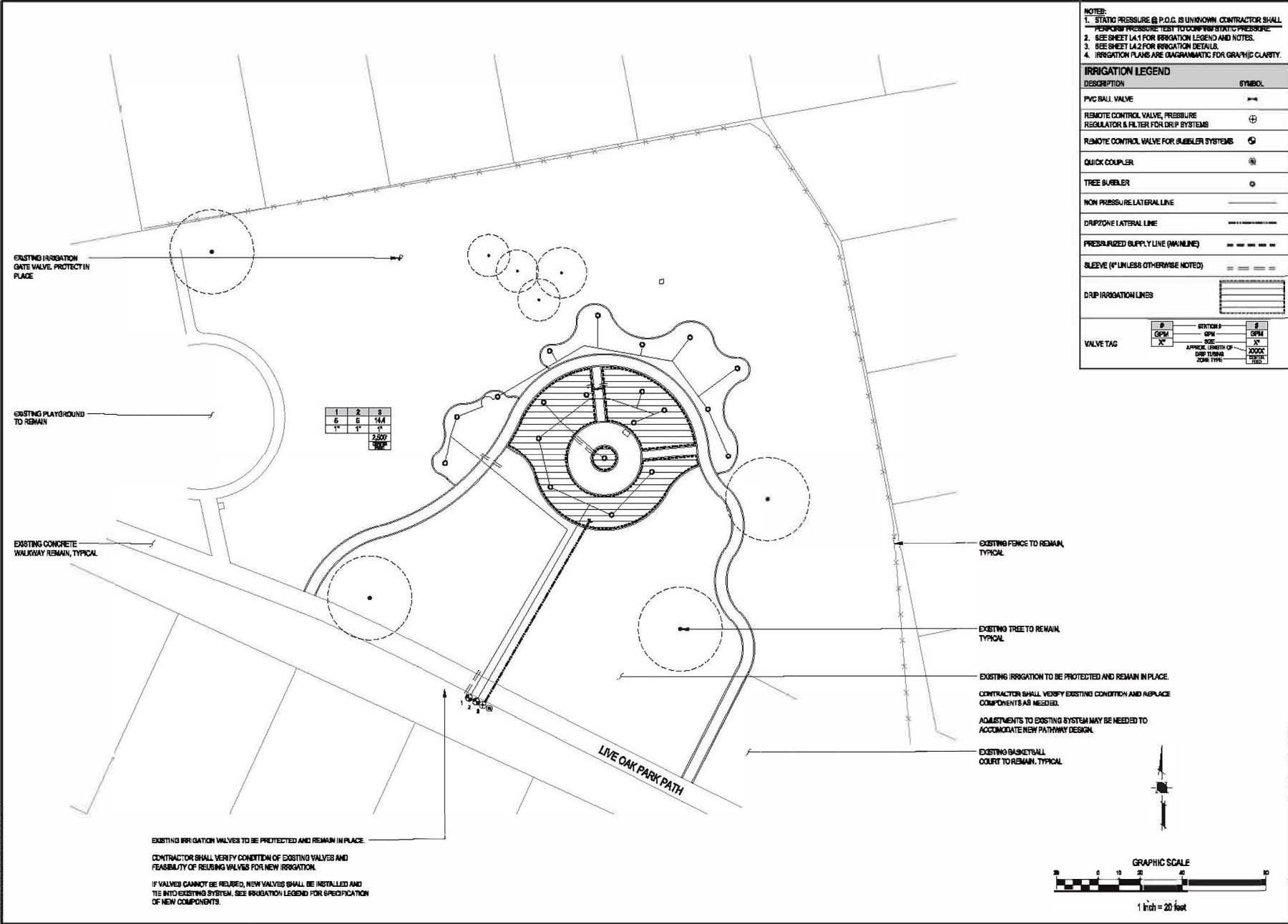
HMM
Land Use Engineering
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1170 Oakridge Road (408) 451-2200
San Jose, CA 95131 hmm.com

REGISTERED PROFESSIONAL
LANDSCAPE ARCHITECT
STATE OF CALIFORNIA
JAMES M. HARRIS
No. 10000
Exp. 12/31/2024

LIVE OAK MANOR PARK
CARLTON AVENUE AND
GATEWAY DRIVE
LOS GATOS, CA

NO.	DATE	DESCRIPTION
1	07/19/23	PROPOSED
2	07/19/23	REVISED
3	07/19/23	REVISED
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7	07/19/23	REVISED
8	07/19/23	REVISED
9	07/19/23	REVISED
10	07/19/23	REVISED

PLANTING DETAILS





Land Use Grillements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1910 Oakridge Road
San Jose, CA 95131
(408) 451-0000
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LIVE OAK MANOR PARK

CARLTON AVENUE AND GATEWAY DRIVE

LOS GATOS, CA

NO.	DATE	DESCRIPTION
1	8/1/2015	PROJECT START
2	8/1/2015	DESIGN START
3	8/1/2015	DESIGN IN PROGRESS
4	8/1/2015	DESIGN IN PROGRESS
5	8/1/2015	DESIGN IN PROGRESS
6	8/1/2015	DESIGN IN PROGRESS
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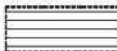

IRRIGATION PLAN

L4.1

IRRIGATION NOTES

1. CONTRACTOR SHALL CONNECT P.O.C. FROM DOWNSTREAM OF WATER METER AND COMPLETE THE ENTIRE SYSTEM AS SHOWN ON THE PLANS AND SPECIFICATIONS.
2. DRAWINGS ARE DIAGNOMATIC AND DO NOT NECESSARILY INDICATE ALL THE OFFSETS AND FITTINGS REQUIRED FOR A COMPLETE IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE INSTALLED WITHIN A PLANTING AREA WHEREVER POSSIBLE. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS NECESSARY TO CONFORM TO ACTUAL FIELD CONDITIONS.
3. EQUIPMENT INCLUDING MAIN, LATERALS, AND VALVES SHOWN IN LANDSCAPE AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WHENEVER POSSIBLE WITHIN PLANTED AREAS A REASONABLE, REACHABLE DISTANCE FROM HARDSCAPE OR TURF AREAS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
4. CONTRACTOR SHALL INSTALL WIRE AND PIPE UNDER HARDSCAPE AREAS IN SEPARATE P.V.C. SCHEDULE 40 SLEEVES. CONTRACTOR SHALL COORDINATE PIPING AND SLEEVING LOCATION PRIOR TO HARDSCAPE INSTALLATION. SLEEVING SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES. WHEREVER POSSIBLE, CONTROL WIRES SHALL OCCUPY THE SAME TRENCH AS PIPES. EACH CONTROLLER SHALL HAVE AN INDEPENDENT GROUND WIRE.
5. "I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN." INSTALL IRRIGATION SYSTEM IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND ORDINANCES.
6. THE EXISTING WATER PRESSURE AT THE PROPOSED WATER METER LOCATION RANGES FROM XX TO XX P.S.I. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND WATER PRESSURE. IF ANY DISCREPANCY EXISTS BETWEEN DESIGN AND ACTUAL FIELD CONDITIONS NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN WRITING FOR A DECISION BEFORE PROCEEDING WITH THE INSTALLATION.
7. SYSTEM DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE (P.S.I.) AND A MAXIMUM DEMAND (G.P.M.) AS SHOWN AT EACH POINT OF CONNECTION ON THE DRAWINGS. CONTRACTOR SHALL VERIFY PRESSURE AND DEMAND AT EACH POINT OF CONNECTION PRIOR TO COMMENCING INSTALLATION AND SUBMIT SUCH IN WRITING TO THE OWNER'S AUTHORIZED REPRESENTATIVE. IF ANY DISCREPANCIES EXIST, THEY SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE AND EFFECTIVE COVERAGE OF ALL PLANTING AREAS. DURING THE MAINTENANCE PERIOD, IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR TO ENSURE ALL PLANT MATERIAL RECEIVES AS MUCH WATER AS IS NECESSARY FOR ESTABLISHMENT AND TO SUSTAIN GOOD PLANT HEALTH.
10. CONTRACTOR SHALL FLUSH ALL LINES AND ADJUST IRRIGATION SYSTEM FOR OPTIMUM PERFORMANCE IN ACCORDANCE WITH THE SPECIFICATIONS. COSTS INCURRED DUE TO ANY ADJUSTMENTS FOR 100% COVERAGE, INCLUDING THOSE REQUESTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. CONTRACTOR SHALL COORDINATE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LAYOUT AND INSTALLATION OF THE PLANT MATERIAL TO ENSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. THE IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO THE INSTALLATION OF ANY PLANT MATERIALS.
12. TRENCHING DEPTHS FOR IRRIGATION PIPES SHALL BE AS FOLLOWS: MAIN = 24", ALL LATERALS = 12". ALL DIMENSIONS ARE FROM THE TOP OF THE PIPE. PROVIDE A MINIMUM 2" SAND ENVELOPE AROUND ALL MAINLINE PIPE.
13. MINIMUM LATERAL SIZE SHALL BE 3/4". SEE PIPE SIZING CHART FOR SIZING.
14. IF SETTLEMENT OCCURS ALONG TRENCHES AND ADJUSTMENT(S) TO PIPES, VALVES, OR HEADS IS REQUIRED, THE CONTRACTOR, AS PART OF WORK UNDER THIS CONTRACT, SHALL MAKE ALL ADJUSTMENTS WITHOUT EXTRA COSTS TO THE OWNER.
15. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FILL AND REPAIR ALL DEPRESSIONS AND REPLACE ALL NECESSARY LAWN AND/OR PLANTING DUE TO THE SETTLEMENT OF IRRIGATION FOR ONE YEAR FOLLOWING THE ACCEPTED COMPLETION OF MAINTENANCE.
16. CONTRACTOR SHALL GUARANTEE THAT ALL MATERIAL, EQUIPMENT, AND WORKMANSHIP FURNISHED BY HIM BE FREE OF DEFECTS FOR ONE YEAR FOLLOWING THE ACCEPTED COMPLETION OF MAINTENANCE. CONTRACTOR SHALL BE LIABLE FOR REPAIRS AND REPLACEMENT OF FAILED MATERIAL DURING THIS GUARANTEE PERIOD.
17. ALL PLASTIC FITTINGS SHALL BE A MINIMUM OF 18" APART TO FACILITATE REMOVAL AND REPLACEMENT OF INDIVIDUAL FITTINGS.
18. SPLICING OF 24 VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. CONTRACTOR TO LEAVE A 24" COIL OF EXCESS WIRE AT EACH SPlice AND EVERY 100' ON CENTER ALONG WIRE RUN. TAPE WIRE BUNDLES 10' ON CENTER. NO TAPING WILL BE PERMITTED INSIDE SLEEVES. WIRE CONNECTORS SHALL BE BOOTHS DRY OR APPROVED EQUAL. INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
19. CONTROL VALVES SHALL BE SIZED AS DESIGNATED ON THE DRAWINGS AND SHALL BE INSTALLED IN VALVE BOXES AS INDICATED IN THE DETAILS. BOXES SHALL BE SET FLUSH WITH THE FINISH GRADE OR SURFACE AND PERMANENTLY MARKED AS INDICATED IN THE DETAILS.
20. EXACT LOCATION OF CONTROLLERS TO BE DETERMINED AT JOB SITE BY PROJECT MANAGER. USE THIN WALL METAL CONDUIT ABOVE GRADE AND IN GARAGES. PAINT ALL CONDUIT TO MATCH BUILDING OR WALL COLOR. USE WATERPROOF CONNECTIONS FOR OUTDOOR INSTALLATION. INSTALL PER MANUFACTURER'S SPECIFICATIONS. SEAL ALL CONDUIT HOLES WITH SILICONE OR EQUAL. PROGRAM CONTROLLER TO IRRIGATE USING MULTIPLE REPEATED CYCLES OF SHORT DURATION. CARE SHALL BE TAKEN TO PREVENT RUNOFF OF WATER AND SOIL/PEDESTAL EROSION DUE TO PROLONGED APPLICATIONS OF WATER. FOR CONTROL WIRE INSTALL IN GARAGE, COORDINATE WITH ELECTRICAL ENGINEER AND PROJECT ELECTRICIAN FOR CONNECTIONS BETWEEN POULUM OR WALL PENETRATIONS TO IRRIGATION CONTROLLER LOCATION(S).
21. CONTROL WIRES SHALL BE 14 GAUGE (RED). SEPARATE WIRES SHALL RUN FROM THE CONTROLLER TO EACH VALVE. COMMON GROUND WIRES SHALL BE 12 GAUGE (WHITE) ALL CONTROL WIRES LEADING FROM VALVES TO CONTROLLER SHALL BE LOOPED UP A MINIMUM OF 30" INTO EVERY VALVE BOX INTERCEPTED ON THE WAY TO THE CONTROLLER.
22. CONTRACTOR TO COORDINATE CONTROLLER POWER HOOK-UP WITH PROJECT ELECTRICIAN. THE GENERAL CONTRACTOR SHALL COORDINATE HIS PORTION OF WORK WITH THE UNDERGROUND ELECTRICAL CONTRACTOR TO MINIMIZE CONFLICTS.
23. FINAL LOCATION FOR BACKFLOW PREVENTION DEVICES SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLING. CONTRACTOR SHALL NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
24. BUBBLERS SHALL BE LOCATED ON THE UPWIND SIDE OF TREES.
25. ALL WATER TO DRAIN AWAY FROM BUILDING PER LOCAL BUILDING CODE.
31. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
32. A LAMINATED, COLOR CODED, REDUCED SIZE IRRIGATION PLAN SHALL BE FURNISHED TO THE OWNER AFTER FINAL ACCEPTANCE. PLACE ANOTHER LAMINATED COPY INSIDE THE CONTROLLER CABINET DOOR.
33. LANDSCAPE CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR PRIOR TO DEMOLITION OR PROTECTION OF EXISTING MAINLINE AND CONTROLLER WIRE FOR FUTURE USE.
34. IF THE INTENT IS TO DEMO ANY IRRIGATION EQUIPMENT IN NEW CONSTRUCTION AREA, LANDSCAPE CONTRACTOR SHALL SUPPLY ALL NEW MAINLINE AND CONTROLLER WIRE TO NEW REMOTE CONTROL VALVE AS DESIGNATED PER THIS PLAN, TYPICAL.
35. CONTRACTOR SHALL INSTALL DRIPLINE ON SLOPES PER MANUFACTURER'S RECOMMENDATIONS WITH 25% INCREASED SPACING AT BOTTOM 1/3 OF SLOPE.
36. CONTRACTOR MUST PROVIDE AN IRRIGATION AUDIT IN ACCORDANCE WITH LOCAL WELO AND TITLE 23 DEPARTMENT OF WATER RESOURCES SECTION 402.12: IRRIGATION AUDIT, IRRIGATION SURVEY, AND IRRIGATION WATER USE ANALYSIS PRIOR TO PROJECT ACCEPTANCE.
37. CONTRACTOR SHALL PROVIDE A CERTIFICATE OF COMPLETION AS REQUIRED TO THE LOCAL REVIEWING AGENCY. SEE CALIFORNIA CODE OF REGULATIONS TITLE 29 WATERS DIVISION 2 DEPARTMENT OF WATER RESOURCES CHAPTER 2.7 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE APPENDIX C.
38. SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE OR AGENCY ADOPTED WELD.
39. CONTRACTOR IS RESPONSIBLE FOR HAND WATERING INCLUDING BUT NOT LIMITED TO THE FOLLOWING AREAS DURING PLANT ESTABLISHMENT: BID CELL AREAS, SLOOED AREAS, THESE AREAS WILL NEED SUPPLEMENTAL HAND WATERING IF THEY ARE IRRIGATED BY DRIP UNTIL ROOTS ARE ESTABLISHED AS DRIP IRRIGATION MAY NOT PROVIDE SUFFICIENT WATER TO THESE AREAS FOR HEALTHY PLANT ESTABLISHMENT.

IRRIGATION LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER/MODEL/SIZE		
— —	PVC BALL VALVE	NIBCO PVC BALL VALVE 4880-S OR EQUAL, LINE SIZE		
⊕	DRIPZONE CONTROL KIT (INC. REMOTE CONTROL VALVE, PRESSURE REGULATOR & FILTER FOR DRIP AND TREE BUBBLER VALVES)	RAINBIRD K22L-F-100-PRF LOW FLOW CONTROL KIT (2-10.0 GPM)		
⊖	REMOTE CONTROL VALVE FOR BUBBLER SYSTEMS	RAINBIRD 100GPA INLET INLINE PLASTIC VALVE (2-150 GPM)		
⊗	1" QUICK COUPLER VALVE WITH YELLOW VINYL COVER	RAINBIRD 330LRS 3/4" QUICK COUPLING VALVE WITH LOCKING COVER		
BUBBLERS	DESCRIPTION	OPERATING PRESSURE	MODEL	NOZZLE GPM
○	ON GRADE TREE BUBBLER	20-75 PSI	RAINBIRD PCT05 MOUNTED ON RAINBIRD SHRUB ADAPTERS IN QUANTITIES AS FOLLOWS: 2 PER 15 GALLON OR 24" BOX TREE 4 PER 30" BOX AND LARGER TREE	(0.26 GPM EACH)
DRIP	DESCRIPTION	OPERATING PRESSURE	MODEL	
	ON-GRADE TO ROD DRIP TUBING NOTE: INSTALL TORO CL2000 PER MANUFACTURER'S SPECIFICATIONS	30 PSI	RAINBIRD LDQ0812100 EMITTER TUBING (ET03815-100) FOR GROUND COVER & SHRUB AREAS: DRIPLINE SPACING = 12" EMITTER SPACING = 12" DRIPLINE FLOW = 0.83 GPH	
REQUIRED DRIP EQUIPMENT NOT GRAPHICALLY DEPICTED ON PLANS: (INSTALL PER MANUFACTURER'S RECOMMENDATIONS.)				
FLUSH VALVE FOR DRIP SYSTEM		MINIMUM ONE PER VALVE		
AIR VACUUM RELIEF VALVE FOR DRIP SYSTEM		RAINBIRD ARV050 MINIMUM ONE PER VALVE		
OPERATION INDICATOR FOR DRIP SYSTEM		RAINBIRD OPIND01 MINIMUM ONE PER VALVE		
DRIP TUBE FITTINGS		RAINBIRD FITTINGS		
IRRIGATION LINES AND SLEEVES	DESCRIPTION	MODEL	NOTES	
—	NON-PRESSURE DRIP IRRIGATION LATERAL, SIZED PER PIPE SIZING CHART	SCHEDULE 40 PVC PIPE	12" COVER	
—	NON-PRESSURE IRRIGATION SUPPLY LINE-3/4" MIN.	CLASS 200 PVC PIPE	12" COVER	
- - - - -	PRESSURE SUPPLY MAINLINE	1120 SCHD. 40 PVC PIPE FOR SIZES 1-1/2" AND SMALLER 1120 CLASS 315 PVC PIPE FOR SIZES 2" AND LARGER	24" COVER	
= = = = =	SLEEVE 2x ENCLOSED PIPE DIAMETER OR AS INDICATED	1120S SCHEDULE 40 PVC PIPE	24" COVER	
	SPRAY, ROTOS, AND BUBBLER VALVES	DRIP TUBING VALVES		
8 GPM 3"	CONTROLLER STATION NUMBER GALLONS PER MINUTE THROUGH VALVE CONTROL VALVE SIZE	8 GPM 3"	CONTROLLER STATION NUMBER GALLONS PER MINUTE THROUGH VALVE CONTROL VALVE SIZE LENGTH OF DRIP TUBING IF APPLICABLE ZONE TYPE, IF APPLICABLE	

CONDUIT & SLEEVE SIZING GUIDE				LATERAL PIPE SIZING CHART	
MAXIMUM NUMBER OF WIRES	MINIMUM CONDUIT SIZE (SCH 40 PIPE)	MAXIMUM LATERAL OR MAINLINE PIPE SIZE	MINIMUM SLEEVE SIZE REQUIRED (SCH 40 PIPE)	FLOW RATE (GPM)	PIPE SIZE (DIAMETER)
4	1"	1/2"	1-1/2"	0 TO 8	.75"
8	1-1/4"	3/4"	2"	9.1 TO 18	1"
12	1-1/2"	1" TO 1-1/4"	2-1/2"	18.1 TO 30	1.25"
17	2"	1-1/2"	3"	30.1 TO 40	1.5"
26	2-1/2"	2" TO 2-1/2"	4"	40.1 TO 60	2"
30	3"	3"	5"	60.1 TO 70	2.5"
80	4"	4"-6"	6"		
>80	6"				



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LIVE OAK MANOR PARK
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LOS GATOS, CA

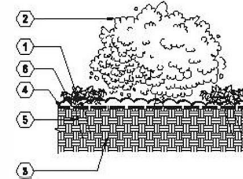
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2	01/15/2020	CAD REVISIONS
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50	01/15/2020	REVISION BY: LS

IRRIGATION
LEGEND AND
NOTES

L4.2

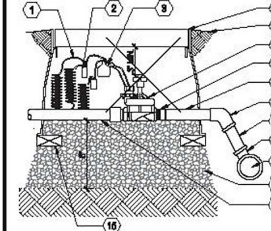
- NOTES:
1. SEE IRRIGATION LEGEND SPECIFICATION
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

- ① 2" THICK LAYER BARK MULCH
② PLANTING BEYOND. SEE PLANTING DETAILS
③ SOIL (SEE PLANTING DETAIL FOR SPECIFICATIONS)
④ DRIPLINE PER DRIPLINE TRENCH DETAIL
⑤ STEEL SOIL STAPLER PER MANUFACTURER'S RECOMMENDATIONS
⑥ FINISHED GRADE



F DRIPLINE INSTALLED ON GRADE
SCALE: N.T.S.

- NOTES:
1. DO NOT LOCATE REMOTE CONTROL VALVE IN LAWN
2. COMPACT SOIL AROUND BOX TO SAME DENSITY AS ADJACENT UNDISTURBED SOIL. BUNDLE AND TAPE CONTROL WIRE TO MAINLINE EVERY 10'
3. SPLICES IN CONTROL WIRE ARE NOT ALLOWED BETWEEN CONTROLLER AND VALVE
4. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION
5. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

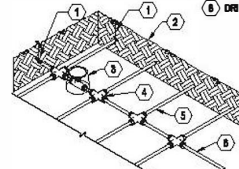


C REMOTE CONTROL VALVE
SCALE: N.T.S.

- ① 18" LENGTH EXPANSION LOOP
② 800'CH LOK (887) CONNECTOR SEALING PACK OR EQUAL
③ TAG FOR VALVE STATION NUMBER
④ VALVE BOX CARBON SPECIFICATION GRADE, NOT PVC SERIES, OR EQUAL
⑤ TOP OF MULCH
⑥ REMOTE CONTROL VALVE. SEE IRRIGATION LEGEND
⑦ PVC SCH 80 NIPPLE (CLOSE)
⑧ PVC SCH 40 MIN 12" LONG
⑨ PVC 45 FITTING SCH 40
⑩ PVC SCH 40
⑪ 1/2" X 1/2" FITTING
⑫ PVC MAINLINE PIPE
⑬ PEA GRAVEL SUMP, MIN. 6" DEEP
⑭ LATERAL LINE
⑮ BRICK SUPPORT-1 PER CORNER

- NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

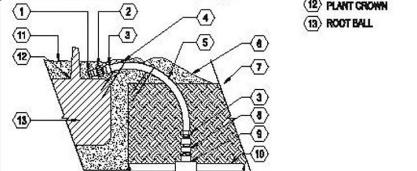
- ① SEE SPECIFICATIONS FOR DEPTH
② FINISHED GRADE
③ DRIPLINE AIR/VACUUM RELIEF VALVE IN VALVE BOX AT HIGHEST POINTS PLUMBED TO TUBING
④ PVC CROSS TO DRIPLINE. COMPRESSION ADAPTERS (TYPICAL)
⑤ DRIPLINE (TYPICAL)
⑥ DRIPLINE BLANK TUBING (TYPICAL)



D DRIPLINE AIR/VACUUM RELIEF LATERAL
SCALE: N.T.S.

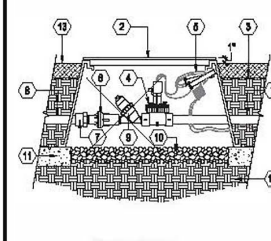
- NOTES:
1. RUBBLER DISTANCE TO ROOT BALL WILL VARY DEPENDING ON THE CONTAINER SIZE OF THE PLANT. ALLOW 6" BETWEEN TRUNK AND RUBBLER
2. PLACE ALL RUBBLERS ON UPHILL SIDE OF SLOPE IF APPLICABLE. CONSIDER ALL EQUIPMENT UNDER MULCH
3. SEE IRRIGATION LEGEND FOR SPECIFICATION
4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

- ① POSITION RUBBLER OVER ROOT BALL
② PRESSURE COMPENSATING DRIP RUBBLER (SEE LEGEND FOR MODEL)
③ SUPER FUNNY PIPE 880-35 ADAPTER
④ TUBING STAKES PVC COATED 12 GAUGE WIRE U STAKES QUANTITY AS NEEDED TO SECURE TUBING (2 MIN.) GALLO OR EQUAL
⑤ SUPER FUNNY PIPE 880
⑥ SOIL RING (SEE PLANTING DETAILS)
⑦ FINISHED GRADE
⑧ 1/2" PVC SCH 40 (EMPTY SLIP) MALE ADAPTER UV RADIATION RESISTANT
⑨ PVC SCH 40 TEE OR ELL 1/2" (SLIP X SLIP X RP1)
⑩ PVC LATERAL PIPE
⑪ MULCH PER SPECIFICATIONS
⑫ PLANT CROWN
⑬ ROOT BALL



E ON GRADE TREE BUBBLER
SCALE: N.T.S.

- NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

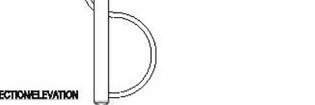


B DRIPLINE REMOTE CONTROL VALVE, PRESSURE REGULATOR AND FILTER
SCALE: N.T.S.

- ① PVC MAINLINE
② PLASTIC VALVE BOX. HEAT BRAND STATION NUMBER ON LID IN 2" CHARACTERS
③ FINISHED GRADE
④ VALVE. SEE LEGEND
⑤ CONTROL WIRE WITH 30' SERVICE COIL AND WATERPROOF WIRE CONNECTIONS. SEE LEGEND
⑥ PRESSURE REGULATOR. SEE LEGEND
⑦ SCHEDULE 80 UNION
⑧ PVC LATERAL
⑨ FILTER. SEE LEGEND
⑩ 1 CU. FT. PEA GRAVEL SUMP
⑪ BRICK SUPPORTS
⑫ NATIVE GRADE
⑬ BARK MULCH/PLANTING (1" BELOW VALVE LID)

- NOTES:
1. USE ONE OPERATION INDICATOR PER ZONE AND LOCATED AT FLUSH END OF ZONE
2. PLACE AT FLUSH END OF ZONE
3. SEE IRRIGATION LEGEND FOR PIPE SCHEDULE AND EQUIPMENT SPECIFICATION
4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
5. LOCATE INDICATORS IN ADJACENT PLANTING AREAS OUTSIDE TURF AREAS WITH SUBURP SYSTEMS (OUTSIDE TURF)

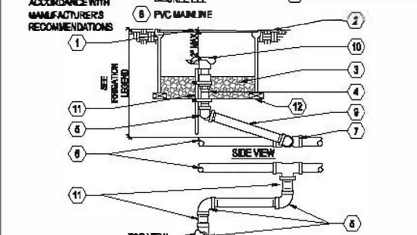
- ① DRIPLINE OPERATION INDICATOR. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE
② FINISHED GRADE
③ NATIVE SOIL BACKFILL PER SPECIFICATIONS
④ DRIPLINE. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE
⑤ MULCH LAYER



G DRIPLINE OPERATION INDICATOR
SCALE: N.T.S.

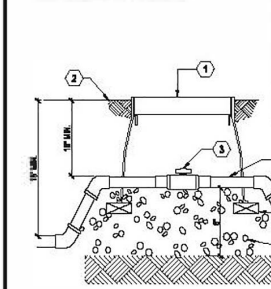
- NOTE:
1. NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE 1/2" INLET THREAD SIZE
2. SEE IRRIGATION LEGEND FOR SPECIFICATION
3. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

- ① 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID
② FINISHED GRADE
③ PEA GRAVEL SUMP, MIN. 6" DEPTH
④ 2" LONG SCHEDULE 80 PVC THREADED NIPPLE
⑤ SCH 80 PVC THREADED 90 DEGREE ELL
⑥ PVC MAINLINE
⑦ MAINLINE FITTING
⑧ 1/2" LONG SCH 80 PVC THREADED NIPPLE
⑨ 1 1/4" x 1 1/4" x 90° ANGLE BRON 3/8" LONG, 2 STAINLESS STEEL STRAPS
⑩ BRICK SUPPORTS, 2 TOTAL



D QUICK COUPLING VALVE
SCALE: N.T.S.

- NOTES:
1. PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX
2. INSTALL VALVE BOX SO TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPE



A BALL VALVE
SCALE: N.T.S.

- ① 8" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID
② FINISHED GRADE/BEFORE PLANTING
③ BALL VALVE. SEE LEGEND FOR MAKE AND MODEL- LINE SIZE
④ PVC SCH 40 MIN 12" LONG
⑤ PVC 45 FITTING SCH 40 (TYP.)
⑥ PVC SCH 40
⑦ BRICK SUPPORT, 2 TOTAL
⑧ PVC MAINLINE PIPE
⑨ PEA GRAVEL SUMP, MIN. 6" DEEP

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LIVE OAK MANOR PARK
CARLTON AVENUE AND
GATEWAY DRIVE
LOS GATOS, CA

NO.	DATE	DESCRIPTION
1	07/19/20	PROPOSED IRI
2	08/10/20	QAD REVISION 1
3	08/10/20	REVISION 2
4	08/10/20	REVISION 3
5	08/10/20	REVISION 4
6	08/10/20	REVISION 5
7	08/10/20	REVISION 6
8	08/10/20	REVISION 7
9	08/10/20	REVISION 8
10	08/10/20	REVISION 9
11	08/10/20	REVISION 10

IRRIGATION
DETAILS

INSTRUCTIONS TO BIDDERS	
A. SUBMITTALS	
Bids shall be submitted in sealed envelopes bearing on the outside the name of the bidder, the bidder's address and the name of the project for which the bid is being submitted. Bids shall be delivered to Owner or general contractor responsible for reviewing and processing bids.	
B. EXAMINATION OF CONSTRUCTION DOCUMENTS AND SITE	
Each bidder shall inspect the construction documents (drawings and specifications) and site of the proposed project. The submission of a bid shall constitute and acknowledge that the bidder is familiar with all conditions which might affect the contemplated project.	
Any discrepancies shall be brought to the immediate attention of the Owner. Contractor shall assume all necessary revisions due to failure to give such notification.	
C. REJECTION OF ALL BIDS	
The Owner reserves the right to any time prior to the award, to reject all bids. The Owner also reserves the right to accept other than the lowest bidder, to accept one (1) part of a proposal and to waive any technical informality in any proposal.	
D. WITHDRAWAL OF BID	
A bidder may withdraw the bid without prejudice, provided a written request for such withdrawal is delivered to the Owner prior to the commencement of the opening of bids.	
GENERAL CONDITIONS	
A. DEFINITIONS	
Unless otherwise specifically defined herein, or unless the context requires a different meaning, all words, abbreviations, symbols, terms and phrases having a well known or technical meaning shall be as construed.	
Whenever in these specifications, or in any documents or instruments where these specifications govern, the following terms are used, the intent and meaning thereof shall be as follows:	
CONTRACT - Represents the entire and integrated agreement between the Owner and the Contractor. The contract documents form the Contract for construction.	
CONTRACT DOCUMENTS - These specifications, the drawings, addenda issued prior to execution of the Contract, and the Contract between the Owner and the Contractor.	
CONTRACTOR - The person or entity whose bid is accepted and to whom the Contract is awarded.	
LANDSCAPE ARCHITECT - The professional services firm who prepared the project drawings and specifications for the Owner.	
OWNER - Is the person or entity identified as such in the Contract.	
WORK - The term "work" or "project" means the construction and services required by the Contract Documents and includes providing all labor, materials, equipment, transportation, tools, and incidental necessary to complete the work in a satisfactory manner by licensed contractor and experienced workers.	
B. CONSTRUCTION PROCEDURE	
Contractor shall not be relieved of obligations to perform the work in accordance with the Contract Documents either by activities or duties of the Owner, Landscape Architect, or by laws, regulations or approvals required or performed by persons other than the Contractor.	
C. SUBCONTRACTS	
Contractor shall not turn in the bid the name and the location of each subcontractor who will perform work or labor or render service to the Contractor in or about the construction of the work.	
Contractor must have the written consent of the Owner to substitute a subcontractor other than that designated in the bid.	
D. DRAWINGS AND SPECIFICATIONS	
The contractor shall keep at the project site a copy of the drawings and specifications. In the event a discrepancy exists between figures and/or drawings, the discrepancy shall be immediately submitted to the Owner for clarification. Any adjustment made by the Contractor without obtaining such clarification from the Owner shall be at the Contractor's risk and expense and be subject to removal if said adjustment does not meet the approval of the Owner.	
E. SHOP DRAWINGS OR PRODUCT DATA AND SAMPLES	
Shop drawings, product data, samples, and similar submittals are not contract documents. The purpose of their submission is to demonstrate for those portions of the work for which submittals are required the way the Contractor proposes to conform to the information given and the design concept expressed in the drawings.	
The Contractor shall review, approve, and submit each submittal required by the contract documents with reasonable promptness and in such sequence or to cause no delay in the work.	
F. CHANGE ORDERS	
The Owner may at any time prior to acceptance of the work, by written order to Contractor and without notice to sureties, increase or decrease the estimated quantity of work or materials, make alterations, deletions, additions to or omissions from the drawings and specifications, and make changes in the project as may be deemed necessary or advisable, within the general scope thereof.	
No claim for additional work or material will be allowed unless supported by a written Change Order signed by the Owner and the Contractor stating their agreement upon all of the following:	
- Change in the work.	
- Amount of the adjustment in the Contract sum, and	
- Effect of the adjustment in the Contract time, if any.	
G. CONTROL OF MATERIALS	
Materials, parts and equipment to be furnished by the Contractor shall be new, unless otherwise specified in these specifications or noted on the drawings. The materials shall be manufacturer's, handled, and used in a workmanlike manner.	
All materials shall be subject to tight inspection and if, in the opinion of the Owner the same do not comply with the contract documents, said materials shall be rejected and immediately removed from the premises at the expense of the Contractor.	
Manufacturers warranties, guarantees, instructions sheets and parts lists, which are furnished with certain articles or materials incorporated in the work, shall be delivered to the Owner prior to acceptance of the work.	
H. SAMPLES AND TESTS	
The Contractor shall furnish such samples of all materials as requested by the Owner without charge. Labor and equipment necessary for the furnishing of such samples shall be the responsibility of the Contractor.	
I. SUBSTITUTION OR EQUIVALENTS	
For convenience in designation on the drawings or in the specifications, certain articles or materials to be incorporated in the work may be designated under a trade name or the name of a manufacturer and catalogue number. Subject to approval by the Owner or Landscape Architect, an alternative article or material may be utilized.	
The burden of proof as to the quality and suitability of alternatives shall be upon the Contractor.	
J. CERTIFICATES OF COMPLIANCE	
When requested, Contractor shall furnish the Owner with a Certificate of Compliance stating that the material substantially meets the specifications.	
K. INDEMNIFICATION	
The obligations of the Contractor under this section shall not extend to the liability of the Landscape Architect, the Landscape Architects consultants, and agents and employees of any of them arising out of (1) the preparation or approval of plans, drawings, specifications, reports, surveys, change orders, designs or specifications, or (2) the giving of or the failure to give directions or instructions by the Landscape Architect, the Landscape Architect's consultants, and agents and employees of any of them provided such giving or failure to give is the primary cause of the injury or damage.	
L. SAFETY OF PERSONS AND PROPERTY	
The Contractor shall be responsible for installing, maintaining and supervising all safety precautions and programs in connection with the performance of the Contract.	
The Contractor shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury or loss to: employees on the work and other persons who may be affected thereby, the work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody or control of the Contractor or the Contractor's subcontractors, and other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction.	
The Contractor shall give notice and comply with applicable laws, ordinances, rules, regulations and lawful orders of public authorities bearing on safety of persons or property or their protection from damage, injury or loss.	
The Contractor shall so conduct operations as to offer the least possible obstruction and inconvenience to the public. The Contractor shall have under construction no greater amount of work than can be performed properly with due regard to the rights of the public.	
M. PROJECT SITE MAINTENANCE	
Throughout all phases of construction, and until acceptance of the work, the Contractor shall keep the project site clean and free from rubbish and debris.	
Costs incurred due to cleanup operations shall be as included in the price bid for the various items of work and no separate payment will be made therefor.	
N. AIR POLLUTION	
Contractor shall comply with all air pollution control rules, regulations, ordinances and standards which apply to any work performed pursuant to the Contract and shall not discharge smoke, dust or any other air contaminants into the atmosphere in such quantity as will violate the regulations of any legally constituted authority.	
O. NOISE CONTROL	
Contractor shall comply with all local sound control and noise level regulations and ordinances which apply to any work performed pursuant to the Contract, and shall make every effort to control any undue noise resulting from the construction operation.	
P. PESTICIDES/HERBICIDES	
Contractor shall comply with all rules and regulations of the Department of Food and Agriculture, the Department of Health, the Department of Industrial Relations and all other agencies which govern the use of pesticides/herbicides required in the performance of the work.	
Q. DUST CONTROL	
The Contractor shall take dust measures by cleaning, sweeping and spraying with water, or other means as necessary, and shall save the Owner free and harmless from any claim for loss or damage sustained by others and resulting from operations on the project site.	
R. UTILITIES	
When placing concrete around or contiguous to any utility, the Contractor shall assume responsibility for costs to furnish and install a cushion of separation joint material, clear opening or sleeve, or by other suitable means shall prevent encroachment in or bonding with the concrete.	
S. PATENTS AND ROYALTIES	
The Contractor shall absorb in its bid, the patent fees or royalties on any patented article or process which may be furnished or used in the work. The Contractor shall indemnify and hold the Owner harmless from any legal actions that may be brought from infringement of patents.	
T. REPAIRS AND REPLACEMENT	
Costs incurred due to repair or replacement of defective or damaged work shall be the responsibility of the contractor.	
U. PROJECT MAINTENANCE	
Project maintenance is required after the project is complete. A lack of maintenance in any such use, but not limited to irrigation and planting operations may result in damage to property and/or persons. Contractor acknowledges and agrees that, as between parties to the contract, the contractor is solely responsible for the results of any lack of or improper maintenance.	
V. CLEARING AND GRUBBING	
A. GENERAL	
Contractor shall provide all labor, materials, and equipment to furnish and install drainage systems as indicated on the drawings and as specified herein. Cross reference civil engineering drawings for connections and coordinated drainage systems.	
Contractor shall maintain the project site throughout the progress of the work in a reasonable, dry, workable condition, free of surface water.	
Contractor shall be responsible for all existing and existing of new or existing wells, courts and pavements required for proper installation of drainage systems.	
In order to make any necessary adjustments, connections that are to be made to an existing pipe, catch basin or other appurtenances shall be exposed and inspected before laying new pipe.	
B. HORIZONTAL SUBDRAINS	
Drainage systems shall be as indicated and installed as detailed on the drawings.	
Pipe shall be as indicated on the drawings and laid and jointed in accordance with generally accepted practice and to line and grade as designated on the drawings.	
Interior of pipe shall be thoroughly cleaned of all foreign matter prior to, during, and after installation in the trench.	
C. REMOVAL AND DISPOSAL OF MATERIAL	
All materials removed shall be disposed of off-site. Burning shall not be permitted. No accumulation of flammable material shall remain on or adjacent to the project site.	
Abandoned pipe shall be capped or plugged in a manner suitable to site supervisor or agency inspector.	
FINE GRADING	
A. GENERAL	
Contractor shall provide all labor, materials and equipment to perform all fine grading operations as indicated on the drawings and specified herein. See geotechnical, civil, and structural drawings for other earthwork specifications and cross sections.	
The Contractor shall provide all lines and grades necessary to properly carry on the work. Any work which is not found to comply with this line and grades shown on the drawings shall be altered or removed and replaced by, and at the expense of, the Contractor.	
All bench marks, monuments and other reference points shall remain undisturbed.	
B. GRADING OPERATIONS	
Finished surfaces in all cases shall conform to the lines, grades, cross sections and dimensions indicated on the drawings.	
Finish grades shall be well compacted, reasonably smooth, ensuring positive drainage, free of abrupt grade changes, irregularities, water pockets or discontinuities in surface level. Grades shall flow away from structures and in accordance with local jurisdictional requirements.	
Finish grade adjacent to paved areas, curbs, vehicular bases and similar features shall be one inch (1") below the finished surface for turf areas, and two to three inches (2" - 3") below the finished surface for ground cover areas. Areas adjacent to hardscape should be graded so 3" layer of mulch does not over spill onto adjacent surface.	
No grading shall be done when the moisture content of the soil is so great that excessive compaction will occur, nor when it is so dry that dust will form in the air or that clods will not break readily.	
Grading shall be completed prior to weed abatement operations and soil preparation.	
Grading shall be to the dimensions and elevations indicated on the drawings, of sufficient width to provide clearances for setting of forms and placement of the various classifications of work.	
Concrete for footings shall be placed against native grade or certified compacted subgrade prepared per geotechnical report.	
Grading excavations shall be leveled, free from loose material, and free from standing water.	
C. COMPACTED FILL	
Fill material shall be composed of satisfactory excavated material or approved imported soil and shall be evenly spread in uniform continuous horizontal layers per geotechnical report.	
D. BACKFILL	
Excavated material, approved for backfilling by geotechnical engineer, shall be free from large clods, stones and other objectionable materials, exceeding three inches (3") in diameter, and deposited in accordance with the requirements for compacted fill as specified herein.	
Trenches that settle below grade shall be recovered to its depth required for proper compaction, refilled and compacted to indicated surface elevation.	
Compaction of backfill by ponding and jeting will not be permitted.	
E. UNSUITABLE MATERIALS	
Unsuitable materials as determined by the Owner shall be removed from the project site. Arrangements for disposal of the material of off-site locations shall be made with the City/Owner's written consent of the property upon which such material will be disposed.	
F. DRAINAGE	
A. GENERAL	
Contractor shall provide all labor, materials, and equipment to furnish and install drainage systems as indicated on the drawings and as specified herein. Cross reference civil engineering drawings for connections and coordinated drainage systems.	
Contractor shall maintain the project site throughout the progress of the work in a reasonable, dry, workable condition, free of surface water.	
Contractor shall be responsible for all existing and existing of new or existing wells, courts and pavements required for proper installation of drainage systems.	
In order to make any necessary adjustments, connections that are to be made to an existing pipe, catch basin or other appurtenances shall be exposed and inspected before laying new pipe.	
B. HORIZONTAL SUBDRAINS	
Drainage systems shall be as indicated and installed as detailed on the drawings.	
Pipe shall be as indicated on the drawings and laid and jointed in accordance with generally accepted practice and to line and grade as designated on the drawings.	
Interior of pipe shall be thoroughly cleaned of all foreign matter prior to, during, and after installation in the trench.	



Landscape Architecture
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 OAKLAND ROAD
LOS ANGELES, CA 90044
(408) 481-2200
HMMCA-000



CONSULTANT LOGO
PLACEHOLDER (SIZE FLEXIBLE)

LIVE OAK MANOR PARK
CARLTON AVENUE AND
GATEWAY DRIVE
LOS GATOS, CA

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LANDSCAPE SPECIFICATIONS

L5.1

NON-VEGETATIVE SITE MATERIALS	
A. WEED ABATEMENT AND SOIL TREATMENT	B. MATERIALS
<ul style="list-style-type: none">Contractor shall apply, in areas to be infilled with subbase materials, a selective pre-emergent, surface-applied herbicide. Rates and application method shall be as recommended by manufacturer.Visible weeds shall be sprayed with a non-selective, post-emergent herbicide. Application method shall be as recommended by manufacturer.Contractor shall apply azoxystrobin when air currents are still, preventing drifting onto adjoining property and preventing any toxic exposure to persons whether or not they are in, or near, the project.	<ul style="list-style-type: none">Cement shall be Type II low alkali portland cement conforming to ASTM C-150. Cement shall be of the same brand and type used throughout the project.Sand shall consist of natural or manufactured granular material, free of deleterious amounts of organic materials, mica, loam, clay, and other substances not suitable for portland cement concrete. Sand shall be thoroughly and uniformly washed.Coarse aggregate shall be composed of gravel or a blended mixture of crushed rock and gravel containing no more than fifty (50) percent of crushed rock particles having all faces fractured and not less than twenty-five percent (25%) of gravel. Aggregates shall not exceed a diameter of one and one-half inches (1 1/2"). Blending shall produce a uniform, consistent percentage of each. Rock products shall be clean, hard, sound, durable, uniform in quality and free of any deleterious quantity of soft, friable, thin, elongated or laminated pieces, disintegrated material, organic matter, oil, alkali, or other deleterious substances.
B. AGGREGATE SURFACE MATERIAL	C. FORMS
<ul style="list-style-type: none">Aggregate subbase material shall be as specified in the project geotechnical report.Material shall be of such nature that it can be compacted readily under wetting and rolling to form a firm, stable base that is spread in one (1) operation, free from pockets of large fine material.	<ul style="list-style-type: none">Forms shall be free of warp, set plumb and true to line and grade with upper edges flush with specified grade or finished surface of the constructed improvement, and not more than one-half inch (1/2") less in depth than the specified thickness of the edge of the concrete to be placed.Wooden forms shall have a net thickness of at least one and one-half inches (1 1/2") and shall be free of imperfections which would impair the strength for the use intended. Forms shall be secured by nailing to side stakes of sufficient length and cross-sectional area to adequately resist lateral displacement during placement of concrete. Forms shall be clean and shall receive a coat of light oil immediately prior to placing concrete. Banders or trim plank forms may be used on curves.
C. SAND SURFACE MATERIAL	D. REINFORCEMENT
<ul style="list-style-type: none">Sand utilized for subbase material shall be as specified in the project geotechnical report OR consist of natural or manufactured granular material free of clay, deleterious amounts of organic material, broken glass, cans or other substances not suitable for the purposes intended. Samples should be submitted prior to project order for approval.	<ul style="list-style-type: none">Reinforcement shall conform to the dimensions and details shown on the drawings and shall be cleaned thoroughly of all rust, mill scale, mortar, oil, dirt, or coating of any character which would be likely to destroy or impair its proper bonding with the concrete.Reinforcing steel, where indicated on the drawings, shall be Grade 40 or Grade 60 billet steel, conforming to ASTM A-615.Wire mesh reinforcement, where indicated on the drawings, shall conform to ASTM A-186.
D. SAND FOR SURFACE AREAS	E. PLACING CONCRETE
<ul style="list-style-type: none">Sand for surface areas shall consist of natural or manufactured granular material free of clay, deleterious amounts of organic material, broken glass, cans or other substances not suitable for the purposes intended. Washed concrete sand shall be thoroughly and uniformly washed. Filler sand is unacceptable for play areas. Samples should be submitted prior to project order for approval.	<ul style="list-style-type: none">Install embedded items accordingly in their proper locations, secured against displacement, prior to placing concrete.Concrete shall be placed on native grade, certified compacted subgrade, or subbase material, free of all loose and extraneous material, sufficiently dampened to ensure that no moisture will be absorbed from the fresh concrete.Concrete shall be distributed uniformly and thoroughly vibrated in a manner that will ensure the reinforcement, fill the forms and bring the surface true to grade and cross-section.Equipment used shall not have any aluminum components coming into direct contact with the concrete.
E. DECOMPOSED GRANITE	F. FINISHING
<ul style="list-style-type: none">Decomposed granite shall be the product of crushing rock or gravel, clean, hard, sound, durable, uniform in quality, and free of any detrimental quantity of soft, friable, thin, elongated or laminated pieces, disintegrated material, organic matter, oil, or other deleterious substances. Color shall be as indicated on the drawings or selected by Landscape Architect.Gravelite fabric, if applicable, shall be TenCra Milt Type M-Series, nonwoven polyethylene geotextile fabric or equal, unless otherwise noted in detail or materials list.	<ul style="list-style-type: none">Concrete surfaces shall be floated prior to steel troweling. Formed edges shall be rounded to a radius of one-half inch (1/2"). Edges at expansion joints shall be rounded to a radius of one-half inch (1/2").Concrete finishes shall be as indicated on the drawings and specified herein.No advertising impressions, stamp or mark of any description will be permitted on surface of concrete.Concrete shall not be covered with plastic sheeting.Broom finish, where indicated on the drawings, shall be performed after finish troweling by drawing the following broom types across the narrowest width of the concrete or in the direction as indicated on the drawings.<ul style="list-style-type: none">Flue Broom - Push with fine or soft textured bristles.Medium Broom - Push with medium or medium stiff bristles.Heavy Broom - Push with coarse or stiff bristles.
F. TEMPORARY ASPHALTIC CONCRETE PAVING	G. CONCRETE
<ul style="list-style-type: none">Contractor shall provide all labor, materials and equipment for furnishing, spreading, compacting and finishing asphaltic concrete paving as indicated on the drawings and specified herein.Prior to placement of asphaltic concrete, Contractor shall be responsible for establishing subgrade and providing drainage in accordance with the Fine Grading Section, and performing weed abatement operations as specified herein.	<ul style="list-style-type: none">Contractor shall provide all labor, materials and equipment to construct concrete items as indicated on the drawings and specified herein.Concrete shall consist of portland cement, free aggregate (minus), coarse aggregate and water, proportioned and mixed to obtain a twenty-eight (28) day compressive strength of at least 2,500 pounds per square inch with a slump not to exceed three inches (3"). Concrete shall not contain reactive aggregate or calcium chloride.In addition to complying with all pertinent codes and regulations of local governing agencies, Contractor shall comply with all pertinent recommendations contained in "Recommended Practice for Concrete Formwork", published 1947-75 of the American Concrete Institute.
A. GENERAL	D. REPAIR AND ASPHALTMENT
<ul style="list-style-type: none">Contractor shall provide all labor, materials and equipment for furnishing, spreading, compacting and finishing asphaltic concrete paving as indicated on the drawings and specified herein.Prior to placement of asphaltic concrete, Contractor shall be responsible for establishing subgrade and providing drainage in accordance with the Fine Grading Section, and performing weed abatement operations as specified herein.	<ul style="list-style-type: none">Costs incurred due to repair or replacement of defective or damaged work shall be the responsibility of the Contractor.
B. WEED ABATEMENT AND SOIL TREATMENT	
<ul style="list-style-type: none">Contractor shall apply an approved selective pre-emergent, surface-applied herbicide. Rates and application method shall be as recommended by the manufacturer.Visible weeds shall be sprayed with an approved non-selective, post-emergent herbicide. Rates and application method shall be as recommended by the manufacturer.Contractor shall apply azoxystrobin when air currents are still, preventing drifting onto adjoining property and preventing any toxic exposure to persons whether or not they are in, or near, the project.	
C. MATERIALS	
<ul style="list-style-type: none">Asphaltic concrete shall be the product of mixing coarse and fine aggregate with paving asphalt at a control mixing plant until all aggregate particles are uniformly coated.Paving asphalt shall be slow-mix, produced from crude asphaltic petroleum or a mixture of refined liquid asphalt and refined solid asphalt. Paving asphalt shall be homogeneous and free from water and residues obtained by the artificial distillation of coal, coal tar or petroleum oil.Aggregate shall be clean and free from decomposed or organic materials, and other deleterious substances.	
D. REPAIR AND ASPHALTMENT	
<ul style="list-style-type: none">Costs incurred due to repair or replacement of defective or damaged work shall be the responsibility of the Contractor.	
E. CONCRETE	
<ul style="list-style-type: none">Contractor shall provide all labor, materials and equipment to construct concrete items as indicated on the drawings and specified herein.Concrete shall consist of portland cement, free aggregate (minus), coarse aggregate and water, proportioned and mixed to obtain a twenty-eight (28) day compressive strength of at least 2,500 pounds per square inch with a slump not to exceed three inches (3"). Concrete shall not contain reactive aggregate or calcium chloride.In addition to complying with all pertinent codes and regulations of local governing agencies, Contractor shall comply with all pertinent recommendations contained in "Recommended Practice for Concrete Formwork", published 1947-75 of the American Concrete Institute.	
F. MATERIALS	
<ul style="list-style-type: none">Cement shall be Type II low alkali portland cement conforming to ASTM C-150. Cement shall be of the same brand and type used throughout the project.Sand shall consist of natural or manufactured granular material, free of deleterious amounts of organic materials, mica, loam, clay, and other substances not suitable for portland cement concrete. Sand shall be thoroughly and uniformly washed.Coarse aggregate shall be composed of gravel or a blended mixture of crushed rock and gravel containing no more than fifty (50) percent of crushed rock particles having all faces fractured and not less than twenty-five percent (25%) of gravel. Aggregates shall not exceed a diameter of one and one-half inches (1 1/2"). Blending shall produce a uniform, consistent percentage of each. Rock products shall be clean, hard, sound, durable, uniform in quality and free of any deleterious quantity of soft, friable, thin, elongated or laminated pieces, disintegrated material, organic matter, oil, alkali or other deleterious substances.	
G. JOINTS	
<ul style="list-style-type: none">Expansion joints shall be as indicated on the drawings and at corners, radius points and at regular intervals not to exceed twelve feet (12') on center. Set preformed expansion joint strip below finished surface, temporarily secured to top of expansion strip or use a removable plastic filler strip. Expansion joints shall be sealed per detail callout.Stowed control joints shall be located to a minimum depth of three-quarters inch (3/4") and a radius of one-eighth inch (1/8") at five foot (5') intervals or per plan.Saw cut joints, where specified shall be as indicated on the drawings or at intervals not to exceed twelve feet (12') on center, and shall be cut to a minimum depth of three-quarters inch (3/4") and a width not to exceed one-quarter inch (1/4").	
H. CURING	
<ul style="list-style-type: none">Curing compound shall form an impervious membrane and shall be a blend of pure water and alkali-resistant pigments in a solvent emulsion and installed per manufacturer recommendation.Spraying of curing compound shall commence as soon as the water leaves the surface but no later than three (3) hours following placement of concrete.	
I. MASONRY	
A. GENERAL	
<ul style="list-style-type: none">Contractor shall provide all labor, materials and equipment to construct masonry structures conforming to the dimensions and details indicated on the drawings and specified herein.	
B. MATERIALS	
<ul style="list-style-type: none">Follow local bearing (CMU) masonry units shall be made with sand-gravel aggregate and shall conform to ASTM C-90 for Grade N-1 units, free of cracks or defects. Net size of units shall be shown on the drawings.Brick shall be whole, sound, hard burned, give a clear ringing sound when struck together, and be uniform in quality. Brick shall be clean and free of dust or other foreign materials. Net size, color and texture of units shall be as shown on the drawings.Stone shall be uniform in quality, clean and free of dust or other foreign materials.	
C. MASONRY	
<ul style="list-style-type: none">Mortar used in masonry construction shall be one (1) part portland cement to two and one-half (2 1/2) parts of sand, to which one-quarter (1/4) to one-half (1/2) part hydrated lime or lime putty has been added. Color shall be as indicated on the drawings or as selected by Landscape Architect.Grout for use in expansion less than two inches (2") clear in dimension shall be one (1) part portland cement and two and one-quarter (2 1/4) to three (3) parts sand. For spaces four inches (4") or larger add one and one-quarter (1 1/4) to two (2) parts of aggregate.Water shall be free of any amount of impurities that will cause change in the time of setting of portland cement. Quantity of water shall be the minimum required to produce a mixture sufficiently workable for the purpose intended.	
D. CONCRETE	
<ul style="list-style-type: none">Cement shall be Type II low alkali portland cement conforming to ASTM C-150. Cement shall be of the same brand and type used throughout the project.Sand shall consist of natural or manufactured granular material, free of deleterious amounts of organic materials, mica, loam or clay, conforming to ASTM G-404 for grout and ASTM C-144 for mortar. Sand shall be thoroughly and uniformly washed.Coarse aggregate shall be composed of gravel or a blended mixture of crushed rock and gravel. Rock products shall be clean, hard, sound, durable, uniform in quality and free of any deleterious quantity of soft, friable, thin, elongated or laminated pieces, disintegrated material, organic matter, oil, alkali or other deleterious substances.	
E. REINFORCEMENT	
<ul style="list-style-type: none">Reinforcing steel shall be Grade 40 or Grade 60 billet steel conforming to ASTM A-615. Varying grades shall not be used interchangeably in any one wall.	
F. INSTALLATION	
<ul style="list-style-type: none">All work shall be performed in compliance with applicable local building ordinances and Uniform Building Code and Masonry Design Manual.All walls shall be laid true, level, and plumb, and unless otherwise indicated on the drawings, brick and concrete block shall be laid in a running bond pattern.Brick and stone shall be clean, washed immediately before laying and shall be laid on a full mortar bed with "push joints".Concrete block which becomes wet shall be permitted to dry before commencing work.Mortar joints for brick and concrete block shall be straight, deep, uniform in thickness of not less than three-eighths of an inch (3/8"), laid to produce a slightly concave surface, and well bonded at edges.	
G. JOINTS	
<ul style="list-style-type: none">Mortar joints for stone shall be tooled to produce a slightly concave surface, and well-bonded to stone at edges.Contractor shall provide expansion joints at corners and at thirty feet (30') on center or as required by local code.All bolts and anchors to be inserted in the wall shall be solidly grouted in place.	
H. REINFORCEMENT	
<ul style="list-style-type: none">Reinforcement shall be placed as indicated on the drawings and as required by building codes.Horizontal steel for concrete block walls shall be laid in a course of bond beam block filled with grout.For concrete block walls, a vertical dowel shall be provided in the foundation for each vertical bar. Vertical cores containing steel shall be filled solid with grout.	
I. LAYING PAVING	
<ul style="list-style-type: none">Spread and screed setting bed to a uniform thickness, except for minor variations required to produce a true surface, level in plane or uniformly spread for drainage as shown on drawings.Setting bed shall be three-quarters inch (3/4") minimum and one and one-quarter inch (1 1/4") maximum.Apply a thin layer of cement paste (1/32" to 1/16") by brushing or troweling over setting bed or to bottom of brick. Set and level each brick.	
J. GRAFFITI CONTROL	
<ul style="list-style-type: none">Product shall be Graffiti Control as manufactured by Sure-Kleen or an approved equal.Deliver materials in manufacturer's original unopened containers.Release and application method shall be as recommended by the manufacturer.	
K. ROUGH CARPENTRY	
A. GENERAL	
<ul style="list-style-type: none">Contractor shall provide all labor, materials and equipment to construct wooden structures conforming to the dimensions and details indicated on the drawings and as specified herein.	
B. MATERIALS	
<ul style="list-style-type: none">Lumber shall be straight, free from large, loose or unsound knots or knot clusters, scars, decay, holes, insect damage, and other defects or imperfections that would materially impair the strength or durability. Splice shall be no longer than the butt dimension. No cracks will be permitted. No nails, spikes, or other metal shall be present.Douglas fir, where indicated on the drawings, shall conform in all particulars to the Standard Grading Rules for Western Lumber published by the Western Wood Products Association.Cedar, where indicated on the drawings, shall conform in all particulars to the Standard Grading Rules for West Coast Lumber.Redwood, where indicated on the drawings, shall conform in all particulars to the Standard Specifications for Grades of California Redwood of the Redwood Inspection Service.Plywood, where indicated on the drawings, shall be manufactured and graded in accordance with the rules of the American Plywood Association and the latest Product Standard for Softwood Plywood, Construction and Industrial, of the National Bureau of Standards. Each sheet of plywood shall bear the official stamp of a quality control agency stating the grade of the sheet.Poles, where indicated on the drawings, shall be cut from sound, dry, close-grained trees, machine peeled with all branch stubs and overgrown knots trimmed flush with the surface.	
C. TREATMENTS AND PRESERVATIVES	
<ul style="list-style-type: none">Type of pressure treatment or preservative shall be as indicated on the drawings and shall conform with the applicable standards contained in the Manual of Recommended Practice of the American Wood Preservers Association. Contractor shall furnish a Certificate of Compliance for each load of pressure treated lumber to Owner.Where a particular method of pressure treatment is not indicated on the drawings, the lumber shall be creosote-soaked, seasoned, preservative treated by the empty cell pressure process with pentachlorophenol with solvents (P-60) pounds per cubic foot retention. Penetration shall be determined by the pector check method.Where preservative treated wood shall be cut to final size and trimmed prior to treatment. If its sawing or drying is necessary, cut surfaces shall be thoroughly brushed with two (2) coats of the same kind of preservative in accordance with AWPA Specification M-4.Portions of posts which are to be embedded in earth or concrete shall be treated before installation with two (2) coats of coal tar bitumen, or approved equal. Applications shall extend a minimum of one inch (1") above finish grade or surface. Sealing will not be permitted.	



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CONSULTANT LOGO
PLACEHOLDER (SIZE FLEXIBLE)

LIVE OAK MANOR PARK

CARLTON AVENUE AND

GATEWAY DRIVE

LOS GATOS, CA

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LANDSCAPE SPECIFICATIONS

L5.2

<div>D. WORKMANSHIP</div> <div><ul style="list-style-type: none">Framing shall be true and exact. All lumber shall be cut and framed to a close fit and shall have even bearing over the entire contact surface. Shimming will not be permitted.Lumber shall be well nailed or bolted together as indicated on the drawings. Nails shall not be driven closer together than one-half (1/2) their length. Care shall be taken to avoid hammer marks, rips, or saw cuts.Lumber shall be stored neatly in piles on skids in such manner that they may be readily inspected, and shall be handled in a manner that will avoid injury or breakage.</div> <div>E. PAINTING AND STAINING</div> <div>A. GENERAL</div> <div><ul style="list-style-type: none">Contractor shall provide all labor, material, tools, equipment and incidentals for sanding, priming, painting and staining of improvements as indicated on the drawings and specified herein.Contractor shall be responsible for the location, alignment, layout, dimensions and application of paint and stain.Costs involved for repair or replacement of defective or damaged work, rejected materials or workmanship shall be the responsibility of the Contractor.</div> <div>B. MATERIALS</div> <div><ul style="list-style-type: none">Paints and stains shall be of colors and tints as indicated on the drawings, and shall be applied in accordance with the manufacturer's recommendations and these specifications. Contractor shall submit color samples to the City for approval before applying any paint materials.Paint shall be homogeneous, free of contaminants and of a consistency suitable for use in the capacity for which it is specified. Finished paint shall be well ground and the pigment shall be properly dispersed in the vehicle according to the requirements of the paint. The dispersion shall be of such nature that the pigment does not settle expeditiously, does not cake or flake in the container or become granular or curdled. Paints shall possess properties which will be of such nature that the pigment does not settle expeditiously, does not cake or flake in the container or become granular or curdled. Paints shall possess properties which will be of such nature that the pigment does not settle expeditiously, does not cake or flake in the container or become granular or curdled.Paint shall be delivered to the project site in new, unopened, round, slight containers, appropriately labeled with the manufacturer's name, date of manufacture, type of material and lot or batch number.</div> <div>C. WORKMANSHIP AND PROTECTION</div> <div><ul style="list-style-type: none">Paint shall be applied on thoroughly dry surfaces and during periods of favorable weather.Surfaces being covered shall be free from moisture, dust, grease or other deleterious substances which would prevent bonding.Painting shall be done in a neat and workmanlike manner, applied by brush, roller or spray methods. Finished surfaces shall be uniform, free of brush marks, roller stipple, streaks, runs or sags. Each application of paint shall be thoroughly cured and any sags, holidays, thin areas or other deficiencies corrected before the succeeding application.Contractor shall protect all adjacent improvements against damage as a result of painting operations.</div> <div>D. PAINTING GALVANIZED SURFACES</div> <div><ul style="list-style-type: none">Galvanized surfaces which are to be painted shall be prepared by hand-sanding, brushing with acid flux or wire brushes or cleaning with alkaline solution followed by a fresh water rinse. After washing, surfaces shall be roughened by abrasive blasting. Galvanizing shall not be removed during preparation operations.After preparation, apply one (1) coat of zinc dust-zinc oxide primer followed by a vinyl wash pre-treatment and two (2) finish enamel paint coats.</div> <div>E. PAINTING CONCRETE</div> <div><ul style="list-style-type: none">Prior to painting concrete surfaces, a wash coat or surface film of thin cement mortar shall be applied. When the film has set sufficiently the surface shall be rubbed by hand or mechanical means necessary to remove excess mortar and produce a smooth surface of even texture. Finished surfaces shall be washed with water and then with a ten percent (10%) dilute muriatic acid wash. Concrete surfaces shall be thoroughly dry and free of dust at time of painting.Paint for concrete surfaces shall be of either epoxy enamel type or acrylic emulsion type applied in not less than two (2) applications producing a uniform appearance.</div> <div>F. PAINTING WOOD SURFACES</div> <div><ul style="list-style-type: none">Wood surfaces shall be prepared for painting by removing any foreign matter by wire brushing, scraping or sanding. All surfaces shall be wiped dry brushed to remove any dust or chalky residue resulting from preparation operations.Paints, stains, or sealers shall be applied prior to assembling.</div> <div>G. MISCELLANEOUS METAL</div> <div>A. GENERAL</div> <div><ul style="list-style-type: none">Contractor shall provide all labor, materials, and equipment to furnish and install miscellaneous metal items as indicated on the drawings and as specified herein.This section does not include reinforcing steel for concrete and masonry items required in connection with irrigation or electrical work.</div> <div>B. WORKMANSHIP</div> <div><ul style="list-style-type: none">Workmanship and finish shall be equal to the best general practice in steel fabricating shops.Portions of work exposed to view shall be finished neatly. All sharp corners and edges that are normal, cut or roughened during erection shall be slightly rounded.</div> <div>C. MATERIALS</div> <div><ul style="list-style-type: none">All materials, prior to fabrication, shall be thoroughly wire brushed and cleaned of all scale and rust. Finished members shall be free from twists, bends or open joints.Miscellaneous metal items shall conform to the dimensions and details as indicated on the drawings. Steel bars, plates and shapes shall conform to ASTM A-36.</div> <div>D. BOLTS, NUTS AND FASTENERS</div> <div><ul style="list-style-type: none">Unless specified otherwise in the details on the drawings, nuts and bolts shall be galvanized flat common.Bolts shall be long enough to extend entirely through the nut but not more than one-quarter inch (1/4") beyond. Unless otherwise specified on the drawings, bolts, nuts and lag screws shall be galvanized square head. Carriage bolts shall have true heads with square shoulders. Washers shall be one-size of "flat" type. Nuts shall be either punched full size, drilled full size, or sub-punched and turned.Anchor bolts, where applicable, shall be carefully installed to permit true positioning of the heating assemblies.Fastening anchors, where applicable, shall be sixteen (16) gauge, zinc-coated, corrosion resistant steel.</div> <div>E. GALVANIZING</div> <div><ul style="list-style-type: none">Galvanizing shall be performed after fabrication and prior to assembling component parts.Zinc used for galvanizing shall be grade Prime Western conforming to ASTM B-6. Materials shall be galvanized by the hot-dip method or electrolytic plating process.Galvanized surfaces that are abraded or damaged after zinc coating application shall be thoroughly stripped and cleaned and repaired by a coating of "galvalloy", or approved equal. Finish coat to match existing finish.</div> <div>F. WROUGHT IRON OR TUBULAR STEEL FENCING</div> <div><ul style="list-style-type: none">Materials shall be manufactured from coil steel having a minimum yield strength of 50,000 psi. Steel shall be galvanized to meet the requirements of ASTM A-526 with a minimum zinc coating weight of one-half (1/2) ounce per square foot hot-dip process.Contractor shall submit detail shop drawings indicating material thickness, type grade, and clear dimensions, construction details and other pertinent data for review and approval by engineer prior to fabrication. Drawings shall include cutting cuts, section details, manufacturer's descriptive data and installation instructions and templates.Contractor shall verify all measurements and shall take all field measurements necessary before fabrication. Exposed fastenings shall be compatible materials, shall generally match in color and finish, and shall harmonize with the material to which fastenings are applied. Materials and parts necessary to complete each item, even though each work is not deliverable shown or specified, shall be included. Poor matching of holes for fasteners shall be cause for rejection. Fastenings shall be concealed where practical. Thickness of metal and details of assembly and supports shall provide strength and stiffness. Joints exposed to weather shall be formed to exclude water.Anchorages shall be provided where necessary for fastening miscellaneous metal items securely in place. Anchorages not otherwise specified or indicated shall include added inserts made to engage with the anchor, expansion sleeves, and power-driven fasteners when approved for concrete, lag bolts and through bolts for masonry; machine and carriage bolts for steel; and lag bolts and screws for wood.</div> <div>G. IRRIGATION SYSTEM</div> <div>A. GENERAL</div> <div><ul style="list-style-type: none">Contractor shall provide all labor, materials, and equipment necessary to furnish and install the irrigation system as indicated on the drawings and as specified herein.Coordinate the installation of all irrigation materials with the construction of all structures and planting.All work on the irrigation system, including hydrostatic, coverage, and operational tests and the backfilling and compaction of trenches shall be performed before planting operations.Drawings are diagrams and shall be adjusted as necessary to conform to actual field conditions. Costs incurred due to any adjustment for coverage, including those requested by the Owner relative to the location of irrigation heads as shown on the drawings shall be the responsibility of the Contractor.Point of connection (P.O.C.) and operating pressure (P.O.P.) shall be as indicated on the drawings. Contractor shall verify the location and size of water source, P.O.P. and electrical supply prior to commencing installation. In case of discrepancy, Contractor shall immediately notify the Owner.</div> <div>B. QUALITY ASSURANCE</div> <div><ul style="list-style-type: none">All local and state laws, rules and regulations governing or relating to any portion of the irrigation system are hereby incorporated into and made a part of these specifications. However, if a more specific rule, regulation or standard is required, the minimum or maximum of a better quality, higher standard or larger size than is required by the above rule, regulation or requirement, those specifications and the drawings shall take precedence.</div> <div>C. IN THE EVENT ANY EQUIPMENT OR METHODS INDICATED ON THE DRAWINGS OR SPECIFIED HEREIN CONFLICT WITH APPLICABLE REGULATIONS, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OR LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION. IN CASE OF DISCREPANCY, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER.</div> <div>D. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, AND RELATED OTHER EQUIPMENT, WHICH MAY BE REQUIRED. CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURE AND FINISHED CONDITIONS AFFECTING THE WORK AND INSTALL A COMPLETE IRRIGATION SYSTEM WITHIN THE LIMITS OF THE DRAWINGS AND SPECIFICATIONS.</div> <div>E. MANUFACTURER'S VERIFICATION SHALL NOT RELIEVE THE CONTRACTOR OF LIABILITY UNDER THE PROVISIONS FOR GUARANTEES.</div> <div>F. MATERIALS LIST</div> <div><ul style="list-style-type: none">Within fifteen (15) calendar days after award of Contract and prior to installation, the Contractor shall submit to the Owner a list of materials including the manufacturer, description, model number and installation data.Equipment or materials installed or furnished without prior written acceptance may be rejected and such materials removed from the site at the Contractor's expense.</div> <div>G. PRODUCT DELIVERY, STORAGE AND HANDLING</div> <div><ul style="list-style-type: none">Contractor shall exercise care in handling, loading, unloading and storing of irrigation materials and equipment.</div> <div>H. PLASTIC PIPE</div> <div><ul style="list-style-type: none">Plastic pipe, where indicated on the drawings, shall be injection molded, rigid, unplasticized polyvinyl chloride (PVC), NSF approved, of high tensile strength, chemical resistant and impact strength, and depending on size and grade, conform to ASTM D-2241 or ASTM D-1735.Fittings and couplings shall be threaded PVC Schedule 40 conforming to ASTM D-2484, or slip-fitting, tapered socket, solvent-weld type, PVC Schedule 40 conforming to ASTM D-2484 or PVC Schedule 80 conforming to ASTM D-2487.Solvent cement and primer for rigid PVC solvent-weld pipe and fittings shall be of commercial quality, VAMCO approved, conforming to ASTM D-3354.</div> <div>I. BRASS PIPE</div> <div><ul style="list-style-type: none">Brass pipe, where indicated on the drawings, shall be 80% red brass, American National Standards Institute, Schedule 40 standard pipe, conforming to Federal Specification WW-P-381.Fittings shall be medium brass, screwed 125 pound class, conforming to Federal Specification WW-P-480.</div> <div>J. GALVANIZED PIPE</div> <div><ul style="list-style-type: none">Galvanized steel pipe, where indicated on the drawings, shall be ASA Schedule 40 mild steel screwed pipe. Fittings shall be medium galvanized screwed beveled malleable iron.All galvanized pipe and fittings installed below grade shall be painted with two (2) coats of Koppers 350 Bitumastic, or approved equal. Pipes may be wrapped with an approved wrap-type tape.</div> <div>K. UVR-PVC PIPE</div> <div><ul style="list-style-type: none">UVR-PVC pipe, where indicated on the drawings, shall be ultra-violet resistant, Schedule 40 PVC pipe. Fittings shall be UVR-PVC fittings.</div> <div>L. BACKFLOW PREVENTION UNIT</div> <div><ul style="list-style-type: none">Backflow prevention unit shall be factory assembled and shall be as indicated in the Irrigation Legend on the drawings, or approved equal. Contractor shall install backflow prevention unit as indicated in the details on the drawings and in accordance with manufacturer's recommendations.</div> <div>M. VALVE BOXES</div> <div><ul style="list-style-type: none">Gate valves and remote control valves, except for anti-siphon valves, shall be installed below grade as indicated in the details on the drawings, in approved valve boxes manufactured by Cannon, Brooks, Fraser, Ametek, or approved equal.Valve box lids shall be per Irrigation Legend. Gate valves shall be identified by stamping "GV" on the valve box cover. Remote control valves shall be identified by stamping "RCV" and station number on the valve box cover.Valve boxes shall be set one inch (1") above finish grade, with valves set at sufficient depth to provide appropriate clearance between the cover and valve.</div> <div>N. ISOLATION VALVES</div> <div><ul style="list-style-type: none">Isolation valves (ball) shall be as indicated in the Irrigation Legend on the drawings, or approved equal. Contractor shall install isolation valves as indicated in the details on the drawings and in accordance with manufacturer's recommendations.</div> <div>O. QUICK COUPLING VALVES</div> <div><ul style="list-style-type: none">Quick coupling valves shall be as indicated in the Irrigation Legend on the drawings.</div> <div>P. ANTI-DRAIN VALVES</div> <div><ul style="list-style-type: none">Where indicated on the drawings, and as needed for field conditions, anti-drain valves shall be as indicated in the Irrigation Legend on the drawings.</div> <div>Q. REMOTE CONTROL VALVES</div> <div><ul style="list-style-type: none">Remote control valves shall be automatic actuated, of the type, manufacturer and size as indicated in the Irrigation Legend on the drawings.</div> <div>R. CONTROLLERS AND WIRING</div> <div><ul style="list-style-type: none">Controller shall be of the type and manufacturer as indicated in the Irrigation Legend on the drawings, or approved equal. Contractor shall install controller as indicated in the details on the drawings and in accordance with manufacturer's recommendations.For traditional wire systems connections between the controller and the remote control valves shall be made with direct buried solid copper wire. Control wire shall be #14 AWG, Type UF, 900 volt. Common wire shall be #12 AWG. Wire shall be PVC insulated of single conductor type, underground feeder cable, UL approved.For traditional wire systems, as practical, pilot wires shall be a different color for each valve. Common wires shall be white with a different color stripe for each automatic controller. For 2-wire systems, each controller shall have a different wire color.Wire shall be buried a minimum of eighteen inches (18") in depth and whenever possible shall occupy the same trench as the mainline, bundled and secured to irrigation pipelines at ten foot (10') intervals with plastic electrical tape, providing sufficient slack for expansion and contraction.Wire for slope systems shall be installed in a UVR PVC sleeve laid adjacent to the on-grade pipes.Provide a separate ground wire for each controller.An expansion coil shall be provided within three feet (3') of each wire connection and change of direction, and at least every 100 feet of wire length on longer runs.For traditional wire systems, all splices shall be made with Scotch-Lok 33678 Connector Splicing Pads, Rain Bird Pen-Tite, Sears OS-100 wire connectors, 3M DBY wire sealing pads, or approved equal. Use one (1) splice per connector sealing pad. Wire splices shall be located in pull boxes set one inch (1") above finish grade.For two wire systems, all splices shall be made with 3M DBY-4 direct bury splice kits or approved equal. Use one (1) splice per connector sealing pad. Wire splices shall be located in pull boxes set one inch (1") above finish grade.Field splices between the controller and remote control valves will not be permitted.For traditional wire systems, install a spare control wire of a different color along entire mainline. Loop thirty-six inches (36") across wire into each ring a box and into one valve box in each group of valves.All controller wires installed within the garage shall be run in corrosion resistant tin metal shielded electrical conduit and labeled as "Irrigation Control Wires."For two wire systems, surge protection against surge damage due to lightning or other electrical surge events is required. All installations shall conform to manufacturer's instructions, and must meet or exceed the American Society of Irrigation Consultants (ASIC) Earth Grounding Guidelines (10-2002). In all cases where it does not conflict with appropriate grounding grid design for the project, ground rods or plates as referred to in this specification shall conform to the following standards:<ol style="list-style-type: none">All grounding rods shall be bare copper of 5/8" diameter or greater, and if length is greater,All grounding plates shall be 5 square feet, typically 4" by 36", as outlined in ASIC Earth Grounding Guidelines 100-2002.A measured resistance reading of no more than 25 ohms is necessary at each TW-LA-1 (Lightning Arrestor), ASIC Spec. Section 7.1 - Measuring resistance, Item A.</div> <div>S. GROUND RODS AND PLATES SHALL BE LOCATED AT A MINIMUM DISTANCE TO ASSURE THAT THE TWO-WIRE PATH IS OUTSIDE OF THE ELECTRODE SPHERE OF INFLUENCE FOR THE GROUND ROD. FOR AN IF GROUNDING ROD, THIS MEANS THAT THE GROUNDING ROD MUST BE CONNECTED AT LEAST 1' AWAY FROM THE TWO-WIRE PATH, AT A RIGHT ANGLE TO THE TWO-WIRE PATH. SEE THE SECTION BELOW FOR DETAILS ON CONNECTING THE GROUNDING ROD OR PLATE TO THE DEVICE OR LIGHTNING ARRESTOR. (UNDER NO CIRCUMSTANCES SHOULD A GROUND ROD OR GROUND PLATE BE INSTALLED IN OR UNDER A VALVE BOX, METER BOX OR ELECTRICAL BOX.)</div> <div>T. IRRIGATION HEADS</div> <div><ul style="list-style-type: none">Irrigation heads shall be of the manufacturer, size, type, and rate of precipitation with the diameter (or radius) of throw, pressure, and discharge as specified in the Irrigation Legend.Head units shall be oriented perpendicular to the finish grade with nipples of the same size as the rear opening in the irrigation head.Spacing of heads and drip irrigation tubing shall not exceed the maximum shown on the drawings and it no case exceed the maximum spacing recommended by the manufacturer. Contractor responsible to ensure complete coverage.</div> <div>U. INSTALLATION</div> <div><ul style="list-style-type: none">Pipe shall be cut square and the ends reamed out to the full inside diameter of the pipe and thoroughly cleaned of dirt, dust and moisture before installation.PVC pipe shall be protected from tool damage during assembly. Plastic pipe which has been cracked, scored or damaged shall be removed and replaced at the Contractor's expense.PVC solvent-weld joints shall be made in accordance with ASTM D-2855. Pipe shall not be exposed to water for twenty-four (24) hours after solvent-weld joints are completed.Trenches shall be of open vertical construction to appropriate depths as indicated on the drawings and specified herein. PVC pipe shall be laid on native grade or compacted subgrade, free of rocks or sharp-edged objects and erosion from side to side in the trench to allow for expansion and contraction.Teflon tape shall be used on all threaded PVC to PVC and on all threaded PVC to metal joints.Brass pipe and fittings shall be assembled using Teflon tape, applying to the male threads only.Galvanized pipe threads shall be cut with clean, sharp dies, conforming to American Standards Association Specification. Male pipe threads shall be coated with a non-toxic, non-hardening, non-corrosive joint compound.</div>
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Landscape Systems
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CONSULTANT LOGO
PLACEHOLDER (SIZE FLEXIBLE)

LIVE OAK MANOR PARK
CARLTON AVENUE AND
GATEWAY DRIVE
LOS GATOS, CA

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LANDSCAPE SPECIFICATIONS

L5.3

- Galvanized pipe or ultra-high modulus (UHM) PVC installed on grade shall be anchored at intervals not to exceed ten feet (10'), with #4 rebar, with a "U" hooked ends.
- Rubber Ring Seal Joint:
 - Use factory-made male and/or pre-pipe field-cut male end to meet specifications of factory-made end.
 - Use quality clean soil or coupling and insert rubber ring without lubricant. Position ring carefully according to manufacturer's recommendations.
 - Use male end and according to manufacturer's recommendations and insert male end to specified depth. Use hands only when inserting PVC pipe.
- Thrust blocks shall be provided where necessary to resist system pressure on the pipe and fittings. Blocks shall be separate and the size shall be based on an average soil test bearing load of 1000 pounds per square foot.
- Form thrust blocks in such a manner that concrete comes in contact only with the fittings. Thrust blocks shall be between solid soil and the fitting.
- Irrigation lines and control wiring shall be installed under paving to separate PVC Schedule 40 sleeves. Sleeves shall be installed with the coverings depths as specified herein.
- Paving under existing pavement may be installed by jacking, boring or hydraulic driving, except that no hydraulic driving will be permitted under asphaltic concrete pavement. Where cutting or breaking of existing pavement is necessary, obtain permission from the Owner before cutting or breaking pavement and then make all necessary repairs and replacements to the satisfaction of the Owner, and at additional cost to the Owner.
- All lines shall have a minimum horizontal clearance of six inches (6") from each other and from lines of other trades. Parallel lines shall not be installed directly over one another.
- Provide the following minimum coverages (where lines occur under paved areas, these coverage depths shall be considered below subgrade):

Pressure mains	18"
Non-pressure lateral lines	12"
Control wiring	18"
- ADJUSTING AND TESTING THE SYSTEM
 - Contractor shall furnish all equipment, materials and labor to conduct pipeline pressure tests, coverage tests and operational tests. All tests shall be made in the presence of the Owner prior to planting operations. Test areas shall not be backfilled until the pipeline pressure tests have been performed to the satisfaction of the Owner.
 - After completion of pipeline assembly, prior to installation of terminal fittings, including but not limited to remote control valves and quick coupler valves, entire system shall be thoroughly flushed to remove dirt, scale or other deleterious material.
 - With open ends capped, prior to installing valves, test pressure supply lines for six (6) hours at 125 PSI. Capped test PVC pipe with a small amount of backfill to prevent settling and whipping under pressure.
 - Contractor shall be responsible for conducting any portions of the work twenty (24) hours in advance for the following inspections:
 - system layout
 - pressure pipeline tests
 - coverage tests
 - operational tests (prior to commencing planting operations)
 - Coverage test shall demonstrate that each station area is balanced to provide uniform and adequate coverage.
 - Operational test shall demonstrate the performance and operation of all components of the control system. Remote control valves shall be properly balanced, heads adjusted for coverage and system shall be working, clean and efficient.
 - Contractor shall be responsible for correcting any portions of the work that are not properly installed and reworking until installation has been accepted by the Owner.
- MATERIALS TO BE FURNISHED
 - Contractor shall furnish the Owner the following materials at the end of construction, prior to the First Installation Maintenance Period:
 - Two (2) sets of special tools required for removing, disassembling and adjusting each type of sprinkler and valve supplied on the project.
 - Two (2) five foot (5') valve keys for operating isolation valves.
 - Two (2) keys for each controller.
 - One (1) quick coupler key and matching hose swivel for each quick coupler valve installed.
 - One (1) set each approved as-built and record drawings.
 - Two (2) sets each approved controller charts.
- AS-BUILT AND RECORD DRAWINGS
 - Contractor shall maintain and keep up to date one (1) set of baseline showing the "as-built" location of major features of the project and indicating changes that may occur during installation.
 - Prior to acceptance of the work, Contractor shall furnish the Owner with one (1) set of non-submittal transmittals on the Record that showing the as-built data, of a quality satisfactory to the Owner. Transfer as-built data in ink (no ball point pen) and indicate outdated items.
 - Dimension from two (2) permanent points of reference (buildings, monuments, sidewalks, curbs, pavement) the location of the following items:
 - Point of connection to existing water lines.
 - Point of connection to existing electrical power.
 - Irrigation valves.
 - Routing of irrigation pressure lines (dimension, maximum 100' along route).
 - Remote control valves.
 - Routing of control valves.
 - Quick coupling valves.
 - Other related equipment as requested by the Owner.

- Contractor shall submit As-Built Record Drawings to Owner for review prior to completing Controller Charts.
- CONTROLLER CHARTS
 - Contractor shall provide two (2) controller charts for each controller supplied. The controller charts shall show the wires controlled and shall be the maximum size which the controller chart will allow. The controller charts shall be a photographic print with a different color indicating the area of coverage for each station. When completed and approved, the controller charts shall be hermetically sealed between two (2) pieces of transparent plastic, each being a minimum of twenty (20) mill thick.
- OPERATION AND MAINTENANCE MANUALS
 - Prepare and deliver four (4) individually bound copies of the Operation and Maintenance Manual to the Owner at least ten (10) calendar days prior to acceptance of the work. The Manual shall include descriptive material of equipment installed and shall be in sufficient detail for maintenance personnel to understand, operate and maintain all equipment. Each complete, bound manual shall include the following:
 - Index showing starting Contractor's address and telephone number, list of equipment with names and addresses of local manufacturers representative.
 - Catalog and parts sheets on all material and equipment installed.
 - Governor element.
 - Complete operating and maintenance instructions.
- GUARANTEE
 - Contractor shall guarantee all materials and equipment for one (1) year from the date of acceptance of the work. Should any trouble develop within the time specified due to inferior or faulty materials or workmanship, the Contractor shall be responsible for costs incurred due to repair and replacement.
- GENERAL PLANTING
 - GENERAL
 - Contractor shall provide all labor, materials and equipment for the installation of plant material as indicated on the drawings and as specified herein.
 - Contractor shall coordinate planting with all other improvements. Unless otherwise specified, structural improvements shall be installed prior to planting operations.
 - Contractor shall be responsible for loading and making watering, water and utility lines above or below grade that might be damaged as a result of planting operations. Contractor shall assume sole responsibility for any cost incurred due to damage and for replacement of threatened utility lines.
 - All work on the irrigation system, including hydrostatics, coverages, and operational tests, and the backfilling and compaction of trenches shall be performed prior to planting operations.
 - Samples of fertilizers, soil conditioners, seed, or other materials shall be submitted to Owner forty-eight (48) hours prior to incorporation in the work.
 - An agricultural suitability and fertility analysis soil report shall take precedence over these specifications.
 - PLANT MATERIAL QUALITY
 - Plant materials shall be in accordance with the State Department of Agriculture's regulations for nursery inspections, sizes and grades. All plants shall be of No. 1 Grade and have a normal fresh of growth and shall be sound, healthy, vigorous and free of insect infestations, plant diseases, root rot, stem rot, or other objectionable infestations. All plants shall have a normal, well-developed branch system and vigorous and fibrous root system which is not root bound and is free of binding or girdling roots.
 - Nursery growth stock shall be selected from high quality, well-ventilated stock, grown under climatic conditions similar to those in the project locale. Minimum acceptable size of plants as indicated in the drawings shall correspond with that normally expected for the species and variety of commercially available nursery stock.
 - When applicable, caliper shall be the diameter of the trunk one foot (1') above the ground surface.
 - Over-size plants may be used if not root bound, but shall not increase the Contract price. Up to ten percent (10%) of undressed plants in any one (1) variety and grade may be used, provided they are larger than the average size of the most smallest grade.
 - Scientific and common names conform to customary nursery usage.
 - Type and class of plant materials shall be as indicated on the drawings. Quantities shown are a guide only. Contractor shall verify quantities by plan check.
 - The Owner reserves the right to refuse or reject any unsuitable plant material. Unsuitable plants shall be removed from the project site and replaced at the Contractor's expense. Replacement plants shall be the same species, variety, size and conditions as specified.
 - Pruning of plant materials shall not be done prior to delivery. After planting, pruning shall be limited to the minimum necessary to remove injured twigs and branches, dead wood and suckers.
 - Plant materials is subject to substitution based upon availability. Substituted material shall be approved in advance by the Owner.
 - FERTILIZERS
 - Fertilizers shall comply with applicable requirements of the State Agricultural Code and shall be packaged, bagged, commercial quality products identified as to source, type of material, weight and manufacturer's guaranteed analysis. Fertilizers shall not contain toxic ingredients in quantities harmful to human, animal, or plant life. When requested, Contractor shall furnish the Owner with Certificate of Compliance stating that the material substantially meets the specifications.

- Commercial fertilizer shall be a pelleted, banded, or granular product having the chemical analysis specified herein and shall be free-flowing material delivered in original unopened containers. Use of material which becomes caked or otherwise damaged shall not be permitted.
- Organic based fertilizer shall be comprised of decomposed animal, fish and vegetable matter with humic acids and a bacterial stimulant, manufactured as Gro-Power by Southern California Organic Fertilizer Co., Chula Vista, California, or approved equal.
- AMENDMENTS
 - Nitrogen stabilized organic amendment shall be a ground or processed wood product derived from wood of redwood, fir, or cedar, treated with a non-toxic agent to absorb water quickly. Nitrogen content, based on dry weight, shall be 0.5% for redwood and 0.7% for fir and cedar. Iron content, based on dry weight, shall be 0.1%. Pine sawdust is not acceptable.
 - When requested, Contractor shall furnish the Owner with a delivery receipt and Certificate of Compliance stating that the material substantially meets the specifications.
- TOPSOIL
 - Topsoil shall consist of fertile, friable soil of heavy character, and shall contain an amount of organic matter normal to the area. It shall be reasonably free from weeds, rocks, roots, heavy or stiff clay, stones larger than one inch (1") in diameter, sticks, brush, iron and other deleterious substances. Topsoil may be obtained from the site if approved by the Owner.
 - When required, imported topsoil shall be subject to inspection and testing at the source of supply prior to delivery to the project.
- MATERIAL DELIVERY AND INSPECTION
 - Plant material shall be delivered with legible identification labels, handled and stored adequately to maintain a healthy condition, protecting them from drying out, windburn or any other injury.
 - Inspection of plant materials required by Owner, County, State or Federal authorities shall be the responsibility of the Contractor. When requested, Contractor shall furnish copies of such permits or certificates to Owner.
- SOIL PREPARATION
 - Areas to receive "soil preparation" include turf, groundcover from rooted cuttings and non-slope hydroseeded areas.
 - Fertilizing and conditioning materials shall be as specified in the project agricultural suitability report. Wash off fertilizer from plant.
 - If an agricultural suitability report is not available, the following amendments, or approved equal, shall be mechanically spread and uniformly cultivated into the upper six inches (6") per 1,000 square feet of soil by suitable equipment worked at approximately right angles in at least two (2) directions:

3 CY	Nitrogen stabilized organic amendment
125 LBS	Gro-Power Plus soil conditioner/fertilizer
30 LBS	Agricultural gypsum
 - Resulting soil shall be clean, in a friable condition and suitable for planting.
- WEED ABATEMENT OPERATIONS
 - The irrigation system and final grade shall be completed prior to weed abatement operations.
 - Contractor shall operate the irrigation system to keep planting areas uniformly moist for a period of three (3) weeks (21 consecutive calendar days). At the end of the three (3) week period, Contractor shall spray all viable weeds with a contact herbicide. Application method shall be as recommended by manufacturer. After spraying, planting areas shall remain untreated for a minimum of forty-eight (48) hours. Remove weeds from site.
 - Water seven (7) additional consecutive calendar days from the first application, and apply a contact herbicide as may be necessary. After second spraying, water shall not be applied for an additional forty-eight (48) hour period. Applications shall continue at seven (7) day intervals as determined by the Owner.
 - Contractor shall apply spray chemicals when all crops are well, preventing drifting onto adjoining property and preventing any toxic exposure to persons whether or not they are in or near the project.
 - Weeds and debris shall be disposed of off-site.
- BACKFILL
 - Backfill shall be as specified in the project agricultural suitability report, machinegraded and approved by the Owner prior to incorporation in planting pits.
 - If an agricultural suitability report is not available, the following amendments or approved equal, shall be incorporated:

7 parts by volume	Drillite soil
3 parts by volume	Nitrogen stabilized organic amendment
18 LBS per CY of mix	Gro-Power Plus soil conditioner/fertilizer
1 LB per CY of mix	Iron sulfate
2 LBS per CY of mix	Agricultural gypsum
- INSTALLATION - SHRUBS, VINES, AND TREES
 - Stake plant locations and secure approval from the Owner before excavating pits. Excavated pits shall be as indicated in the details on the drawings. Dust aside of pits with gypsum before backfilling.
 - Containers shall be opened and removed such that the rootball is not injured.
 - Water all planting areas thoroughly after installation of plant materials. Additional basins shall be added to fill voids caused by water settlement.

- Trees shall be staked at time of planting as indicated in the details on the drawings.
- All nursery stakes shall be removed after tree has been planted and staked according to construction details.
- BIOTREATMENT SOIL
 - Bioretreatment soil shall conform to the most current regional permit based on project location.
 - Bioretreatment soil for projects located within the MRP (Municipal Regional Permit) boundary including but not limited to portions of Contra Costa County, Alameda County, San Mateo County and Santa Clara County shall conform to California Regional Water Quality Control Board San Francisco Bay Region Municipal Stormwater NPDES Permit No. CAS8120058 Attachment L "Specification of Soils for Bioretreatment or Bioremediation Facilities."
 - Bioretreatment soil for projects located within the Small MS4s (Municipal Separate Storm Sewer System) General Permit Boundary including but not limited to portions of Santa Clara County (Southern), Santa Cruz County, San Benito County and Monterey County shall conform to the provisions in the permit. If none exist, soil shall conform to California Regional Water Quality Control Board San Francisco Bay Region Municipal Stormwater NPDES Permit No. CAS8120058 Attachment L "Specification of Soils for Bioretreatment or Bioremediation Facilities."
- GUARANTEE
 - Contractor shall guarantee plant materials through one (1) full year after the date of acceptance of the work.
 - Replacement plant material shall be of the same species, variety, & size as originally planted and shall be guaranteed for one (1) full year from the date of re-planting.
 - Cost incurred due to replacement of dead or dying plant material shall be the responsibility of the Contractor.
- INSTALLATION - HYDROSEEDING
 - An agricultural suitability report that has been prepared for the specific site shall take precedence over the following materials. If such report is not available, the following materials shall be of such a character that when dispersed in a uniform slurry shall form an absorbent porous mat:

3000 gallons per acre	Fresh water
1500 to 3000 pounds per acre, depending on slope	Wood cellulose fiber. Combed 2000 or approved equal
5 to 15 pounds per acre, depending on slope	Organic stabilizer, EGO E-Tac or approved equal
1000 pounds per acre	Gro-Power Plus, or approved equal
 - Seed mixture shall be as indicated on the drawings.
 - Water shall be fresh, free of impurities, excess chlorine and salts.
 - Fiber shall be clean, weed-free mulch of wood cellulose containing no germination or growth-inhibiting features. Fiber shall contain a heilmass, temporary green dye.
 - Mixing shall be performed in a tank, with a built-in continuous agitation and recirculation system, of sufficient operating capacity to produce a homogeneous slurry and a discharge system which will apply the slurry to the designated areas at a continuous and uniform rate.
 - The slurry preparation shall take place at the project site and shall begin by adding water to the tank when the engine is at half throttle. When the water level has reached the height of the agitator shaft, good recirculation shall be established, and at this time the seed shall be added. Fertilization shall then be added followed by the wood cellulose fiber, when the tank is at least one-third (1/3) filled with water. Spraying shall commence immediately when the tank is full.
 - Contractor shall spray designated areas with the slurry in a sweeping motion, in an aerial stream, until a uniform coat is achieved and the material is spread at the required rate per acre.
 - A slurry mixture which has not been applied within four (4) hours after mixing shall be rejected and replaced at the Contractor's expense.
 - Slopes shall be hydroseeded after weed abatement operations and planting of trees and shrubs.
 - Costs incurred for repair or replacement of bare, sparse or damaged areas shall be the responsibility of the Contractor.
- INSTALLATION - SOIL
 - Prepare soil and provide weed abatement operations in accordance with the General Planting Section. Pits, cuttings, float and soil until areas to receive turf are in a smooth and uniform condition.
 - Finish grade for turf areas shall be one inch (1") below the finish surface of walks, curbs, or related hardscape.
 - Prior to adding, soil shall be moist to a minimum depth of one inch (1").
 - Prior to installation, area to be seeded shall receive asphalt or emulsion at the rate of one (1) pound per 200 square feet.
 - Soil shall be laid and tamped with but joint in a staggered "running bond" pattern.
 - After installation, soil shall be rolled with a 200-pound water-filled steel roller.
 - Soil shall be as indicated on the drawings.



Landmarks Engineering
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1910 OAKLAND ROAD
Daly City, CA 94015
(415) 481-2200
HMMCA000000



CONSULTANT LOGO
PLACEHOLDER (SIZE FLEXIBLE)

LIVE OAK MANOR PARK
CARLTON AVENUE AND
GATEWAY DRIVE
LOS GATOS, CA

NO.	DATE	DESCRIPTION
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LANDSCAPE SPECIFICATIONS

L5.4

POST-INSTALLATION MAINTENANCE PERIOD

A. GENERAL

- Contractor shall provide all labor, materials and equipment to perform work during the Post-Installation Maintenance Period, as specified herein, including but not limited to, adequate watering of plant material, replacing unavailable plant material and controlling weeds, rodents and other pests.
- Contractor shall maintain the project on a continuous basis from the first day after planting is completed, until acceptance of the work.
- Costs incurred due to damage or replacement during Post-Installation Maintenance Period shall be the responsibility of the Contractor.
- Unless stipulated otherwise by the Owner, the Post-Installation Maintenance Period shall consist of a minimum of ninety (90) consecutive calendar days, once all parties agree the Maintenance Period can start.
- Post-Installation Maintenance Period may be extended by the Owner if the project is improperly maintained, appreciable replacement is required, or other corrective work becomes necessary.

B. EXECUTION

- All areas including, but not limited to, turf, ground cover, and concrete network, shall be kept clean and free of weeds, litter and debris.
- Subsurface drains and catch basin grates shall be kept clear of leaves, litter and debris to ensure unimpeded passage of water. Drainlines shall be periodically flushed with clear water to avoid build-up of silt and debris.
- Before weeds exceed two inches (2") in height, they shall be removed and disposed of off-site. All weeds shall be spot sprayed and left in place for seven (7) calendar days. Areas sprayed shall remain untreated for a minimum of forty-eight (48) hours. Dead weeds shall be removed seven (7) calendar days after application and disposed of off-site.
- If the Owner notifies the Contractor of failure to control weeds as specified herein, the Contractor shall kill all weeds within ten (10) calendar days of such notification. The Post-Installation Maintenance Period will be extended for every day after the ten (10) calendar days until such weeds have been killed.
- Contractor shall take appropriate steps to eliminate rodents.

C. IRRIGATION SYSTEM

- Contractor shall operate the irrigation system automatically and shall properly and compatibly maintain all parts of the irrigation system.
- Contractor shall provide for delivery of water in sufficient quantities and adjust water application to compensate for seasonal conditions and shall ensure full and complete coverage.
- Costs incurred due to repair or replacement of equipment shall be the responsibility of the Contractor. Replacement parts shall be identical to the materials and as indicated on the drawings and specified herein.

D. TURF

- Prior to acceptance of the project and maintenance period, turf areas shall be established with a uniform 80% coverage, healthy vigorous growth and to a minimum of two inches (2") in height. Costs incurred for repair or replacement of bare, sparse or damaged areas shall be the responsibility of the Contractor.
- If an agricultural suitability soils report is not available, turf areas shall be fertilized with Gro Power Plus or approved equal every seventy (70) calendar days, at a rate recommended by the manufacturer.
- First mowing of turf shall be performed when the grass is two and one-half inches (2-1/2") in height. After first mowing, turf shall be cut as often as necessary to maintain the turf at a height of two inches (2") for bluegrass and fescue and one inch (1") for bermuda.
- Contractor shall trim around irrigation heads to allow for unimpeded spray, at the base of trees, and at borders along walks, mossstrips and curbs.
- Contractor shall remove all grass clippings from project site.

E. SPECIALTY SODS INCLUDING NATIVE, MOW FREE, AND BIOERTRATION SOG

- Prior to acceptance of the project and maintenance period, turf areas shall be established with a uniform 80% coverage, healthy vigorous growth and to a minimum of four inches (4") in height. Costs incurred for repair or replacement of bare, sparse or damaged areas shall be the responsibility of the Contractor.
- If an agricultural suitability soils report is not available, specialty sod areas shall be fertilized with Gro Power Plus or approved equal two or three times per year in early spring, late spring, or fall depending on grower recommendations and soil type and soil health. Specialty sods do not require as much fertilization as traditional fescue sod.
- Mow free and specialty sods shall be allowed to grow without regular mowing or line trimming. No more than 1/3 of the leaf blade shall be removed, mowed or trimmed in any trim or mow cycle. Specialty sod shall never be mowed or trimmed to a height less than 4". Mowing or trimming shall be done once a year in the late spring to remove flowers or seed heads.
- Contractor shall trim around irrigation heads to allow for unimpeded spray, at the base of trees, and at borders along walks, mossstrips and curbs.
- Contractor shall remove all grass clippings from project site.

F. GROUND COVER AREAS

- If an agricultural suitability soils report is not available, ground cover areas shall be fertilized with Gro Power Plus or approved equal every seventy (70) calendar days, at a rate recommended by the manufacturer.

G. TREES

- If required, or at the direction of the Owner, trees planted as part of the Contract shall be pruned or headed back, to eliminate damaged or damaged growth, reduce topping or wind damage, maintain growth within space limitations, maintain natural appearance, due to vandalism, and to balance the crown with the root structure.
- Shaking of trees shall be checked frequently for damage, and to prevent chaffing or girdling. Costs incurred due to damage or replacement due to improper shaking methods shall be the responsibility of the Contractor.
- At the request of the Owner, wounds over one and one-half inch (1-1/2") in diameter may be sealed with an approved tree seal.
- Dead or dying trees shall be immediately replaced at the Contractor's expense with material of the same species and size and guaranteed as described in these specifications.
- Contractor shall exercise preventive measures when using all right-of-way near trees. Costs incurred due to damage or replacement of trees due to improper measures shall be the responsibility of the Contractor.

H. SLOPES

- Prior to acceptance of the project and maintenance period, slopes shall be established with a uniform 80% coverage, healthy vigorous growth. Costs incurred for repair or replacement of bare, sparse or damaged areas shall be the responsibility of the Contractor.
- Seed for reestablishment shall be of the same type and quantity ratio as specified in the Plant List on the drawings.
- If a soils report is not available, slopes shall be fertilized with Gro Power Plus or approved equal every seventy (70) calendar days, at a rate recommended by the manufacturer.

I. BIOTREATMENT AREA

- Bioretment areas and facilities including but not limited to planting, irrigation, soils, impermeable liner, drain rock, mulch, underground storm drain piping, and tree filter boxes shall be monitored and maintained throughout the life of the project in accordance with local regulations and requirements.

J. INSPECTION

- Upon completion of the Post-Installation Maintenance Period, Contractor shall request a final observation and letter of acceptance of the work performed in accordance with the Contract Documents. The request shall be made to the Owner, a minimum of seven (7) calendar days prior to the date for rejection.



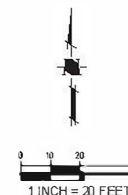
CONSULTANT LOGO
PLACEHOLDER (SIZE FLEXIBLE)

LIVE OAK MANOR PARK
CARLTON AVENUE AND
GATEWAY DRIVE
LOS GATOS, CA

NO.	DATE	DESCRIPTION
1	01/01/2010	PRELIMINARY
2	02/01/2010	REVISED
3	03/01/2010	REVISED
4	04/01/2010	REVISED
5	05/01/2010	REVISED
6	06/01/2010	REVISED
7	07/01/2010	REVISED
8	08/01/2010	REVISED
9	09/01/2010	REVISED
10	10/01/2010	REVISED
11	11/01/2010	REVISED
12	12/01/2010	REVISED

LANDSCAPE
SPECIFICATIONS

L5.5



Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

15700 Alameda Road
San Jose, CA 95131
(408) 487-2200
Hillman@aol.com



LIVE OAK MANOR PARK
CARLTON AVENUE AND
GATEWAY DRIVE
LOS GATOS, CA

DATE	DESCRIPTION
PROJECT NO:	812
CAD (DWG FILE):	252426-01_V01
3D MODEL BY:	
3D VIEW BY:	
CHECKED BY:	
DATE:	AUGUST 14
SCALE:	
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GRADING AND DRAINAGE PLAN

C1

EXHIBIT B
ROTARY TREE GROVE DONATION LEVELS

Mature Oak Tree at center of Grove (1) \$5,000

- Name on largest sized paver in front of center tree.

Other Oak Trees \$1,500

- Name on second largest paver.

Bench (5 available) \$3,000

- 10 year donation; After 10 years bench will be replaced as Town deems necessary. Replacement will be requested by Rotary to Parks and Public Works. Replacement will follow Town practice in place at time of replacement.
- Name on plaque on bench

Pavers (depending on size) \$300, \$500, \$800

- Name on the paver
- Pavers will remain in place for life of paver. Replacement will be requested by Rotary to Parks and Public Works. Replacement will follow Town practice in place at time of replacement.

Rotary would open donations to all of club members, other service clubs and then to the community at large including the neighbors to the grove. Rotary would also be open to businesses being sponsors, as well. The approval of sponsors would be at the discretion of Rotary Centennial Committee. We do not foresee declining any but would want that option.

Town reserves the right to decline placement of the names of any business or any personal messaging from donors that it deems to be immoral, unethical or in conflict with the values of the Town.