

LANDSCAPE NOTES

GENERAL

SCOPE OF WORK

Furnish all materials, labor, equipment and related items necessary to accomplish the treatment and preparation of existing soil, placement and grading of import soil, placement of specified plant materials, fertilizer, staking and mulch, clean-up and debris removal.

QUALIFICATIONS

Landscape contractor shall be skilled and knowledgeable in the field of work. Contractor shall be licensed to perform the work specified within the preceding jurisdiction.

JOB CONDITIONS

It is the contractor's responsibility to review the site and report any discrepancies to the owner or the owner's representative. All plant material and finished grades are subject to approval by the owner. Repair and/or replace items damaged as a result of work, or work not in compliance with plans and specifications, as directed by owner at no additional cost.

Protection: Save and protect all existing plantings shown to remain. Do not plant until other construction operations have been completed. An irrigation system is to be installed, do not plant until the system has been tested and approved. Handle plants with care - do not damage or break root system beyond necessary scarification.

Repair: During the course of work, repair all existing planting areas by pruning dead growth, reestablishing finished grade, reestablishing to specified depth, and treating soil with an approved pre-emergent herbicide. Repair any damage caused in the course of work to curbs, paving, lighting, fences and structures to the satisfaction of owner, at no additional cost.

Guarantee/maintenance: Guarantee all plant material for a period of one year from date of final acceptance of the job by owner. Maintain all planting areas until final acceptance of final job. Guarantee laws until active growth is evident (60 days of growing season).

Clean up: All litter and clippings, soils on walks, driveways, and curbs, etc. The site shall be left in clean and usable condition. Remove all flag labels from plant material and submit to Architect (Barghausen Consulting Engineers, Inc.).

Irrigation: Provide fully balanced and complete irrigation system per plan. All pipe shall be placed at a minimum twelve inch (12") depth. All heads shall be mounted on triple swing oil joint or flex pipe. See Sheet L-2 for irrigation.

Contractor shall submit to owner certification of all material including: (plant size, specie, variety, and quantity), soil amendments, herbicides, and anti-desiccant. Certification shall also be provided for all work specified to be performed after initial installation; i.e., fertilizer, topdressing and specified irrigation maintenance.

Interpretation: Should bidder find discrepancies in, or omissions from, the Drawings or specifications, he should at once notify the landscape architect, who will send written instructions or addenda to all bidders. Neither owner or landscape architect will be responsible for oral interpretations. All addenda issued during the time of bidding shall become part of the contract documents.

Labor and Materials: The Contractor shall provide and pay for all labor and materials and all equipment and transportation required by such labor and materials for the complete and efficient construction and finishing of the project work as shown on the Drawing and herein specified.

Number of Items: Whenever an item is referred to in a singular number or where the number of items required is listed, the Contractor shall supply all the items necessary to make the installation complete. The number of items, when given by the landscape architect, is for assistance only.

PLANTING SPECIFICATIONS

MATERIALS

Plant materials: Plant materials shall be Grade No. 1, sized in accordance with (AAS) American Standards for Nursery Stock (ANSI Z60.1-1986). Plants shall be healthy, vigorous, free from disease, pests, or injury. Root-bound plants will not be accepted. Do not prune or top plants received from the nursery prior to delivery to site. Substitutions must be approved in writing by owner's representative. "B & B" indicates balled and burlapped; "COT" indicates containerized. **Specified plant canopy size is the minimum acceptable.** Container, caliper, or ball sizes establish minimum conditions.

Topsoil Preparation: Screened, 3-way mix six-six-inch (6") depth. All landscape soils shall be amended.

Soil Amendment (Amended Soil): All soil shall be amended in field with soil amendment and shall be tilled into new and existing site soils to an overall depth of 8 inches minimum. Fertilizer shall be in the following available N-P-K elements per 1,000 square feet: 10 cubic yards of backfill; 25% Nitrogen (N) of which 55% shall be controlled release Nitec, ureaform and SCU (coated urea); 0% Phosphoric acid (P₂O₅) 0% soluble potash (K₂O); and 0% fritted trace elements. As specified, Lilly Miller "Pro Ornamental Special." **Add two yards Ready Grow organic compost.** 50% "Ready Grow" organic compost (50/50 percent composted steer manure - Mix thoroughly.

Rock Mulch: One half inch (1/2") minus boulders for back (back dirt). Apply sufficient quantity to provide two inches (2") compacted depth of mulch (2" loose depth).

Rock Mulch: Smooth, unfractured washed River Rock up to 10 inch diameter - 60% to be 8 to 10 inches.

Lawn fertilizer: Same as amended soil with the addition of 20 pounds "Sod Buster" gypsum 1,000 square feet, and top dressing of 3 pounds slow release nitrogen after 6 weeks of growth. All soil amendment fertilizer shall be pelleted.

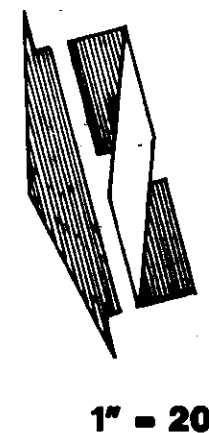
Plant Preparation: Apply pre-emergent herbicide to all existing and new planting areas per manufacturer's recommendation. "Treflan", "Rexstar", or "Surflan". Application of herbicide shall be by a qualified licensed applicator.

Anti-Desiccant: "Wilt-Proof", or equal, 48 hours prior to shipment to site. Thoroughly root water, by injection, plants prior to delivery. Plant material delivered to site shall be kept continually moist until irrigation system is operational.

EXECUTION

Preparation for planting: Rototill soil amendment into soil to a minimum depth of six to eight inches (6" - 8") in all new planting areas. Remove rocks and foreign objects over one and one-half inches (1 1/2") in diameter. Fine grade and prepare for grass/planing installation. All finished grades shall be smooth even grades and firmly compacted.

Planting: Arrange plants on site in proposed locations for approval by owner. **Planting:** Planting shall be done in the following order: 1. Planting of trees and shrubs. 2. Planting of perennials and annuals. 3. Planting of groundcover. 4. Planting of lawn. 5. Planting of sod. 6. Planting of mulch. 7. Planting of rock. 8. Planting of fertilizer. 9. Planting of anti-desiccant. 10. Planting of herbicide. 11. Planting of topdressing. 12. Planting of lawn fertilizer. 13. Planting of gypsum. 14. Planting of rock mulch. 15. Planting of rock mulch. 16. Planting of rock mulch. 17. Planting of rock mulch. 18. Planting of rock mulch. 19. Planting of rock mulch. 20. Planting of rock mulch. 21. Planting of rock mulch. 22. Planting of rock mulch. 23. Planting of rock mulch. 24. Planting of rock mulch. 25. Planting of rock mulch. 26. Planting of rock mulch. 27. Planting of rock mulch. 28. Planting of rock mulch. 29. Planting of rock mulch. 30. Planting of rock mulch. 31. 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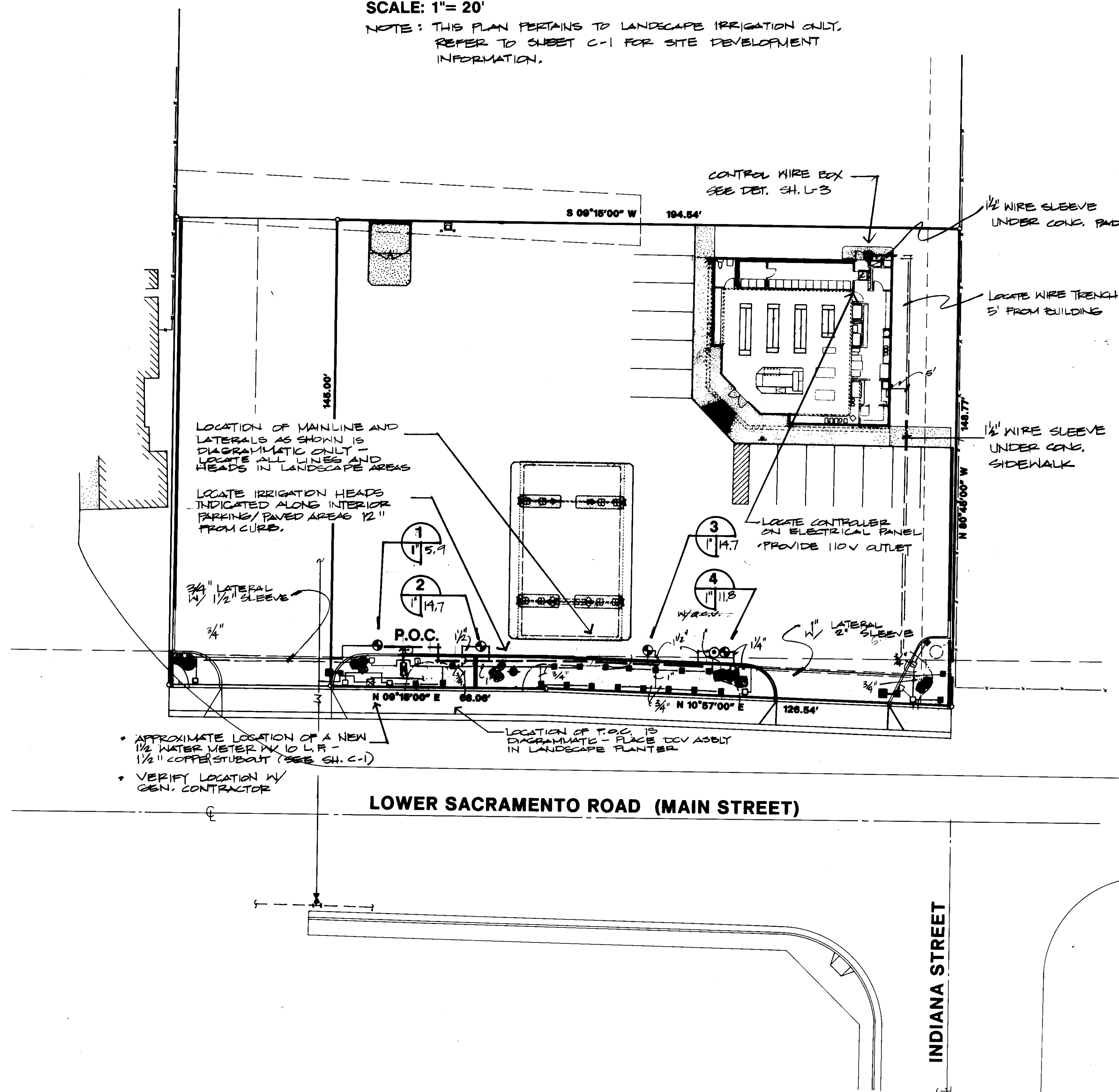


CONTACT UNDERGROUND SERVICE ALERT AT
1-800-642-2444 48 HOURS BEFORE DIGGING

IRRIGATION PLAN

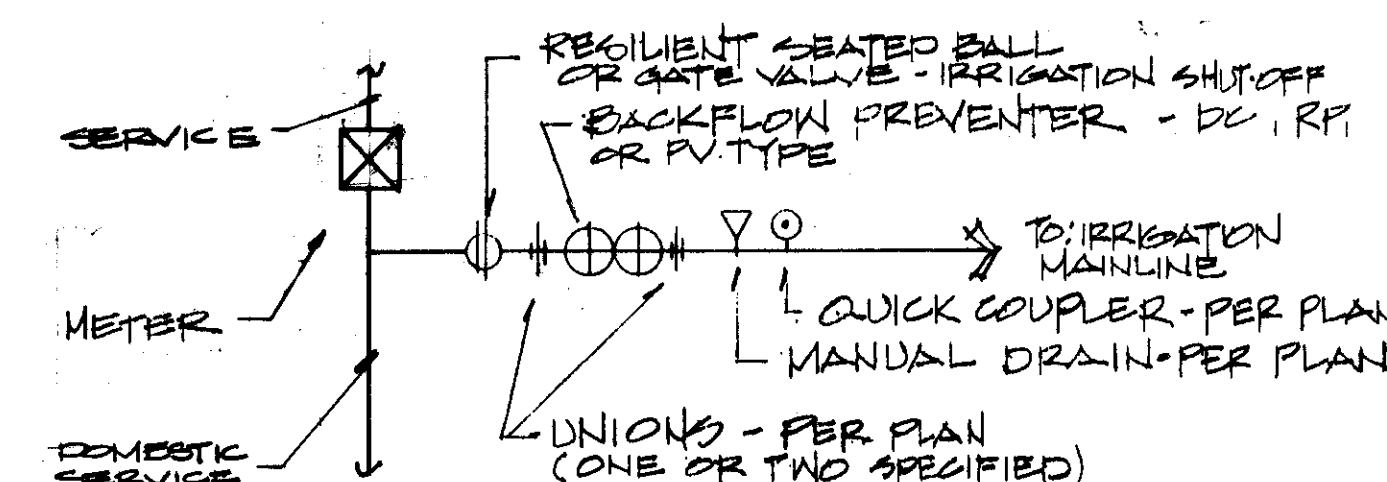
SCALE: 1" = 20'

NOTE: THIS PLAN PERTAINS TO LANDSCAPE IRRIGATION ONLY.
REFER TO SHEET C-1 FOR SITE DEVELOPMENT
INFORMATION.



IRRIGATION LEGEND

Symbol	Description	PSI	GPM	Rad.
□	RAINBIRD 1804 (4" LAWN) TER-UP BODY W/ 17 SST (15 SERIES) MFR PLASTIC NOZZLE	20	147	9'x16'
■	RAINBIRD 1806 (6" SHRUB) TER-UP BODY W/ 17 SST (15 SERIES) MFR PLASTIC NOZZLE	20	147	9'x16'
⊕	RAINBIRD 100PE / 1" REMOTE CONTROL VALVE			
⊗	RAINBIRD RC-AC ELECTROMECHANICAL CONTROLLER W/ LOCKING CABINET / 4 STATION CONTROLLER			
⊙	1/2" MUELLER CROSEAL VALVE (W/ RESILIENT SEATS)			
⊗	1" DOUBLE CHECK VALVE / RAINBIRD DCA-100			
⊗	3/4" WILKINS MANUAL DRAIN VALVE			
⊙	3/4" QUICK COUPLING VALVE / RAINBIRD 33DRC? (2) 33K (PERS) (C.R.S.)			
---	MAINLINE - SCH. 40 PVC / 1/2" (18" MIN. COVER)			
---	LATERAL - CLASS 200 / 3/4" UNLESS OTHERWISE NOTED			
---	SLEEVE - SCH. 40 PVC / (18" MIN. COVER) 2 TIMES DIA. OF INTERIOR PIPE			
⊕	VALVE STATION NUMBER			
⊗	VALVE GPM			
⊗	VALVE SIZE			



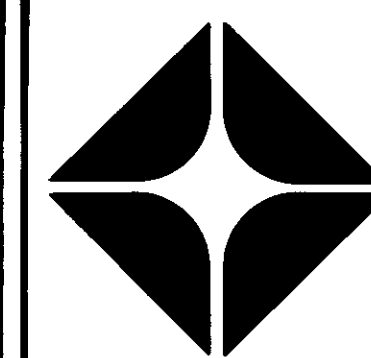
NOTE: ACCEPTABLE BACKFLOW PREVENTERS -
REDUCED PRESSURE PRINCIPLE
AIR GAP SEPARATION DEVICE
CHECK, PRESSURE VACUUM

POINT OF CONNECTION

NO.	DATE	REVISION

Barghausen Consulting Engineers Inc.
Land Planning, Survey & Engineering Specialists
3780 Auburn Blvd., Suite A, Sacramento, Ca. 95821 (916) 484-1212

type: NEW 2.7 DIA. AM / PM
date: 5-2-89
drawn: JCB
sheet: L-2
proj: FAC #5650
rev. of 3



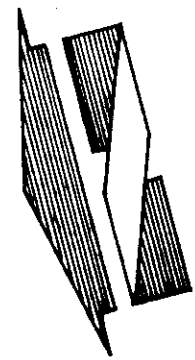
ARCO Products Company
Division of AtlanticRichfield Company
Retail Marketing - Design & Engineering
1055 West Seventh St.
P.O. Box 2570, Los Angeles, CA 90051-0570

IRRIGATION PLAN
NEW AM/PM MINI MARKET FACILITY AT
18970 LOWER SACRAMENTO ROAD
WOODBRIDGE, CALIFORNIA

app.

DESIGN: J.S.G.

B.C.E. JOB NO. 2809 FACILITY NO. 5650 MUNICIPALITY: SAN JOAQUIN COUNTY, CALIFORNIA



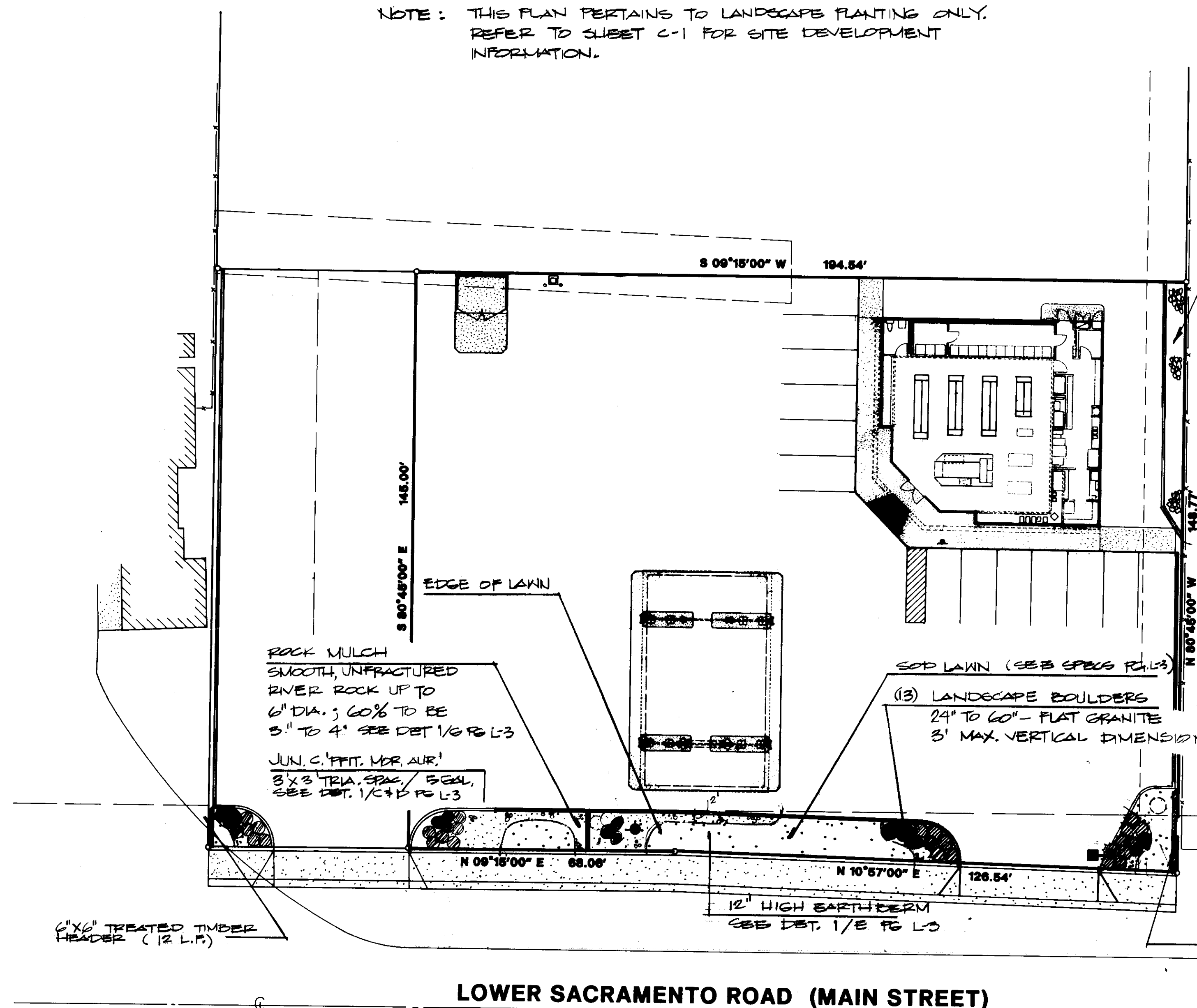
1" = 20'

CONTACT UNDERGROUND SERVICE ALERT AT
1-800-642-2444 48 HOURS BEFORE DIGGING

PLANTING PLAN

SCALE: 1" = 20'

NOTE: THIS PLAN PERTAINS TO LANDSCAPE PLANTING ONLY.
REFER TO SHEET C-1 FOR SITE DEVELOPMENT
INFORMATION.



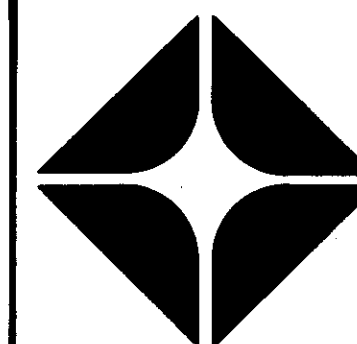
ROCK MULCH
SMOOTH, UNFRACTURED
RIVER ROCK UP TO
6" DIA.; 60% TO BE
3" TO 4" SEE DET 1/6 PG L-3

PLANT LIST

Symbol	Botanical Name / Common Name	Quantity	Size/ Condition	Remarks
	JUNIPERUS CHINENSIS 'PFTIZERANA MORGAN AUREA' / MORGAN'S PFTIZER	26	8" SPD / 5 GAL	FULL, WELL BRANCHED, GOOD FORM & COLOR; 3' X 3' TRIA. SPACING
	LAWN	COVERAGE	SEED	KENTUCKY BLUEGRASS

LANDSCAPE PLANTING NOTES

- 1) ALL LANDSCAPE AREAS SHALL RECEIVE A FULLY BALANCED, AUTOMATIC IRRIGATION SYSTEM (SEE IRRIGATION PLAN, SH. L-2).
- 2) SEE SHEET L-3 FOR PLANTING/IRRIGATION NOTES AND DETAILS.
- 3) ROCK MULCH ALL LANDSCAPE AREAS (SEE SH L-3 FOR DETAILS).
- 4) PROVIDE 6" TOPSOIL FOR ALL LANDSCAPE AREAS.



ARCO Products Company
Division of AtlanticRichfield Company
Retail Marketing - Design & Engineering
1055 West Seventh St.
P.O. Box 2570, Los Angeles, CA 90051-0570

PLANTING PLAN

NEW AM/PM MINI MARKET FACILITY AT
18970 LOWER SACRAMENTO ROAD
WOODBIDGE, CALIFORNIA

B.C.E. JOB NO. 2809 FACILITY NO. 5650 MUNICIPALITY: SAN JOAQUIN COUNTY, CALIFORNIA

NO.	DATE	REVISION
1	7-29-89	REVISE SOUTH R AREA TO ROCK MULCH

Barghausen Consulting Engineers Inc. Land Planning, Survey & Engineering Specialists 3750 Auburn Blvd., Suite A, Sacramento, Ca. 95821 (916) 484-1212	
type NEW 2.7 DIA. AM / PM	date 5-2-89 drawn JCB sheet L-1 of 3
proj. FAC #5650	rev.
DESIGN: J.S.G.	

