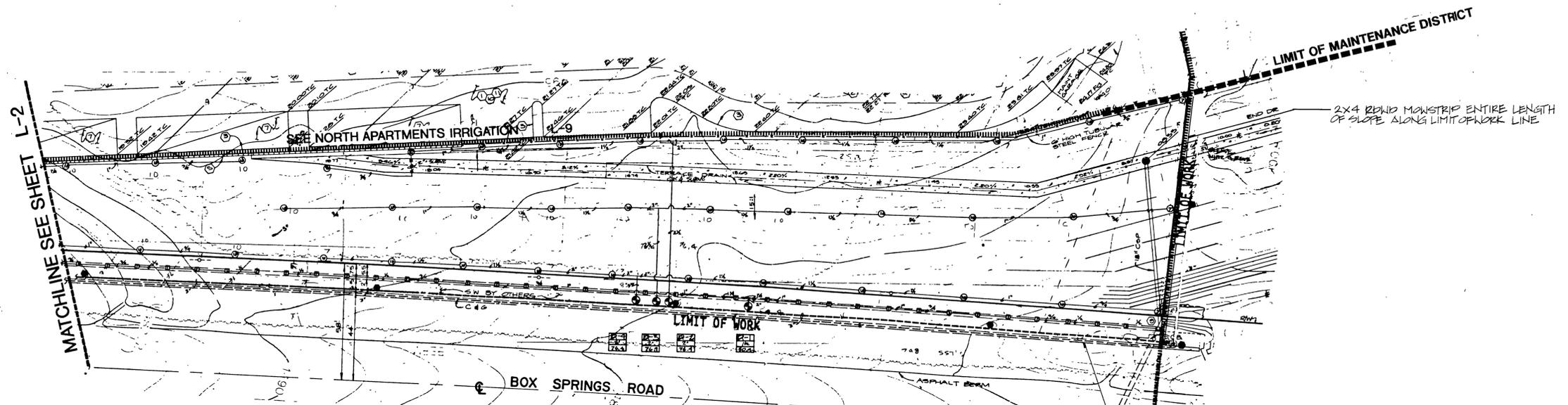


SHEET INDEX

DESCRIPTION	SHT. #	DESCRIPTION	SHT. #
IRRIGATION PLAN	L-1	PLANTING PLAN	L-7
	L-2		L-8
	L-3		L-9
	L-4		L-10
IRRIGATION DETAILS	L-5	PLANTING DETAILS	L-11
SPECIFICATIONS	L-6	PLANTING NOTES	L-12
		SPECIFICATIONS	L-13

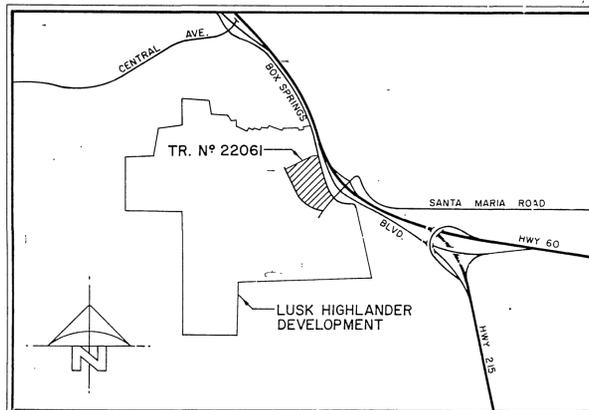
NOTE:
VALCON ADV VALVES ARE TO BE PLACED IN THE SPRINKLER HEAD RISERS.
PLACE THE ADV VALVES 12" BELOW THE SPRINKLER HEAD
OR AS DIRECTED BY THE PARK PROJECTS INSPECTOR. THIS NOTE IS TYPICAL
FOR ALL PERIMETER SLOPE DRAWINGS.



HYDRAULIC CALCULATIONS

PRESSURE LOSS FOR CONTROL VALVE NO. D-2	
2" water meter @ 764 G.P.M.	9.00
2" Backflow Preventer (fixed)	9.00
985 ft. of 3" PVC @ 3/8" main line	7.7
ft. of " PVC main line	
ft. of " PVC main line	
2" electric control valve	3.7
lateral line friction loss (fixed)	5.00
fittings (20% of total main line loss)	1.5
sprinkler head operating pressure	30.0
elevation (loss or gain)	2.6
miscellaneous (fixed)	5.00
TOTAL PRESS. REQUIRED FOR OPERATION	68.8
WATER PRESS. AT P.O.C.	89.0
PRESSURE REQUIRED FOR OPERATION	68.8
RESIDUAL WATER PRESSURE	20.2

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE THESE DRAWINGS.



VICINITY MAP

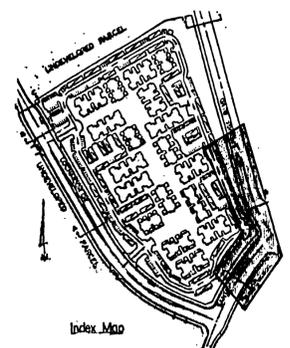
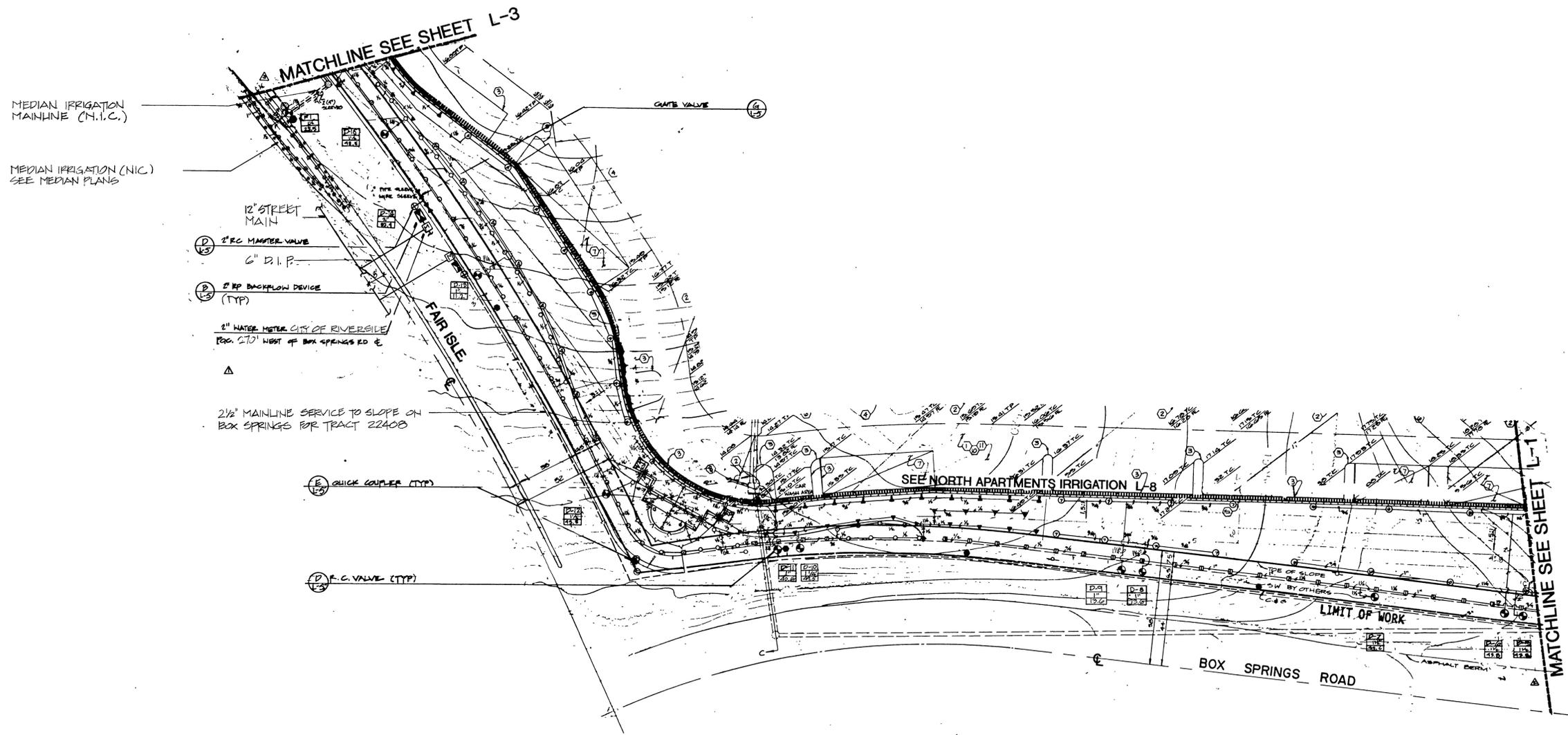


Randolph Hlubik Associates, Inc.
Landscape Architecture • Planning

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT		LUSK HIGHLANDER NORTH APARTMENTS PERIMETER		ACCOUNT NO. L-1 R-3073-L
APPROVED BY DATE 3/18/91 BY WJK	APPROVED BY DATE 3/18/91 BY [Signature]	PUBLIC WORKS DIRECTOR		SHEET 1 OF 12
MARK REVISIONS APPR. DATE	CHIEF P.W. ENGINEER DATE 2-22-91	HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" =		R9124



INDEXED 5-3-91 LHM



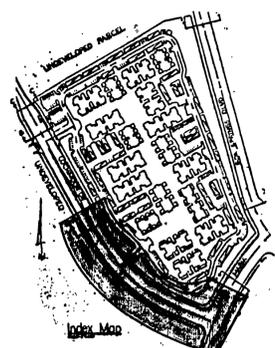
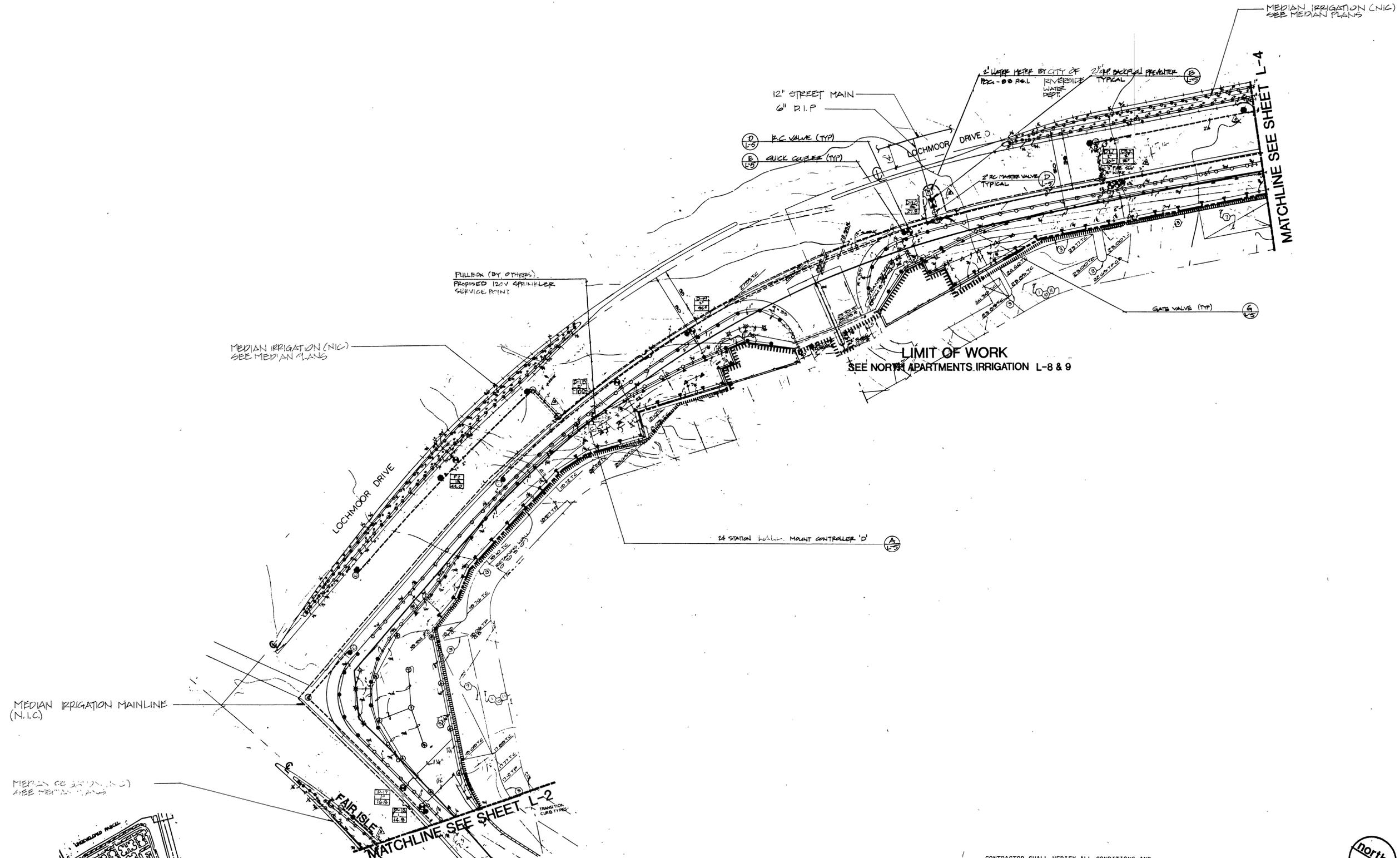
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CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT		IRRIGATION PLAN LUSK HIGHLANDER NORTH APARTMENTS PERIMETER		ACCOUNT NO. L-2 R-3073-L
APPROVED BY DATE 3/18/01 BY JLA PRINCIPAL ENGINEER PARK DEPARTMENT TRAFFIC DIVISION CHIEF P.W. ENGINEER PLANNING	APPROVED BY DATE 3/14/01 BY [Signature] PUBLIC WORKS DIRECTOR	HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" =		SHEET 2 OF 12 89124
MARK REVISIONS APPR. DATE DESIGNED BY DRAWN BY CHECKED BY	INDEXED 5-3-91 fcl			

PC 2215-R



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Randolph Hlubik Associates, Inc.
Landscape Architecture · Planning

PUBLIC UTILITIES WATER	PUBLIC UTILITIES ELECTRIC
APPROVED	APPROVED
DATE	DATE

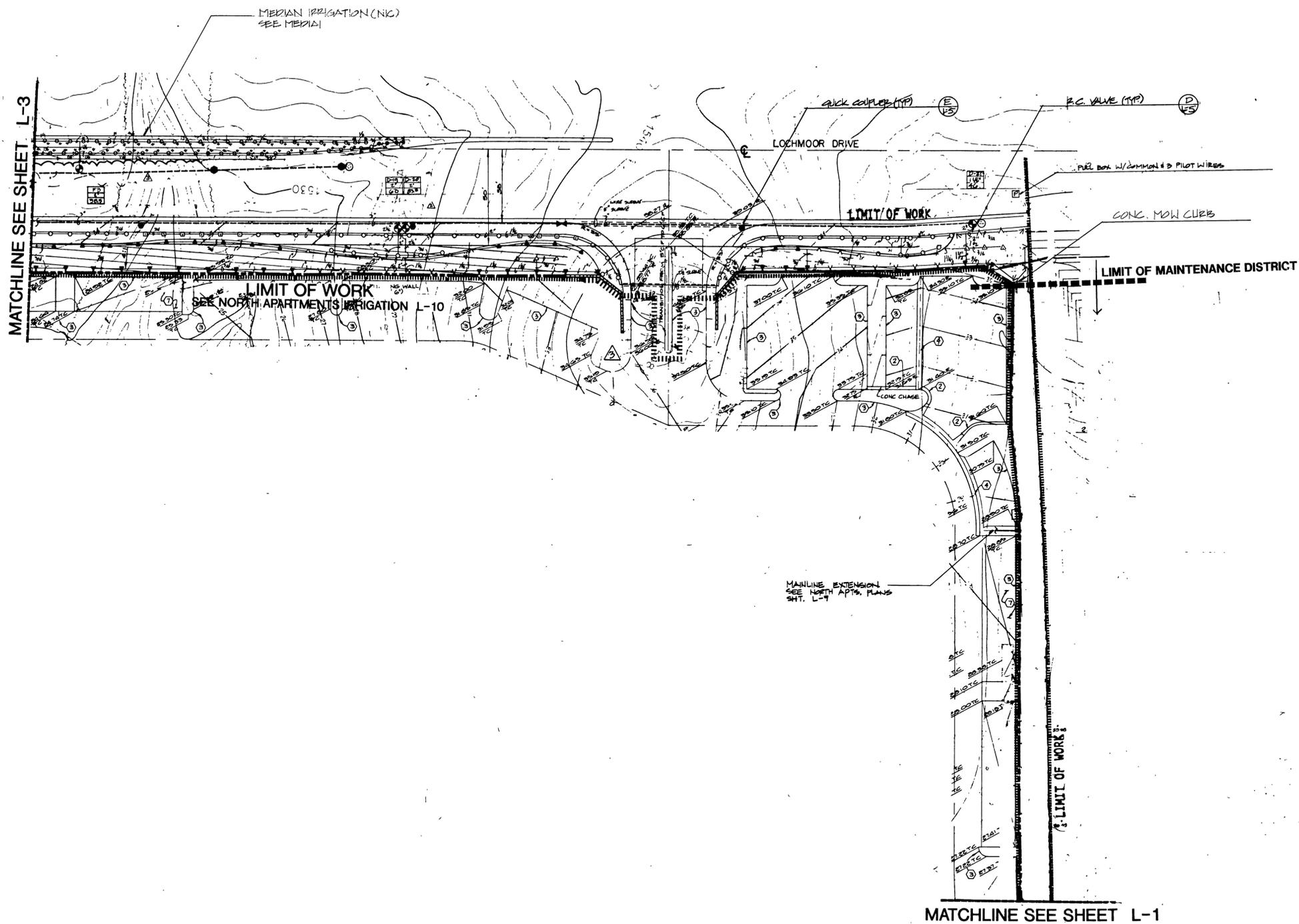
CITY OF RIVERSIDE		PUBLIC WORKS DEPARTMENT	
APPROVED BY	DATE	APPROVED BY	DATE
PRINCIPAL ENGINEER	3/16/91	PRINCIPAL ENGINEER	3/16/91
PARK DEPARTMENT	1/23/91	PARK DEPARTMENT	1/23/91
TRAFFIC DIVISION		TRAFFIC DIVISION	
CHIEF P.W. ENGINEER	3-17-91	CHIEF P.W. ENGINEER	3-17-91
PLANNING	2-20-91	PLANNING	2-20-91

IRRIGATION PLAN

LUSK HIGHLANDER NORTH APARTMENTS PERIMETER

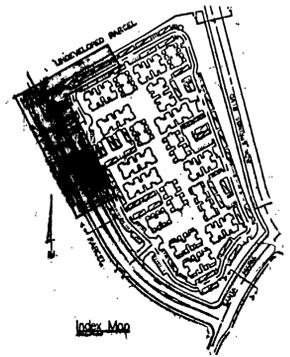
HORIZ. SCALE: 1" = 30' VERT. SCALE: 1" =

ACCOUNT NO.	L-3
R-3073-L	
SHEET	3 OF 12
89124	



2" VALVE #
 1" VALVE #
 1/2" VALVE #
 1/4" VALVE #
 POSITIVE SENSOR SERVICE

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE THESE DRAWINGS.



Randolph Hlubik Associates, Inc.
 Landscape Architecture • Planning

MARK	REVISIONS	APPR.	DATE
DESIGNED BY	DRAWN BY	CHECKED BY	

CITY OF RIVERSIDE			
PUBLIC WORKS DEPARTMENT			
APPROVED BY	DATE	BY	APPROVED BY
PARK DEPARTMENT	3/16/91	WHL	<i>Don Beck</i>
TRAFFIC DIVISION	12/9/91	ZH	PUBLIC WORKS DIRECTOR
CHIEF P. W. ENGINEER	3/10/91	WHL	DATE 3/14/91
PLANNING	2/22/91	RAM	

IRRIGATION PLAN

LUSK HIGHLANDER NORTH APARTMENTS PERIMETER

ACCOUNT NO.	L-4
R-3073-L	
SHEET	4 OF 12
89-26	



1. A. related work shall conform to the City of Riverside Park and Recreation Department Standards.
2. Contact the Street Tree Inspector a minimum of 48 hours in advance at 351-1111 to schedule inspection. Inspections shall be required:
 - a) When plant locations have been staked in the field prior to digging plant pits and planting/relocating trees.
 - b) Before starting plant pits and planting/relocating trees.
 - c) Before planting and all other indicated or specified work has been completed for start of maintenance.
 - d) At end of maintenance/final acceptance (contractor/developer will be released from maintenance only upon receipt of written notification from the City that the Park and Recreation Department is assuming maintenance responsibilities).
3. The Contractor/Developer shall maintain all plantings for a minimum period of one (1) year.
4. Street Tree planting shall be as follows:

Street Name	Botanical Name/Common Name	Min. Approx. No. per Site	Approx. Spacing	Sex
A.				
B.				
C.				
D.				
5. Park and Recreation Department and Public Works Department permits are required prior to commencement of tree relocation and/or removal work. For details within the ultimate payment area, backfill of all holes is to be inspected by the City for proper compaction.
6. All Street Trees to be automatically irrigated.

- SECTION 0241 - IRRIGATION
PART 1 - GENERAL
- 1.01 RELATED DOCUMENTS
The provisions of the "Standard Specifications for Public Works Construction", current edition, shall apply except as modified herein.
- 1.02 SCOPE
A. General
The work of this section shall include the furnishing of all labor, materials, equipment and services necessary to provide complete operating irrigation systems as shown on the drawings and as specified.
- B. Related Work Specified Elsewhere:
Landscape Planting 0240
Electrical 0250
Earthwork and Grading 0220
Clearing and Demolition 0210
- 1.03 SUBMITTALS
A. Materials List:
Contractor shall submit a complete materials list for approval by the City prior to performing any work. Catalog data and full descriptive literature must be submitted whenever the use of items differs from those specified or referenced. Materials certificates must be submitted by plastic pipe and fitting manufacturer indicating that material complies with specifications, unless material has been previously approved.
- Material list shall be submitted using the following format:
- | Item | Description | Manufacturer | Model No. |
|------|----------------------|--------------|-----------|
| 1 | Pressure Supply Line | Lasco | 500 40 |
| 2 | Lawn Head | Rainbird | 2400 |
| | etc. | | etc. |
- B. "Record" Prints:
(1) Record accurately on one set of blue-line prints all changes in the work constituting departures from the original contract drawings, including changes in pressure and non-pressure line locations.

- (2) The changes and dimensions shall be recorded in a legible and workmanlike manner to the satisfaction of the City. Prior to final inspection of work, submit record prints to City for approval.
- (3) Dimension from the permanent points of reference (buildings, monuments, sidewalks, curbs, pavement, etc.). Data to be shown on record prints shall be measured "air-to-air" as the project is being installed.
- (4) Show locations and depths of the following items:
A. Point of connection
B. Routing of sprinkler pressure lines (elevation maximum 100 feet along routing).
C. Gate valves.
D. Sprinkler control valves.
E. Quick coupling valves.
F. Routing of control wires.
G. Related equipment (as may be directed).
- (5) Maintain record prints onsite at all times.
- 1.04 INSPECTIONS
A. Inspections will be required for:
(1) Pressure test of irrigation main line.
(2) Coverage test.
(3) Final inspection/start of maintenance. Final inspection shall be performed by the City in the presence of owner or his representative.
(4) Final acceptance.
B. Inspection Requests:
Contractor shall notify the Park Projects Inspector in advance for requesting all inspections as follows:
Pressure supply line installation and testing - 36 hours (14 working days)
Coverage test - 36 hours (14 working days)
Coverage tests - 36 hours (14 working days)
Final inspection - 48 hours (14 working days)

- When inspections have been conducted by other than the Park Projects Inspector, the Contractor shall show evidence of when and by whom these inspections were made.
- No inspection will commence without "record" prints. In the event the Contractor calls for an inspection without up-to-date "record" prints, without completing previously noted corrections, or without preparing the system for inspection, the inspection will be cancelled and the Contractor back charged for the direct costs of all City personnel time and consultant time lost.
- C. Closing in unexcused work.
Do not allow or cause any of the work of this section to be covered up or enclosed until it has been inspected, tested and approved by the City.
- D. Coverage test:
When the sprinkler system is completed, Contractor shall perform a coverage test in the presence of the City to determine if the water coverage for planting areas is complete and adequate. This test shall be accomplished before any planting.
- E. Hydrostatic test:
(1) Prior to the installation of any valves, all pressure lines shall be tested under a hydrostatic pressure of 150 psi for a period of not less than two hours, with all ends of lines capped and the line fully charged with water after all air has been expelled from the line.
(2) All hydrostatic tests shall be made in the presence of the City. No pressure line shall be backfilled until it has been inspected, tested and approved in writing.
(3) Contractor shall furnish necessary force down and all other test equipment.
- 1.05 TURNOVER ITEMS
A. Controller Charts:
(1) Record prints must be approved by City before charts are prepared.
(2) Provide one controller chart (of the maximum size controller door will allow) for each automatic controller. Chart shall show the area covered by controller.
(3) The chart is to be a reduced copy of the actual "record" print. In the event the controller sequence is not visible when the print is reduced, it shall be enlarged to a readable size.

- (4) Chart shall be marked with a different color to show the area of coverage for each station.
- (5) When completed and approved, the chart shall be hermetically sealed between two pieces of plastic, each piece being minimum 20 mils in thickness. Chart shall be installed in the controller enclosure using vehicle fasteners.
- (6) Controller charts shall be completed prior to final inspection. Operation and Maintenance Manual:
Within 10 calendar days prior to acceptance of construction, prepare and deliver to the City all required descriptive materials, properly prepared in two individually bound copies of the operation and maintenance manual. The manual shall describe the material installed and shall be in sufficient detail to permit operation personnel to understand, operate, and maintain all equipment. Spare parts lists and related manufacturer's information shall be included for each equipment item installed. Each complete, bound manual shall include the following information:
(1) Index sheet stating Contractor's address and telephone, including names and addresses of local manufacturer's representatives.
(2) Complete operating and maintenance instructions on all major equipment.
C. Materials to be furnished:
(1) Supply as part of this contract the following items:
a. 45 additional sprinkler heads of each type and spray pattern shown.
b. Two (2) wrenches for disassembly and adjustment of each type sprinkler head installed.
c. Two keys for each automatic controller.
d. Two couplers with a 3/4" bronze hose end, bent hose type with hand wheel and the coupler keys.
e. One valve box cover key.
f. "As-built" record drawings.
g. A backflow device valve handles and water department inspection documentation.
(2) The above item "f" shall be turned over to the City at the conclusion of the project - final inspection.

1.06 GUARANTEE
A. General: The entire sprinkler system, including all work done under this contract, shall be guaranteed against all defects and faults of material and workmanship for a period of one (1) year following the filing of the notice of completion. All materials used shall carry a manufacturer's guarantee of one (1) year.
Should any problem with the irrigation system be discovered within the guarantee period, it shall be corrected by the contractor at no additional expense to the City within ten (10) calendar days of receipt of written notice from the City, when the nature of the repairs as determined by the City constitute an emergency (e.g. broken pressure line) the City may proceed to make repairs at the Contractor's expense and all damages to existing improvements resulting either from faulty materials or workmanship, or from the necessary repairs to correct same, shall be repaired to the satisfaction of the City by the Contractor, all at no additional cost to the City.
B. Form of Guarantee: Guarantee shall be submitted on Contract form letterhead as follows:

FORM OF GUARANTEE FOR SPRINKLER IRRIGATION SYSTEM
We hereby guarantee that the sprinkler irrigation system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications, primary wear and tear and unusual abuse, or neglect excepted. We agree to repair or replace any defects in materials or workmanship which may develop during the period of one year from date of filing of the notice of completion. We shall also repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the City. We shall also repair or replace any damage within 10 calendar days following written notification by the City. In the event of our failure to make such repairs or replacements within the time specified after the receipt of written notice from the City, we authorize the City to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefor upon demand.
PROJECT LOCATION: _____
SIGNED: _____
ADDRESS: _____
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- 2.01 GENERAL
All materials shall conform with Section 212 of the Standard Specification except as modified herein.
- 2.02 PIPE AND FITTINGS
A. Pipe - General:
(1) Pressure supply lines 8 inches in diameter and larger shall be A.C.P.
(2) Pressure supply lines 2 inches in diameter and up to 8 inches in diameter shall be non-ferrous galvanized steel pipe or Class 200 rubber gasket type PVC. Solvent weld and ring type pipe shall not be used together on the same pressure supply line.
(3) Pressure supply lines 1/2 inches in diameter and smaller shall be minimum schedule 40 steel pipe.
(4) Non-pressure lines shall be minimum Class 200 PVC.
B. Steel Pipe:
Amend Standard Specifications Section 212-2.1.2 to read: "All steel pipe shall be hot-dipped galvanized. All fittings for steel pipe shall be 350 pound rated galvanized materials from named pattern. Pipe sizes indicated on the drawings are nominal inside diameter, unless otherwise noted."
C. Plastic Pipe:
Add the following to Standard Specifications Section 212-2.1.1 and (2):
(a) All plastic pipe shall bear the following markings, manufacturer's name, nominal pipe size, schedule or class, type of material, pressure rating in PSI, NSF seal of approval, and date of extrusion.
Amend Standard Specifications Section 212-2.1.1 to read: "All fittings shall be standard weight schedule 40 and shall be injection molded of an approved PVC fitting compound. All threaded plastic fittings shall have injection molded NSF seal of approval. No cut threads shall be used on PVC pipe and fittings. All tees and wye tees shall be standard weight threaded nipples shall be standard weight schedule 40 - 1/2 inch and larger threads."

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C. Plastic Pipe:
Add the following to Standard Specifications Section 212-2.1.1 and (2):
(a) All plastic pipe shall bear the following markings, manufacturer's name, nominal pipe size, schedule or class, type of material, pressure rating in PSI, NSF seal of approval, and date of extrusion.
Amend Standard Specifications Section 212-2.1.1 to read: "All fittings shall be standard weight schedule 40 and shall be injection molded of an approved PVC fitting compound. All threaded plastic fittings shall have injection molded NSF seal of approval. No cut threads shall be used on PVC pipe and fittings. All tees and wye tees shall be standard weight threaded nipples shall be standard weight schedule 40 - 1/2 inch and larger threads."

- 2.01 GENERAL
All materials shall conform with Section 212 of the Standard Specification except as modified herein.
- 2.02 PIPE AND FITTINGS
A. Pipe - General:
(1) Pressure supply lines 8 inches in diameter and larger shall be A.C.P.
(2) Pressure supply lines 2 inches in diameter and up to 8 inches in diameter shall be non-ferrous galvanized steel pipe or Class 200 rubber gasket type PVC. Solvent weld and ring type pipe shall not be used together on the same pressure supply line.
(3) Pressure supply lines 1/2 inches in diameter and smaller shall be minimum schedule 40 steel pipe.
(4) Non-pressure lines shall be minimum Class 200 PVC.
B. Steel Pipe:
Amend Standard Specifications Section 212-2.1.2 to read: "All steel pipe shall be hot-dipped galvanized. All fittings for steel pipe shall be 350 pound rated galvanized materials from named pattern. Pipe sizes indicated on the drawings are nominal inside diameter, unless otherwise noted."
C. Plastic Pipe:
Add the following to Standard Specifications Section 212-2.1.1 and (2):
(a) All plastic pipe shall bear the following markings, manufacturer's name, nominal pipe size, schedule or class, type of material, pressure rating in PSI, NSF seal of approval, and date of extrusion.
Amend Standard Specifications Section 212-2.1.1 to read: "All fittings shall be standard weight schedule 40 and shall be injection molded of an approved PVC fitting compound. All threaded plastic fittings shall have injection molded NSF seal of approval. No cut threads shall be used on PVC pipe and fittings. All tees and wye tees shall be standard weight threaded nipples shall be standard weight schedule 40 - 1/2 inch and larger threads."

2.03 VALVES AND VALVE BOXES
A. Manual Control Valves:
Add the following to Standard Specifications Section 212-2.2.3: "Anti-siphon-type valves shall be all bronze with non-ferrous replaceable seating members and an approved vacuum breaker as an integral part of assembly."
B. Remote Control Valves:
Add the following to Standard Specifications Section 212-2.2.4: "Valves shall be hot-dipped galvanized steel with integral seat and valve of a normally closed type. Valves shall be of the same manufacturer and material as the automatic controller."
Valve stems shall be constructed of stainless steel and shall be square to form an integral unit, and shall be 28 volt A.C., 2.0 watt maximum (2" and smaller valves).
Valve shall close against flow without chattering and with minimum closing surge pressure (minimum 5 seconds closing time per valve).
Valve shall be completely serviceable in the field without removing couplers and valve boxes per Parts and Recreation Department Standard details.
C. Quick-Coupling Valves:
Add the following to Standard Specifications Section 212-2.2.6: "Quick coupling valves shall have locking ring cover and shall be 2" in size."

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2.04 BACKFLOW PREVENTERS
Add the following to Standard Specifications Section 212-2.3: "The backflow prevention unit shall be a reduced pressure type vacuum breaker as approved by the Public Utilities Department, Water Division, Backflow Technician, and as indicated on the drawings."
2.05 ELECTRICAL MATERIALS (LOW VOLTAGE)
A. Conduit:
Amend Standard Specifications Section 212-2.1.1 to read: "Conduit below paving shall be schedule 40 PVC of sufficient size to carry all proposed wiring. Wiring shall be in a separate sleeve."
B. Wire:
Add the following to Standard Specifications Section 212-2.2.2: "All control wire shall be white with a colored stripe. Stripe color shall be different for each controller installed. All control wire shall be of one color other than white or green. A different color control wire shall be used for each controller installed."
2.06 CONTROLLER UNIT
Add the following to Standard Specifications Section 212-3.3: "Controllers shall be well mounted type, as indicated on the drawings, with a heavy duty watertight cast and locking ring cover."
2.07 IRRIGATION HEADS
All irrigation heads shall be as shown on the plans and shall conform with Section 212-2.4 of the Standard Specifications.

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2.08 FINISHING AND TESTING
Add the following to Standard Specifications Section 308-5.6.2: "Centrifuge all plastic pipe prior to pressure testing. Amend Standard Specifications Section 308-5.6.2 to read: "Pressure test the main - minimum 2 hours at 150 PSI. Add the following to Standard Specifications Section 308-5.6.2: "The entire system shall be operating properly before any planting operation commences."
2.09 COMPLETION CLEANING
Add the following to Standard Specifications Section 308: "Upon completion of the work, Contractor shall smooth all ground surfaces, remove excess materials, mud, soil, debris, etc., sweep adjacent streets, curbs, gutters, walkways and trails and remove construction equipment from the premises."
END OF SECTION
112/GA
02/28/86

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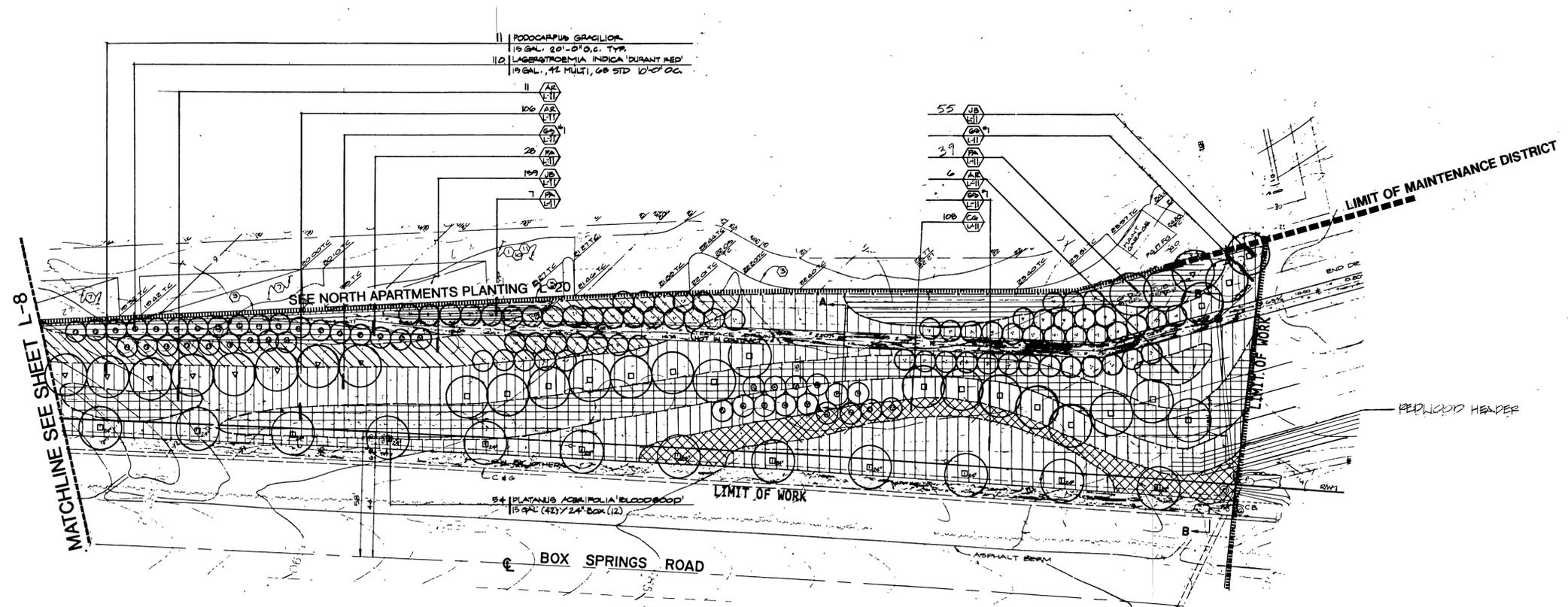
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112/GA
02/28/86

2.10 BACKFILL
Add the following to Standard Specifications Section 308-5.2: "Provide sand backfill a minimum of 6 inches over and under all piping under paved areas."
Amend Standard Specifications Section 308-2.2 to read: "Backfill shall be compacted in 4-inch layers under the pipe and uniformly on both sides for the full width of the trench and the full length of the pipe. Materials shall be sufficiently damp to permit thorough compaction, free of voids. Backfill shall be compacted to dry density equal to adjacent undisturbed soil and shall conform to adjacent grades."

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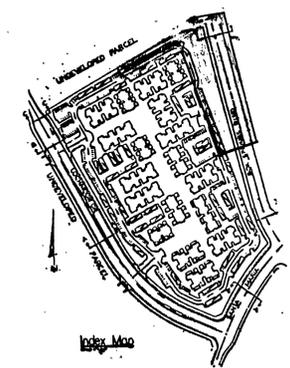
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NOTE:
 ALL SHRUB MASSINGS TO CONTAIN A FILLER PLANTING OF GAZANIA SPENDENS 'GOLD RUSH'. PLANT AS ROOTED CUTTINGS AT 12" O.C. WITH TRIANGULAR SPACING, AS NECESSARY TO FILL IN BETWEEN ALL SHRUBS.

ALL TREE SIZES SHALL BE 15 GALLON MINIMUM UNLESS OTHERWISE NOTED ON PLANS.

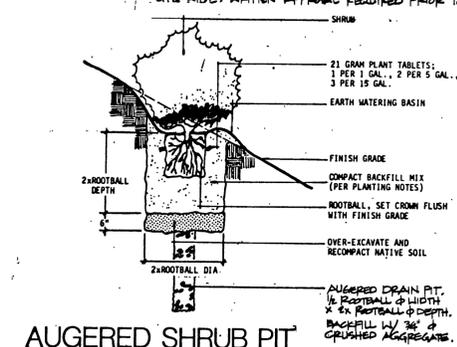
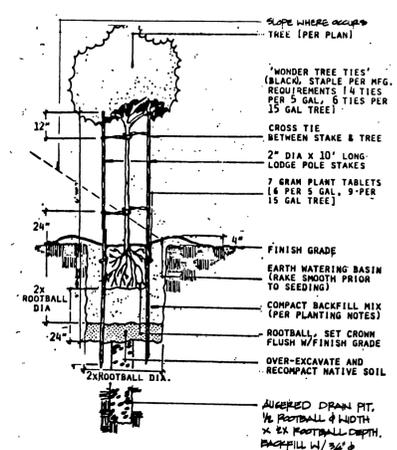
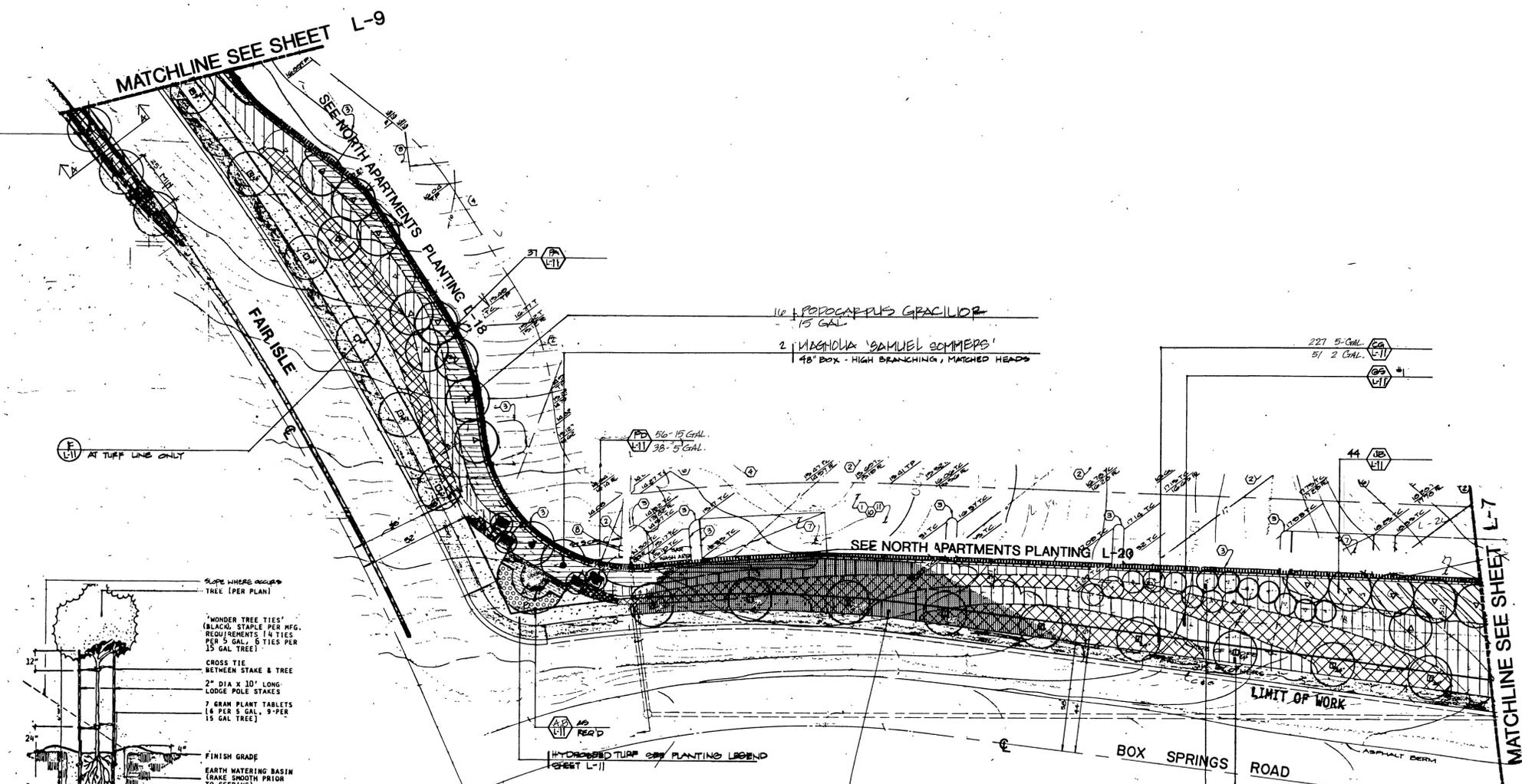


Randolph Hlubik Associates, Inc.
 Landscape Architecture • Planning

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT				ACCOUNT NO. L-7 R-3073-L	
				SHEET 7 OF 12	
APPROVED BY PRINCIPAL ENGINEER PARK DEPARTMENT TRAFFIC DIVISION CHIEF P. W. ENGINEER PLANNING	DATE 3/8/91 1/28/91 3-13-91 2-20-91	BY <i>[Signature]</i> PUBLIC WORKS DIRECTOR	DATE 2/1/91	PLANTING PLAN LUSK HIGHLANDER NORTH APARTMENTS PERIMETER	
DESIGNED BY _____ DRAWN BY _____ CHECKED BY _____				HORIZ. SCALE: 1" = 30' VERT. SCALE: 1" = _____	

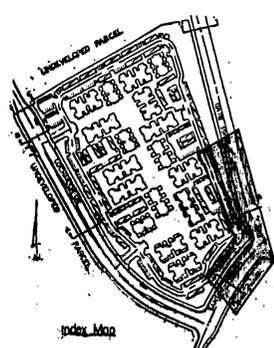
INDEXED 5-3-91 4th

MEDIAH PLANTING HIC - SEE MEDIAH PLANS



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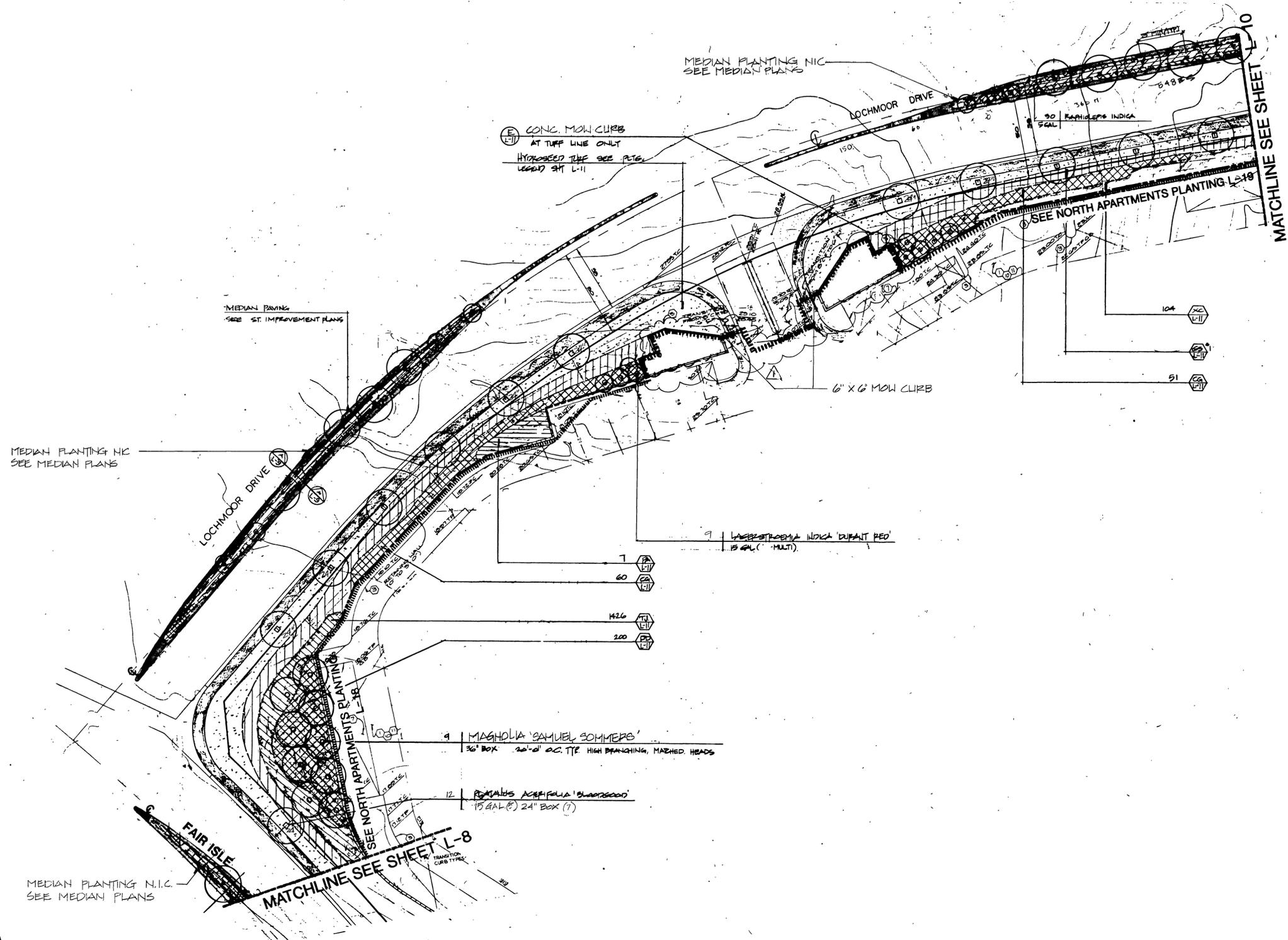


Randolph Hlubik Associates, Inc. Landscape Architecture • Planning

APPROVED BY		DATE		BY		APPROVED BY		ACCOUNT NO.	
PRINCIPAL ENGINEER		3/16/91		[Signature]		PUBLIC WORKS DIRECTOR		L-8	
FARM DEPARTMENT		1-29-91		[Signature]		PUBLIC WORKS DIRECTOR		R-3073-L	
TRAFFIC DIVISION		3-13-91		[Signature]		DATE		SHEET 8 OF 12	
DESIGNED BY		DRAWN BY		CHECKED BY		PLANNING		89124	
3/16/91		[Signature]		[Signature]		3/14/91		HORIZ. SCALE: 1" = 30'	
CITY OF RIVERSIDE		PUBLIC WORKS DEPARTMENT		LUSK HIGHLANDER		NORTH APARTMENTS PERIMETER		VERT. SCALE: 1" =	
INDEXED 5-3-91		[Signature]		[Signature]		[Signature]		[Signature]	

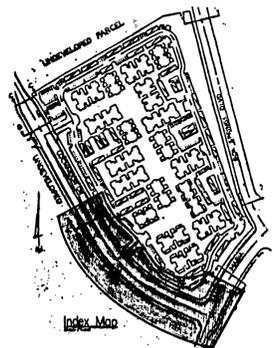


INDEXED 5-3-91 [Signature]



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Randolph Hlubik Associates, Inc.
 Landscape Architecture • Planning

LIMIT LINE ADJ.		BY	DATE
		PK	7/6/89
CITY OF RIVERSIDE			
PUBLIC WORKS DEPARTMENT			
APPROVED BY	DATE	BY	DATE
PRINCIPAL ENGINEER	3/18/91	DJA	1/24
PARK DEPARTMENT	1/24/91	DJA	
TRAFFIC DIVISION			
CHIEF P.W. ENGINEER	3-15-91	PK	1/24
PLANNING	2-20-91	PK	
DESIGNED BY	DRAWN BY	CHECKED BY	DATE
			3/14/91

PLANTING PLAN

LUSK HIGHLANDER NORTH APARTMENTS PERIMETER

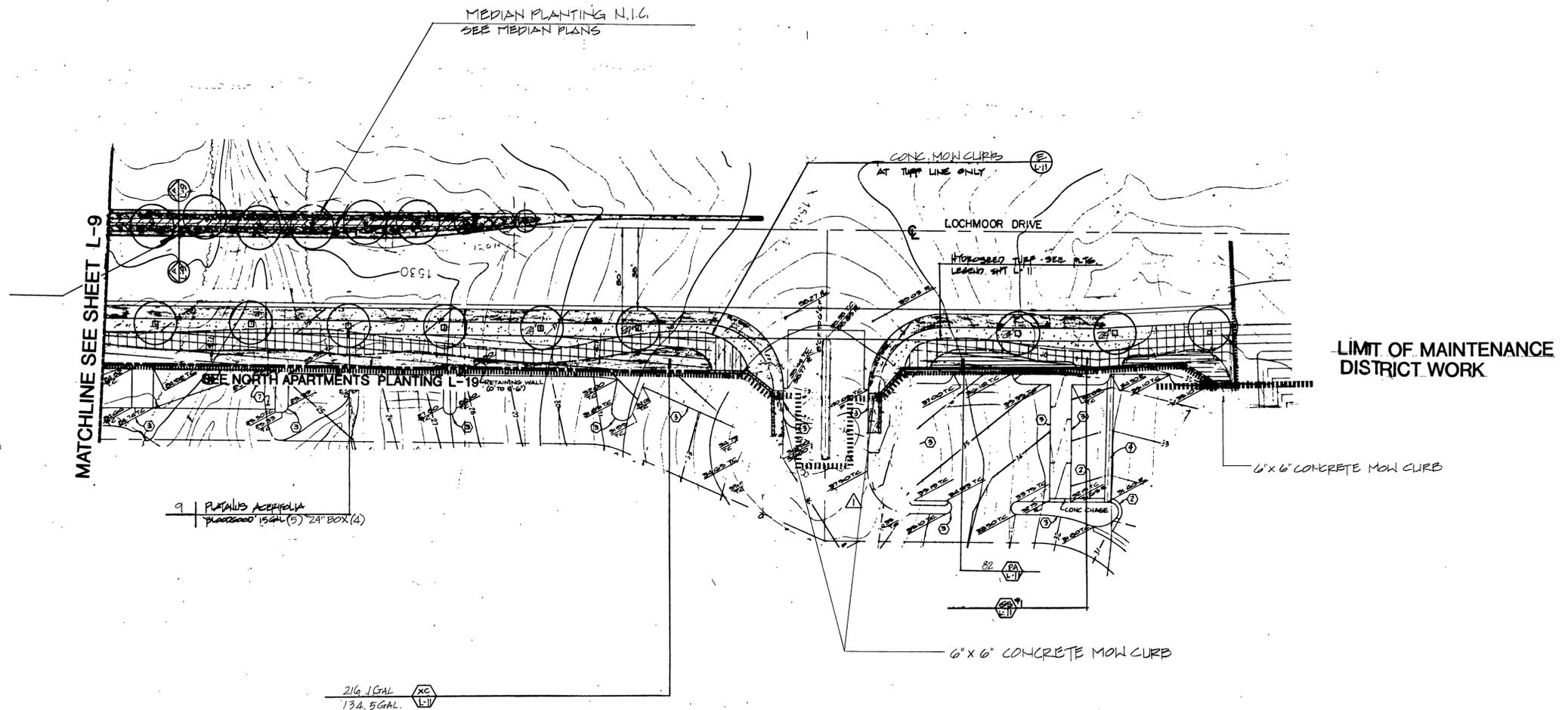
ACCOUNT NO. L-9 R-3073-L
 SHEET 9 OF 12

HORIZ. SCALE: 1" = 30' VERT. SCALE: 1" = 8'

89124



REFER TO SHT. L-9
FOR PLANTING OF MEDIAN

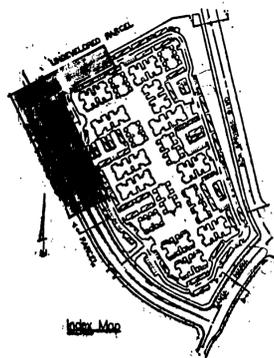


MATCHLINE SEE SHEET L-9

LIMIT OF MAINTENANCE
DISTRICT WORK

9 PLATANUS ACERIFOLIA
PLANTING 15 GAL (5) 24" BOX (4)

216 1 GAL
134 5 GAL



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NOTE:

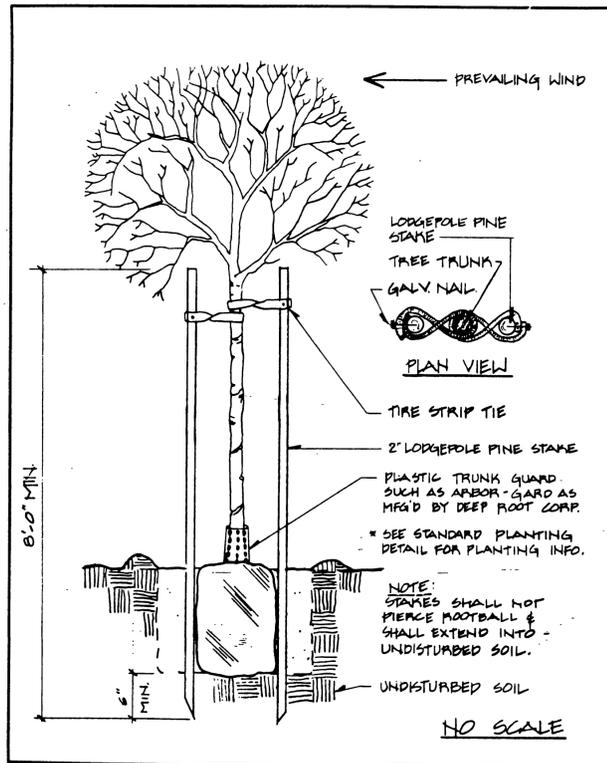
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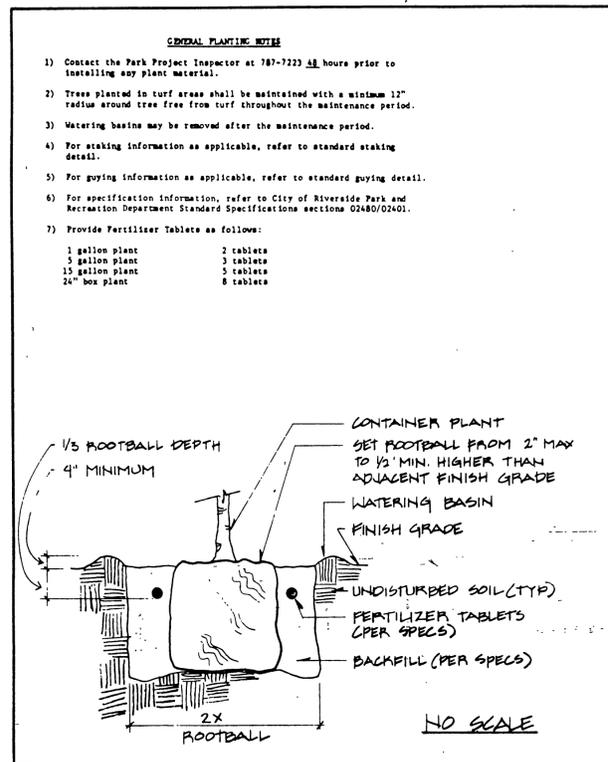


LIMIT OF WORK ADJ.		CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT		PLANTING PLAN	
		APPROVED BY: [Signature] DATE: 3/14/91		LUSK HIGHLANDER NORTH APARTMENTS PERIMETER	
		PRINCIPAL ENGINEER: [Signature] DATE: 1/29/91		ACCOUNT NO. L-10 R-3073-L	
		TRAFFIC DIVISION CHIEF P.W. ENGINEER: [Signature] DATE: 3/14/91		SHEET 10 OF 12	
DESIGNED BY: [Signature]		DRAWN BY: [Signature]		HORIZ. SCALE: 1" = 30' VERT. SCALE: 1" = []	
CHECKED BY: [Signature]		DATE: 3/14/91		39124	

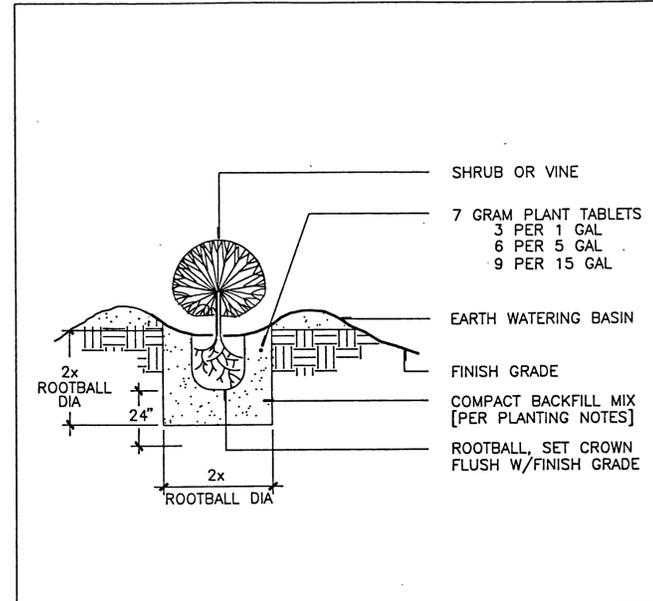




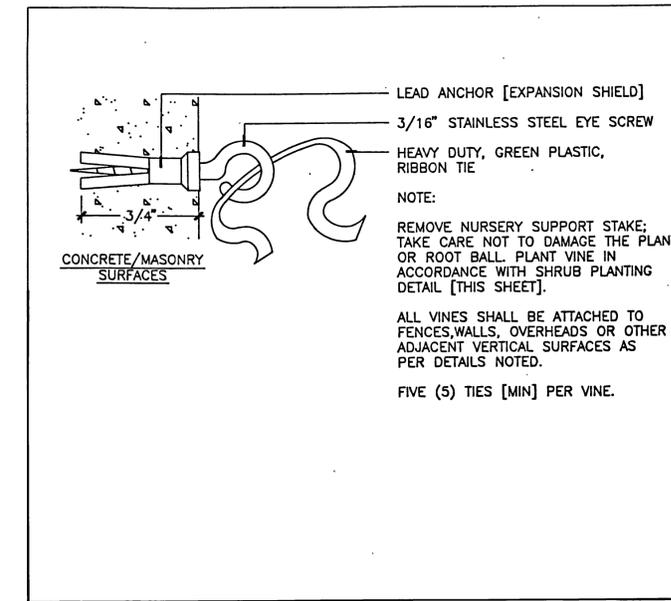
A TREE DETAIL



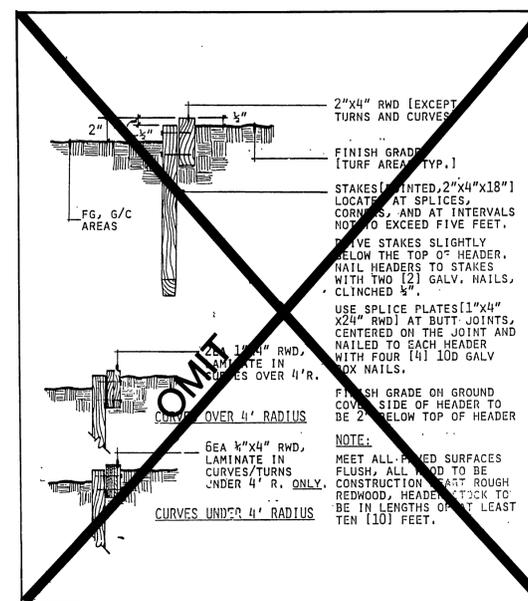
B PLANTING DETAIL



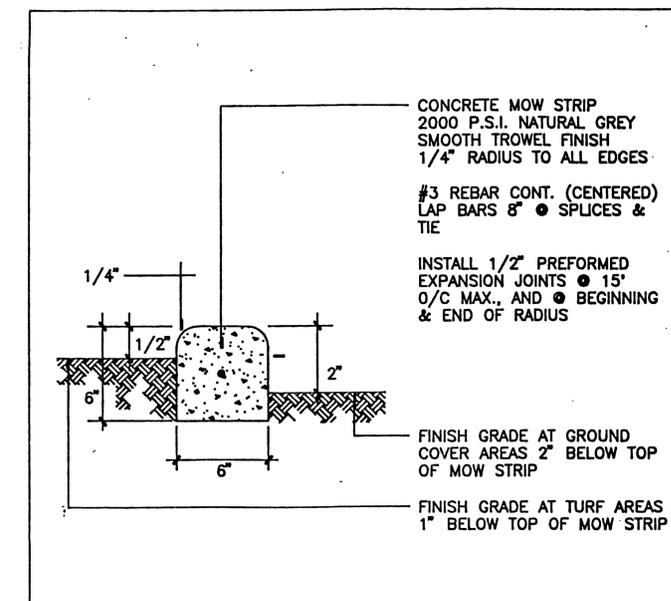
C SHRUB DETAIL



D VINE TIES



E HEADER BOARD



F CONC. MOW CURB

BOTANICAL NAME	SIZE	DETAIL REFERENCE	REMARKS
TREES:			
LAGERSTROEMIA INDICA 'DURANT RED' STD.	15 GAL/24" BOX	A & B, F	MIN. HGT 4' SPRD (15g) 7'-8" x 2'-3" (24") 9'-10" x 4'-5"
MAGHOLIA SAMUEL SOMMERS'	36" BOX	"	11'-13" x 7'-9" (36")
PLATANUS ACERIFOLIA 'BLOODGOOD'	15 GAL, 24" BOX	A, B & F	(15g) 7'-9" x 2'-3" (24") 10'-12" x 4'-5"
PODOCARPUS GRACILIOR	15 GAL	A & F	(15g) 7'-8" x 2'-3"
LAGERSTROEMIA INDICA 'DURANT RED' MULTI	15 GAL, 24" BOX	A, C & F	(15g) 3'-4" x 3'-4" (24") 6'-7" x 4'-5"
SHRUBS:			
ACACIA REDOLENS (AR)	1 GAL	D, E	FULL & BUSHY W/GOOD COLOR 100%.
PLUMBAGO AURICULATA (PA)	5 GAL	"	"
PITOSPORUM TOBIJA 'WHEELER'S DWARF' (PD)	"	"	"
RAPHIOLEPIS INDICA ENCHANTRESS (RI)	"	"	"
XYLOSA CONGESTUM (XC)	1 GAL, 5G.	"	"
COTONEASTER MICROPHYLLUS (CG)	2 GAL, 5G.	"	"
JUNIPERUS CHINENSIS 'BROADMOOR' (JB)	5 GAL	"	"
GROUND COVER:			
TRACHELOSPERMUM JASMINOIDES (TJ)	LINERS 4' x 10'		12" O.C. TRI-SPACE; COHT. ON MEDIANS
GAZANIA (*) 'MITSUBISHI ORANGE' (GS)	ROOTED CUT.		12" O.C. TRI-SPACE; SEE NOTE ON PLANS
HYDROSEED TURF PER SPECS	HYDROSEED		
ANNUAL COLOR:			
SPRING	SUMMER	FALL	WINTER
A KELAND POPPY	SALVIA	PHLOX	STOCK
A SNAPPERAGON	CELOSIA	MARIGOLD	FAIRY PRIMROSE
B PANSY	MARIGOLD	AGERATUM	GALENDULA
B VIOLA	NEMESIA	MARIGOLD	PANSY

PLANTING LEGEND

Randolph Hlubik Associates, Inc. Landscape Architecture • Planning
 Old City Hall • Third Floor
 3612 Seventh Street • Riverside, California 92501
 License #1512 (714) 781-1930

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT		LUSK HIGHLANDER NORTH PERIMETER APARTMENTS		ACCOUNT NO. L-11 R-3073-L
APPROVED BY PRINCIPAL ENGINEER PARK DEPARTMENT TRAFFIC DIVISION CHIEF P.W. ENGINEER DATE 3/14/91	DATE 3/14/91 APPROVED BY PUBLIC WORKS DIRECTOR DATE 3/14/91	PLANTING DETAILS HORIZ. SCALE: 1" = 10' VERT. SCALE: 1" = 1'		SHEET 11 OF 12

SECTION 02400 - PLANTING

PART 1 - GENERAL

- 1.01 RELATED DOCUMENTS: The provisions of the Standard Specifications for Public Works Construction shall apply except as modified herein.
1.02 SCOPE: The work required is indicated on the drawings and includes, but is not necessarily limited to: soil preparation; finish grading; (as distinguished from fine grading per Section 0210); planting trees; laying and staking trees; planting shrubs and groundcover; hydroseeding turf; soil erosion control; maintenance; plant establishment; guarantees; and replacements.
1.03 SOIL TESTS: The Contractor shall notify the Park Projects Inspector upon completion of fine grading and prior to commencement of soil preparation work. The Contractor will obtain agronomic soil tests for all planting areas after completion of fine grading and prior to start of soil preparation work. Tests will be performed by an approved agronomic soils testing laboratory and will include a fertility and suitability analysis with written recommendations for soil preparation, planting backfill mix, sugar mole requirements, and post plant fertilization program. The soil report recommendations shall take precedence over the minimum amendment and fertilizer application rates specified herein when they exceed the specified minimums. Contractor shall allow a minimum two week period for the soils testing work commencing upon acceptance of the fine grading work per Section 0210 by the Park Projects Inspector.
1.04 GUARANTEE: A. All trees installed under the contract shall be guaranteed against any and all poor, inadequate or inferior materials and/or workmanship for a period of one (1) year following final acceptance.
B. During the guarantee period, any material found to be dead, missing, or in poor condition shall be replaced by the contractor within ten (10) days of written notification. Park and Recreation Department shall be the sole judge as to the condition of the material.
C. Replacement shall be made in accordance with City standards.
D. Material and labor involved in replacing plant material shall be provided by the contractor at no additional cost to the City.

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1.05 INSPECTIONS:

- Inspections will be required. The Contractor shall contact the Park Projects Inspector at least 48 hours (2 working days) in advance of an anticipated inspection. An inspection will be required at each of the steps listed below:
A. Upon completion of fine grading and prior to commencement of soil preparation, for acceptance of fine grading work and taking of soils samples.
B. Inspection of completed finish grading work following soil amendment work.
C. When container plants and/or bare root stock are spotted for planting, but before planting holes are excavated.
D. When planting and all other indicated or specified work has been completed.
E. During application of pre-emergent chemical.
F. At start of plant establishment period.
G. At end of the plant establishment period, prior to final acceptance of the project for maintenance by the City. This acceptance for maintenance will be confirmed in writing by the Park and Recreation Department.

1.04 SUBMITTALS:

- A. The following written certifications are required to be submitted to the Park Projects Inspector upon delivery of the respective materials to the job site:
Total Quantity of commercial fertilizers, by type
Total Quantity of soil amendments and conditioners, by type
Total Quantity of seed, by type
Total Quantity of mulch
Total Quantity of Iron sulphate

1.07 PLANT ESTABLISHMENT PERIOD:

The length of the Plant Establishment Period shall be as specified in Section 6-7.4 of the Special Provisions; see also Subsection 3.08 of this Section regarding start of plant establishment period.

PART 2 - MATERIALS

2.01 GENERAL:

All materials shall conform with Section 212 of the Standard Specifications except as modified herein.

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2.02 FERTILIZER, SOIL AMENDMENTS AND CONDITIONERS:

Add the following to Standard Specifications Section 212-1.2.3:
A. Planting tablets: tightly compressed long-lasting, slow-release fertilizer tablets weighing 21 grams, with a potential acidity of not more than 5 percent by weight and having an analysis of 20-10-5 derived from the sources listed in the following guaranteed analysis:

Table with 2 columns: Component and Percentage. Includes: Total Nitrogen (N) 20%, Available Phosphoric Acid (P2O5) 10%, Soluble Potash (K2O) 5%, Combined Calcium (Ca) 2.6%, Combined Sulfur (S) 1.6%, Iron (expressed as elemental Fe) 35%.

- B. Commercial fertilizer shall bear the manufacturer's guaranteed statement of analysis and shall meet the following minimum requirements: 18% nitrogen, 25 phosphoric acid, and 25 potash.
C. Organic Soil Amendment: Shall be type 1 organic soil amendment, wood based product, nitrogen stabilizer.
D. Soil Conditioners: Add to Standard Specifications, new Section 212-1.2.4: Organic conditioners shall be agricultural grade gypsum, soil sulfur and Iron sulfate. Iron sulphate shall be ferric sulphate or ferrous sulphate in pelletized or granular form containing not less than 18.2% iron, expressed as metallic iron, and shall be registered as an agricultural chemical with the State Department of Agriculture in compliance with Article 2 "Fertilizing Materials", Section 1000 of the Agriculture Code.

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2.03 SEED:

Table with 3 columns: Turf Seed Mix, Proportion, and Purity Germination. Lists: Perennial Ryegrass (50% Penn Fine), 50% Derby, 50% P2 Bluegrass (50% Tugay, 50% Parade), 50% 985, 50% Un-Hulled Bermuda (Certified Arizona), 20% 985, 85%.

Seeding rate: 218 pounds per acre (5 pounds per 1,000 square feet)

2.04 HYDROSEEDING MATERIALS:

- Add the following to Standard Specifications Section 212-1.3:
Note: All water used shall be potable domestic water as drawn from the City pressure mains. See General Provisions, section 7-6.3 regarding temporary construction water and charges for water drawn from City fire hydrants.
Seed: Turf seed mix as specified.
Mulch: Fiber shall be produced from cellulose such as wood pulp or similar organic material and shall be of such character that it will disperse into a uniform slurry when mixed with water. The fiber shall be of such character that when used in the applied mixture, an absorptive or porous mat, but not a membrane, will result on the surface of the ground. Materials which inhibit germination or growth shall not be present in the mixture.
Binding Agent: Dry powder organic concentrate, Ecology Controls M-Binder or equal, as available from Robinson Fertilizer Company 714/538-3515.
Fertilizers:
A. 16-7-12 (iron) resin coated prills, Agriform, or City approved.
B. Single super phosphate 0-18-0.

2.05 PLANTS:

- A. Add the following to Standard Specifications Section 212-1.4.1:
All plants shall be true to name, and one of each bundle or lot shall be tagged with the name and size of plants in accordance with the standards of practice recommended by the American Association of Nurserymen. The root condition of plants furnished in containers shall be determined by the contractor on the roots of not less than two plants nor more than 2% of the total number of plants of

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2.07 HEADERS, STAKES AND TIES:

- A. Add the following to Standard Specifications Section 212-1.5.3:
(1) Tree stakes shall be straight-grained lodgepole pine, or City approved equal. Stakes shall be free from knots, checks, splits, or disfigurements.
(2) Tree ties shall be made from tire casing, 22" long by 3/4" wide, fastened to tree stake with two galvanized 5d roofing nails each.
B. Add the following new section to Standard Specifications Section 212-1.5(d), Concrete Curbing - Concrete shall be 5 cubic yds mix with a maximum slump test of four inches (4"). Provide sufficient concrete forming and stakes (maximum 3' o.c.) to provide continuous line without waving.

2.08 JUTE NETTING:

- Jute netting shall be new and shall be of uniform, plain-weave, flame-retardant mesh. The mesh shall be dyed green and shall be made from unbleached single jute yarn. The yarn shall be of loosely twisted construction and shall not vary in thickness by more than one-half its normal diameter. Jute netting shall be furnished in rolled strips and shall meet the following requirements:
Width - 48 inches, with a tolerance of one inch wider or narrower.
Minimum 78 warp ends per width of roll.
Minimum 41 weft ends per yard of length.
Weight shall average 1.22 pounds per linear yard, with a tolerance of 5 percent heavier or lighter.

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PART 3 - EXECUTION

3.01 GENERAL:

All work shall conform with Section 308 of the Standard Specification, except as modified herein.

3.02 WEED CONTROL MEASURES:

- Add the following to Standard Specifications Section 308-2.4:
A. Upon completion of all fine grading work per Section 0210 Grading, and prior to soil preparation, perform weed control measures as follows:
1. Irrigate all areas designated to be planted for a minimum of 10 minutes per setting. Two settings per day for seven days to germinate all weed seed possible.

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- (2) All controllers are to have each station individually adjusted on a weekly basis. System shall be set considering the application rate each area is capable of receiving. The system shall operate on short intervals, with the cycle repeating at a later time to reduce runoff.

3.10 MAINTENANCE:

Amend the Standard Specifications Section 308-6 to read: All areas within the work limits of this contract shall be maintained by the contractor for the duration of the contract until final acceptance.

3.11 START OF PLANT ESTABLISHMENT:

- Add the following to Standard Specifications Section 308-4:
A. Criteria for Start of Plant Establishment Period:
(1) The plant establishment period shall not start until all elements of the project that impact the landscape are completed in accordance with the contract documents. Projects will not be sequenced into phases.
(2) Permanent power to remote controllers shall be established.
(3) The plant establishment period for the project shall not begin until after the first mowing of the newly planted turf areas. New turf shall not be mowed until attaining a minimum height of 2 inches. All turf shall be maintained at a mowing height of 1-1/2 inches.
(4) Written acceptance of the City must be obtained to start the plant establishment period.
(5) If the project maintenance fails to continuously meet standards required, the plant establishment period may count will be suspended and will not recommence until the Contractor has corrected all deficiencies.

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3.12 MAINTENANCE TASKS:

- Add the following to Standard Specifications Section 308-6:
A. General:
During the contract period provide all watering, weeding, mowing, fertilizing and spraying necessary to keep the plants and turf in a healthy growing condition and to keep the planted areas neat, edged, and attractive. All shrubs planted by the contractor shall be pinched and pruned as necessary to encourage new growth and to eliminate rank sucker growth. Old wired flowers and dead foliage shall be immediately pinched or cut off. Do not prune trees without written approval of the City.

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- 2. Apply a contact weed killer and allow sufficient time to obtain complete kill of all weeds germinated.
3. Repeat step one above.
4. Repeat step two above.

3.03 SOIL PREPARATION:

Add the following to Standard Specifications Section 308-2.3:
A. All fine grading and mounding per Section 0210 and weed control measures shall be completed prior to soil preparation.

- B. This work shall not commence until the agronomic soils test has been completed. Should 30 calendar days elapse between completion of soil preparation and commencement of planting, all areas shall be prepared again.
C. Planting areas with slopes 3:1 and steeper shall not be soil prepared. In lieu of soil preparation, such slopes will require construction and shall not vary in thickness by more than one-half its normal diameter. Jute netting shall be furnished in rolled strips and shall meet the following requirements:
Width - 48 inches, with a tolerance of one inch wider or narrower.
Minimum 78 warp ends per width of roll.
Minimum 41 weft ends per yard of length.
Weight shall average 1.22 pounds per linear yard, with a tolerance of 5 percent heavier or lighter.
D. The following soil amendments shall be added per 1,000 square feet to all planting areas with gradients less than 3:1 (agronomic soil test recommendations shall take precedence where these minimum amounts are exceeded):
(1) 6 cubic yards organic amendment.
(2) 15 pounds commercial fertilizer.
(3) 100 pounds gypsum.
(4) Soil sulfur per soils report.

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3.04 FINISH GRADING:

The Contractor shall finish grade all planting areas (filling as needed or removing surplus dirt, raking to remove all rocks and debris over 1 inch in diameter, and floating to a smooth uniform grade. All areas shall slope to drain. Flow lines shall be established to existing roads, curbs, sidewalks, and/or a sidewalk as shown on the plans and as directed. All fill material placed within the top 12" from finish grade elevations in all planting areas shall be topsoil.

- B. Iron Chlorosis:
After planting and during the plant establishment period, in the event that any plantings exhibit iron chlorosis symptoms, apply FE 138 Cheloy or equivalent at manufacturer's recommended rates.
C. Replacement Plantings:
During the plant establishment period, should the appearance of any planting installed by the Contractor indicate weakness, that plant shall be replaced immediately with a new, healthy plant. At the end of the plant establishment period, all plant materials shall be in a healthy, growing condition and spaced as indicated on the plans.
D. Fertilization:
The Contractor shall apply commercial fertilizer to all turf areas at a rate of 10 pounds per 1,000 square feet, and all groundcover areas at a rate of 5 pounds per 1,000 square feet, at 30-day intervals, for 3 applications as a minimum, above and beyond the original soil preparation application.
E. Planting Establishment:
All planting areas that do not show a prompt establishment of plant material shall be replanted at 10-day intervals until the plant material is established. If a good rate of growth has not been demonstrated within 30 days of first planting/hydroseeding, the Contractor shall be responsible to determine the appropriate horticultural practices necessary to obtain good growth. The Contractor shall obtain agronomic soils testing of all areas not showing good growth and shall provide copies of the test results to the City to verify the appropriateness of all maintenance work performed. If additional soil amendments are needed, up to a maximum 25% beyond the application rate specified, such amendments shall be provided by the Contractor at no additional cost to the City.
F. Grading and Drainage:
During the plant establishment period all flow lines shall be maintained to allow for free flow of surface water. Displaced material which interferes with drainage shall be removed and placed as directed. Low spots and pockets shall be graded to drain properly. Jute netting shall be installed at flow lines and other locations where erosion is evident, when directed by the Park Projects Inspector.
(1) Damage to planting areas shall be repaired immediately and throughout the plant establishment period. Depressions caused by vehicles, bicycles, or foot traffic shall be filled and leveled. Replant damaged areas.

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All landscape areas shall be finish graded, as distinguished from fine grading specified in Section 0210 to "dress out", maintain, and/or re-establish finish grades and flow lines as approved prior to amending the soil. Contractor shall call for inspection upon completion of finish grading work. Contractor shall not proceed with planting work until finish grades have been inspected and accepted by the Park Projects Inspector.

3.05 EROSION CONTROL:

- Add new section to the Standard Specifications: 308-4.6(f) Jute Netting:
All slopes areas exceeding 3:1 shall receive jute netting. Netting shall also be provided during the maintenance period, when and as directed by the Park Projects Inspector, along flow lines and other locations where erosion is evident. Jute netting shall be installed loosely, up and down the slope. The installed netting shall fit the soil surface contour and shall be held in place by 8-inch long, 11-gauge (minimum) steel wire staples driven vertically into the soil at approximately 24-inch spacing. Jute netting strips shall overlap along the sides at least 6 inches. Ends of strips shall be buried into the soil at least 6 inches. Lap all ends of rolls a minimum of 24".

3.06 PLANTING:

- A. Amend the Standard Specifications Section 308-4.5 to coordinate with Section 2.04 herein for specified backfill mix.
B. Add the following to the Standard Specification Section 308-4.5:
(1) Soil surrounding planting pit shall be in a friable condition and moist to a depth of 8".
(2) Backfill using specified soil mix to within 8" of finish grade. At this depth, place the plant fertilizer tablets Agriform 20-10-5, 21 gram each, or City approved equal. A minimum of 1 tablet for 1 gallon, 3 tablets for 5 gallons, 5 tablets for 15 gallons, and 8 tablets for a 24" box. Complete backfilling to finish grade.
(3) Trees (other than relocated palms) shall be planted at such a depth that the crown roots shall be the relative position to finish grade as they did to the soils where they were grown. Backfill after planting shall be compacted carefully into place without injuring the roots of the tree or breaking up the ball of earth surrounding the roots.
C. Add the following to Standard Specifications Section 308-4.7:
(1) On slopes exceeding 3:1 ratio, apply 5 gram Agriform tablets, one per plant in lieu of soil preparation work.

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- (2) All paved areas shall be washed and maintained in a neat and clean condition at all times.
(3) All subsurface drains and inlets shall be periodically cleared of debris, leaves and trash and flushed with clear water to avoid build up of silt and debris.
(4) Debris and trash shall be removed from the site weekly at a minimum.
C. Disease and Pest Control:
Add the following to Standard Specifications Section 308-6: Throughout the plant establishment period, all plants shall be maintained in a disease and pest free condition. A licensed pest control operator shall be retained by the Contractor to recommend and apply all pesticides, herbicides, and fungicides for: exterminate gnawers, moths, and all other rodents, and repair damage.

3.13 END OF PLANT ESTABLISHMENT PERIOD:

- A. When the contractor believes he has completed the plant establishment period and the entire project is ready for final acceptance, he shall request inspection of the project. The City will inspect the project for final acceptance. Deficiencies noted during inspection shall extend the plant establishment period until all are corrected.
B. All planting areas shall show a good rate of growth and shall be well established "filled in" plantings free of voids. Bare areas will be unacceptable. Contractor shall provide sod or plantings from pits as necessary to fill in all bare areas. Such sod or plantings shall be planted a minimum of 10 days prior to the end of the plant establishment period and shall have roots "knot-in" to the native soil.
C. Final acceptance shall occur only upon written acceptance of the project for maintenance by the City.

3.14 CLEAN UP:

Upon completion of the work, the Contractor shall smooth all ground surfaces; remove excess materials, rubbish, debris, etc.; sweep adjacent streets, curbs, gutters; wash down all walkways, and trails; and remove construction equipment from the premises.

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Randolph Hlubik Associates, Inc. Landscape Architecture • Planning
402 City Hall • Third Floor
3612 Seventh Street • Riverside, California 92501
License #1512 (714) 781-1930

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
APPROVED BY DATE BY
PRINCIPAL ENGINEER 3/18/91 DUC
PARK DEPARTMENT 1-24-91 BA
TRAFFIC DIVISION
CHIEF P. W. ENGINEER 3-27-91 MC
PLANNING 2-20-91 Bm
DESIGNED BY DRAWN BY CHECKED BY DATE 3/14/91

each species or variety except when container-grown plants are from several different sources; in which case, the roots of not less than two plants of each species or variety from each source shall be checked by the Park Projects Inspector at his option. The selection of plants to be checked will be made by the Park Projects Inspector.

All plants rendered unsuitable for planting shall be considered as samples, and replacements shall be provided at no additional cost. In case the sample plants are found to be defective, the entire lot or lots of plants represented by the defective samples will be rejected.

- B. Amend the Standard Specifications Section 212-1.4.2 and 212-1.4.3: All trees and shrubs supplied by contractor shall be of the specified standard height and diameter set by the American Standard for Nursery Stock. The height of the trees shall be measured from the root crown to the last division of the terminal leader and the diameter shall be measured six (6) inches above the crown roots. The trees shall stand erect without support.
C. Add to Standard Specifications, new Section 212-1.4.4: Rooted cuttings will also be acceptable.
D. Bare root stock shall conform to the American Nurseryman's Association standards. Minimum caliper shall be two (2) inch diameter and minimum height shall be twelve (12) feet.

2.06 BACKFILL MATERIAL:

- Add the following to the Standard Specifications Section 212:
A. Top soil shall be free of noxious weed seed and shall be of a loam characteristic, fertile and friable.
B. Wood shavings shall be leached nitrogen fertilized and shall be free of foreign matter.
C. Soil used for backfill of planting pits for container plants shall be enriched using the following blend per cubic yard (agronomic soil test recommendations to be reviewed prior to soil mixing):
60% site soil
40% wood shavings 2 lbs./cu. yd.
2 lbs. iron sulphate
2 lbs. commercial fertilizer
Bare root stock backfill shall consist of 10% wood shavings and 90% site soil with fertilizer and soil conditioners as specified for container plants.
D. All soil backfill shall be bulk mixed, not individually mixed at each plant pit.

PG. 5

Apply slurry at full speed when the tank is half-filled with water. Add remainder fiber requirement, 7 bales before tank is 3/4 full. Add remainder fertilizers, seed and gypsum. Slurry distribution should begin immediately.

Area to be hydroseeded shall be moistened to a depth of six inches just prior to application.

Application: Hydroseed slurry shall be applied under high pressure evenly and result in a uniform coat on all areas to be treated. Care shall be exercised to ensure that plants in place are not subjected to the direct force of the application. Slurry shall be immediately removed from walls, structures, plants, etc. that are inadvertently sprayed.

All bare spots shall be reseeded by the Contractor within 10 days. The Contractor shall be responsible for all reseeded areas for as long after seeding as necessary until acceptable germination and establishment is realized and approved by the City. The slurry shall not be sprayed on undesignated areas. Any slurry spilled or sprayed into areas other than those designated to receive spray shall be cleaned up at the Contractor's expense to the satisfaction of the City.

3.09 MATERIALS:

- Add the following to Standard Specifications Section 308-4.9.5:
A. It shall be the Contractor's responsibility to maintain a balanced watering program to ensure proper growth until final acceptance of the work.
B. Immediately after planting, apply water to each plant. Apply water in a moderate stream in the planting hole until the material about the roots is completely saturated from the bottom of the hole to the top of the crown.
C. Apply water in sufficient quantities and as often as seasonal conditions require to keep the planted areas moist at all times, well below the root system of plants.
D. Irrigation:
(1) Contractor shall properly and completely maintain the irrigation system. A balanced water program shall be maintained to ensure proper germination and growth until final acceptance of the work. Plants which cannot be watered sufficiently with the irrigation system shall be watered by means of a hose.

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Table with 2 columns: Fiber and Fertilizers. Fiber: 1,000 lbs./acre. Fertilizers: NPK Single superphosphate 870 lbs./acre, 200 lb./acre. Seed as specified in Section 2.03. M-Binder 100 lbs./acre on slopes exceeding 5:1. Water 3,000 gal./acre. Agricultural Grade Gypsum 500 lb./acre.

PG. 9

With irrigation system operating at part speed, water shall be added to the tank, good recirculation shall be established. Materials shall be added in such a manner that they are uniformly blended into the mixture in the following sequence:
When tank is 1/3 filled with water:
Add binding agent - 1/2 acre requirement.
Add - 20 pound bales of fiber.
Add seed - 1/2 acre requirement.
Add fertilizer - 1/2 acre requirement.

PLANTING NOTES

LUSK HIGHLANDER NORTH APARTMENTS PERIMETER
ACCOUNT NO. R-3073-L
SHEET 12 OF 12
HORIZ. SCALE: 1" = VERT. SCALE: 1" =



INDEXED 5-3-91 4/1