



New Surface Parking Lot

11/10/2017

ADDENDUM #3

The following items are issued as part of this Addendum:

1. The project bid date has been pushed to November 29th at 3pm.
2. The chain link fence to be 6 feet vertical with a 2 foot slant at the top. Total fence height to be approximately 8 feet. Fence cannot exceed 8 feet per City requirements. Follow the documents previously provided for more details.
3. The chain link fence to be galvanized.
4. The CMU screen wall has been removed from the scope of work. See the attached updated bid form.
5. Clarification to Pre-bid RFI #9:
 - a. Contractor to provide quality control testing and inspections as needed to maintain highest work quality and conformance to Contract Documents.
 - b. The owner will hire a specialty inspection company for any soils/asphalt/concrete testing as required by the City Inspector.
6. Please see the attached Specification Section 32 92 10 – Hydro mulch Seeding.
7. Please see the attached Hydroseed Mix Design.
8. Please see the attached Landscape Addendum #3 Narrative.
9. Please see the attached Landscape Plans – Addendum #3.

BID SCHEDULE

for

New Surface Parking Lot

Bid Schedule must be completed in its entirety.

Item	Description	Estimated Quantity	Unit Price	Extended Amount
1.	Furnish contract bonds, project insurance, and project permits (not to exceed two percent (2%) of the Total Bid Price) and Mobilization/Demobilization including project closeout (not to exceed 3% of the Total Bid Price.)	Lump Sum	\$	\$
2.	State required line item for Labor Code Sections 6705 and 6707, excavation safety measures.	Lump Sum	\$	\$
3.	All Work, labor, materials, equipment, taxes and incidentals to provide a complete Project in accordance with Contract Documents which are not already included in Items 1 and 2	Lump Sum	\$	\$

Bidder shall total the extended amounts provided in the above Bid Schedule to determine Total Bid Price, and shall enter the Total Bid Price on the following two lines:

Total Bid Price in Numerals: \$ _____

Total Bid Price in Words: _____ Dollars

The Contract Award will be based on the Total Bid Price listed above.

C. COSTS INCLUDED IN TOTAL BID PRICE

The undersigned declares that the Total Bid Price includes the cost for all labor, materials, equipment, taxes, insurance, bonds and incidentals necessary for the completion of the Work of the Contract Documents, including, without limitation, the cost of providing and implementing a detailed plan showing the design of sheeting, shoring, and bracing, or the equivalent method for the protection of life and limb in trenches and open excavation in conformance with applicable safety orders and Labor Code section 6705.

D. LIST OF SUBCONTRACTORS

As provided by Public Contract Code section 4104, the Bidder shall provide on the form below the name, California Contractor's license number, and location of place of business of each subcontractor who will perform work or labor or render service to the Bidder in or about the

SECTION 32 92 10 – HYDROMULCH SEEDING

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes:

1. Hydromulch the seed mix in two phases of application to include an initial hydroseed application of seed, fertilizer, fiber mulch and mycorrhizal inoculum; and a secondary hydroseed application of fiber mulch and M-Binder top dressing, complete as shown and as specified.

B. Related Sections:

1. Section 32 84 00 Planting Irrigation
2. Section 32 93 00 Exterior Plants

1.2 SUBMITTALS

A. Procedure: In accordance with Division 1.

B. Data: Manufacturer data for items specified herein, and samples as follows:

1. Seed Mix.
2. Mulch and M-Binder.
3. Delayed Release Fertilizer.
4. Mycorrhizal Inoculum.
5. Delivery Slips.
6. Certificates of Inspection: Provide as required by law for transportation of each shipment of seed along with invoice. Submit copies of certificates after acceptance of material. Inspection by Federal or State Governments at place of growth does not preclude rejection at project site.

1.3 QUALITY ASSURANCE

A. Standards: Apply the current or latest editions of the standards for seed as described in the following:

1. Hortus III - 1976 Edition, Bailey Horatorium, Cornell University.

1.4 JOB CONDITIONS

A. Protection of Existing Plants to Remain: See Section 32 93 00 - Exterior Plants.

1.5 WORK SCHEDULE: Seeding period to occur October through February only. Hydroseed will be unsuccessful outside of this time period. Contractor responsible to coordinate construction schedule and required site preparation is met to meet hydroseeding time period.

1.6 SELECTION AND ORDERING OF PLANT MATERIAL

- A. Documentation: Submit documentation within 30 days after award of Contract that all seed has been ordered. Provide supplier, list of mixes and quantity.
- B. Unavailable Materials: If proof is submitted that any seed specified is not obtainable, a proposal will be considered for use of the nearest equivalent variety with corresponding adjustment of Contract price. Substantiate such proof in writing no later than 30 days after award of contract.
- C. Special Conditions: The above provisions shall not relieve Contractor of the responsibility for obtaining specified seed in advance if special growing conditions or other arrangements must be made in order to supply specified materials.

1.7 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Seed:
 1. Delivery: Furnish standard seed in unopened manufacturer's standard containers bearing original certification labels showing quantity, analysis and name of manufacturer.
 2. Storage: Store seed with protection from weather or other conditions which would damage or impair the effectiveness of the product.
- B. Mulch: Store with protection from weather or other conditions which would damage or impair the effectiveness of the product.

1.8 ANALYSES OF SAMPLES AND TESTS

- A. Samples: Landscape Architect reserves the right to take and analyze samples of materials for conformity to specifications at any time. Furnish samples upon request.
- B. Rejected Materials: Remove rejected materials immediately from the site at Contractor's expense. Pay cost of testing of materials not meeting specifications.

1.9 MAINTENANCE: See Section 32 93 00 – Plants for the maintenance period.

1.10 WARRANTY PERIOD

- A. Time Period: Warrant that all hydromulch seeded areas shall be in a healthy and flourishing condition of active growth six months from date of Final Acceptance.
- B. Appearance During Warranty: All germinated plants shall be free of dead or dying patches, and all areas shall show foliage of a normal density, size and color.
- C. Delays: All delays in completion of planting operations which extend the planting into more than one planting season shall extend the Warranty Period correspondingly.
- D. Coverage: Warrant growth and coverage of hydroseeded planting to the effect that a minimum of 95% of the area planted shall be covered with specified planting after one growing season with no bare spots greater than two square feet.

- E. Exceptions: Contractor shall not be held responsible for failures due to neglect by Owner, vandalism, etc., during Warranty Period. Report such conditions in writing.

1.11 REPLACEMENTS

- A. Unacceptable Workmanship: Hydroseed areas exhibiting conditions which are determined as unacceptable workmanship shall be repaired and/or replaced at no additional cost to the Owner.
- B. Replacements: Replace, without cost to Owner, and as soon as weather conditions permit, all hydroseed areas not in a vigorous, thriving condition, as determined by Landscape Architect during and at the end of Warranty Period.
- C. Matching: Closely match all replacement seed with adjacent areas of hydroseed planting. Apply all requirements of this Specification to all replacements.

PART 2 - PRODUCTS

2.1 HYDROSEED MIXES

- A. Native Grass Mix: Refer to planting plans.
- B. Supplier: S & S Seeds, P.O. Box 1275, Carpinteria, California 93013. Tel. (805) 684-0436; or approved equal.

2.2 MULCH

- A. General:
 1. Composition: Green-colored, fibrous, virgin wood cellulose mulch containing no growth or germination-inhibiting factors.
 2. Dispersion in Slurry: Mulch shall be manufactured in such manner that after addition to and agitation in slurry tanks with fertilizer, seed, water and other approved additives, fibers in the material will become uniformly suspended to form a homogeneous slurry.
 3. Absorption Capacity: When hydraulically sprayed on the ground, the material will form a blotter-like groundcover impregnated uniformly with seed which will allow the absorption of moisture and allow rainfall to percolate to the underlying soil.
- B. Specifications:
 1. Weight: Weight specifications of this material from suppliers, and for all applications, shall refer only to air dry weight of the fiber material. Absolute air dry weight is based on the normal standards of the Technical Association of the Pulp and Paper Industry for wood cellulose and is considered equivalent to 10% moisture.
 2. Labeling: Each package of the cellulose fiber shall be marked by the manufacturer to show the air dry weight content.

2.3 M-BINDER

- A. Type: Ecology Controls M-Binder Stabilizer.

- B. Supplier: Ecology Controls, P.O, Box 1275, Carpinteria, California 93013. Tel. (805) 684-0436; or approved equal.

2.4 HYDRAULIC EQUIPMENT FOR HYDROSEEDING

- A. Mixer: Use a commercial type hydro-seeder for the application of slurry. Equipment shall have a built-in agitation system with an operating capacity sufficient to agitate, suspend and homogenously mix slurry.
- B. Distribution Lines: Large enough to prevent stoppage and to provide even distribution of the slurry over the ground.
- C. Pump Capacity: 150 psi at the nozzle.
- D. Slurry Tank: Minimum capacity of 1000 gallons and shall be mounted on a traveling unit which will place the slurry tank and spray nozzles within sufficient proximity to the areas to be seeded so as to provide uniform distribution without waste.

2.5 WATER: Transport as required.

2.6 MYCORRHIZAL INOCULUM

- A. Type: AM12-0 Arbuscular Mycorrhizal Inoculum.
- B. Supplier: S & S Seeds, P.O, Box 1275, Carpinteria, California 93013. Tel. (805) 684-0436; or approved equal.

2.7 DELAYED RELEASE (DR) FERTILIZER

- A. Type: (22-7-11 + Minors).
- B. Manufacturer: Reforestation Technologies International. 1341 Dayton Street, Suite G. Salinas, California 93901. Tel. (800) 784-4769; or approved equal.

PART 3 - EXECUTION

3.1 GENERAL

- A. Areas to Receive Hydroseeding: All areas as shown on the drawings.
- B. Scheduling: Perform seeding on a section by section basis. Complete embankments and slopes in a continuous manner.

3.2 WEED ABATEMENT

- A. Spray out existing grasses, weeds, etc. with herbicide and remove all dead material including root systems prior to soil preparation. After removal of existing grasses/weeds, repeat herbicide treatment two (2) more times, allowing 6 weeks germination time between treatments, to eliminate all existing weeds and grasses.

3.3 SOIL PREPARATION

- A. Verification:

1. Stones, Weeds, Debris: Verify that all areas to receive hydroseeding are clear of stones larger than 6 in. diameter, exotic invasive weeds, debris and other extraneous materials.
 2. Grades: Verify that grades are within 2 in. plus or minus of the required finished grades. Verify that fertilization and erosion control materials have been installed in another section. Report all variations in writing.
- B. Soil Moisture:
1. Excessive Moisture: Do not commence work of this section when soil moisture content is so great that excessive compaction will occur, nor when it is so dry that dust will form in air or that clods will not break readily.
 2. Inadequate Moisture: Apply water, as necessary, to bring soil to optimum moisture content for planting.

3.4 SITE PREPARATION

- A. All landscape elements such as: metal edging, DG path, stone benches, rip- rap and boulders to be in place prior to hydroseeding.
- B. Mask off DG path, rip-rap and adjacent landscape area not receiving hydroseed to prevent cross seeding. Hand seeding may be required along edge to ensure clean and clear delineation between hydroseed mixes.
- C. Contractor to present installation method for approval to Landscape Architect prior to commencement of work.

3.5 HYDROSEEDING

- A. Preparation: Do all slurry preparation at the job site.
1. Water: Add water to the tank when the engine is at half throttle. When the water level has reached the height of the agitator shaft, establish good re-circulation and add seed.
 2. Seed: Do not allow seed to remain more than 30 min. in slurry.
 3. Fertilizer: Add fertilizer, followed by the mulch. The mulch shall only be added to the mixture after the seed, and when the tank is at least 1/3 filled with water.
 4. Mixing: Open the engine throttle to full speed when the tank is half-filled with water. Add all the mulch by the time the tank is 2/3 to 3/4 full. Commence spraying immediately when the tank is full.
- B. Application:
1. General: Apply specified slurry mix in a sweeping motion to form a uniform mat at the specified rate. Keep hydroseeding within designated areas and keep from contact with other plant materials.
 2. Two Phase Application Method for Seed Mix:
 3. Phase I: Shoot hydroseed initial application with all of the specified seed mix and fertilizer and mycorrhizal inoculum with 500 lbs. per acre of fiber mulch.

4. Phase II: Shoot hydroseed top-dress application of 1,500 lbs. fiber mulch and 100 lbs. of M-Binder.
5. Unused Mix: Do not use slurry mixture which has not been applied within 4 hours of mixing. Promptly remove from the site.
6. Protection: After application, do not operate any equipment over the seeded areas.
7. Reseeding: Reseed all areas and parts of areas which fail to show a uniform stand of native planting until all areas are covered with a satisfactory stand of plants.

3.6 CLEAN-UP

- A. General: Keep all areas of work clean, neat and orderly at all times. Keep all areas clean during planting operations.
- B. Overspray: Immediately after application, thoroughly wash off any plant materials, planting areas, or paved areas not intended to receive slurry mix.
- C. Debris: Clean up and remove all deleterious materials and debris from the entire work area prior to Final Acceptance.

END OF SECTION 32 92 10

MASTER PLANT LEGEND

HYDROSEED

HYDROSEED MIX -NATIVE GRASSES	LIVE SEED		
	LBS/ACRE	% PLS	
ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBROUSH	4	7.5
CEANOOTHUS VERRUCOSUS	COAST WHITE LILAC	1	60
COREOPSIS MARITIMA	SAN DIEGO SEA DAHLIA	2	33
ENCELIA CALIFORNICA	ENCELIA	4	24
ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	2	5
ERIOGONUM PARVIFOLIUM	BLUFF BUCKWHEAT	5	18
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1	74
ISOCOMA MENZEISII	COAST GOLDENBUSH	2	8
LEYMUS CONDENSATUS	GIANT RYEGRASS	2	24
LOTUS SCOPARIUS	DEERWEED	3	54
LUPINUS SUCCULENTUS	ARROYO LUPINE	1	83
RHUS INTEGRIFOLIA	LEMONADEBERRY	1	45
VULPIA MYUROS	ZORRO' FESCUE	2	72
		30 TOTAL	

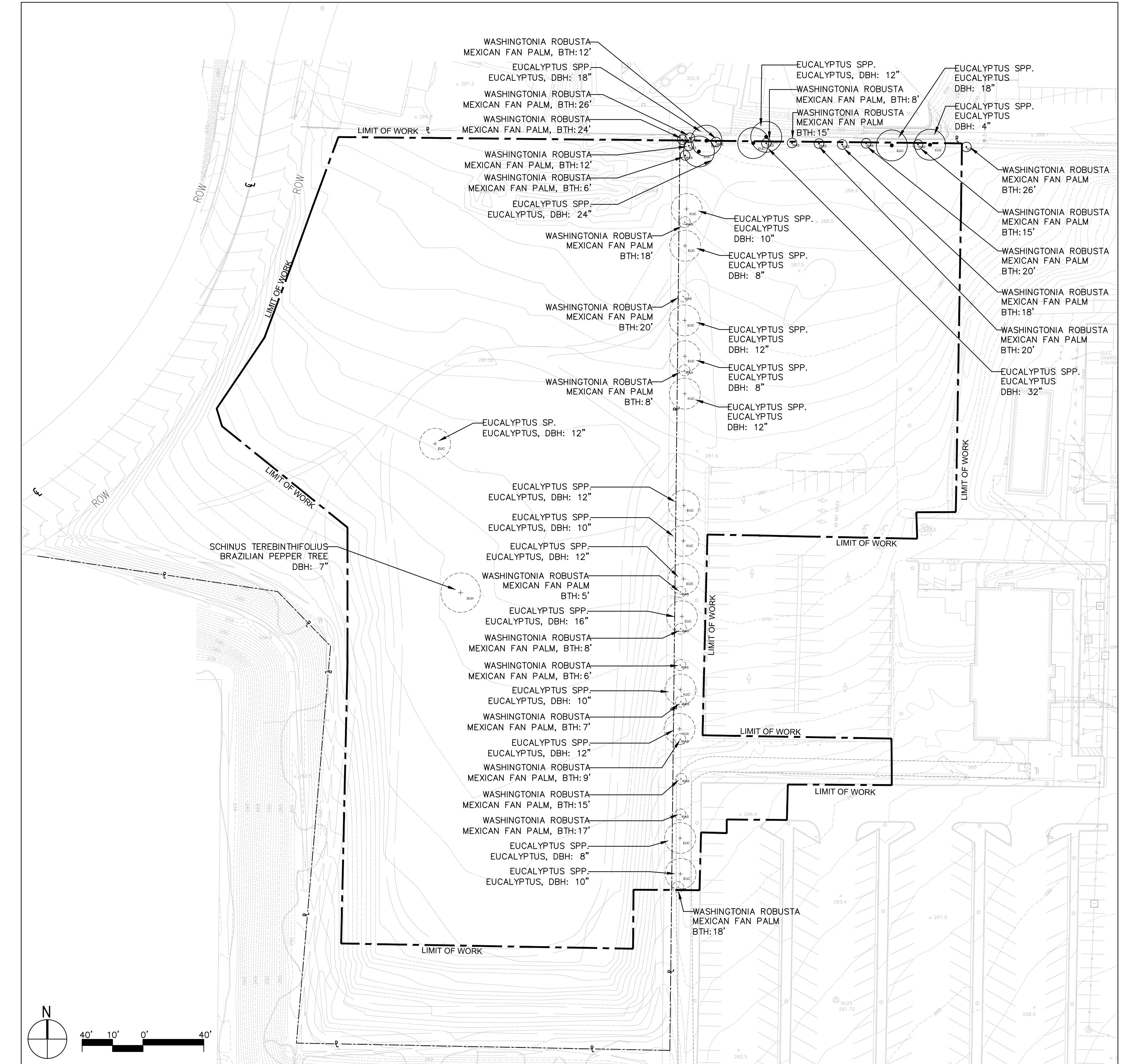
SEED MIX AVAILABLE FROM: S&S SEEDS, INC.
1-805-684-0436, WWW.SSSEEDS.COM

Landscape Addendum #3 Narrative

Page	Changes
L1.01 Site plan	<ul style="list-style-type: none"> 1. Hardscape legend updated with detailed information 2. Removed 6' high CMU concrete wall per the Owner 3. Bioswale gravel pattern changed
L1.02 Hardscape details	<ul style="list-style-type: none"> 1. Add construction details for all hardscape elements. 2. Removed the detail of the 6' high screen wall
L2.01	Updated Irrigation plan to include pipe sizing, valves and further design information
L2.02	Updated Irrigation plan to include pipe sizing, valves and further design information
L2.03	Updated Irrigation equipment list
L2.04	Add Irrigation caculation and schedule
L3.01	<ul style="list-style-type: none"> 1. Further development of planting design 2. Locations of trees were updated per City's comment
L3.02	<ul style="list-style-type: none"> 1. Further development of planting design 2. Locations of trees were updated per City's comment
L3.03	Update Planting size, spacing and quantity. Provide complete information for hydroseed mix design.
L3.04	Add construction details for tree/shurb/groundcover.

TREE SURVEY LEGEND

TREES TO REMOVE	COMMON NAME	QUANTITY
SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER TREE	MULTI DBH SMALLER THAN 8": 1
EUCALYPTUS SPP.	EUCALYPTUS	DBH GREATER THAN 8": 14 DBH SMALLER THAN 8": 0
WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	BTH GREATER THAN 8': 8 BTH SMALLER THAN 8': 3
TREES TO REMAIN	COMMON NAME	
EUCALYPTUS SPP.	EUCALYPTUS	
WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	



LANDSCAPE PLANS AS-BUILT CERTIFICATION

I hereby certify that all landscaping and irrigation have been constructed under the observation of a qualified Landscape Architect and in accordance with recommendations & specifications set forth in the project agricultural soil report, the City Water Conservation Ordinance, the City of Oceanside Guidelines & Specifications for Landscape Development, & any other applicable ordinances & requirements.

I hereby certify that these landscape plans reflect an accurate & correct representation of the As-Built conditions.

Landscape Architect of Record

APPROVED CHANGES			SUBMITTAL DATE BLOCK			CITY OF OCEANSIDE - SIGNATURES		
Description	Approved by	Date				FIRE MARSHALL	CITY PLANNER	TRAFFIC DIVISION

L1.00 TREE SURVEY MAP

1 CITY OF OCEANSIDE ENGINEERING DIVISION 13

LANDSCAPE ARCHITECTURAL PLANS FOR:
TCMC PARKING LOT
4002 VISTA WAY
OCEANSIDE, CALIFORNIA

Approved

CITY ENGINEER STEVE STRAPAC RCE 57854 DATE

LANDSCAPE ARCHITECT OF RECORD YU-JU LIU 5145 Checked by Approval date L1.00

NAME OF LA R.L.A. #

Hardscape Legend

SYMBOL	HARDSCAPE	DESCRIPTION	MANUFACTURER	MODEL
[Symbol: Hatched Box]	C.I.P. CONCRETE PAVING	C.I.P. NATURAL GRAY CONCRETE, SAND FINISH L1.02		
[Symbol: Hatched Box with Number 4]	STABILIZED DECOMPOSED GRANITE PAVING	4" DEEP DG PAVING L1.02	DECORATIVE STONE SOLUTIONS 800-699-1878	TYPE AND COLOR TBD
[Symbol: Solid Box]	ASPHALT	PER CIVIL		
[Symbol: Hatched Box]	PERMEABLE CONCRETE	PER CIVIL		
[Symbol: Hatched Box]	ROCK MULCH, TYPE 1	3/4" ANGULAR ROCK MULCH, MINIMUM 3" DEEP	DECORATIVE STONE SOLUTIONS 800-699-1878	TYPE AND COLOR TBD
[Symbol: Hatched Box]	ROCK MULCH, TYPE 2	2"-4" ANGULAR ROCK MULCH, MINIMUM 3" DEEP	DECORATIVE STONE SOLUTIONS 800-699-1878	TYPE AND COLOR TBD
[Symbol: Line]	EJ	EXPANSION JOINT	3/8" EXPANSION JOINT PER LAYOUT PLAN	
[Symbol: Line]		SAW CUT SCORE JOINT	1/8" SAWCUT JOINT SCORELINE PER LAYOUT PLAN	
MISCELLANEOUS				
[Symbol: Dashed Line]	① STEEL EDGING	3/8" THICK X 5" X 16' STEEL EDGING W/GALVANIZED STEEL STAKES	JD RUSSELL COMPANY 800-7425-2255	TYPE AND COLOR TBD
[Symbol: Circle with Number 2]	② BOULDERS	30% 5' DIA, 40% 4' DIA., 30% 3' DIA.	DECORATIVE STONE SOLUTIONS 800-699-1878	TYPE AND COLOR TBD
[Symbol: Hatched Box with Number 5]	③ SLAB BOULDER	18"H X 5'-8'W	DECORATIVE STONE SOLUTIONS 800-699-1878	TYPE AND COLOR TBD
WORK BY OTHERS				
[Symbol: Line]	④ 18" WIDE FLUSH CONCRETE CURB	PER CIVIL		
[Symbol: Line]	⑤ RAISED CONCRETE CURB	PER CIVIL		
[Symbol: Line]	⑥ PARKING LOT LIGHT	PER ELECTRICAL		
[Symbol: Line]	⑦ WHEEL STOP	PER CIVIL		
[Symbol: Line]	⑧ UTILITY	PER CIVIL		
[Symbol: Line]	⑨ STRIPPING	PER CIVIL		
[Symbol: Line]	⑩ BIO-RETENTION AREA	PER CIVIL		
EXISTING TO REMAIN				
[Symbol: Circle with Number 11]	⑪ EXISTING FENCE TO REMAIN			
[Symbol: Circle with Number 12]	⑫ EXISTING TREE TO REMAIN			
OTHERS				
[Symbol: Dashed Line]	⑬ EASEMENT			
[Symbol: Dashed Line]	LIMIT OF WORK			
[Symbol: Line]	PROPERTY LINES			

SITE PLAN NOTES:

1. FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS.
2. LANDSCAPE ARCHITECTS SHALL BE AWARE OF UTILITY, SEWER, STORM DRAIN EASEMENT AND PLACE PLANTING LOCATIONS ACCORDINGLY TO MEET CITY OF OCEANSIDE REQUIREMENTS.
3. ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER OR AS STATED IN ANY LEGAL DOCUMENT SUCH AS BUT NOT LIMITED TO A LEASE AGREEMENT. THE LANDSCAPE AREAS SHALL BE MAINTAINED PER CITY OF OCEANSIDE REQUIREMENTS.
4. ALL PEDESTRIAN PAVING (BOTH DECORATIVE AND STANDARD) SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE AMERICAN DISABILITY ACT.

FIRE NOTES:

1. LANDSCAPE IMPROVEMENT PLAN SET AND INSTALLATION ARE REQUIRED TO IMPLEMENT APPROVED FIRE DEPT. REGULATION, CODES, AND STANDARDS AT THE TIME OF PROJECT APPROVAL.
2. ALL FIRE HYDRANTS, DOUBLE CHECK DETECTORS, POST INDICATING VALVES, AND FIRE DEPARTMENT CONNECTIONS SHALL BE PROVIDED WITH A 3-FOOT CLEARANCE AROUND ALL FIRE APPARATUSSES.
3. ALL TREES AT MATURITY SHALL MEET A HORIZONTAL CLEARANCE ALONG ALL ROADWAYS FROM CURB TO CURB. HORIZONTAL ROADWAY CLEARANCE FOR A ONE-STORY BUILDING IS 28-FEET WIDE.
4. ALL TREES AT MATURITY SHALL MEET A VERTICAL CLEARANCE OF 14- FEET FROM THE TOP OF THE ROADWAY TO THE LOWEST BRANCHES.
5. ALL LANDSCAPING WILL MAINTAIN A 7' CANOPY ON ALL TREES AND A 3' MAXIMUM HEIGHT ON ALL GROUND COVER

GRADING NOTES:

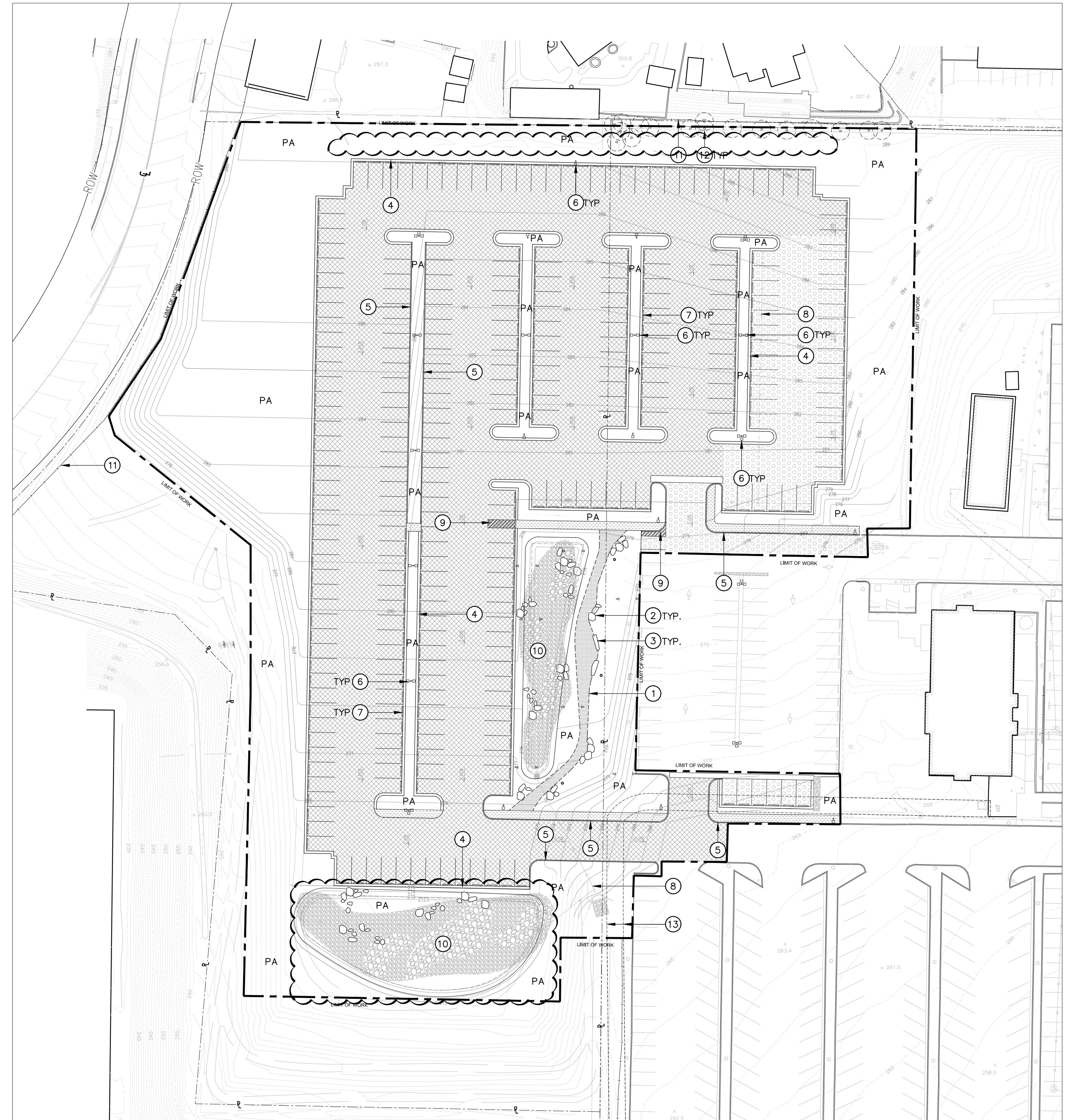
1. REFER TO CIVIL'S PRELIMINARY GRADING AND DEVELOPMENT PLAN FOR GRADES AND DRAINAGE INFORMATION

LANDSCAPE PLANS AS-BUILT CERTIFICATION

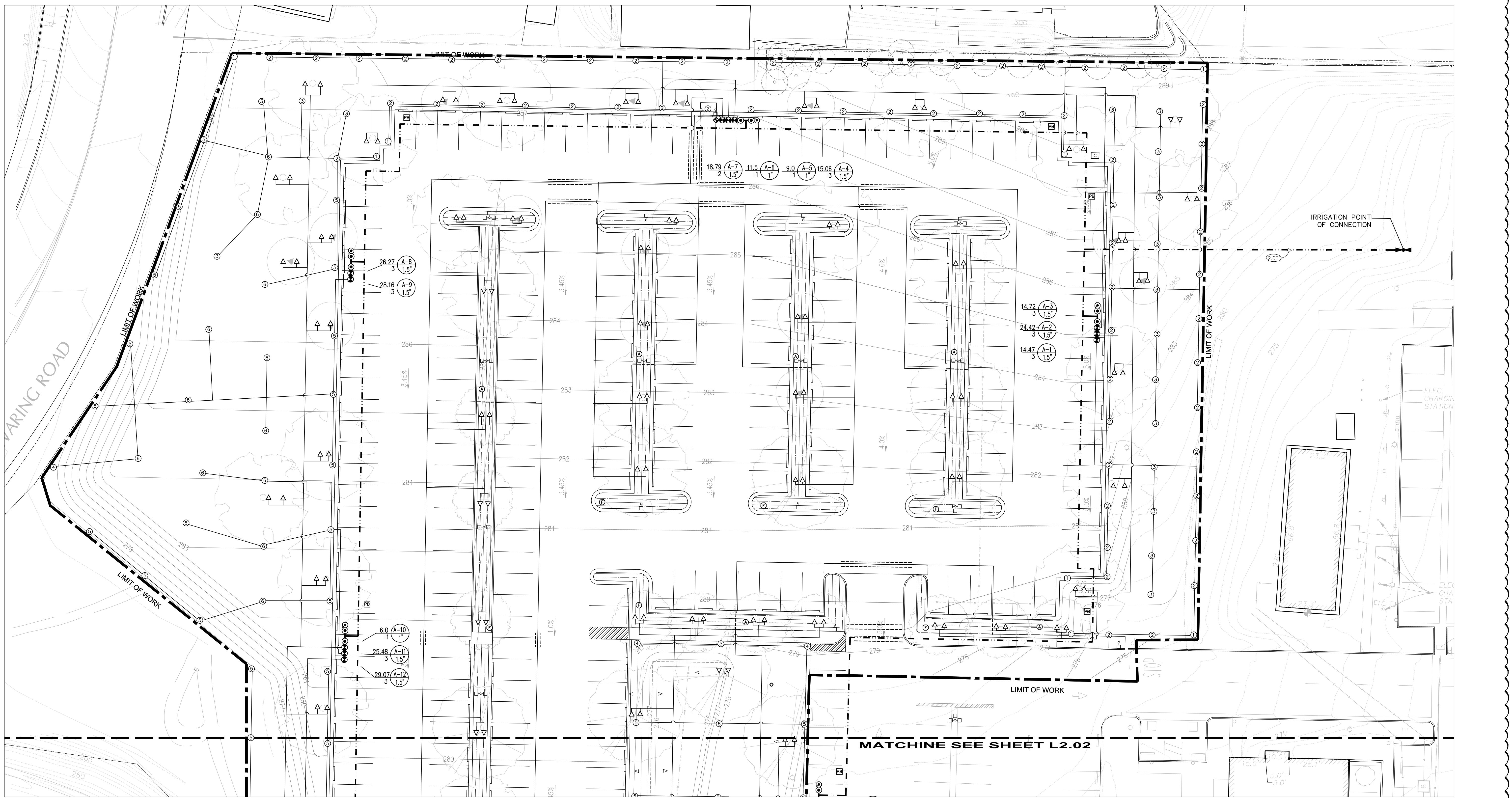
I hereby certify that all landscaping and irrigation have been constructed under the observation of a qualified Landscape Architect and in accordance with recommendations & specifications set forth in the project agricultural soil report, the City Water Conservation Ordinance, the City of Oceanside Guidelines & Specifications for Landscape Development, & any other applicable ordinances & requirements.

I hereby certify that these landscape plans reflect an accurate & correct representation of the As-Built conditions

Landscape Architect of Record Date



SHEET 2		CITY OF OCEANSIDE OF 13	
LANDSCAPE ARCHITECTURAL PLANS FOR:			
TCMC PARKING LOT			
4002 VISTA WAY			
OCEANSIDE, CALIFORNIA			
Approved			
CITY ENGINEER	STEVE STRAPAC RCE 57654	DATE	
LANDSCAPE ARCHITECT OF WORK	YU-JU LIU 5145	Checked by	
NAME OF LA	R.L.A.S	Approval date	L1.01



LANDSCAPE PLANS AS-BUILT CERTIFICATION	
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Landscape Architect of Record	Date

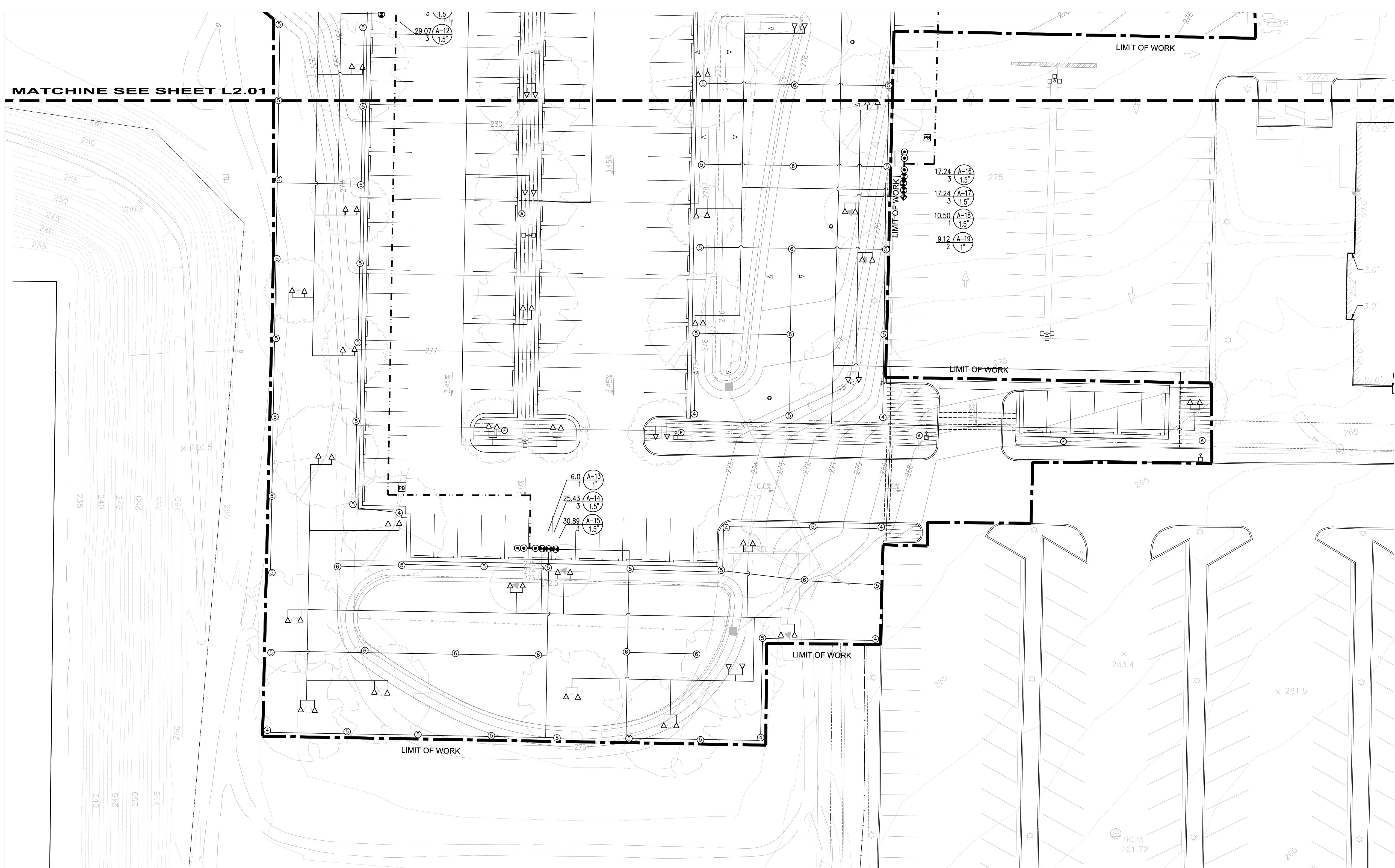
L2.01 IRRIGATION PLAN

CITY OF OCEANSIDE

4 **ENGINEERING DIVISION** **13**

**TCMC PARKING LOT
4002 VISTA WAY
OCEANSIDE, CALIFORNIA**

Approved		
ENGINEER	STEVE STRAPAC RCE 57654	DATE
ARCHITECT OF WORK	Checked by	L2.01
5145	Approval date	
PLA 4		



LANDSCAPE PLANS AS-BUILT CERTIFICATION

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APPROVED CHANGES			SUBMITTAL DATE BLOCK			CITY OF OCEANSIDE - SIGNATURES		
Description	Approved by	Date				FIRE MARSHALL	CITY PLANNER	TRAFFIC DIVISION

SOME SIGNATURES MAY NOT BE REQUIRED PER APPROVED RESOLUTION - remove this note before plotting

L2.02 IRRIGATION PLAN

SHEET 5 OF 13

CITY OF OCEANSIDE ENGINEERING DIVISION

LANDSCAPE ARCHITECTURAL PLANS FOR:
TCMC PARKING LOT
4002 VISTA WAY
OCEANSIDE, CALIFORNIA

Approved

CITY ENGINEER STEVE STRAPAC RCE 57654 DATE

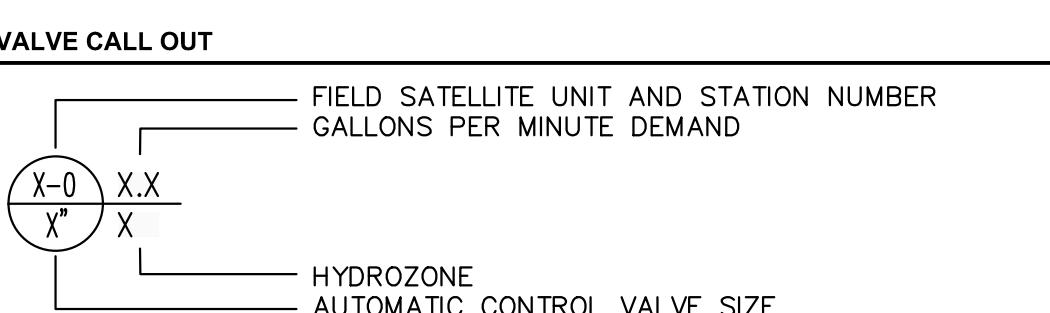
LANDSCAPE ARCHITECT OF WORK YU-JU LIU 5145 DATE

Checked by Approval date L2.02



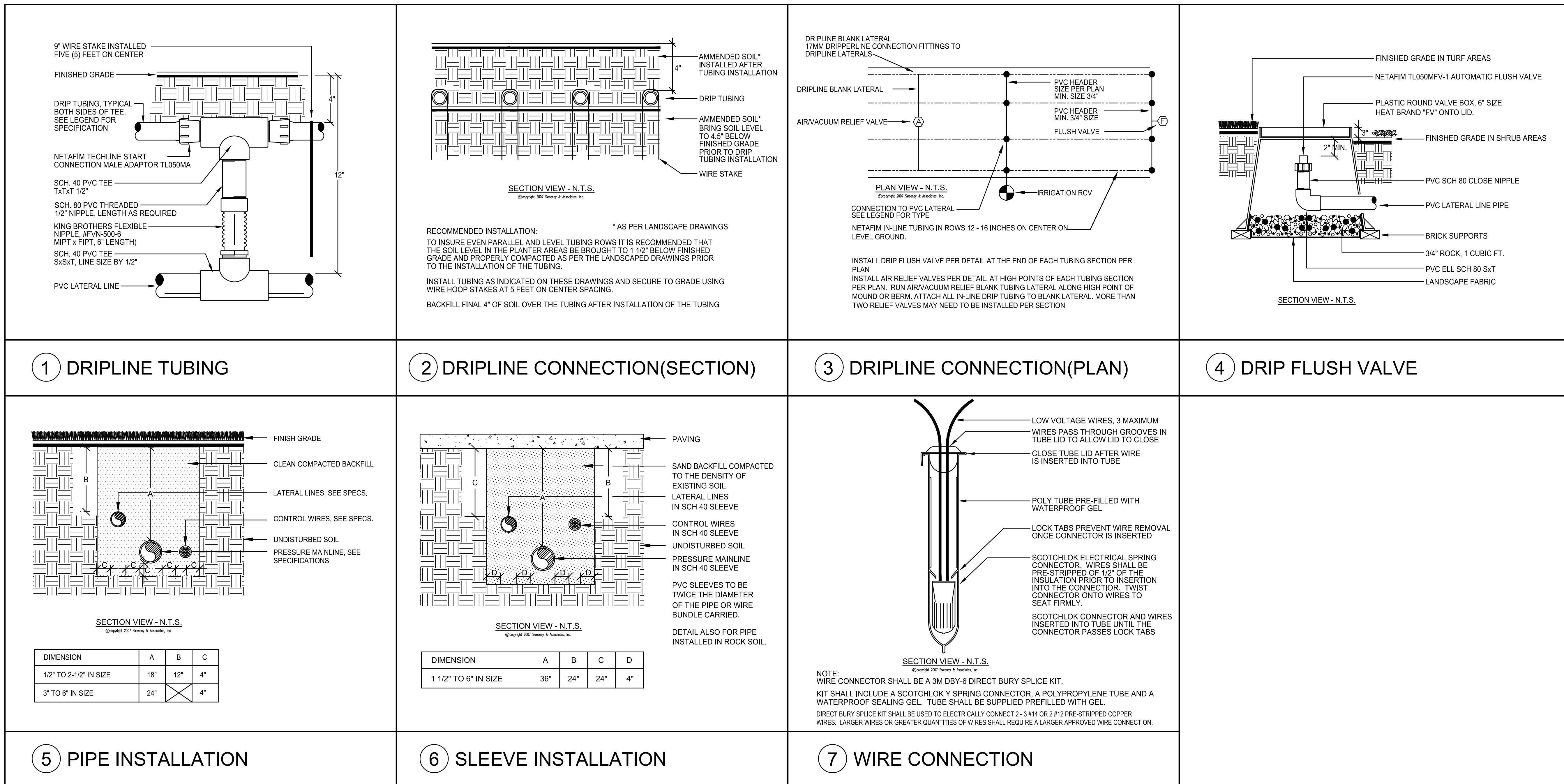
I R R I G A T I O N L E G E N D

SYMBOL	DESCRIPTION	MANUFACTURER / MODEL	RADIUS	PSI	GPM	PPT	DETAIL	SPECIFICATION
	NETAFIM DRIP	NETAFIM 'TECHLINE CV' DRILINE / TLCV6-1810 DRILINE WITH 18" Emitter Spacing with 0.6 GPH Flow. Lateral Row Spacing to be 18". All tubing shall be installed above finished grade w/ 9" wire stakes at (3) feet on center. Verify layout and spacing in the field prior to starting work. Cover drip tubing with mulch per detail.	N/A	30	0.01 (0.6 GPH)	0.49		32 84 00
▽	TREE BUBBLER	HUNTER / RZWS18-25-CV Place bubblers at edge of rootball on opposite sides of tree per detail (typ)	N/A	30	0.25 EA (0.5/TREE)	6.02		32 84 00
① ② ③	MP ROTATOR	HUNTER MP2000-90, MP2000-210 AND MP2000-360 W/PRO-SPRAY PRS40 BODY, 6" POP-UP	20'	40	0.43 0.77 1.43			32 84 00
④ ⑤ ⑥	MP ROTATOR	HUNTER MP3000-90, MP3000-210 AND MP3000-360 W/PRO-SPRAY PRS40 BODY, 6" POP-UP	30'	40	0.86 1.82 3.64			32 84 00
SYMBOL	DESCRIPTION	MANUFACTURER / MODEL	NOTES					
	REMOTE CONTROL VALVE	RAINBIRD / 100-PGA						32 84 00
	DRIP REMOTE CONTROL VALVE ASSEMBLY	RAINBIRD / XCZ-100-PRB-COM FOR FLOWS 4-20 GPM RAINBIRD / XCZ-100-PRB-LC FOR FLOWS 1-4 GPM						32 84 00
	GATE VALVE	NIBCO T-113 GATE VALVE, LINE SIZE, WITH BRONZE WHEEL HANDLE UP TO 2", BRONZE CROSS HANDLE OVER 2 IN SIZE						
	BALL VALVE	NIBCO / MODEL D, SIZE PER LINE						32 84 00
	QUICK COUPLING VALVE	RAINBIRD/44LRC						32 84 00
	FLUSH VALVE	RAIN BIRD/ MDCFCAP MANUAL FLUSH CAP AT END/MIDDLE OF DRILINE 3/4" PVC FLUSH MANIFOLD LINE, INSTALL FLUSH VALVE INSIDE SEPARATE VALVE BOX, ONE AT THE END OF TUBING RUNS IN EACH DIRECTION. INSTALL MIN. ONE FLUSH VALVE PER 1,000 FEET OF TUBING IN EACH DIRECTION ON DRILINE FLUSH MANIFOLD. INSTALL 18" FROM PAVING. INSTALL ALL FLUSH EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS. BRAND "FV" ON LID OF BOXES.						32 84 00
	AIR/VACUUM RELIEF VALVE	RAIN BIRD/ ARV050 AIR/VACUUM RELIEF VALVE KIT INSTALLED INSIDE A 6" ROUND VALVE BOX AT THE HIGH POINT OF EACH DRIP/ POINT SOURCE VALVE PLANTING AREA, MIN. 1 ARV PER 500 FEET OF DRILINE. USING AIR RELIEF LATERAL. CONNECT AIR RELIEF VALVE TO ALL DRILINE LATERALS WITHIN THE ELEVATED AREA. VERIFY QUANTITY PRIOR TO STARTING WORK. INSTALL VALVE BOX 18" FROM PAVING AND AT HIGH POINT OF PLANTING AREA. INSTALL ALL AIR VACUUM RELIEF EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS. BRAND "AR" ON LID OF BOXES.						32 84 00
	IRRIGATION CONTROLLER	WEATHERMATIC SL1624 SMARTLINE AUTOMATIC CONTROLLER WITH TOP ENTRY ENCLOSURE ASSEMBLY, INSTALLED WITHIN STAINLESS STEEL ENCLOSURE						
		V.I.T. STRONG BOX STAINLESS STEEL PEDESTAL ENCLOSURE SB-16SS AS ASSEMBLED BY UNITED GREEN TECH (800-427-0779) WITH ESP SERIES SATELLITE OPTIONS (TERMINAL INTERFACE BOARD, DUPLEX RECEPTACLE WITH ON/OFF SWITCH)						32 84 00
	ELECTRICAL POWER	120 VOLT ELECTRICAL POWER, PROVIDED BY ELECTRICIAN, VERIFY ACTUAL LOCATION IN FIELD						
	PULL BOX	CARSON, AS APPROVED						32 84 00
	CLASS 315 PVC PRESSURE MAINLINE	AS APPROVED						32 84 00
	SCHEDULE 40 PVC LATERAL LINE	AS APPROVED						32 84 00
	SCHEDULE 40 PVC Drip HEADER LINE	AS APPROVED						32 84 00
	SCHEDULE 40 PVC SLEEVES	AS APPROVED						32 84 00
		IRRIGATION CONTROL CABLE (2-WIRE PATH) 14 AWG DIRECT BURIAL (U.L. APPROVED) 2-CONDUCTOR AS MANUFACTURED BY ARIZONA ELECTRIC, AEF 1414-2. COLOR CODED TO EACH SATELLITE CONTROLLER FROM THE CCU. INSTALL IN 1-1/2" CONDUIT. NO SPLICES ARE TO BE ALLOWED IN THIS WIRE. 3M DBY-6 DIRECT BURIAL WATER-PROOF WIRE CONNECTORS FOR USE ON ALL WIRE CONNECTIONS (U.L. APPROVED).						32 84 00
		CONTROLLER TO HAVE PRIMARY AND SECONDARY ETHERNET COMMUNICATION. CONTRACTOR TO RUN TWO ETHERNET CABLES FROM THE DISTRICT BDF/CDF TO THE CONTROLLER ENCLOSURE. CONTRACTOR TO COORDINATE WITH DISTRICT IT TELECOMMUNICATIONS FOR IDENTIFYING SERVER PORT AND CONFIGURATION OF COMMUNICATION. CONTRACTOR TO COORDINATE WITH DISTRICT TO TEST CONTROLLER COMMUNICATION FROM CENTRAL CONTROL SYSTEM.						
		VALVE BOXES TO BE CARSON SPECIFICATION GRADE HDPE PLASTIC WITH DROP-N-LOCK LIDS. LIDS TO BE HEAT BRANDED PER SAN DIEGO UNIFIED SCHOOL DISTRICT STANDARDS. SIZE PER EQUIPMENT DETAILS, LEGEND, AND SPECIFICATIONS. 10" ROUND SHALL BE MODEL 0910, 14" X 19" STANDARD RECT. SHALL BE MODEL 1419, 12" X 20" JUMBO RECT. SHALL BE MODEL 1220; 13" X 24" JUMBO RECt. SHALL BE MODEL 1324, 17" X 30" JUMBO RECt. SHALL BE MODEL 1730. VALVE BOXES SHALL HAVE GREEN BODY AND GREEN LIDS IN TUBE						32 84 00



LANDSCAPE PLANS AS-BUILT CERTIFICATION	
<p>I hereby certify that all landscaping and irrigation have been constructed under the observation of a qualified Landscape Architect and in accordance with recommendations & specifications set forth in the project agricultural soil report, the City Water Conservation Ordinance, the City of Oceanside Guidelines & Specifications for Landscape Development, & any other applicable ordinances & requirements.</p> <p>I hereby certify that these landscape plans reflect an accurate & correct representation of the As-Built conditions</p>	
Landscape Architect of Record	Date

APPROVED CHANGES			SUBMITTAL DATE BLOCK	CITY OF OCEANSIDE - SIGNATURES
Description	Approved by	Date		
			DATE	SOME SIGNATURES MAY NOT BE REQUIRED PER APPROVED RESOLUTION - remove this note before plotting
			DATE	FIRE MARSHALL
			DATE	CITY PLANNER
			DATE	TRAFFIC DIVISION
			DATE	

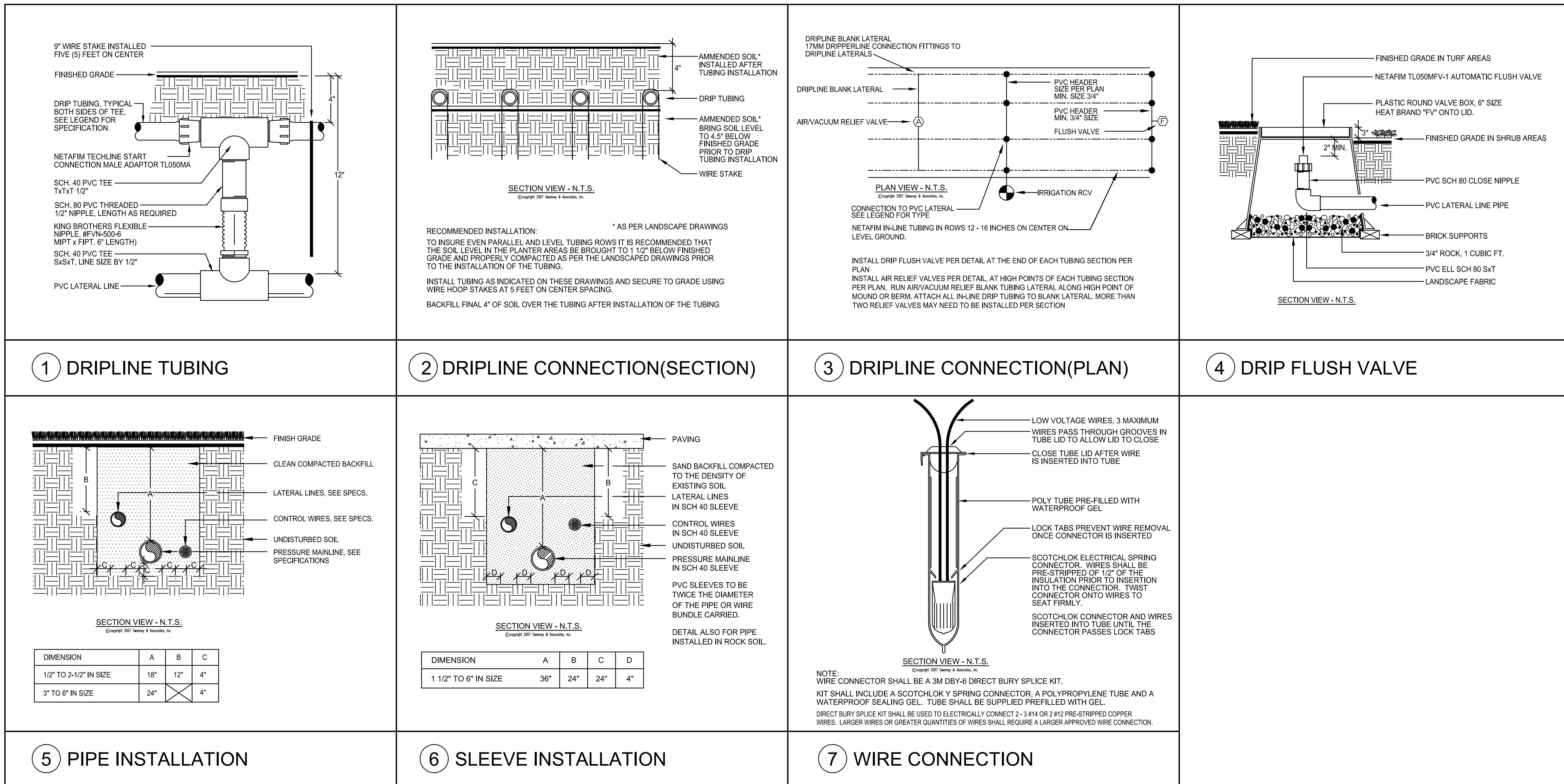


LANDSCAPE PLANS AS-BUILT CERTIFICATION

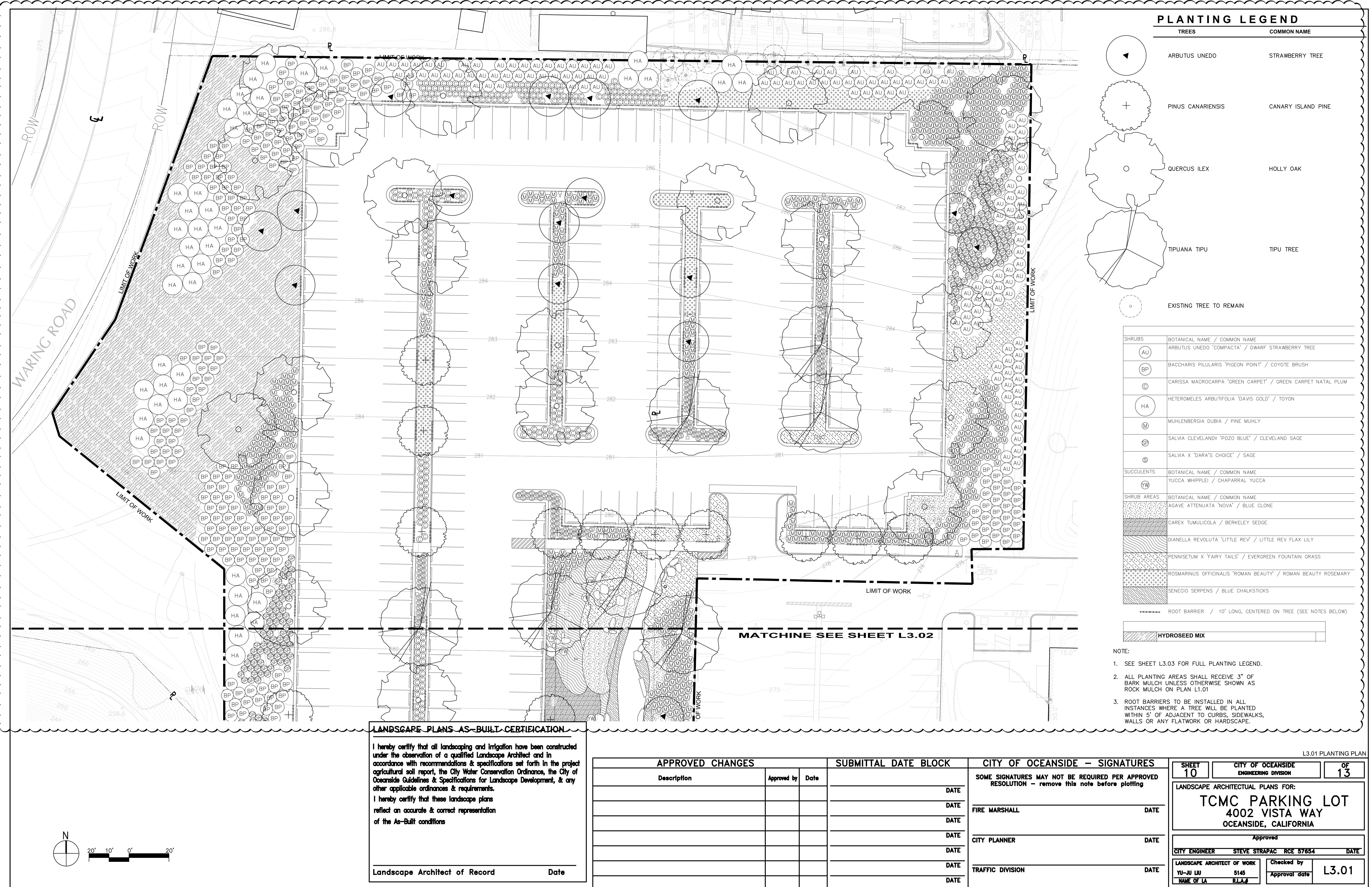
APPROVED CHANGES			SUBMITTAL DATE BLOCK	CITY OF OCEANSIDE – SIGNATURES
Description	Approved by	Date		SOME SIGNATURES MAY NOT BE REQUIRED PER APPROVED RESOLUTION – remove this note before plotting
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			DATE	
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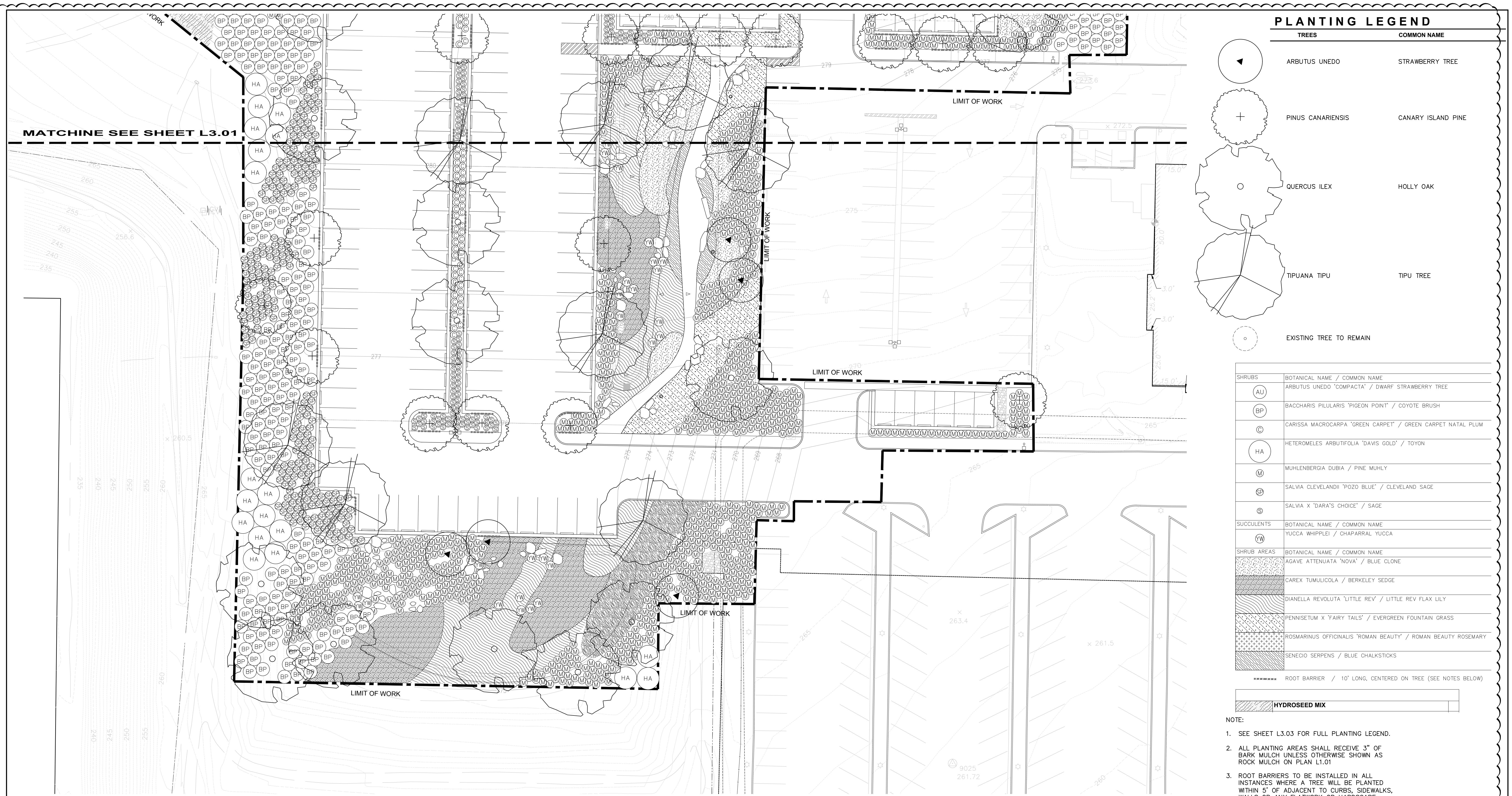
L2.06 IRRIGATION DETAILS

SHEET 9	CITY OF OCEANSIDE ENGINEERING DIVISION	OF 13
LANDSCAPE ARCHITECTUAL PLANS FOR: TCMC PARKING LOT 4002 VISTA WAY OCEANSIDE, CALIFORNIA		
Approved		
CITY ENGINEER	STEVE STRAPAC RCE 57654	DATE
LANDSCAPE ARCHITECT OF WORK	Checked by	
YU-JU LIU	5145	
NAME OF LA	R.L.A.S.	Approval date
L2.06		



<h1>LANDSCAPE PLANS AS-BUILT CERTIFICATION</h1>	
<p>I hereby certify that all landscaping and irrigation have been constructed under the observation of a qualified Landscape Architect and in accordance with recommendations & specifications set forth in the project agricultural soil report, the City Water Conservation Ordinance, the City of Oceanside Guidelines & Specifications for Landscape Development, & any other applicable ordinances & requirements.</p> <p>I hereby certify that these landscape plans reflect an accurate & correct representation of the As-Built conditions</p>	
Landscape Architect of Record	Date





LANDSCAPE PLANS AS-BUILT CERTIFICATION

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I hereby certify that these landscape plans reflect an accurate & correct representation of the As-Built conditions

Landscape Architect of Record

Date

PLANTING LEGEND

TREES	COMMON NAME	CONTAINER SIZE	QUANTITY	WATER USE	NOTES/FORM			
ARBU ⁷ TS UNEDO	STRAWBERRY TREE	36" BOX	20					
PINUS CANARIENSIS	CANARY ISLAND PINE	48" BOX	18					
QUERCUS ILEX	HOLLY OAK	36" BOX	30					
TIPUANA TIPU	TIPU TREE	24" BOX	11					
EXISTING TREE TO REMAIN								
	BOTANICAL NAME / COMMON NAME	CONTAINER	O.C. SPACING	MATURE SIZE	PAVING OFFSET	WATER		QTY
)	ARBU ⁷ TS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE	15 GAL	48"	6-8'H X 6-8'W	48"	LOW		131
)	BACCHARIS PILULARIS 'PIGEON POINT' / COYOTE BRUSH	1 GAL	72"	8'H X 10'W	60"	LOW		354
	CARISSA MACROC ⁷ ARPA 'GREEN CARPET' / GREEN CARPET NATAL PLUM	1 GAL	36"	12-15'H X 3-5'W	18"	LOW		266
)	HETEROMELES ARBUTIFOLIA 'DAVIS GOLD' / TOYON	15 GAL	60"	6-10'H X 6-8'W	48"	LOW		56
	MUHLENBERGIA DUBIA / PINE MUHLY	5 GAL	40"	1-3'H X CLUMPING	18"	LOW		1,429
	SALVIA CLEVELANDII 'POZO BLUE' / CLEVELAND SAGE	1 GAL	40"	3-4'H X 3-6'W	36"	LOW		381
	SALVIA X 'DARA'S CHOICE' / SAGE	1 GAL	24"	1-2'H X 3'W	18"	LOW		215
TS	BOTANICAL NAME / COMMON NAME	CONTAINER	O.C. SPACING	MATURE SIZE	PAVING OFFSET	WATER		QTY
	YUCCA WHIPPLEI / CHAPARRAL YUCCA	15 GAL	48"	3-4'H X 3-4'W	30"	LOW		29
EAS	BOTANICAL NAME / COMMON NAME	CONT	PAVING OFFSET	MATURE SIZE	WATER	REMARKS	SPACING	QTY
	AGAVE ATTENUATA 'NOVA' / BLUE CLONE	15 GAL.	30"	3-4'H X 3-4'W	LOW		30" o.c.	303
	CAREX TUMULICOLA / BERKELEY SEDGE	1 GAL	12"-18"	2'H X 2'W	LOW	SHADE	18" o.c.	2,123
	DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY	1 GAL	24"	2-4'H X 1-2'W	LOW		24" o.c.	1,203
	PENNISETUM X 'FAIRY TAILS' / EVERGREEN FOUNTAIN GRASS	1 GAL	30"	3-5'H X 2-3'W	LOW		30" o.c.	1,003
	ROSMARINUS OFFICINALIS 'ROMAN BEAUTY' / ROMAN BEAUTY ROSEMARY	1 GAL	24"	1-3'H X 1-2'W	LOW		24" o.c.	678
	SENECIO SERPENS / BLUE CHALKSTICKS	1 GAL	12" O.C.	FULL/DENSE	LOW	SUN / SHADE	12" o.c.	550

ROOT BARRIER - 6' 18' LONG CENTERED ON TREE

LANDSCAPE PLANS AS-BUILT CERTIFICATION

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other applicable ordinances & requirements.
I hereby certify that these landscape plans
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APPROVED CHANGES | SUBMITTAL DATE BLOCK | CITY OF OCEANSIDE = SIGNATURES

**SOME SIGNATURES MAY NOT BE REQUIRED PER APPROVED
RESOLUTION – remove this note before plotting**

IRE MARSHALL **DATE**

Digitized by srujanika@gmail.com

L3.03 PLANTING NOTES AND LEGEND

SHEET 12 OF 13

CITY OF OCEANSIDE
ENGINEERING DIVISION

12 ENGINEERING DIVISION 13

Landscape Architectural Plans for:

TCMC PARKING LOT

TOM PARKER EST
4002 VISTA WAY

4002 VISTA WAY
OCEANSIDE, CALIFORNIA

SEASIDE, CALIFORNIA

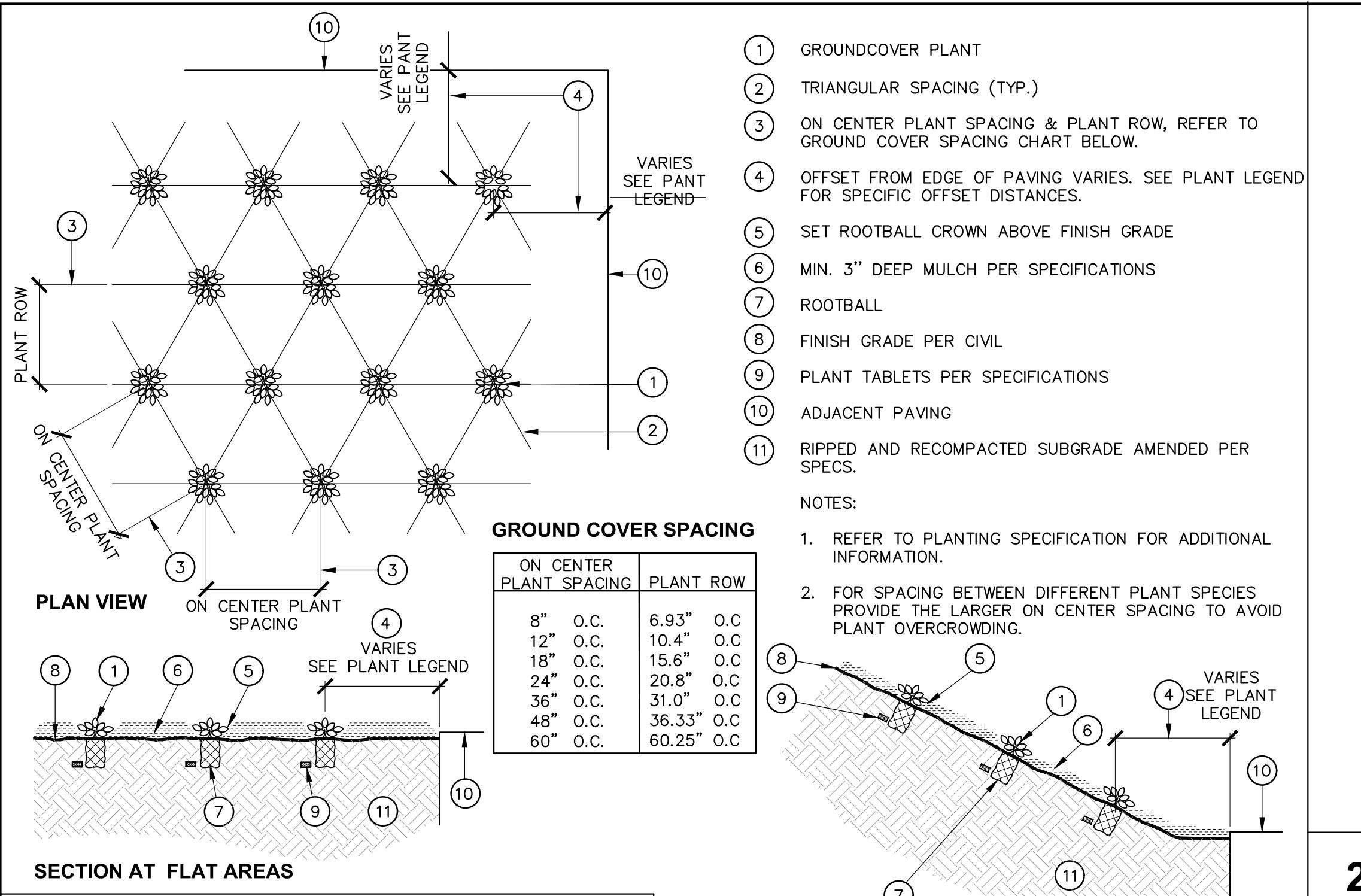
Approved

TY ENGINEER STEVE STRAPAC RCE 57654 DATE

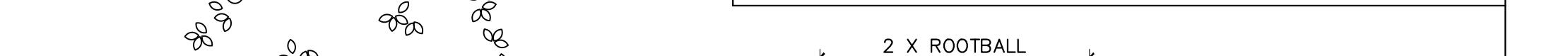
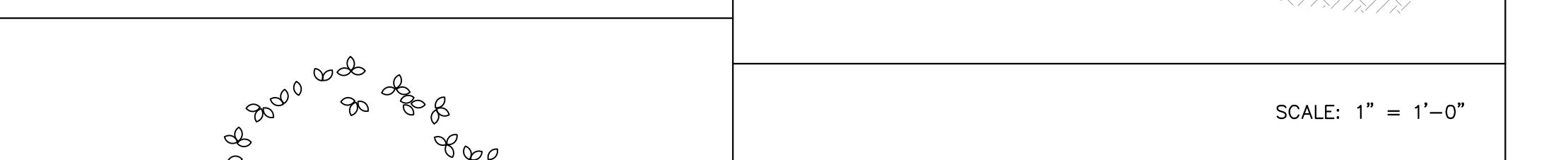
LANDSCAPE ARCHITECT OF WORK Checked by L Z GZ

U-JU LIU **5145** **Approval date** **L3.03**

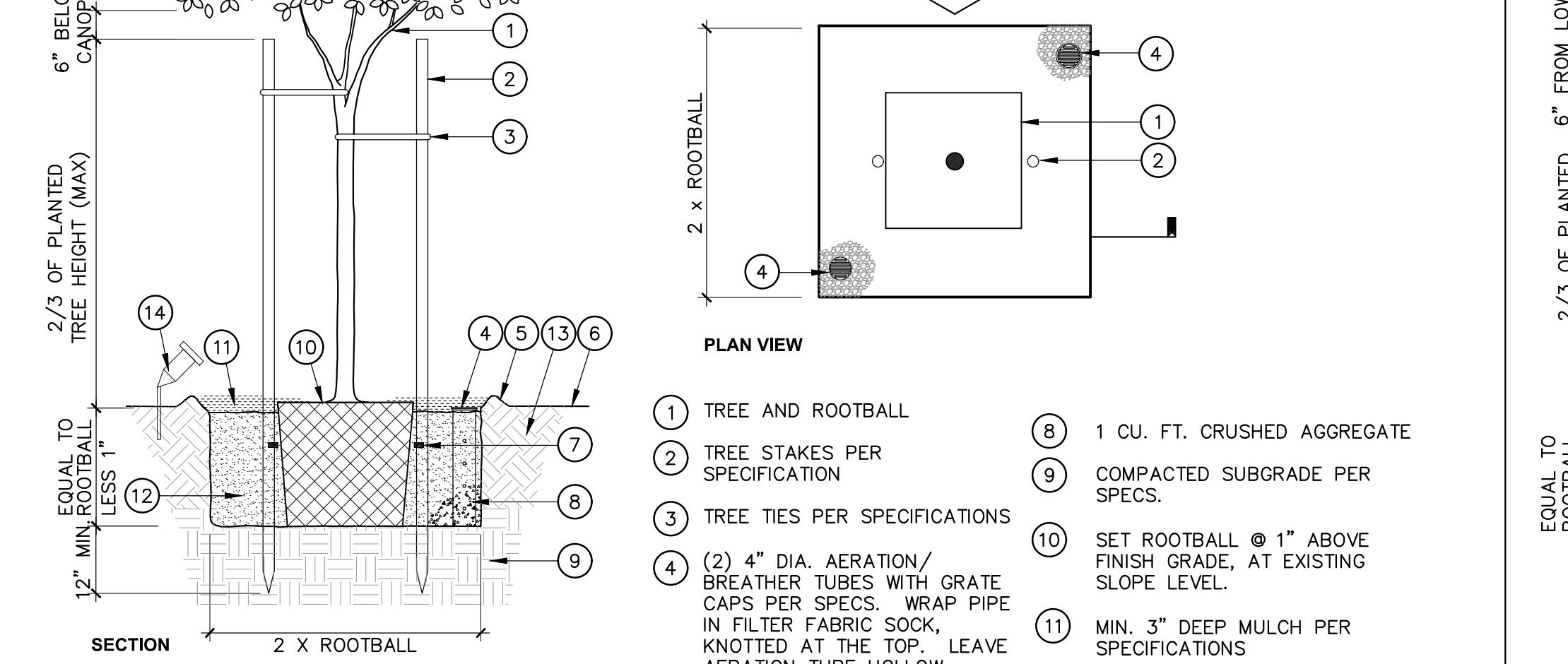
NAME OF LA **R.L.A.#**



1 GROUNDCOVER PLANTING



A diagram illustrating the direction of prevailing wind. It features a horizontal line with arrows pointing from left to right, indicating the direction of wind. The word "WEST" is written vertically along the left side of the line. Above the line, the text "DIRECTION OF PREVAILING WIND" is centered, with a bracket spanning the width of the line.



NOTES:

1. REFER TO PLANTING SPECIFICATION FOR ADDITIONAL INFORMATION
2. DETAIL SHOWS A 24" BOX TREE
3. KEEP MULCH 4"-6" AWAY FROM STEMS & TAPER @ ROOTBALL
4. TAPER MULCH TO 2" DEPTH AT FLATWORK

AERATION TUBE HOLLOW.

(5)	4" HIGH EARTH BERM @ EDGE OF PLANT PIT, FIRMLY COMPACTED.	(12)	PLANTING BACKFILL MIX PER SPECS.
(6)	FINISH GRADE PER CIVIL	(13)	RIPPED AND RECOMPACTED SUBGRADE AMENDED PER SPECS.
(7)	PLANT TABLETS PER SPECS.	(14)	LIGHT FIXTURE PER ELETICAL

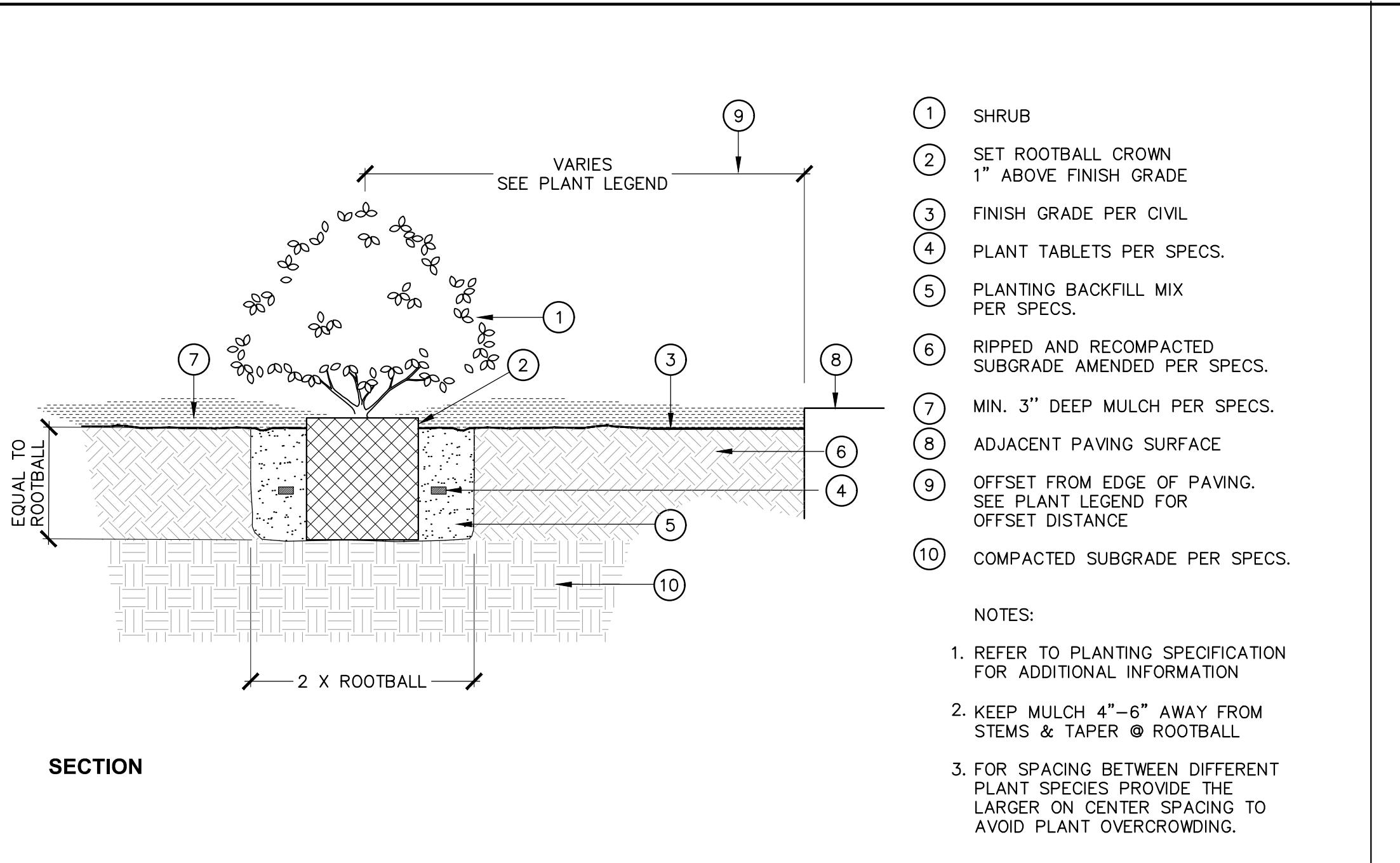
4 TREE PLANTING

Landscape Plans As-Built Certification

I hereby certify that all landscaping and irrigation have been constructed under the observation of a qualified Landscape Architect and in accordance with recommendations & specifications set forth in the project agricultural soil report, the City Water Conservation Ordinance, the City of Encinitas Guidelines & Specifications for Landscape Development, & any other applicable ordinances & requirements.

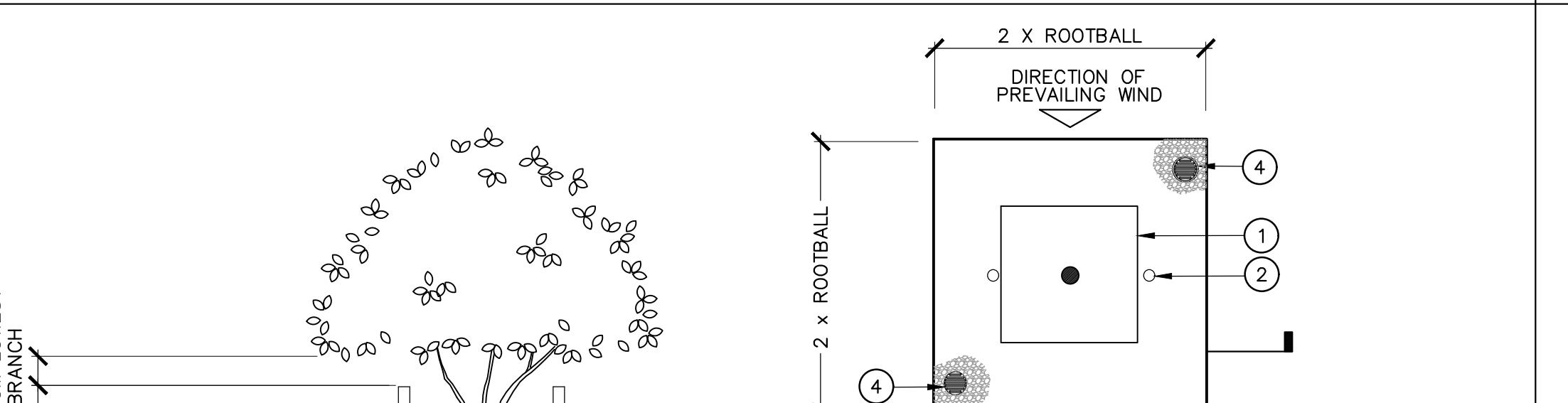
er applicable ordinances & requirements.
hereby certify that these landscape plans
reflect an accurate & correct representation
the As-Built conditions

Landscape Architect of Record Date



2 SHRUB PLANTING

ALE: 1" = 1'-0"



PLANT VIEW

SECTION

12" MIN ROOTBALL 2"

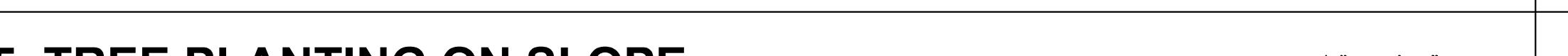
12" MAX TREE HEIGHT (MAX)

6" M

1 TREE AND ROOTBALL
2 TREE STAKES PER SPECIFICATION
3 TREE TIES PER SPECIFICATIONS
4 (2) 4" DIA. AERATION/BREATHER TUBES WITH GRATE CAPS PER SPECS. WRAP PIPE IN FILTER FABRIC SOCK, KNOTTED AT THE TOP. LEAVE AERATION TUBE HOLLOW.
5 4" HIGH EARTH BERM @ EDGE OF PLANT PIT, FIRMLY COMPAKTED.
6 FINISH GRADE
7 PLANT TABLETS PER SPECS.
8 1 CU. FT. CRUSHED AGGREGATE
9 SET ROOTBALL @ 1" ABOVE FINISH GRADE, AT EXISTING SLOPE LEVEL.
10 MIN. 3" DEEP MULCH PER SPECIFICATIONS
11 PLANTING BACKFILL MIX PER SPECS.
12 LAYBACK SLOPE BEHIND PLANT PIT AS NEEDED TO PREVENT SOIL SLUFFING.
13 LINE OF SLOPE BEYOND/ OR EXISTING SLOPE
14 RIPPED AND RECOMPACTED SUBGRADE AMANDED PER SPECS.
15 COMPAKTED SUBGRADE PER SPECS.

NOTES:

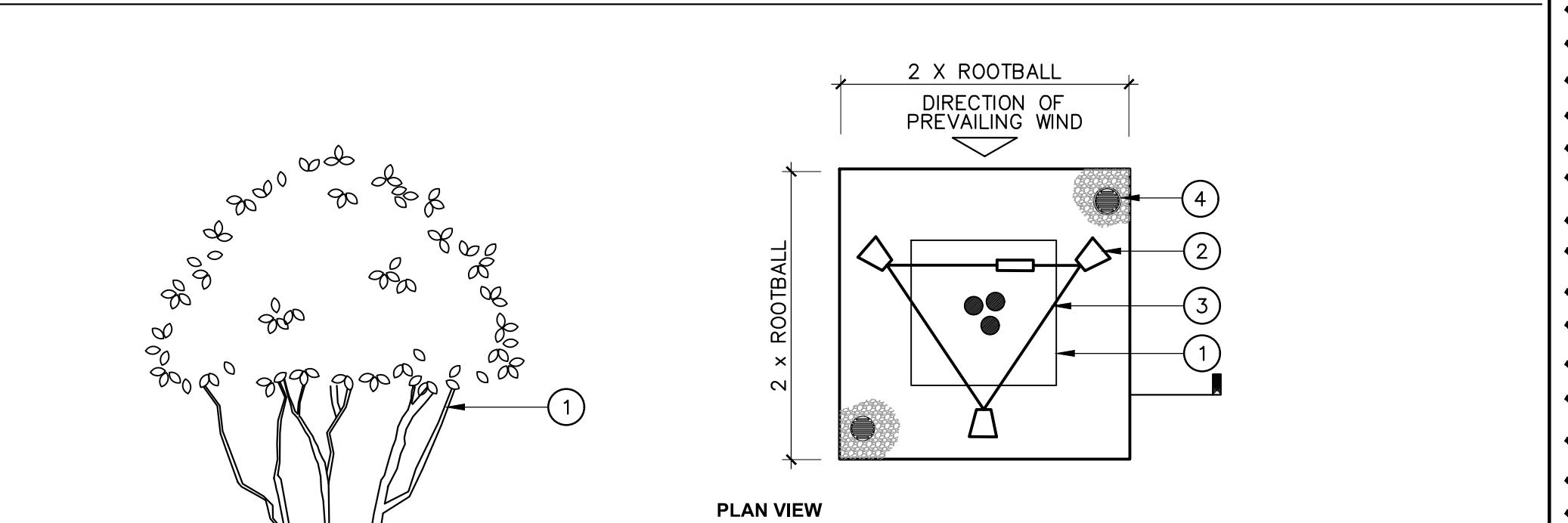
1. REFER TO PLANTING SPECIFICATION FOR ADDITIONAL INFORMATION
2. DETAIL SHOWS A 24" BOX TREE
3. KEEP MULCH 4"-6" AWAY FROM STEMS & TAPER @ ROOTBALL
4. TAPER MULCH TO 2" DEPTH AT FLATWORK



5 TREE PLANTING ON SLOPE

3 SHRUB PLANTING ON SLOPE

SCALE: 1" = 1'-0"



- ① TREE AND ROOTBALL
- ② DUCKBILL ROOTBALL ANCHOR SYSTEM WITH D-RING, PER SPECS.
- ③ STRAP AND HAND RATCHET, PER SPECS.
- ④ (2) 4" DIA. AERATION/BREATHER TUBES WITH GRATE CAPS PER SPECS. WRAP PIPE IN FILTER FABRIC SOCK, KNOTTED AT THE TOP. LEAVE AERATION TUBE HIGH SOIL.
- ⑩ SET ROOTBALL @ 1" ABOVE FINISH GRADE, AT EXISTING SLOPE LEVEL.
- ⑪ MIN. 3" DEEP MULCH PER SPECS.
- ⑫ PLANTING BACKFILL MIX PER SPECS.
- ⑬ RIPPED AND RECOMPACTED SUBGRADE AMENDED PER SPECS.

SECTION

12" MIN.

2 X ROOTBALL

9

6

7

8

9

AERATION TUBE HOLLOW

5 4" HIGH EARTH BERM @ EDGE OF PLANT PIT, FIRMLY COMPAKTED

6 FINISH GRADE PER CIVIL

7 PLANT TABLETS PER SPECS.

8 1 CU. FT. CRUSHED AGGREGATE

9 COMPACTED SUBGRADE PER SPECS.

14 LIGHT FIXTURE PER ELETICAL

NOTES:

1. REFER TO PLANTING SPECIFICATION FOR ADDITIONAL INFORMATION
2. DETAIL SHOWS A 24" BOX TREE
3. KEEP MULCH 4"-6" AWAY FROM STEMS & TAPER @ ROOTBALL
4. TAPER MULCH TO 2" DEPTH AT FLATWORK

6 MULTI-TRUNK TREE PLANTING

CALF: 1/3" = 1'-0"

APPROVED CHANGES			SUBMITTAL DATE BLOCK	CITY OF OCEANSIDE - SIGNATURES	L3.04 PLANTING DETAILS			
Description	Approved by	Date		SOME SIGNATURES MAY NOT BE REQUIRED PER APPROVED RESOLUTION - remove this note before plotting	SHEET 13	CITY OF OCEANSIDE ENGINEERING DIVISION	OF 13	
			DATE	FIRE MARSHALL	DATE	LANDSCAPE ARCHITECTUAL PLANS FOR: TCMC PARKING LOT 4002 VISTA WAY OCEANSIDE, CALIFORNIA		
			DATE	CITY PLANNER	DATE	Approved		
			DATE	TRAFFIC DIVISION	DATE	CITY ENGINEER	STEVE STRAPAC RCE 57654	DATE
			DATE	LANDSCAPE ARCHITECT OF WORK		Checked by		
			DATE	YU-JU LIU	5145	Approval date		L3.04
			DATE	NAME OF LA	R.L.A.			