

Griffin Fine Living

Overall Landscape Plan







ENTRY FROM KAWANA SPRINGS ROAD



FENCED PET AREA











A.L. COURTYARD - VIEW FROM ABOVE GREAT ROOM



A.L. COURTYARD - VIEW OF OUTDOOR KITCHEN AND FIREPLACE



A.L. Patio & Lounge - Conceptual Landscape Plan





A.L. COURTYARD - VIEW OF OUTDOOR KITCHEN AND FIREPLACE FROM BAR PATIO





A.L. PATIO - VIEW TOWARDS GARDEN



A.L. PATIO - AERIAL VIEW



A.L. Patio & Gardens - Conceptual Landscape Plan











M.C. COURTYARD - VIEW OF FOUNTAIN AND PATIO



M.C. COURTYARD - VIEW OF PET LAWN



M.C. Patio & Open Space - Conceptual Landscape Plan





M.C. Patio & Open Space - Conceptual Landscape Plan













Conceptual Lighting Plan





0 10 20 SCALE: 1" = 20'



PLANTING NOTES

- 1. All groundcover to be spaced in a triangular pattern. Contractor responsible for complete coverage.
- 2. Supply 21 gram tablets as follows. 5-15 Gal, 3-5 gal 1-1 gal.
- 3. Dig planting pits two times the diameter and equal the height of rootball.
- 4. Backfill pits with 1/2 existing soil. 1/2 Organic amendment
- 5. All plants to be spotted in the field by landscape architect prior to planting.
- 6. When landscaping in existing planted areas, contractor shall take care not to destroy any existing plant material or irrigation. Existing plant material and irrigation that is damaged shall be replaced with like size, quality, etc by the contractor at his expense.
- 7. Special attention is to be paid to the planning areas surrounding the buildings. Compacted soil is to be sufficiently accessed to allow for proper ord growth and drainage of all areas. Check soil for poper drainage prior to planning. Auger through compacted soil where necessary. Do not plant in the drainage swales.
- 8. All construction is to be per all applicable codes and City of Santa Rosa construction standards

CITY REQUIRED NOTES

- $1. \ A \ minimum \ of 8" \ of non \ mechanically \ compacted \ soil \ shall \ be \ available \ for \ water \ absorption \ and \ root \ growth \ in \ planted \ areas.$
- 2. Incorporate compost or natural fertilizer into the soil to a minimum depth of 8° at a minimum rate of 8 cubic yard per 1000 square feet or per specific amendment recommendations from a soils laboratory report.
- 3. A minimum 3° layer of mulch shall be applied on all exposed soil surface of planting areas except in turf areas creeping or rooting groudncover or direct seeding applications.

U.S.A NOTE

It is the responsibility of the landscape contractor to be familiar with all grade differences, location of walls, structures and utilities. The irrigation contractor shall exercise extreme care and be responsible for any damage in excessing and working near utilities. The landscape contractor shall coordinate all work with the other sub contractors for the location of utilities and the installation of pipe sleeves through walls, under coadways and near structures prior to construction. Contact all applicable agencies and U.S.A. At 1(800)842-2444 Or 1800)227-2900 to field locate all existing utilities.

*All landscape areas to be irrigated with a permanent, automatic system.

Trees BOTANICAL NAME COMMON NAME WATER USE Acer palmatum Bloodgood' Japanese Maple M Caperstoremia Natchez: Crape Myrtle L Chinese Pistache L Chinese Pistache L Undon Plane Tree M Rhaphilolepis Miglastic Bauthy Indian Hawthorn L

BOTANICAL NAME	COMMON NAME	WATER USE	
Arbutus unedo	Strawberry Shrub	L	
Azalea spp.	Purple/Salmon Azalea	M	
Berberis 'Sunjoy Gold Pillar'	Gold Pillar Barberry	L	
Camelia spp.	Camellia	M	
Camellia sasanqua 'White Doves'	White Doves Camellia	M	
Cercis occidentalis	Redbud	L	
Coleonema 'Sunset Gold'	Breath of Heaven	M	
Heteromeles arbutifolia	Toyon	L	
Lavandula species	Lavender	L	
Loropetalum chinense 'Ruby'	Chinese Fringe Flower	L	
Mahonia medias	Mahonia	L	
Nandina 'Harbour Dwarf'	Dwarf Heavenly Bamboo	L	
Osmanthus 'Variegatus'	Sweet Olive	L	
Phlomis fruticosa	Jerusalem Sage	L	
Phormium 'Dazzler'	New Zealand Flax	L	
Phormium 'Maori Maiden'	New Zealand Flax	L	
Pittosporum 'Wheeler's Dwarf'	Dwarf Mock Orange	L	
Prunus 'Bright N Tight'	English Laurel	M	
Rhamnus 'Eve Case'	Coffeeberry	L	
Rhaphiolepis umbellata	Yeddo Hawthorne	L	
Rosa 'Iceberg'	Iceberg Rose	L	
Salvia clevelandii	Mexican Bush Sage	L	

Grasses + Pere	nniais			
BOTANICAL NAME	COMMON NAME	WATER USE		
Achillea 'Moonglow' or Moon- shine'	Fern Leaf Yarrow	L		
Carex tumulicola	Foothill Sedge	M		
Dianella 'Baby Bliss'	Baby Bliss Flax Lily	M		
Dietes vegeta	Fortnight Lily	L		
Erigeron karvinskianus	Santa Barbara Daisy	L		
Heuchera 'Rosada & Old La Rochette'	Coral Bells (50% & 50%)	м		
Kniphofia uvaria	Red Hot Poker	M		
Muhlenbergia capillaris	Pink Muhlygrass	L		
Ophiopogon 'Nigrescens'	Black Mondo Grass	MO		
Pennisetum spathiolatum	Slender Veldt Grass	L		
Salvia 'Coral' & 'Lipstick' Mix	Autumn Sage (50% & 50%)	L		
Selseria atumnalis	Moor Grass	M		
Stachys byzantina	Lamb's Ears	L		

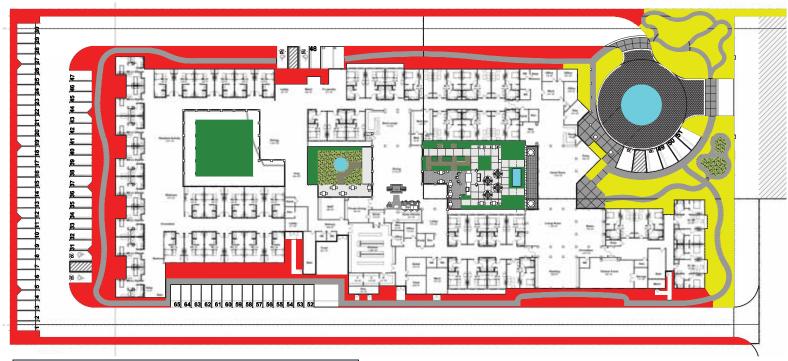
Crasses | Derennials

Vines			
SOTANICAL NAME	COMMON NAME	WATER USE	
Parthenocissus tricuspidata	Boston Ivy	L	
Rosa banksiae	Yellow Lady Banks Rose	L L	
iolanum jasminoides	Potato Vine	M	
Visteria 'Double Purple'	Double Purple Wisteria	M	

Groundcover		
OTANICAL NAME	COMMON NAME	WATER USE
rctostaphylos 'Emerald Carpet'	Carpet Manzanita	L
accharis pilularis	Coyote Brush	L
iriope spicata	Creeping Liriope	M
osmarinus 'Huntington Carpet'	Rosemary	L
aliva 'Bee's Bliss'	Bee's Bliss Sage	L
rachelospermum jasminoides	Star Jasmine	M







MWELO WATER USAGE WORKSHEET

WATER METER XX / CONTROLLER XX

CITY OR ZONE STATE ZONE 5
REFERENCE EVAPOTRASPIRATION (ETo) 43:50
LANDSCAPE TYPE RESIDENTIAL

REGULAR LANDSCAPE AREAS							
HYDROZONE NO.	LANDSCAPE AREA (SQ. FT.)	PLANT TYPE	PLANT FACTOR (PF)	IRRIGATION TYPE	IRRIGATION EFFICIENCY (IE)	ET ADJUSTMENT FACTOR (ETAF)	ESTIMATED WATER USE (GALLONS)
1 Low perimeter	19,148	SHRUB - LOW WATER USE	0.3	INLINE DRIP	81%	0.37	193,026
2 Water features	984	WATER FEATURE	1	POOL FILL	100%	1.00	26,783
3 Courtyard	4,017	SHRUB - MOD WATER USE	0.5	INLINE DRIP	81%	0.62	67,491
4 Entry	7,714	SHRUB - MOD WATER USE	0.5	INLINE DRIP	81%	0.62	129,605
5 Turf	736	TURF - COOL SEASON	0.8	MSMT ROTARY	76%	1.05	21,087
6							
7							
8							
9							
10							
- 11							
12							
13							
14							

	SPECIAL LANDSCAPE AREAS						
TYPE	LANDSCAPE AREA (SQ. FT.)	PLANT TYPE	PLANT FACTOR (PF)	IRRIGATION TYPE		ET ADJUSTMENT FACTOR (ETAF)	
RECYCLED WATER							
ACTIVE PLAY							
EDIBLE GARDEN							
URBAN FOREST							

ETWU < MAWA YE

ESTIMATED TOTAL WATER USE (GALLONS)

Griffin Fine Living

TOTAL (SQ. FT.)

IRRIGATION NOTES

- All sprinkler heads shall be set perpendicular to finish grade of the area to be irrigated unless otherwise noted on the plans.
- 2. The sprinkler system design is based on the minimum static pressure of 35 ps is the valves and maximum flow demand shown on the irrigation drawings at the point of connection. The irrigation contractor shall verify water pressure prior to construction of the irrigation system if the water pressure show on the drawings differs from the actual pressure reading at the irrigation point of connection. The contractor shall notify the landscape architect immediately in the event pressure differences are not reported prior to the start of construction. The irrigation contractor shall assume full responsibility for any revisions necessary.
- The location of the phase 1 controller to be verified by owner. Landscape contractor shall be responsible for connecting all proposed stations to the existing phase 1 controller. Controller to be configured to operate 32 stations utilizing four _____ modules controller shall be hunter _____.
- 4. All construction is to be per the latest editions of the uniform building code.
- 5. This design is diagrammatic. All piping, valves, root barriers, etc. Shown within paved areas are for design clarification only. Install pipping and valves in planting areas where possible and locate electric control and quick coupling valves in ground cover/ shrub areas of to 12" away from hardscape or turf area for easy access.
- 6. The irrigation contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent over spray onto walks, roadways and/or buildings. This shall include selecting the best degree of arc to fit the existing site conditions and throttling the flow control at each valve to obtain the optimum operating pressure for each system.
- 7. It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of wells, structures and utilities. The irrigation contractor shall exercise extreme care and be responsible for any damage in excavating the working near utilities. Contractor shall coordinate all work with the general contractor and other sub contractors for the location of utilities and the installation of pipe sleeves through walls, under roadways and near structures. Prior to construction contact all applicable agencies and usa at 18006422444 to field locate all existing utilities.
- 8. Field adjustments may be required to provide optimum operating efficiency. The contractor shall be responsible for contacting the landscape architect to review field adjustments prior to installation. In the event that no contact is made with the landscape architect the contractor shall be responsible for any revisions.
 9. Sleeve all Irrigation pipe and control wires under streets and concrete walkways with
- 10. For additional information, see project details and specifications.
- 11. All work shall conform to all applicable Sonoma County construction standards.
- 12. No galvanized iron pipe or fittings shall be allowed.

the proper size class 200 pvc pipe to depth as specified.

- 13. A ball valve in a separate round valve box is to be installed immediately upstream from each remote control valve. Valve shall be sized to mainline supply at the ____ valve. See detail.
- 14. Install 3" wide detectable tape _____ as manufactured by t christy. Tape shall be installed above the irrigation main.
- 15. Install all landscape dripline _____ use landscape staples in accordance with manufacture's recommendation to secure to tubing to ground.

IRRIGATION CONCEPT STATEMENT

Permanently Irrigated Areas

All landscape areas shall be irrigated by an automatic irrigation system all the trees be irrigated via separate, dedicated bubbler circuits all other landscape areas shall be irrigated on a drip irrigation system. The entire irrigation system shall be on an automatically controlled system with a separate programs capable of irrigating each hydrozone independently. The intent of the landscape and water delivery systems is to meet all aspects of the City of Santa Rosa water efficiency landscape ordinance (W.E.L.O.).

CITY REQUIRED NOTES (W.E.L.O. COMPLIANCE)

- Upon completion of installation contractor shall submit to the engineering development services inspector a completed and signed certificate of completion stating the project has been installed as designed.
- 2. The certification of completion shall be accompanied by an irrigation audit, irrigation schedule and a maintenance schedule as described in the city ordinance.
- 3. A final city inspection shall be performed. The installation contractor shall attend this inspection and make all required repairs and adjustments to achieve approval and completion from the city. To schedule an inspection contact engineering development services at (707) 543-3200.

Conceptual Water Use Plan





- A. Furnish and set all reinforcing steel, bolts, and anchors.

C. Concrete mow strips, footings for: walls, fencing, benches, etc., where applicable.

- B. Concrete apprenate shall conform to ASTM-C13
- Water shall be clean, free from strong acids, alkali, oil or organic matter.
- D. Add mixture for all formed concrete shall be SIKA Chemical Corp's "Plastiment," or approved equal, applied in strict accordance with manufacturer's directions.
- E. Reinforcement: Reinforcing steel ASTM-A615 and ASTM-A615M-08A-Wire fabric: ASTM-A185
- Pywood for forming of concrete which is exposed shell be plyform. All plysocod used for forming shell be at least MI-rich thick and edge seeled.

G. Expansion joint filter shall conform with ASTM-D1751 (premoded).

- Concrete, to be type V and the minimum 28 day ultimate strength shall be 4,500 psi. This is to be verified by the project still regimen.
- Ready mixed concrete shall conform to ASTM-C94.
- Proportions and Considency.

 1. The proportion of appropriate to cement shall provide a dense minister which will readily work into all comers of the forms and stream all renforcements without any seprepation of the materials, cause excess free water to cellect on the surface or cause excesses leneding of the forms.
- The recommended practices of the American Concrete Institute shall be followed in all applicable procedures. The macrimum slump shall not exceed 3 inches for footings, slabs ongrade, and mass concrete; 5 inches for foundation will.
- C. Central The concrete quality, proportions, consistency, etc., is subject to the approval of the Owner, and no changes shall be made authority bit arter within approval.

- 5. Final woods.
 5. Final woods.
 5. Final woods.
 6. Final sold with a support of the part o
- Two and one-talf (2-1/2) galons of water per cutic yard, shall be withheld from the mix at the plant, and all or a portion may be added to the mix at the job site as directed by the Inspector. The concrete shall be mixed at least 5 minutes after such water is added and not less than 3 minutes of the time shall be immediately prior to the discharge of the botth. The mining time after adding noting in the shall be a least 5 minutes.
- Concrete which is not placed within 90 minutes after the introduction of cement and water, and concrete which has stood for 30 minutes after leaving the moter, shall not be used.

CONVEYING AND PLACING A. Before pouring. All forms shell be throroughly cleaned and made tight. The bottom of trenches shell be well down before pouring footings; earth shell not be muddy at the time of pouring. Concrete shell not be falsed until retiforcements, rough hardware, and forms are approved by Owner, Landscape Architect, and appropriate government agains.

GROUT Grout shall be composed of one part Portland Cement and two parts of fine aggregate by volume. Materials shall be mixed dry and water added just sufficient to make the mixture flow under its cenn estaph.

For dry tamp cement grout, a minimum of water shall be added to the mix so that when set sample is squeezed hard in the hand, surface moisture, but no free water shall appear on the sample. Do not mix more than can be used in 30

CURING AND PROTECTION A If exposed surfaces of concrete shall be protected from damage due to temperature, elements, and construction controllor.

12. PROTECTION All finished concrete work shall be barricade to pedestrian traffic for three (1) days. Barricades shall be placed immediately after concrete finishing. Contractor shall familie, lace, and remove all of his own barricades. Contractor shall be reaposable for any observable for the contractor of the contractor of the lace of the l

15. CLEAN UP Upon completion of all concrete work and before final acceptance, Contractor shall remove all tools, surplus materials, acceptant, debris, etc., from the site and the site shall be left in a clean, next condition acceptable to Donner.

8. Prior to excusation for planting or planting or grained parts or time start of any work in this section.
8. Prior to excusation for planting or planting or grained, based as classes, dentice calles, created, perfect perfects perfectly as the planting of grained parts of grained perfectly as the prior of processing or grained perfectly as the sevent or all control between soon file and option between soon file and option between perfectly and perfectly assigned to the processing perfectly and of grained perfectly assigned to the processing perfectly and of grained perfectly assigned to the processing perfectly and of grained perfectly assigned to the processing perfectly and of grained perfectly perfectly as the control perfectly perf

4. VERIFICATION OF DIMENSIONS AND QUANTITIES: All scalab dimensions are appreciated, Before proceeding with any work, the Contractor shall carefully check and verify all dimensions and quantities and shall immediately inform the Landscape Architect and Owner of any discrepancy between the crawings and/or specifications and cared conditions, No work shall be done in any area where time is such a discrepancy with a ground offer the same based good and continues.

INSPECTION A. All inspections shall be made by the Landscape Architect and the Owner. The Contractor shall request inspection a least two (2) days in advance of the time inspection is required.

- 1. During finish grading and sell preparation.
 2. Marks, after old-very to also prior by latering.
 3. Marks, after old-very to also prior by latering.
 4. Specimen trees at source, before old-very.
 4. Specimen trees at source, before old-very.
 6. Alsoing areas prior to platning.
 6. Hashing areas prior to platning.
 7. All shockage construction times, prior to the start of the relaxation.
- intring areas prior to platfing.

 I bridsonge construction items, prior to the start of the calendar day maintenance period (final observation)

 Lorenpition of calendar day maintenance period (final maintenance observation).

 Sepection reports shall be made for each observation by the Landscape Architect and one copy shall be submitted
 that Owner and the Contractor.

CERTIFICATION A. Prior to job acceptance, written certifications shall be submitted to the Landscape Architect, for the following:

Quantity and quality of commercial fertilizer and organic fertilizer. Quantity and quality of all sell amendments called for by plans and specifications.

- Flast material shall be guaranteed to live and grow in a healthy condition for the above periods, commencing with the acceptance of the exists at the condustion of the manifestrance. Sead or obviously writes his practical shall be replicated by the condustrance of the condustrance o

Normenclature: Plant names indicated or listed in the "Plant Legend" on the drawings, conform to "Standard Plant Names" isotablished by the American Joint Committee On Hortsoukure. Except for names covered therein, the established costom of the nursery is followed.

- 2. Condition: Plants shall be symmetrical, typical for variety and species, sound, healthy, vigorous, fire from plant disease, insect peets, insect peets and are objectionable disfluencements and shall have healthy, normal root systems, well filling their containers, but not to the point of being root bounds. Harts shall not be pruned prior to effect, occupit as subhorized by the Landscape Architect, or his representative. In no case shall have be opened.
- 4. Nursery Care: All plants shall be grown using recognized horticultural practices. Proper fertilization, staking, and spraying shall be done accordingly. All nurseries providing plant material shall be in compliance with all applicable federal, state and county programs.
- Inspection: All plant materials must have been previously inspected at the nursery, and shall be subject to the inspection and approval of the Landscape Architect before planting.
- 6. Substitutions: Substitutions for the indicated plant materials will be permitted provided the substitute materials are approved in advance by the Landiagee Architect and the substitution are made at no cost to the General Except for the varieties as auditorials are advanced by the Landiagee Architect and are also all conform to the requirements of these specifications. If the accepted substitute materials and of the thin these indicated or specified, the contribution and the substitution in acceptance with the provision of the contribution.
- Plants Not Approved: Plants not approved are to be removed from site immediately and replaced with suitable plants. The Landscape Architect and/or Owner reserves the right to reject entire lots of plants represented by defective according.

- FERTILIZERS AND SOIL CONDITIONERS:
 This note is for "BID PURPOSE ONLY". Contractor shall be responsible for obtaining an agronomic soils report and and improved representations are regionalist. If surface soil compaction has occurred, to extent possible, all areas to be landscaped should be cross ripped or otherwise tiled to a dispit of \$-12 inches.
- For turf and groundcover planting, the following amendments should be uniformly broadcast and thoroughly incorporated to a 6° depth by means of robottler or equal:

- The above materials should be thoroughly blended prior to use for backfill purposes. The Iron Sulfate should not
 contact cornect surfaces at any time, or severe staining will occur.
- Commercial fertilizer added to backfill mix shall be Agriform 21 gram tablets (22-10-5). Refer to planning plans for the quantities used per plans.

O. STAKING MATERIALS: A. Tree staking shall be as per plan

8. Ties for holding trees shall be as per detail.

- GRADING AND SOIL PREPARATION:
 A. Contractor is to finish grade to eithin 1/10th of 1 foot or 1" below paving where paving exists.

- E. All planting areas shall be scartfled to a depth of 12 inches below grade with the specing of the ripper teeth no greater than 12 inches on center prior to placing conditioners and fertilizers. All rocks and debris more than 2" in diameter shall be removed from the site.
- F. Trenches: If sprinkler system is installed after grading and fertilizing is completed, the upper portion of the back fill shall be refulled and fertilized to the death specified for the area required to conform to the specifications.

LANDSCAPE CONSTRUCTION (Continued)

- 13. HETHOD OF PLANTING AND WORK PROCEDURE
 A. No Jersey shall be dress until all operations or department of the specific system have been perpendicularly and the sort specific system have been perpendy graded and prepared as hereit specified, and the work approved by the Landsque Architect.
- C. All plants shall be removed from their containers and set so that, when sattled, they beer the same relation to the required grade that they beer to the natural grade before being transplanted, tash plant shall be planted in the center of the pt and backfull outside otherwise specifies, with the prepared act, loss oil in mustdy-contains shall be used for backfilling. No filling will be permitted around trunks or storms. All broken or frayed roots shall be properly out off.
- In the event that underground construction work or obstructions are encountered in the planting operation, alternate locations for plant material will be selected by the Landscape Architect and Owner, operation will be at no extra cost to the Owner.

- 3. All pits for trees shall be dug square with bottom level, the plant pit size shall be dug per the following site
- conditions.

 The distinct of the axes: The width of the distring pit to life to used one hif times the notical wide. The distrings of the axes is the distinct of the distringt of the distring on times the notical wide. The distringt on times the notical wide. The distringt on times the notical wide. The distringt one times the notical wide. The distringt one times the notice of the distringt of the late to distringt one of the distringt of the distringt wide wide of the distringt wide wide wide wide the distrinct of the distrin
- D. Prepare a depressed water basin as wise as plant balls at each plant. Water thoroughly, backfilling any voids with additional prepared planting mix.

- *** Author (vol. couldes And Calcalactorial).

 **** And of the order order of the o
- Prepare a depressed water basin as wide as plant balls at each plant. Water thoroughly, backfilling any voids with additional prepared planting mix.
- C. Ground Covers: 1. Pits or lists sized plant to be at least 6"x6"s Ground cover areas shall be moistened prior to planting. No flat plants shall be glanted in day soil.
- 2. Set plants in center of pits so that crown of plant will be level with finished grade after settling of soil, then backfill and water

16. TREES AND VINE OCCURRING IN LAWN
Trees and vines occurring in Isam shall be planted before final preparation of those areas.

19. WATERING A. Immediately after placting, water shall be applied to each tree by means of a bose. The seater shall be applied on a maderate stream in the placting below until the material about the roots is completely saturated from the bottom of the held to the top of the ground.

- C. Apply water in sufficient quantities, and as often as seasonal conditions require, to keep the ground wet at all times, well before the root system of grass and planting. Care is to be taken in watering alones so as not to cause erosion.
- D. Following the planting of ground cover plants furnished in flats, each plant shall be immediately and thoroughly watered by means of a hose with a glow-running stream of water.

- 20. TREE STAKING
 A. State all lines, not to be guyed at time of planting, by placing stake in the prepared hole and driving stake 18° into solid ground. Hart the tree as close to the stake as possible without crowding the note. Fastern the tree to the upper end of the stake in at last times (1) places, using method specified in conduction desarray. Trees, 36" box size or larger, shall be guyed per landscape architects recommendations. Use not less than three guyes per tree, or as directed by the Landscape Architect.
- 1. Protect bank of tree by covering wire with green 1/2" diameter new rubber hose.
- 2. Guys to be anchored with "Duck Bill" type anchors or approved equal. Guy wires shall be ≠12 ga. galvanized wire. Mark guys with 3"-0" long 1/2" dia. white PVC pipe.
- 21. ROOT BARKIERS

 A. All trees planted within 5-0" of bandscape areas (i.e. wills, sidewalks, buildings, structures, etc.) shall be planted with deep root 18" linear barrier 35 18-2.
- B. Barrier shall be the length of the ultimate cancey width.
- 22. ESPALIERING OF VINES
 A. All trelises and stakes are to be removed from plants, and the plants shall be fastened and trained against fences or well as a directed by the Landscape Architect.
- 23. CESTIFICATES

 In addition to any other conflictes specified, the Contractor shall furnish a certificate with each defency of bulk material, action pile excurse, quarter, any type of motional and that the material accolumes to the specification requirements. For this effect of the pile of t
- 24. PROTECTION
 The Contractor shall carefully and continuously protect all areas included in the contract, including plant materials, fences, supports, etc., until final acceptance of the work by the Landscape Architect and Owner.
- 23. MAINTENANCE
 A. The Contractor shall maintain a sufficient number of personnel and adequate equipment to perform the work harm specified. After maintenance work shall consist of applying saler, needing, caring for plants, including ground covers, simulos and trees, origing, acesting, and moving of lawns, fertilizing and cortext of peacs and diseases.
- Damage to any planted area shall be repaired immediately. Depressions caused by vehicles or foot traffic shall be filled with toppool, leveled and replanted. Diterminate gophers and moles, and repair damage.
- C. The entire project shall be maintained for a period of 90 days, commencing from the time all items of work have been completed to the satisfaction of the Landscape Architect and the Owner.

The project shall be so cared for that a neat and dean condition will be presented at all times to the satisfaction of the Owner and the Landscape Architect.

- 26. LAWN AUSTREAMCE

 A. Watering: Water every day once per day for two (2) weeks thereafter and then gradually reduce frequency of watering to there (3) mens per week. The Contractor shall continue to maintain the lawn until the field acceptance by the Landscape Architect, and the Owner. Fertilzing: Apply 16-5-8 at the rate of 6 pounds per 1,000 square feet three (3) seeks after installation and water immediately thereafter.
- C. Diseases and Pest Control: Two (2) weeks after installation of lawn, apply a granular mercurial fungicide of 1.8% mirrourous chloride as per manufacturer's recommendation.
- D. Nowing: The Java shell be moved at a height of 1-1/2" with a rotary mow, equipped with rollers, before it reaches 2" in height. Collect grass cippings during moving operations and remove from the site. After each cutting, the edge of the grass shall be trimmed to a neat and uniform line. The lawn edges shall be maintained in a next condition at all times.

- 27. GROUND COVER AND SHRUB MAINTENANCE
 A. Watering: New plantings shall be watered once per day for two (2) weeks after installation. Reduce watering to every other day for the next two (2) weeks, Water thereafter three (3) times per week until final acceptance.
- Fertilization: Fertilize three (3) weeks after planting with 5 pounds 16-6-8 per 1,000 square feet; Serbilize thereafts every 30 days.

- E. Pruning: 4I shrubs and trees shall be pinch gruned as necessary to encourage new growth and to eliminate rank sucker growth. GM flavers, dead foliage and limbs shall be removed. No major pruning shall be done without the approval of the Landscape Architect.
- F. Weeding: All planting areas including lawn, ground cover, and shrub areas, shall be kept seed free at all times. Weeds shall be dug out by the roots and disposed of off the size.
- G. Upon completion of the 90 day maintenance period, the Contractor shall fertilize per this section.

29. HYDROSEEDING (GROUND COVER AND TURF)

Material Application and Equipment

a. Nicens shall be performed in a tank with a built-in-

Loading and mixing: With agitation system operating at part speed, water shall be added to the tank and a good circulation shall be established. Naterials shall be added to the tanks in such a manner that they are uniformly blanded into the resture in the O begins sequence:

30. WEED ARATEMENT PROGRAM

Upon completion of the irrigation system and after all existing seeds have been removed from the planting areas, the following seed prevention shall be used:

300 bs. 12-12-12 commercial fertilizer 300 bs. urea formeldehyde 1,000 bs. agricultural gypsum

Apply post-emergent herbicide as recommended by a licensed pest control advisor to be compatible with the seeded plant varieties.

Apply mixtures per the following time schedule

TOTAL: 100 days max

The Indicace contractor shall provide for and have performed a site-specific agrinormic soils text report on samples taken from a text four (4) separate areas contained in the projects. The soils text shall include recommendations for amendments to ground cover areas, trengthnic backfill, and hydro-mugh.

Griffin Fine Living

KAWANA SPRINGS SENIOR ASSISTED LIVING CENTER

Landscape Specifications