Design Standard
Landscaping

Purpose

This design standard has the purpose of creating a consistent installation of landscaping throughout the South San Francisco Unified School District thereby achieving a standard of aesthetic quality, maintenance and performance throughout all renovation and new building projects.

Design Standard

Landscaping

General Information

- Submit Landscape Plans to the District for review and approval.
- Topsoil shall provide adequate drainage and aeration.
- The project specifications and drawings shall require the contractor to locate and protect existing utilities during demolition and trenching operations and to repair all above and below-ground utilities removed or damaged by the contractor's operations.
- Landscapes should be designed to be low maintenance and water conserving.
- Careful consideration should be given to any use of landscape plantings within 5 feet of building walls, especially where over-hanging roofs prevent normal rainfall from reaching the plants.
- All irrigation piping that is located under pavement must be sleeved.

Educational Gardens

- The District encourages the development of green schoolyards and educational gardens whenever possible and supported by the respective school community.
- "Accessible Routes" for wheelchair access need to be clearly marked on the plans. Signage must also be installed to identify the areas.

Tree Planting

- The planting of deciduous trees needs to be carefully considered. Falling leaves can block roof gutters and drains. They can also cause additional work for the District's

limited staff of custodians and gardeners. Maintenance problems need to be considered along with the inherent benefits of window shading that can be accomplished with them.

- Trees should be selected for drought tolerance, cleanliness, deep rooting, and high branching pattern (especially near pavement).

- Sidewalk trees should be carefully chosen from varieties that are not likely to raise or crack the concrete sidewalks or grow into overhead wires.

- Large trees such as pines should not be planted in locations where they will become a nuisance (e.g. rubbing against a building, blocking natural light from windows, causing security problems, clogging roof gutters).

- Acceptable tree types:
  - Deciduous: Scarlet Maple, European Beech, Maidenhair Tree, Tulip Tree, Sawleaf Zelkova.
  - Evergreen: Blackwood Acacia, Incense Cedar, Atlas Cedar, Deodar Cedar, Port Orford Cedar, Camphor Tree, Monterey Cypress, Coast Live Oak, Norway Spruce, Coast Redwood.

- Tree Grates: NDS Plastic Tree grates.

Planting in Lawn Areas

- Planting in lawn areas is discouraged because it is difficult to cut the grass and not damage the planted areas, making cutting the grass more labor intensive.

Planting Next to Buildings

- When planting next to a building, plants should be sufficiently spaced to ensure that the mature plant will not grow closer than 18 inches to the side of the building, in order not to impede routine maintenance (e.g. painting, repairing windows etc.).

Ground Cover

- Ground cover should be chosen and planted so as not to attract rodents, particularly those varieties that cling to and climb trees and buildings. Vines and other climbing plants are expressly prohibited because they block views and give rodents access to buildings.

- Ground cover or other non-turf solution must be used on slopes greater than 5 to 1.

Grass

- Type of grass: drought resistant dwarf fescue.

- Where new turf is installed, sod to be used.

Maintenance Plan

- All new plantings should have the underpinning of a maintenance plan to ensure their upkeep and survival (i.e. weeding, pruning, trimming, fertilizing, watering and the division of labor etc.).

Landscaping Irrigation

- Sprinkler heads/ valves: Rainbird, Toro, Hunter or approved.
- Pipe: Schedule 40.
- Clocks: Irritrol Rain Dial or Toro. Six station minimum.
- Provide schedule 80 pipe and fittings at all hot lines.
- Where possible, use high-efficiency irrigation technology, drip irrigation in order to reduce the use of potable water for irrigation.
- An approved reduced-pressure principal device or pressure vacuum breaker shall be installed and tested on all irrigation work.

Approved Manufacturers

Rainbird Corporation, The Toro Company, Irritrol Systems, Hunter Industries.

Substitutes Allowed?

Yes, if performance and quality equivalency can be evidenced.

Associated Design Standards

- N/A

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