4 SMALL LOT SUBDIVISIONS

14568 W DICKENS ST, SHERMAN OAKS, CA 91403

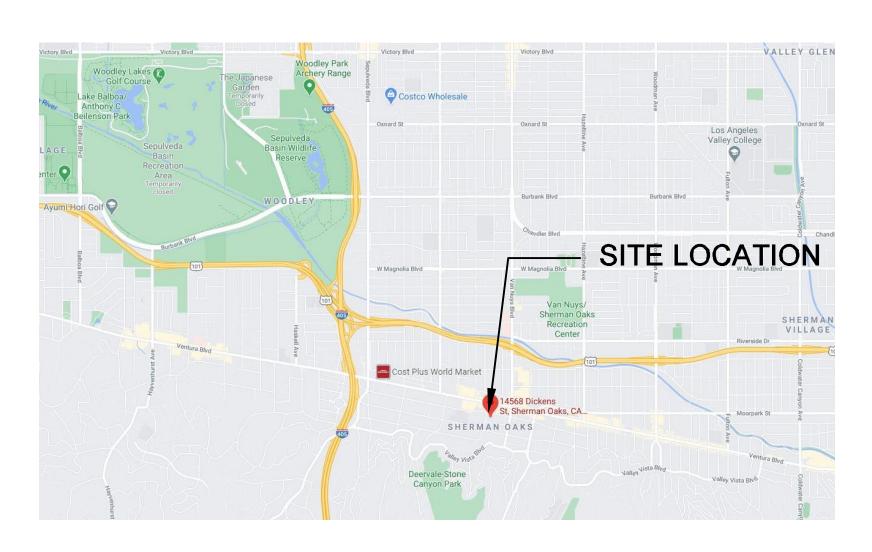
LANDSCAPE ARCHITECT

SAVAGE LAND DESIGN 2651 E. CHAPMAN AVE. SUITE 110 FULLERTON CA 92831

CONTACT: MICHAEL SAVAGE

714-878-0335 SAVAGELANDDESIGN@ATT.NET

VICINITY MAP



SHEET INDEX

CS-0	COVER SHEET	1 OF 7
LI-1	IRRIGATION NOTES AND CALCULATIONS	2 OF
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LANDSCAPE POINT SYSTEM 6803.8 SF 10 P□INTS SQUARE FOOTAGE OF SITE POINTS REQUIRED USE CLASS I OR CLASS II COMPOST PRODUCED USING CITY ORGANIC MATERIALS (TOPGRO) IN A MAJORITY OF LANDSCAPE AREAS MAIN FINISH ELEVATION OF STRUCTURE, AT AN ELEVATION OR ABOVE OR BELOW THE FINISH ELEVATION OF THE SIDEWALK, SUCH THAT A STRAIGHT LINE PERPENDICULAR TO A STRAIGHT STREET OR RADIALLY TO A CURBED STREET, LEADING DIRECTLY TO THE MAIN PEDESTRIAN ENTRANCE OF THE STRUCTURE, IS HANDICAP ACCESSIBLE. PARKWAY PLANTING, INCLUDING MEDIANS, NOT OTHERWISE CREDITED, NOT LAWN AREA (PER EACH 50 SF OR FRACTION THEREOF) (305 SF) FREE FLOWERING STREET TREES PLANTS ON WALLS AND FENCES. TOTAL POINTS PROVIDED 33 6803.8 SF PDINTS REQUIRED 100 POINTS POINTS PROVIDED DRIP IRRIGATION WITH FLOW CONTROL (4) AUTOMATIC IRRIGATION CONTROLLER (A) 93 ALDE 'BLUE ELF' 80 BULBINE FRUTESCENS 'HALLMARK' 43 ALDE STRIATA TOTAL POINTS PROVIDED 457 BUILDING = 6842 SQ FT LANDSCAPE PROVIDED = 1246 SQ FT

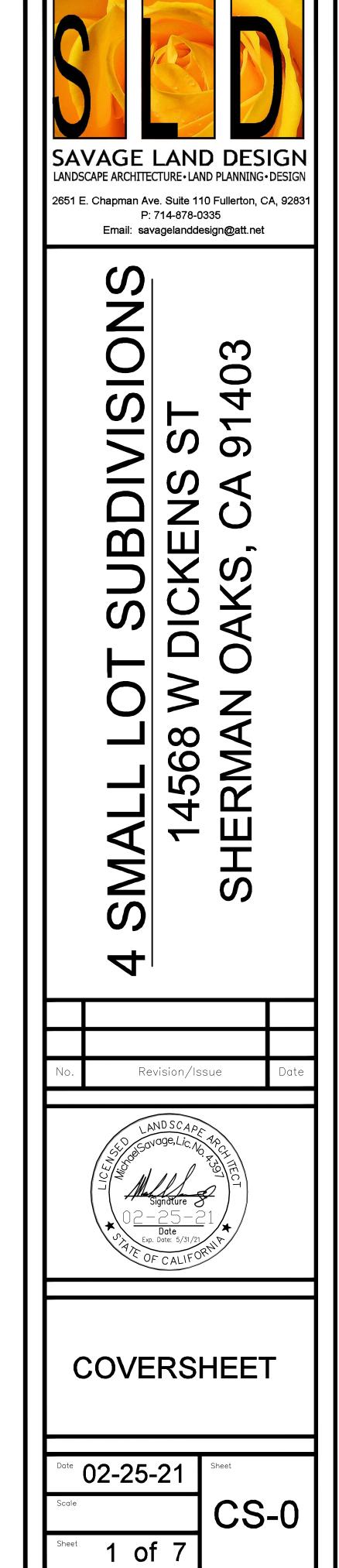
GENERAL NOTES

- 1. ALL PROPERTY LINES AND LOT LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
- 2. ALL DIMENSIONS SHALL BE VERIFIED AGAINST EXISTING CONDITIONS AND ALL DISCREPANCIES REPORTED TO THE OWNER.
- 3. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
- 4. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AND/OR GRADE DIFFERENCES WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE IN WRITING. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- 5. A CAL—OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5 FEET AND FOR SHORING AND UNDERPINNING.
- 6. A LICENSED SURVEYOR SHALL PROVIDE MONITORING OF SHORING AND IMPROVEMENTS ON ADJACENT PROPERTIES AND SUBMIT RESULTS WITH A REPORT TO THE SHORING DESIGN ENGINEER AND TO THE BUILDING INSPECTOR ON A DAILY BASIS DURING EXCAVATION AND SHORING AND ON A WEEKLY BASIS THEREAFTER. WHERE DEWATERING IS REQUIRED, MONITORING SHALL CONTINUE UNTIL DEWATERING IS STOPPED.
- 7. IN LIEU OF SPECIAL INSPECTION BY THE DEPUTY BUILDING INSPECTOR, THE GEOTECHNICAL ENGINEER SHALL PROVIDE CONTINUOUS INSPECTIONS DURING SHORING AND EXCAVATION OPERATIONSAND DURING REMOVAL OF SHORING.
- 8. THE CONTRACTOR SHALL NOTIFY ADJACENT PROPERTY OWNERS BY CERTIFIED MAIL ODAYS PRIOR TO STARTING THE SHORING AND EXCAVATION WORK

TOTAL LANDSCAPE AREA = 1246 SF

LOT A LANDSCAPE AREA: 310 SF LOT B LANDSCAPE AREA: 400 SF LOT C LANDSCAPE AREA: 265 SF LOT D LANDSCAPE AREA: 271 SF





GENERAL IRRIGATION NOTES

1. ALL CITY AND STATE LAWS, RULES AND REGULATION GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.

2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK AT NO EXPENSE TO THE OWNER. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, UNDER ROADWAYS, DRIVES, AND

3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE

4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.

5. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE MAIN LINE PIPE SHALL BE INSTALLED AND ROUTED TO AVOID UNFORESEEN BELOW GRADE CONDITIONS. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE.

6. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO EACH CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION OT THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISION NECESSARY

7. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

8. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.

9. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE AND TO PREVENT OVER SPRAY ONTO WALKS, STREETS, WALLS, ETC. THIS SHALL INCLUDE USE OF RAIN-BIRD PRESSURE COMPENSATING SCREENS "PCS", SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH REMOTE CONTROL VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.

10. 120 VAC POWER SOURCE FOR THE CONTROLLER SHALL BE PROVIDED UNDER THE ELECTRICAL SECTION OF THE SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE ELECTRICAL SERVICE WITH THE GENERAL CONTRACTOR AND SHALL MAKE THE FINAL CONNECTION FORM THE ELECTRICAL SOURCE TO THE CONTROLLER.

11. ALL MAIN LINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAIN LINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING. IN ADDITION TO THE CONTROL WIRE SLEEVES SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONTROL WIRE SLEEVES OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.

12. ALL LATERAL LINE PIPING UNDER PAVING WITHOUT A SLEEVE SHALL BE PVC SCHEDULE 40 PIPE AND SHALL BE INSTALLED PRIOR TO PAVING.

13. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS NO SUBSTITUTIONS OF SMALLER PIPE SHALL BE PERMITTED BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.

14. FINAL LOCATION OF THE AUTOMATIC CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

15. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN SHRUB AND GROUND COVER AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS 1-INCH ABOVE FINISH GRADE.

16. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN LAWN AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEADS ARE FLUSH WITH ADJACENT SIDEWALK OR CURB.

17. AFTER RECEIVING NOTIFICATION BY THE OWNER'S AUTHORIZED REPRESENTATIVE, THE IRRIGATION CONTRACTOR, WITHIN TEN (10) DAYS SHALL ADJUST ALL LAWN HEADS SO THAT THE TOP OF THE SPRINKLER HEAD IS 1/4-INCH ABOVE FINISH GRADE.

18. ALL EQUIPMENT INSTALLED IN VALVE BOXES SHALL BE INSTALLED PER DETAIL DRAWINGS WITHOUT CUTTING SIDE WALLS OF THE VALVE BOX. CUT VALVE BOXES WILL BE REPLACED WITH NEW VALVE BOXES AS INSPECTED BY THE OWNERS AUTHORIZED REPRESENTATIVE AT THE CONTRACTOR'S OWN EXPENSE.

19. ALL LEAD WIRES SHALL BE #14 GAUGE AND BLACK IN COLOR. ALL COMMON WIRES SHALL BE #14 GUAGE AND WHITE IN COLOR. TWO (2) EXTRA WIRES SHALL BE PROVIDED FOR EACH GROUP OF FIVE (5) VALVES AND LOOPED IN A NEARBY VALVE BOX WITH A 2' MIMIMUM COIL.

20. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

21. TREE LOCATIONS TAKE PRIORITY OVER IRRIGATION PIPING. STAKE TREE LOCATIONS PRIOR TO

TRENCHING FOR PIPE. 22. THE CONTRACTOR SHALL ALLOW FOR AN ASSORTMENT OF VARIABLE ADJUSTABLE NOZZLES (VAN) TO

BE INSTALLED IN AREAS WHERE STANDARD PATTERN NOZZLES ARE NOT APPLICABLE. 23. REFER TO SPECIFICATIONS FOR ADDITIONAL DETAILED INFORMATION.

24. "HEAT BRAND" THE TOPS OF THE VALVE BOX LIDS WITH THE APPROPRIATE IDENTIFICATION. REFER TO

THE IRRIGATION SPECIFICATIONS. 25. RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.

26. A MINIMUM 3—INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

27. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A

MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

28. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.

29. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

30. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

31. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR

32. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

WATER CONSERVATION STATEMENT

THE SYSTEM IS DESIGNED TO ACHEIVE CONSERVATION AND EFFICIENCY IN WATER USE BY PROVIDING ANTI-DRAIN DEVICES TO PREVENT LOW HEAD DRAINAGE, RAIN SENSOR/ INTERRUPT SWITCH THAT PREVENTS THE SYSTEM FROM ACTIVATING DURING RAIN EVENTS. PRESSURE COMPESATING DEVICES AND LOW VOLUME HEADS TO REDUCE WATER

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR EFFICIENT

USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

I AGREE WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND

SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE

Appendix B - Sample Water Efficient Landscape Worksheet WATER EFFICIENT LANDSCAPE WORKSHEET This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package. Please complete all sections (A and B) of the worksheet.

SECTION A. HYDROZONE INFORMATION TABLE

Please complete the hydrozone table(s) for each hydrozone. Use as many tables as necessary to provide the

lydrozone*	Zone or Valve	Irrigation Method*	Area (Sq. Ft.)	% of Landscape Area
A - IRRIGATED LAND	SCA A1,B1,C1,D1	D	932	74.80%
B-TREES (LOW)	A2,B2,C2,D2	В	190	15.25%
C- VINES	A3,B3,C3,D3	В	124	9.95%
	3			
* *				
	8			
S		-		
	8			31
	-			
S	*			
Ť	*			
	*			
	Total		1246	100%
.9	1000		12.10	10070
	* Hydrozone			**Irrigation Method
	HW = High Water Use Plants	s		MS = Micro-spray
	MW = Moderate Water Use	Plants		S = Spray
	LW = Low Water Use Plants			R = Rotor
				B= Bubbler
				D= Drip
				O = Other

	Reference Evapotranspiration (Eto) 50.10 LOS ANGELES			CONTROLLED DE																	
								- NO. 10 (10 PM)	CONTROLLER PR PLANT MATERIA						IUST BE A	DJUSTEDI	OK SOIL ITI	'E, EXPUSU	KE, IVIA TUR	III OF	
	11-1	Plant			FTAF		FTAF	Estimated	power of Children and Children and Children	-0.10.14.182×××40	and are specialised	-50000000000000000000000000000000000000	CONTRACTOR STATE	d de concomposito							
	Hydrozone #/Planting Description ^a	Factor	Irrigation Method ^b	Irrigation efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (sqft)		Total Water Use	SYSTEM DATA I	REFERE	NCE INF	ORMATIO	N:								
	Description	(PF)	Method	ernciency (IE)	(FI/IL)	Alea (sqit)	Alca	(ETWU) ^d	SYSTEM DESIGN F		Market Street and Market	A STATE OF THE PARTY OF THE PAR						1.	5 IN./WEER	K (PEAK)	1
								(CIWO)	HISTORICAL SEAS	ONALE	to:							50.1	O IN./YEAR	R	Ī
									PEAK MONTHLY E	to:								6.	2 IN./ MO.		
									PEAK DAILY ETO (O IN./ DAY		
	Regular Landscape Are	eas							PEAK WEEKLY ETG										O IN./WK.		
IRRIGATED LANDSCAPE	Α	0.	.3 DRIP	0.81	0.37	932	345.2	2 10722.1	Peak WeeK ETo (1 WEEK	OF TIME	WITHIN 6 D	AYS O	F JULY):				0.2	4 IN./DAY	4	-
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VINES	С	0.	.4 BUBBLER	0.81	0.49	124	61.2	1902.1	PRECIPITATION R	will have a territorial and account	- William Control of the Control						400	.6 IN./HR.			_
	- Anna		AND DESCRIPTION OF THE PROPERTY OF THE PROPERT	1-102000	deritate:	1 500000	A10.00	The section of part	LOW SHRUB WAT				_					.3 LOW			
		-							MODERATE SHRU	1000		ANTFACIO	R:					.4 (LOW)	-	-	
									TREE WATER USE	PLANT	FACTOR:							.3 (LOW)			
									TREE WATER USE	PLANT	FACTOR:							.4 (MODERA			
									VINES WATER US	E PLAN	TFACTOR	i:					0.	.4 (MODERA	ATE)		
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									LANDSCAPE COE	FFICIEN	T - LOW S	HRUB DRIP	LINE (F	LANT W	ATER USE/	IE (.3/.81))		0.37	7	
					F	TWU TOTAL		14810.1	LANDSCAPE COE	FFICIEN	T - MODE	RATE SHRU	B DRIP	LINE (PLA	ANT WATE	R USE/ IE	(.4/.81))		0.49	9	
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			IVIAXIIVIOIVI	ALLOWED WATER	ALLOWAING	E (IVIAVVA)		21200.0	LANDSCAPE COE					- Miles			/.81))		0.49		
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^a Hydrozone #/Planting	Description		bIrrigation I	Method	clrrigation Ef	ficiency	d _{ETWU(A}	nnual Gallons		-									+	-	-
Eg.			Marie Conference of the Pro-	pray or drip	0.75 for spra		Required		ADJUSTED - LOW	SHRUR	SPRAV P	FAK (IIII V) I	WEEK E	-to:		0	08 IN./DAY		0.5	6 IN./WK.	
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2.) low water use plant	ings							ADJUSTED - MOD						Fto:		10 IN./DAY	19		9 IN./WK.		
3.) medium water use p	planting							erts acre-inches per acre	ADJUSTED - LOW	Annual Control of the				-			07 IN./DAY			2 IN./WK.	
							Farmer March	gallons per square foo	ADJUSTED - MOD):	950%	10 IN./DAY			9 IN./WK.	
eMAWA (Annual Gallor	ns Allowed) = (Eto)(0.62) [(ETAF x LA)	+ ((1-ETAF) x	SLA)]			per year.		ADJUSTED - HIGH								20 IN./DAY			O IN./WK.	
where 0.62 is a convers	ion factor that converts ac	re-inches p	er year to gall	ons per square foot	MAWA				ADJUSTED - MOD	ERATE \	VINES BU	BBLER PEA	K (JULY) WEEK E	to:	0.	10 IN./DAY		0.6	9 IN./WK.	
per year, LA is the total	landscape area in square	feet, and ET	TAF is .55 for r	esidential areas and	ETo Station	Los Angeles	(Eto)(.62)((.55 x LA)													
0.45 for non-residentia	l areas.				MAWA=	50.10	X	0.62 X													
						0.55		1246.0 =	AS A GENERAL R	ULE, W	ITER IRRIC	SATION TIM	IES ARE	E APPROX	XIMATELY	30% OF PE	AKSUMME	R SCHEDUL	E. SPRING	ANDFALL	
					TOTAL=	21286.8	3		ARE APPROXIMA	ATELY 70	0% OF PE	AK SUMMER	R SCHE	DULE. RE	FER TO M	ONTHLY V	VEATHER DA	TA BELOW			
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All Landscape Areas									MONTHLY PERCE	NTAGE	(OF TOTA	L YEAR)									ĺ
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									JAN	FEB	MA	R APR		MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	Í

PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE **DOCUMENTATION PACKAGE**

"I/we certify that based upon periodic site observations, the work has been substantially completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package."

Signature*	Date
Name (print)	Telephone No. 714-878-0335
MICHAEL SAVAGE	Fax No.
Title PRESIDENT	Email Address SAVAGELANDDESIGN@ATT.NET
License No. or Certification No. RLA 4397	
Company	Street Address
SAVAGE LAND DESIGN	2651 E. CHAPMAN AVE, STE 110
City FULLERTON	State Zip Code 92831

PART 3. IRRIGATION SCHEDULING

Attach parameters for setting the irrigation schedule on controller per ordinance Section 492.10.

PART 4. SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE Attach schedule of Landscape and Irrigation Maintenance per ordinance Section 492.11

PART 5. LANDSCAPE IRRIGATION AUDIT REPORT

Attach Landscape Irrigation Audit Report per ordinance Section 492.12.

PART 6. SOIL MANAGEMENT REPORT

Attach soil analysis report, if not previously submitted with the Landscape Documentation Package per ordinance Section 492.5.

Attach documentation verifying implementation of recommendations from soil analysis report per ordinance Section 492.5.

Appendix C – Sample Certificate of Completion.

CERTIFICATE OF COMPLETION This certificate is filled out by the project applicant upon completion of the landscape project.

WATER EFFICIENT LANDSCAPE WORKSHEET

50.10 LOS ANGELES

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Date			
Project Name 14568 W DICKENS ST			
Name of Project Applicant	Telephone No.		
	Fax No.		
Title	Email Address		
Company	Street Address		

550		
Project Address	and Location:	
Street Address 14568 W DIC	KENS ST	Parcel, tract or lot number, if available.
City SHERMAN OAK	(S	Latitude/Longitude (optional)
State Zip Code CALIFORNIA 91403		

Name	Telephone No. 714-878-0335					
MICHAEL SAVAGE	Fax No.					
PRESIDENT	Email Address SAVAGELANDDESIGN@ATT.NET					
Company SAVAGE LAND DESIGN	Street Address 2651 E. CHAPMAN AVE, STE 110					
City FULLERTON	State CALIFORNIA Zip Code 92831					

Property Owner

"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

Property Owner Signature

Please answer the questions below:

1. Date the Landscape Documentation Package was submitted to the local agency 2. Date the Landscape Documentation Package was approved by the local agency

3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor

Date

IRRIGATION MAINTENANCE SCHEDULE:

1. LANDSCAPES SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE BUT NOT BE LIMITED TO CHECKING. ADJUSTING. AND REPAIRING IRRIGATION EQUIPMENT: RESETTING REPLENISHING MULCH: FERTILIZING: PRUNING: AND WEEDING IN ALL LANDSCAPE AREAS.

59.7% 75.8% 88.7% 93.5% 100.0% 95.2% 80.6%

41.9%

62.9%

0.061

30.6%

3.8% 100.0

2. WHENEVER POSSIBLE, REPAIR OF THE IRRIGATION EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY SPECIFIED MATERIALS OR THEIR EQUIVALENT SPECIFICATION.

IRRIGATION AUDIT SCHEDULE:

IRRIGATION SCHEDULING DATA

THE FOLLOWING, BASED ON HISTORICAL DATA, IS FOR REFERENCE ONLY. PERFORMANCE VALUES ARE ACCURATE FOR

1. AT A MINIMUM, AUDITS SHALL BE IN ACCORDANCE WITH THE STATE OF CALIFORNIA LANDSCAPE AUDITOR

2. AUDITS SHALL BE CONDUCTED BY A STATE CERTIFIED LANDSCAPE IRRIGATION AUDITOR AT LEAST ONCE EVERY FIVE YEARS AND SUBMITTED TO THE LOCAL WATER PURVEYOR.

SOIL SPECIFICATION / ANALYSIS SAMPLE:

1. PROVIDE SOIL SPECIFICATIONS IF IMPORT SOIL OR PROVIDE SOIL ANALYSIS IF USING ON SITE SOIL. THE SOIL INFORMATION MUST INCLUDE: SOIL TEXTURE (% OF ORGANIC MATTER), INFILTRATION RATE (OR ESTIMATED RANGE), PH & TOTAL SOLUBLE SALTS, INDICATE IF MULCH, SOIL AMENDMENTS OR OTHER MATERIAL WILL BE USED OR REQUIRED.

HOLD HARMLESS AND INDEMNIFICATION CLAUSE

CONTRACTOR AGREES TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY REAL OF ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF T OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION, OR THE LANDSCAPE

SAVAGE LAND DESIGN LANDSCAPE ARCHITECTURE • LAND PLANNING • DESIGN 2651 E. Chapman Ave. Suite 110 Fullerton, CA, 92831 P: 714-878-0335 Email: savagelanddesign@att.net

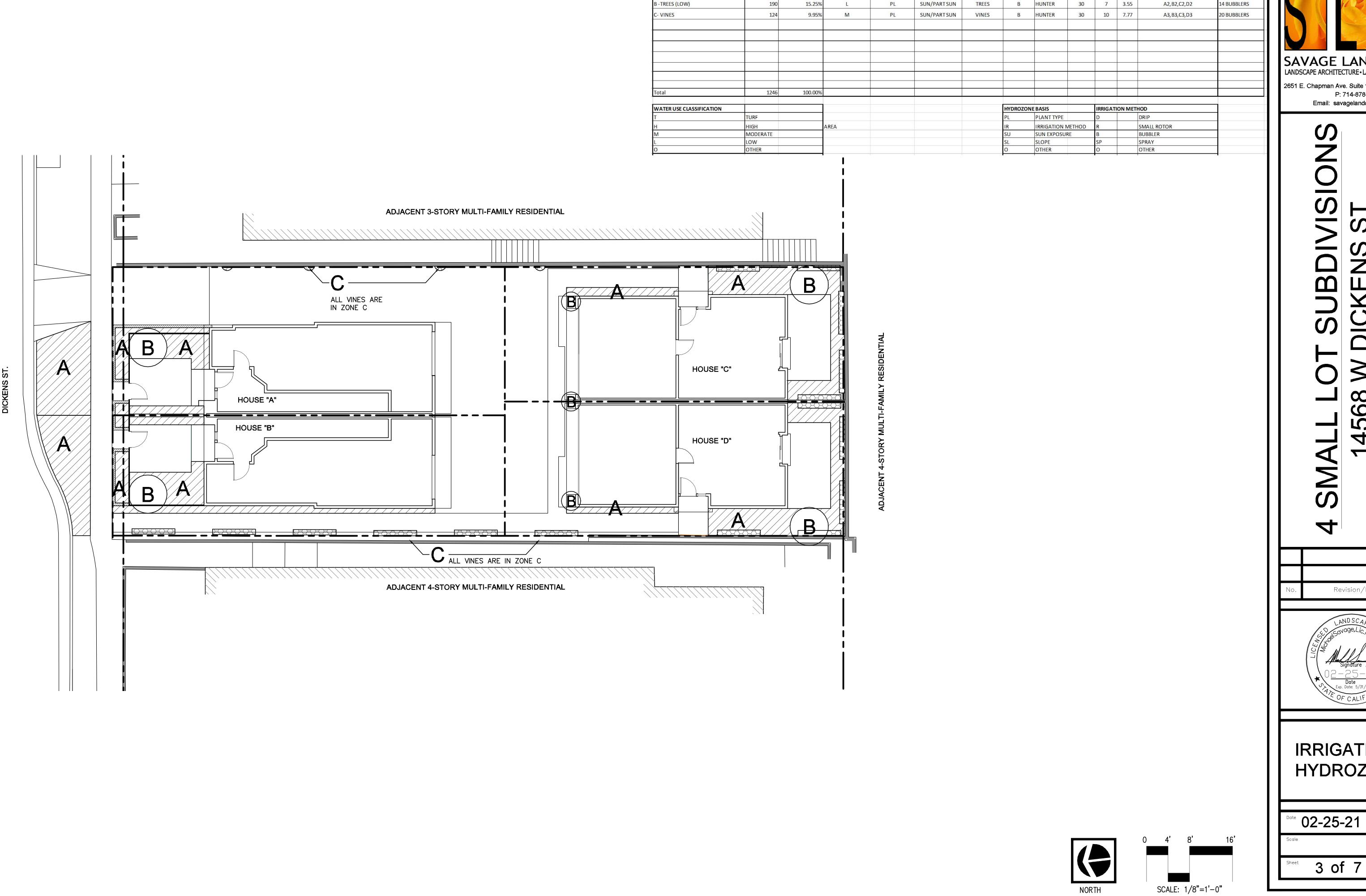
Revision/Issue



IRRIGATION NOTES AND **CALCULATIONS**

02-25-21

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UNIT A AREA

(SF)

LANDSCAPE

74.80%

HYDROZONE

- IRRIGATED LANDSCAPE

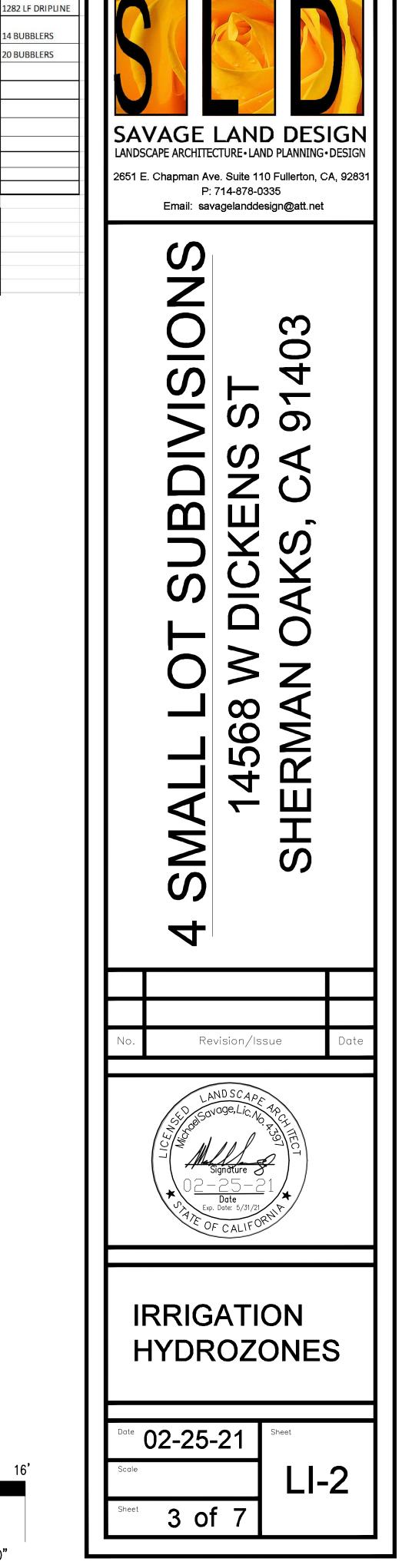
WATER USE

CLASSIFICATION

HYDROZONE

SUN/PART SUN

SHRUBS



HYDROZONE IRRIGATION DEVICE MANUFACT URER ZONE FLOW (GPM)

IRRIGATION DEVICE PRESSURE (PSI) (GPM)

RATE

30 13 1.34

HUNTER

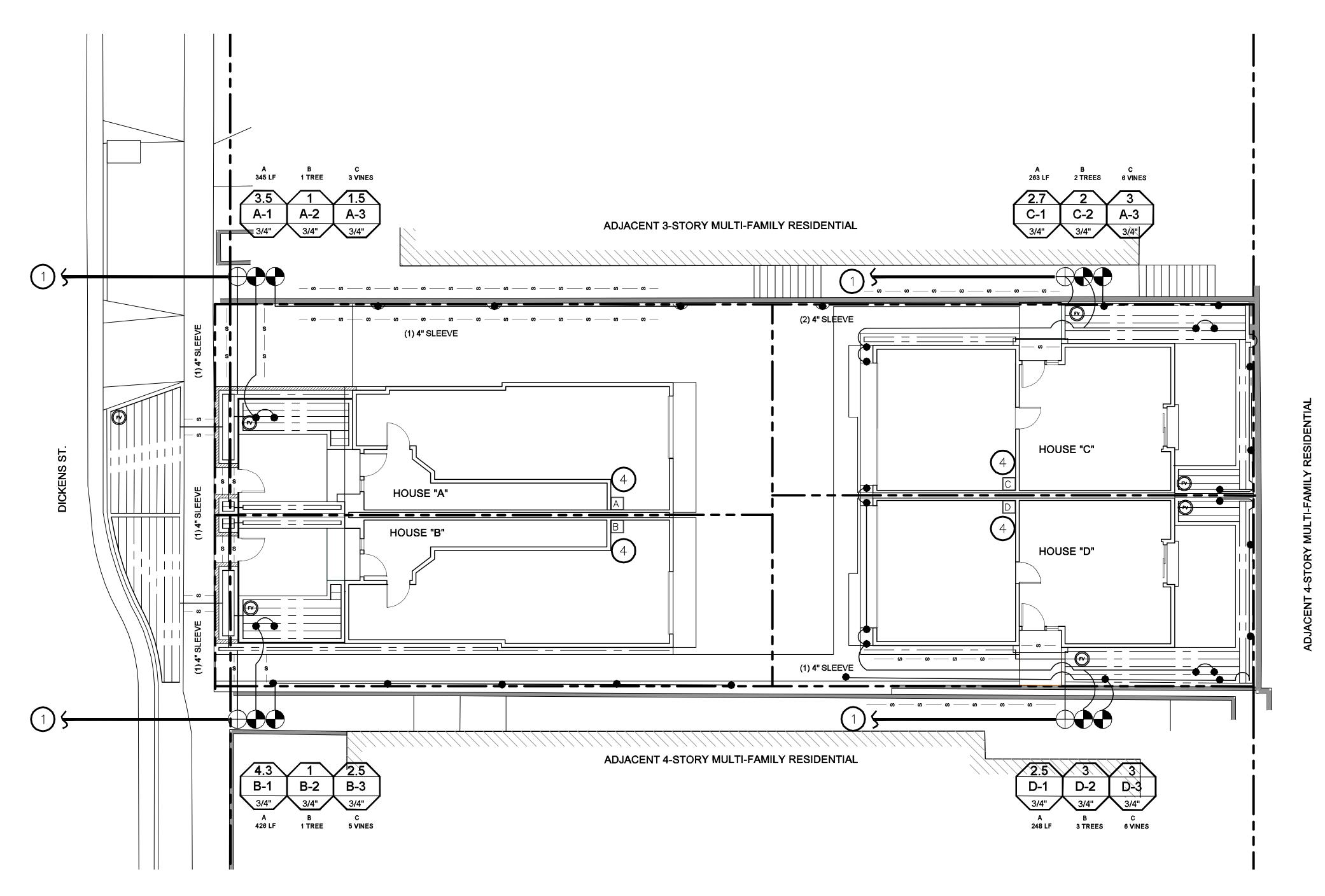
HUNTER

NUMBER AND

TYPE OF OUTLET

VALVE NUMBER

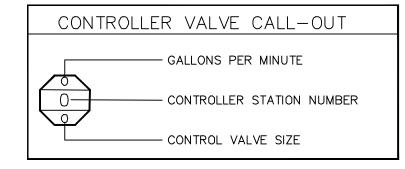
A1, B1, C1, D1



IRRIGATION LEGEND

SYMBOL: MANUFACTURER: MODEL NUMBER; DESCRIPTION: RAD.: P.S.I.: G.P.M.: POP-UP BUBBLER 2' 25 .50 RAINBIRD 1806-PA80-1402 PLD-06-18 ON SURFACE DRIPLINE - INLET PRESSURE 30 PSI ----- HUNTER ECO-MAT-17 ON SURFACE DRIPLINE - INLET PRESSURE 30 PSI PVC SCH 40 \equiv \equiv APPROVED IRRIGATION SLEEVE (SEE NOTES FOR SIZE) ----- APPROVED PVC CLASS 200 LATERAL LINE PIPE PVC SCH 40 MAIN LINE PIPE (SIZE PER PLAN) APPROVED PGV 101-ASV 1" ANTI-SIPHON VALVE W/ FLOW CONTROL HUNTER ACZ-101-40 1" ACZ GLOBE VALVE W/ 1" H1100 FILTER SYSTEM igoplus hunter CONTROLLER ASSEMBLY. REFER TO IRRIGATION NOTES FOR INFORMATION FLUSH VALVE ASSEMBLY - SEE DETAIL C, SHEET LI-5

ALL HUNTER NOZZLES TO BE INSTALLED ON HUNTER PRS40 SERIES POP UP BODIES USE 12" POP UP BODIES FOR SHRUB AREAS AND 6" POP UP BODIES FOR TURF AREAS

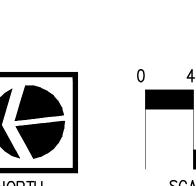


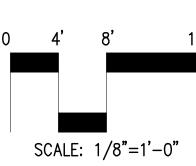
IRRIGATION NOTES:

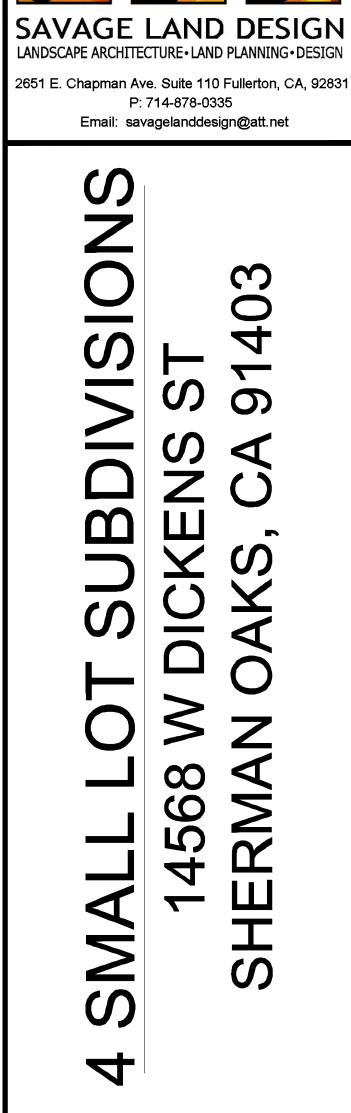
- POINT OF CONNECTION TO THE EXISTING DOMESTIC WATER LINE AT EXTERIOR BUILDING WALL. VERIFY THE SIZE AND EXACT LOCATION IN THE FIELD. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED FITTINGS TO COMPLETE THE POINT OF CONNECTION TASK.
- 2 DESIGN PRESSURE: 30 PSI
- CONTRACTOR SHALL PROVIDE BALL VALVE BETWEEN POINT OF CONNECTION AND CONTROL VALVE MANIFOLD. PRESSURIZED MAINLINE FROM POINT OF CONNECTION TO CONTROL VALVE SHALL BE PVC SCHEDULE 80.
- CONTRACTOR SHALL PROVIDE (1) I-CORE IC-600-SS 6 STATION OUTDOOR CONTROLLER AND (1) WSS-SEN WIRELESS SOLAR SYNC. INSTALL PER MANUFACTURE'S INSTRUCTIONS.

CONSTRUCTION NOTES:

1. THIS PROJECT WILL COMPLY WITH: 2007 CBC, CPC, AND 2007 CEC AND 2008
TITLE 24 ENERGY REGULATIONS AND ALL CITY ORDINANCES.
2. THE HOUSE STREET NUMBER WILL BE VISABLE FROM THE STREET.
3. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATES, CONSTRUCTION WASTE MATERIALS, OR WASTE WATER GERNERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED CONVEYED OR DISCHARGED INTO THE STREET, GUTTER, OR STORM DRAIN







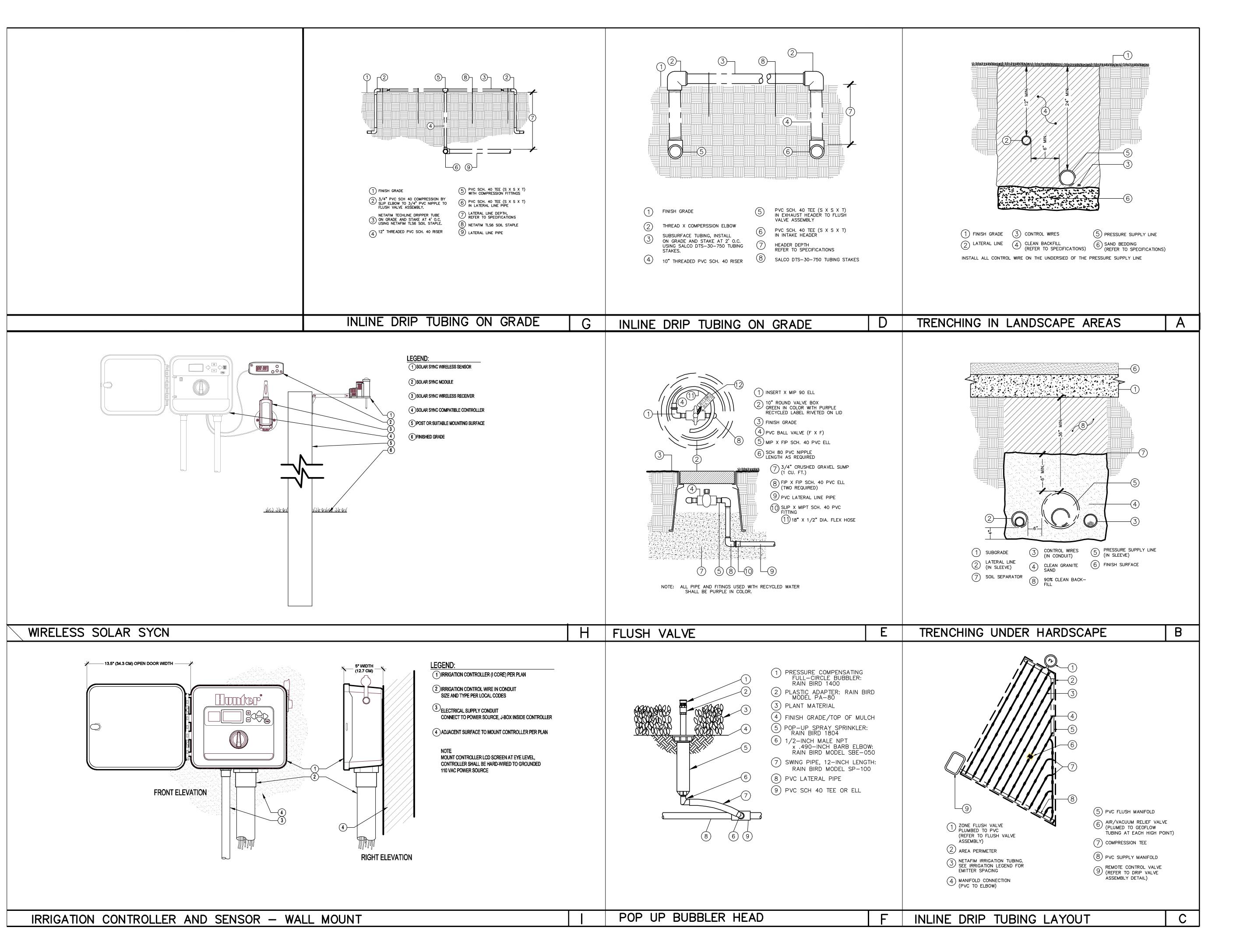
No.	Revision/Issue	Date
	Signature Date Exp. Date: 5/31/21 POF CALIFORNIA	
II	RRIGATION	

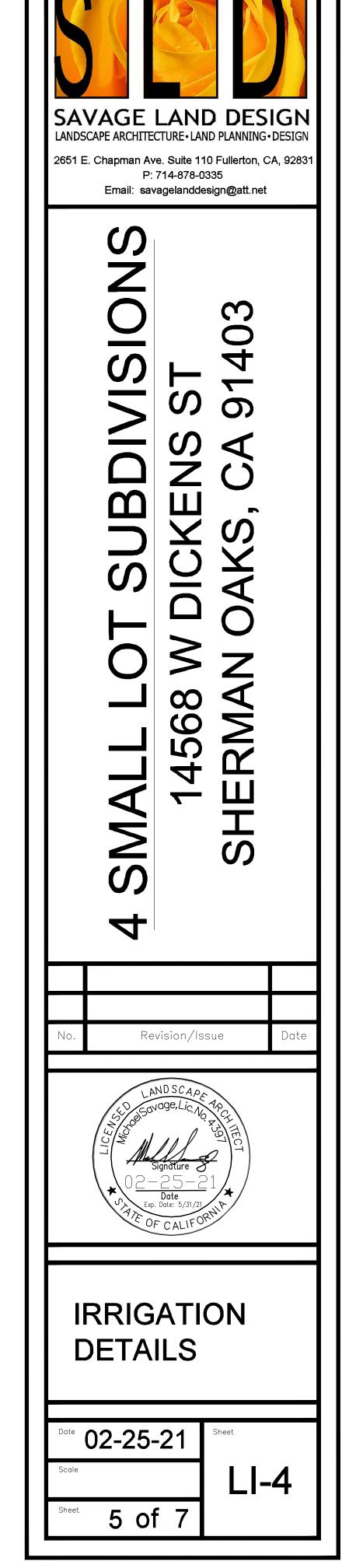
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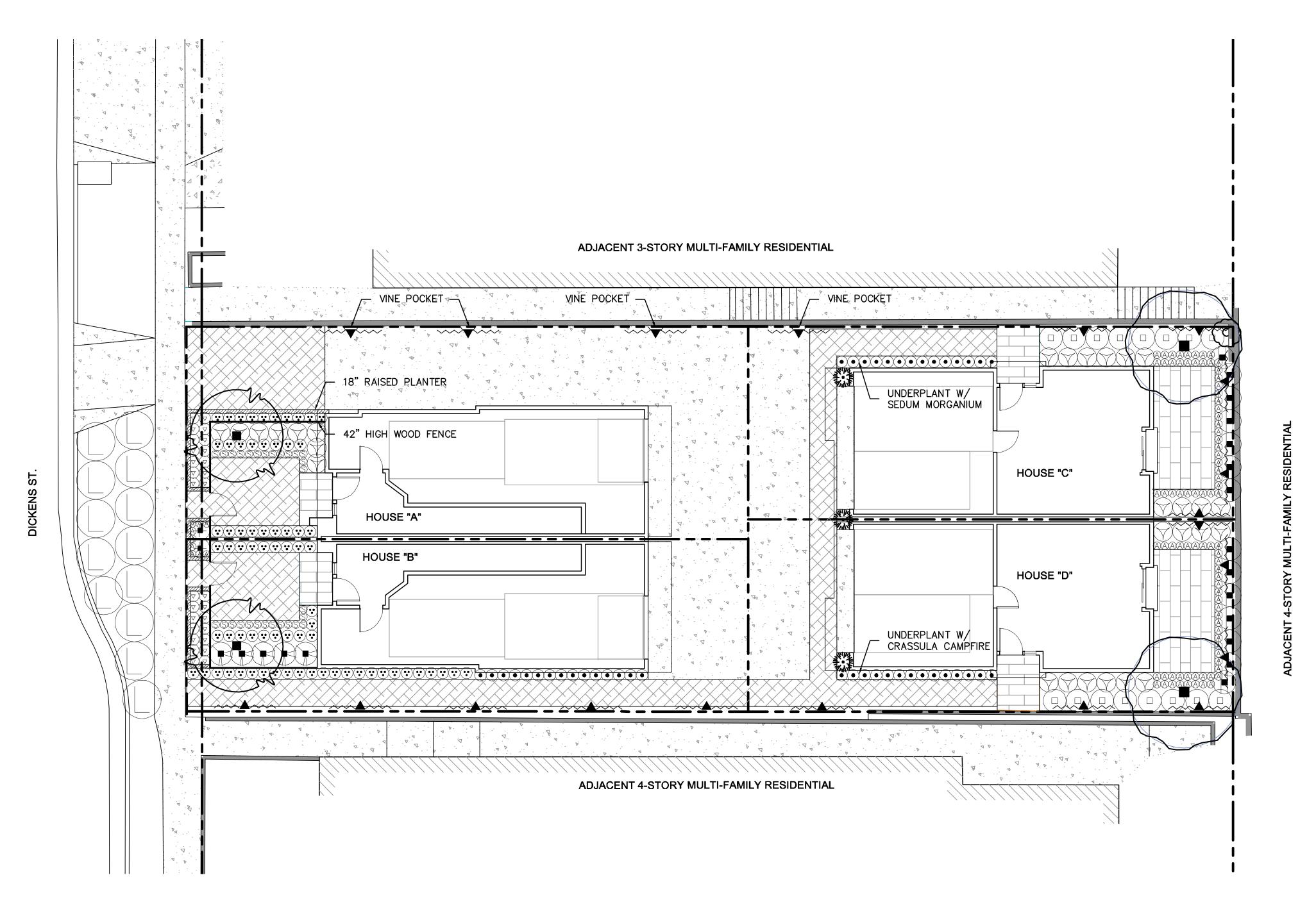
LAYOUT

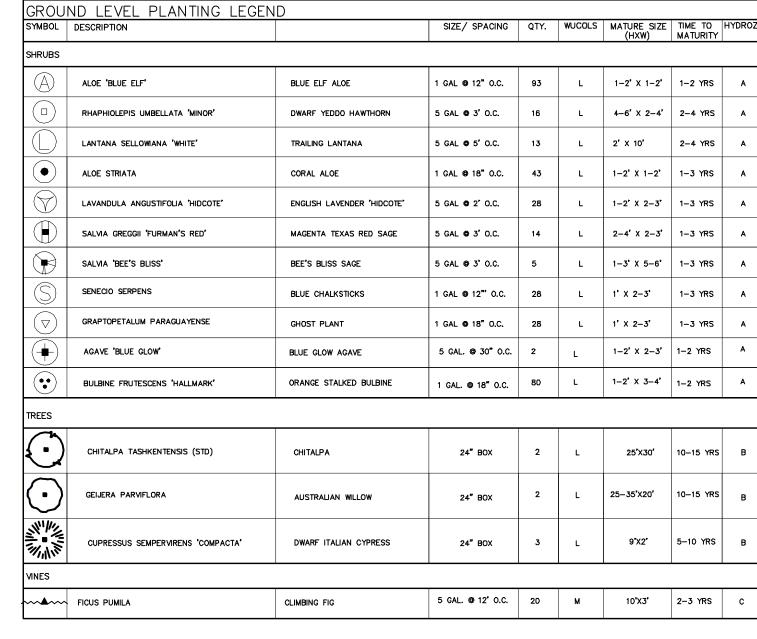
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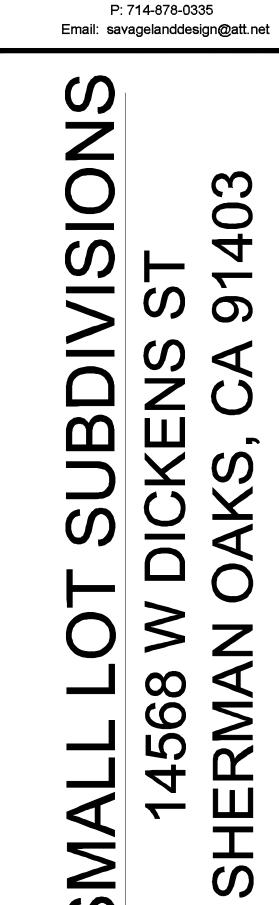
LI-3





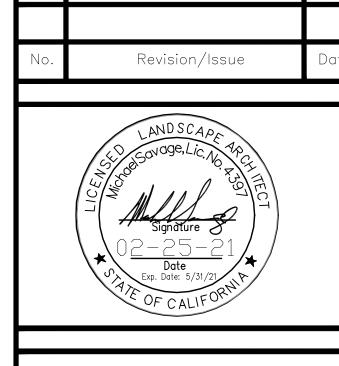






SAVAGE LAND DESIGN LANDSCAPE ARCHITECTURE LAND PLANNING DESIGN

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PLANTING PLAN

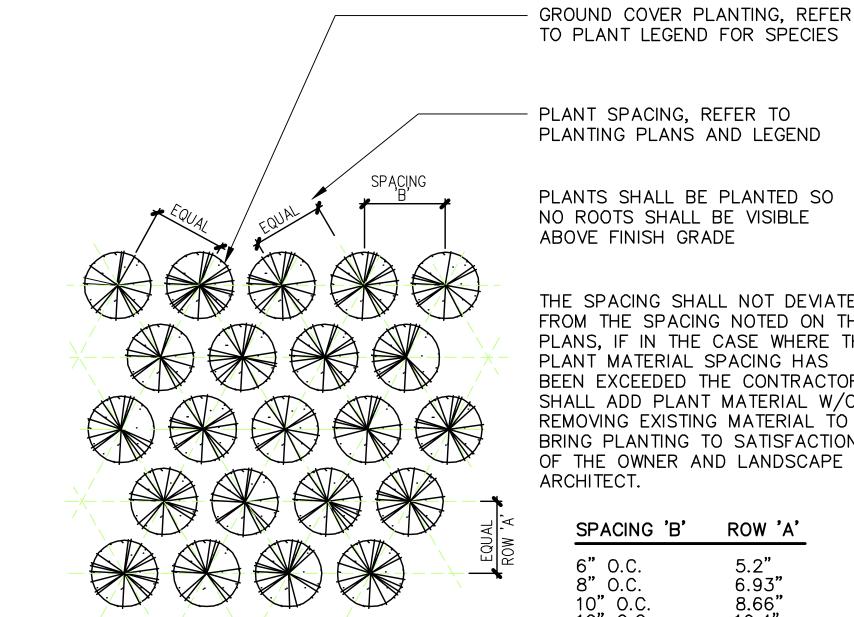
02-25-21

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0 4' 8'

NORTH SCALE: 1/8"=1'-0"

- THE CONTRACTOR SHALL PROVIDE A WEED ABATEMENT PROGRAM TO ALL LANDSCAPE PLANTING AREAS PRIOR TO PLANTING, PER THE LANDSCAPE SPECIFICATIONS.
- 2. THE CONTRACTOR SHALL PROVIDE THE OWNER'S AUTHORIZED REPRESENTATIVE WITH PHOTOGRAPHS OF ALL PLANT MATERIALS NOT PROVIDED BY THE OWNER FOR APPROVAL PRIOR TO PURCHASE AND DELIVERY.
- NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- 4. EXACT LOCATIONS OF PLANT MATERIALS SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. THE OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN THE FIELD.
- ALL PLANT MATERIAL, UPON INSPECTION BY THE OWNER'S AUTHORIZED REPRESENTATIVE, SHALL BEAR LABELS VERIFYING SPECIES AND VARIETY TO MATCH THOSE ON THE PLANT THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY MATERIAL DEEMED TO BE UNACCEPTABLE BOTH AT THE TIME OF DELIVERY OR AFTER DELIVERY IF THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE IS NOT ON SITE AT THE TIME OF DELIVERY.
- 6. ALL SHRUB AREAS SHALL BE COVERED EVENLY WITH A THREE INCH (3") MIN. LAYER OF "0-2" APPEARANCE GRADE SHREDDED BARK MULCH. CONTRACTOR SHALL SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- NO SHRUB PLANTING SHALL TAKE PLACE UNTIL INSTALLATION OF THE IRRIGATION SYSTEM IS COMPLETE, FINAL GRADES HAVE BEEN ESTABLISHED, PLANTING AREAS PROPERLY GRADED/PREPARED AND THE WORK APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. TREES SHALL BE SET PRIOR TO IRRIGATION SYSTEM INSTALLATION. CONTRACTOR IS RESPONSIBLE TO VERIFY APPROPRIATE FINAL GRADES PRIOR TO SETTING TREES
- TOP OF ROOTBALL FOR TREES AND SHRUBS SHALL BE A MIN. 2" ABOVE THE FINISH GRADE AT THE ORIGINAL PLACE OF GROWTH. REFER TO PLANTING SPECIFICATIONS.
- 9. THE CONTRACTOR SHALL PROVIDE MATCHING FORMS AND SIZES FOR ALL PLANT MATERIALS WITHIN EACH TYPE AND SIZE DESIGNATED ON THE DRAWINGS.
- 10. THE CONTRACTOR SHALL PROVIDE A 90 DAY MAINTENANCE PERIOD AFTER COMPLETION AND OWNER ACCEPTANCE OF PLANTING AND IRRIGATION WORK.
- 11. THE CONTRACTOR SHALL NOT BEGIN SAID MAINTENANCE PERIOD WITHOUT RECEIVING WRITTEN CONSENT FROM THE OWNER AND/OR HIS AUTHORIZED REPRESENTATIVE.
- 12. ALL WATERING BASINS SHALL BE REMOVED AT THE END OF THE MAINTENANCE PERIOD UNLESS OTHERWISE NOTED.
- 13. QUANTITIES LISTED ON THE CONSTRUCTION DRAWINGS OR THE PLANTING LEGEND REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ON THE PLANS.
- 14. WHERE POSSIBLE TREES SHALL BE KEPT A MINIMUM OF 5'-0" FROM WALLS, FENCES, SIDEWALKS, CONCRETE CURBS AND ANY HARDSCAPE IN GENERAL. IF NOT POSSIBLE REPRESENTATIVE FOR EXACT CONTACT THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED PLACEMENT.
- 15. FINISH GRADE IN SHRUB AREAS SHALL BE 2" BELOW PAVED SURFACES, 3" WHERE BARK MULCH IS TO BE USED, AND LAWN AREAS SHALL BE 1" BELOW PAVED SURFACES. ALL PLANTING AREAS SHALL DRAIN AT 2% MINIMUM UNLESS OTHERWISE NOTED ON THE GRADING PLANS.
- 16. INSTALL LINEAR ROOT BARRIERS FOR ALL TREES WITHIN 5' OF ANY CONCRETE FLAT WORK, CURB, GUTTER, UTILITY, STRUCTURES, ETC. ROOT BARRIER SHALL BE AS SPECIFIED WITHIN THE PROJECT SPECIFICATIONS AND INSTALLED PER DETAIL THIS SHEET.
- 17. CONTRACTOR SHALL ADHERE TO ANY SPECIAL WORKING CONDITIONS, IE. NOISE, TIME OF WORK, LIMIT OF WORK, ETC. SET FORTH BY THE COUNTY OF ORANGE, AND/OR OTHER GOVERNING AGENCIES, AND TO COORDINATE WITH THE GENERAL CONTRACTOR FOR ADDITIONAL INFORMATION/REQUIREMENTS.
- 18. AGRONOMIC SOIL ANALYSIS WILL BE PROVIDED BY THE LANDSCAPE CONTRACTOR. SOIL TEST SHALL INCLUDE A PERCOLATION TEST AND DRAINAGE RECOMMENDATIONS.
- 19. RECIRCULATING WATER SYSTEMS SHALL BE USED FOR AL WATER FEATURES.
- 20. SOIL AMENDMENTS SHALL BE APPLIED PER AGRONOMIC SOIL REPORT SPECIFICATIONS.
- 21. ON-GRADE TREES 24" BOX SIZE OR LARGER SHALL RECEIVE AN AUGURED SUMP AS DESCRIBED IN THE TREE PLANTING DETAILS, OR OTHER DRAINAGE METHOD AS RECOMMENDED BY THE AGRONOMIC SOILS
- 22. APPLY PRE-EMERGENT HERBICIDE ("EPTAM" OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS TO SHRUB AREAS ONLY. APPLY 1"-2" WATER FOLLOWING APPLICATION. CONTACT HERBICIDE ("RAD-E-CATE 35" OR EQUAL) SHALL BE APPLIED TO LAWN AREAS ONLY FOLLOWING A 14 DAY MOISTENING PERIOD TO ENCOURAGE WEED GERMINATION. REMOVE ALL WEEDS AND RESIDUE FROM SITE.
- 23. ALL ROOTBALLS SHALL BE THOROUGHLY WATERED PRIOR TO INSTALLATION.
- 24. ALL PLANTING SHALL CONFORM WITH ALL LOCAL CODES AND REGULATIONS.
- 25. FINAL LOCATION OF ALL TREES SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION / PIT EXCAVATION.
- 26. CONTRACTOR SHALL LIST ANY DOLLAR AMOUNT FOR ADDITIONAL PLANT MATERIALS THAT ARE TO BE SELECTED BY THE LANDSCAPE ARCHITECT AT THE TIME OF INSTALLATION.
- 27. THE CONTRACTOR SHALL INCLUDE IN HIS BID COSTS AS NECESSARY FOR PENETRATING THROUGH HARD PAN LAYER WHEN IT IS ENCOUNTERED UNDER TREE AND PALM PLANTING PITS. THE PENETRATION THROUGH THE CALICHE OR HARD PAN LAYER SHALL ALLOW WATER TO DRAIN OUT OF THE PLANTING PIT. SHOULD THE HARD PAN LAYER BE TOO DEEP FOR AUGERING, THE LANDSCAPE CONTRACTOR SHALL DEVISE A DRAINAGE SYSTEM APPROVED BY THE LANDSCAPE ARCHITECT THAT WILL ENSURE PROPER DRAINAGE FROM PLANTING PITS. THE LANDSCAPE CONTRACTOR WILL SUBMIT A UNIT COST FOR ANY SPECIAL DRAINAGE SYSTEM.
- 28. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
- 29. PLANT MATERIAL SIZES SPECIFIED IN THE PLANTING LEGEND SHALL MEET THE GENERAL SIZE STANDARDS OF HEIGHT, SPREAD, AND OTHER RELEVANT DATA FOR THE ACCORDING CONTAINER SIZES AS SPECIFIED BY THE PLANT SIZE SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).



PARTIAL PLAN

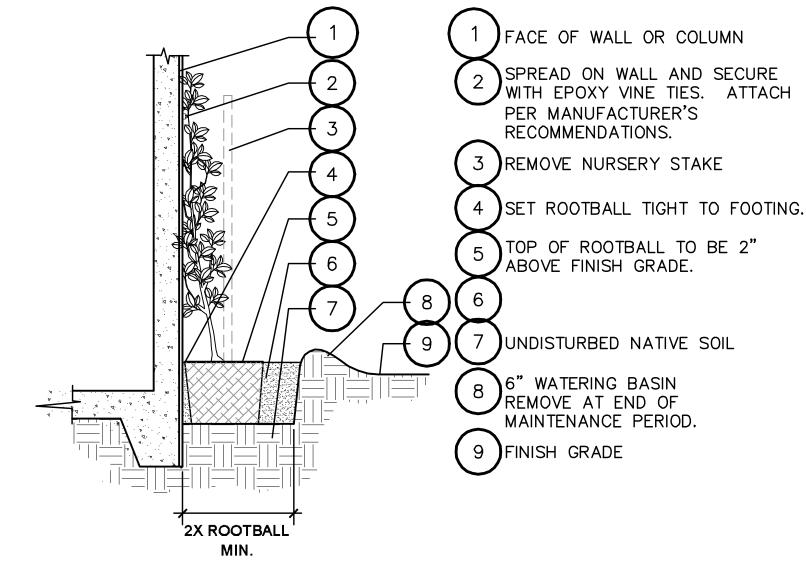
TREE STAKING

PLANT SPACING, REFER TO PLANTING PLANS AND LEGEND

PLANTS SHALL BE PLANTED SO NO ROOTS SHALL BE VISIBLE ABOVE FINISH GRADE

THE SPACING SHALL NOT DEVIATE FROM THE SPACING NOTED ON THE PLANS, IF IN THE CASE WHERE THE PLANT MATERIAL SPACING HAS BEEN EXCEEDED THE CONTRACTOR SHALL ADD PLANT MATERIAL W/OUT REMOVING EXISTING MATERIAL TO BRING PLANTING TO SATISFACTION OF THE OWNER AND LANDSCAPE ARCHITECT.

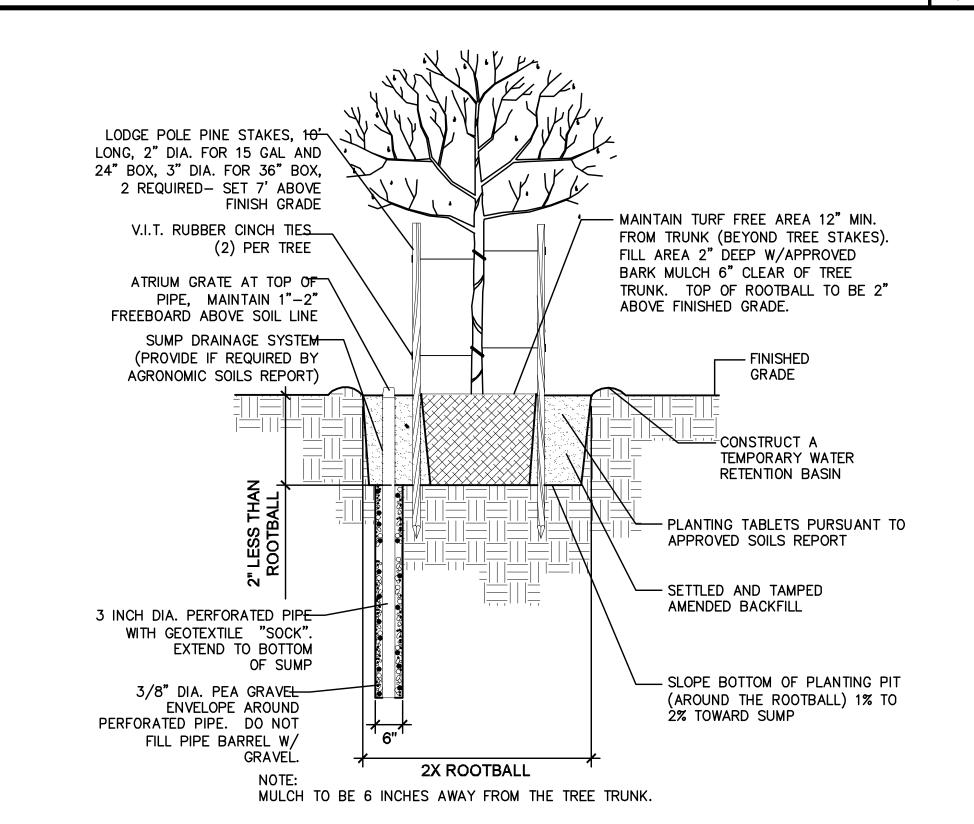
SPACING 'B'	ROW 'A'
6" O.C.	5.2"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.4"
15" O.C.	13.0"
18" O.C.	15.6"
24" O.C.	20.8"
30" O.C.	26.0"
36" O.C.	30.0"



- 1. REFER ALSO TO PLANTING NOTES OR SPECIFICATIONS. 2. SCARIFY SIDES OF PIT PRIOR TO PLANTING.
- 3. CENTER ROOTBALL IN PLANTING PIT.
- 4. MULCH TO BE 6" AWAY FROM THE VINE STEM. REFER TO PLANTING NOTES FOR DEPTH.

N.T.S.

GROUNDCOVER VINE PLANTING



SEE SPEC. SECTION 02900 FINISH GRADE.

CONTAINER PLANT ROOT BALL- CROWN SHALL BE SE 2" ABOVE FINISH GRADE.

BACKFILL MIX PER PLANTING SPECIFICATIONS.

COMPACTED SUBGRADE PER GEOTECHNICAL SOILS REPORT.

NATIVE SOIL.

COMPACTED BACKFILL MIX PER PLANTING SPECIFICATIONS.

ALTERNATE SOLUTION: ONLY EXCAVATE TO NATIVE SOIL TO MINIMIZE COMPACTION AND HELP PREVENT THE ROOTBALL FROM SINKING, IT IS RECOMMENDED THAT THE ROOTBALL EITHER BE PLACED ON GRADE WITHIN THE PLANTING PIT OR THAT THE PLANTING PIT BE DUG 2" SHALLOWER THAN THE ROOTBALL. FINISH GRADE TO BE MOUNDED/CROWNED UP OVER ROOTBALL.

SHRUB PLANTING

0 **(**)

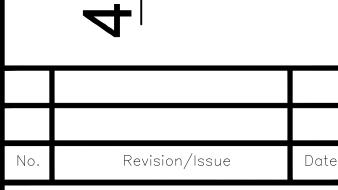
SAVAGE LAND DESIGN

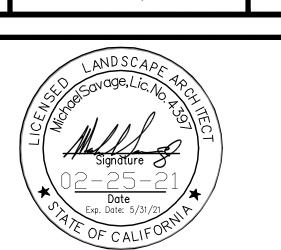
LANDSCAPE ARCHITECTURE • LAND PLANNING • DESIGN

2651 E. Chapman Ave. Suite 110 Fullerton, CA, 92831

P: 714-878-0335

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PLANTING DETAILS

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GENERAL PLANTING NOTES