

4 SMALL LOT SUBDIVISIONS

14568 W DICKENS ST, SHERMAN OAKS, CA 91403

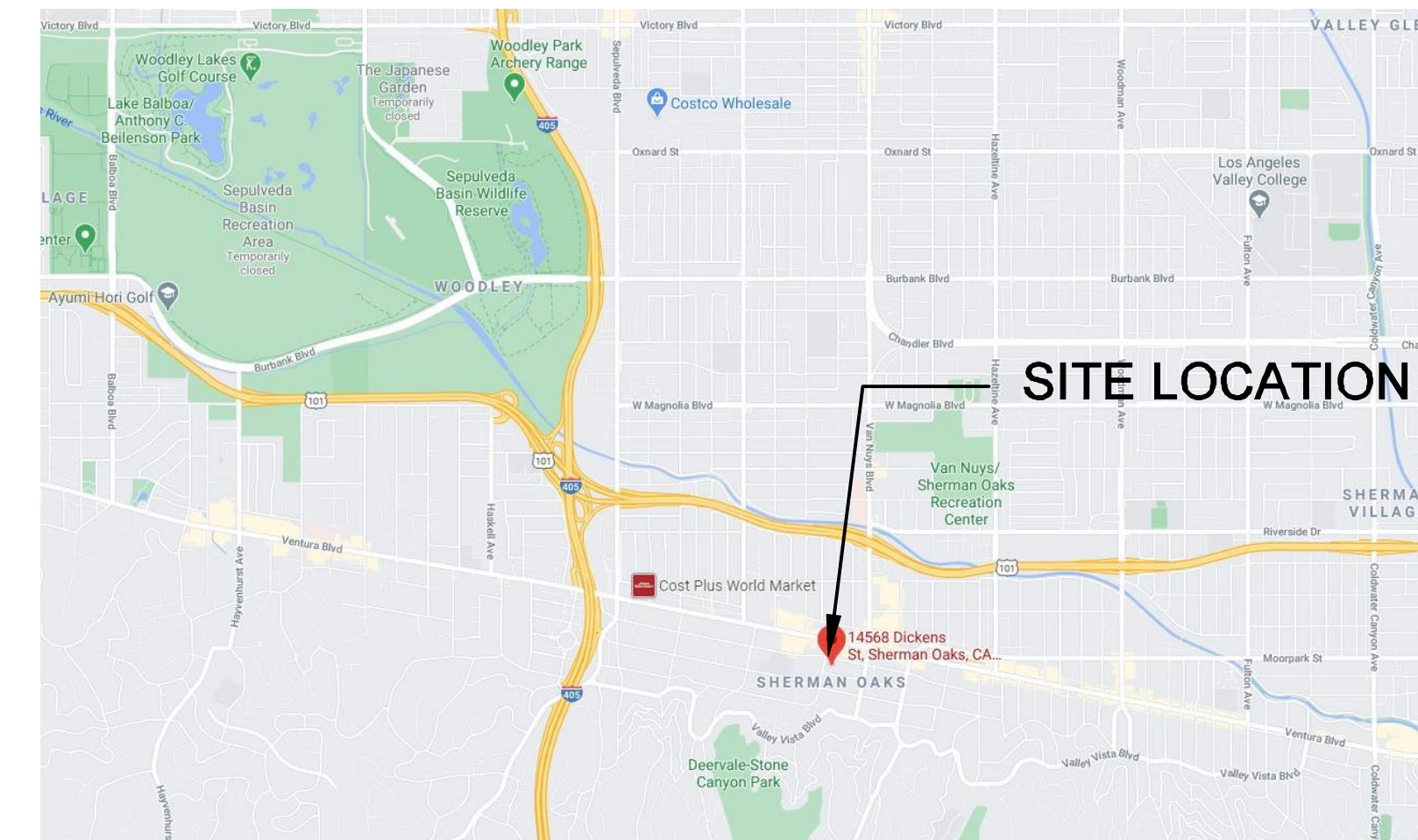
LANDSCAPE ARCHITECT

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

CONTACT: MICHAEL SAVAGE

714-878-0335
SAVAGELANDDESIGN@ATT.NET

VICINITY MAP



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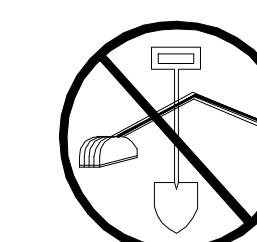
LANDSCAPE POINT SYSTEM	
SQUARE FOOTAGE OF SITE POINTS REQUIRED	6803.8 SF 10 POINTS
FEATURES/TECHNIQUES USE CLASS I OR CLASS II COMPOST PRODUCED USING CITY ORGANIC MATERIALS (TOPGROD) IN A MAJORITY OF LANDSCAPE AREAS	5
MAIN FINISH ELEVATION OF STRUCTURE, AT AN ELEVATION OR ABOVE OR BELOW THE FINISH ELEVATION 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.	5
PARKWAY PLANTING, INCLUDING MEDIANS, NOT OTHERWISE CREDITED, NOT LAWN AREA (PER EACH 50 SF OR FRACTION THEREOF) (305 SF)	18
BONUS POINTS: FREE FLOWERING STREET TREES PLANTS ON WALLS AND FENCES.	5
TOTAL POINTS PROVIDED	33
WATER MANAGEMENT POINT SYSTEM	
SQUARE FOOTAGE OF SITE POINTS REQUIRED	6803.8 SF 100 POINTS
POINTS PROVIDED DRIP IRRIGATION WITH FLOW CONTROL (4)	20
AUTOMATIC IRRIGATION CONTROLLER	5
PLANTS: (A) 93 ALDE 'BLUE ELF' 80 BULBINE FRUTESCENS 'HALLMARK' 43 ALDE STRIATA	186 169 86
TOTAL POINTS PROVIDED	457
BUILDING = 6842 SQ FT LANDSCAPE PROVIDED = 1246 SQ FT	

GENERAL NOTES

- ALL PROPERTY LINES AND LOT LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
- ALL DIMENSIONS SHALL BE VERIFIED AGAINST EXISTING CONDITIONS AND ALL DISCREPANCIES REPORTED TO THE OWNER.
- 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.
- 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.
- A CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5 FEET AND FOR SHORING AND UNDERPINNING.
- 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.
- IN LIEU OF SPECIAL INSPECTION BY THE DEPUTY BUILDING INSPECTOR, THE GEOTECHNICAL ENGINEER SHALL PROVIDE CONTINUOUS INSPECTIONS DURING SHORING AND EXCAVATION OPERATIONS AND DURING REMOVAL OF SHORING.
- THE CONTRACTOR SHALL NOTIFY ADJACENT PROPERTY OWNERS BY CERTIFIED MAIL 5 DAYS 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



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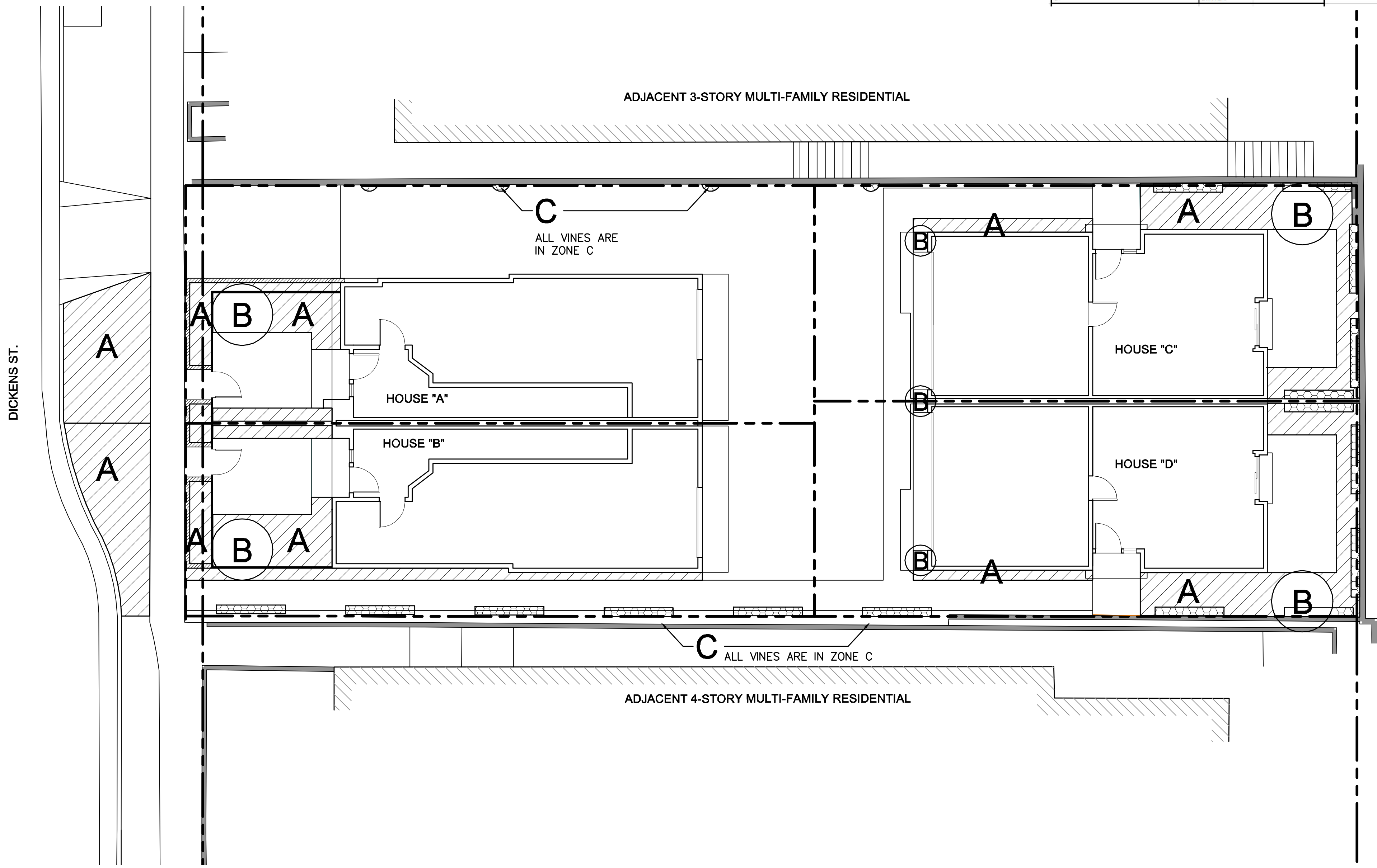


COVERSHEET

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HYDROZONE	UNIT AREA (SF)	% OF TOTAL LANDSCAPE AREA	WATER USE CLASSIFICATION	HYDROZONE BASIS	EXPOSURE	HYDROZONE DESCRIPTION	IRRIGATION METHOD	IRRIGATION DEVICE MANUFACTURER	ZONE PRESSURE (PSI)	ZONE FLOW (GPM)	PRECIP. RATE	VALVE NUMBER	NUMBER AND TYPE OF OUTLET
A - IRRIGATED LANDSCAPE	932	74.80%	L	PL	SUN/PART SUN	SHRUBS	D	HUNTER	30	13	1.34	A1,B1,C1,D1	1282 LF DRIPLINE
B - TREES (LOW)	190	15.25%	L	PL	SUN/PART SUN	TREES	B	HUNTER	30	7	3.55	A2,B2,C2,D2	14 BUBBLERS
C - VINES	124	9.95%	M	PL	SUN/PART SUN	VINES	B	HUNTER	30	10	7.77	A3,B3,C3,D3	20 BUBBLERS
Total	1246	100.00%											

WATER USE CLASSIFICATION		HYDROZONE BASIS		IRRIGATION METHOD	
T	TURF	PL	PLANT TYPE	D	DRIP
H	HIGH	IR	IRRIGATION METHOD	R	SMALL ROTOR
M	MODERATE	SU	SUN EXPOSURE	B	BUBBLER
L	LOW	SL	SLOPE	SP	SPRAY
O	OTHER	O	OTHER	O	OTHER



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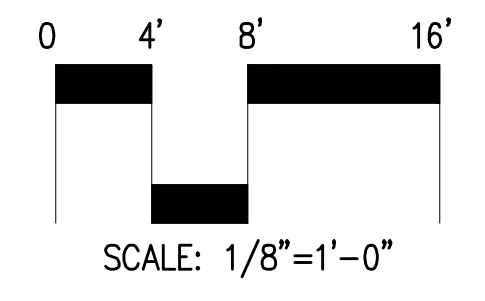
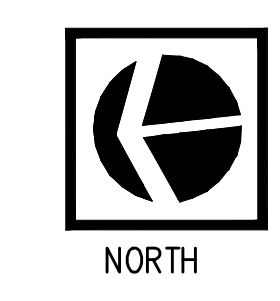
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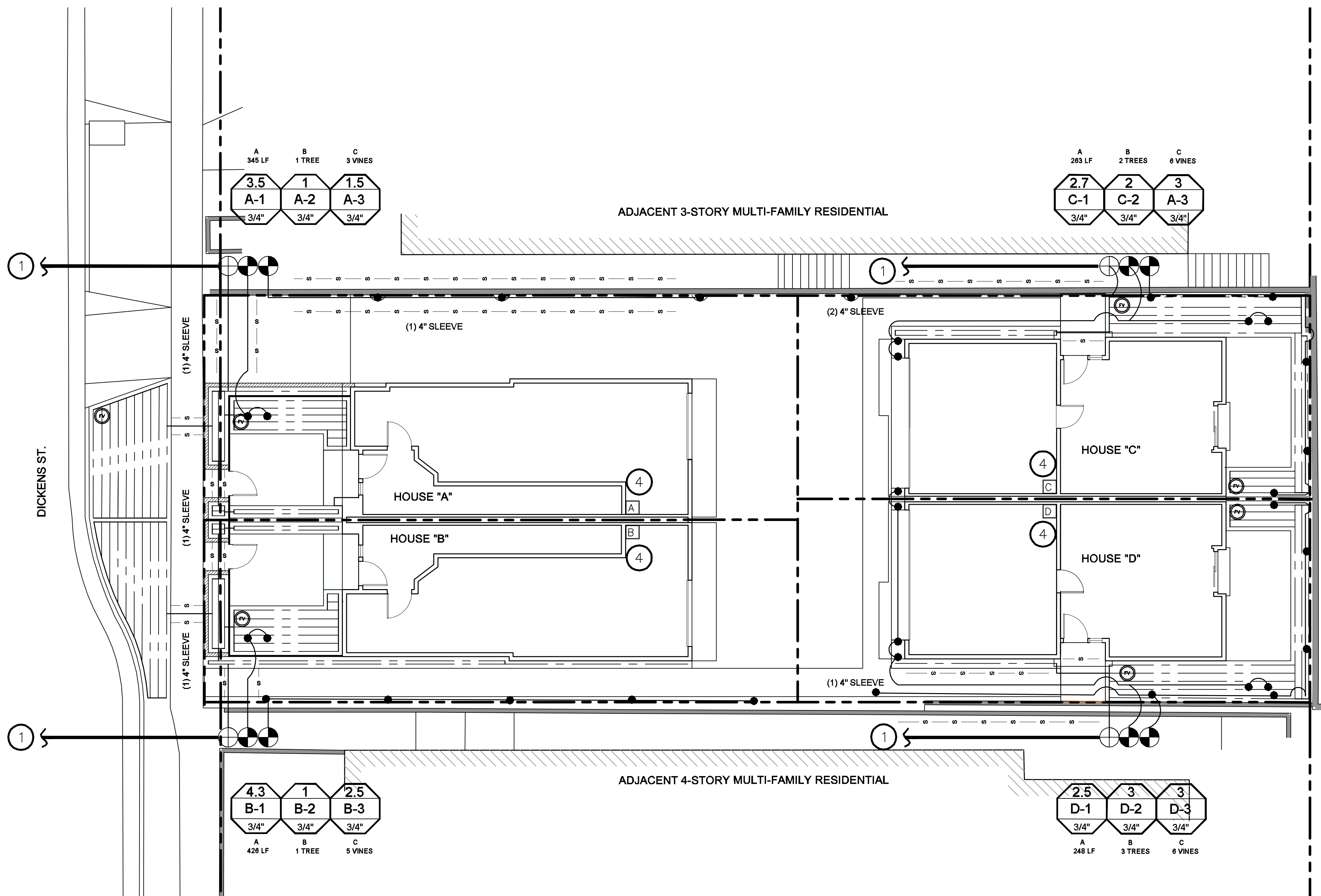
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IRRIGATION HYDROZONES

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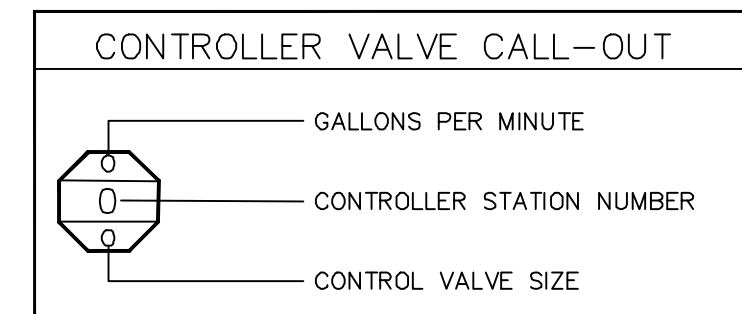




IRRIGATION LEGEND

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

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

ADJACENT 4-STORY MULTI-FAMILY RESIDENTIAL



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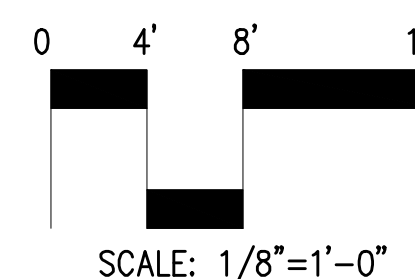
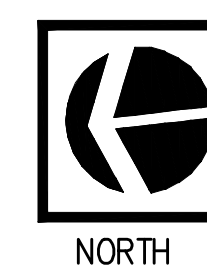
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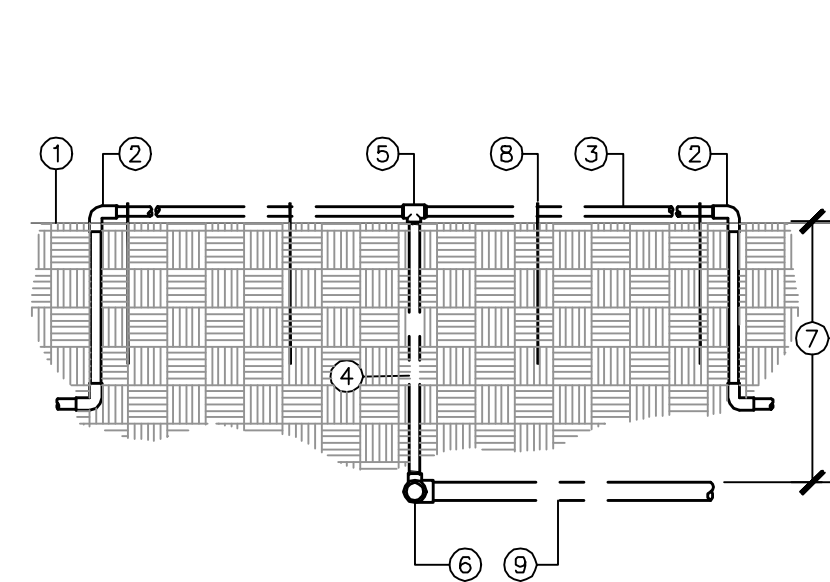
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IRRIGATION LAYOUT

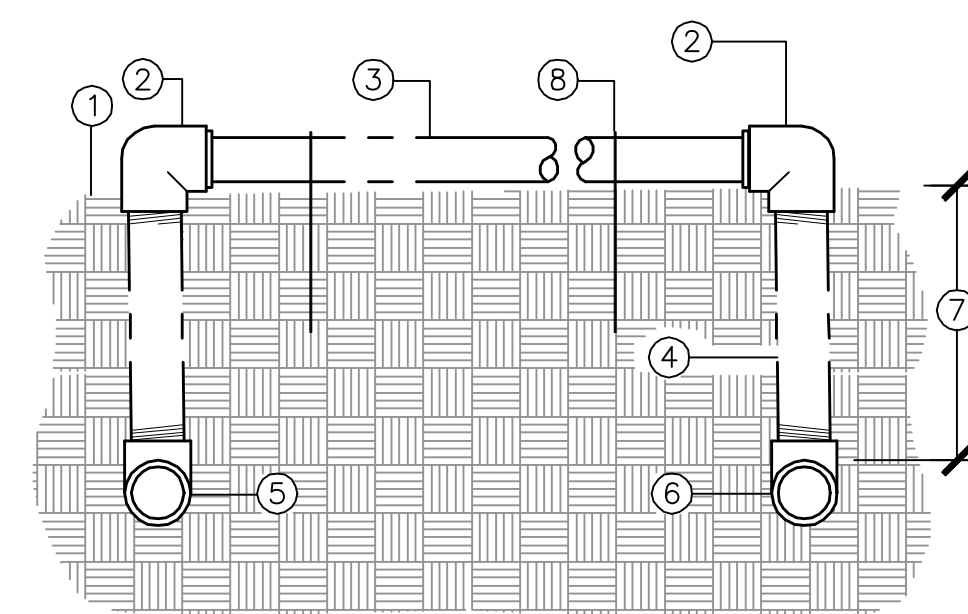
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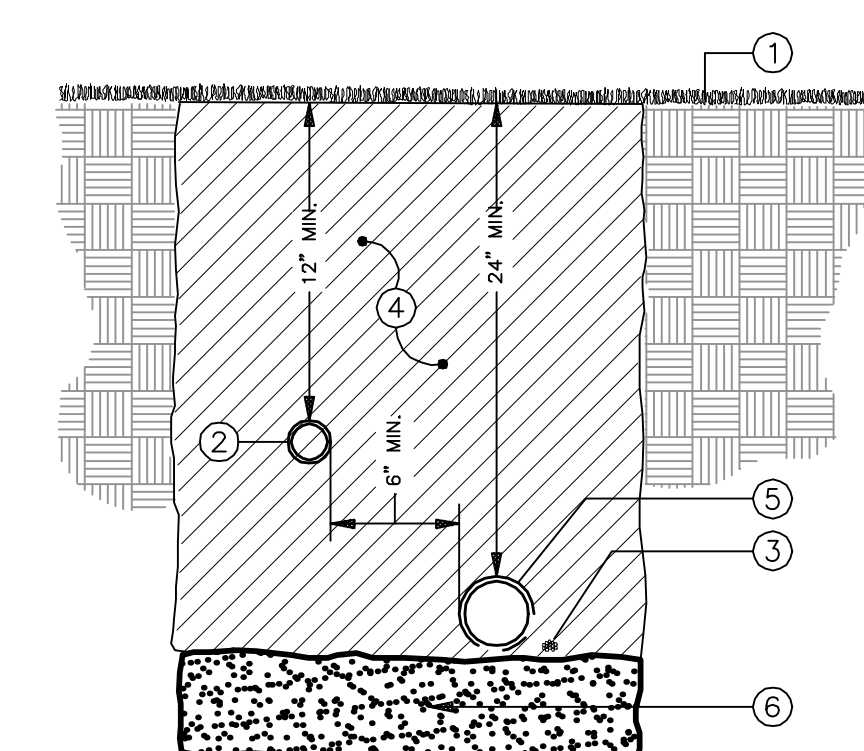
- 1 FINISH GRADE
- 2 3/4" PVC SCH 40 COMPRESSION BY SLIP ELBOW TO 3/4" PVC NIPPLE TO FLUSH VALVE ASSEMBLY
- 3 NETAFIM TECHLINE DRIPPER TUBE ON GRADE AND STAKE AT 4' O.C. USING NETAFIM T/S6 SOIL STAPLES
- 4 12" THREADED PVC SCH. 40 RISER
- 5 PVC SCH. 40 TEE (S X S X T) WITH COMPRESSION FITTINGS
- 6 PVC SCH. 40 TEE (S X S X T) IN LATERAL LINE PIPE
- 7 LATERAL LINE DEPTH, REFER TO SPECIFICATIONS
- 8 NETAFIM T/S6 SOIL STAPLE
- 9 LATERAL LINE PVC

INLINE DRIP TUBING ON GRADE



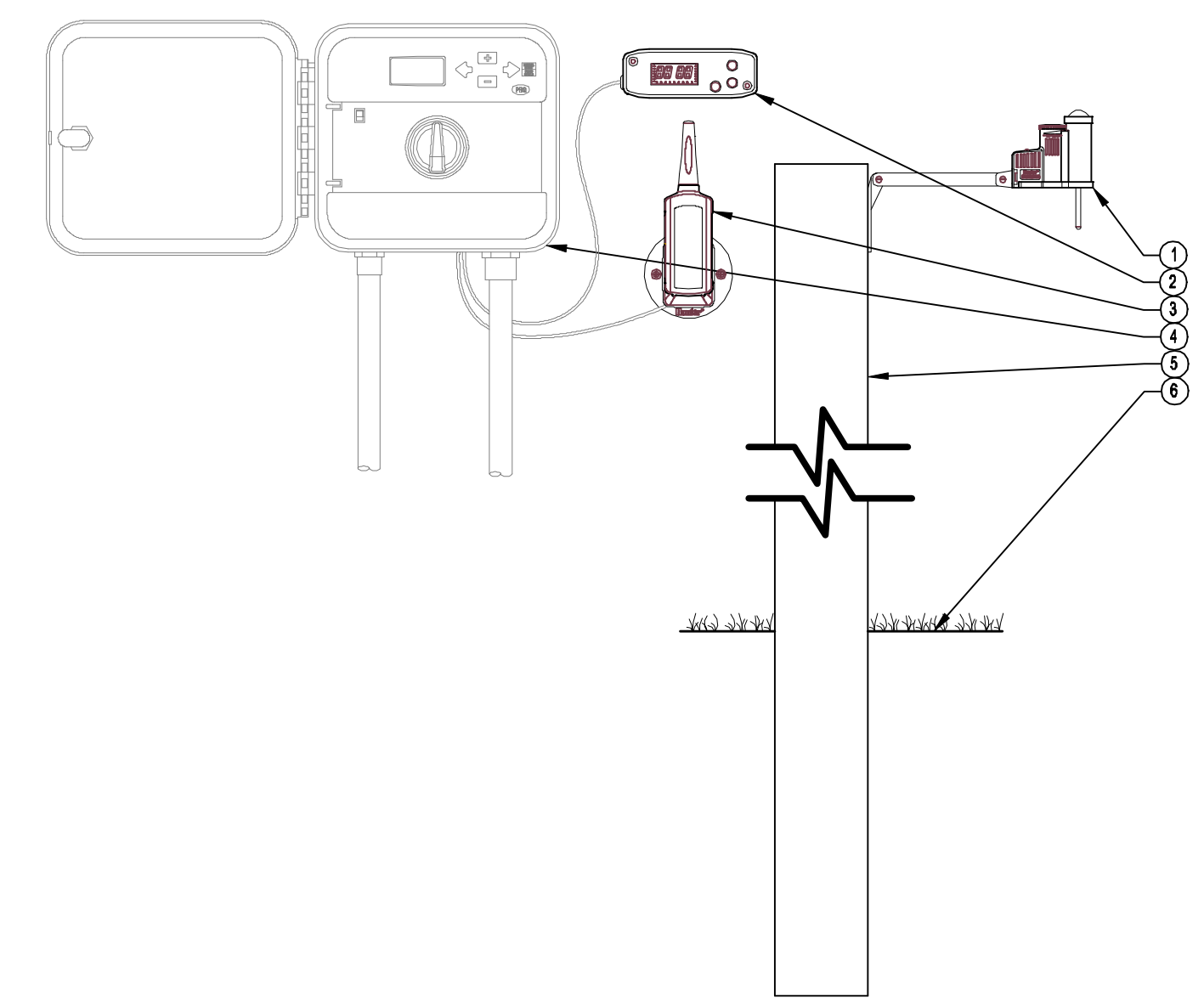
- 1 FINISH GRADE
- 2 THREAD X COMPRESSION ELBOW
- 3 SUBSURFACE TUBING, INSTALL ON GRADE AND STAKE AT 2' O.C. USING SALCO DTS-30-750 TUBING STAKES
- 4 10" THREADED PVC SCH. 40 RISER
- 5 PVC SCH. 40 TEE (S X S X T) IN EXHAUST HEADER TO FLUSH VALVE ASSEMBLY
- 6 PVC SCH. 40 TEE (S X S X T) IN INTAKE HEADER
- 7 HEADER DEPTH, REFER TO SPECIFICATIONS
- 8 SALCO DTS-30-750 TUBING STAKES

INLINE DRIP TUBING ON GRADE



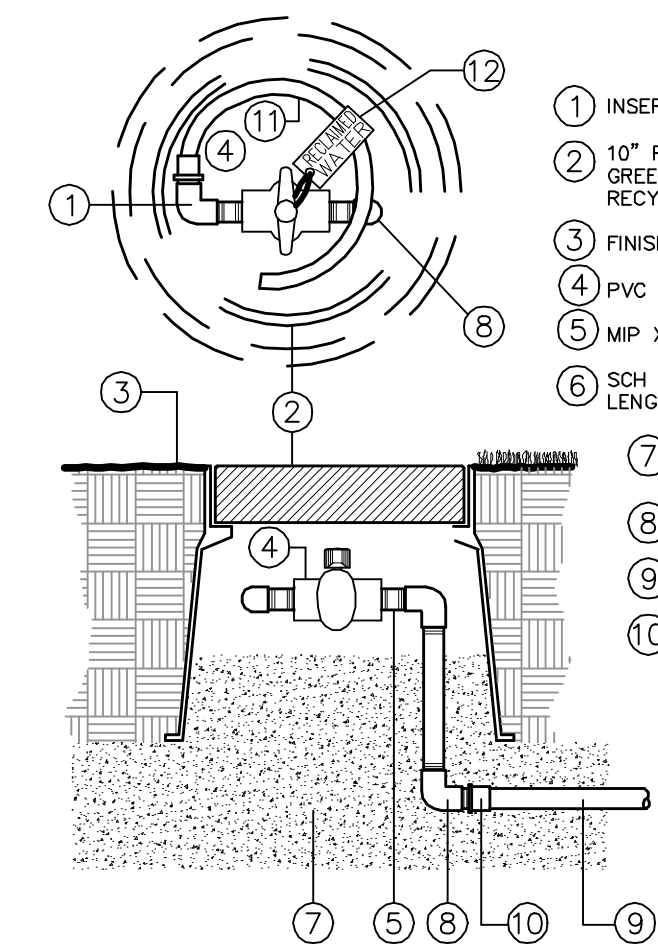
- 1 FINISH GRADE
 - 2 LATERAL LINE
 - 3 CONTROL WIRES
 - 4 CLEAN BACKFILL (REFER TO SPECIFICATIONS)
 - 5 PRESSURE SUPPLY LINE
 - 6 SAND BEDDING (REFER TO SPECIFICATIONS)
- INSTALL ALL CONTROL WIRE ON THE UNDERSIDE OF THE PRESSURE SUPPLY LINE

TRENCHING IN LANDSCAPE AREAS



- LEGEND:
- 1 SOLAR SYNC WIRELESS SENSOR
 - 2 SOLAR SYNC MODULE
 - 3 SOLAR SYNC WIRELESS RECEIVER
 - 4 SOLAR SYNC COMPATIBLE CONTROLLER
 - 5 POST OR SUITABLE MOUNTING SURFACE
 - 6 FINISHED GRADE

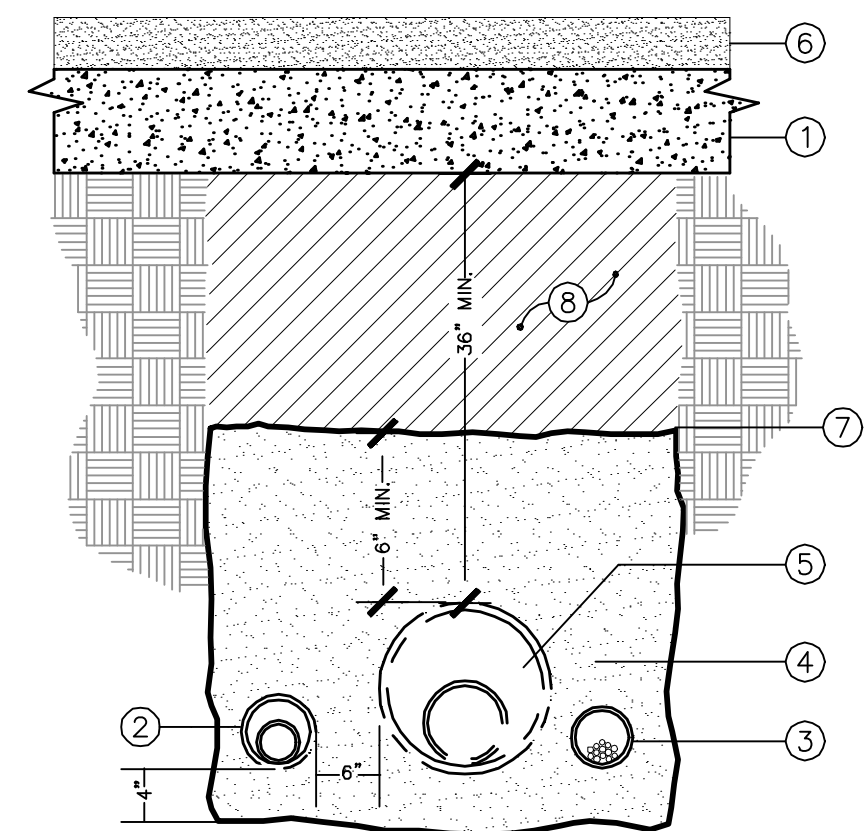
WIRELESS SOLAR SYNC



- 1 INSERT X MIP 90 ELL
- 2 10" ROUND VALVE BOX GREEN IN COLOR WITH PURPLE RECYCLED LABEL RIVETED ON LID
- 3 FINISH GRADE
- 4 PVC BALL VALVE (F X F)
- 5 MIP X FIP SCH. 40 PVC ELL
- 6 SCH 80 PVC NIPPLE LENGTH AS REQUIRED
- 7 3/4" CRUSHED GRAVEL SUMP (1 CU. FT.)
- 8 FIP X FIP SCH. 40 PVC ELL (TWO REQUIRED)
- 9 PVC LATERAL LINE PIPE
- 10 SLIP X MIP SCH. 40 PVC FITTING
- 11 18" X 1/2" DIA. FLEX HOSE

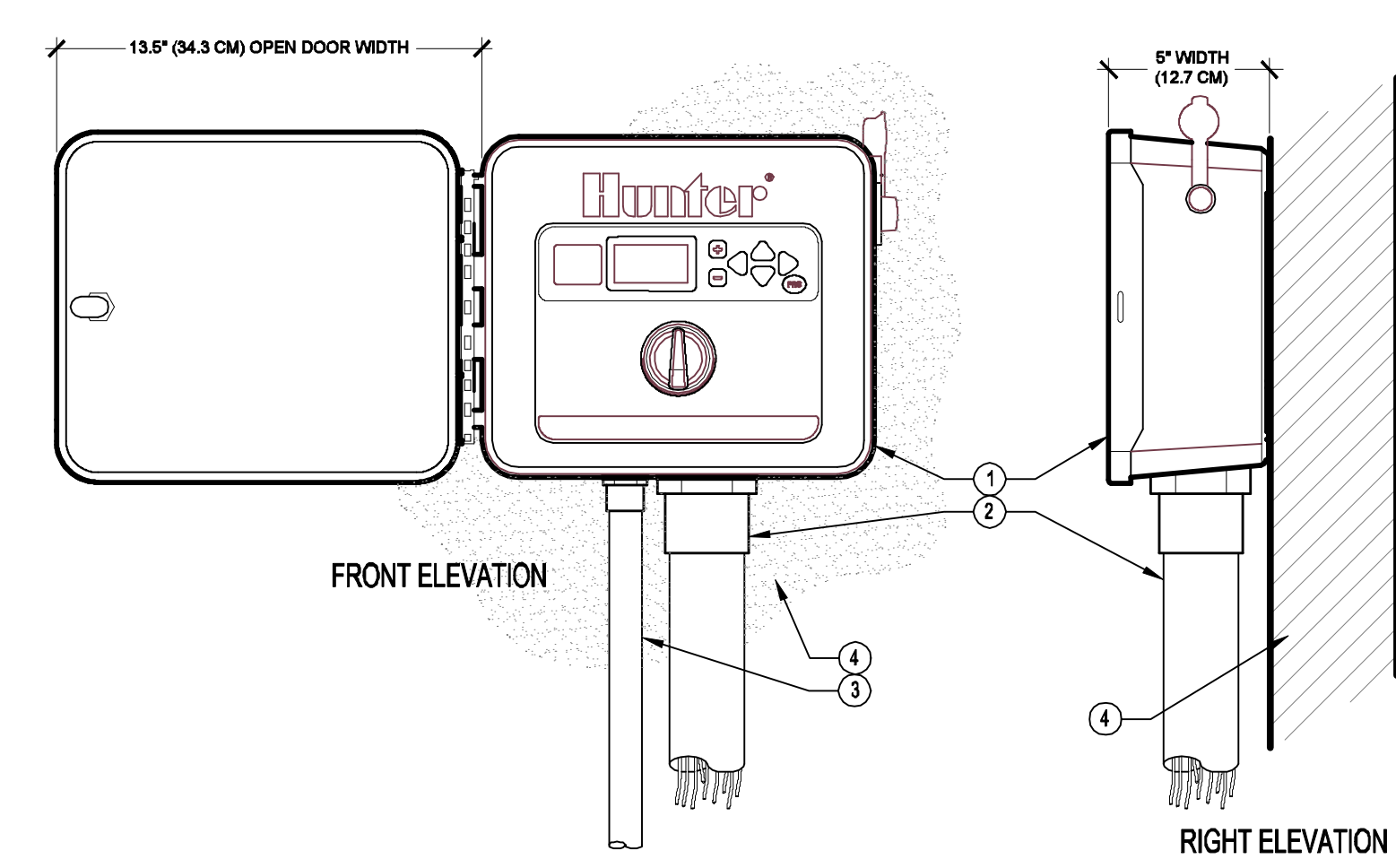
NOTE: ALL PIPE AND FITTINGS USED WITH RECYCLED WATER SHALL BE PURPLE IN COLOR.

FLUSH VALVE



- 1 SUBGRADE
- 2 LATERAL LINE (IN SLEEVE)
- 3 CONTROL WIRES (IN CONDUIT)
- 4 CLEAN GRANITE SAND
- 5 PRESSURE SUPPLY LINE (IN SLEEVE)
- 6 FINISH SURFACE
- 7 SOIL SEPARATOR
- 8 90% CLEAN BACK-FILL

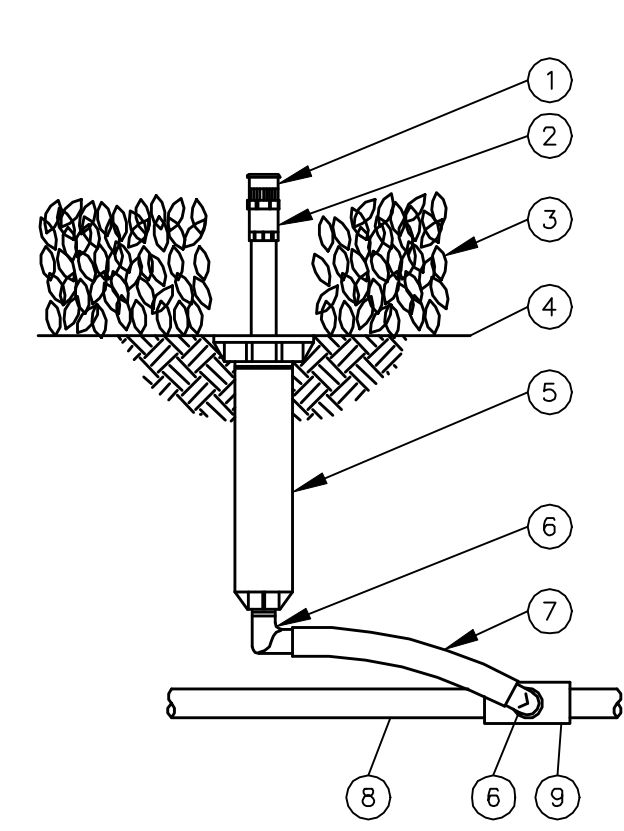
TRENCHING UNDER HARDSCAPE



- LEGEND:
- 1 IRRIGATION CONTROLLER (1 CORE) PER PLAN
 - 2 IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
 - 3 ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, BOX INSIDE CONTROLLER
 - 4 ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

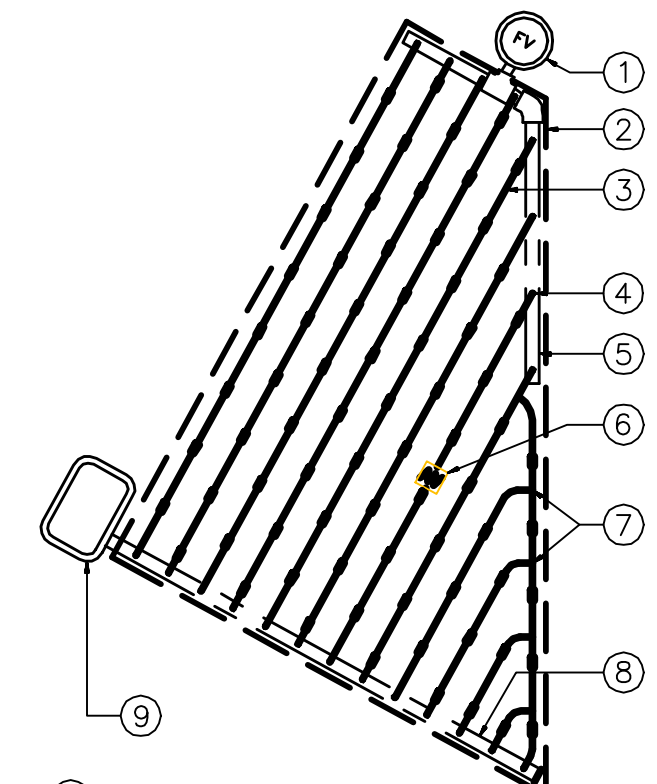
NOTE: MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL, CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE

IRRIGATION CONTROLLER AND SENSOR - WALL MOUNT



- 1 PRESSURE COMPENSATING FULL-CIRCLE BUBBLER: RAIN BIRD 1400
- 2 PLASTIC ADAPTER: RAIN BIRD MODEL FA-90
- 3 PLANT MATERIAL
- 4 FINISH GRADE/TOP OF MULCH
- 5 POP-UP SPRAY SPRINKLER: RAIN BIRD 1804
- 6 1/2-INCH MALE NPT x 450-INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
- 7 SWING PIPE, 12-INCH LENGTH: RAIN BIRD MODEL SP-100
- 8 PVC LATERAL PIPE
- 9 PVC SCH 40 TEE OR ELL

POP UP BUBBLER HEAD



- 1 ZONE FLUSH VALVE PLUMBED TO PVC (REFER TO FLUSH VALVE ASSEMBLY)
- 2 AREA PERIMETER
- 3 NETAFIM IRRIGATION TUBING, SEE IRRIGATION LEGEND FOR EMITTER SPACING
- 4 MANIFOLD CONNECTION (PVC TO ELBOW)
- 5 PVC FLUSH MANIFOLD
- 6 AIR/VACUUM RELIEF VALVE (PLUMBED TO GEORFLOW TUBING AT EACH HIGH POINT)
- 7 COMPRESSION TEE
- 8 PVC SUPPLY MANIFOLD
- 9 REMOTE CONTROL VALVE (REFER TO DRIP VALVE ASSEMBLY DETAIL)

INLINE DRIP TUBING LAYOUT



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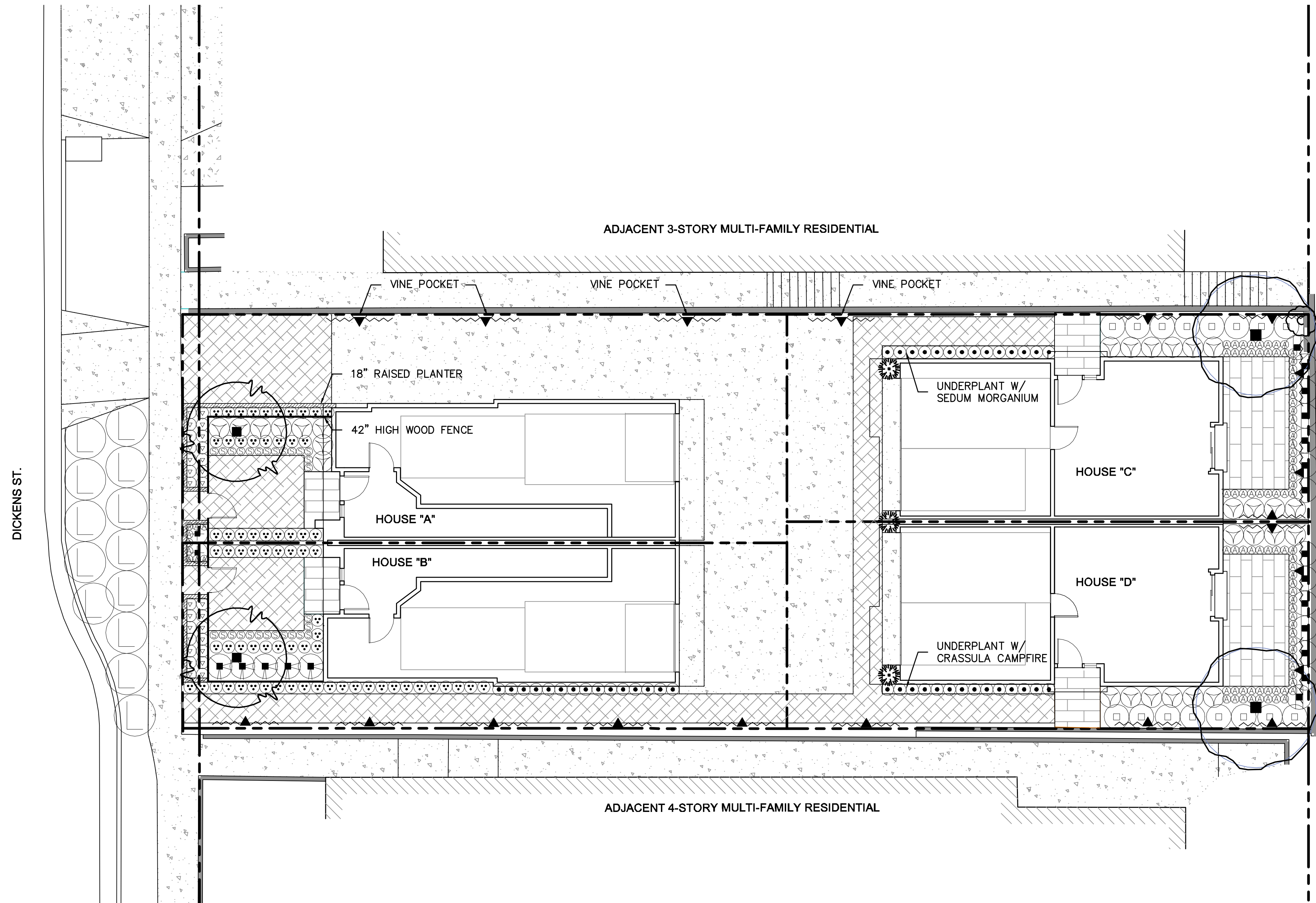
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IRRIGATION DETAILS

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ADJACENT 4-STORY MULTI-FAMILY RESIDENTIAL

GROUND LEVEL PLANTING LEGEND									
SYMBOL	DESCRIPTION		SIZE/ SPACING	QTY.	WUCOLS	MATURE SIZE (HxW)	TIME TO MATURITY	HYDROZON	
SHRUBS									
(A)	ALOE "BLUE ELF"	BLUE ELF ALOE	1 GAL @ 12" O.C.	93	L	1'-2" X 1'-2"	1-2 YRS	A	
(D)	RHAPHOLEPIS UMBELLATA "MINOR"	DWARF YEDDO HAWTHORN	5 GAL @ 3" O.C.	18	L	4'-6" X 2'-4"	2-4 YRS	A	
(L)	LANTANA SELLOWIANA "WHITE"	TRAILING LANTANA	5 GAL @ 5" O.C.	13	L	2' X 10'	2-4 YRS	A	
(C)	ALOE STRIATA	CORAL ALOE	1 GAL @ 18" O.C.	43	L	1'-2" X 1'-2"	1-3 YRS	A	
(Y)	LAVANDULA ANGUSTIFOLIA "HIDDOTE"	ENGLISH LAVENDER "HIDDOTE"	5 GAL @ 2" O.C.	28	L	1'-2" X 2'-3"	1-3 YRS	A	
(H)	SALVA GREGGI "TURMAN'S RED"	MAGENTA TEXAS RED SAGE	5 GAL @ 3" O.C.	14	L	2'-4" X 2'-3"	1-3 YRS	A	
(B)	SALVA "BEE'S BUSS"	BEE'S BUSS SAGE	5 GAL @ 3" O.C.	5	L	1'-3" X 5'-6"	1-3 YRS	A	
(S)	SENECO SERPENS	BLUE CHALKSTOCKS	1 GAL @ 12" O.C.	28	L	1' X 2'-3"	1-3 YRS	A	
(V)	GRAPTOPETALUM PARAGUAYENSE	GHOST PLANT	1 GAL @ 18" O.C.	28	L	1' X 2'-3"	1-3 YRS	A	
(G)	AGAVE "BLUE GLOW"	BLUE GLOW AGAVE	5 GAL @ 30" O.C.	2	L	1'-2" X 2'-3"	1-2 YRS	A	
(O)	BULBINE FRUTESCENS "HALLMARK"	ORANGE STALKED BULBINE	1 GAL @ 18" O.C.	80	L	1'-2" X 3'-4"	1-2 YRS	A	
TREES									
(T)	CHITALPA TASHKENTENSIS (STD)	CHITALPA	24" BOX	2	L	25'x30'	10-15 YRS	B	
(M)	GENERA PARVIFLORA	AUSTRALIAN MALLOW	24" BOX	2	L	25-35'x20'	10-15 YRS	B	
(C)	CUPRESSUS SEMPERVIRENS "COMPACTA"	DWARF ITALIAN CYPRESS	24" BOX	3	L	6'x2'	5-10 YRS	B	
VINES									
(F)	FIGUS PUMILA	CLIMBING FIG	5 GAL @ 12" O.C.	20	M	10'x3'	2-3 YRS	C	



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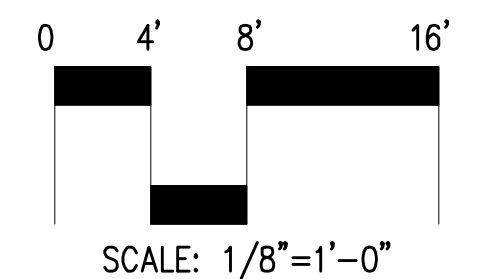
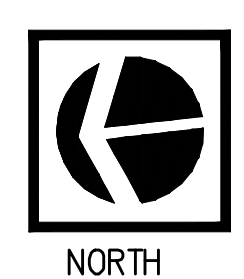
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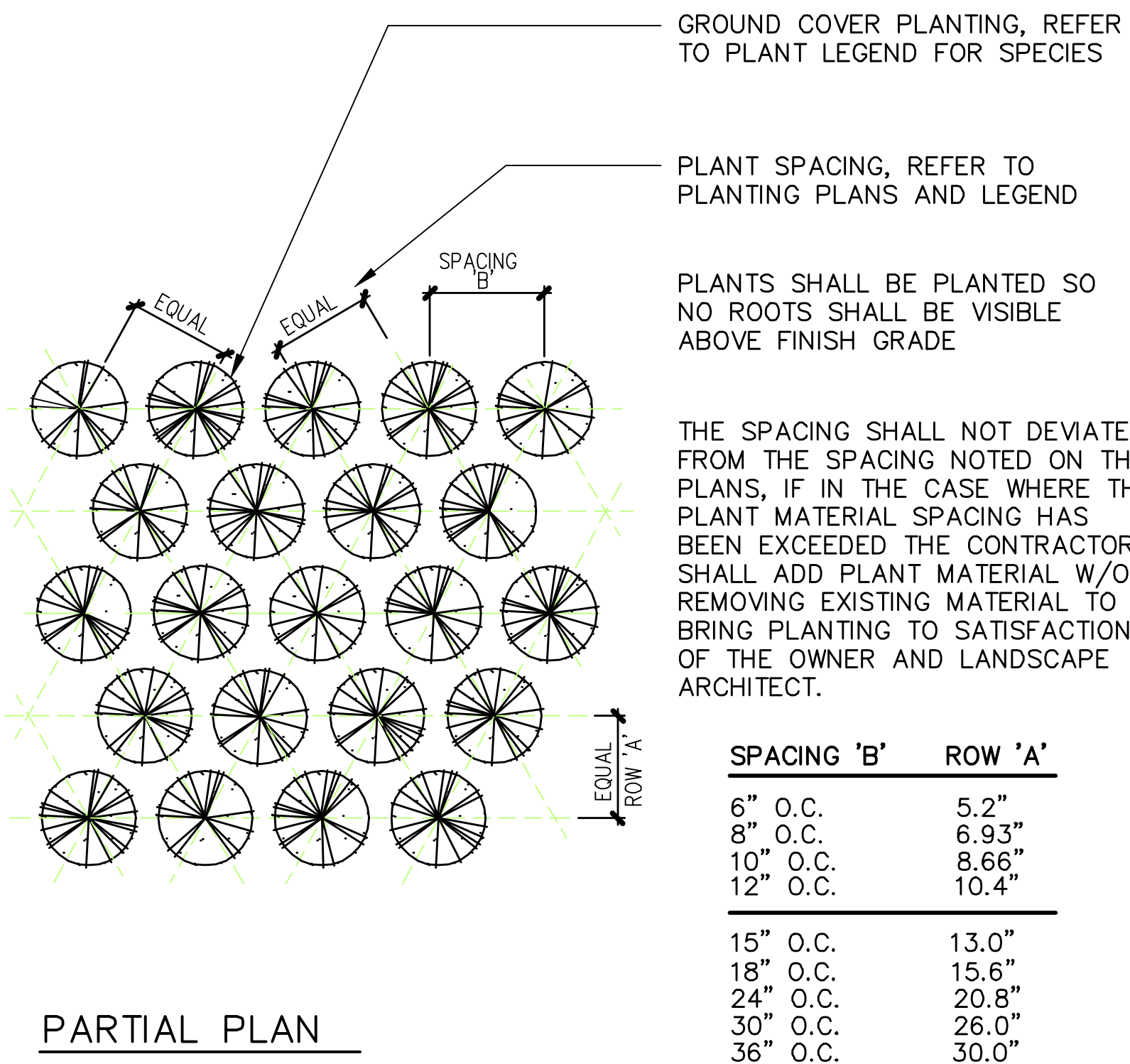
PLANTING PLAN

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1. 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.
3. 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.
5. ALL PLANT MATERIAL, UPON INSPECTION BY THE OWNER'S AUTHORIZED REPRESENTATIVE, SHALL BEAR LABELS VERIFYING SPECIES AND VARIETY TO MATCH THOSE ON THE PLANT LIST. 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.
7. 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.
8. 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 ARE FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE QUANTITIES LISTED 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 CONTACT THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE FOR EXACT 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.
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 REPORT.
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).

GENERAL PLANTING NOTES



PARTIAL PLAN

GROUND COVER PLANTING, REFER TO PLANT LEGEND FOR SPECIES

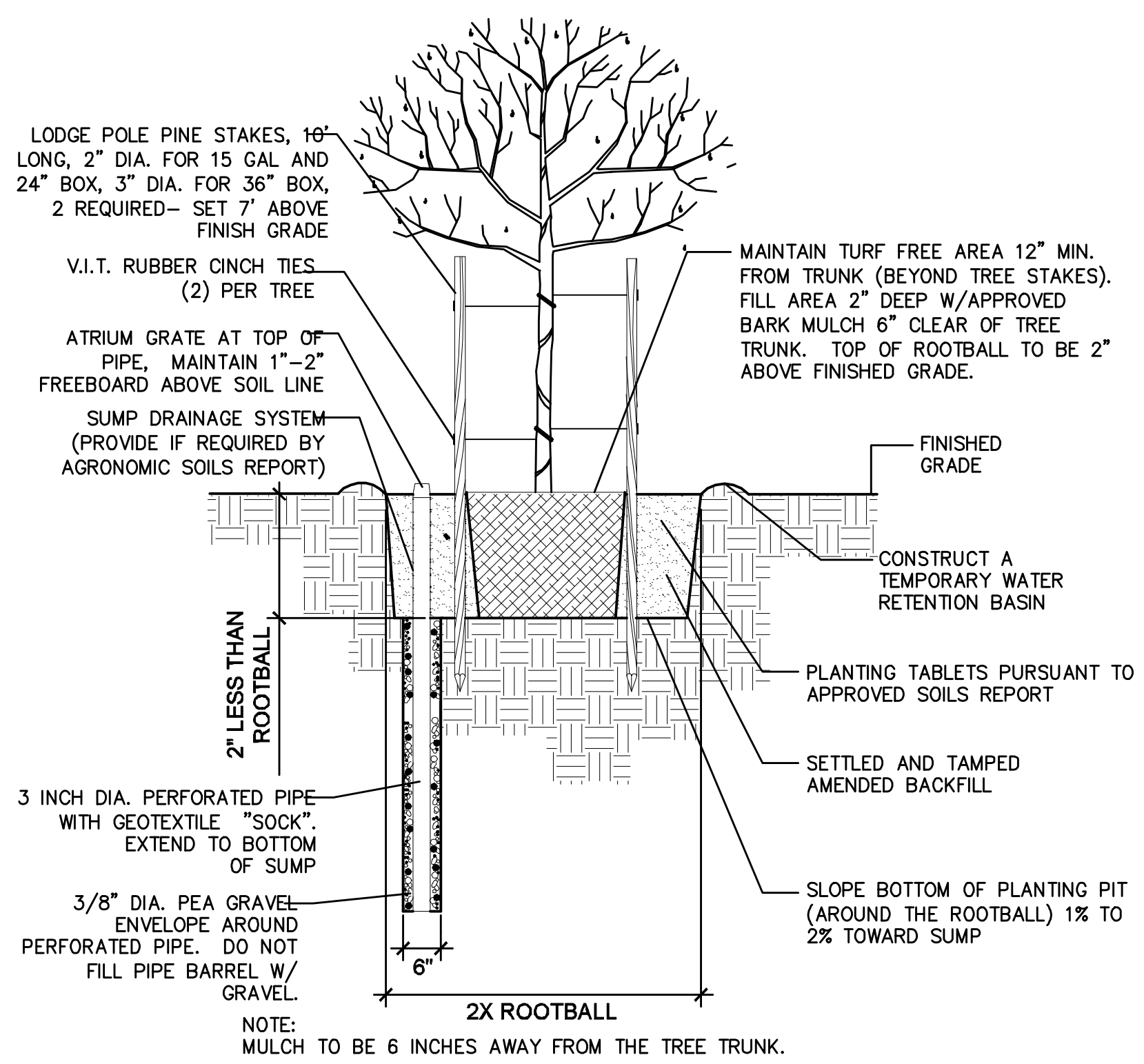
PLANT SPACING, REFER TO PLANTING PLANS AND LEGEND

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.

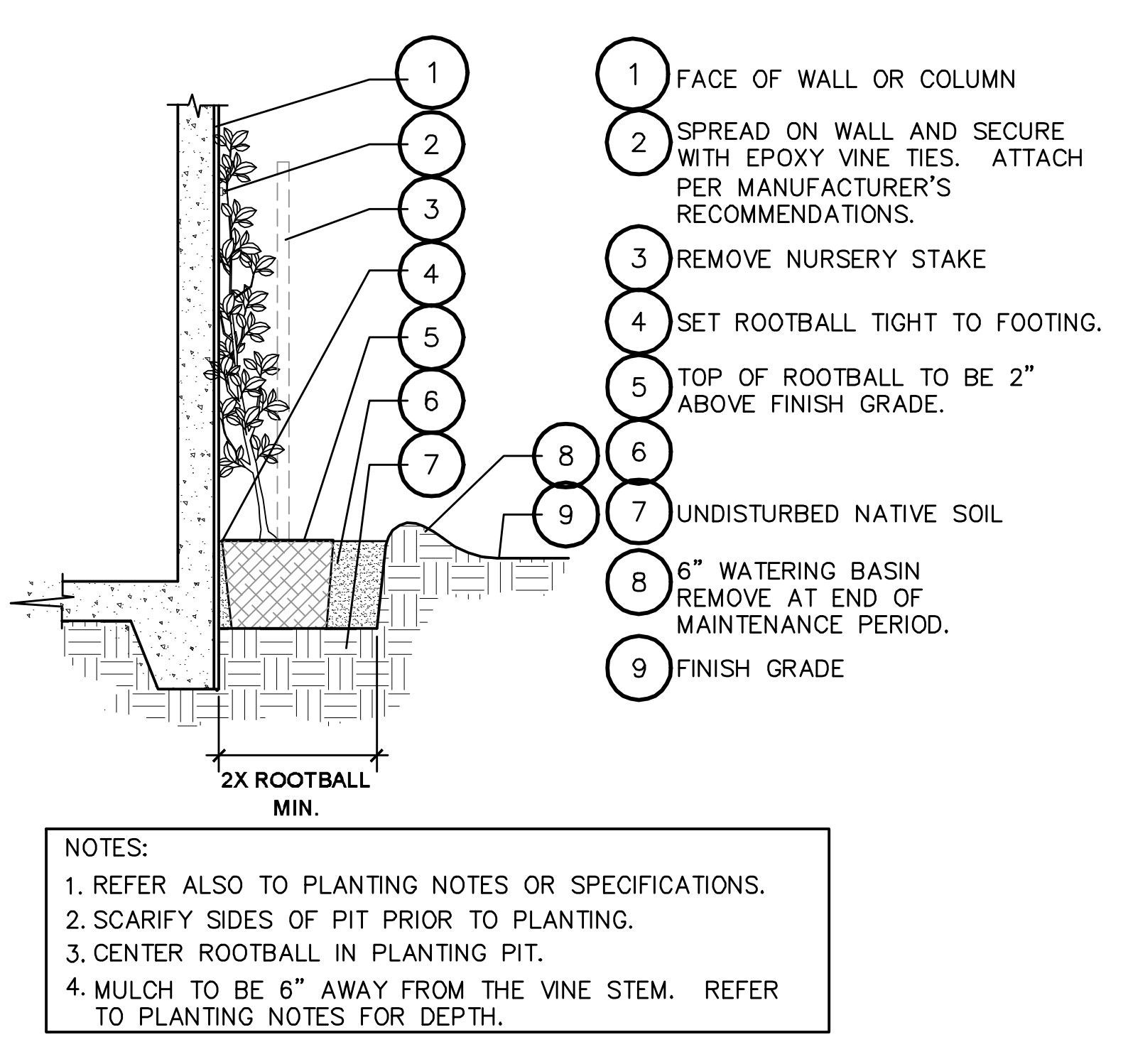
GROUND COVER

A



TREE STAKING

C



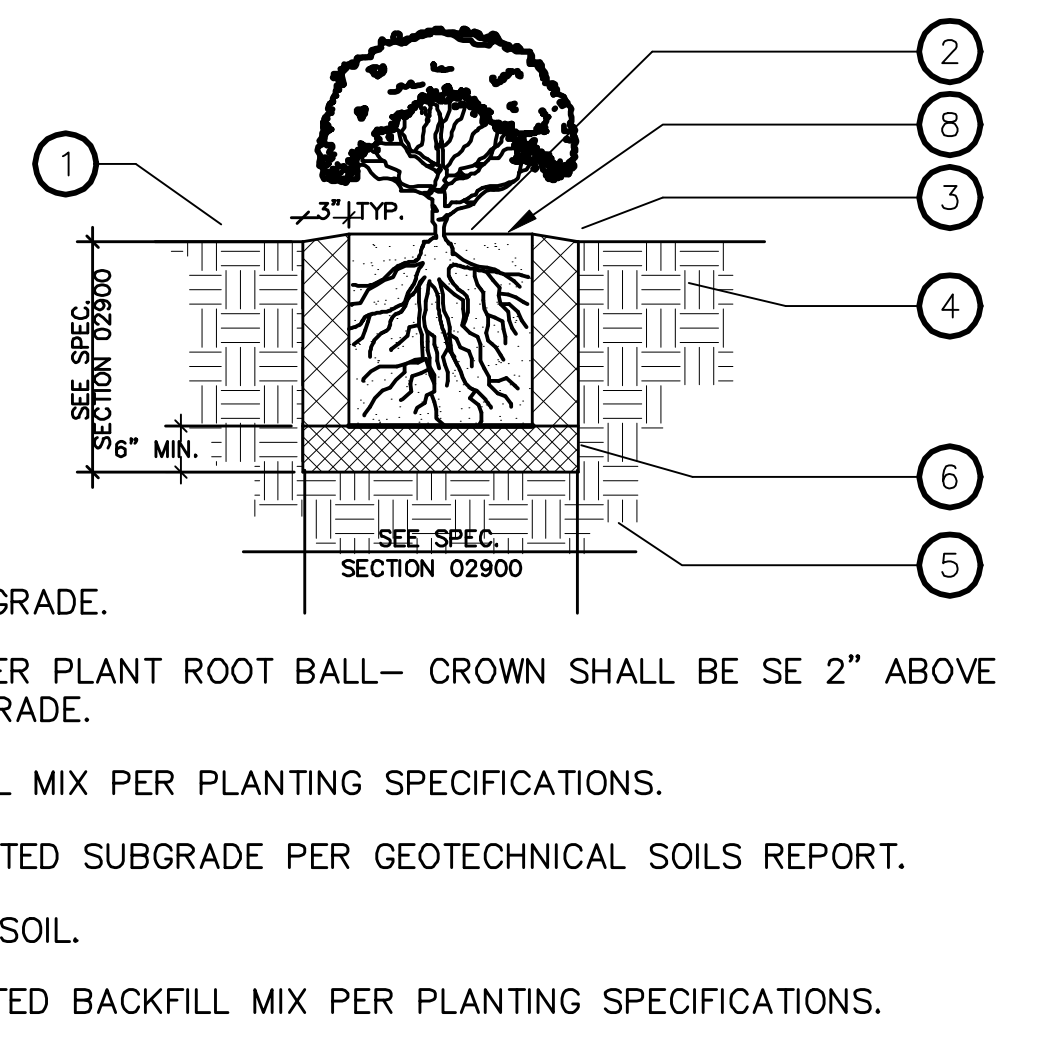
NOTES:

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.

VINE PLANTING

B



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

D



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

4 SMALL LOT SUBDIVISIONS
14568 W DICKENS ST
SHERMAN OAKS, CA 91403

No.	Revision/Issue	Date



PLANTING DETAILS

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