TREE PROTECTION ZONE GUIDELINES:

1. ANY ROOT INADVERTENTLY SEVERED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH SOIL. BACKFILL EXPOSED ROOTS WITH SPECIFIED TOPSOIL AS SOON AS POSSIBLE. IF ROOT NEEDS TO BE UNCOVERED FOR MORE THAN TWENTY FOUR (24) HOURS, COVER WITH HARDWOOD MULCH.

2. LIMIT CUT AND/OR FILLS WITHIN TREE DRIP–LINES TO NO MORE THAN 1" ABOVE OR BELOW EXISTING GRADE. IF PLANS INDICATE OTHERWISE, SUBMIT WRITTEN RFI FOR DIRECTION. NO SOIL OR MULCH IS PERMITTED ON THE ROOT FLARE OF ANY TREE.

3. EXISTING TREES TO BE PRESERVED SHALL BE WATERED ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER OR AS DIRECTED. TREE CANOPIES SHALL BE SPRAYED WITH WATER MONTHLY TO AVOID DUST ACCUMULATION ON LEAVES.

4. TREES WITHIN THE PUBLIC RIGHT–OF–WAY MAY NOT BE REMOVED FOR ANY REASON AND ARE TO BE PROTECTED FROM INJURY OR DAMAGE DURING CONSTRUCTION. THESE ARE SIGNIFICANT TREES IN THE CITY OF BEVERLY HILLS. PRUNING SHALL ONLY BE DONE BY CITY TREE TRIMMERS TO PROVIDE CLEARANCE FOR CONSTRUCTION.

5. THE TYPICAL TPZ SHOULD ENCOMPASS THE CANOPY PLUS AN ADDITIONAL RADIAL WIDTH OF TEN FEET (10'). HOWEVER, SINCE THESE CONDITIONS ARE UNIQUE, THE APPLICATION SHOULD BE EVALUATE WITH THE FINAL LIMITS OF THE TPZ BEING ESTABLISHED BY THE AUTHORIZED JURISDICTIONAL AGENCY.

6. MULCH THE ENTIRE AREA OF THE TPZ IN AN EFFORT TO IMPROVE THE GROWING ENVIRONMENT FOR THE ROOTS. DURING CONSTRUCTION PHASE MAINTAIN A FOUR TO SIX INCH LAYER OF CHIP MULCH OVER THE SOIL SURFACE TO REDUCE THE SOIL COMPACTION, IMPROVE AERATION, ENHANCE MOISTURE RETENTION AND REDUCE TEMPERATURE EXTREMES. MULCH GENERALLY CONSISTS OF SHREDDED LEAVES OF BARK, PINE STRAW, PEAT MOSS, WOOD CHIPS OR COMPOSTED GREENWASTE.

7. FENCE THE TPZ WITH SUITABLE FENCING MATERIAL TO PREVENT WOUNDS TO THE TREE AND SOIL COMPACTION WITHIN THE ROOT ZONE. POST THE FENCE WITH A SIGN PER THE AUTHORIZED JURISDICTIONAL AGENCY.

8. SHOULD IT BE NECESSARY TO TRENCH WITHIN THE TPZ ALL TRENCHES SHALL BE HAND DUG AND PNEUMATIC EXCAVATED. NO ROOTS LARGER THAN ONE INCH (1") SHALL BE CUT UNLESS NO ALTERNATIVE FEASIBLE. ALL SMALLER ROOTS THAT REQUIRE CUTTING SHALL BE CUT WITH PRUNING SAWS. CUTS SHALL BE MADE FLUSH WITH THE SIDE OF THE TRENCH. IF AT ANY TIME TWENTY–FIVE PERCENT (25%) OF THE AREA WITHIN THE TPZ IS BEING SEPARATED FROM THE TREE BY A TRENCH, THEN THE LINE SHALL BE EITHER RELOCATED OR INSTALLED BY BORING.

9. REMOVAL OF HARDSCAPE MATERIAL FROM WITHIN THE TPZ SHALL BE DONE MANUALLY.

10. THE MINIMUM DISTANCE BETWEEN AN OPEN TRENCH AND ANY TREE SHALL BE BETWEEN SIX INCHES (6") TO 1 FOOT (1') FOR EVERY INCH OF TRUNK DIAMETER MEASURED AT FOUR AND A HALF FEET (4 1/2') ABOVE EXISTING GRADE, DEPENDING ON THE SPECIES OF TREE. MINIMUM CLEARANCE SHALL BE 10 FEET (10') FROM THE TRUNK OF THE TREE.

11. IN THE EVENT ROOT PRUNING IS REQUIRED TO ACCOMMODATE GRADE CHANGES OR THE INSTALLATION OF HARDSCAPE FEATURES THE ROOT PRUNING PROCEDURES DESCRIBED IN THIS OUTLINE SHOULD BE FOLLOWED.

12. AT NO TIME SHALL ANY EQUIPMENT, MATERIALS, SUPPLIES OR FILL SOIL BE ALLOWED IN THE TPZ.

PRUNE AND FERTILIZE THE TREES AFTER COMPLETION OF ALL EXTERIOR WORK ON THE BUILDING AND AT THE BEGINNING OF THE LANDSCAPE INSTALLATION.

CALL THE COMMUNITY FORESTERS OFFICE TO SET A SITE VISIT TO DETERMINE THE EXACT LOCATION OF THE TPZ FENCE BEFORE START OF WORK. SEE ADDITIONAL NOTES PER SCHEDULE.

ALL QUESTIONS REGARDING THE CITY TREE ADJACENT TO THE PROJECT MAY BE DIRECTED TO THE URBAN FORESTER, MATTHEW WELLS AT (310) 458–2201 EXT 5182

DECOMPOSED GRANITE:

1. DECOMPOSED GRANITE (D.G.) OR STABILIZED CRUSHED AGGREGATE PAVING TO BE AGGREGATE PAVING BY KRC ROCKS (800) 572–7625

2. CONTRACTOR SHALL PROVIDE 2– 2" DEEP MINIMUM BED OF ⅜" SIEVE D.G. FIELD MIX. NO STABILIZER FOR D.G. WITH IN PLANTER AREAS.

3. CONTRACTOR SHALL PROVIDE 2'x2' MIN. SAMPLES OF INSTALLED D.G. FOR OWNER'S APPROVAL.

4. D.G. IS NOT TO BE COMPACTED IN PLANTING AREAS AT EXISTING TREES.

GRADING AND DRAINAGE NOTES:

CONTRACTOR IS RESPONSIBLE TO CONFIRM PROPER DRAINAGE OF ALL SLABS PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL UNIFORMLY GRADE AREAS TO ACCOMMODATE FINISHED GRADE ELEVATIONS NOTED ON PLAN. SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, COMPACT WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED, OR BETWEEN SUCH POINTS AND EXISTING GRADES.

CONTRACTOR SHALL GRADE AREAS ADJACENT TO BUILDING TO DRAIN AWAY FROM STRUCTURES AND TO PREVENT PONDING. DIRECT DRAINAGE AND LANDSCAPE IRRIGATION TOWARDS DRAINAGE DEVICES AND AWAY FROM BUILDINGS. MINIMUM ACCEPTABLE DRAINAGE IS 2% AT PAVERS AND AWAY FROM BUILDINGS.

CONTRACTOR SHALL GRADE UNPAVED AREAS WITH ALLOWANCE FOR TOPSOIL SO COMPACTED FINISHED GRADE IS 1" LOWER THAN ADJACENT PAVING UNLESS SHOWN OTHERWISE ON DRAWINGS.

NOTIFICATIONS

THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

DIGALERT

FOR YOUR ALERT NUMBER CALL
UNDERGROUND SERVICE ALERT TOLL FREE
1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

GENERAL NOTES

26. THE GENERAL CONTRACTOR AND ALL THE SUBCONTRACTORS WILL VISIT THE SITE PRIOR TO BIDDING IN ORDER TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND THE IMPACT OF THE PROPOSED NEW WORK, INDICATED IN THE DRAWINGS AND SPECIFICATIONS OF THESE CONDITIONS. ANY REQUEST REGARDING THE COORDINATION OF NEW WORK OR EXISTING CONDITIONS MUST BE SUBMITTED TO THE OWNER'S REPRESENTATIVE IN WRITING PRIOR TO THE BID SUBMISSION AND WITH ADEQUATE TIME FOR RESPONSE TO ALL BIDDERS. THE OWNER'S REPRESENTATIVE WILL RESPOND TO QUESTIONS SUBMITTED IN A TIMELY MANNER, WITH WRITTEN CLARIFICATIONS FORWARDED TO ALL BIDDERS.

27. THE CONTRACTOR SHALL VERIFY ALL LIMITS OF DEMOLITION AND LIMITS OF WORK ON SITE DURING THE PRE–CONSTRUCTION MEETING WITH THE OWNER'S REPRESENTATIVE, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

28. GENERAL CONTRACTOR TO REVIEW AND COMPLY WITH CLIENT MAINTENANCE OF LANDSCAPE DURING CONSTRUCTION AS WELL AS THROUGH 90 DAY MAINTENANCE PERIOD.

TREE PRESERVATION NOTES:

1. ALL DIGGING EXCAVATION AROUND TREE CRITICAL ROOT ZONE SHALL BE HAND DUG AND PNEUMATIC TO EXPOSE ROOTS.

2. THE PRESERVATION OF EXISTING TREES WITHIN THE LIMIT OF WORK IS CRITICAL TO THE SUCCESS OF THE PROJECT. THE CONTRACTOR SHALL:

A. NOT STORE EQUIPMENT, FUEL, MATERIALS, PARK CARS, LOCATE TEMPORARY FACILITIES OR TRASH CONTAINERS, STOCKPILE EXCAVATION, WASH–OUT CONCRETE TRUCKS, ALLOW SPILLAGE OR DUMPING OF DELETERIOUS SUBSTANCES OR ALLOW LABORERS TO CONGREGATE WITHIN DRIP LINES OF EXISTING TREES.

B. LIMIT EQUIPMENT OR VEHICULAR ACCESS WITHIN DRIP LINES OF TREES TO FOOT TRAFFIC, CARTS OR BOBCATS TO AVOID SOIL COMPACTION.

C. EXCAVATE WITHIN TREE DRIP LINES BY HAND. ROOTS 1" AND LARGER SHALL NOT BE CUT OR SEVERED WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE. SHOULD PRESERVED ROOTS INTERFERE WITH WORK PROGRESS THE CONTRACTOR SHALL SEEK DIRECTION PRIOR TO PROCEEDING.

D. NO EXCAVATION FOR ANY TRENCHES FOR ANY UTILITY ALLOWED UNDER DRIPLINES OF EXISTING TREES.

3. WHERE POSSIBLE, TRENCHES FOR ALL PIPES, CONDUIT AND WIRING SHALL BE PLACED OUTSIDE TREE DRIP–LINES. WHERE NOT POSSIBLE, OR SHOWN OTHERWISE ON PLANS, CONTRACTOR SHALL HAND EXCAVATE AND BACKFILL TRENCHES.

4. WHEN HAND EXCAVATING TRENCHES WITHIN TREE DRIP LINES THE CONTRACTOR SHALL MAINTAIN, IN–PLACE, ALL TREE ROOTS AND TUNNEL UNDERNEATH THEM TO THE REQUIRED DEPTH OF THE TRENCH. EXPOSED TREE ROOTS BRIDGING TRENCHES SHALL BE WRAPPED IN BURLAP IF EXPOSED FOR MORE THAN 24HRS. BURLAP SHALL BE KEPT MOIST. PIPES, CONDUIT AND/OR WIRING SHALL BE RUN BENEATH OR BETWEEN ROOTS. SHOULD ROOT ELEVATION INTERFERE WITH REQUIRED LOCATIONS OR ELEVATIONS CONTRACTOR SHALL SUBMIT A WRITTEN RFI FOR DIRECTION. BACKFILL AND COMPACT TRENCHES WITH SPECIFIED BEDDING MATERIAL, HAND TAMP TO ACHIEVE REQUIRED COMPACTION WITHOUT DISTURBING ROOTS.

5. EXCESS SOILS FROM TRENCHING SHALL NOT BE STOCKPILED WITHIN TREE DRIP LINES AND SHALL BE LEGALLY DISPOSED OF OFF–SITE.

6. THE CONTRACTOR SHALL INSTALL AND MAINTAIN TREE PROTECTION FENCING AND TRUNK PROTECTION PLANKING THROUGHOUT THE COURSE OF CONSTRUCTION. PLANKING AND TREE PROTECTION FENCING SHALL BE REMOVED AFTER SUBSTANTIAL COMPLETION.

7. TO FACILITATE THE PROGRESS OF WORK THE CONTRACTOR MAY TEMPORARILY RELOCATE TREE PROTECTION FENCING AS APPROVED BY URBAN FORESTER
CONTACT:

SOIL MANAGEMENT: MODIFIACTION, FERTILIZATION AND DRAINAGE:

NOTE: REFER TO THIS SECTION FOR INFORMATION REGARDING TO SOIL MANAGEMENT DURING CONSTRUCTION, AND POSSIBLE REPAIRS REQUIRED.

1. ALL TREE TRANSPLANTING TO COMPLY WITH BEST MANAGEMENT PRACTICES ANSI 300 PART 2– TREE, SHRUB AND OTHER WOODY PLANT MANAGEMENT–STNADARD PRACTICES (SOIL MANAGEMENT a. MODIFICATION, b. FERTILIZATION, AND c. DRAINAGE). REFER TO BEST MANAGEMENT PRACTICES: SOIL MANAGEMENT OF URBAN TREES FOR ADDITIONAL INFORMATION

MOCK–UPS/SUBMITTALS:

ALL MOCK–UPS OR SUBMITTALS ARE TO BE SUBMITTED TO AND REVIEWED BY OWNER'S AUTHORIZED REPRESENTATIVE FOR APPROVAL. IF MOCK–UP IS REJECTED, CONTRACTOR SHALL PROVIDE A NEW MOCK–UP BASED ON CONSTRUCTIVE COMMENTS OF PREVIOUS MOCK–UP AND RESUBMIT FOR APPROVAL BY OWNER'S AUTHORIZED REPRESENTATIVE. ALL MOCK–UPS MUST BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION. CONTRACTOR TO INCLUDE ALL MOCK–UP ITERATIONS IN THE BID.

CONTRACTOR SHALL SUBMIT MOCK–UPS REPRESENTING TYPICAL CONDITIONS FOR THE FOLLOWING APPROVALS, AS WELL AS ANY OTHERS CALLED FOR IN CONTRACT DOCUMENTS:
A. 2'–0" x 2'–0" SECTION OF D.G. PATH
B. PLANTINGS AND AMENDMENTS

SEE SPECIFICATIONS FOR ADDITIONAL ITEMS

TREE PROTECTION AT THE PARKWAY:

SEE PLANTING SCHEDULE FOR INFORMATION AND PLANS FOR LOCATIONS.

GENERAL NOTES

1. DO NOT SCALE FROM THESE DRAWINGS. ANY DIMENSIONAL DISCREPANCIES SHALL BE REPORTED TO LANDSCAPE ARCHITECT BEFORE WORK CONTINUES.

2. CONTRACTOR TO CONFIRM ALL STRUCTURAL SLABS, WALLS, REINFORCING, AND FOOTINGS WITH LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. PROVIDE OWNER WITH A SET OF DRAWINGS SIGNED BY STRUCTURAL ENGINEER. REINFORCING SHOWN ON THESE DRAWINGS IS FOR PRICING ONLY.

3. ALL WORK SHALL BE IN CONFORMANCE WITH APPLICABLE CODES, REGULATIONS AND ORDINANCES OF GOVERNING AGENCIES.

4. CONTRACTOR SHALL TAKE ALL APPROPRIATE ACTIONS TO ENSURE THE HEALTH, SAFETY, AND WELFARE OF THE PUBLIC AT ALL TIMES DURING THE CONSTRUCTION PROCESS.

5. NO TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND ARE PERMITTED UNLESS THE NECESSARY PERMIT IS OBTAINED FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT. CONFIRM WITH SOILS ENGINEER.

6. CONTRACTOR SHALL INSTALL ALL MATERIALS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS DETAILS, NOTES AND SPECIFICATIONS.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND STAKING ALL SEWER, UTILITY AND WATER MAIN LINES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.

8. CONTRACTOR SHALL REVIEW EXISTING SITE CONDITIONS PRIOR TO BID SUBMITTAL AND COMMENCEMENT OF WORK. CONTRACTOR SHALL BRING ANY DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND SITE CONDITIONS TO THE IMMEDIATE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT (L.A.). (CONTRACTOR SHALL ASSUME COSTS AND RESPONSIBILITY FOR EXECUTING ALL NECESSARY REVISIONS IF HE FAILS TO GIVE NOTICE OF ALL DISCREPANCIES, INCLUDING, BUT NOT LIMITED TO ELEVATIONS, GRADE, AND MATERIALS PRIOR TO COMMENCEMENT OF WORK..

9. CONTRACTOR SHALL CONFIRM ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION. DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR L.A. FOR RESOLUTION BY GENERAL CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.

10. SPOT ELEVATIONS AND GRADES SHOWN ON THE DRAWINGS ARE BASED ON SURVEY INFORMATION AND ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT DISCREPANCIES TO THE OWNER OR L.A. PRIOR TO ANY GRADING AND SUCH CONSTRUCTION COMMENCES.

11. WRITTEN NOTES SUPERSEDE DRAWINGS. IF CONDITIONS IN THE FIELD ARE IN CONFLICT WITH THE DRAWINGS, NOTIFY OWNER OR L.A. PRIOR TO PROCEEDING.

12. NO SUBSTITUTIONS TO ANY SPECIFIED ITEM ON THE DRAWINGS WILL BE MADE BY THE CONTRACTOR WITHOUT WRITTEN APPROVAL FROM THE OWNER OR LANDSCAPE ARCHITECT.

13. CONTRACTOR SHALL REVIEW BID DOCUMENTS FOR CONFLICTS AND SHALL REPORT CONFLICTS OR DISCREPANCIES TO THE OWNER PRIOR TO SUBMITTING BID.

14. CONTRACTOR SHALL REPORT CONFLICTS AND DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS TO OWNER OR L.A. TO RESOLVE PRIOR TO PROCEEDING WITH CONSTRUCTION RELATED TO SAID DISCREPANCIES.

15. CONTRACTOR SHALL VERIFY AND CONFIRM EXISTING SITE CONDITIONS ALONG AREAS INDICATED BY LIMIT OF WORK. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO VERIFY MEANS AND METHODS OF CONSTRUCTION AND JOINERY BETWEEN NEW AND EXISTING CONDITIONS, MATERIALS, AND GRADE OCCUR.

16. CONTRACTOR SHALL NOT WILLFULLY INCUR COST OR PROCEED WITH CONSTRUCTION UNTIL SUCH DISCREPANCIES HAVE BEEN RESOLVED.

17. CONTRACTOR SHALL CONFIRM STATUS OF ALL EXISTING PLANT MATERIAL WITH OWNER OR L.A. PRIOR TO DEMOLITION. ALL DEMOLITION DEBRIS ARE TO BE DISPOSED OF IN A TIMELY MANNER TO A LEGAL DUMPING FACILITY.

18. CONTRACTOR SHALL COORDINATE SECURE STORAGE AND STAGING FACILITIES WITH THE OWNER PRIOR TO DEMOLITION AND CONSTRUCTION.

19. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR MAINTAINING GRADES AND ASSURING PROPER DRAINAGE AWAY FROM BUILDINGS AND WALKWAYS.

20. CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR PROTECTION OF ALL WORK PERFORMED UNTIL COMPLETION AND FINAL ACCEPTANCE BY THE OWNER. ALL WORK AND MATERIALS WHICH ARE DETERMINED BY THE OWNER OR L.A. TO BE DEFECTIVE OR DEFICIENT IN QUALITY OR WORKMANSHIP SHALL BE REMEDIED OR REMOVED AND REPLACED BY THE CONTRACTOR IN A TIMELY MANNER WITHOUT EXPENSE TO THE OWNER.

21. CONTRACTOR SHALL REQUEST ANTICIPATED OBSERVATION OR REVIEW BY THE OWNER OR L.A. A MINIMUM OF 4 WORKING DAYS IN ADVANCE. THE OWNER OR L.A. IS NOT RESPONSIBLE FOR PROJECT DELAYS IN THE EVENT PROPER NOTIFICATION IS NOT MADE.

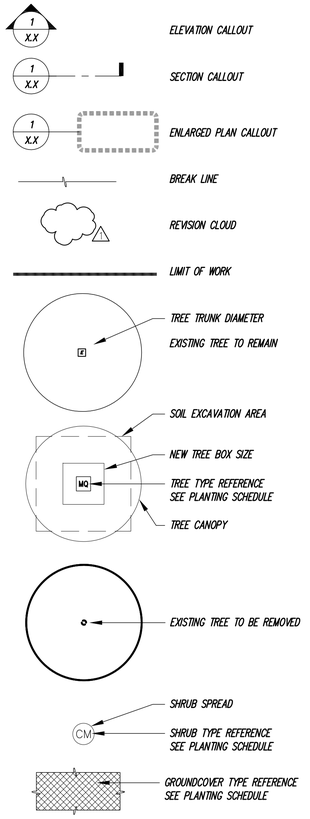
22. OWNER IS RESPONSIBLE FOR OBTAINING FINAL CERTIFICATES OF COMPLETION, CERTIFICATES OF OCCUPANCIES, OR SIMILAR AGENCY REQUIREMENTS.

23. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

24. CONTRACTOR SHALL PROTECT ALL EXISTING TREES DURING CONSTRUCTION.

25. THIS CONSTRUCTION CONTRACT IS FOR THE CONSTRUCTION OF A COMPLETE AND FULLY FUNCTIONING INSTALLATION. THESE DOCUMENTS DESCRIBE THE DESIGN INTENT AND SPECIFIC REQUIREMENTS OF THE INSTALLATION. THESE DOCUMENTS DO NOT INTEND TO SHOW EVERY ITEM REQUIRED TO CONSTRUCT THE WORK. ITEMS SUCH AS FASTENERS, CONNECTORS, FILLERS, AND OTHER MISCELLANEOUS ELEMENTS REQUIRED FOR THE CONTROL OR OPERATION OF THE PROVIDED EQUIPMENT ARE NOT ALWAYS SHOWN BUT ARE CONSIDERED INCLUDED IN THE SCOPE OF WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A FULLY FUNCTIONING INSTALLATION THAT MEETS THE DESIGN INTENT, INCLUDING THE SPECIFIC REQUIREMENTS INCLUDED IN THESE DOCUMENTS.

SYMBOLS



ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
AGG.	AGGREGATE	MANUF.	MANUFACTURER
ALT.	ALTERNATE	M.O.	MASONRY OPENING
A.B.	ANCHOR BOLT	MAT.	MATERIAL
&	AND	MAX.	MAXIMUM
∠	ANGLE	MECH.	MECHANICAL
APP.	APPROXIMATE	MEMB.	MEMBRANE
A.D.	AREA DRAIN	MTL.	METAL
ARCH.	ARCHITECTURE	MIN.	MINIMUM
ASPH.	ASHALT	MISC.	MISCELLANEOUS
@	AT	MTD.	MOUNTED
BM.	BEAM	N/A	NOT APPLICABLE
BLK.	BLOCK	(N)	NEW
BOT.	BOTTOM	NOM.	NOMINAL
B.O.W.	BOTTOM OF WALL	N.I.C.	NOT IN CONTRACT
BLDG.	BUILDING	N.S.	NEAR SIDE
C.B.	CATCH BASIN	N.T.S.	NOT TO SCALE
CENT.	CENTER	NO.	NUMBER
℄	CENTERLINE	O.C.	ON CENTER
CER. TILE	CERAMIC TILE	O.D.	OUTSIDE DIAMETER
CLR.	CLEAR	OV.DR.	OVERFLOW DRAIN
COL.	COLUMN	OPEN.	OPENING
CONC.	CONCRETE	OPP.	OPPOSITE
CONST.	CONSTRUCTION	P.A.	PLANTING AREA
CONT.	CONTINUOUS	PNTD.	PAINTED
CONTR.	CONTRACTOR	PL.	PLATE
C.J.	CONTROL JOINT	PLYWD.	PLYWOOD
DET.	DETAIL	PT.	POINT
DIA.	DIAMETER	P.I.P.	POURED IN PLACE
DIM.	DIMENSION	P.O.B.	POINT OF BEGINNING
DN.	DOWN	P.O.C.	POINT OF CONNECTION
DWG.	DRAWING	QNTY.	QUANTITY
D.F.	DRINKING FOUNTAIN	R.	RADIUS
EA.	EACH	REF.	REFERENCE
E.	EAST	REINF.	REINFORCED
(E)	EXISTING	REQ.	REQUIRED
EL.	ELEVATION	RM.	ROOM
ELEC.	ELECTRICAL	R.O.	ROUGH OPENING
ENCL.	ENCLOSURE	SHT.	SHEET
ENG.	ENGINEER	SIM.	SIMILAR
EQ.	EQUAL	SPEC.	SPECIFICATION
EQUIP.	EQUIPMENT	SQ.	SQUARE
EXPAN.	EXPANSION	S.F.	SQUARE FEET
E.J.	EXPANSION JOINT	S.S.	STAINLESS STEEL
EXT.	EXTERIOR	STAND.	STANDARD
FT.	FEET	STA.	STATION
F.F.	FINISH FLOOR	ST.	STEEL
F.S.	FAR SIDE	STRUCT.	STRUCTURAL
FTG.	FOOTING	SYM.	SYMMETRICAL
GALV.	GALVINIZED	THK.	THICK
GA.	GAUGE	T.O.C.	TOP OF CURB
GR.	GRADE	T.O.P.	TOP OF PAVEMENT
GRND.	GROUND	TW	TOP OF WALL
HRDWRE.	HARDWARE	TF	TOP OF FENCE
HT.	HEIGHT	TYP.	TYPICAL
H.P.	HIGH POINT	UNFIN.	UNFINISHED
HORIZ.	HORIZONTAL	U.O.N.	UNLESS OTHERWISE NOTED
H.B.	HOSE BIBB	V.I.F.	VERIFY IN FIELD
IN.	INCH	VERT.	VERTICAL
I.D.	INSIDE DIAMETER	W.I.	WROUGHT IRON
INT.	INTERIOR	W/	WITH
INV.	INVERT	WD.	WOOD
JNT.	JOINT	WTRPRF.	WATERPROOF
L.P.	LOW POINT	WT.	WEIGHT
LT.	LIGHT	YD.	YARD
MH.	MANHOLE	V.O.S.	VERIFY ON SITE

SHEET No.	SHEET DESCRIPTION
L0.0	COVER SHEET / GENERAL NOTES
L2.0	PLANTING PLAN
L3.0	PLANTING SCHEDULE
L3.1	PLANTING DETAILS
LI3.0	IRRIGATION PLAN
LI3.1	IRRIGATION NOTES
LI3.2	IRRIGATION DETAILS
LI3.3	IRRIGATION DETAILS
LI3.4	IRRIGATION WATER CALCULATIONS

KSA Inc. Landscape Studio
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Marina Del Rey, CA 90292

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No.	Date	By

Revision

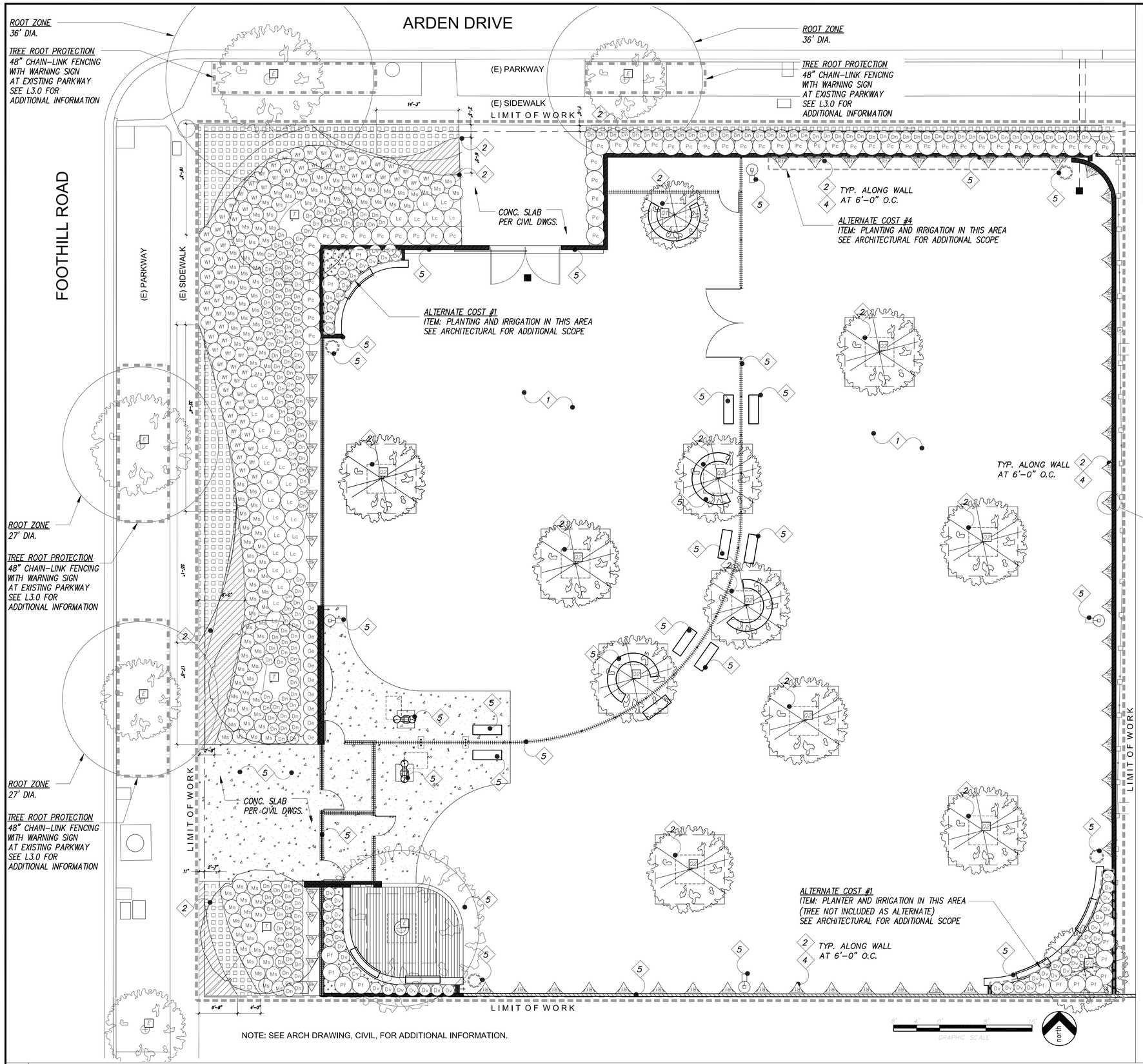
Job No.	1511800
Submittal	
Issue Date	
Drawn By	
Checked By	

CITY OF BEVERLY HILLS DOG PARK
344 FOOTHILL ROAD
BEVERLY HILLS, CA 90210

COVER SHEET / GENERAL NOTES

L0.0

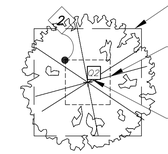
1/26/16



NOTE: SEE ARCH DRAWING, CIVIL, FOR ADDITIONAL INFORMATION.

KEYNOTE	MATERIAL	DETAIL
1	4" THICK DECOMPOSED GRANITE COMPACTED MFTR: KRC ROCK (800) 572-7625 COLOR: PARADISE GOLD	NOTE: UN-STABLIZED AND UNCOMPACTED AT PLANT DRIP LINE
2	1/4"THICK X 4" ALUMINUM EDGING TYPE:PERMALOC 'CLEANLINE' 3/16"X4" COLOR: BRONZE DURAFLEX	8A/L3.1, 8B/L3.1,
3	MULCH PER PLANTING PLAN/SCHEDULE	SEE PLANTING NOTES
4	PLANTER AREA	
5	SEE ARCHITECTURAL / CIVIL DWGS. FOR ADDITIONAL INFORMATION	

TREE LEGEND TYPICAL

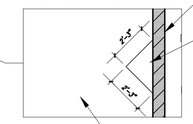


SOIL EXCAVATION PIT SIZE PER SCHEDULE
DEPHT PER 2/C1.01

NON-COMPACTED D.G. ZONE
AND LINE OF HEADER PER LOCATION OF KEYNOTE

TREE PER SCHEDULE

PLANTER TYPICAL



WALL PER PLAN

PLANTER AREA WITH
METAL EDGING

DECOMPOSED GRANITE

RTK Architects, Inc.
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3975 Landmark St. Ste.#400 Culver City, CA 90232 310 / 837-3606

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4212 1/2 Glencoe Avenue
Marina Del Rey, CA 90292

PLANTING PLAN

L2.0

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

1/26/16

- PLANTING SCHEDULE

PLANTING SCHEDULE – BEVERLY HILLS DOG PARK

SYMBOL	QTY.	SPACING	SIZE	BOTANICAL NAME	COMMON NAME	DETAIL	REMARKS	WUCOLS
E	6			EXISTING TREE		7/L3.1	PROTECT IN PLACE	
Q1	2		48" BOX	QUERCUS SPP.	OAK SPECIES		8'–0" SQ. PIT, PER CITY (OWNER FURNISHED)	
Q2	10		60" BOX	QUERCUS SPP.	OAK SPECIES		12'–0"SQ. PIT, PER CITY (OWNER FURNISHED)	
T	3		48" BOX	TIPUANA TIPU	TIPU TREE		8'–0" SQ. PIT	
Oe	10	30" O.C.	15 G.C.	OLEA EUROPEA 'MONTRA'	DWARF OLIVE			
Dn	194	24" O.C.	5 G.C.	DIETES X 'NOLA ALBA'	KATRINA AFRICAN IRIS			
Dv	58	24" O.C.	5 G.C.	DIETES GRANDIFLORA VARIEGATA	STRIPED FORTNIGHT LILY			
Lc	31	38" O.C.	5 G.C.	LOROPETALUM CHINENSE	FRINGE FLOWER			
Ms	126	30" O.C.	5 G.C.	MISCANTHUS SINENSIS	DEER GRASS			
Pc	48	38" O.C.	15 G.C.	PRUNUS CAROLINIANA 'MONUS'	BRIGHT 'N TIGHT CAROLINA LAUREL			
Pf	16	36" O.C.	15 G.C.	PHOTINIA X FRESERI 'RED ROBIN'	RED TIP PHOTINIA			
Wf	73	30" O.C.	5 G.C.	WESTRINGIA FRUTICOSA'MORNING LIGHT'	COAST ROSEMARY			
Rf	55		5 G.C.	FICUS REPENS	CREEPING FIG	8B/L3.1 10/L3.1	USE METAL EDGING FOR EDGE OF PLANTING AREA ITEM IS ADD ALTERNATE	
Bv	17	48" O.C.	5 G.C.	BOUGAINVILLEA	'BARBARA KARST'			
	9" O.C.		FLATS	LANTANA MONTEVENSIS	PURPLE TRAILING LANTANA			
	9" O.C.		FLATS	GAZANIA SPP.				

NOTE: SURVEYOR TO SPOT LOCATE TREES PRIOR TO PLANTING; LOCATION TO BE REVIEWED BY L.A.

CONTACT/RESOURCE INFORMATION

City of Beverly Hills contact information

- Recreation and Parks Department-
  Urban Forest Division Office: (310) 285-2537
  recreationandparks@beverlyhills.org
- Civil Engineering Department-
  Administration Office: (310) 285-2506
  civilengineering@beverlyhills.org
- Building and Safety Department-
  Permit Desk: (310) 285-1141
  buildingandsafety@beverlyhills.org

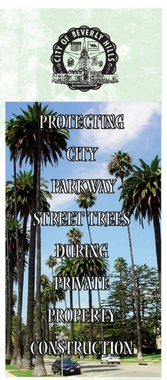
Determining the value of trees

- Council of Tree and Landscape Appraisers (CTLA), 2000. *Guide for Plant Appraisal*, 9th Ed. Savoy, IL: ISA. 143 pp.
  Order this reference guide online at:
  http://www.wcisa.net/pbItem.asp?PubID=30

A library use only copy of this publication is available in the reference section of:
The Beverly Hills Public Library
444 North Rexford Drive
Beverly Hills, CA 90210
(310) 288-2244

Find an International Society of Arboriculture (ISA) Certified Arborist

- Western Chapter ISA: (530) 892-1006
- ISA, find an Arborist by phone: (217) 355-0411
- ISA, find an Arborist online: http://www.isa-arbor.com/arborists/arbsearch.html



PROJECT PLANNING

- During the design process, please consider the long term effects that construction may have on City trees. Plan activities carefully, as the City of Beverly Hills will seek compensation for any damage to the trees caused by your construction activities.
- For any projects that include construction work in the public right-of-way, plans that accurately depict the public right-of-way will need the approval of the Departments of Recreation and Parks and Civil Engineering prior to any permits being issued by the Department of Building and Safety.
- All preliminary plans, sketches and drawings should identify all City parkway trees adjacent to the project site. The actual location and canopy diameter of City trees must be shown clearly on the plans.
- A City tree protection plan must be included in the inital plan submittal package. The tree protection plan may include a fenced tree protection zone, and must demonstrate how the parkway will be watered and maintained for the duration of the project. If it is determined that the proposed construction work will jeopardize the health of a street tree, or if the tree protection plan is deemed inadequate, you may be asked to provide a detailed report by a certified arborist showing the adequate protection of the tree and its value based on the International Society of Arboriculture(ISA) recognized standards.
- The negative effects of construction may take years to become apparent in the decline of trees. A claim may be filed with you and your general liability carrier should damage become apparent at a later date.
- You may wish to retain an International Society of Arboriculture (ISA) Certified Arborist to assist you with your project. Contact information is provided in this brochure.

Do not design projects at the expense of trees.

PROJECT APPROVAL

- All construction related permits will be processed by the Department of Building and Safety. Public Works permits are required for trucking, hauling and work conducted in the public right-of-way.
- The tree protection plan must be approved by the Recreation and Parks Urban Forest Division. If a tree protection zone fence is required, it must be installed and inspected prior to the commencement of any demolition or construction work. These inspections can be arranged by calling (310) 285-2537.

Maintain the tree protection zone fencing and parkway condition at all times.

SPECIFICATIONS

- A tree protection zone may require that the entire parkway be fenced. Fencing may be of a chain link or flexible configuration, but may not exceed 4 feet in height. Fence installation should be such that lines of sight are maintained so as to avoid any vehicle or pedestrian hazards. A warning sign must be displayed on the street side of the fence. The size of the sign must be no less than 8.5 x 11 inches. The sign must clearly state: "Warning: Tree Protection Zone". The sign shall clearly list the name and current contact information of the project owner or authorized representative.

PROTECTING CITY PARKWAY STREET TREES DURING PRIVATE PROPERTY CONSTRUCTION

In addition to their numerous environmental benefits, trees in the parkway areas along the streets of Beverly Hills are a tremendous asset to residential and commercial communities. Street trees are protected by Beverly Hills Municipal Code (Sec. 5-6.1001) as follows: "It is illegal for parties who are not official representatives or authorized agents of the City of Beverly Hills to prune, remove, make attachment to, or otherwise damage a City street, park or protected tree." It is a violation of this City code to affix a sign, residence number plaque, mirror, light fixture, etc. to a City tree.

The maintenance and protection of street trees is a shared responsibility between property owners and the City of Beverly Hills. If you feel that a street tree is unhealthy, damaged or in need of pruning, please contact the Department of Recreation and Parks Urban Forestry Division at 310.285.2537.

Construction activities can have severe and long lasting effects on the health of trees. Consideration must be given to street trees during a project's planning stages. Tree loss or damage can have a significant effect on the uniformity and value of a tree canopy along a street. The planning and implemention of any construction project must include the preservation of this important City asset.

Planning and protecting the health of trees during construction is part of doing business in the City of Beverly Hills.

This brochure is provided to assist you to avoid endangering City trees during your construction project.

DURING THE PROJECT

- Maintain the integrity of the tree protection zone fencing and keep the parkway site clean and maintained at all times.
- The site will be inspected by Building and Safety Department and the Urban Forest Division of the Recreation and Parks Department. If the tree protection plan is not complied with, or proves inadequate, additional measures may be required.
- It is recommended that trees be deep watered on a weekly basis for the duration of the project.

Do not allow cranes or other equipment to damage City trees.

SOIL MITIGATION

SEE DEMOLITION AND EXCAVATION PACKAGE FOR ADDITIONAL SITE SOIL AND CONDITION MEASURES PRIOR TO PLANTING.

PLANTING NOTES:

CONTRACTOR SHALL INSTALL PLANT MATERIAL IN ACCORDANCE WITH THESE DETAILS, DRAWINGS AND NOTES.

CONTRACTOR SHALL CONFIRM STATUS OF ALL EXISTING PLANT MATERIAL WITH OWNER OR LAND. ARCH. PRIOR TO DEMOLITION. ALL DEMOLITION DEBRIS IS TO BE DISPOSED OF IN TIMELY MANNER TO LEGAL DUMPING FACILITY.

FINAL LOCATIONS OF TREES AND SHRUBS SHALL BE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT PRIOR. TO PLANTING. COMPLETED PLANTING AND IRRIGATION SHALL BE INSPECTED BY THE OWNER OR LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE.

CONTRACTOR SHALL GUARANTEE ALL NEW PLANTS AS FOLLOWS UNLESS MUTUALLY AGREED UPON BY THE CONTRACTOR AND THE OWNER AND SPECIFIED IN WRITING:

TREES (24" BOX AND LARGER)– 1 YEAR
SHRUBS AND VINES (1 GAL. AND LARGER)– 6 MONTHS
GROUND COVER – 6 MONTHS
ANNUAL COLOR– 1 MONTH

PLANT MATERIAL WHICH IN THE JUDGMENT OF THE OWNER OR LANDSCAPE ARCHITECT IS NOT HEALTHY AND VIGOROUS AT THE END OF THE GUARANTEE PERIOD WILL BE REPLACED.

CONTRACTOR SHALL PROVIDE A MAINTENANCE PERIOD OF NOT LESS THAN 90 DAYS COMMENCING AT THE DATE OF FINAL ACCEPTANCE. SUCH MAINTENANCE SHALL INCLUDE ALL CARE PERTAINING TO ALL WORK INSTALLED AS PART OF THESE CONTRACT DOCUMENTS.

QUALITY AND SIZE OF ALL PLANTS SHALL CONFORM TO THE CALIFORNIA STANDARD GRADING CODE OF NURSERY STOCK AND SHALL BE NUMBER ONE GRADE. THERE SHALL BE NO INSECTS, EGGS, OR LARVAE.

CONTRACTOR SHALL CONFIRM WITH GROWERS THAT PLANTS PURCHASED FOR THIS PROJECT ARE PROPERLY ACCLIMATIZED TO PROJECTS CONDITIONS AND SEASONS OF PLANTING.

CONTRACTOR SHALL STORE PLANT MATERIAL IN SHADE AND PROTECT FROM SUN. MAINTAIN PLANTS IN MOIST CONDITION PRIOR TO PLANTING.

CONTRACTOR SHALL PLANT ALL PLANTS SO THAT AFTER FULL SETTLING, THE CROWN OF THE PLANT IS EVEN WITH OR 1/2" ABOVE THE FINISH GRADE. AFTER PLANTING, SMOOTH SOIL AROUND PLANT AND WATER WITH A FINE SPRAY.

CONTRACTOR SHALL WATER THOROUGHLY, IMMEDIATELY AFTER PLANTING. WATERSETTLE ALL BACKFILLED AREAS THOROUGHLY.

CONTRACTOR SHALL WATER SETTLE AND HAND COMPACT ALL SOIL IN BUILT–UP PLANTERS. SUCH COMPACTION SHALL OCCUR OVER A 3–DAY PERIOD IN ORDER TO MAXIMIZE SETTLEMENT. CONTRACTOR SHALL INSTALL ADDITIONAL SOIL AS REQUIRED TO BRING TOP OF FINISH GRADE TO 2" BELOW TOP OF WALL, OR TO TOP OF WATERPROOFING MEMBRANE WHERE WATERPROOFING MEMBRANE IS HIGHER THAN 3" BELOW TOP OF WALL.

CONTRACTOR SHALL TOP DRESS ALL PLANTING AREAS WITH 1–1/2" NITROWOOD MULCH UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL REMOVE ALL NURSERY STAKES AND TAGS FROM ALL PLANT MATERIALS AFTER PLANTING.

CONTRACTOR SHALL STAKE ALL TREES IN 36" BOX CONTAINERS AND SMALLER IMMEDIATELY AFTER PLANTING PER DRAWINGS.

CONTRACTOR SHALL TAKE SUFFICIENT MEASURES TO KEEP LAWN AREAS FROM DAMAGE BY PEDESTRIANS AND WORKMEN.

CONTRACTOR SHALL ATTACH VINES TO HARD SURFACES WITH 1"X3/16" BRASS SCREW–EYES AND GREEN WIRE TIES. PROVIDE SAMPLE OF WIRE TIE TO OWNER OR LANDSCAPE ARCHITECT PRIOR TO TYING.

CONTRACTOR SHALL INSTALL ADDITIONAL SOIL AS REQUIRED TO BRING TOP OF FINISH GRADE TO 2" BELOW TOP OF WALL OR HARDSCAPE UNLESS NOTED OTHERWISE.

SOIL PREPARATION AND BACKFILL REQUIREMENTS

A MINIMUM OF 2 SOILS TESTS SHALL BE MADE PRIOR TO ANY NEW LANDSCAPE PLANTING TO IDENTIFY SOIL CHARACTERISTICS AND RECOMMEND FERTILIZERS, AMENDMENTS AND INSTALLATION PROCEDURES. SOIL SAMPLES WILL BE SUBMITTED TO AN AUTHORIZED SOILS LABORATORY, WITH THE RESULTS GIVEN TO THE LANDSCAPE ARCHITECT FOR REVIEW.

ORGANIC FERTILIZER. FERTILIZER TABLETS TO BE 7–GRAM 12–8–8 AT THE FOLLOWING RATES.
4" POT– 1 TABLET, 1 GAL. CAN–3 TABLETS, 5 GAL. CAN,– 8 TABLETS,
24" BOX– 15 TABLETS,

SOIL AMENDMENT AND FERTILIZER: (FOR BID PURPOSES ONLY. ACTUAL SPEC. TO BE DETERMINED BY SOIL TEST)
AFTER SETTING FINISH GRADE AMEND SOIL AS FOLLOWS:
6 CUBIC YARDS ORGANIC AMENDMENT PER 1000 SQ. FT.
5 POUNDS COMMERCIAL FERTILIZER (10–10–10) PER 1000 SQ. FT.
BROADCAST SOIL AMENDMENT UNIFORMLY OVER PLANTING AREA AND INCORPORATE INTO THE TOP 6 INCHES OF SOIL.

ACID–LOVING PLANTS (PLANTING PITS): 50 % SITE SOIL/50
IRON CHELATE/"GRO–POWER" PLANTING TABLETS (SEE BELOW FOR QUANTITY)

GENERAL BACKFILL FOR ALL PITS FOR ALL TREES AND SHRUBS:
SOIL TEST RESULTS TO BE APPLIED IF DIFFERENT FROM GENERAL

THOROUGHLY PRE–MIX BACKFILL PER CUBIC YARD AS FOLLOWS:
6 PARTS BY VOLUME OF CLEAN ON–SITE TOPSOIL
4 PARTS BY VOLUME OF NITROGEN–STABILIZED ORGANIC AMENDMENT OR WOOD SHAVINGS
ORGANIC FERTILIZER. FERTILIZER TABLETS TO BE 7–GRAM 12–8–8 AT THE FOLLOWING RATES.
4" POT– 1 TABLET
1 GAL. CAN–3 TABLETS
5 GAL. CAN,– 8 TABLETS
15 GAL. CAN– 13 TABLETS
CREATE TEMPORARY WATERING BASIN AROUND EACH PLANTING PIT. APPLY FERTILIZER TABLETS, AGRIFORM OR EQUAL PER MANUFACTURER'S WRITTEN SPECIFICATIONS.
24" BOX– 15 TABLETS 36" BOX– 20 TABLETS 48" BOX– 23 TABLETS

TREE PROTECTION ZONE AT PARKWAY

PARKWAY FENCING NOT TO EXCEED 4 FEET IN HEIGHT. FENCE INSTALLATION SHOULD BE SUCH THAT LINES OF SIGHT ARE MAINTAINED SO AS TO AVOID ANY VEHICLE OR PEDESTRIAN HAZARDS. A WARNING SIGN MUST BE NO LESS THAN 8.5x11 INCHES. THE SIGN MUST CLEARLY STATE: "WARNING: TREE PROTECTION ZONE". THE SIGN SHALL CLEARLY LIST THE NAME AND CURRENT CONTACT INFORMATION OF THE PROJECT OWNER OR AUTHORIZED REPRESENTATIVE.
FOR INSPECTION FOR INSTALLATION PRIOR TO COMMENCEMENT OF ANY DEMOLITION OR CONSTRUCTION WORK. CONTACT (310) 285–2537

DURING THE PROJECT MAINTAIN THE INTEGRITY OF THE TREE PROTECTION ZONE FENCING AND KEEP THE PARKWAY SITE CLEAN AND MAINTAINED AT ALL TIMES.

THE SITE WILL BE INSPECTED BY BUILDING AND SAFETY DEPARTMENT AND THE URBAN FOREST DIVISION OF THE RECREATION AND PARKS DEPARTMENT. IF THE TREE PROTECTION PLAN IS NOT COMPLIED WITH, OR PROVES INADEQUATE, ADDITIONAL MEASURES MAY BE REQUIRED.
IT IS RECOMMENDED THAT THE TREES BE DEEP WATERED ON A WEEKLY BASIS OR THE DURATION OF THE PROJECT.

KSA Inc. Landscape Studio
Ph. 310 574 4460
Fx. 310 574 4462
4212 1/2 Glencoe Avenue
Marina Del Rey, CA 90292

RTK Architects, Inc.
Architecture ▪ Planning ▪ Interior
www.rtkarchitects.com
3975 Landmark St, Ste.#400 Culver City, CA 90232 310 / 837-3806

No.	Date	By	Revision

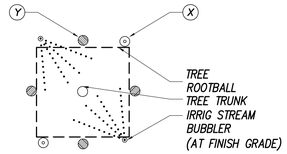
Job No.	1511800
Submittal	
Issue Date	
Drawn By	
Checked By	

CITY OF BEVERLY HILLS DOG PARK
344 FOOTHILL ROAD
BEVERLY HILLS, CA 90210

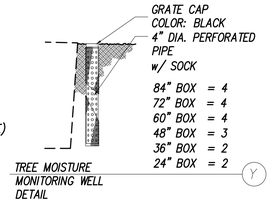
PLANTING SCHEDULE / NOTES

L3.0

1/26/16



TYP. ON STRUCTURE TREE ROOTBALL PLAN



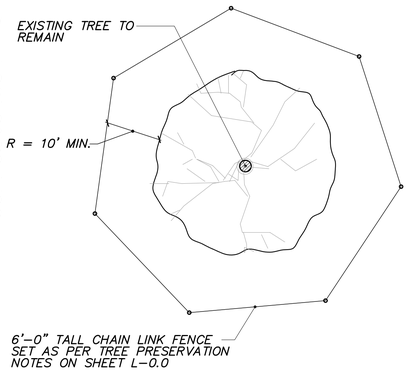
TREE MOISTURE MONITORING WELL DETAIL

6 IRRIGATION BUBBLER AND MONITOR WELL DETAIL

N.T.S.

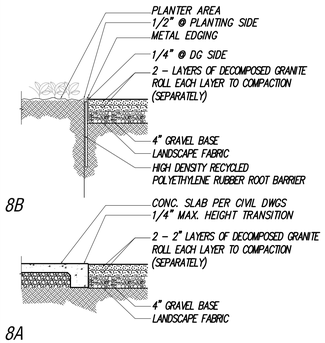
NOTES:
SEE TREE PRESERVATION AND PROTECTION ZONE GUIDELINES ON SHEET L-0.0

FENCING IS TO BE INSTALLED PRIOR TO THE BEGINNING OF CONSTRUCTION AND TO REMAIN IN PLACE UNTIL CONSTRUCTION HAS BEEN COMPLETED. CONFIRM EXACT FENCE LOCATION WITH OWNER FOR EACH TREE TO BE PROTECTED IN PLACE. NO STORAGE OR PLACEMENT OF MATERIALS ARE TO OCCUR WITHIN THIS FENCE. CONTRACTOR TO CONFIRM THAT EXISTING IRRIGATION TO ALL PROTECTED PLANTS REMAINS IN FULL OPERATION DURING CONSTRUCTION. NO TREES SHALL BE INJURED DURING CONSTRUCTION.



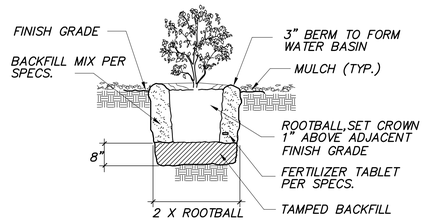
7 TREE PROTECTION DETAIL FOR ON SITE TREES

N.T.S.



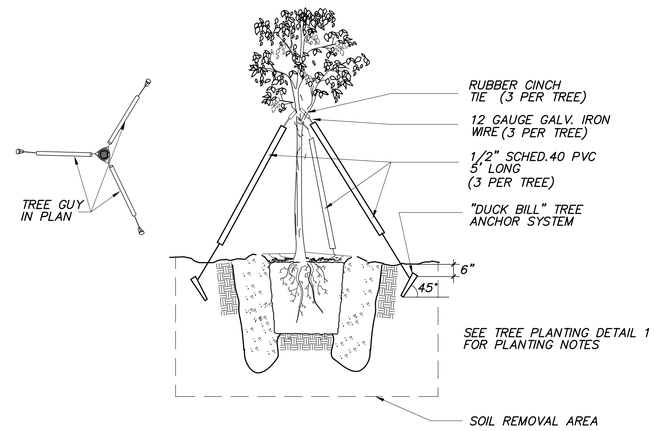
8 HEADER DETAIL

N.T.S.



9 SHRUB DETAIL

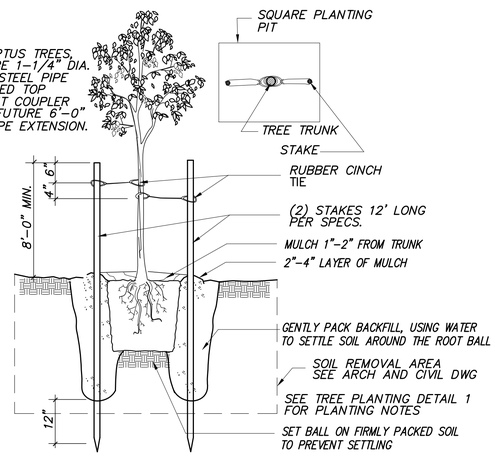
N.T.S.



3 TREE GUYING DETAIL, TYP.

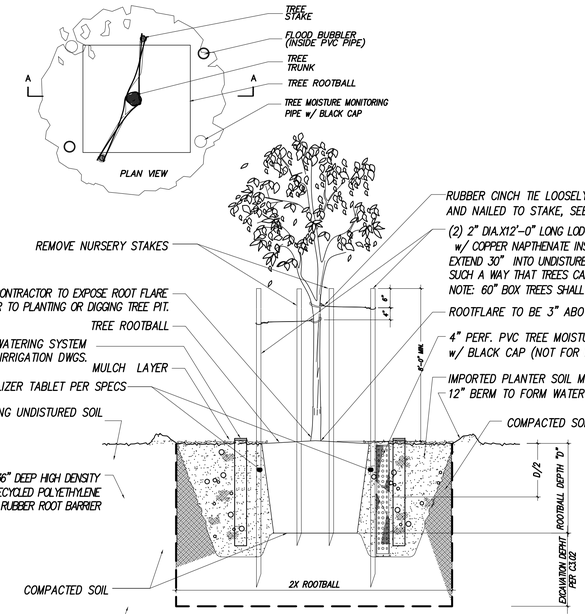
N.T.S.

NOTE:
FOR EUCALYPTUS TREES, STAKES TO BE 1-1/4" DIA. GALVANIZED STEEL PIPE WITH THREADED TOP AND STRAIGHT COUPLER TO RECEIVE FUTURE 6'-0" LG. STEEL PIPE EXTENSION.



4 TREE TRANSPLANTING DETAIL, TYP.

N.T.S.

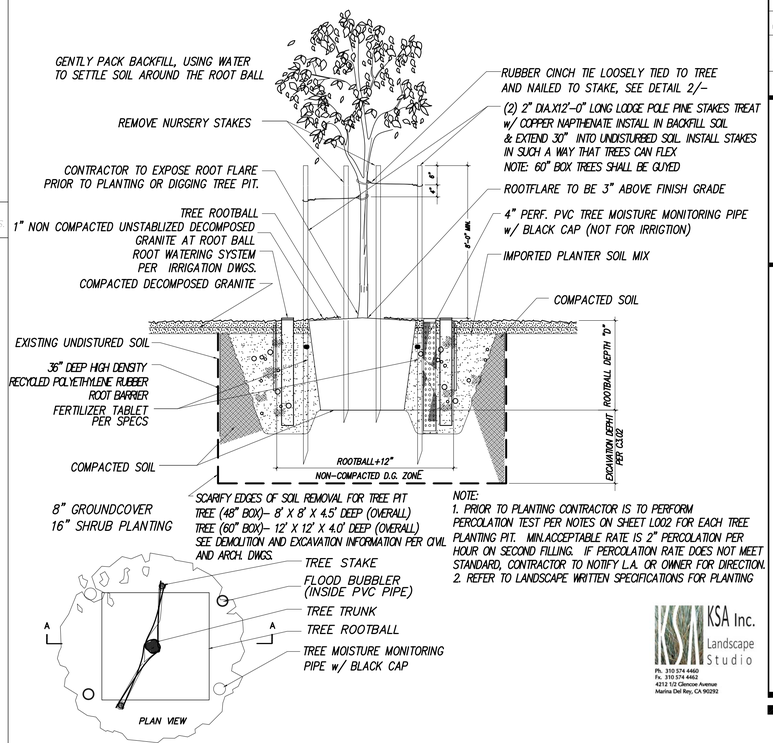


SCARIFY EDGES OF SOIL REMOVAL FOR TREE PIT
TREE (48" BOX)- 8' X 8' X 4.5' DEEP (OVERALL)
TREE (60" BOX)- 12' X 12' X 4.0' DEEP (OVERALL)
SEE DEMOLITION AND EXCAVATION INFORMATION PER CIVIL AND ARCH. DWGS.

NOTE:
1. PRIOR TO PLANTING CONTRACTOR IS TO PERFORM PERCOLATION TEST PER NOTES ON SHEET L002 FOR EACH TREE PLANTING PIT. MIN.ACCEPTABLE RATE IS 2" PERCOLATION PER HOUR ON SECOND FILLING. IF PERCOLATION RATE DOES NOT MEET STANDARD, CONTRACTOR TO NOTIFY L.A. OR OWNER FOR DIRECTION.
2. REFER TO LANDSCAPE WRITTEN SPECIFICATIONS FOR PLANTING

1 TREE PLANTING DETAIL, TYP. (MULCH)

N.T.S.



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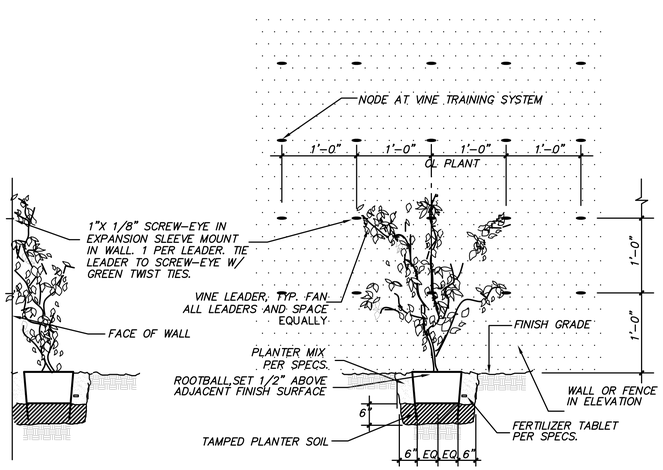
2. REFER TO LANDSCAPE WRITTEN SPECIFICATIONS FOR PLANTING

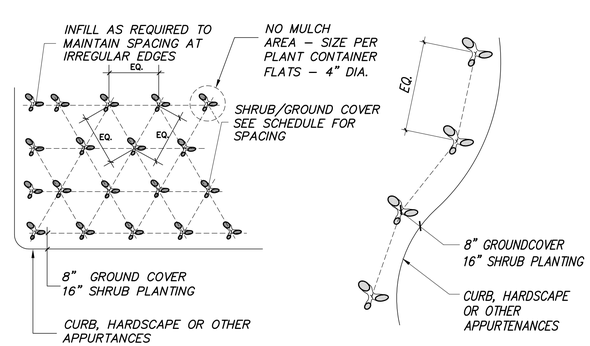
2 TREE PLANTING DETAIL, TYP. (DECOMPOSED GRANITE)

N.T.S.



10 VINE PLANTING DETAIL

N.T.S.



7A - STRAIGHT EDGE - PLAN VIEW 7B - CURVED EDGE - PLAN VIEW

NOTE:
1. TRIANGULAR PLANTING UNLESS OTHERWISE SHOWN ON PLANTING PLAN, TYP.
2. ALL PLANTING LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING

5 SHRUB / GROUNCOVER PLANTING DETAIL

N.T.S.

RTK Architects, Inc.
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3975 Landmark St. Ste.#400 Culver City, CA 90232 310 / 837-3606

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CITY OF BEVERLY HILLS DOG PARK
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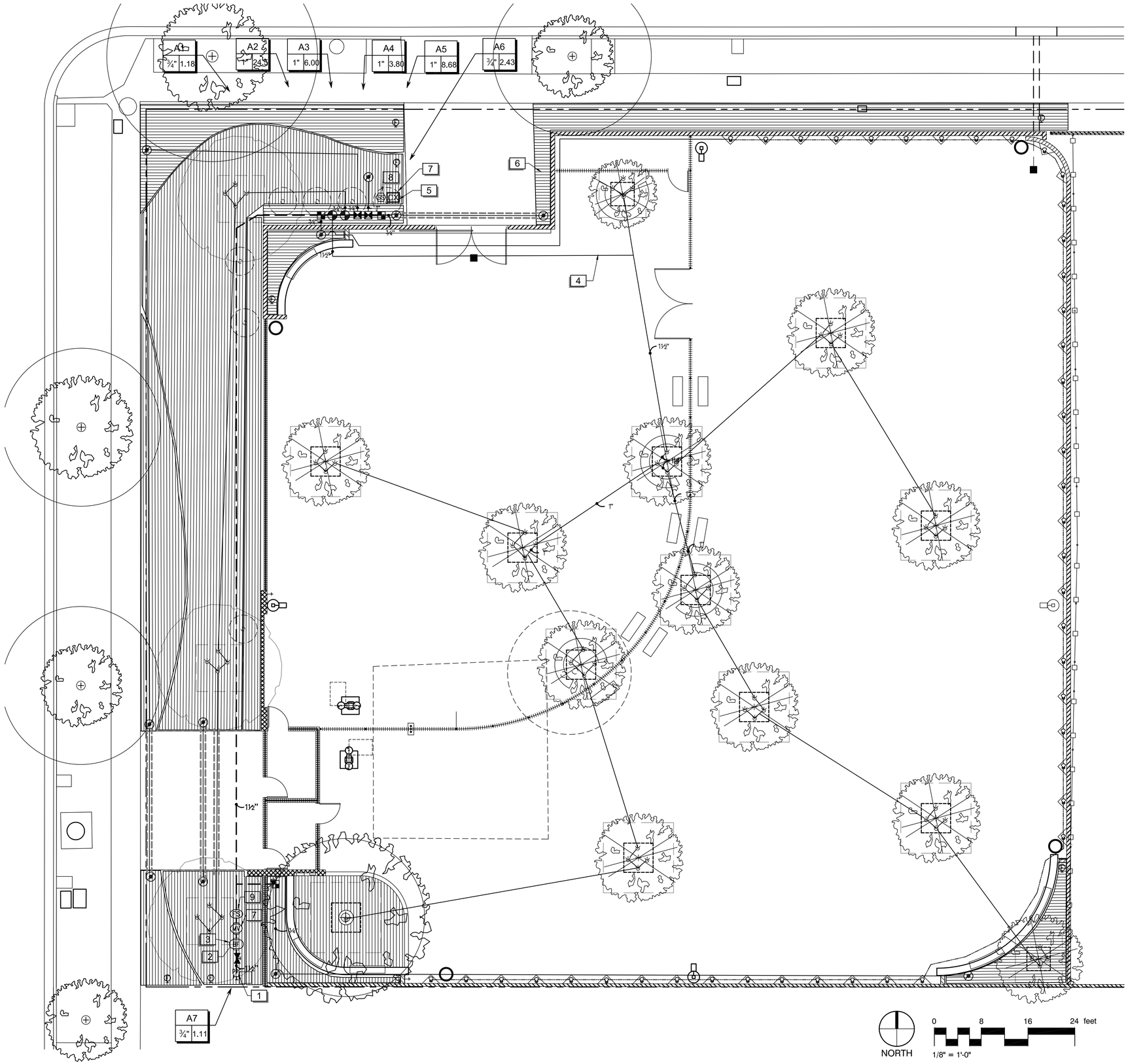
KSA Inc. Landscape Studio
Ph. 310.574.4462
Fx. 310.574.4462
4212 1/2 Glencoe Avenue
Marina Del Rey, CA 90292

PLANTING DETAIL

L3.1

1/26/16



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
1401 1402 1404 1408	Rain Bird RWS-B-C-P Root Watering System with 4.0" diameter x 36.0" long with locking grate, semi-rigid mesh tube. Check Valve and Purple Grate. Rain Bird bubbler option as indicated: 1401 0.25 gpm, 1402 0.5 gpm, 1404 1.0 gpm, 1408 2.0 gpm.	20

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCZ-075-PRF Low Flow Drip Control Kit, 3/4" Low Flow Valve, 3/4" Pressure Regulating RBY Filter, and 30psi pressure regulator. 0.2gpm-5gpm.
	Rain Bird XCZ-100-PRF Medium Flow Drip Control Kit, 1" DV valve, 1" pressure regulating filter, 40psi pressure regulator. 3gpm - 15gpm.
	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.
	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.
0.5 1.0 2.0	Rain Bird XB-PC Single Outlet Emitter Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet.
	Area to Receive Dripline Rain Bird XFCV-06-18 (18) (2) XFCV On-Surface Landscape Dripline with a Heavy-Duty 3.5 psi Check Valve. 0.6GPH emitters at 18.0" O.C. Dripline laterals spaced at 18.0" apart, with emitters offset for triangular pattern. Great for elevation change.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PEB-PRS-D 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module.
	LASCO Fittings TUBV-SC 1", 1-1/2", 2", and 3" Plastic Full Block True Union Ball Valve. Shut Off/Isolation Valve to Eliminate Water Hammer. Install same size as mainline.
MV	Buckner-Superior 3000 1-1/2" Normally Closed Brass Master Valve that Provides Dirty Water Protection and 3-Way Solenoid Design. Available in 1", 1-1/4", 1-1/2", 2", 2-1/2" and 3" sizes.
BF	Febco 825Y w Pressure Regulator 1-1/2" Reduced Pressure Backflow Preventer and Pressure Regulator in StrongBox BC-45CR Low Profile Expanded Metal Cover.
CX	Hunter ACC-1200-SS 12 Station Outdoor Modular Controller. No Module Required. High-End Commercial Use. Stainless Steel Cabinet.
SS	Hunter Solar-Sync Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wired.
FS	Creative Sensor Technology FSI-T10-001 1" (25mm) PVC tee type flow sensor w/socket ends, custom mounting tee and ultra-lightweight impeller enhances low flow measurement. 2 wire digital output compatible w/all irrigation controllers. Flow range: .86-52 GPM.
poc	Point of Connection 1-1/2" METER SIZE CONFIRMED BY CITY OF BH
	Irrigation Lateral Line: PVC Schedule 40 PVC Schedule 40 irrigation pipe. Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4" in size.
	Irrigation Lateral Line: Polyethylene Pipe SDR-7 Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4" in size.
	Irrigation Mainline: PVC Schedule 40 PVC Schedule 40 irrigation pipe.
	Pipe Sleeve: PVC Schedule 40

Valve Callout
Valve Number
Valve Flow
Valve Size

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	MAKE 1 1/2" POC FROM EXISTING 1 1/2" WATER METER (INSTALLED BY OTHERS). EXACT LOCATION SHALL BE CONFIRMED ON SITE. INSTALLING CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, PRIOR TO START OF CONSTRUCTION.
2	NEW 1 1/2" (REDUCED PRESSURE) BACKFLOW PREVENTION ASSEMBLY AND PRESSURE REGULATOR. EXACT LOCATION SHALL BE DETERMINED ON SITE. LANDSCAPE ARCHITECT TO APPROVE FINAL LOCATION ON SITE.
3	CONTRACTOR TO ADJUST PRESSURE REGULATOR AT THIS LOCATION. SET STATIC WATER PRESSURE NOT TO EXCEED 75 PSI.
4	IRRIGATION PLAN IS DIAGRAMMATIC. ALL PIPING, VALVES AND HEADS ARE TO BE LOCATED IN PLANTING AREAS WHEREVER POSSIBLE.
5	ONE TWELVE (12) STATION RAINBIRD AUTOMATIC ET CONTROLLER ASSEMBLY (INSTALLED AS SHOWN ON PLAN). INSTALLING CONTRACTOR SHALL COORDINATE INSTALLATION AND EXACT LOCATION PRIOR TO START OF CONSTRUCTION. A MINIMUM (2") ELECTRICAL CONDUIT FROM NEW CONTROLLER LOCATION TO ON-GRADE PLANTING AREA, PROVIDED BY OTHERS. INSTALLING CONTRACTOR SHALL VERIFY AND COORDINATE EXACT LOCATION OF STUB-OUTS AND ROUTING OF CONDUIT WITH THE GENERAL CONTRACTOR ON SITE, PRIOR TO START OF CONSTRUCTION.
6	TYPICAL - DENOTES AT-GRADE IN-LINE EMITTER TUBING. EXACT LAYOUT OF TUBING AND SYSTEM SHALL BE DETERMINED ON SITE. LAYOUT SHALL BE CHALKED IN AND FINAL LAYOUT APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINALIZING INSTALLATION. REFER TO LEGEND FOR TUBING MODEL NO. SEE DRIP DETAILS SHEET FOR DRIPLINE DETAILS.
7	AUTOMATIC ET CONTROLLER AND ALL OTHER IRRIGATION EQUIPMENT LOCATIONS SHOWN ON THIS DRAWING ARE APPROXIMATE. STAKE OUT ALL IRRIGATION EQUIPMENT LOCATIONS FOR REVIEW AND APPROVAL BY OWNER PRIOR TO INSTALLATION. FINAL LOCATION AND EXACT POSITIONING OF ALL IRRIGATION EQUIPMENT SHALL BE DETERMINED BY THE OWNERS REPRESENTATIVE.
8	ET SENSOR ASSEMBLY MOUNTED TO EXTERIOR WALL OF BLDG. EXACT LOCATION SHALL BE DETERMINED AND APPROVED ON SITE BY LANDSCAPE ARCHITECT.
9	MASTER VALVE (1 1/2") EXACT LOCATION SHALL BE DETERMINED ON SITE. LANDSCAPE ARCHITECT TO APPROVE FINAL LOCATION ON SITE.
10	NEW 1 " FLOW SENSOR. EXACT LOCATION SHALL BE DETERMINED ON SITE. CONTRACTOR TO INSTALL PER MANUFACTURERS INSTRUCTIONS.

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LICENSED LANDSCAPE ARCHITECT
Mark Spencer
Signature
Apr 7, 2018
Renewal Date
Date
STATE OF CALIFORNIA

No.	Date	By	Revision

Job No. 1511800
Submittal
Issue Date
Drawn By
Checked By

IRRIGATION PLAN

CITY OF BEVERLY HILLS DOG PARK
344 FOOTHILL ROAD
BEVERLY HILLS, CA 90210

LI3.0

4/5/16

GENERAL NOTES

1. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS 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. IN CASE OF CONFLICT BETWEEN THE SPECIFICATIONS, DRAWINGS, AND/OR CODE, THE MORE STRINGENT REQUIREMENT SHALL PREVAIL.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
5. THE MAINLINE AND SLEEVING IS DIAGRAMMATIC. ALL PIPING IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN LIMIT OF WORK BOUNDARIES. AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
6. IRRIGATION EQUIPMENT AS SHOWN IS DIAGRAMMATIC. INSTALL ALL THE IRRIGATION REMOTE CONTROL VALVES, QUICK COUPLERS, MASTER VALVES, FLOW SENSORS, BACKFLOWS, AIR/VACUUM DEVICES, BALL VALVES, AND ANCILLARY EQUIPMENT IN SHRUB PLANTING AREAS WHEN FEASIBLE OR AS APPROVED BY OWNER'S REPRESENTATIVE AND THE LANDSCAPE IRRIGATION DESIGNER.
7. DO NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD REVISIONS DEEMED NECESSARY BY THE OWNER.
8. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY, AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION. ACTUAL LOCATION FOR THE INSTALLATION OF ANCILLARY EQUIPMENT INCLUDING, BUT NOT LIMITED TO, THE BACKFLOW PREVENTER, PUMP STATION (IF APPLICABLE) AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
9. CONTRACTOR IS TO PROVIDE THREE (3) ADDITIONAL PILOT WIRES AND ONE (1) COMMON WIRE TO THE END OF THE MAINLINE RUN IN TWO DIRECTIONS FROM THE CONTROLLER. THE ADDITIONAL WIRE SHALL BE EXTENDED 10', MAKING A COIL TO FIT INSIDE A RECTANGULAR PULL BOX. LABEL THE LID OF THE PULL BOX 'SW'.
10. ALL PIPE UNDER PAVED AREAS, HARDSCAPE, OR AS DIRECTED BY OWNERS REPRESENTATIVE TO BE INSTALLED IN SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED. ALL 4" AND SMALLER SLEEVING SHALL BE PVC1220 SCH. 40, TYPE 1, GRADE 2 MATERIAL CONFORMING TO ASTM STANDARD D-1785-4. ALL 6" AND LARGER SLEEVING SHALL BE PVC1220 CLASS 200 SDR21, TYPE 1, GRADE 2 MATERIAL CONFORMING TO ASTM STANDARD D-2241. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF PAVING.
11. THE IRRIGATION CONTRACTOR SHALL ADJUST THE PRESSURE REGULATOR ON EACH ELECTRIC CONTROL VALVE SO THAT THE SPRINKLER HEAD FARTHEST AND HIGHEST IN ELEVATION FROM ITS RESPECTIVE CONTROL VALVE OPERATES WITHIN THE OPERATING PRESSURE SHOWN ON THE IRRIGATION LEGEND. NOT TO EXCEED FIVE (5) PSI ABOVE THE GIVEN OPERATING PRESSURE FROM THE SPECIFIED PRESSURE LOCATED ON THE IRRIGATION LEGEND.
12. THE IRRIGATION 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 BY DIRECT FIELD MEASUREMENT PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY AND COSTS FOR ANY REVISIONS.
13. SHOULD FIELD CONDITIONS REQUIRE PIPE INSTALLATION OTHER THAN THAT SHOWN ON PLANS, THE CONTRACTOR SHALL LIMIT EXCESS FLOW AND SIZE ALL PIPE NOT TO EXCEED A VELOCITY OF 5 FEET PER SECOND (FPS) IN PVC PIPE AND CAST IRON PIPE. FLOW THROUGH ANCILLARY EQUIPMENT, STEEL AND COPPER PIPE SHALL NOT EXCEED A VELOCITY OF 7.5 FPS. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
14. ELECTRICAL POWER SOURCE FOR THE IRRIGATION CONTROLLER AND/OR BOOSTER PUMP (IF APPLICABLE) 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 FROM THE ELECTRICAL SOURCE TO THE CONTROLLER AND/OR BOOSTER PUMP.
15. LANDSCAPE CONTRACTOR SHALL PROVIDE CLIENT WITH "AS BUILT" IRRIGATION ZONE PLAN CONTAINING ALL IRRIGATION ZONES, VALVE BOXES, MAIN LINES, HOSE BIBS, CONTROLLER, AND MASTER ASSEMBLY.
16. THE IRRIGATION DESIGNER OR LANDSCAPE DESIGNER OR LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE UNDER ANY CIRCUMSTANCES FOR THE QUALITY OR TIMELINESS OF PERFORMANCE OF THE WORK INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF THE BACKFLOW PREVENTION ASSEMBLY MAINLINE, LATERALS, VALVES, SPRINKLER HEADS, DRIP IRRIGATION EQUIPMENT, CONTROL WIRE, CONTROLLERS AND SENSORS (IF APPLICABLE). THE RESPONSIBILITY FOR SAME SHALL REST WITH THE CONTRACTOR PERFORMING THE WORK.

OWNERS RESPONSIBILITY

17. THE OWNER IS RESPONSIBLE FOR THE SCHEDULING OF THE IRRIGATION SYSTEM TO MEET HORTICULTURAL REQUIREMENTS AND TO INSURE THAT EXCESSIVE SOIL SATURATION AND/OR SOIL EROSION DOES NOT OCCUR.
18. THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE IRRIGATION SYSTEM.
19. IT IS THE OWNER'S RESPONSIBILITY TO INSPECT THE IRRIGATION SYSTEM PERIODICALLY TO INSURE THAT THE SYSTEM IS OPERATING EFFICIENTLY AND THAT ALL NECESSARY REPAIRS ARE MADE TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC.

A SOILS REPORT HAS NOT BEEN PROVIDED. THIS IRRIGATION DESIGN ASSUMES THE PROPERTY IS SITED ON LOAM SOILS. IF THIS IS NOT THE CASE, PLEASE CONTACT IRRIGATION DESIGNER IMMEDIATELY FOR REDESIGN.

CONTROL OF IRRIGATION WATER IS A NECESSARY PART OF SITE MAINTENANCE. SOGGY GROUND AND PERCHED WATER MAY RESULT IF IRRIGATION WATER IS EXCESSIVELY APPLIED. IRRIGATION SYSTEMS SHOULD BE ADJUSTED TO PROVIDE THE MINIMUM WATER NEEDED. ADJUSTMENTS SHOULD BE MADE FOR CHANGES IN CLIMATE AND RAINFALL.

SLEEVES ARE REQUIRED FOR ALL IRRIGATION PIPING INSTALLED UNDER OR THROUGH PAVING/RETAINING WALLS. REFER TO IRRIGATION SLEEVE SIZING CHART SHOWN ON THIS SHEET.
IT IS RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIM/HER SELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, FOOTINGS AND COORDINATE THIS WORK WITH OTHER TRADES.

IRRIGATION SLEEVE SIZES

PIPE SIZE	3/4"	1"	1-1/4"	1-1/2"	2"	2-1/2"	3"
SLEEVE SIZE	2"	2"	2-1/2"	3"	4"	5"	6"

NOTE: IRRIGATION CONTROL WIRE CONDUIT SIZE SHALL BE 4"

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	PSI	PSI @ POC	GPM
A1	Rain Bird XCZ-075-PRF	3/4"	Area for Dripline	26.44	39.20	1.18
A2	Rain Bird PEB-PRS-D	1"	Bubbler	27.82	43.21	24.50
A3	Rain Bird PEB-PRS-D	1"	Bubbler	23.93	36.86	6.00
A4	Rain Bird XCZ-100-PRF	1"	Area for Dripline	24.62	37.45	3.80
A5	Rain Bird XCZ-100-PRF	1"	Area for Dripline	27.59	40.72	8.68
A6	Rain Bird XCZ-075-PRF	3/4"	Area for Dripline	27.66	40.45	2.43
A7	Rain Bird XCZ-075-PRF	3/4"	Area for Dripline	26.29	39.04	1.11

SYSTEM ANALYSIS

Generated:	2016-04-06 12:16
P.O.C. NUMBER: 01	
Water Source Information:	METER SIZE CONFIRMED BY CITY OF BH
FLOW AVAILABLE	
Point of Connection Size:	1-1/2"
Flow Available:	47.66 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	60.00 psi
Pressure Available:	60.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	24.50 gpm
Flow Available at POC:	47.66 gpm
Residual Flow Available:	23.16 gpm
Critical Station:	A2
Design Pressure:	20.00 psi
Elevation Loss:	0.00 psi
Friction Loss:	3.37 psi
Fittings Loss:	0.34 psi
Loss through Valve:	4.12 psi
Pressure Req. at Critical Station:	27.82 psi
Loss for Fittings:	0.23 psi
Loss for Main Line:	2.27 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	12.19 psi
Loss for Master Valve:	0.70 psi
Critical Station Pressure at POC:	43.21 psi
Pressure Available:	60.00 psi
Residual Pressure Available:	16.79 psi

MINIMUM DESIGN CRITERIA

POC SIZE = 1 1/2", STATIC PRESSURE IS UNCONFIRMED.
METER SIZE CONFIRMED BY CITY OF BEVERLY HILLS
MINIMUM SYSTEM DESIGN CRITERIA IS BASED ON 50 P.S.I. USING 24 G.P.M.

CONTRACTOR SHALL VERIFY ALL POC SIZE, PRESSURE AND FLOW BEFORE INSTALLATION. IF INFORMATION CONFLICTS, NOTIFY THE OWNER FOR INFORMATION FAILURE TO DO SO MAY RESULT IN CONTRACTOR BEING RESPONSIBLE FOR ANY CHANGES REQUIRED AS A RESULT.

REFER TO SEPARATE (8-1/2" X 11") SPECIFICATIONS/SECTION 328200. THESE SPECIFICATIONS ARE PART OF CONSTRUCTION DOCUMENTS, AND GOVERN IRRIGATION SYSTEM INSTALLATION AND REQUIREMENTS

GENERAL IRRIGATION NOTES:

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

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

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

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

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

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

AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN HTE LANDSCAPE DESIGN PLANS.

UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF 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.

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Revision

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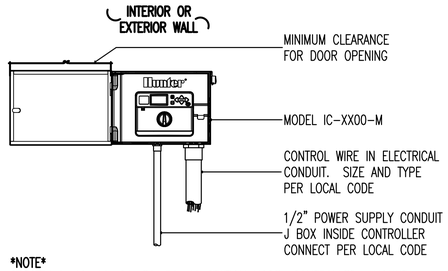
Job No. 1511800
Submittal
Issue Date
Drawn By
Checked By

IRRIGATION NOTES
CITY OF BEVERLY HILLS DOG PARK
344 FOOTHILL ROAD
BEVERLY HILLS, CA 90210

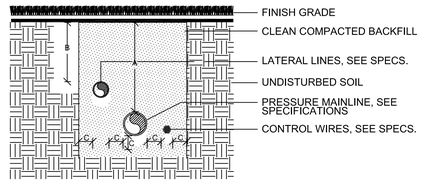
LI3.1

4/5/16



NOTE
SPECIFY 6, 12, 18, 24, 30, 36, 42 STATION MODEL CONTROLLER. MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 or 220 VAC SOURCE.

1 AUTOMATIC CONTROLLER ASSEMBLY
NO SCALE

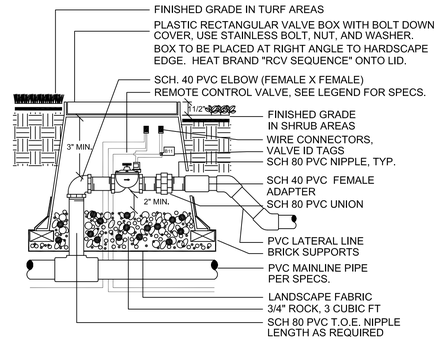


DIMENSION	A	B	C
1/2" TO 3" IN SIZE	18"	12"	4"
4" TO 6" IN SIZE	24"		4"

SECTION VIEW - N.T.S.

NOTE:
ALL PLASTIC PIPING SHALL BE SNAKED WITHIN TRENCH.
BUNDLE WIRING AND WRAP WITH TAPE AT TEN FOOT INTERVALS.
ALL MAINLINE PIPING TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION SPECIFICATIONS.

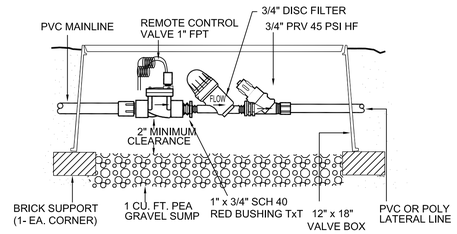
2 TYPICAL TRENCHING UNDER LANDSCAPE AREA
NO SCALE



SECTION VIEW - N.T.S.

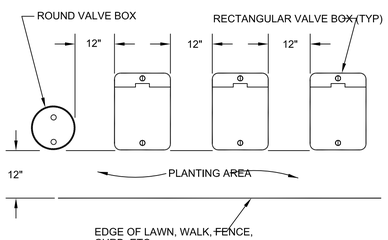
NOTE:
INSTALL CONTROL VALVES A MINIMUM OF ONE FOOT APART IN SHRUB AREAS UNLESS OTHERWISE NOTED.

3 TYPICAL REMOTE CONTROL VALVE ASSEMBLY
NO SCALE



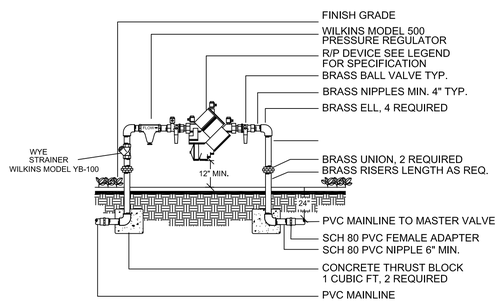
4 LOW VOLUME CONTROL ZONE ASSEMBLY
NO SCALE

NOTES: 1. CENTER BOXES OVER VALVES.
2. SET BOXES IN GROUND COVER/SHRUB AREA WHERE POSSIBLE.
3. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
4. AVOID HEAVILY COMPACTING SOIL AROUND BOXES TO PREVENT DAMAGING VALVE BOXES.



TOP VIEW

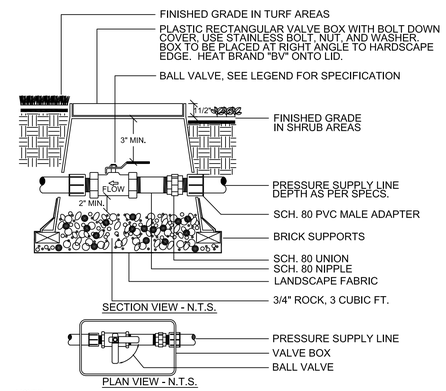
5 TYPICAL VALVE BOX LAYOUT
NO SCALE



SECTION VIEW - N.T.S.

NOTE:
- IF WYE STRAINER OR PRESSURE REGULATOR IS SPECIFIED, INSTALL ON EITHER THE HORIZONTAL PIPING OR ON THE DOWNSTREAM LEG AS SPACE PERMITS.
- ALL MATERIAL INSTALLED ABOVE GROUND SHALL BE PAINTED FRAZEE "BLACKSMITH" COLOR

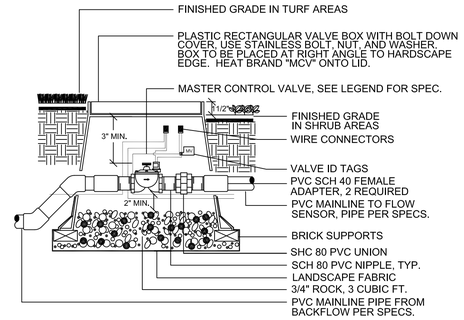
6 TYPICAL BACKFLOW PREVENTION ASSEMBLY
NO SCALE



PLAN VIEW - N.T.S.

NOTE:
- BOX TO BE INSTALLED AS TO ALLOW FOR PROPER OPERATION OF BALL VALVE INSTALL AT RIGHT ANGLE TO HARDSCAPE EDGE, INSTALL VALVE OFF-CENTER IN BOX.
- INSTALL VALVE BOX EXTENSIONS AS REQUIRED TO ACHIEVE PROPER VALVE INSTALLATION AT MAIN LINE DEPTH.

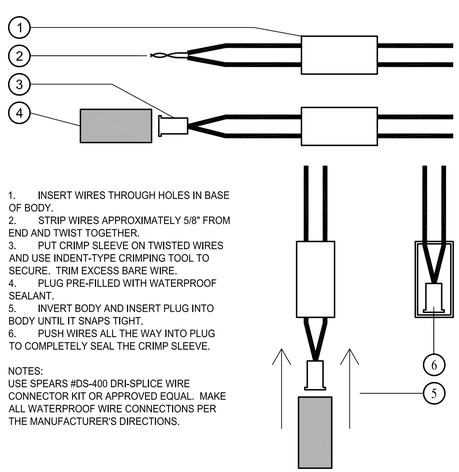
7 TYPICAL BALL VALVE ASSEMBLY
NO SCALE



SECTION VIEW - N.T.S.

NOTE:
- INSTALL CONTROL VALVES A MINIMUM OF ONE FOOT APART IN SHRUB AREAS UNLESS OTHERWISE NOTED.
- USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH FROM UP-STREAM SIDE OF THE MASTER VALVE ASSEMBLY.

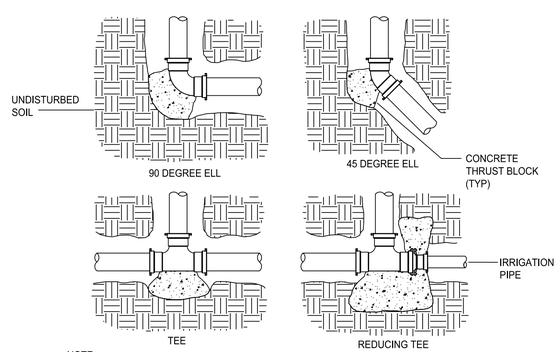
8 TYPICAL MASTER CONTROL VALVE ASSEMBLY
NO SCALE



1. INSERT WIRES THROUGH HOLES IN BASE OF BODY.
2. STRIP WIRES APPROXIMATELY 5/8" FROM END AND TWIST TOGETHER.
3. PUT CRIMP SLEEVE ON TWISTED WIRES AND USE INDENT-TYPE CRIMPING TOOL TO SECURE. TRIM EXCESS BARE WIRE.
4. PLUG PRE-FILLED WITH WATERPROOF SEALANT.
5. INVERT BODY AND INSERT PLUG INTO BODY UNTIL IT SNAPS TIGHT.
6. PUSH WIRES ALL THE WAY INTO PLUG TO COMPLETELY SEAL THE CRIMP SLEEVE.

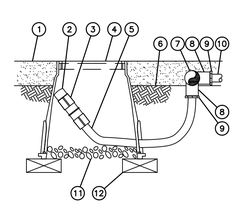
NOTES:
USE SPEARS #DS-400 DRI-SPLICE WIRE CONNECTOR KIT OR APPROVED EQUAL. MAKE ALL WATERPROOF WIRE CONNECTIONS PER THE MANUFACTURER'S DIRECTIONS.

9 WIRE CONNECTION
NO SCALE



NOTE:
THRUST BLOCKS TO BE A MINIMUM OF 1 CUBIC FEET CONCRETE.
REFER TO MANUFACTURER RECOMMENDATIONS FOR CONFIGURATIONS NOT SHOWN.
PRIOR TO THRUST BLOCKING, WRAP FITTINGS USING AWWA C209 APPROVED TAPE.

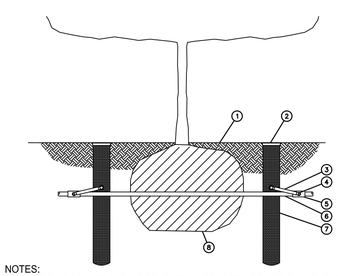
10 THRUST BLOCKS
NO SCALE



1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE: RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
11. 3-INCH MINIMUM DEPTH OF ¾" WASHED GRAVEL
12. BRICK (1 OF 2)

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

11 ON-SURFACE DRIPLINE FLUSH POINT
NO SCALE



1. FINISH GRADE/TOP OF MULCH
2. ROOT WATERING SERIES: RAIN BIRD RWS SERIES (1 OF 2 SHOWN, MORE POSSIBLE)
3. SWING ASSEMBLY (INCLUDED) (1 OF 2 SHOWN, MORE POSSIBLE)
4. 1/2-INCH MALE NPT INLET (INCLUDED,1 OF 2 SHOWN, MORE POSSIBLE)
5. PVC SCH 40 TEE OR EL (1 OF 2 SHOWN, MORE POSSIBLE)
6. PVC OR POLYETHYLENE LATERAL PIPE
7. OPTIONAL RWS SAND SOCK (RWS-SOCK) FOR SANDY SOILS (1 OF 2 SHOWN, MORE POSSIBLE)
8. PLANT ROOT BALL

NOTES:
1. POSITION 2-3 UNITS (OR MORE) EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
2. INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.
3. RWS SERIES AVAILABLE IN THE FOLLOWING MODELS:
RWS (NO BUBBLER/EMITTER INCLUDED) — RWS-B-C-1401 (0.25 GPM, CHECK VALVE)
RWS-B-1401 (0.25 GPM) — RWS-B-X-1401 (0.25 GPM, 18" SWING ASSEMBLY)
RWS-B-C-1402 (0.5 GPM, CHECK VALVE) — RWS-B-1402 (0.5 GPM)
RWS-B-C-1404 (1.0 GPM, CHECK VALVE) — RWS-B-C-1408 (2.0 GPM, CHECK VALVE)
4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD ¾" GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
5. ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.

12 RWS INSTALLATION FOR TREES
NO SCALE

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LICENSED LANDSCAPE ARCHITECT
Mark Simon
Signature
Apr 25 18
Renewal Date
Date
STATE OF CALIFORNIA

No.	Date	By	Revision

Job No.	1511800
Submittal	
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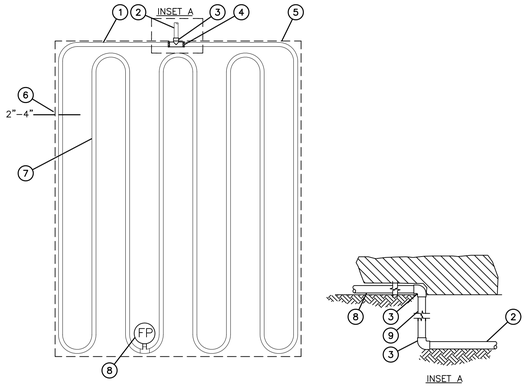
Drawn By	
Checked By	

IRRIGATION DETAILS
CITY OF BEVERLY HILLS DOG PARK
344 FOOTHILL ROAD
BEVERLY HILLS, CA 90210

LI3.2

4/5/16



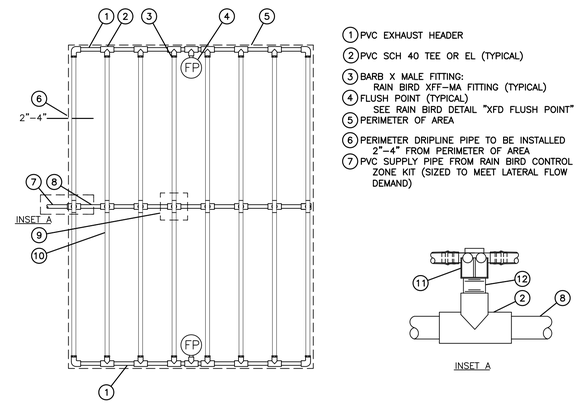
1. PVC EXHAUST HEADER
2. PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. BARB X MALE FITTING: RAIN BIRD XFF–MA FITTING (TYPICAL)
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"–4" FROM PERIMETER OF AREA
7. ON–SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) POTABLE: XFD DRIPLINE NON–POTABLE: XFDP DRIPLINE
8. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFD FLUSH POINT"
9. PVC SCH 40 RISER PIPE

NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

XFD Dripline Maximum Lateral Lengths (Feet)

Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)		Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

11 ON-SURFACE DRIPLINE QUICK LAYOUT
NO SCALE



1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. BARB X MALE FITTING: RAIN BIRD XFF–MA FITTING (TYPICAL)
4. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFD FLUSH POINT"
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"–4" FROM PERIMETER OF AREA
7. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
8. PVC SUPPLY MANIFOLD
9. CONNECTION FROM SUPPLY MANIFOLD TO DRIPLINE (TYPICAL)– SEE INSET A
10. ON–SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) POTABLE: XFCV DRIPLINE
11. BARB X FEMALE FITTING: RAIN BIRD XFD–TFA–075 FITTING
12. ¾" PVC NIPPLE, LENGTH AS NECESSARY

NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

XFCV Dripline Maximum Lateral Lengths (Feet)

Inlet Pressure psi	12" Spacing		18" Spacing	
	Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	0.9	0.6	0.9
20	192	136	254	215
30	289	205	402	337
40	350	248	498	416
50	397	281	573	477
60	436	309	637	529

4 ON-SURFACE DRIPLINE CENTER FEED
NO SCALE

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LICENSED LANDSCAPE ARCHITECT
Mark Smith
Signature
APR 28 18
Renewal Date
Date
STATE OF CALIFORNIA

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IRRIGATION DETAILS

CITY OF BEVERLY HILLS DOG PARK

344 FOOTHILL ROAD
BEVERLY HILLS, CA 90210

LI3.3

4/5/16

DAVID GUSTAVSON, Public Works Director
SUSAN HEALY KEENE, Community Development Director

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Beverly Hills, CA 90210
Tel. (310) 285-1141
www.beverlyhills.org

Section B2. Estimated Total Water Use (ETWU)

The project's Estimated Total Water Use is calculated using the following formula:

ETWU (ETo)(O.62)(((PF x HA)/IE) + SLA)

where:

ETWU	*= Estimated total water use per year (gallons per year)*	= ETWU
ETo	*= Reference Evapotranspiration (inches per year)*	= 48.5
PF	*= Plant Factor from WUCOLS (see Definitions)*	=
HA	*= Hydrozone Area [high, medium, and low water use areas] (square feet)*	= 3663
SLA	*= Special Landscape Area (square feet)*	= 0
0.62	*= Conversion Factor (to gallons per square foot)*	= 0.62
IE	*= Irrigation Efficiency (minimum 0.71)*	= 0.71

Hydrozone Table for Calculating ETWU

Please complete the hydrozone table(s). Use as many tables as necessary.

Hydrozone	Plant Water Use Type(s)	Plant Factor (PF)	Area (HA) (square feet)	PF x HA (square feet)
LW	LOW WATER	0.20	1155	231
MW	MED WATER	.4	2508	1003
			Sum	
	SLA			

Estimated Total Water Use = 45,811 **gallons**

Show calculations.

LOW WATER: 48.5(.62)(231)/.81 = 8,576 GAL/YR
MED WATER: 48.5(.62)(1003)/.81 = 37,235 GAL/YR

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SECTION B. WATER BUDGET CALCULATIONS

Section B1. Maximum Applied Water Allowance (MAWA)

The project's Maximum Applied Water Allowance shall be calculated using this equation:

MAWA = (ETo)(0.62)[(0. 7 x LA) + (0.3 x SLA)]

where:

MAWA = Maximum Applied Water Allowance (gallons per year)

ETo	*= Reference Evapotranspiration (Beverly Hills ETo = 48.5) (inches per year)*	= 48.5
0.7	*= ET Adjustment Factor (ETAF)*	= 0.7 .55
LA	*= Landscaped Area includes Special Landscape Area (square feet)*	= 3,663
0.62	*= Conversion factor (to gallons per square foot)*	= 0.62
SLA	*= Portion of the landscape area identified as Special Landscape Area (square feet)*	=
0.3	*= The additional ET Adjustment Factor for Special Landscape Area (1.0 - 0.7= 0.3)*	= 0.3

Maximum Applied Water Allowance = ~~77,192.49~~ 62,579 **gallons per year**

Show calculations.

MAWA = 48.5 (0.62) [(~~0.7~~ .55 X 3,663) + (0.3 X 0)]

Effective Precipitation (Eppt)

If considering Effective Precipitation, use 25% of annual precipitation. Use the following equation to calculate Maximum Applied Water Allowance:

MAWA= (ETo - Eppt) (0.62)[(0.7 x LA)+(0.3 x SLA))

Maximum Applied Water Allowance = _____ **gallons per year**

Show calculations.

DAVID GUSTAVSON, Public Works Director
SUSAN HEALY KEENE, Community Development Director

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WATER EFFICIENT LANDSCAPE WORKSHEET

ORDINANCE NO. 09 – O – 2574

NOTE: *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 square footage of landscape area per hydrozone.

Hydrozone*	Zone or Valve	Irrigation Method**	Area (square feet)	% of Landscape Area
MW	1	D	95	2
LW	2	B	250	5.2
MW	3	B	48	2
LW	4	D	810	16.8
MW	5	D	1850	38.4
MW	6	D	515	10.7
LW	7	D	95	2
Select				
Select				
Select				
Select				
Select				
Select				
Select				
Select				
Select				
Select				
	Total		3663	

Hydrozone*
HW High Water Use Plants
MW Moderate Water Use Plants
LW = Low Water Use Plants

****Irrigation Method**
MS = Micro-spray
S = Spray
R = Rotor
B= Bubbler
D= Drip
O= Other

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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 to the criteria and specifications of the approved Landscape Documentation Package."

Signature*	Date	
Name (print)	Telephone	
	Fax	
Name of Project Applicant	Email Address	
License No. or Certification No.		
Company	Street Address	
City	State	Zip Code

*Signer of the landscape design plan, signer of the irrigation plan or a licensed landscape contractor.

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.

Affix Seal Here

DAVID GUSTAVSON, Public Works Director
SUSAN HEALY KEENE, Community Development Director

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CERTIFICATE OF COMPLETION

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

PART 1. PROJECT INFORMATION SHEET

Date		
Project Name		
Name of Project Applicant	Telephone	
	Fax	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Project Address and Location:

Street Address		Parcel, Tract or Lot Number (if available)
City		Latitude/Longitude (optional)
State	Zip Code	

Property Owner or his/her designee:

Name	Telephone	
	Fax	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

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 _____ Date _____

Please answer the below questions:

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 _____/_____/_____

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LICENSED LANDSCAPE ARCHITECT
Alice Suppan 3859
Signature
Apr 2 2018
Renewal Date
Date
STATE OF CALIFORNIA

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IRRIGATION WATER CALCS

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4/5/16