

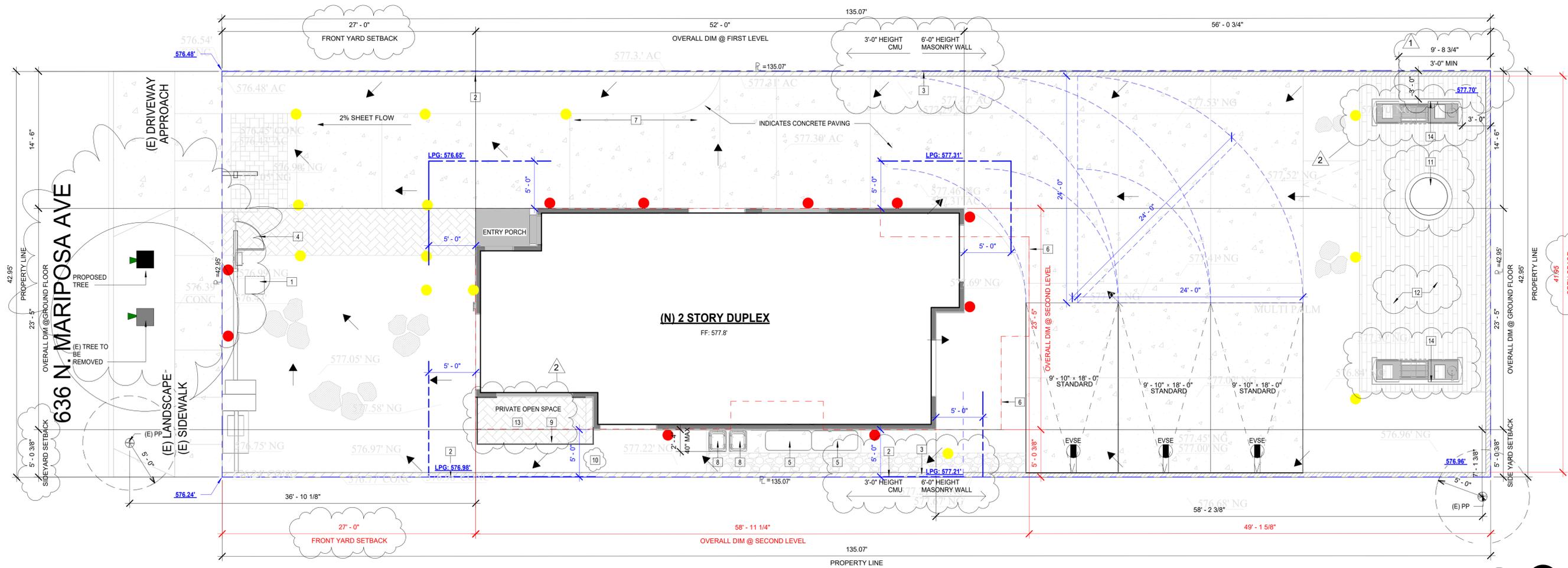


636 N. MARIPOSA AVE.
BURBANK, CA.

ISSUE FOR PLAN CHECK

05.15.24





SITE PLAN
SCALE: 3/16" = 1'-0"

SITE NOTES

- ALL OVERHEAD UTILITIES (ELECTRICAL, TELEPHONE, CABLE, ETC.) SHALL BE PLACED UNDERGROUND PER CITY OF LOS ANGELES B CODE 7.04.820. WHEN UNDERGROUND, OBTAIN SEPARATE UTILITY EXCAVATION PERMIT FROM EPWMS ADMIN ROOM 113 AT CITY HALL.
- ALL UTILITY LINES SHALL BE INSTALLED BELOW GROUND WITH TRENCH DAMS, IF UNDERGROUND SERVICE IS NOT CURRENTLY AVAILABLE, THEN PROVISIONS SHALL BE MADE FOR FUTURE UNDERGROUND SERVICES
- FINISH GRADE AROUND THE STRUCTURE/ADDITION SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FEET. [1804.3]
- WATER SHALL BE DIRECT TO THE STREET WITH A 2% SLOPE MIN.
- BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- ALL LANDSCAPE ARE SHALL BE PERMANENTLY MAINTAINED AND IRRIGATED WITH AN AUTOMATIC SYSTEM
- SMART IRRIGATION SYSTEM, WEATHER BASED CONTROLLER WEATHERTRAK ET PLUS MODEL #WTPLS-09
- FOR PURPOSES OF PLANTING AND PAVERS STANDARDS ONLY THE FRONT YARD SHALL INCLUDED THE PLANTING STRIP BETWEEN THE SIDEWALK AND THE STREET WITH THE EXCEPTION OF WALKWAYS. THE FRONT YARD SHALL BE PLANTED IN ITS ENTIRETY WITH TREE SHRUBS, GROUND COVER, AND WATER CONSERVING PLANTS MATERIALS. THE REMAINING OF THE PLANTING STRIP SHALL BE PLANTED WITH SMALL SHRUBS GROUND COVER AND WATER CONSERVING PLANT MATERIALS
- PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. (LARR# 25042-T)
- PER BMC §10-1-628(W), OUTDOOR LIGHTING FIXTURES MUST BE POSITIONED AND DIRECTED SO AS NOT TO SHINE OR CAUSE GLARE ONTO ADJACENT PROPERTIES OR PUBLIC RIGHTS-OF-WAY.

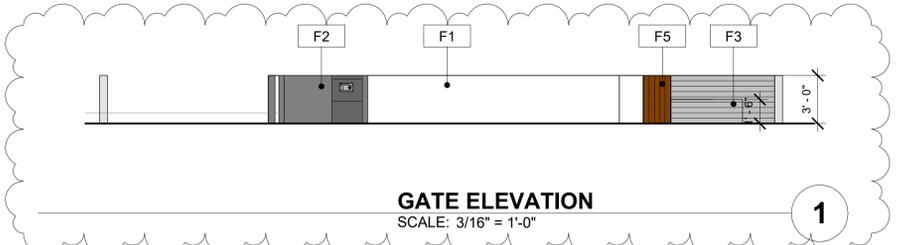
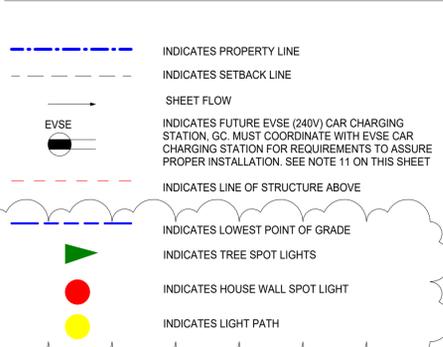
DRAINAGE NOTES

- ALL IMMEDIATE GROUND AREAS AFFECTED BY NEW IMPROVEMENTS SHALL BE GRADED AWAY FROM WALL FOUNDATION AND ADJACENT PROPERTIES.
- WATER SHALL BE DRAINED AWAY FROM THE FOUNDATION TO PROTECT THE FOUNDATION WALL AND FOOTING OF THE PROPOSED IMPROVEMENTS.
- ALL UNDERGROUND PIPES FROM DOWNSPOUTS AND AREA DRAINS HAVE AN ACCEPTABLE SLOPE LEADING TO THE INFILTRATION PIT AND OVERFLOW TO STREET CURB.
- PRIOR TO INSTALLATION OF INFILTRATION PITS OVER FLOW PIPE TOWARDS STREET, OBTAIN A SEPARATE PERMIT AND INSPECTION FROM EPWN ADMIN.
- ALL DOWNSPOUTS AT GUTTER LEVEL AND ALL HARDSCAPE AREA DRAINS THAT ARE CONNECTED TO THE INFILTRATION PIT, INFILTRATION AREA OR ANY OTHER BMP SHALL BE NET SCREENED.
- CONTACT NEAL SHAPIRO (310) 458-8223 FOR BMP INSPECTION, TWO WORKING DAYS PRIOR TO START CONSTRUCTION OF URBAN RUNOFF MITIGATION PIT AND/OR INFILTRATION AREA.
- NEW PROPOSED IMPROVEMENTS SHALL NOT OBSTRUCT DRAINAGE OR DRAIN INTO NEIGHBORING PRIVATE PROPERTIES
- CURB DRAIN SHALL BE INSTALLED PER THE APWA STANDARD DRAWINGS 150-3 SHEETS 1 AND 2
- LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MIN. FALL OF 8 INCHES WITHIN THE FIRST 10 FEET
- DAMP-PROOFING, WHERE REQUIRED, SHALL BE INSTALLED WITH MATERIALS AND AS REQUIRED IN SECTION R406.1.

GREEN NOTES

- MINIMUM 1" (INSIDE DIAMETER) LISTED RACEWAY IS INSTALLED FOR EACH UNIT TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR A SUBPANEL AND TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING SYSTEM INTO A LISTED CABINET, BOX OR ENCLOSURE.
- THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
- THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE.

LEGEND



KEYNOTES

- WATER BASED OR SOIL IRRIGATION CONTROL
- 3'-0" HEIGHT CMU
- 6'-0" MASONRY WALL
- SELF-CLOSING, SELF-LATCHING GATE, PROVIDE LOW VOLTAGE FOR AUTOMATIC OPENER
- RAIN WATER HARVESTING TANKS
- INDICATES LINE OF STRUCTURE ABOVE
- INDICATES CONCRETE PAVING
- TRASH BINS
- INDICATES 42" HT OPAQUE GLASS
- INDICATES 3" WALKWAY
- INDICATES PERMANENT CONCRETE FIRE PIT
- 7" ABOVE GRADE WOOD DECK
- ON GRADE CONCRET DECK
- INDICATES PERMANENT CONCRETE COUNTERTOP WITH MOUNTED BBQ
- INDICATES NEW DECORATIVE CEMENT CONCRETE DRIVEWAY PER BMC § 10-1-628(I)

MATERIAL & FINISH LEGEND

F 1	LANDSCAPE CONCRETE WALLS - POURED IN-PLACE CONCRETE WALLS 'SMOOTH FINISH WHITE'
F 2	STEEL GATE AND POST - PAINT DUNNEDWARDS TO MATCH BUILDING (2) PART URETHANE SEMI-GLOSS OVER (1) FERROUS PRIMER
F 3	LANDSCAPE CONCRETE WALLS - POURED IN-PLACE CONCRETE WALLS 'CONCRETE FINISH'
F 5	LANDSCAPE CONCRETE WALLS - POURED IN-PLACE CONCRETE WALLS 'WOOD FINISH'

NOTE:
GENERAL CONSTRUCTOR MUST COORDINATE FINISH GRADE WITH CIVIL ENG. AND ASSURE THAT BUILDING DOES NOT EXCEED THE MAX BUILDING HEIGHT.

NOTE:
SEE LANDSCAPE PLANS FOR MORE INFORMATION

NOTE:
PER BMC §10-1-628(W), OUTDOOR LIGHTING FIXTURES MUST BE POSITIONED AND DIRECTED SO AS NOT TO SHINE OR CAUSE GLARE ONTO ADJACENT PROPERTIES OR PUBLIC RIGHTS-OF-WAY.

AVERAGE GRADE CORNERS OF PARCEL

$(577.70 + 576.96 + 576.24 + 576.78) / 4 = 2307.68 / 4 = 576.92$

SITE ANALYSIS

PARCEL SQUARE FOOTAGE: 5,801.25
TOTAL FOOTPRINT SQ.FT.: 1,334.37 (INCLUDING CANTILIEVERED)
LOT COVERAGE: 23%



History record:

Date	Description
2	

Revisions:

No.	Description	Date
1	Revision 1	Date 1
2	BLDG COMM	04.04.24

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DATE: 05.15.24
DRAWN: CRD
REVIEWED: JCR
PROJECT NO: XX.XXXX
SCALE: AS INDICATED
SHEET TITLE: PROPOSED SITE PLAN

SHEET NO:

History record:

Date Description

Revisions:

No.	Description	Date
1	Revision 1	Date 1
2	BLDG COMM	04.04.24

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DATE: 05.15.24

DRAWN: CRD

REVIEWED: JCR

PROJECT NO: XX.XXXX

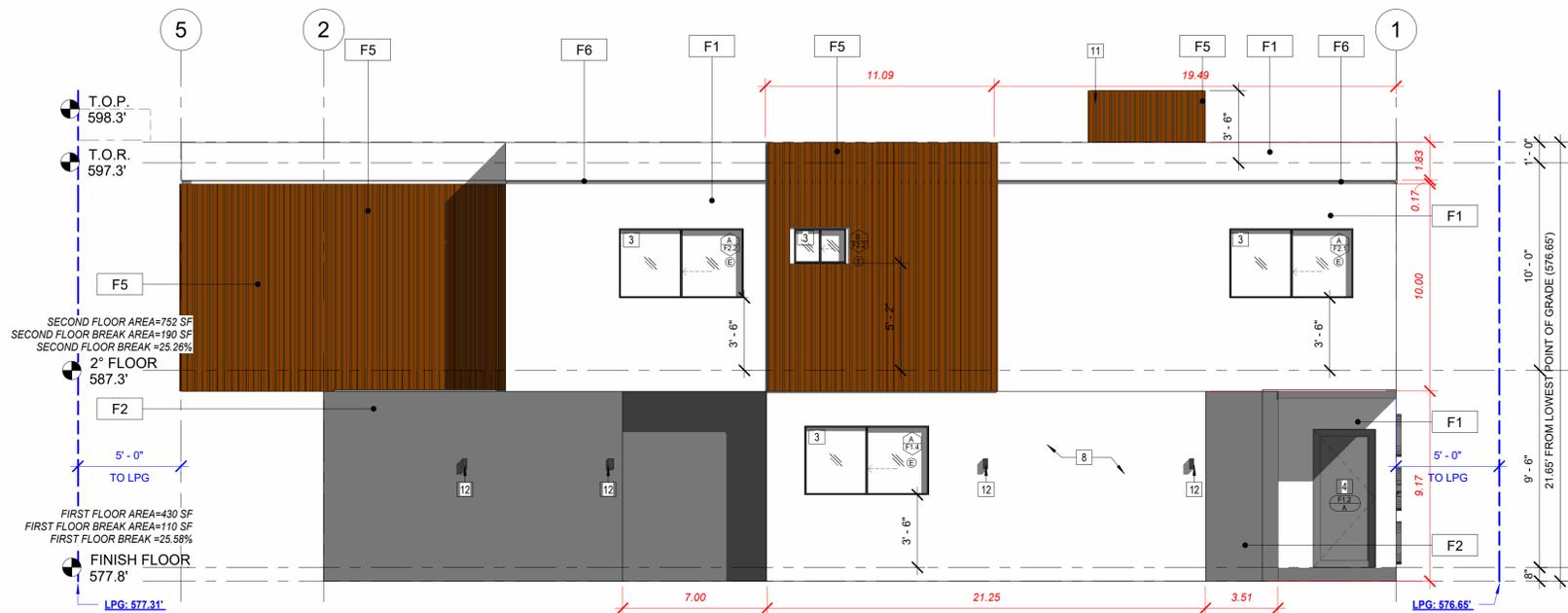
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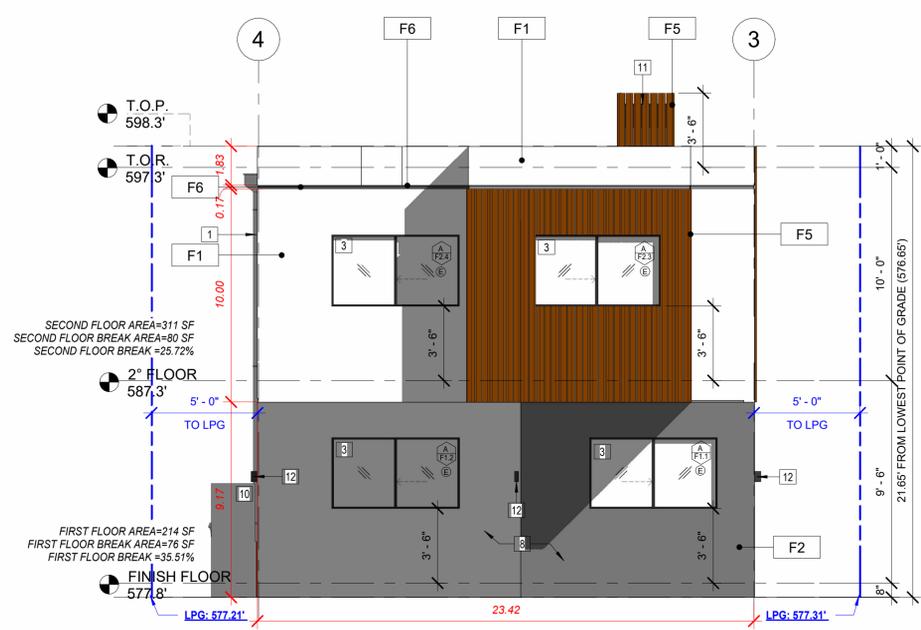
DUPLEX - EXTERIOR ELEVATIONS

SHEET NO:

A3.0



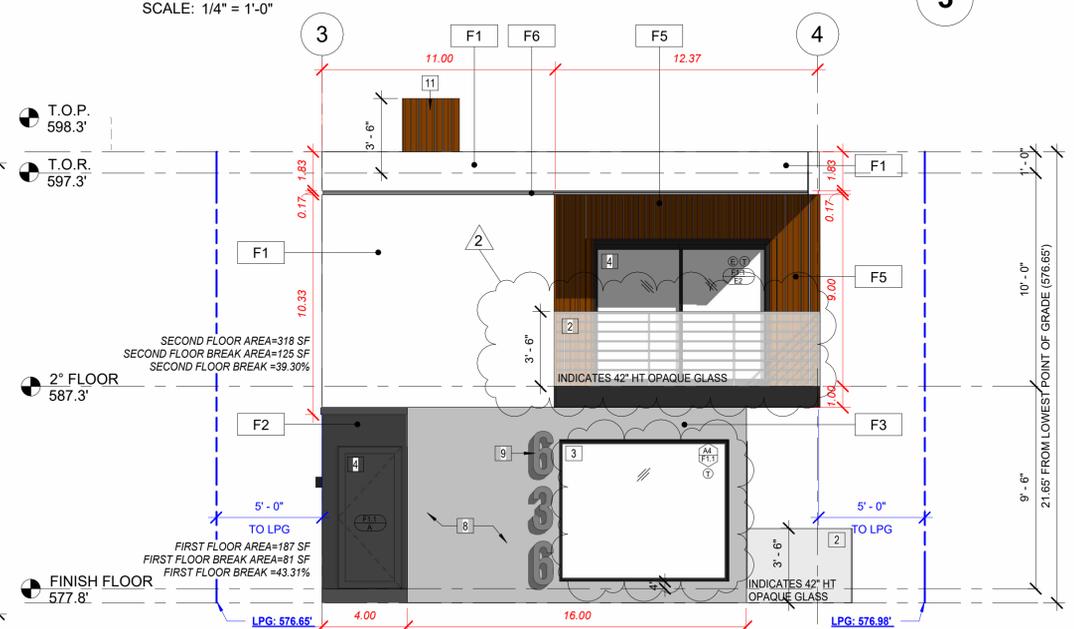
DUPLEX - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



DUPLEX - EAST ELEVATION
SCALE: 1/4" = 1'-0"



DUPLEX - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



DUPLEX - WEST ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

- ALL DIMENSIONS SHOWN ARE FROM FINISH FLOOR ELEVATIONS.
- GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS WITH STRUCTURAL DRAWINGS AND CONTACT DESIGNER IF ANY DISCREPANCY EXISTS, PRIOR TO COMMENCING ANY TYPE OF WORK.
- G.C TO VERIFY LOCATION, SIZE, & TYPE OF ADDRESS NUMBERS & LETTERS FOR BUILDING WITH LOCAL AUTHORITIES. LETTERS & NUMBERS TO BE PROVIDED & INSTALLED BY G.C.
- FIELD MEASURE ALL OPENINGS PRIOR TO FABRICATION.
- GLASS IN ALL EXTERIOR APPLICATIONS SHALL WITHSTAND THE LOADS FOR CLADDING PER CBC SEC 2403. DESIGN SHALL RESIST WIND LOAD OF 20 PSF.
- GLASS AND GLAZING SHALL COMPLY WITH CBC CHAPTER 24
- GLASS SHALL BEAR THE MANUFACTURERS LABEL DESIGNATING TYPE AND THICKNESS OF GLASS PER CBC SEC 2402.
- GLASS SHALL BE FIRMLY SUPPORTED ON ALL FOUR SIDES. (CBC SECTION 2401.1)
- ALL EXPOSED METAL TO BE PAINTED (2) PART URETHANE SEMI-GLOSS OVER (1) FERROUS PRIMER SHERWIN WILLIAMS OR EQUAL
- PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET. MEASURE FROM GRADE, AT EXTERIOR WALLS AND DOORS(LARR#25042-T)

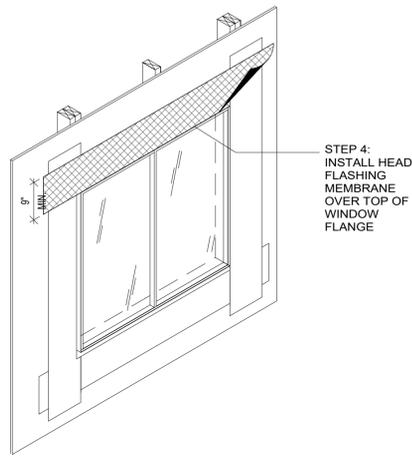
KEY NOTES

- PROVIDE ROOF DOWNSPOUT W/ OVERFLOW SCUPPER.
 - 42" HT. GUARDRAIL
 - WINDOW PER WINDOW SCHEDULE ON SHEET A8.1
 - DOOR PER DOOR SCHEDULE ON SHEET A8.0
 - NOT USED
 - FULLY RECESSED ELECTRICAL OUTLET PAINT TO MATCH ADJACENT BUILDING COLOR, SEE DETAIL 12/A8.1
 - FULLY RECESSED HOSE BIBB COVER PAINT TO MATCH ADJACENT BUILDING COLOR, SEE DETAIL 2/A8.1
 - PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET. MEASURE FROM GRADE, AT EXTERIOR WALLS AND DOORS (LARR#25042-T) & A MIN. @TOP OF PARAPET @TOP OF DECK
 - ADDRESS LETTERS
 - RAIN WATER HARVESTING TANKS
 - 3'-6" HT WOOD SCREENING
 - INDICATES HOUSE WALL SPOT LIGHT
- ① DENOTES TEMPERED GLASS.
ⓔ DENOTES EGRESS

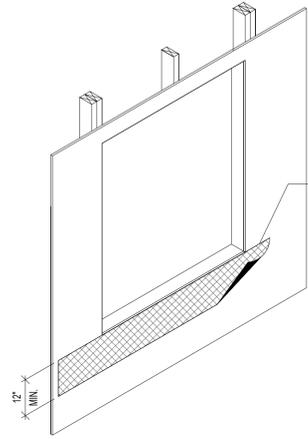
STUCCO			
MATERIAL	MARK	REFERENCE	DESCRIPTION
<varies>			<varies>
WHITE STUCCO	F1		SMOOTH STUCCO FINISH, OMEGA PRODUCTS, COLOR: WHITE
DARK GREY STUCCO	F2		SMOOTH STUCCO FINISH, OMEGA PRODUCTS, COLOR: DARK GRAY
CONCRETE			
MATERIAL	MARK	REFERENCE	DESCRIPTION
CONCRETE	F3		CONCRETE - CAST-IN-PLACE LIGHTWEIGHT CONCRETE
SIDING			
MATERIAL	MARK	REFERENCE	DESCRIPTION
WOOD FINISH	F5		TREX SIDING COLOR TIGER WOOD

--- INDICATES LOWEST POINT OF GRADE

NOTE: SEE IN RED PLAN BREAK DIMENSIONS



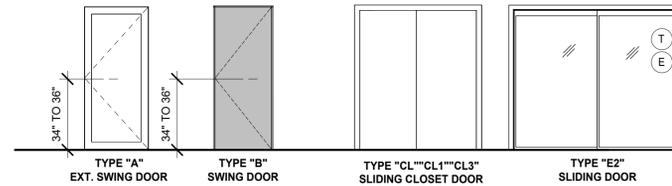
STEP 4:
INSTALL HEAD
FLASHING
MEMBRANE
OVER TOP OF
WINDOW
FLANGE



STEP 1:
INSTALL SILL
FLASHING MEMBRANE,
LEAVE BOTTOM EDGE
UNATTACHED FOR
WEATHER RESISTANT
BARRIER TO GO
UNDERNEATH
FLASHING

DUPLEX DOOR SCHEDULE												
TYPE	COUNT	OPENING		THICKNESS	MATERIAL	FINISH	FRAMES					
		W	H				MATERIAL	FINISH	HEAD	JAMB	SILL	
A	2	3'-0"	6'-8"	0'-1 3/4"	VG	P	WD	P	#10/A8.1	#10/A8.1	#8/A8.1	
B	15	2'-8"	6'-8"	0'-1 3/4"	SC	P	WD	P	#10/A8.1	#10/A8.1		
CL	2	4'-6"	6'-8"	0'-1 3/4"	SC	P	WD	P	#10/A8.1	#10/A8.1		
CL1	2	4'-0"	6'-8"	0'-1 3/4"	SC	P	WD	P	#10/A8.1	#10/A8.1		
CL3	2	6'-6"	6'-8"	0'-1 3/4"	SC	P	WD	P	#10/A8.1	#10/A8.1		
CL4	1	3'-0"	6'-8"	0'-1 3/4"	SC	P	WD	P	#10/A8.1	#10/A8.1		
E2	2	8'-0"	6'-8"	0'-1 3/4"	VG	P	WD	P	#5/A8.1	#6/A8.1	#8/A8.1	
TOTAL	26											

DOOR ELEVATIONS



ABBREVIATION	AG	ALUMINUM/GLASS	FF	FACTORY FINISH	MTL	METAL	
	VG	VINYL/GLASS	SC	SOLID CORE	P	PAINTED	⊕ TEMPERED GLAZING

PROJECT NAME:
**636 N. MARIPOSA
AVE.**

BURBANK, CA.



History record:
Date Description

No.	Description	Date
2	BLDG COMM.	04.04.24

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DATE:	05.15.24
DRAWN:	CRD
REVIEWED:	JCR
PROJECT NO:	XX.XXXX
SCALE:	AS INDICATED

SHEET TITLE:
DOOR SCHEDULE

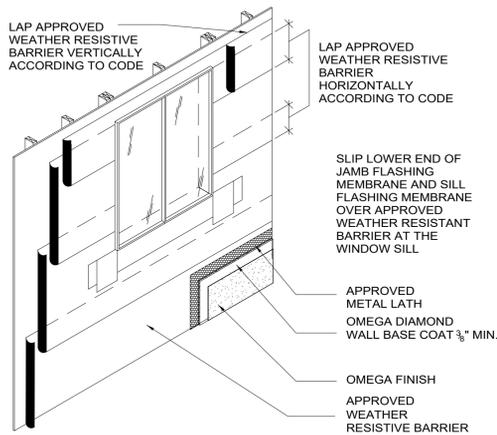
SHEET NO:
A8.0

STEP 4 FLASHING/WEATHER BARRIER

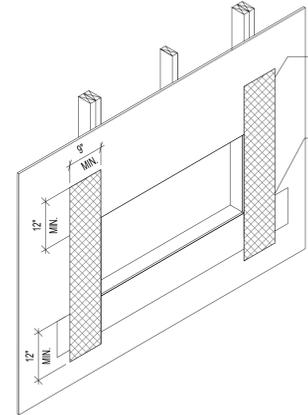
SCALE
3'-1'-0" 4

STEP 1 FLASHING/WEATHER BARRIER

SCALE
N.T.S. 1



LAP APPROVED WEATHER RESISTIVE BARRIER VERTICALLY ACCORDING TO CODE
LAP APPROVED WEATHER RESISTIVE BARRIER HORIZONTALLY ACCORDING TO CODE
SLIP LOWER END OF JAMB FLASHING MEMBRANE AND SILL FLASHING MEMBRANE OVER APPROVED WEATHER RESISTANT BARRIER AT THE WINDOW SILL
APPROVED METAL LATH
OMEGA DIAMOND WALL BASE COAT 3/8" MIN.
OMEGA FINISH
APPROVED WEATHER RESISTIVE BARRIER



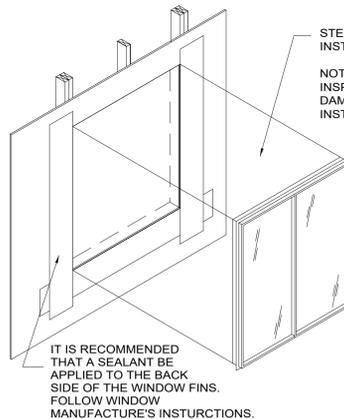
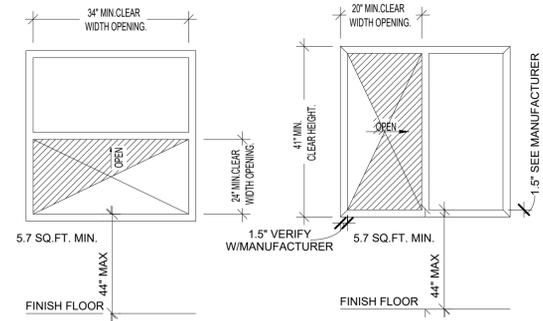
STEP 2:
INSTALL JAMB FLASHING
AT SIDES
OF OPENING
NOTE:
LEAVE BOTTOM
EDGE UNATTACHED
FOR WEATHER
RESISTANT
BARRIER
INSTALLATION TO
GO UNDERNEATH
FLASHING

STEP 5 FLASHING/WEATHER BARRIER

SCALE
3'-1'-0" 5

STEP 2 FLASHING/WEATHER BARRIER

SCALE
N.T.S. 2



STEP 3:
INSTALL "NAIL-ON" WINDOW
NOTE:
INSPECT NAILING FINES FOR
DAMAGE BEFORE AND AFTER
INSTALLATION
NOTE: THIS IS NOT PART OF
THE STUCCO CONTRACTOR
SCOPE OF WORK. IT IS THE
RESPONSIBILITY OF THOSE
INSTALLING THE WINDOW
IT IS RECOMMENDED
THAT A SEALANT BE
APPLIED TO THE BACK
SIDE OF THE WINDOW FINES.
FOLLOW WINDOW
MANUFACTURE'S INSTRUCTIONS.

STEP 6 FLASHING/WEATHER BARRIER

SCALE
3'-1'-0" 6

STEP 3 FLASHING/WEATHER BARRIER

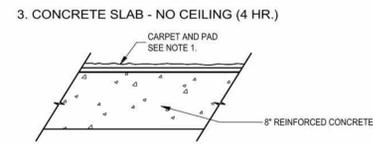
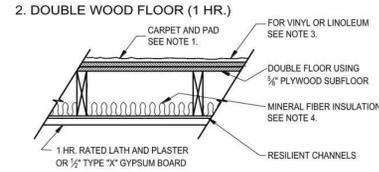
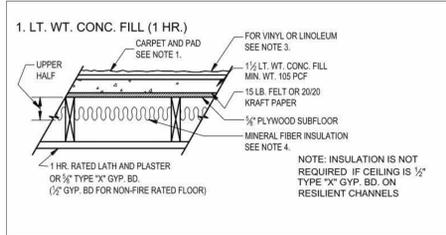
SCALE
N.T.S. 3

GC. MUST PROVIDE SHOP DRAWINGS FOR DESIGNER REVIEW AND APPROVAL PRIOR FABRICATION

DOOR NOTES

- ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL.
- WOOD FLUSH-TYPE DOORS SHALL BE 1-3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. DOOR STOPS OF IN-SWINGING DOORS SHALL BE ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB.
- ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG.
- PROVIDE DEAD BOLTS WITH HARDENER INSERTS. DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. DOORS MUST BE OPERABLE FROM INSIDE WITHOUT A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT (LATCH NOT REQUIRED IN B.F. AND S OCCUPANCIES).
- STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND EMBEDMENT OF NOT LESS THAN 5/8" AND HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4".
- WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16 IN. THICK WITH SHAPED PORTIONS NOT LESS THAN 1/4 IN THICK AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQ. IN. IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1-3/8 INCHES AND 3 INCHES IN WIDTH.
- SLIDING DOOR SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL FROM TRACK WHILE IN THE CLOSED POSITION.
- SLIDING GLASS DOORS PANELS SHALL BE CLOSED AND LOCKED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC 6717.1
- METAL OR WOODEN OVERHEAD OR SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A MIN. 9/32" DIAMETER HARDENER STEEL SHACKLE AND BOLTED, HARDENER STEEL HASPS, METAL SLIDE BOARD, BOLT OR EQUIVALENT DEVICE UNLESS SECURED ELECTRICALLY OPERATED.
- PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDION GRATE OR GRILLE-TYPE DOORS AND CYLINDER LOCKS OR PADLOCKS. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOORS OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.
- GLAZED OPENINGS WITHIN 40' OF THE REQUIRED LOCKING DEVICE OF THE DOOR, WHEN THE DOOR IS IN THE CLOSED AND LOCKED POSITION AND WHEN THE DOORS IS OPENABLE FROM THE INSIDE WITHOUT USE OF KEY, SHALL BE FULLY TEMPERED GLASS PER SECTION 2406, OR APPROVED BURGLARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS HAVING A MAXIMUM OPENING OF 2'. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO SLIDE GLASS DOORS WHICH CONFORM TO THE PROVISIONS OF SECTION 6710 OR TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2' IN THEIR GREATEST DIMENSIONS.
- THE ENTRANCE DOORS TO RESIDENTIAL UNITS FROM INTERIOR CORRIDORS ARE REQUIRED TO HAVE A MINIMUM STC RATING OF 26. (LAMINATED 1-3/8" SOLID-CORE DOORS WITH RESILIENT STOPS AND GASKETS OR 18 GAUGE INSULATED STEEL SLAB DOORS WITH COMPRESSION SEALS ALL AROUND, INCLUDING THRESHOLDS WILL MEET THIS REQUIREMENT.
- DOORS BETWEEN GARAGE AND THE UNIT SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES AND SELF-CLOSING AND SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK (R302.5.1)
- IN GROUP B.F.M AND S OCCUPANCIES, PANES OF GLAZING WITH AT LEAST ONE DIMENSION GREATER THAN 5 IN. BUT LESS THAN 48 IN. SHALL BE CONSTRUCTED OF TEMPERED OR APPROVED BURGLARY-RESISTANT MATERIAL OR PROTECTED WITH METAL BARS OR GRILLES (6714)

STANDARD SOUND RATED FLOOR - CEILING ASSEMBLIES
STC 50 - IIC 50 FIRE RATING AS SHOWN



In accordance with Section 1206.9.1 and Section 1206.10 of the Los Angeles Building Code (LABC), walls and floor ceiling assemblies separating dwelling units or guest rooms from each other and from public or service areas (such as interior corridors, garages, and mechanical spaces) shall provide airborne sound insulation for walls, and both airborne and impact sound insulation for floor-ceiling assemblies.

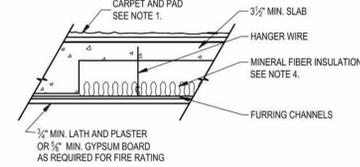
Partitions and floor-ceiling assemblies constructed in accordance with the diagrams shown herein are considered to have Sound Transmission Class (STC) ratings and Impact Insulation Class (IIC) ratings of 50 as shown. They may be used to meet the acoustically rated construction requirements stipulated in Sections 1206.10 and 1206.11 of the LABC. Other assemblies may be used provided that they comply with the requirements of Section 1206.12 of the LABC. Laboratory and field tests to establish general approvals require an STC rating of 50 for walls and floors and an IIC rating of 50 for floors. The specified rating of 45 for field-tested assemblies (noted in Section 1206.10 of the LABC) is to be used for acceptance of individual jobs only.

The following notes shall be provided on the plans or in their contents delineated as details on the plans.

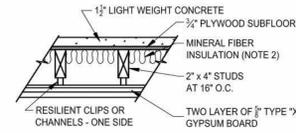
- All penetrations into sound rated partitions or floor-ceiling assemblies shall be sealed, lined, or insulated with an approved permanent resilient sealant.
- All rigid conduits, ducts, plumbing pipes, and appliance vents located in sound rated assemblies shall be isolated from the building construction by means of resilient sleeves, mounts, or a minimum 1/4" thick approved resilient material.
- An approved permanent and resilient acoustical sealant shall be provided along the joint between the floor and the separation walls.
- Metal ventilating and conditioned air ducts located in sound rated assemblies shall be lined (Exception: Ducts serving only exit ways, kitchen cooking facilities, and bathrooms need not be lined).
- Mineral fiber insulation shall be installed in joist spaces whenever a plumbing, piping, or duct penetrates a floor-ceiling assembly or where such unit passes through the plane of the floor-ceiling assembly from within a wall. The insulation shall be installed to a point 12" beyond the pipe or duct. This requirement is not applicable to fire sprinkler pipe, gas line or electrical conduit.
- Electrical outlet boxes in opposite faces of separation walls shall be separated horizontally by 24" and note that back and sides of boxes shall be sealed with 1/8" resilient sealant and backed by a minimum of 2" thick mineral fiber insulation.
- No wall furnace shall be installed in sound rated partitions.
- No electrical panel shall be installed in sound rated partitions.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

4. CONCRETE SLAB - WITH CEILING (2 HR.)



5. LT. WT. CONC. FILL (2 HR.)



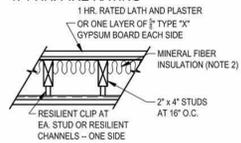
GENERAL NOTES:

- 13 oz. face wt. carpet (31 oz. tot) and 40 oz. juttled pad, or 48 oz. foam rubber, or 3/8" rebonded urethane foam (4 pcf), or 1/2" urethane foam (2.4 pcf).
- Type and spacing of resilient channels and the attachment of channels and gypsum board or lath shall be as required for fire ratings.
- Sheet vinyl and linoleum floor coverings with 1/8" minimum thickness resilient backing may be substituted for carpet and padding in kitchen and bathroom areas, if ceilings are on resilient channels.
- The mineral fiber insulation shall have a thermal resistance R value of 11 or greater as determined by Federal Specification HH-1-521E.

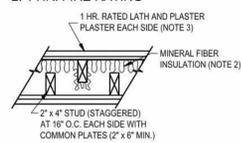
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STANDARD SOUND RATED PARTITION ASSEMBLIES
STC 50 - FIRE RATING AS SHOWN

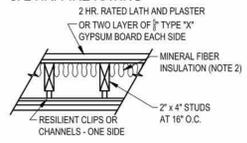
1. 1 HR. FIRE RATING



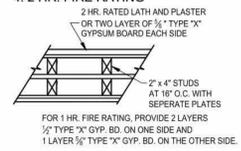
2. 1 HR. FIRE RATING



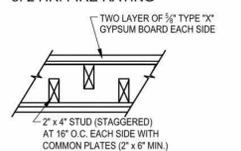
3. 2 HR. FIRE RATING



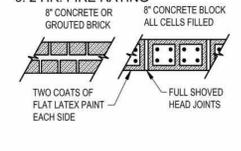
4. 2 HR. FIRE RATING



5. 2 HR. FIRE RATING



6. 2 HR. FIRE RATING



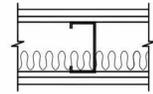
GENERAL NOTES:

- The type and spacing of resilient channels and clips and the attachment of gypsum board or lath shall be as required for fire ratings.
- The mineral fiber insulation shall have a thermal resistance R value of 11 or greater as determined by Federal Specification RR-1-521B.
- No test is on file to justify an STC 50 with one 5/8" type "X" gypsum board each side.

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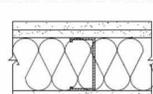
FIRE RATED FLOOR-CEILING ASSEMBLIES USING METAL FRAMING
STC 50 - IIC 50 FIRE RATING AS SHOWN

1. ONE HOUR FIRE RATED PARTITION



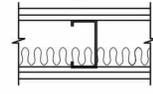
One layer 1/2" type "X" gypsum wallboard or veneer base applied parallel to one side of min. 2 1/2" No. 25 gauge metal studs 24" o.c. with 1" type "S" drywall screws 8" o.c. 2" mineral fiber 2.5 pcf friction fit in stud space. Two layers 1/2" type "X" gypsum wallboard or veneer base applied on other side parallel to studs with 1" type "S" drywall screws 36" o.c. in base layer and 1 5/8" type "S" drywall screws in face layer 12" o.c. stagger joints 24" o.c. each layer and side.

2. ONE HOUR FIRE RATED PARTITION



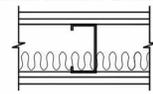
One layer 1/2" type "X" plain or predecorated gypsum wallboard applied parallel to one side of min. 2 1/2" No. 25 gauge metal studs 24" o.c. with 1" type "S" drywall screws 8" o.c. at vertical joints and 3/8" adhesive beads at intermediate studs. OPPOSITE SIDE: BASE LAYER 1/2" type "X" gypsum wallboard applied parallel to studs with 1" type "S" drywall screws 8" o.c. at vertical joints and 12" o.c. at intermediate studs. FACE LAYER 1/2" type "X" plain or predecorated gypsum wallboard applied parallel to studs with 1 5/8" type "S" drywall screws 8" o.c. at vertical joints and 5/8" adhesive beads at intermediate studs. Joints staggered 24" each layer and side. Sound tested with 3/4" glass fiber insulation friction fit in stud space and all layers screw attached without adhesive.

3. TWO HOUR FIRE RATED PARTITION



BASE LAYER 1/2" type "X" gypsum wallboard or veneer base applied parallel to each side of min. 2 1/2" No. 35 gauge metal stud 24" o.c. with 1" type "S" drywall screws 12" o.c. FACE LAYER 1/2" type "X" gypsum wallboard or veneer base applied on each side parallel to studs with 1 5/8" type "S" drywall screws 12" o.c. stagger joints 24" o.c. each layer and side. Sound tested using 1 1/2" mineral fiber in stud space.

4. ONE HOUR FIRE RATED PARTITION



Min. 2 1/2" No. 25 gauge metal studs 24" o.c. max. 3/8" type "X" gypsum lath attached to studs each side with 1" self drilling screws, two per panel width per stud. 1/2" gypsum and sand plaster; 1 1/2" mineral fiber insulation 2.5 pcf. Alternate: Attach gypsum lath with resilient clips.

GENERAL NOTES:

All partitions and floors shall be caulked around the perimeter with a non-hardening caulking compound. For partitions a continuous bead of caulking shall be placed under the edge of the base layer of gypsum board or lath on each side of the partition.

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History record:

Date Description

Revisions:

No. Description Date

OWNERSHIP AND USE OF DOCUMENTS

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DATE: 05.15.24

DRAWN: CRD

REVIEWED: JCR

PROJECT NO: XX.XXXX

SCALE: AS INDICATED

SHEET TITLE: FIRE RATED WALL DETAILS

SHEET NO:

2-STORY DUPLEX

636 N. MARIPOSA ST, BURBANK, CA 91506

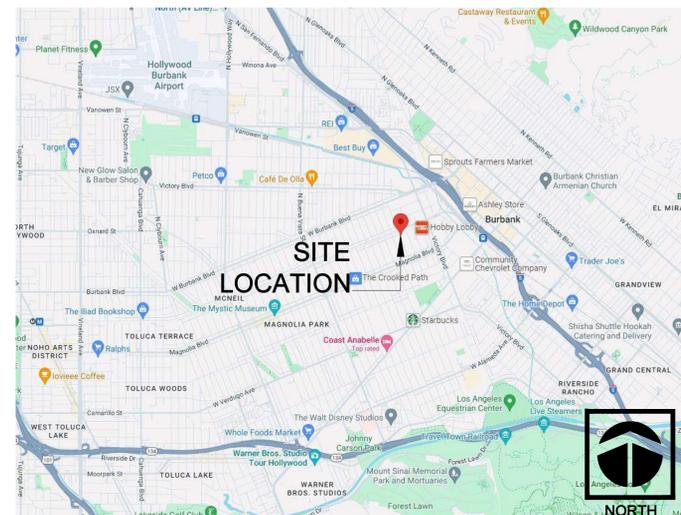
LANDSCAPE ARCHITECT

SAVAGE LAND DESIGN
680 LANGSDORF DRIVE, SUITE 202B
FULLERTON, CA 92831

CONTACT: MICHAEL SAVAGE, RLA #4397

714-878-0335
MICHAEL@SAVAGELANDDESIGN.COM

VICINITY MAP



SHEET INDEX

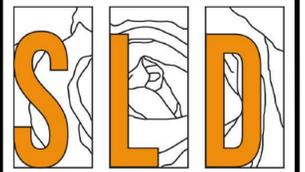
CS-0	COVERSHEET	1 OF 11
LC-1	CONSTRUCTION LAYOUT PLAN	2 OF 11
LC-2	CONSTRUCTION DETAILS	3 OF 11
LC-3	CONSTRUCTION DETAILS	4 OF 11
LI-1	IRRIGATION NOTES AND CALCULATIONS	5 OF 11
LI-2	IRRIGATION HYDROZONES	6 OF 11
LI-3	IRRIGATION LAYOUT PLAN	7 OF 11
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LI-5	IRRIGATION DETAILS	9 OF 11
LP-1	PLANTING LAYOUT PLAN	10 OF 11
LP-2	PLANTING DETAILS	11 OF 11

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 0 DAYS PRIOR TO STARTING THE SHORING AND EXCAVATION WORK

TOTAL LANDSCAPE AREA = 1,567 SF

TOTAL COMMON OPEN SPACE AREA = 817 SF
TOTAL COMMON OPEN SPACE LANDSCAPE AREA
REQUIRED (20%) = 163.4 SF
TOTAL COMMON OPEN SPACE LANDSCAPE AREA
PROVIDED = 324.5 SF



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PHONE: 714-878-0335
EMAIL: michael@savagelanddesign.com

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BURBANK, CA 91506

Development Rev	05-14-24
No.	Revision / Issue Date



COVERSHEET

Date	05-14-24	Sheet	CS-0
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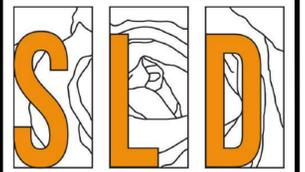
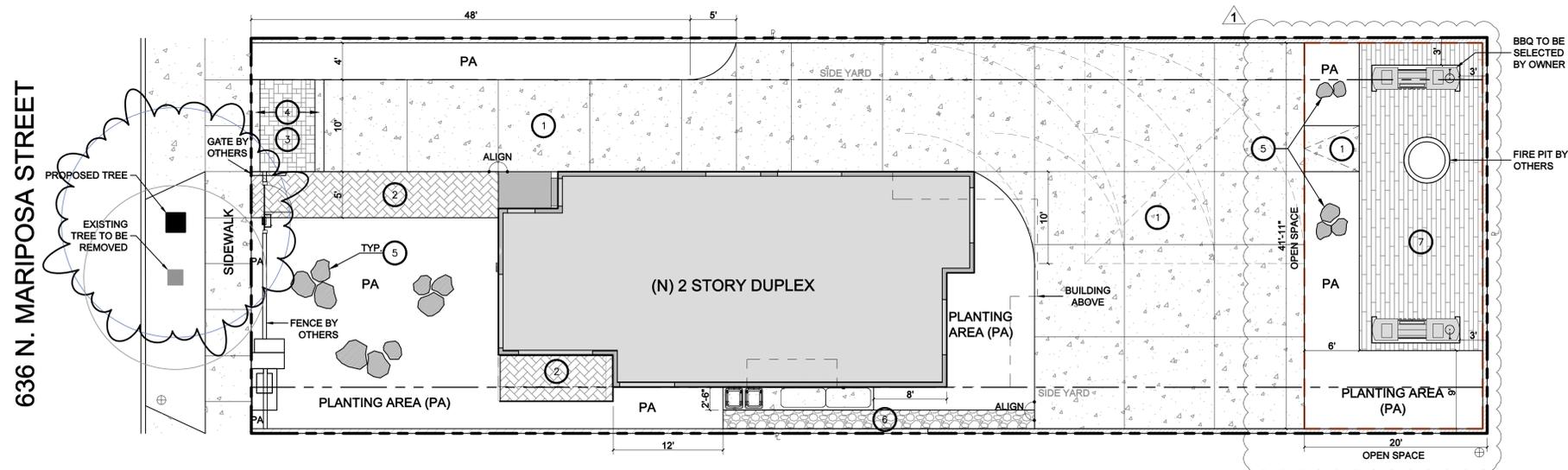


Underground Service Alert
of Southern California

CALL TOLL FREE
1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

CONSTRUCTION LEGEND		
ITEM NO.	DESCRIPTION	SHEET / DETAIL
1	CONCRETE PAVING TO BE NATURAL GRAY (UNCOLORED) WITH MED BROWN FINISH	LC-2 / A, B, C
2	PRECAST CONCRETE PERMEABLE PAVERS - ORCO ATTRAVERSO, COLOR TO BE MANOR BLEND	LC-2 / D
3	PRECAST CONCRETE PERMEABLE PAVERS - ORCO DEL MAR, COLOR TO BE TUSCANY BLEND	LC-2 / D
4	12" WIDE NATURAL GRAY CONCRETE STRIP WITH MED BROWN FINISH, EXTEND CURB 12" MIN INTO COMPACTED SUBGRADE	LC-2 / E
5	BOULDERS TO BE CHOSEN BY OWNER - MIN. DIAMETER 3'	---
6	2" DP 3/4" DIA. DECORATIVE GRAVEL OVER FILTER FABRIC	---
7	TREX COMPOSITE WOOD DECK	LC-3 / A, B



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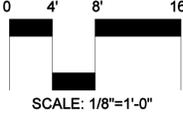
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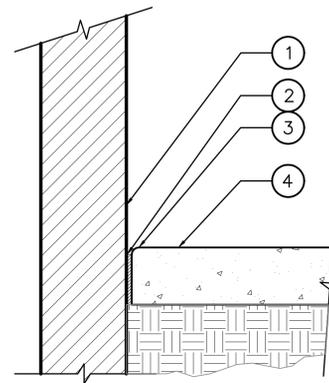
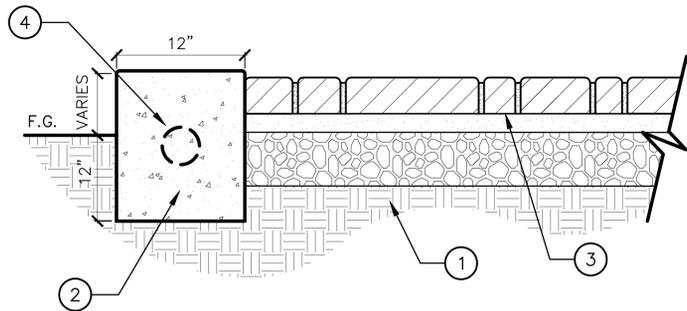


CONSTRUCTION LAYOUT PLAN

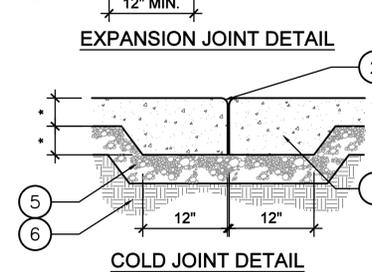
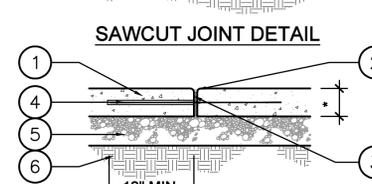
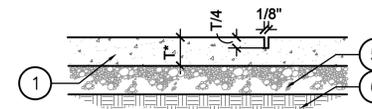
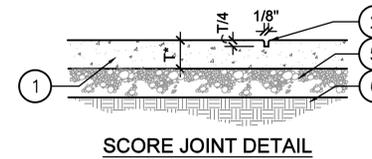
Date	05-14-24	Sheet	LC-1
Scale	1/8"=1'-0"		
Sheet	2 of 11		



- ① COMPACTED SUBGRADE- REFER TO THE GEOTECHNICAL REPORT FOR SUBBASE REQUIREMENTS
- ② CONC. CURB NATURAL GRAY w/ MED BROOM FINISH. 1/4" RADIUS ALL EXPOSED EDGES
- ③ NATURAL GRAY CONCRETE SLAB REFER TO DETAIL FOR SPECS.
- ④ #4 REBAR FOR SUPPORT



- ① ARCHITECTURAL WALL
 - ② 3/8" THICK ASPHALT IMPREGNATED FIBER EXPANSION JOINT WITH H-CAP. FILL JOINT FLUSH WITH POLYSULFIDE IMPREGNATED CAULKING. CAULKING COLOR TO MATCH ADJACENT PAVING. RECESS 1/8" FROM FINISH SURFACE.
 - ③ 1/4" RADIUS
 - ④ ADJACENT CONCRETE PAVING
- NOTE:
REFER TO SHEET LC-1 FOR ALL COLORS, MATERIALS, FINISHES AND SPECIFICATIONS.



- ① CONCRETE PAVING - REFER TO PRODUCT AND MATERIALS SCHEDULE SHEET LC-1 FOR SPECIFICATION.
- ② 1/4" RADIUS NOSE ALL EDGES (TYP.)
- ③ 3/8" THICK ASPHALT IMPREGNATED FIBER EXPANSION JOINT WITH H-CAP. FILL JOINT WITH POLYSULFIDE IMPREGNATED CAULKING. CAULKING COLOR TO MATCH ADJACENT PAVING. RECESS 1/8" FROM FINISH SURFACE.
- ④ #4 SLIP DOWEL @ 18" O.C. EMBED 12" EACH WAY. SLEEVE ONE END ONLY.
- ⑤ SUBBASE PER GEOTECHNICAL REPORT
- ⑥ COMPACTED SUBGRADE PER GEOTECHNICAL REPORT

- NOTES:
1. SAMPLES OF EXPANSION JOINTS & SCORE LINES SHALL BE REPRESENTED IN ON-SITE FLAT WORK SAMPLES.
 2. FINAL STEEL REINFORCING PER GEOTECHNICAL REPORT.
 3. CONTROL/SCORE JOINTS, COLD JOINTS AND EXPANSION JOINTS OCCUR AS INDICATED ON PLANS.
 4. DEPTH OF SCORE LINES & SAW CUT JOINTS SHALL BE 1" MIN. AND T/4 (THICKNESS OF CONCRETE DIVIDED BY 4) TYPICAL.
- * REFER TO GEOTECHNICAL REPORT FOR THICKNESS.

CONCRETE CURB

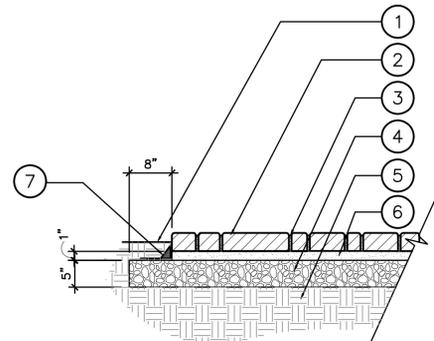
E

PAVING JOINTS

C

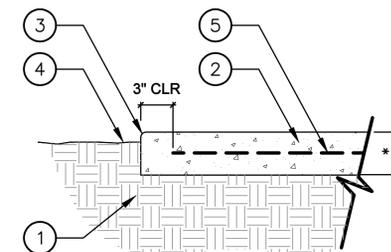
PAVING JOINTS

A



- ① FINISH GRADE-2" @SHRUB AREAS, 1" @ TURF AREAS.
- ② PRECAST CONCRETE PAVERS.
- ③ JOINTS SHALL BE FILLED W/ WASHED COARSE CONCRETE SAND
- ④ CLASS 2 GRAVEL SUBBASE
- ⑤ COMPACTED SUBGRADE
- ⑥ SAND SETTING BED
- ⑦ PVC PAVER EDGE RESTRAINT SYSTEM

- ① COMPACTED SUBGRADE- REFER TO THE GEOTECHNICAL REPORT FOR SUBBASE REQUIREMENTS
 - ② INTEGRAL COLOR CONCRETE PAVING WITH TOPCAST 03 FINISH
 - ③ 1/4" RADIUS ON ALL EDGES
 - ④ FINISH GRADE. 1" @ TURF AREAS, 2" @ SHRUB AREAS
 - ⑤ STEEL REINFORCING (IF REQUIRED IN THE GEOTECHNICAL REPORT)
- NOTE: SEE LC-1 FOR MATERIALS AND FINISHES



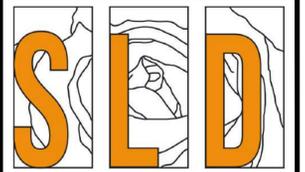
* 3 1/2" THICK IN PEDESTRIAN AREAS, 5 1/2" THICK IN VEHICULAR AREAS UNLESS OTHERWISE SPECIFIED IN THE GEOTECHNICAL REPORT FOR THICKNESS

CONCRETE PAVERS

D

CONCRETE PAVING

B



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EMAIL: michael@savagelanddesign.com

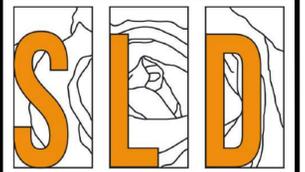
2-STORY DUPLEX
636 N. MARIPOSA ST.
BURBANK, CA 91506

No.	Revision / Issue	Date
1	Development Rev	05-14-24



CONSTRUCTION
DETAILS

Date	05-14-24	Sheet	LC-2
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EMAIL: michael@savagelanddesign.com

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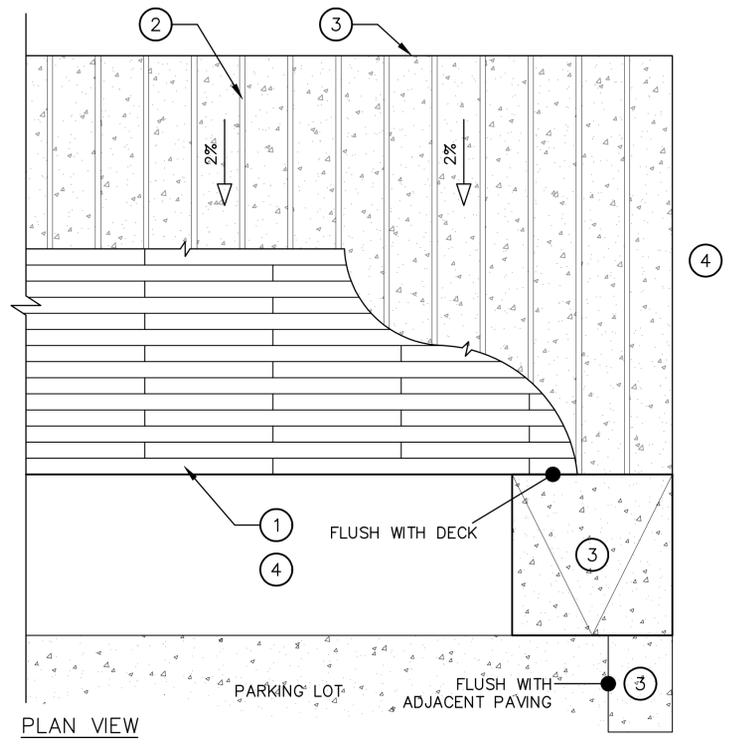
Development	Rev	05-14-24
No.	Revision / Issue	Date



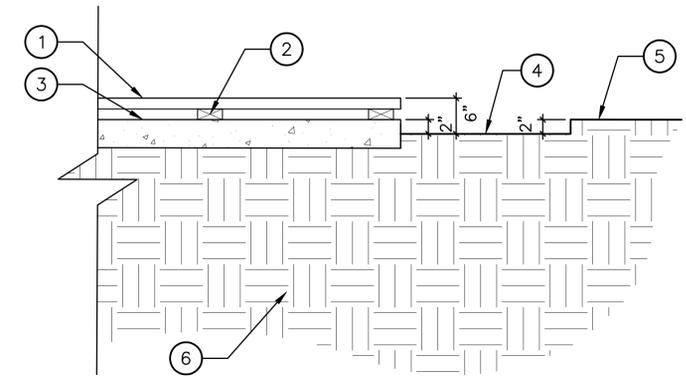
CONSTRUCTION DETAILS

Date	05-14-24	Sheet
Scale		LC-3
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- ① 2X4 PRESSURE TREATED DOUGLAS FIR @ 16" O.C. MAX
- ② 2X6 COMPOSITE DECKING - AVAILABE THROUGH TREX, COLOR TO BE TOASTED SAND
- ③ 3 1/2" THICK CONCRETE SLAB - SEE DETAIL B, THIS SHEET
- ④ PLANTING AREA



TREX COMPOSITE WOOD DECK A



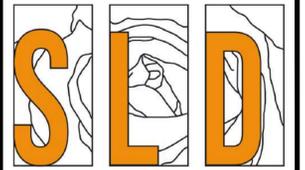
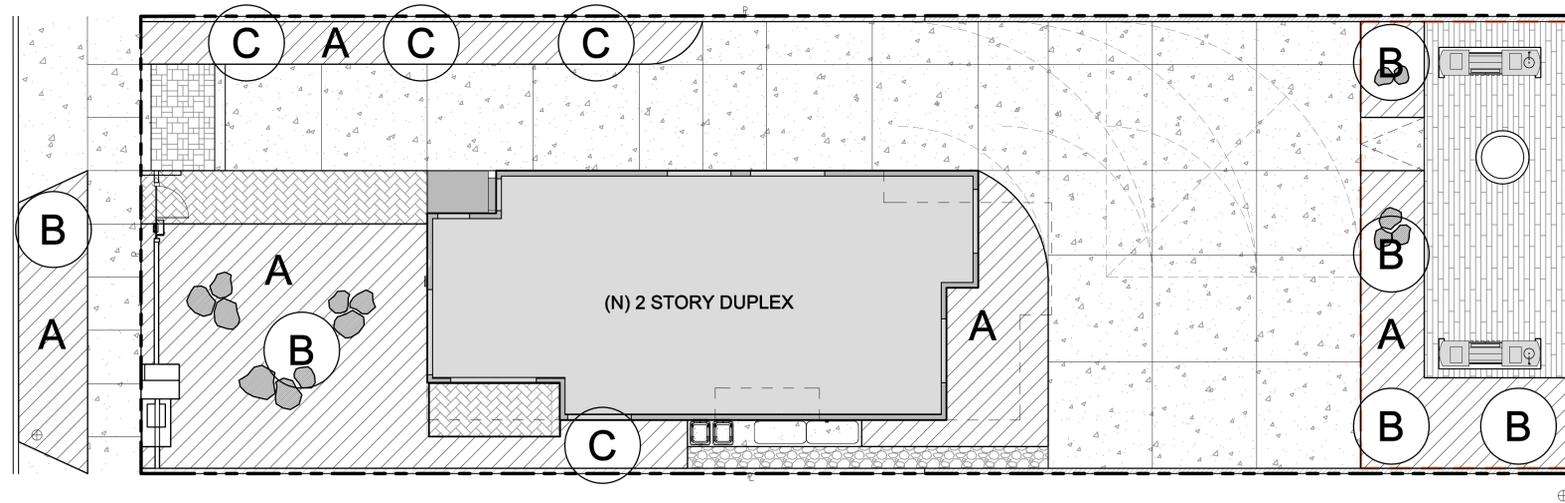
- ① TREX COMPOSITE WOOD DECK - COLOR TO BE TOASTED SAND
- ② 2X4 PRESSURE TREATED DOUGLAS FIR
- ③ CONCRETE PAD - SEE DETAIL B, THIS SHEET
- ④ FINISH GRADE
- ⑤ PARKING LOT
- ⑥ 90% MIN. COMPACTED SUB

COMPOSITE DECKING B

HYDROZONE # / PLANTING DESCRIPTION	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	1225	78.17%	L	PL	SUN/PART SUN	SHRUBS	D	HUNTER	30	14.8	1.16	A2, A3, A6, A7	1441 LF DRIPLINE
B- TREES (L)	231	14.74%	L	PL	SUN/PART SUN	TREES	B	HUNTER	30	6	2.50	A1, A4, A8	12 BUBBLERS
C- TREES (M)	111	7.08%	M	PL	SUN/PART SUN	TREES	B	HUNTER	30	4	3.47	A5	8 BUBBLERS
TOTAL	1567	100%											

WATER USE CLASSIFICATION	BASED ON WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) PUBLISHED BY THE STATE OF CALIFORNIA DEPARTMENT OF WATER RESOURCES	HYDROZONE BASIS	PLANT TYPE	IRRIGATION METHOD
T	TREE	PL	D	D RIP
H	HIGH	IR	R	SMALL ROTOR
M	MODERATE	SU	B	BUBBLER
L	LOW	SL	SP	SPRAY
O	OTHER	O	O	OTHER

636 N. MARIPOSA STREET



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PHONE: 714-878-0335
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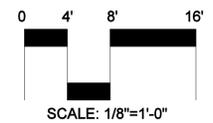
2-STORY DUPLEX
636 N. MARIPOSA ST.
BURBANK, CA 91506

Development Rev	05-14-24
No. Revision / Issue	Date



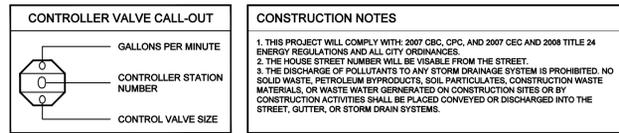
IRRIGATION HYDROZONES

Date	05-14-24	Sheet	LI-2
Scale	1/8" = 1'-0"		
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IRRIGATION NOTES

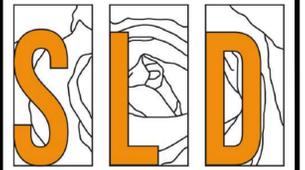
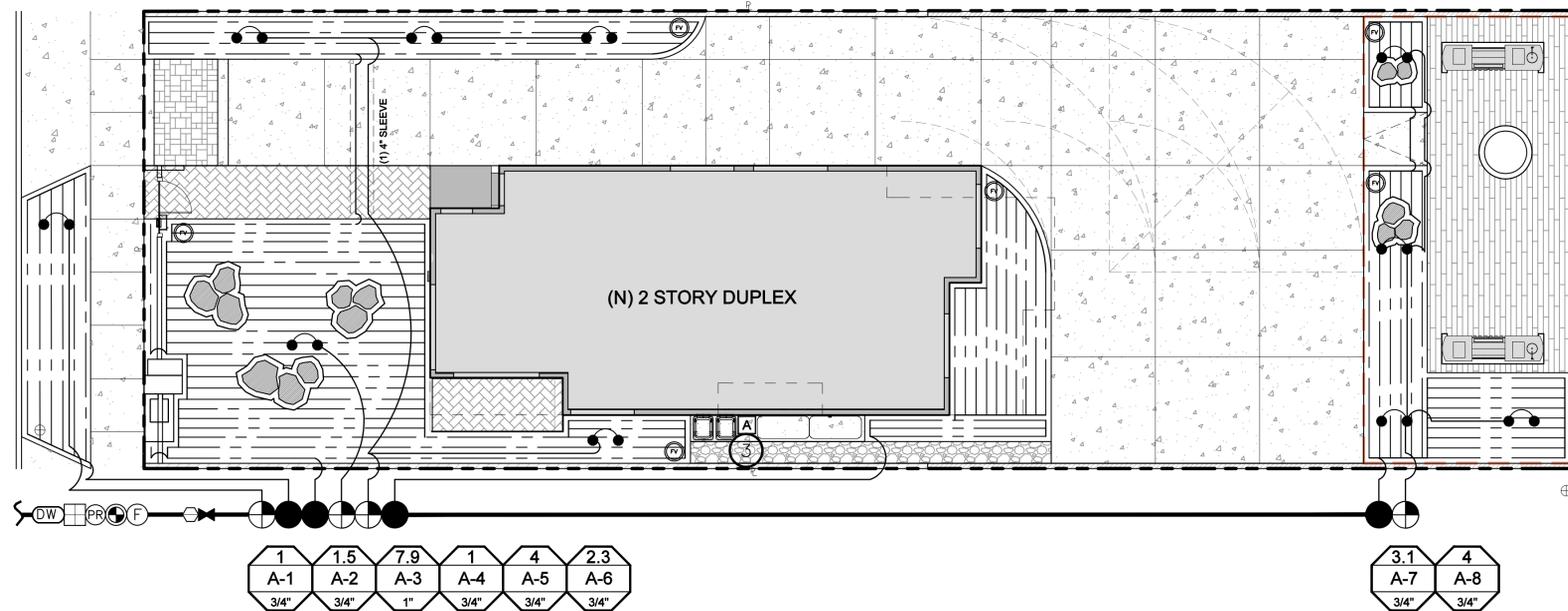
- 1 DESIGN PRESSURE: 30 PSI
ACTUAL STATIC PRESSURE: 124 / 82 PSI
- 2 CONTRACTOR SHALL PROVIDE BALL VALVE BETWEEN POINT OF CONNECTION AND CONTROL VALVE MANIFOLD. PRESSURIZED MAINLINE FROM POINT OF CONNECTION TO CONTROL VALVE SHALL BE PVC SCHEDULE 80.
- 3 CONTRACTOR SHALL PROVIDE (1) I-CORE IC-600-SS 6 STATION OUTDOOR CONTROLLER WITH (1) ICM-600 EXPANSION MODULES AND (1) WSS-SEN WIRELESS SOLAR SYNC SENSOR. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- 4 CONTRACTOR SHALL PROVIDE 3/4" COPPER MAIN LINE WITH BALL VALVE.



IRRIGATION LEGEND

SYMBOL	MANUFACTURER	MODEL NUMBER	DESCRIPTION	RAD.	P.S.I.	G.P.M.
●	RAINBIRD	1808-SAM-PRS-PA80-1402	POP-UP BUBBLER	2'	25	50
---	HUNTER	PLD-06-18	ON SURFACE DRIPLINE - INLET PRESSURE 30 PSI			
---	HUNTER	ECO-MAT-17	BELOW GRADE 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 (1")			
⊕	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	PCZ-101-40	1" PCZ VALVE W/ 1" H1100 FILTER SYSTEM			
⊕	HUNTER	PGV-101G	1" GLOBE VALVE W/ FLOW CONTROL			
⊕	HUNTER	CONTROLLER ASSEMBLY	REFER TO IRRIGATION NOTES FOR INFORMATION			
⊕	NIBCO	T-113-K	ISOLATION GATE VALVE (LINE SIZE)			
⊕	NEW	FLUSH VALVE ASSEMBLY	SEE DETAIL C, SHEET LI-4			
⊕	FEBCO	3/4" DOMESTIC	WATER METER FOR LANDSCAPE USE ONLY			
⊕	RAINBIRD	825YA	3/4" REDUCED PRESSURE BACKFLOW ASSEMBLY IN LOCKING ENCLOSURE			
⊕	RAINBIRD	100-PEB	1" MASTER VALVE			
⊕	RAINBIRD	FS100P	FLOW SENSOR			
⊕	NELSON	7842	QUICK COUPLER VALVE (LINE SIZE)			
⊕	ZURN WILKINS	1-70XL	1" WATER PRESSURE REDUCING VALVE (FNPT) - 45 PSI			

636 N. MARIPOSA STREET



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680 Langsdorf Drive, Suite 202B, Fullerton, CA 92831
PHONE: 714-878-0335
EMAIL: michael@savagelanddesign.com

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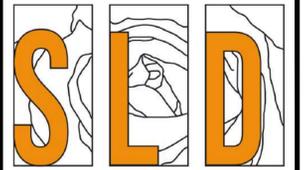
Development Rev	05-14-24
No.	Revision / Issue Date



IRRIGATION LAYOUT PLAN

Date	05-14-24	Sheet	LI-3
Scale	1/8"=1'-0"		
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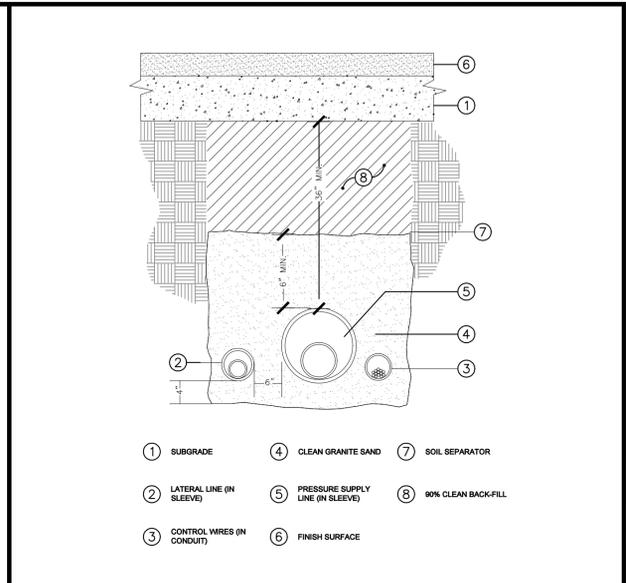
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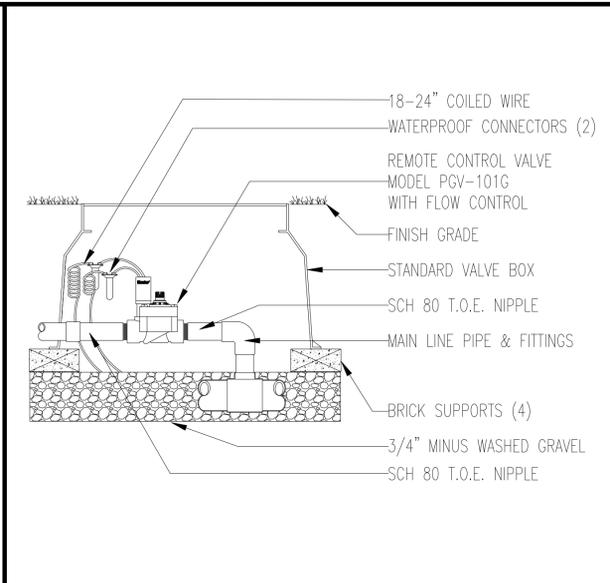


IRRIGATION DETAILS

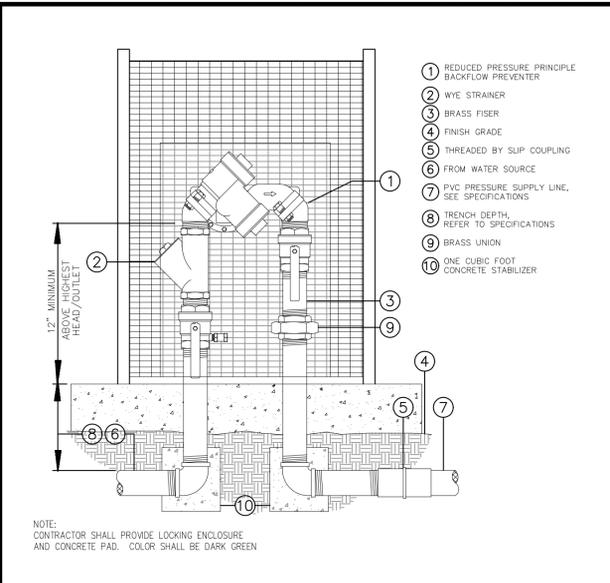
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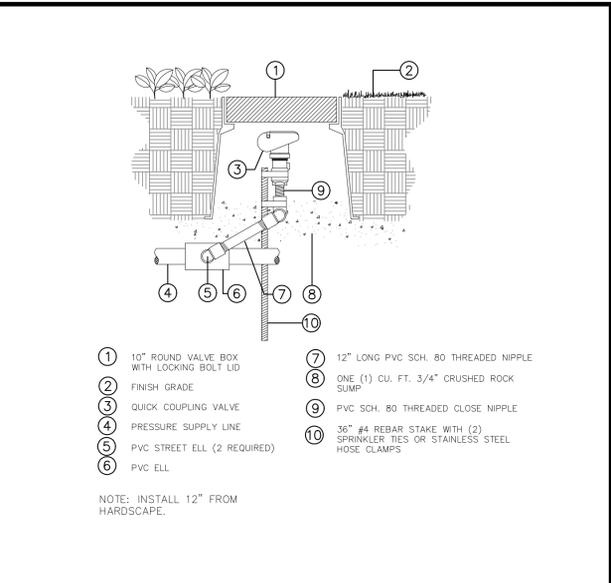
TRENCHING UNDER HARDSCAPE A



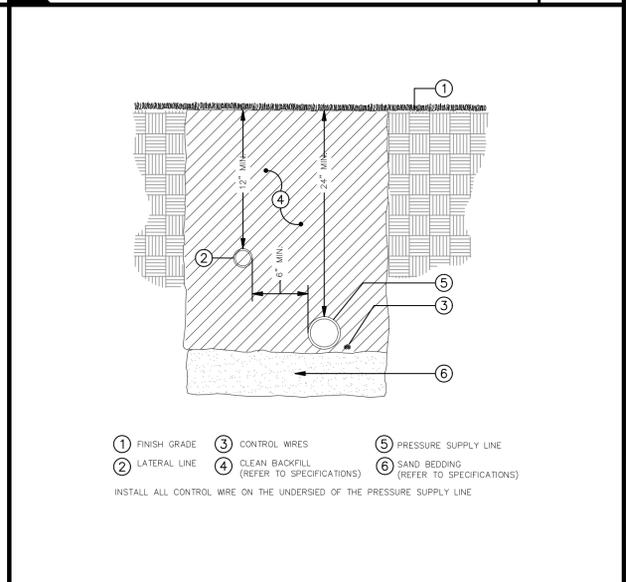
CONTROL VALVE ASSEMBLY D



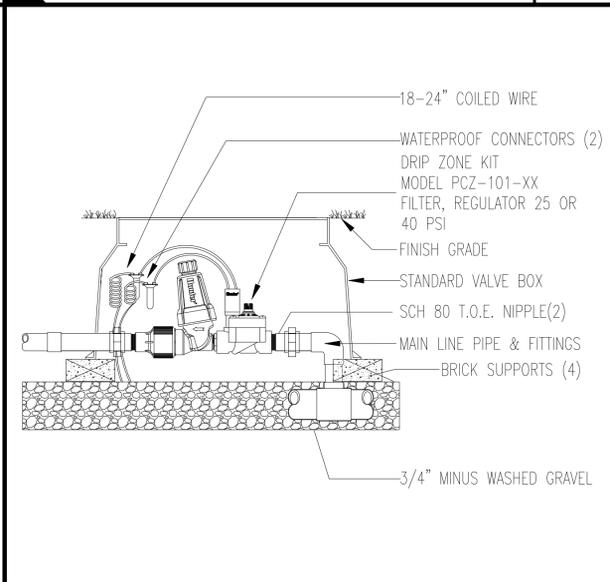
REDUCED PRESSURE BACKFLOW ASSEMBLY G



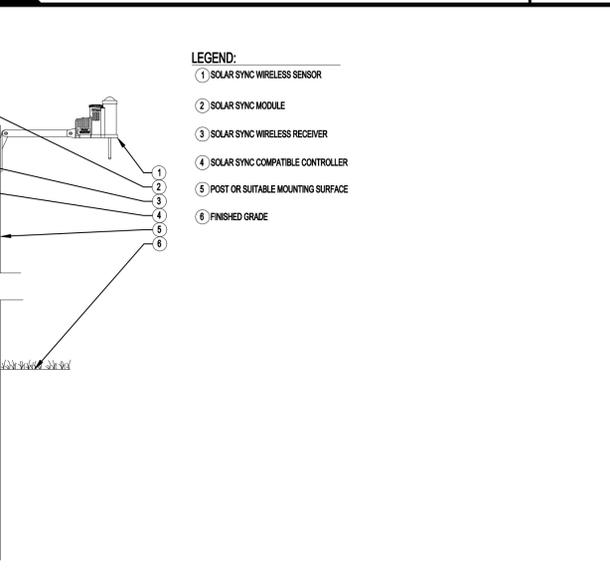
QUICK COUPLER VALVE J



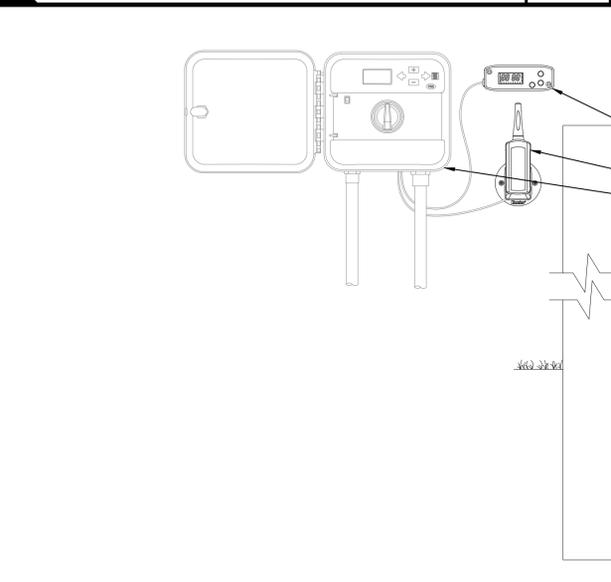
TRENCHING IN LANDSCAPE B



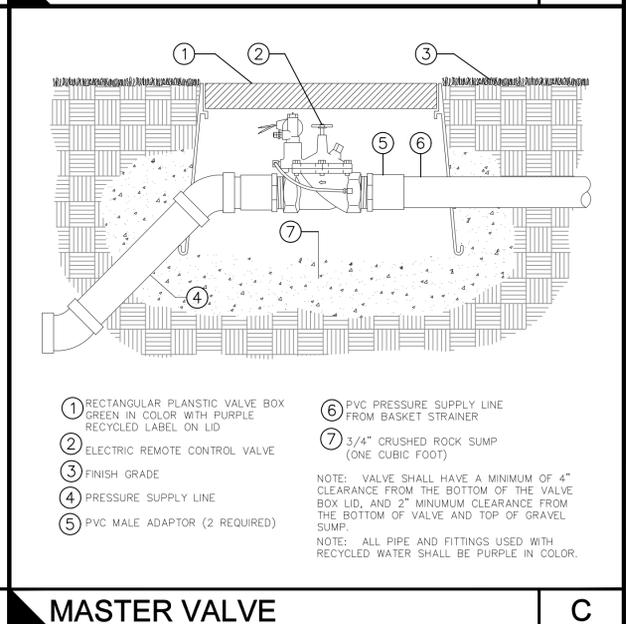
DRIP VALVE ASSEMBLY E



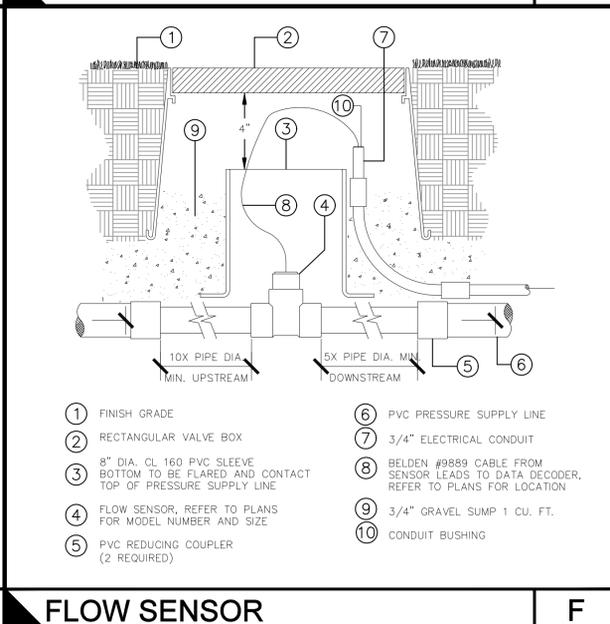
WIRELESS SOLAR SYNC H



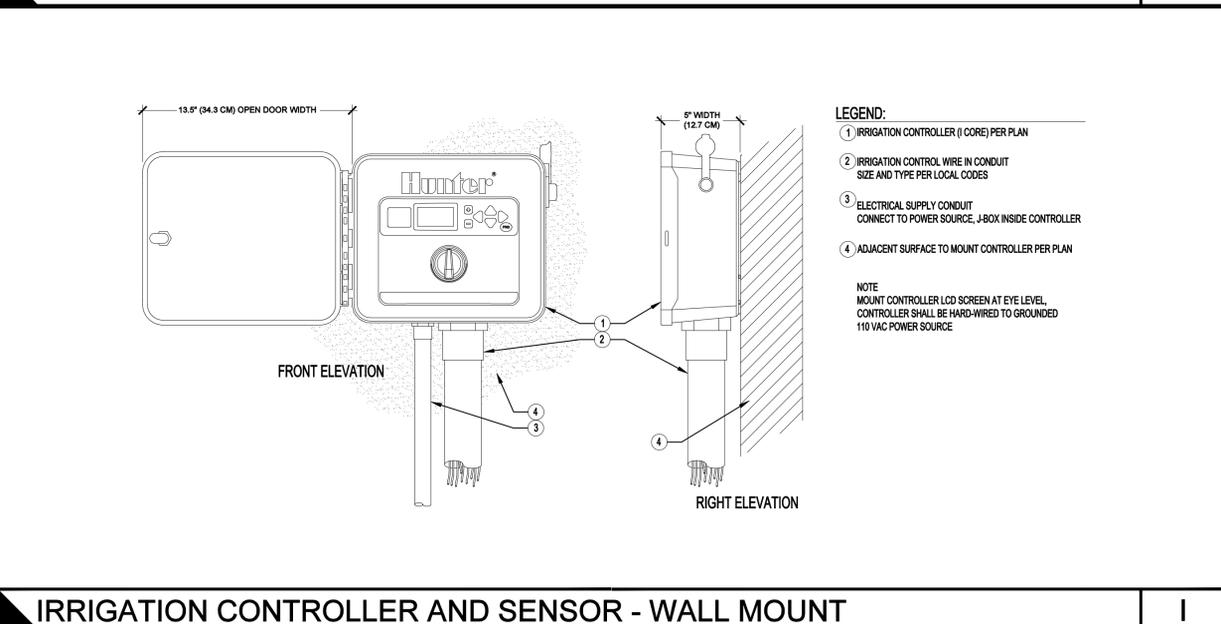
FLOW SENSOR F



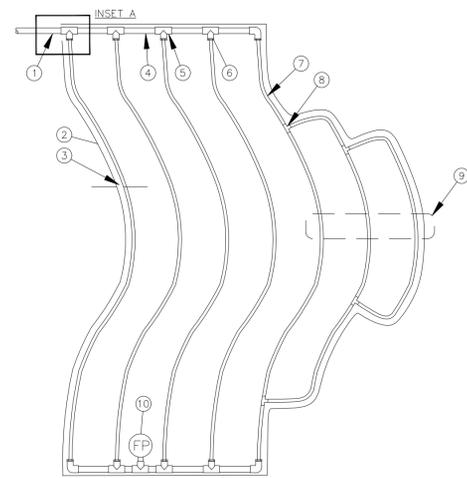
MASTER VALVE C



IRRIGATION CONTROLLER AND SENSOR - WALL MOUNT I

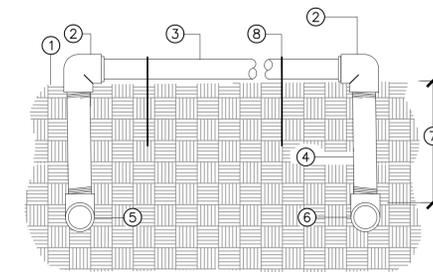
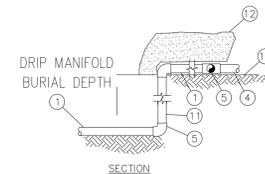


REDUCED PRESSURE BACKFLOW ASSEMBLY G



- ① PVC SUPPLY PIPE FROM CONTROL VALVE (SIZE PER PLAN)
- ② PERIMETER IF IRRIGATED AREA.
- ③ PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
- ④ PVC SUPPLY MANIFOLD
- ⑤ PVC SCH 40 TEE OR EL (TYPICAL)
- ⑥ BARB X MALE FITTING
- ⑦ ON-SURFACE DRIPLINE:
- ⑧ BARB X BARB INSERT TEE:
- ⑨ TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
- ⑩ FLUSH VALVE LOCATION
- ⑪ PVC RISER PIPE
- ⑫ 2"-3" DEPTH OF MULCH
- ⑬ FINISH GRADE

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. PLACE THE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
 4. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
 5. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.



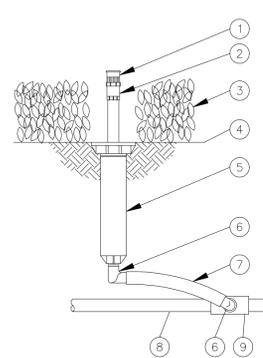
- ① FINISH GRADE
- ② THREAD X COMPRESSION ELBOW
- ③ SUBSURFACE TUBING, INSTALL ON GRADE AND STAKE AT 2" O.C. USING SALCO DTS-30-750 TUBING STAKES.
- ④ 10" THREADED PVC SCH. 40 RISER
- ⑤ PVC SCH. 40 TEE (S X S X T) IN EXHAUST HEADER TO FLUSH VALVE ASSEMBLY
- ⑥ PVC SCH. 40 TEE (S X S X T) IN INTAKE HEADER
- ⑦ HEADER DEPTH REFER TO SPECIFICATIONS
- ⑧ SALCO DTS-30-750 TUBING STAKES

INLINE DRIP TUBING ON GRADE - CURVED LAYOUTS

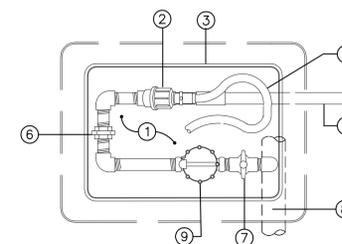
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INLINE DRIP TUBING ON GRADE

A

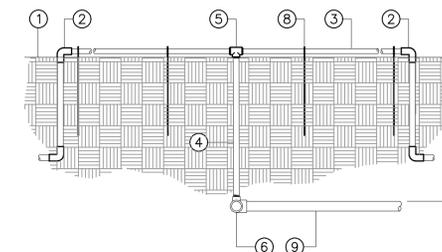


- ① PRESSURE COMPENSATING FULL-CIRCLE BUBBLER: RAIN BIRD 1400
- ② PLASTIC ADAPTER: RAIN BIRD MODEL PA-80
- ③ PLANT MATERIAL
- ④ FINISH GRADE/TOP OF MULCH
- ⑤ POP-UP SPRAY SPRINKLER: RAIN BIRD 1804
- ⑥ 1/2-INCH MALE NPT x 490-INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
- ⑦ SWING PIPE, 12-INCH LENGTH: RAIN BIRD MODEL SP-100
- ⑧ PVC LATERAL PIPE
- ⑨ PVC SCH 40 TEE OR ELL



- ① 3/4" CRUSHED GRAVEL SUMP (INSTALL SOIL SEPARATOR FABRIC OVER SUMP)
- ② AGRICULTURAL PRODUCTS INC. MODEL 4E-3/4-FILTER WITH 150 MESH SCREEN
- ③ RECTANGULAR VALVE BOX, GREEN IN COLOR WITH PURPLE RECYCLED LABEL PIVOTED ON THE LID. BRAND LID WITH CONTROLLER AND STATION NUMBER. VALVE BOX TO REST ON GRAVEL SUMP
- ④ 18" X 12" DIA. FLEX HOSE - CONNECT TO FILTER FLUSH PORT
- ⑤ PVC LATERAL LINE PIPE
- ⑥ PVC UNION (LINE SIZE)
- ⑦ PVC BALL VALVE (LINE SIZE)
- ⑧ PRESSURE SUPPLY LINE
- ⑨ ELECTRIC REMOTE CONTROL VALVE (RRITROL 700 ULTRA FLOW SERIES)

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



- 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 TLS6 SOIL STAPLE.
- 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 TLS6 SOIL STAPLE
- ⑨ LATERAL LINE PIPE

POP UP BUBBLER

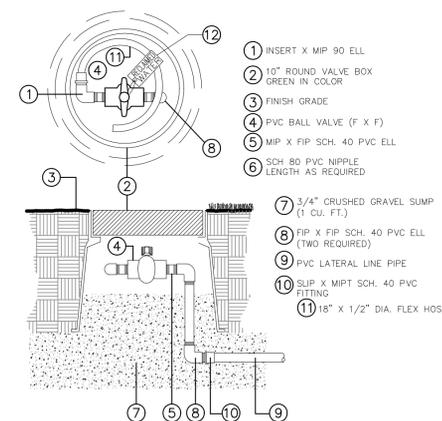
G

DRIP VALVE ASSEMBLY

E

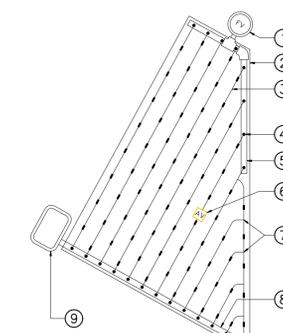
INLINE DRIP TUBING ON GRADE

B



- ① INSERT X MIP 90 ELL
- ② 10" ROUND VALVE BOX GREEN IN COLOR
- 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 (2" O.C. 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.



- 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 GEOWEAVE TUBING AT EACH HIGH POINT)
- ⑦ COMPRESSION TEE
- ⑧ PVC SUPPLY MANIFOLD
- ⑨ REMOTE CONTROL VALVE (REFER TO DRIP VALVE ASSEMBLY DETAIL)

FLUSH VALVE

F

INLINE DRIP TUBING LAYOUT

C



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680 Langsdorf Drive, Suite 202B, Fullerton, CA 92831
 PHONE: 714-878-0335
 EMAIL: michael@savagelanddesign.com

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 BURBANK, CA 91506

No.	Revision / Issue	Date
1	Development Rev	05-14-24



IRRIGATION
 DETAILS

Date	05-14-24	Sheet	LI-5
Scale			
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OPEN SPACE CALCULATIONS

MINIMUM 150 SQUARE FEET OF COMMON OPEN SPACE PER UNIT

MINIMUM REQUIRED COMMON OPEN SPACE LANDSCAPE AREA:
20% OF COMMON OPEN SPACE

COMMON OPEN SPACE AREA: 822 SF
LANDSCAPE AREA REQUIRED: 164.4 SF
LANDSCAPE AREA PROVIDED: 318.8 SF

LANDSCAPE CALCULATIONS

MINIMUM REQUIRED LANDSCAPE AREA FOR
ENTIRE LOT: 25% OF LOT AREA

LOT AREA: 5,806.5 SF
25% REQUIRED LANDSCAPE: 1,451.6 SF
LANDSCAPE AREA PROVIDED: 1,656 SF

TREE CALCULATIONS

(1) 48" BOX TREE PER 40 LINEAR FEET OF YARD SPACE

FRONT YARD: 43 LF
TREES REQUIRED: 1 TREE
SIDE YARD(S): 135 LF
TREES REQUIRED: 3 TREES
REAR YARD: 43 LF
TREES REQUIRED: 1 TREE

TREES REQUIRED ON-SITE: 9 TREES
TREES PROVIDED ON-SITE: 9 TREES

(1) TREE PROVIDED IN COMMON OPEN SPACE
PER 600 SQUARE FEET OF OPEN SPACE AREA

COMMON OPEN SPACE: 822 SF
TREES REQUIRED: 2 TREES
TREES PROVIDED: 4 TREES

REPLACEMENT PARKWAY
TREES PROVIDED: 1 TREE

TOTAL TREES PROVIDED: 10 TREES

PLANTING LEGEND

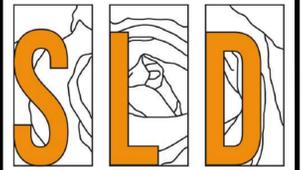
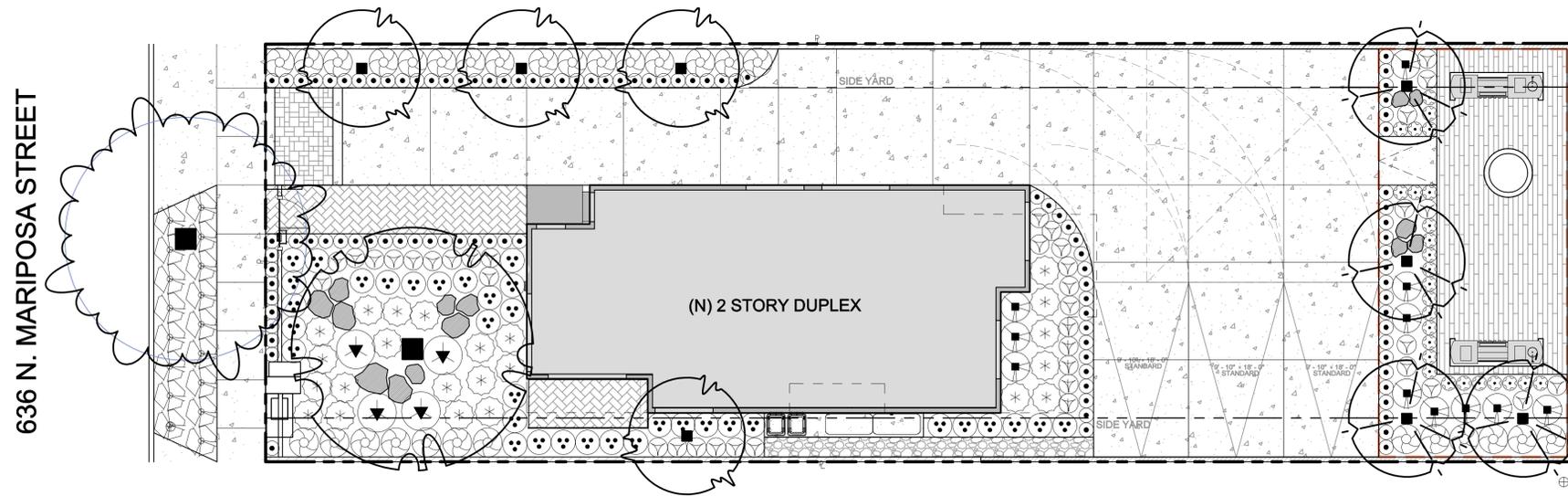
SYMBOL	DESCRIPTION		SIZE/SPACING	QTY.	WUCOLS	MATURE SIZE (HXW)	TIME TO MATURITY	HYDROZ.
SHRUBS								
	CARISSA MACROCARPA 'GREEN CARPET'	GREEN CARPET NATAL PLUM	1 GAL @ 3' O.C.	17	L	1-2' X 3-4'	1-2 YRS	A
	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV DIANELLA	1 GAL @ 18" O.C.	102	L	1-2' X 1-2'	1-3 YRS	A
	LAVANDULA STOECHAS 'OTTO QUAST'	OTTO QUAST SPANISH LAVENDER	1 GAL @ 30" O.C.	35	L	1-2' X 2-3'	1-3 YRS	A
	SALVIA GREGGII	AUTUMN SAGE	5 GAL @ 3' O.C.	23	L	3' X 3'	2-4 YRS	A
	PHORMIUM 'PINK STRIPE'	PINK STRIPE NEW ZEALAND FLAX	5 GAL @ 4' O.C.	4	L	4-6' X 4-6'	2-4 YRS	A
	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	5 GAL @ 3' O.C.	29	L	4-6' X 4-6'	2-4 YRS	A
	SISYRINCHIUM BELLUM	BLUE EYED GRASS	1 GAL @ 18" O.C.	26	L	1-2' X 1-2'	1-3 YRS	A
	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL @ 2' O.C.	39	L	2' X 2-3'	1-3 YRS	A
	PHORMIUM 'YELLOW WAVE'	YELLOW WAVE NEW ZEALAND FLAX	5 GAL @ 3' O.C.	11	L	3-4' X 3-4'	2-4 YRS	A
TREES								
	SCHINUS MOLLE	CALIFORNIA PEPPER	48" BOX	1	L	25-40' X 25-40'	10-15 YRS	B
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	4	M	30-50' X 10-30'	10-15 YRS	C
	LAURUS 'SARATOGA'	SARATOGA BAY LAUREL	15 GAL	4	L	15-30' X 15-30'	10-15 YRS	B
	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	36" BOX	1	L	40-50' X 30-40'	10-15 YRS	B

NOTES:

ALL LANDSCAPE AREAS MUST PROVIDE MINIMUM SOIL DEPTHS AS FOLLOWS:

- A) 12 INCHES FOR AREAS PLANTED WITH TURF OR GROUND COVER
- B) 18 INCHES FOR PLANTERS AND AREAS PLANTED WITH SHRUBS AND SIMILAR VEGETATION
- C) 3 FEET FOR PLANTERS OR AREAS PLANTED WITH TREES

ALL LANDSCAPING, AS PLANTED PURSUANT TO THE APPROVED LANDSCAPING PLANS, AND RELATED IRRIGATION SYSTEMS, MUST BE PROPERLY MAINTAINED IN REASONABLY GOOD CONDITION, AND ANY WEEDS OR DECAYED OR DEAD VEGETATION SHALL BE REMOVED. THIS REQUIREMENT APPLIES AT ALL TIMES DURING THE LIFE OF THE PROJECT, AND IT SHALL BE UNLAWFUL FOR ANY LANDOWNER, AND PERSON HAVING LEAVING, OCCUPYING OR HAVING CHARGE OR POSSESSION OF ANY PROPERTY TO VIOLATE THIS PROVISION.



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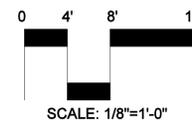
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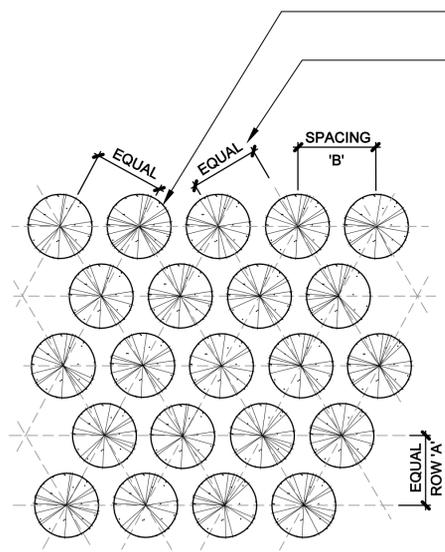


PLANTING LAYOUT PLAN

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Sheet	10 of 11		



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 FLOREST FLOOR" AVAILABLE THRU: AGUINAGA FERTILIZER INC. OR APPROVED EQUAL. 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 THIS SHEET.
17. CONTRACTOR SHALL ADHERE TO ANY SPECIAL WORKING CONDITIONS, IE. NOISE, TIME OF WORK, LIMIT OF WORK, ETC. SET FORTH BY THE COUNTY OF ORANGE, AND/OR OTHER GOVERNING AGENCIES, AND TO COORDINATE WITH THE GENERAL CONTRACTOR FOR ADDITIONAL INFORMATION/REQUIREMENTS.
18. AGRONOMIC SOIL ANALYSIS WILL BE PROVIDED BY THE LANDSCAPE CONTRACTOR. SOIL TEST SHALL INCLUDE A PERCOLATION TEST AND DRAINAGE RECOMMENDATIONS.
19. SOIL PREPARATION AND BACKFILL FOR PLANTING PITS SHALL BE AS RECOMMENDED BY THE AGRONOMIC SOILS REPORT. CONTRACTOR SHALL INCLUDE COST FOR BACKFILL AND SOIL PREPARATION IN HIS BID.
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).



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.

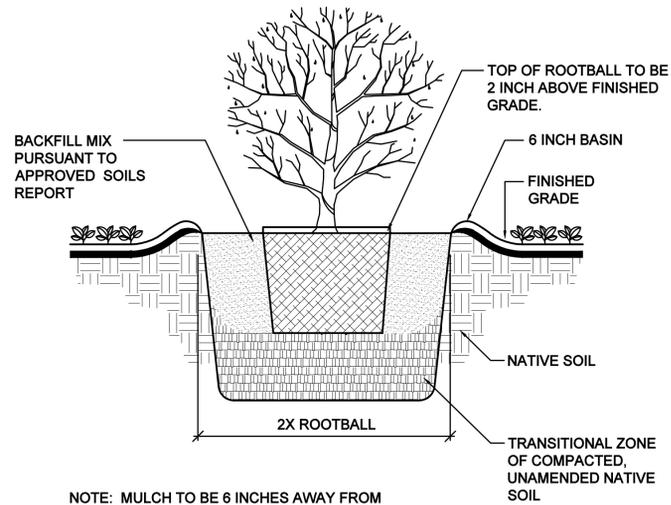
SPACING 'B'	ROW 'A'
6" O.C.	5.2"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.4"
15" O.C.	13.0"
18" O.C.	15.6"
24" O.C.	20.8"
30" O.C.	26.0"
36" O.C.	30.0"

GROUND COVER PLANTING

C

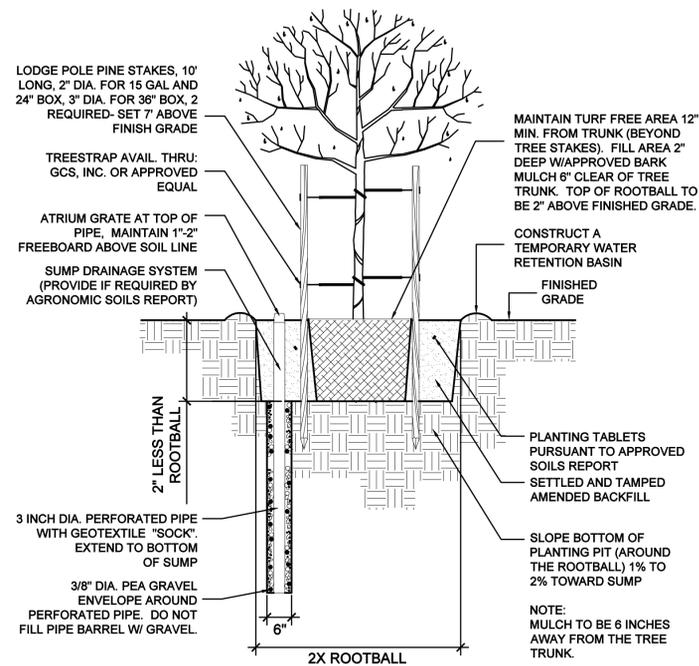
SHRUB PLANTING

A



NOTE: MULCH TO BE 6 INCHES AWAY FROM THE SHRUB STEM.

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.

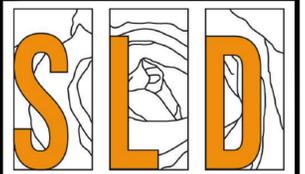


NOTE: MULCH TO BE 6 INCHES AWAY FROM THE TREE TRUNK.

TREE STAKING

B

GENERAL PLANTING NOTES



SAVAGE LAND DESIGN
Landscape Architecture • Land Planning • Design

680 Langsdorf Drive, Suite 202B, Fullerton, CA 92831
PHONE: 714-878-0335
EMAIL: michael@savagelanddesign.com

2-STORY DUPLEX
636 N. MARIPOSA ST.
BURBANK, CA 91506

Development Rev	05-14-24
No.	Revision / Issue Date



PLANTING DETAILS

Date	05-14-24	Sheet	LP-2
Scale			
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