

CITY OF SAN FERNANDO

PUBLIC WORKS DEPARTMENT

CALLES VERDES

100% DESIGN

Project No. 7605, Plan No. 727

GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE PLANS AND THE REFERENCE SPECIFICATIONS FOR THE CITY OF SAN FERNANDO HITHERTO KNOWN AS "THE CITY". ANY CHANGES OR REVISIONS THEREFROM SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO ANY REQUEST FOR INSPECTION.
- APPROVAL OF THESE IMPROVEMENT PLANS DOES NOT CONSTITUTE APPROVAL OF ANY WORK OUTSIDE THE PROJECT BOUNDARY.
- THE CONTRACTOR SHALL NOTIFY THE AGENCY'S CONSTRUCTION MANAGER, PATSY OROZCO @ (818) 898-1222, A MINIMUM OF 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION AND 48 HOURS IN ADVANCE OF INSPECTION REQUESTS.
- WRITTEN PERMISSION SHALL BE OBTAINED FOR ANY ON SITE GRADING.
- THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES ON THESE PLANS IS NOT EXHAUSTIVE AND FURTHER SEARCHES AND ANALYSIS OF AVAILABLE RECORDS SHOULD BE PERFORMED PRIOR TO UNDERTAKING ADDITIONAL DESIGN. ADDITIONALLY THE CONTRACTOR WILL BE REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING FACILITIES SHOWN ON THESE PLANS AND THOSE ENCOUNTERED IN THE FIELD.
- AT LEAST 48 HOURS PRIOR TO STARTING WORK, UNDERGROUND SERVICE ALERT (USA) SHALL BE NOTIFIED BY THE CONTRACTOR FOR LOCATION OF UNDERGROUND UTILITIES AT 1-800-422-4133. THE PROPOSED DIG AREA MUST BE MARKED IN WHITE PAINT PRIOR TO CONTACTING (USA).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY HEALTH STANDARDS, LAWS AND REGULATIONS.
- LOCATION AND ELEVATION OF IMPROVEMENTS SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OR DEMOLITION. CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS (POTHOLING) AND LOCATE ALL EXISTING UNDERGROUND FACILITIES WITHIN THE PROJECT AREA SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY DUE TO ACTUAL LOCATIONS OF EXISTING FACILITIES.
- IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY OWNERS PRIOR TO ANY EXCAVATION, DURING CONSTRUCTION, AND AS NEEDED.
- ALL UNDERGROUND UTILITIES WITHIN THE STREET RIGHT-OF-WAY SHALL BE CONSTRUCTED, CONNECTED, AND TESTED PRIOR TO CONSTRUCTION OF BERM, CURB, CROSS GUTTER, AND PAVING.
- THE CONTRACTOR SHALL PROTECT EXISTING LANDSCAPING AND IMPROVEMENTS REMAINING IN PLACE AND THAT ARE NOT CALLED OUT TO BE REMOVED OR ALTERED ON THESE PLAN. EXCEPT WHEN WORK IS BEING DONE ON DRIVEWAYS, THE CONTRACTOR SHALL MAINTAIN ACCESS TO PRIVATE DRIVEWAYS AT ALL TIMES.
- ALL PRIVATE IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY DESIGNATED TO BE REMOVED SHALL BE SALVAGED AND RETURNED TO THE PROPERTY OWNER. ALL PRIVATE IMPROVEMENTS OUTSIDE THE PUBLIC RIGHT OF WAY, THAT ARE NOT DESIGNATED TO BE REMOVED, THAT ARE DAMAGED DURING CONSTRUCTION OF THE PROJECT SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE CITY.
- THE CONTRACTOR SHALL MAINTAIN AN UP TO DATE SET OF AS-BUILT DRAWINGS ON WHICH ALL CHANGES OR VARIATIONS IN THE WORK, INCLUDING THE UTILITIES, ARE RECORDED. A COPY OF SAID AS-BUILT DRAWINGS SHALL BE PROVIDED TO THE CITY WHEN REQUESTED.
- MATERIAL DEBRIS SHALL NOT BE STORED OR REMAIN IN THE PUBLIC RIGHT OF WAY WITHOUT APPROVAL BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL NOTIFY IN WRITING AND OBTAIN APPROVAL OF THE CITY ENGINEER PRIOR TO MAKING CHANGES IN THE FIELD.
- NOTES AND DETAILS ON THE PLANS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES IN THE CASE OF CONFLICT.
- THE CONTRACTOR SHALL PROPERLY GRADE ALL EXCAVATED SURFACES TO PROVIDE POSITIVE DRAINAGE AND PREVENT PONDING OF WATER. UNLESS OTHERWISE NOTED IN THE PLANS THE CONTRACTOR SHALL CONTROL SURFACE WATER AND AVOID DAMAGE TO ADJOINING PROPERTIES OR TO FINISHED WORK ON THE SITE AND SHALL TAKE REMEDIAL MEASURES TO PREVENT EROSION OF TEMPORARILY GRADED AREAS UNTIL SUCH A TIME AS PERMANENT DRAINAGE AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- ALL EXCAVATIONS IN EXISTING PAVEMENT SHALL BE SAW CUT TO NEAT LINES AND AC PAVEMENT REPLACEMENT SHALL BE MADE TO THE SATISFACTION OF THE CITY ENGINEER OR HIS DULY AUTHORIZED REPRESENTATIVE.
- ALL APPROACHES TO PRIVATE DRIVEWAYS AND INTERSECTING ROADS AND STREETS SHALL BE KEPT OPEN TO TRAFFIC AT ALL TIMES, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MONUMENT OR BENCH MARK WHICH IS DISTURBED OR DESTROYED SHALL BE RE-ESTABLISHED AND REPLACED BY A CALIFORNIA REGISTERED CIVIL ENGINEER OR A CALIFORNIA LICENSED LAND SURVEYOR.
- NO CITY TREES SHALL BE REMOVED OR HARMED. TREES LOCATED WITHIN CITY STREET RIGHT-OF-WAY, ON CITY PROPERTY, OR WITHIN CITY EASEMENTS ARE REFERRED TO AS CITY TREES AND SHALL BE PROTECTED IN PLACE DURING CONSTRUCTION UNLESS SPECIFICALLY APPROVED OTHERWISE. NO GRADING, EXCAVATION, OR DISTURBANCE OF CITY TREE ROOT SYSTEMS SHALL OCCUR WITHIN THE CITY TREE DRIP LINE AREA (THE AREA FROM THE TRUNK OF A TREE TO THE OUTERMOST EDGE OF THE TREE CANOPY PROJECTION ON THE GROUND), EVEN IF APPROVED IMPROVEMENTS ARE IN CONFLICT WITH A CITY TREE, IT MUST NOT BE DISTURBED UNLESS THE PLAN IS REVISED TO ADDRESS THE TREE REMOVAL.

PUBLIC UTILITIES WITHIN THE CITY OF SAN FERNANDO:

WATER:

CITY OF SAN FERNANDO
543 GLENOAKS BLVD.
SAN FERNANDO, CA 91340
DANNY GARCIA
818 898 1293

WASTEWATER:

CITY OF SAN FERNANDO
543 GLENOAKS BLVD.
SAN FERNANDO, CA 91340
ROBERT DAVIDSON OR RICHARD DE LA PENA
818 898 1293

ELECTRICITY:

SOUTHERN CALIFORNIA EDISON COMPANY
EMERGENCY CALLS
800 611 1911

GAS:

SOUTHERN CALIFORNIA GAS COMPANY
EMERGENCY CALLS
800 427 2200

TELEPHONE:

FRONTIER
EMERGENCY CALLS
800 483 1000

CABLE:

SPECTRUM
EMERGENCY CALLS
818 700 6500

POLICE:

CITY OF SAN FERNANDO POLICE DEPT.
NON-EMERGENCY NUMBER
818 898 1267

ABBREVIATIONS:

AC	ASPHALT CONCRETE
CAB	CRUSHED AGGREGATE BASE
DIA.	DIAMETER
DTL.	DETAIL
ELEV.	ELEVATION
(E) / EX.	EXISTING
FL	FLOWLINE
MIN.	MINIMUM
MM	MILLIMETER
NO.	NUMBER
NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
N.T.S.	NOT TO SCALE
PIP	PROTECT IN PLACE
PVC	POLYVINYL CHLORIDE
SHT.	SHEET
SPEC.	SPECIFICATIONS
SPPWC	STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
STA.	STATION
STD.	STANDARD
TC	TOP OF CURB
TYP.	TYPICAL

SURVEY DATUM:

NAD83 CALIFORNIA STATE PLANES, ZONE V

BENCHMARK:

BASIS OF ELEVATIONS IS THE CITY OF LOS ANGELES CITY BENCHMARK NO. 03-02251 WITH A PUBLISHED ELEVATION OF 1059.939' (NGVD 1929). THE BENCHMARK IS LOCATED ON THE NORTHWESTERLY CURB OF BRAND BLVD SOUTHWESTERLY OF THE WESTERLY CORNER OF THE INTERSECTION OF BRAND BLVD WITH SAN FERNANDO ROAD.

LIST OF DRAWINGS		
SHEET NO.	PLAN NO.	DESCRIPTION
1	T-1	TITLE SHEET
2	G-1	HORIZONTAL CONTROL PLAN
3	G-2	STANDARD DETAILS (1 OF 2)
4	G-3	STANDARD DETAILS (2 OF 2)
5	C-1	S MACLAY AVENUE SITE IMPROVEMENT PLAN STA 5+50 TO STA 11+50
6	C-2	S MACLAY AVENUE SITE IMPROVEMENT PLAN STA 11+50 TO STA 16+25
7	C-3	S MACLAY AVENUE SITE IMPROVEMENT PLAN STA 16+25 TO STA 21+50
8	C-4	S MACLAY AVENUE SITE IMPROVEMENT PLAN STA 21+50 TO STA 26+50
9	C-5	S BRAND BLVD SITE IMPROVEMENT PLAN STA 00+00 TO STA 04+50
10	C-6	S BRAND BLVD SITE IMPROVEMENT PLAN STA 04+50 TO STA 09+50
11	C-7	PARKING LOT 4 SITE IMPROVEMENT PLAN
12	I-1	IRRIGATION NOTES
13	I-2	S MACLAY AVE IRRIGATION PLAN
14	I-3	S BRAND BLVD IRRIGATION PLAN
15	I-4	S BRAND BLVD IRRIGATION PLAN
16	I-5	PARKING LOT IRRIGATION PLAN
17	I-6	PARKING LOT IRRIGATION PLAN
18	I-7	IRRIGATION DETAILS
19	I-8	IRRIGATION DETAILS
20	L-1	PLANTING PLAN AT BULB-OUTS
21	L-2	S BRAND BLVD IRRIGATION PLAN
22	L-3	PLANTING PLAN AT BULB-OUTS
23	L-4	PLANTING PLAN AT PARKING LOT
24	L-5	PLANTING PLANS AT S. MACLAY
25	L-6	PLANTING PLANS AT S. MACLAY
26	L-7	PLANTING PLANS AT S. MACLAY
27	L-8	PLANTING PALETTE AT S. MACLAY



LEGEND

	FENCE
	RETAINING WALL WITH FENCE
	RETAINING WALL
	TREE
	SIGN
	GATE
	ACCESSIBLE PARKING SYMBOL
	FLAG POLE
	POWER POLE
	GUY WIRE
	STREET LIGHT
	TRAFFIC SIGNAL
	FIRE HYDRANT
	MANHOLE
	METER
	CATCH BASIN
	VALVE
	UTILITY BOX
	UNIDENTIFIED OBJECT
	SPOT ELEVATION
	STORMWATER FLOW ARROW
	EDISON U.G.
	GAS MAIN
	SANITARY SEWER
	TELEPHONE U.G.
	WATER MAIN

RIGHT-OF-WAY NOTES:

- NO ACCESS OR WORK SHALL BE PERFORMED WITHIN THE CITY RIGHT-OF-WAY WITHOUT THE FULL KNOWLEDGE OF THE CITY ENGINEER WHO SHALL BE GIVEN NOT LESS THAN 48 HOURS ADVANCE NOTICE OF THE INITIATION OF PERMITTED USE AS STATED ON THE PERMIT.
- ALL WORK SHALL BE PERFORMED BY A CONTRACTOR POSSESSING A VALID CALIFORNIA CONTRACTOR'S LICENSE OF THE APPROPRIATE CLASS.
- ALL TRAFFIC CONTROL WITHIN THE CONSTRUCTION AREA SHALL BE SUBJECT TO AN APPROVED TRAFFIC CONTROL PLAN AND SHALL BE FLAGGED AND BARRICADED TO THE SATISFACTION OF THE CITY ENGINEER IN COMPLIANCE WITH THE "WORK AREA TRAFFIC CONTROL HANDBOOK", LATEST EDITION PUBLISHED BY BUILDING NEWS, INC. IN THE EVENT THAT THE INSPECTOR DETERMINES PROPER TRAFFIC CONTROL IS NOT IN PLACE, ALL WORK SHALL CEASE AND CONTRACTOR AUTHORIZES THE DIRECTOR OF PUBLIC WORKS OR HIS DULY AUTHORIZED REPRESENTATIVE TO ORDER, ON THE RENTAL BASIS, SUCH TRAFFIC CONTROL DEVICES AS SHALL BE NECESSARY AND PROPER TO PROTECT THE PUBLIC SAFETY AND FURTHER AGREES TO PAY ANY AND ALL COSTS AND CHARGES THAT THE CITY MAY INCUR IN PROVIDING SAID TRAFFIC CONTROL.
- WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY SPECIFICATIONS AND APPROVED PLANS, SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER OR HIS DULY AUTHORIZED REPRESENTATIVE. CERTIFICATION FOR ALL MATERIALS AND WORK, INCLUDING COMPACTION TESTS, SHALL BE FURNISHED BY THE APPLICANT UPON REQUEST BY THE CITY ENGINEER. CERTIFICATION SHALL BE MADE BY A CERTIFIED TESTING AGENCY OR FIRM ACCEPTABLE TO THE CITY.
- NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY IS PERMITTED ON SATURDAYS, SUNDAYS, OR HOLIDAYS. ANY DEVIATION FROM THE WORK SCHEDULE PRESENTED IN THESE CONDITIONS MUST RECEIVE PRIOR, WRITTEN APPROVAL OF THE CITY ENGINEER OR HIS DULY AUTHORIZED REPRESENTATIVE.
- NO WORK ON ANY PUBLIC ROADWAY, EXCLUDING PRIME ARTERIALS AND MAJOR ROADS, SHALL BE STARTED BEFORE 7:30 A.M. OR CONTINUE AFTER 5:00 P.M. ON WEEKDAYS.
- NO WORK SHALL BEGIN BEFORE 9:00 A.M. OR CONTINUE AFTER 3:00 P.M. ON PRIME ARTERIALS AND OTHER MAJOR ROADS, UNLESS AUTHORIZED ON THE PERMIT BY THE CITY ENGINEER. ALL WORK ON PRIME ARTERIALS AND OTHER MAJOR ROADS, ALL AS SHOWN ON THE CIRCULATION ELEMENT OF THE CITY'S GENERAL PLAN, WILL REQUIRE A TRAFFIC CONTROL PLAN ACCEPTABLE TO THE CITY ENGINEER.
- THE ROADWAY SHALL BE CLEAN AND FREE OF ALL OBSTRUCTIONS AND COMPLETELY OPEN TO TRAFFIC AT THE END OF EACH WORKING DAY. (NO LATER THAN 3:00 P.M. ON MAJOR ROADS, DEFINED HEREIN.)
- TWO-WAY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES. MINIMUM TRAVEL LANE WIDTH FOR MOTOR VEHICLES SHALL BE 12 FEET. IF STREET WIDTH PREVENTS MAINTAINING TWO-WAY TRAFFIC, PERMITTEE AND DIRECTOR OF PUBLIC WORKS SHALL AGREE ON AN ADEQUATE TRAFFIC CONTROL PLAN PRIOR TO STARTING WORK, WHICH SHALL INCLUDE THE USE OF A FULL-TIME FLAGMAN.
- OPEN TRENCH MUST BE BACKFILLED AND CAPPED WITH AT LEAST 2" OF COLD MIX ASPHALT OR METAL PLATED ACCORDING TO CITY SPECIFICATIONS DURING NON-WORKING HOURS. METAL PLATES ARE REQUIRED TO BE FLUSH WITH FINISHED SURFACES WITH HAVE COLD MIX ASPHALT RAMPS ON ALL (4) SIDES AND MUST BE MAINTAINED.
- NATIVE MATERIAL MAY BE USED UPON APPROVAL OF THE CITY ENGINEER OR HIS DULY AUTHORIZED REPRESENTATIVE.
- NO TUNNELING UNDER CURB AND GUTTER OR OTHER IMPROVEMENTS SHALL BE PERMITTED. IMPROVEMENTS SHALL BE REMOVED AND REPLACED JOINT TO JOINT.
- TWO SACK SAND-CEMENT SLURRY MIX SHALL BE REQUIRED AS BACKFILL ON ALL LATERAL EXCAVATIONS WITHIN PRIME ARTERIALS, MAJOR ROADS AND COLLECTORS AS WELL AS ALL LOCATIONS WHERE THE INSPECTOR DEEMS THE NATIVE MATERIAL TO BE UNACCEPTABLE FOR USE AS BACKFILL.
- CARE SHALL BE EXERCISED TO PREVENT WATER, SOIL AND DEBRIS FROM DEPOSITING IN GUTTERS, STREETS AND STORM DRAINS. NO WASHING OUT OF MIXERS OR CONCRETE PUMPS WILL BE ALLOWED ON CITY STREETS. VIOLATIONS WILL BE REFERRED FOR NPDES ENFORCEMENT AND PENALTIES.
- ANY ROADWAY STRIPING OR MARKINGS DAMAGED OR REMOVED DURING THE OPERATIONS OF THIS PERMIT SHALL BE MATCHED AND REPLACED BY THE APPLICANT USING THE LATEST EDITION OF STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR PAINT OR THERMOPLASTIC, ALL TO THE SATISFACTION OF THE CITY ENGINEER OR HIS DULY AUTHORIZED REPRESENTATIVE.
- ALL CONCRETE WORK SHALL BE TRANSIT MIXED AND CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, SECTION 201, AND BE APPROVED BY THE CITY ENGINEER OR HIS DULY AUTHORIZED REPRESENTATIVE.
- TRENCHING FOR INSTALLATIONS ACROSS ANY INTERSECTING ROADWAY OPEN TO TRAFFIC SHALL BE PROGRESSIVE. NOT MORE THAN HALF OF THE WIDTH OF A TRAVELED ROADWAY SHALL BE DISTURBED AT ONE TIME AND THE REMAINING WIDTH SHALL BE KEPT OPEN TO TRAFFIC BY BRIDGING OR BACKFILLING.
- WHERE STREET DIMENSIONS AND STATE DEPARTMENT OF HEALTH SERVICES REGULATIONS ALLOW, ALL PIPES AND CONDUITS LAID PARALLEL TO THE ROADWAY SHALL BE PLACED AT LEAST FIVE (5) FEET FROM THE EDGE OF THE PAVEMENT OR GRADED TRAVELED ROADWAY, UNLESS OTHERWISE AUTHORIZED IN WRITING BY THE CITY ENGINEER. THE SHALLOWEST PORTION OF ANY PIPELINE OR OTHER FACILITY SHALL BE INSTALLED NOT LESS THAN THIRTY (30) INCHES BELOW THE ROADWAY SURFACE.
- WHERE STREET DIMENSIONS AND STATE DEPARTMENT OF HEALTH SERVICES REGULATIONS ALLOW, ALL PIPES AND CONDUITS LAID PARALLEL TO EXISTING UTILITIES SHALL MAINTAIN A MINIMUM SEPARATION OF THREE (3) FEET MEASURED FROM THE NEAREST EDGE OF THE FACILITY. ANY DEVIATION FROM THIS REQUIREMENT IS NOT ALLOWED UNLESS APPROVED BY THE CITY ENGINEER OR HIS DULY AUTHORIZED REPRESENTATIVE.
- ALL EXCAVATED MATERIAL SHALL BE CAST AWAY FROM THE IMPROVED PORTION OF THE HIGHWAY. AFTER THE WORK HAS BEEN COMPLETED, ALL EXCESS MATERIAL, INCLUDING TRENCH SPOILS, SHALL BE REMOVED FROM THE RIGHT-OF-WAY. THE ROADWAY SHALL BE LEFT IN NEAT AND ORDERLY CONDITION.
- ALL ROADSIDE DRAINAGE DITCHES SHALL BE RESTORED TO TRUE GRADES AND THE INTAKE AND OUTLET ENDS AT ALL CULVERTS SHALL BE LEFT FREE FROM ALL EXCESS MATERIALS AND DEBRIS.
- ALL APPROACHES TO PRIVATE DRIVEWAYS AND INTERSECTING ROADS AND STREETS SHALL BE KEPT OPEN TO TRAFFIC AT ALL TIMES, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- CLAY AND EARTH WHICH ADHERE TO THE PAVED SURFACE OF THE ROADWAY SHALL BE REMOVED BY HAND SCRAPING, WASHING AND SWEEPING, OR BY ANY OTHER METHOD WHICH WILL LEAVE A CLEAN NON-SKID SURFACE WITHOUT IMPAIRING, DAMAGING OR LOOSENING THE SURFACE.
- PERMITTEE SHALL COMPLY WITH ANY AND ALL DIRECTIVES ISSUED BY THE CITY ENGINEER OR HIS DULY AUTHORIZED REPRESENTATIVE IN ORDER TO PREVENT DUST OR OTHER MATERIALS FROM BECOMING A NUISANCE OR ANNOYANCE.

NOTICE TO CONTRACTOR:

IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CALL THE USA UNDERGROUND ALERT FOR LOCATION OF EXISTING UNDERGROUND UTILITIES NO LESS THAN TWO DAYS NOR MORE THAN SEVEN DAYS PRIOR TO CONSTRUCTION.

811

THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY DAMAGE DONE TO EXISTING UTILITIES OR STREET IMPROVEMENTS INCLUDING CONCRETE/LANDSCAPING DURING CONSTRUCTION.



REVISIONS

NUMBER	DATE	INITIALS	APP'D.



PUBLIC WORKS DEPARTMENT

SUBMITTED BY:

(NAME)

CITY ENGINEER, RCE XXXXX

DATE



PLANS PREPARED UNDER THE SUPERVISION OF:

ARIC TORREYSON, P.E.

Plans Prepared By:

TETRA TECH
17885 VON KARSTEN AVE #500
IRVINE, CA 92614
PHONE: (949) 808-5000

DATE:

DESIGN BY: ARIC TORREYSON 5/23/2025

DRAWN BY: RYAN CHENE 5/23/2025

CHECKED BY: ARIC TORREYSON 5/23/2025

CALLES VERDES PROJECT

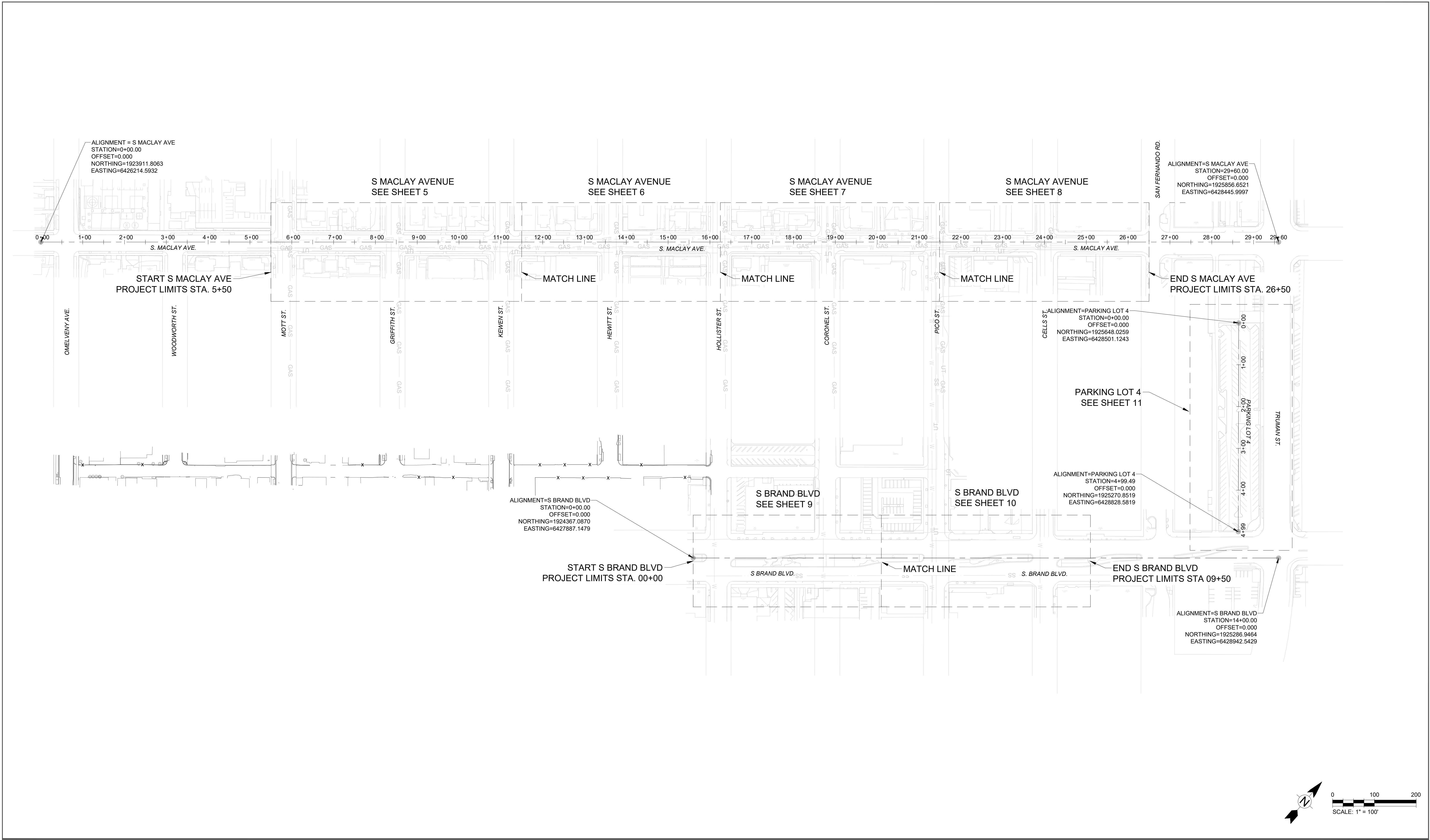
TITLE SHEET

CITY OF SAN FERNANDO

PLAN NO.

T-1

SHEET 1 OF 27





Know what's below.
Call before you dig.

R E V I S I O N S				
NUMBER	DATE	INITIALS		APPR'D.



SAN FERNANDO
PUBLIC WORKS DEPARTMENT

SUBMITTED BY:

(NAME)

CITY ENGINEER, RCE XXXXX

DATE



PLANS PREPARED UNDER THE SUPERVISION OF: DATE: DESIGN BY: ARIC TORREYSON 5/23/2025
DRAWN BY: RYAN CHENE 5/23/2025
CHECKED BY: ARIC TORREYSON 5/23/2025

Plans Prepared By:
TETRA TECH
17885 VON KARMAN AVE #500
IRVINE, CA 92614
PHONE: (949) 805-5000

ARIC TORREYSON, P.E.

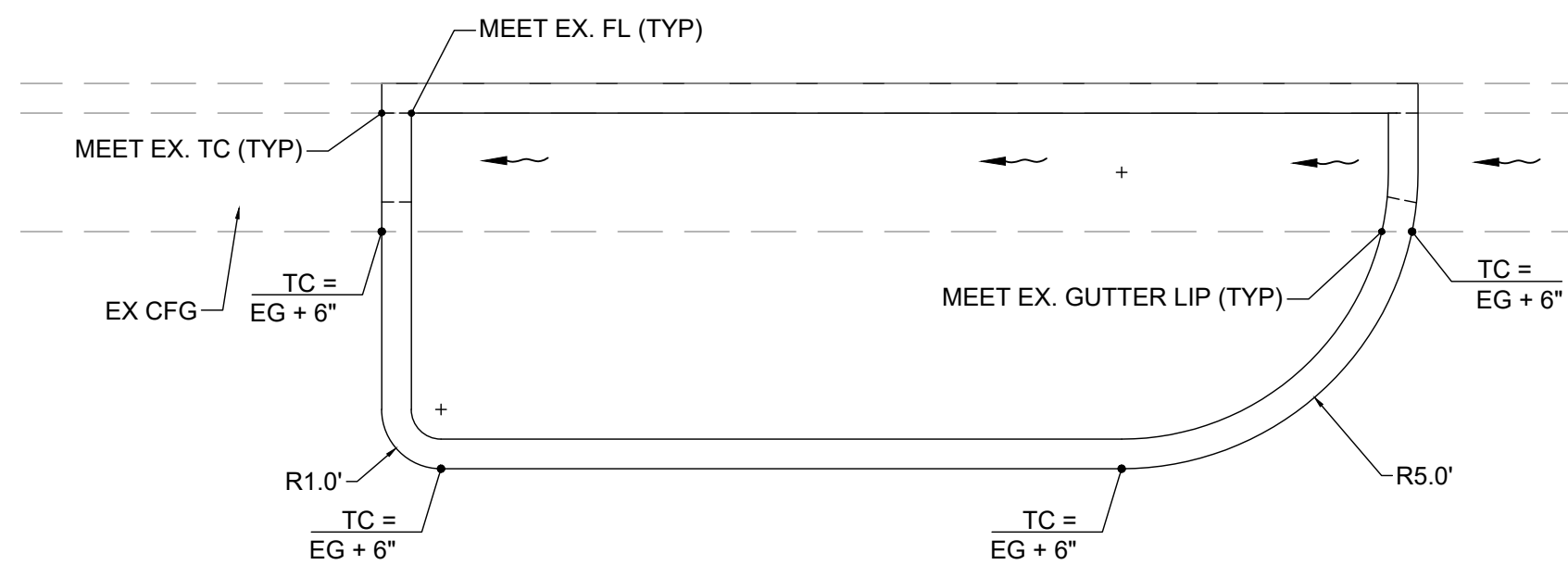
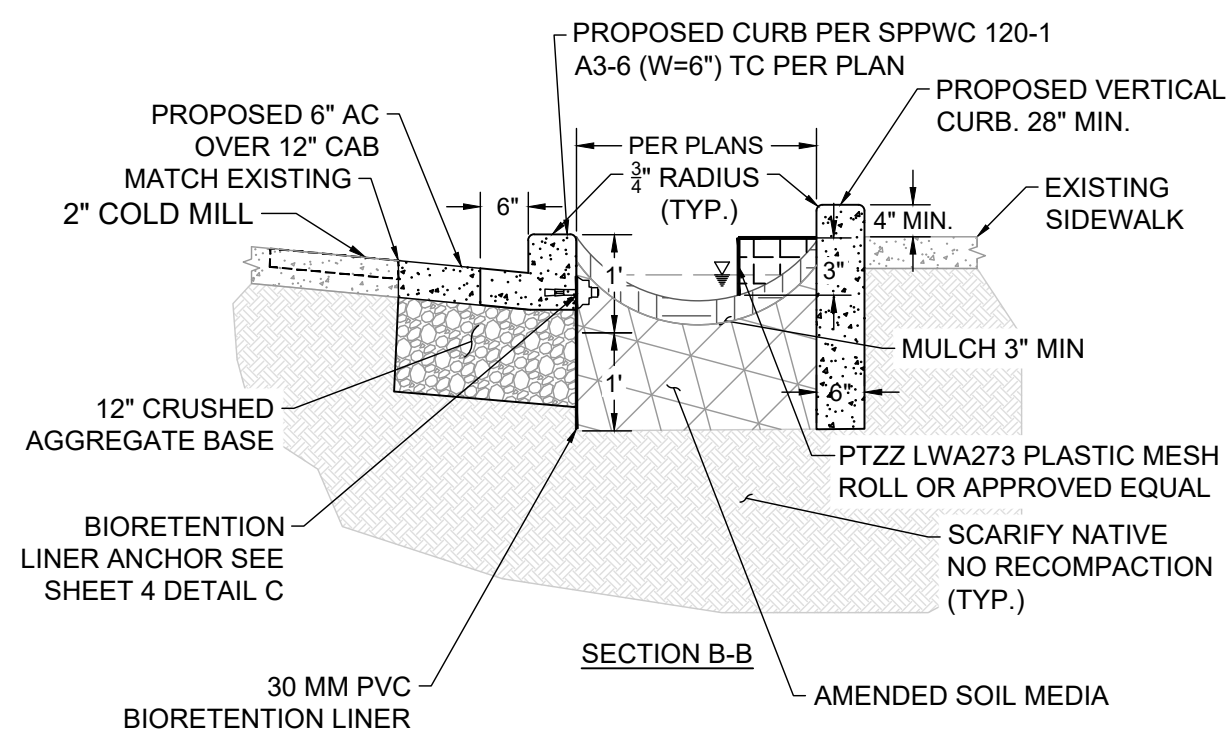
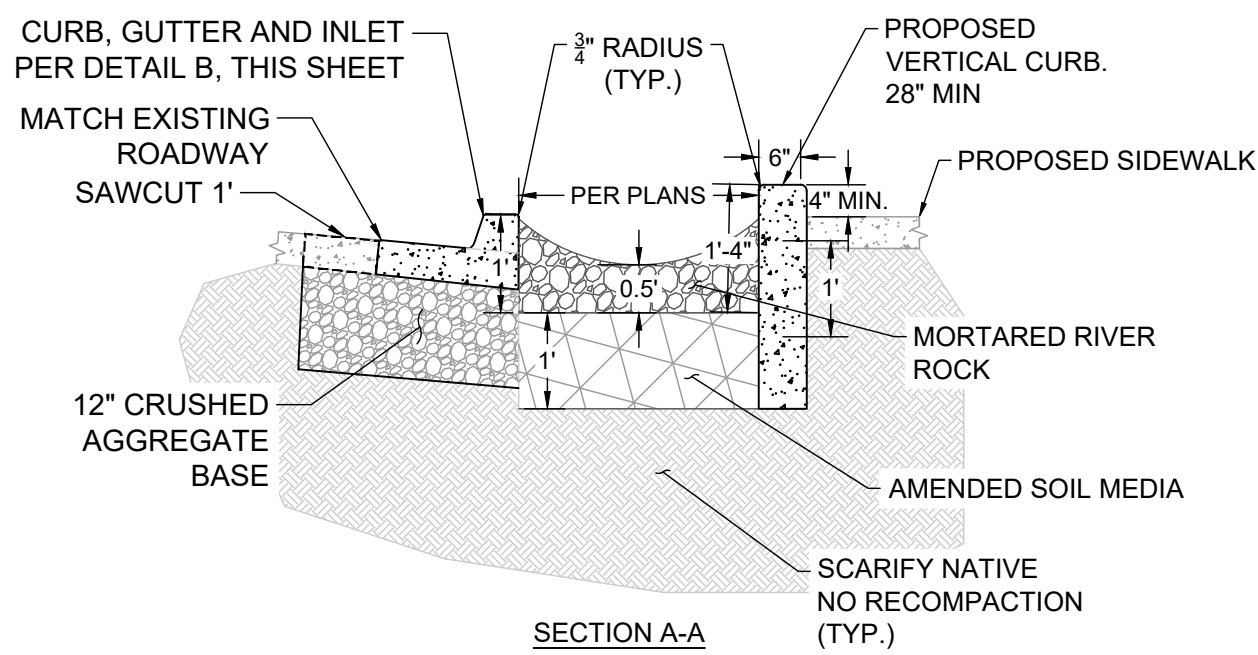
CALLES VERDES PROJECT

HORIZONTAL CONTROL PLAN

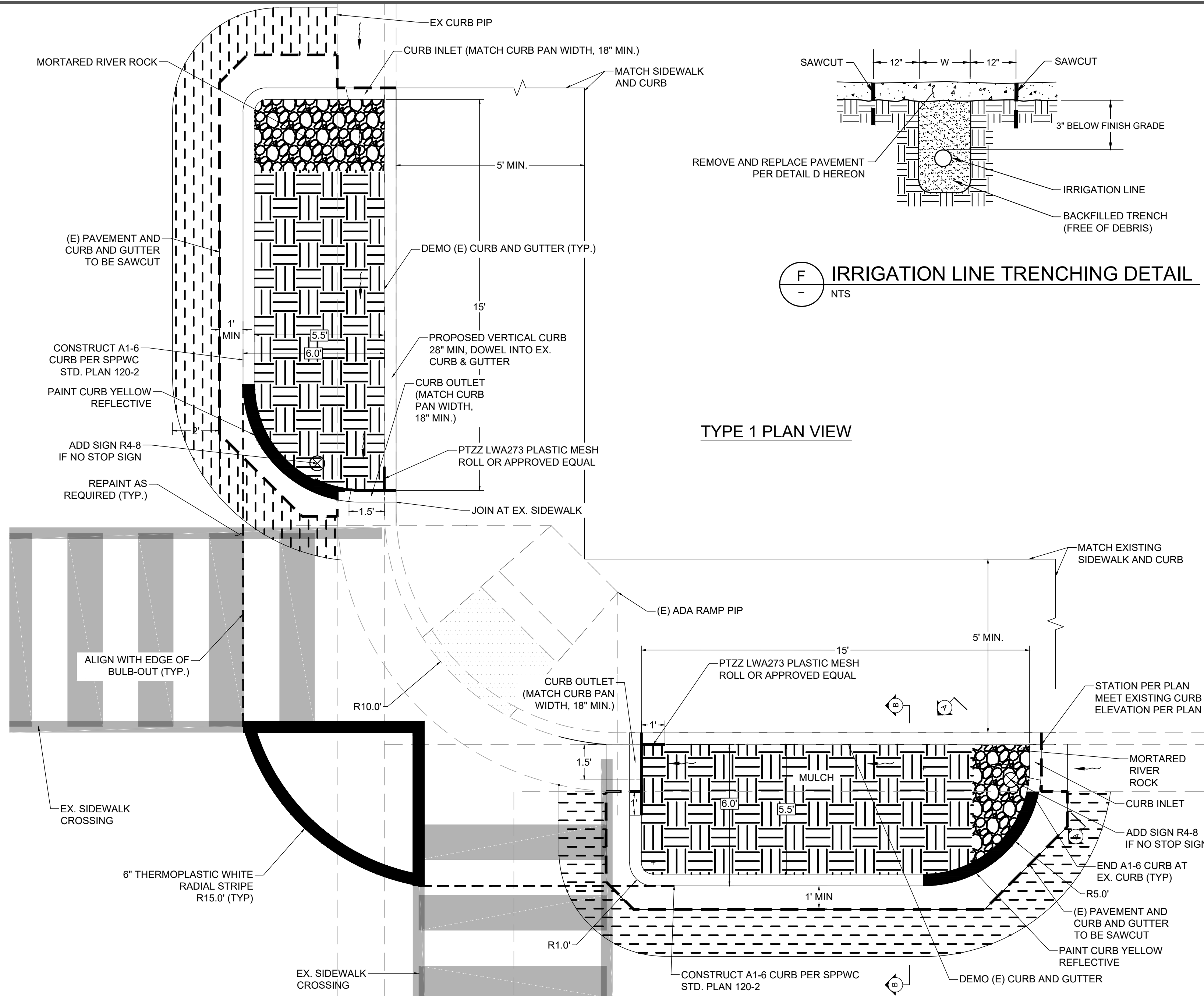
CITY OF SAN FERNANDO

PLAN NO.
G-1
SHEET 2 OF 27

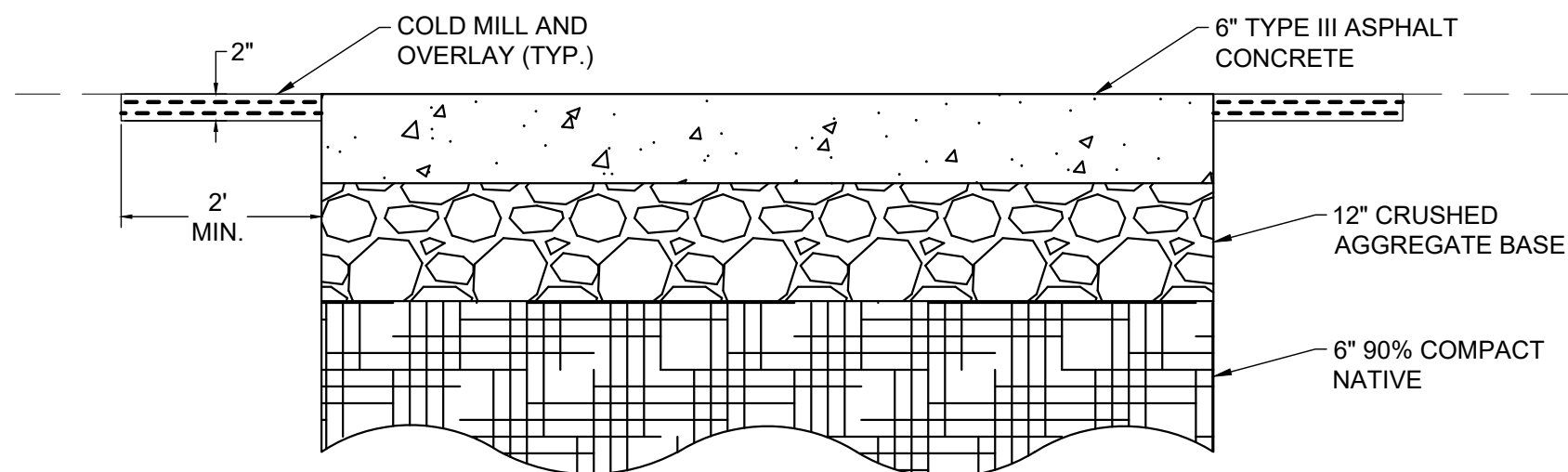
- LEGEND**
- MORTARTED RIVER ROCK
 - MULCH
 - DETECTABLE WARNING SURFACE (PER SPPWC STD 111-3)
 - SAWCUT
 - COLD MILL AND OVERLAY



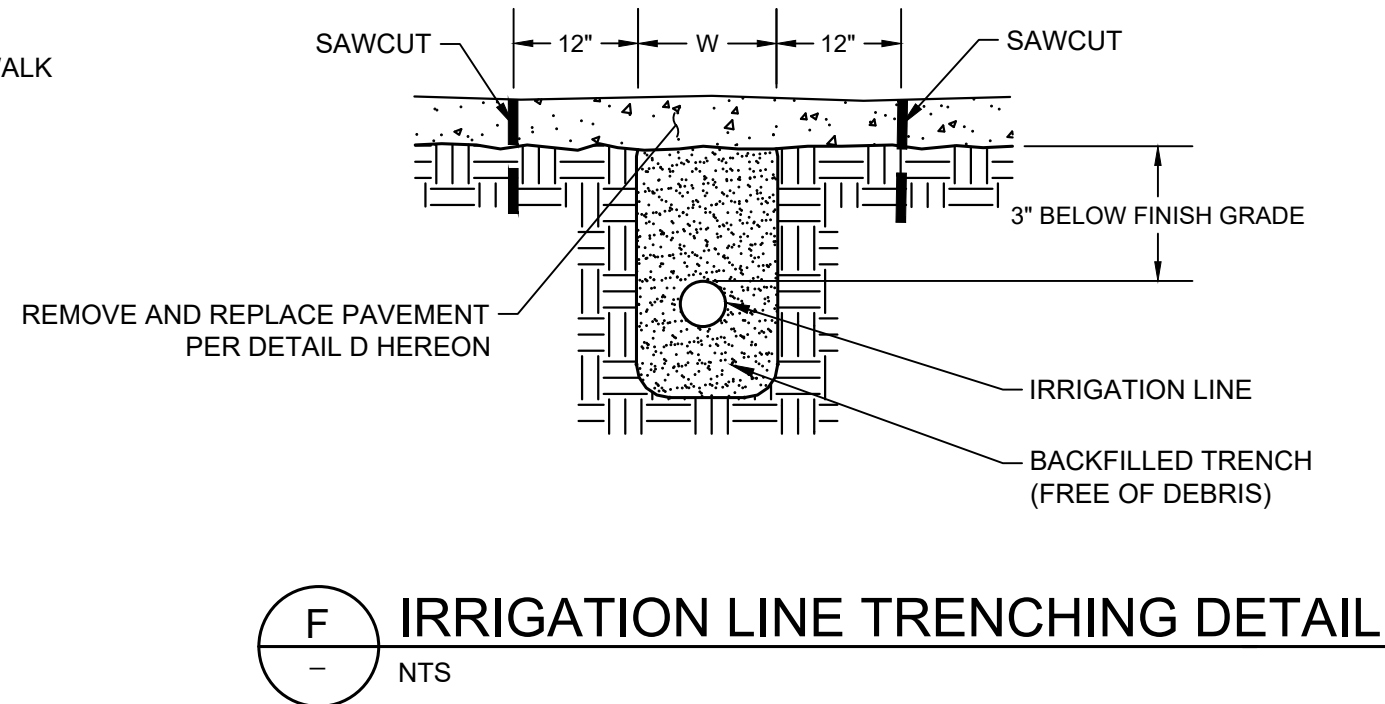
C TYPICAL CURB EXTENSION GRADING
NTS



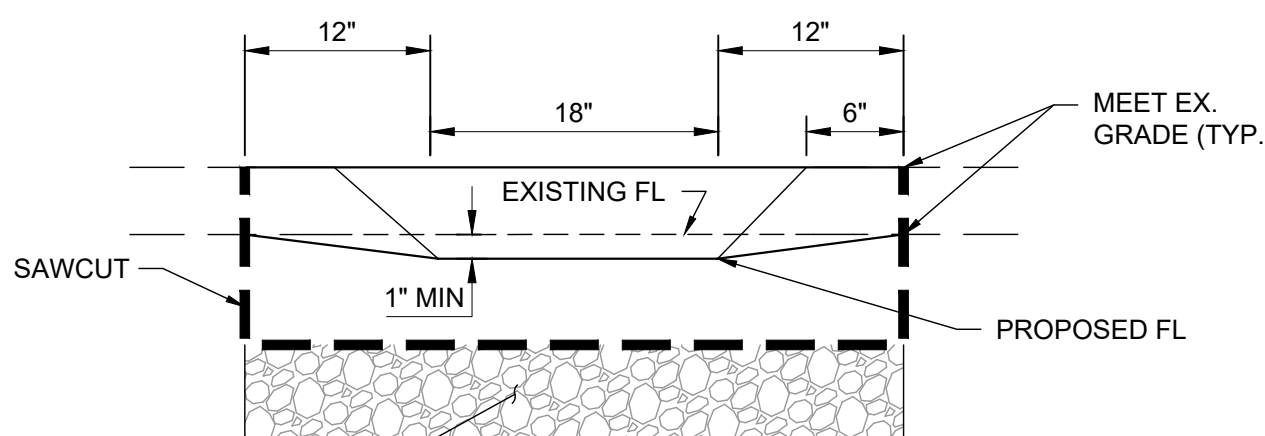
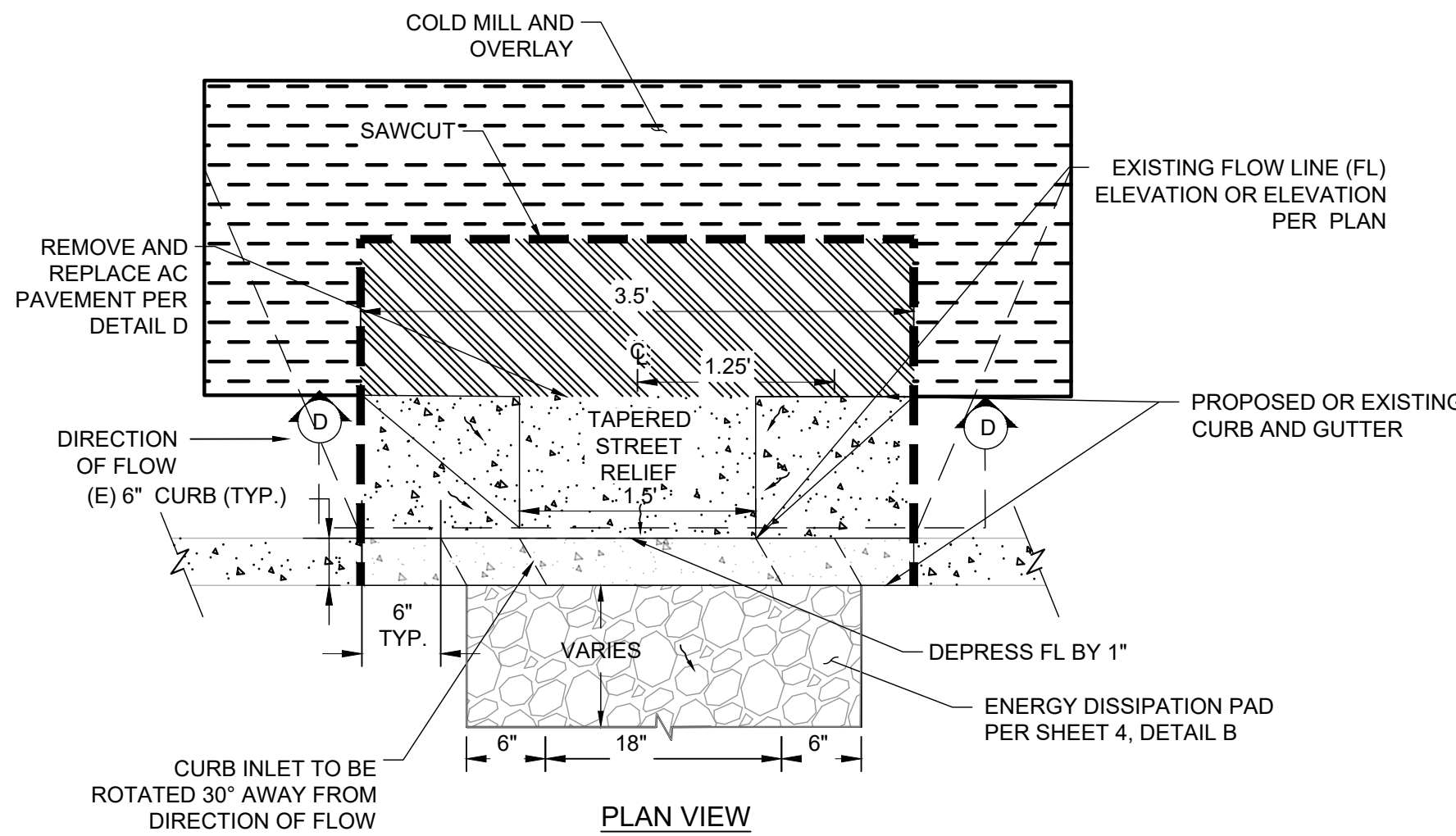
A VEGETATED CURB EXTENSION PLAN VIEW
NTS



D PAVEMENT SECTION
NTS

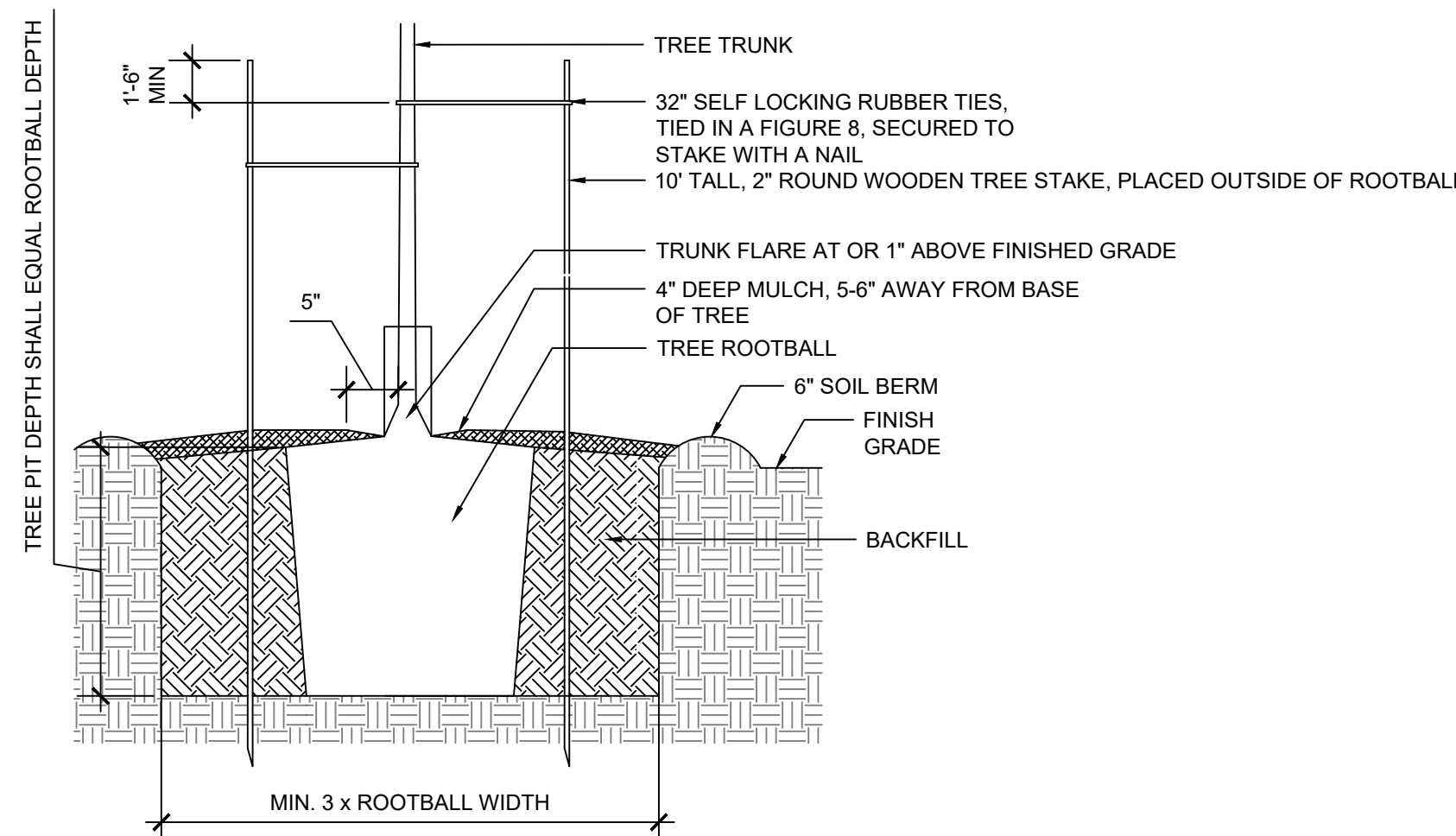


F IRRIGATION LINE TRENCHING DETAIL
NTS



B CURB CUT INLET
NTS

NOTE:
ALL EDGES TO BE
ROUNDED $\frac{3}{4}$ " RADIUS



E TREE PLANTING
NTS



Know what's below.
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REVISIONS

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(NAME)

CITY ENGINEER, RCE XXXXX

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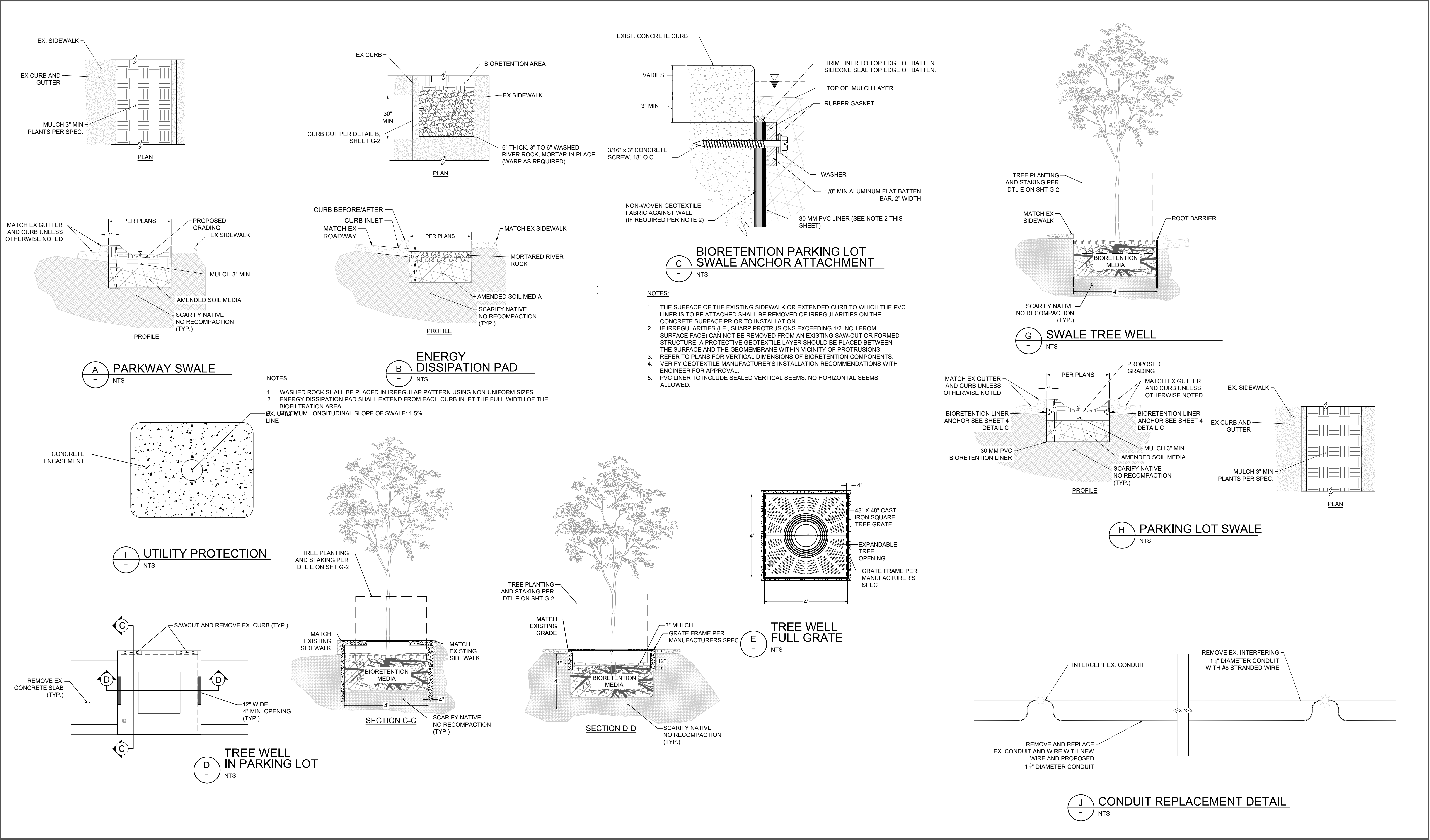
STANDARD DETAILS (1 OF 2)

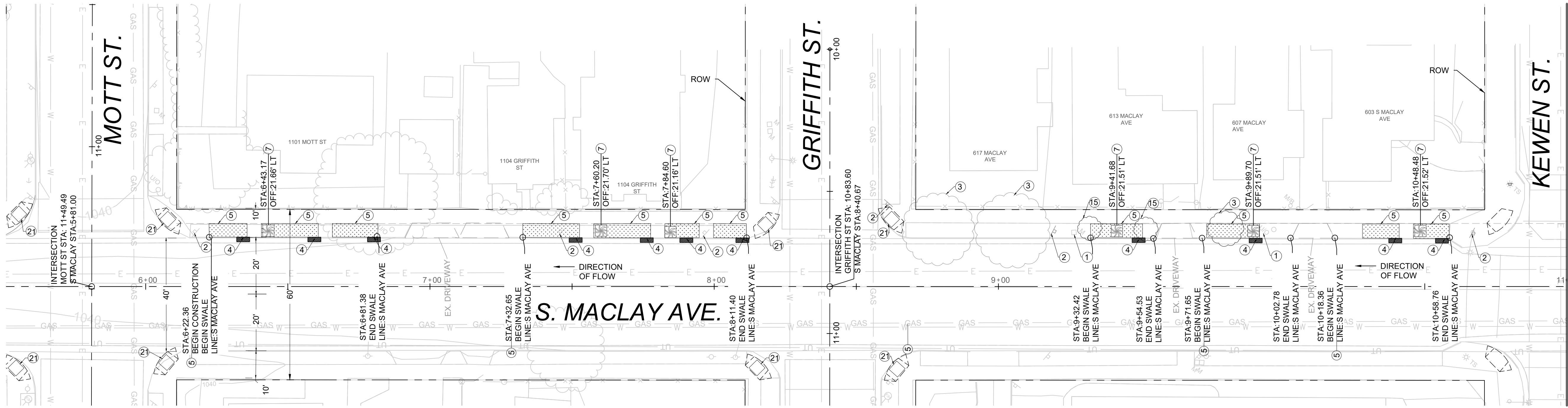
CITY OF SAN FERNANDO

PLAN NO.

G-2

SHEET 3 OF 27

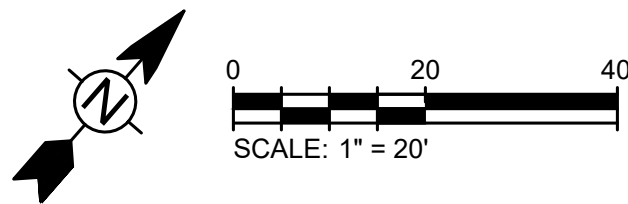
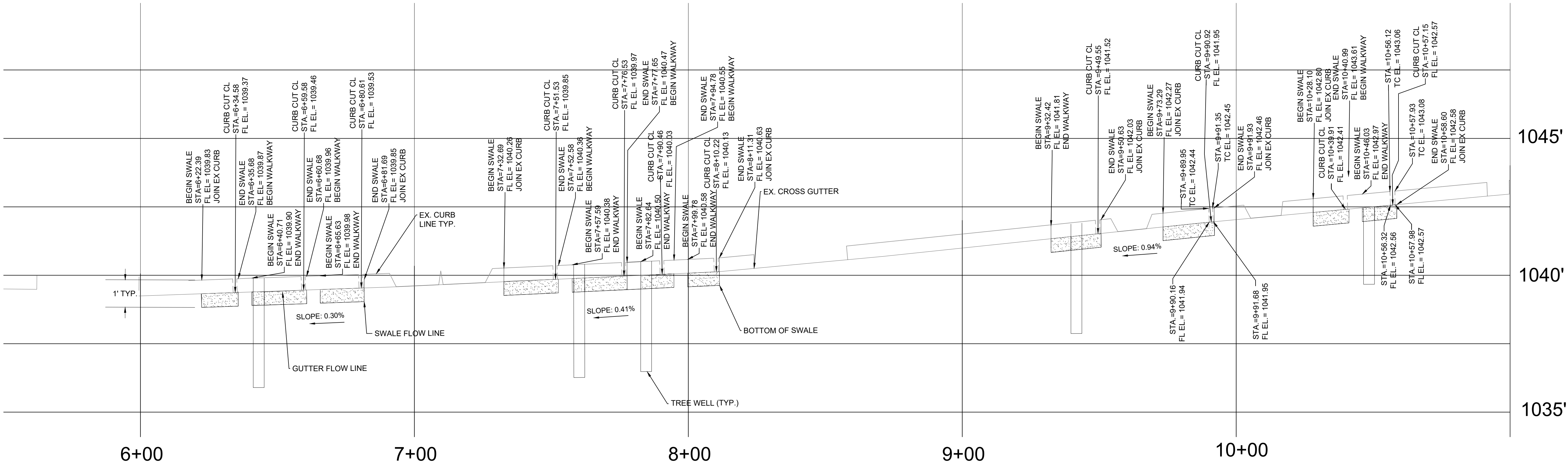




MATCH LINE - STATION 11+00
SEE SHEET C-2

CONSTRUCTION NOTES

- 1 PROTECT EX. UTILITY IN PLACE.
- 2 REMOVE AND REPLACE EX. STREET SIGN.
- 3 PROTECT EX. TREE IN PLACE.
- 4 CONSTRUCT 18" CURB CUT INLET PER DTL B ON SHT G-2.
- 5 CONSTRUCT PARKWAY SWALE PER DTL A ON SHT G-3.
- 7 CONSTRUCT SWALE TREE WELL PER DTL G ON SHT G-3.
- 15 REMOVE EX. TREE.
- 21 CONSTRUCT ADA RAMP DETECTABLE WARNING SURFACE TO EX. ADA RAMP.



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CALLES VERDES PROJECT

S MACLAY AVENUE SITE IMPROVEMENT
PLAN STA 5+50 TO STA 11+50

CITY OF SAN FERNANDO

PLAN NO.

C-1

SHEET 5 OF 27

SEE SHEET C-1
MATCH LINE - STATION 11+00

KEWEN ST.

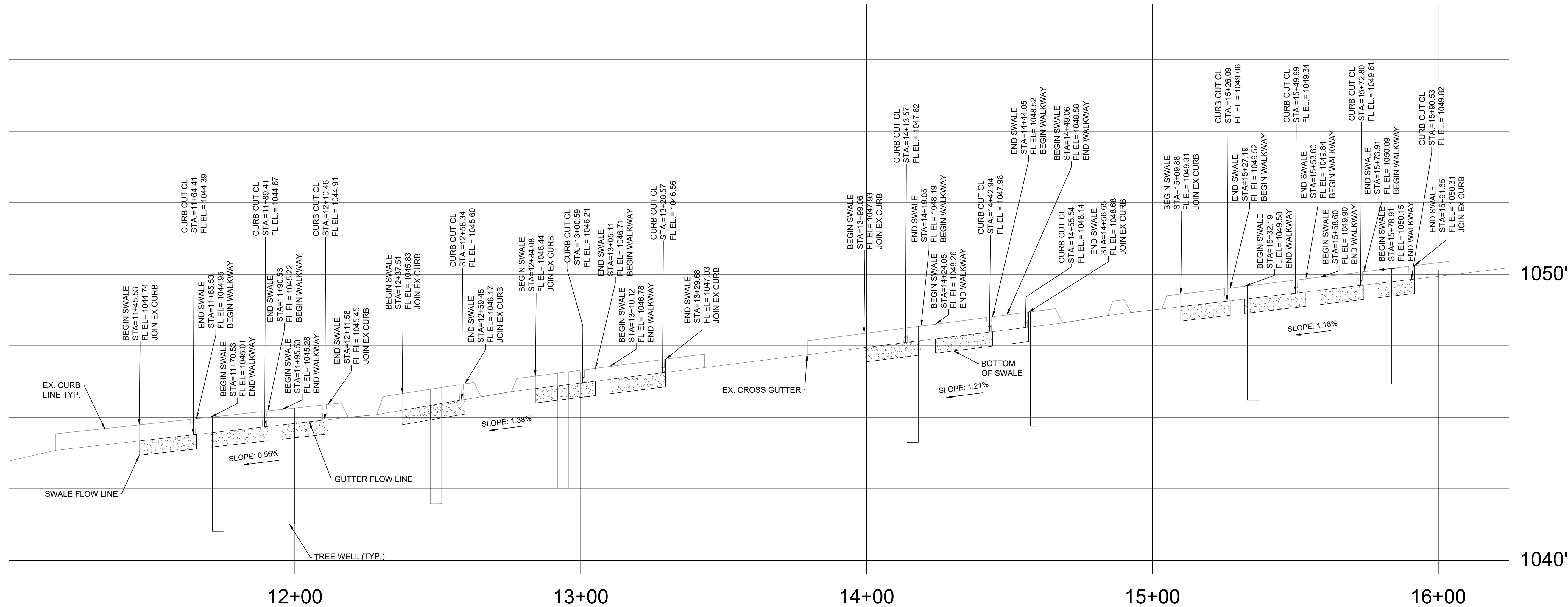
HEWITT ST.

HOLLISTER ST.

MATCH LINE - STATION 16+25
SEE SHEET C-3

CONSTRUCTION NOTES

- 1 PROTECT EX. UTILITY IN PLACE.
- 2 REMOVE AND REPLACE EX. STREET SIGN.
- 4 CONSTRUCT 18" CURB CUT INLET PER DTL B ON SHT G-2.
- 5 CONSTRUCT PARKWAY SWALE PER DTL A ON SHT G-3.
- 7 CONSTRUCT SWALE TREE WELL PER DTL G ON SHT G-3.
- 21 CONSTRUCT ADA RAMP DETECTABLE WARNING SURFACE TO EX. ADA RAMP.



Know what's below.
Call before you dig.

REVISIONS

NUMBER	DATE	INITIALS	APPR'D.



PUBLIC WORKS DEPARTMENT

SUBMITTED BY:

(NAME)

CITY ENGINEER, RCE XXXXX

DATE



PLANS PREPARED UNDER THE SUPERVISION OF:

ARIC TORREYSON, P.E.

Plans Prepared By:

TETRA TECH
17885 VON KARMAN AVE #500
IRVINE, CA 92614
PHONE: (949) 808-5000

DATE:

DESIGN BY: ARIC TORREYSON 5/23/2025
DRAWN BY: RYAN DENNE 5/23/2025
CHECKED BY: ARIC TORREYSON 5/23/2025

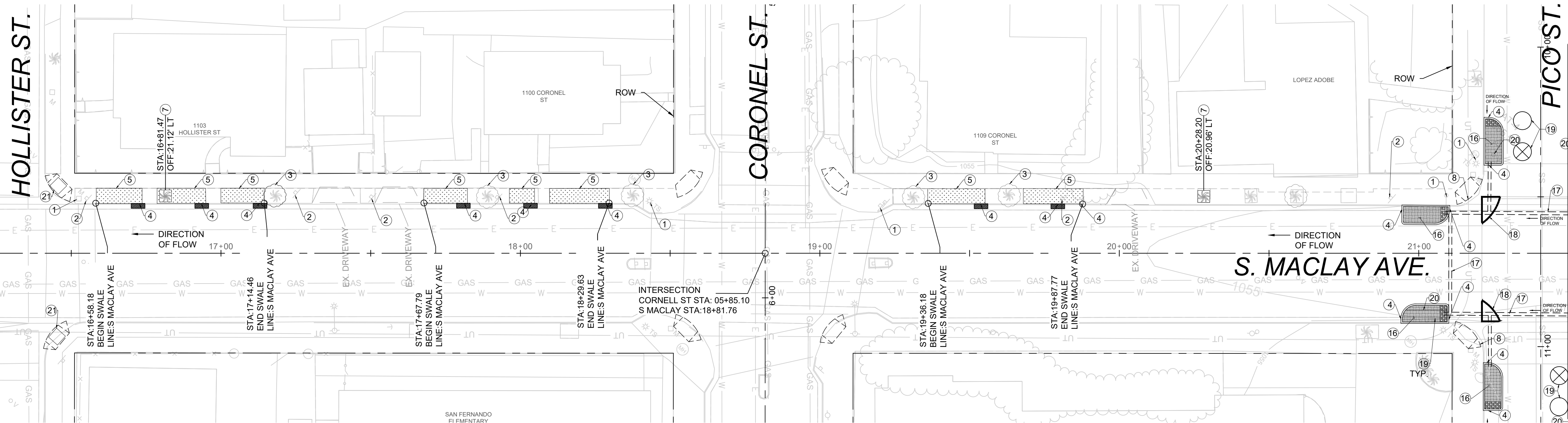
CALLES VERDES PROJECT
S MACLAY AVENUE SITE IMPROVEMENT
PLAN STA 11+50 TO STA 16+25
CITY OF SAN FERNANDO

PLAN NO.

C-2

SHEET 6 OF 27

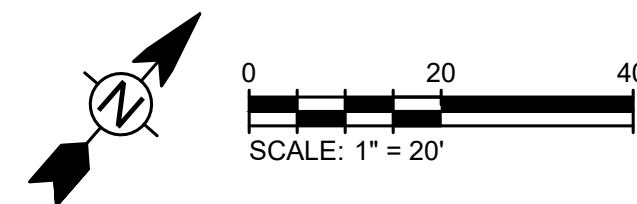
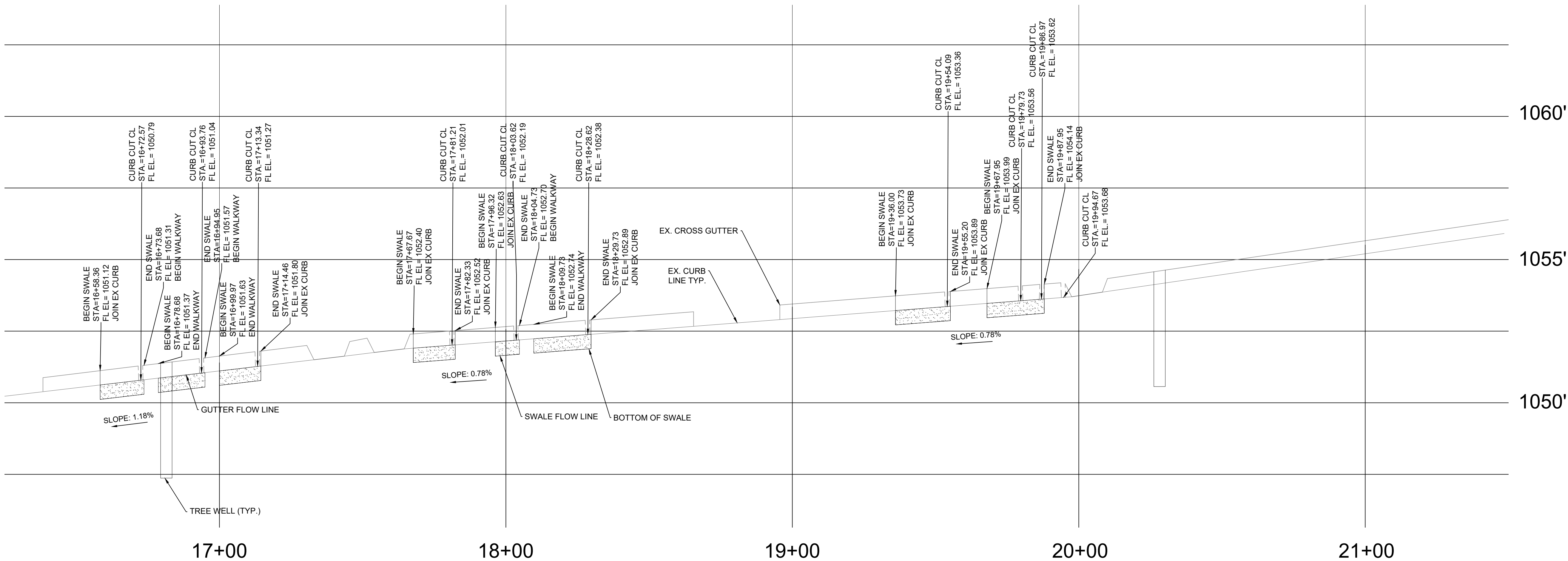
SEE SHEET C-2
MATCH LINE - STATION 16+25



CONSTRUCTION NOTES

- 1 PROTECT EX. UTILITY IN PLACE.
- 2 REMOVE AND REPLACE EX STREET SIGN.
- 3 PROTECT EX. TREE IN PLACE.
- 4 CONSTRUCT 18" CURB CUT INLET PER DTL B ON SHT G-2.
- 5 CONSTRUCT PARKWAY SWALE PER DTL A ON SHT G-3.
- 7 CONSTRUCT SWALE TREE WELL PER DTL G ON SHT G-3.
- 8 PROTECT EX. ADA RAMP IN PLACE.
- 16 CONSTRUCT VEGETATED CURB EXTENSION WITH SAWCUT PER DTL A ON SHT G-2.
- 17 TRENCH EX. AC PAVING TO INSTALL IRRIGATION LINES. REPAVE PER DETAIL F ON SHT G-2.
- 18 THERMOPLASTIC PAINTER BUFFER PER DTL A ON SHT G-2.
- 19 REPLACE TRAFFIC LOOPS, PER DTL A ON SHT C-5.
- 21 CONSTRUCT ADA RAMP DETECTABLE WARNING SURFACE TO EX. ADA RAMP.

MATCH LINE - STATION 21+50
SEE SHEET C-4



REVISIONS

NUMBER	DATE	INITIALS	APPROVED



PUBLIC WORKS DEPARTMENT

SUBMITTED BY:

(NAME)

CITY ENGINEER, RCE XXXXX

DATE



PLANS PREPARED UNDER THE SUPERVISION OF:

ARIC TORREYSON, P.E.

Plans Prepared By:

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17885 VON KARMAN AVE #500
IRVINE, CA 92614
PHONE: (949) 809-5000

DATE:

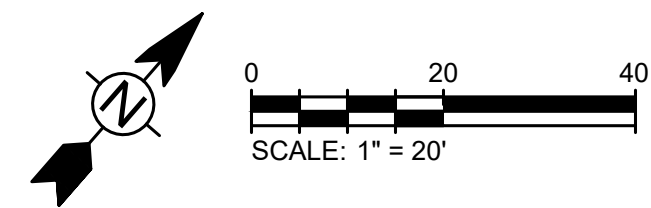
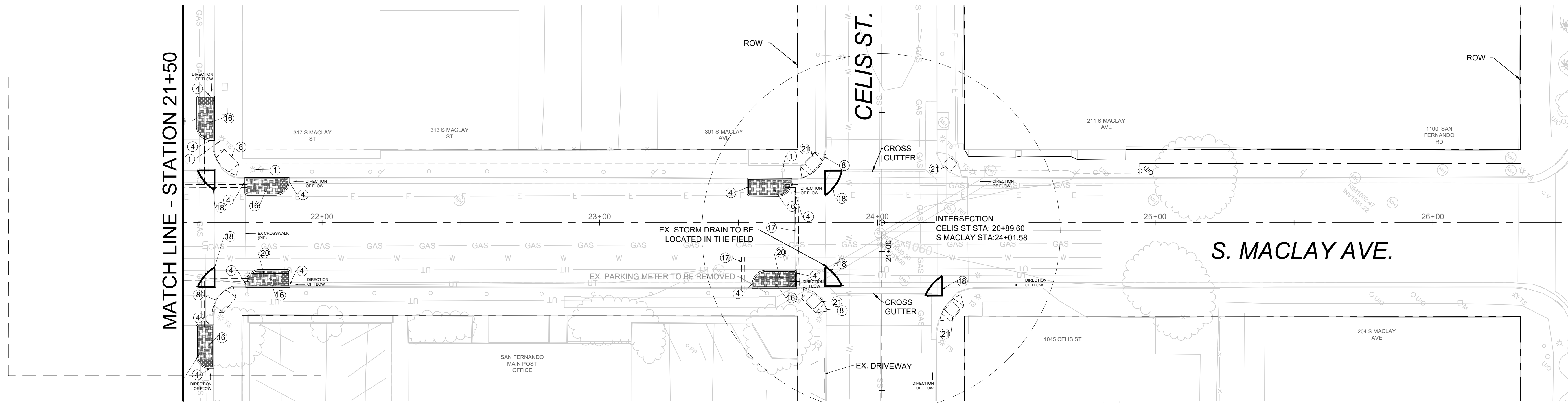
DESIGN BY: ARIC TORREYSON 5/23/2025
DRAWN BY: RYAN CHEYNE 5/23/2025
CHECKED BY: ARIC TORREYSON 5/23/2025

CALLES VERDES PROJECT
S MACCLAY AVENUE SITE IMPROVEMENT
PLAN STA 16+25 TO STA 21+50
CITY OF SAN FERNANDO

PLAN NO.

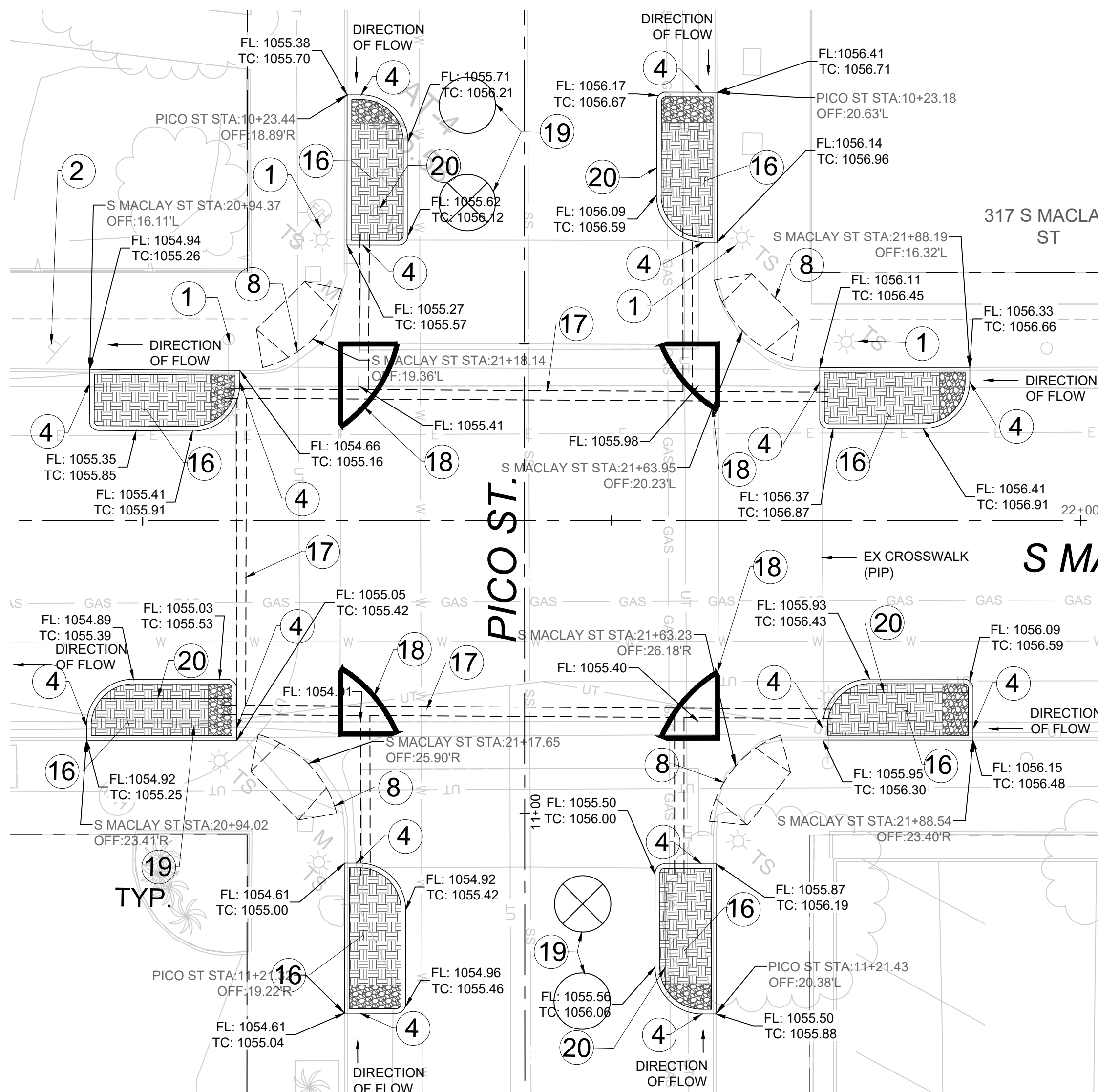
C-3

SHEET 7 OF 27

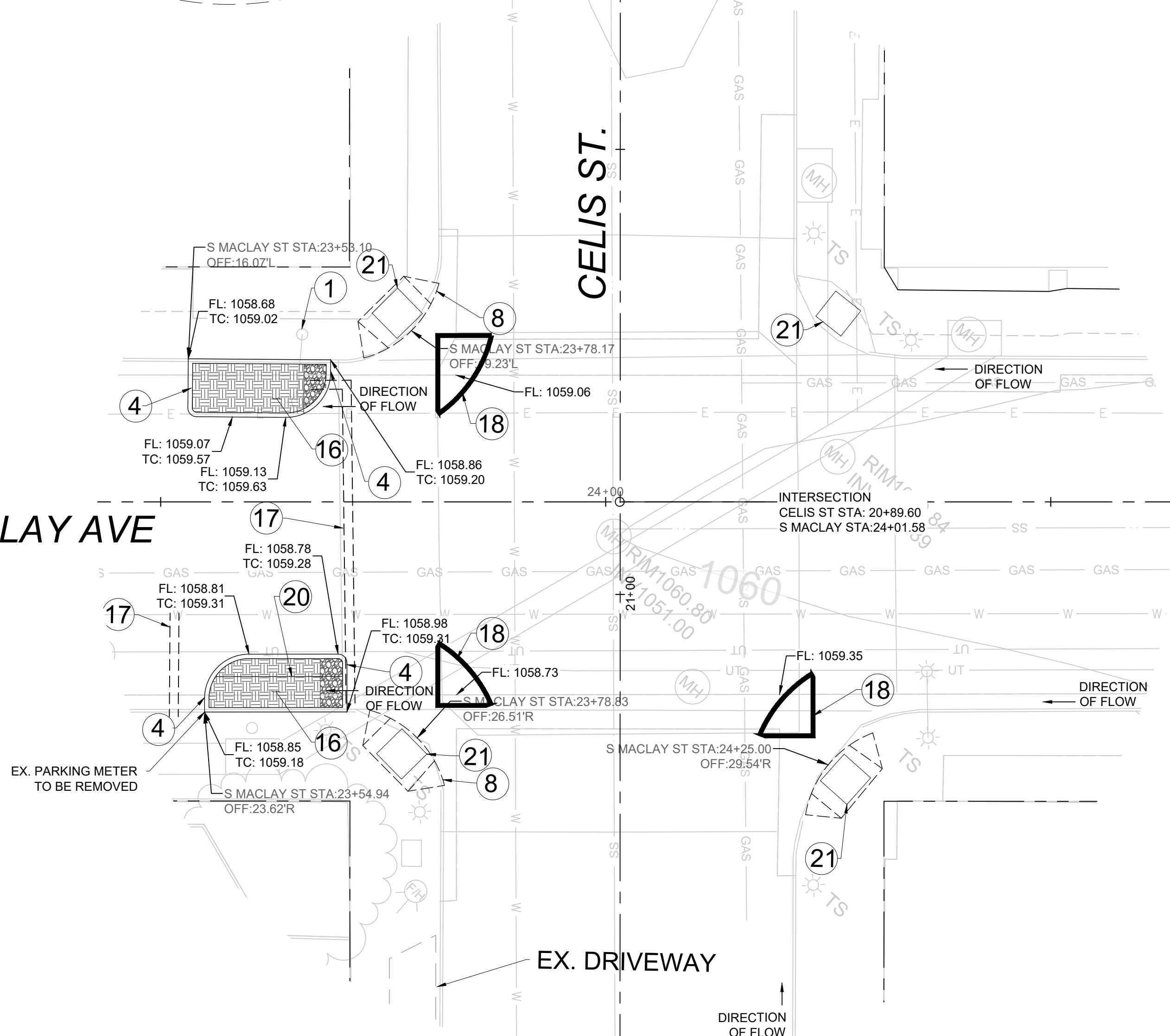


CONSTRUCTION NOTES

- 1 PROTECT EX. UTILITY IN PLACE.
- 2 REMOVE AND REPLACE EX. STREET SIGN.
- 3 PROTECT EX. TREE IN PLACE.
- 4 CONSTRUCT 18" CURB CUT INLET PER DTL B ON SHT G-2.
- 8 PROTECT EX. ADA RAMP IN PLACE.
- 16 CONSTRUCT VEGETATED CURB EXTENSION WITH SAWCUT PER DTL A ON SHT G-2.
- 17 TRENCH EX. AC PAVING TO INSTALL IRRIGATION LINES. REPAVE PER DETAIL F ON SHT G-2.
- 18 THERMOPLASTIC PAINTER BUFFER PER DTL A ON SHT G-2.
- 19 REPLACE TRAFFIC LOOPS, PER DTL A ON SHT C-5.
- 20 PROTECT EXISTING UTILITY LINES IN PLACE PER DTL I ON SHT G-3.
- 21 CONSTRUCT ADA RAMP DETECTABLE WARNING SURFACE TO EX. ADA RAMP.



STA. 21+32 - STA 22+00
1" = 10'



STA. 23+37 - STA 24+66
1" = 10'



REVISIONS				
NUMBER	DATE	INITIALS		APPROVED



SUBMITTED BY: _____
(NAME) CITY ENGINEER, RCE XXXXX DATE _____



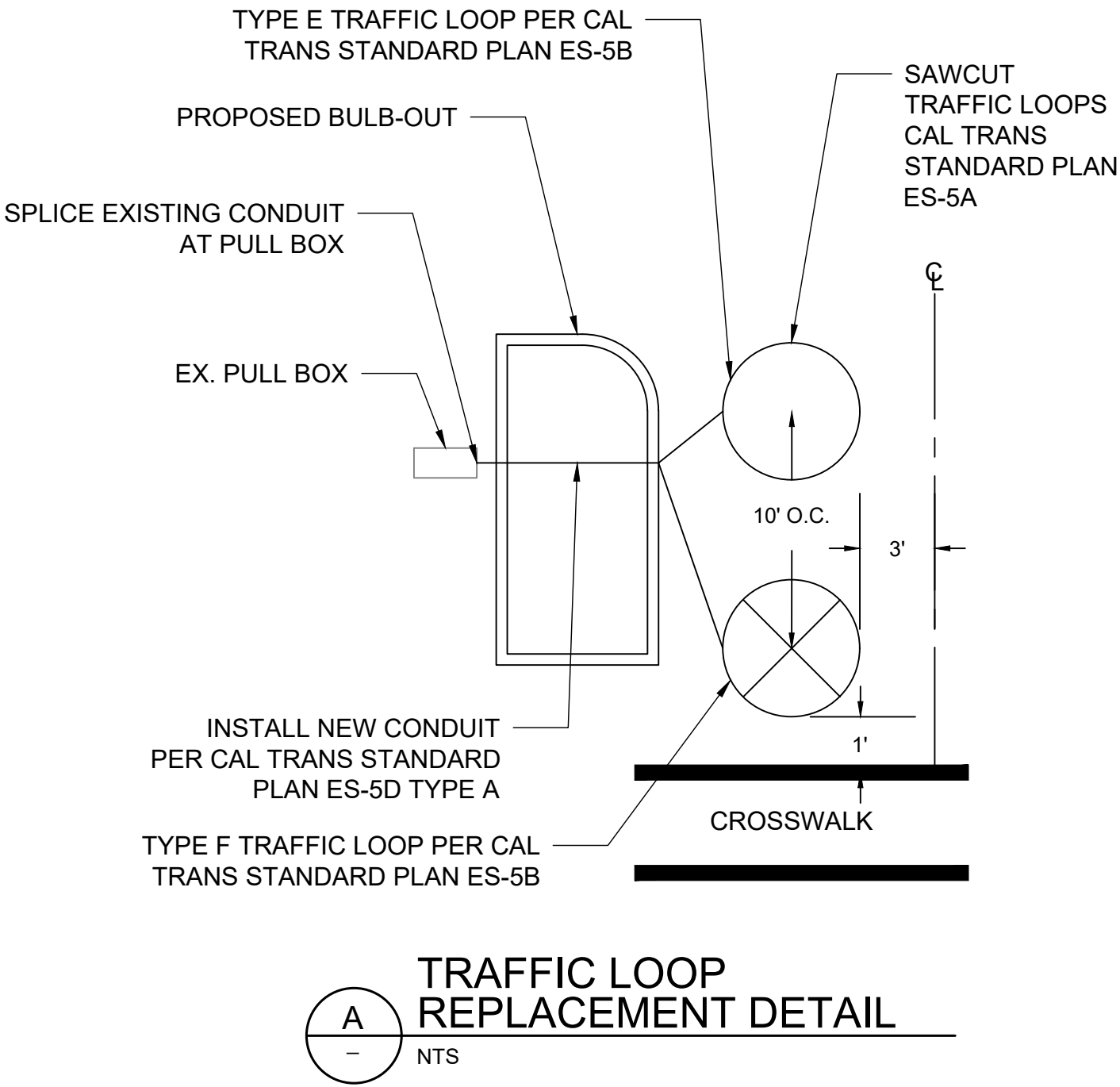
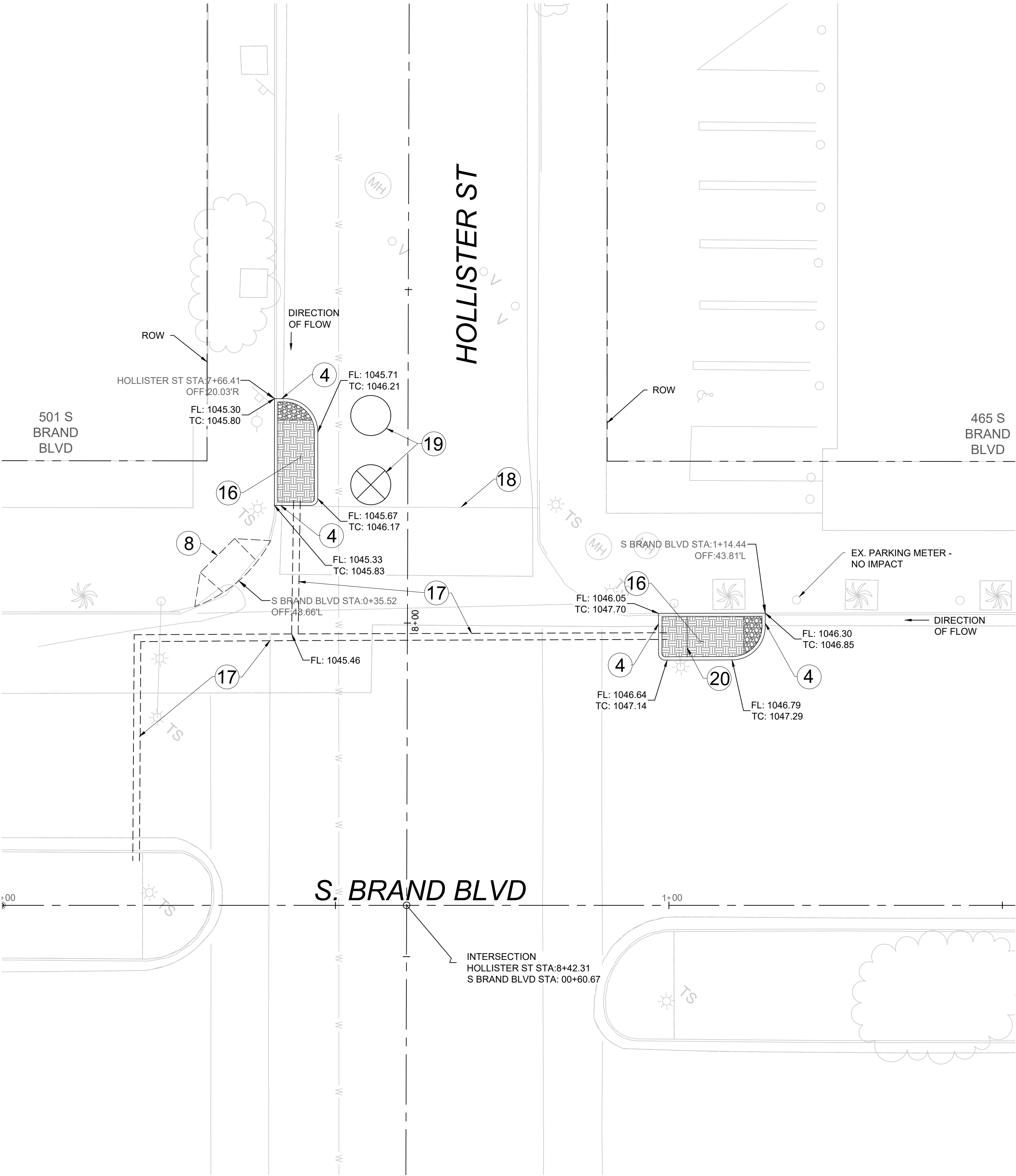
Plans Prepared By:
TETRA TECH
17885 VON KARMAN AVE #500
IRVINE, CA 92614
PHONE: (949) 809-5000
PLANS PREPARED UNDER THE SUPERVISION OF: _____ DATE: _____
DESIGN BY: ARIC TORREYSON 5/23/2025
DRAWN BY: RYAN CHENE 5/23/2025
CHECKED BY: ARIC TORREYSON 5/23/2025

CALLES VERDES PROJECT
S MACLAY AVENUE SITE IMPROVEMENT
PLAN STA 21+50 TO STA 26+50
CITY OF SAN FERNANDO

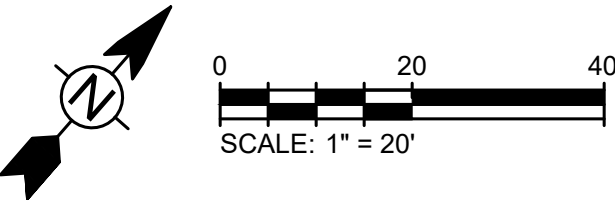
PLAN NO.
C-4
SHEET 8 OF 27

CONSTRUCTION NOTES

- 4 CONSTRUCT 18" CURB CUT INLET PER DTL B ON SHT G-2.
- 8 PROTECT EX. ADA RAMP IN PLACE.
- 16 CONSTRUCT VEGETATED CURB EXTENSION PER DTL A ON SHT G-2.
- 17 TRENCH EX. AC PAVING TO INSTALL IRRIGATION LINES PER DETAIL D ON SHT G-2.
- 18 THERMOPLASTIC PAINTER BUFFER PER DTL A ON SHT G-2.
- 19 REPLACE TRAFFIC LOOPS, PER DTL A HEREON.
- 20 PROTECT EXISTING UTILITY LINES IN PLACE PER DTL I ON SHT G-3.



STA. 00+00 - STA 01+52
1" = 10'



Know what's below.
Call before you dig.

REVISIONS

NUMBER	DATE	INITIALS	APPROVED



SAN FERNANDO
PUBLIC WORKS DEPARTMENT

SUBMITTED BY:

(NAME)

CITY ENGINEER, RCE XXXXX

DATE



PLANS PREPARED UNDER THE SUPERVISION OF:

ARIC TORREYSON, P.E.

DATE:

DESIGN BY: ARIC TORREYSON 5/23/2025
DRAWN BY: RYAN CHENIE 5/23/2025
CHECKED BY: ARIC TORREYSON 5/23/2025

Plans Prepared By:

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17885 VON KARMAN AVE #500
IRVINE, CA 92614
PHONE: (949) 809-5000

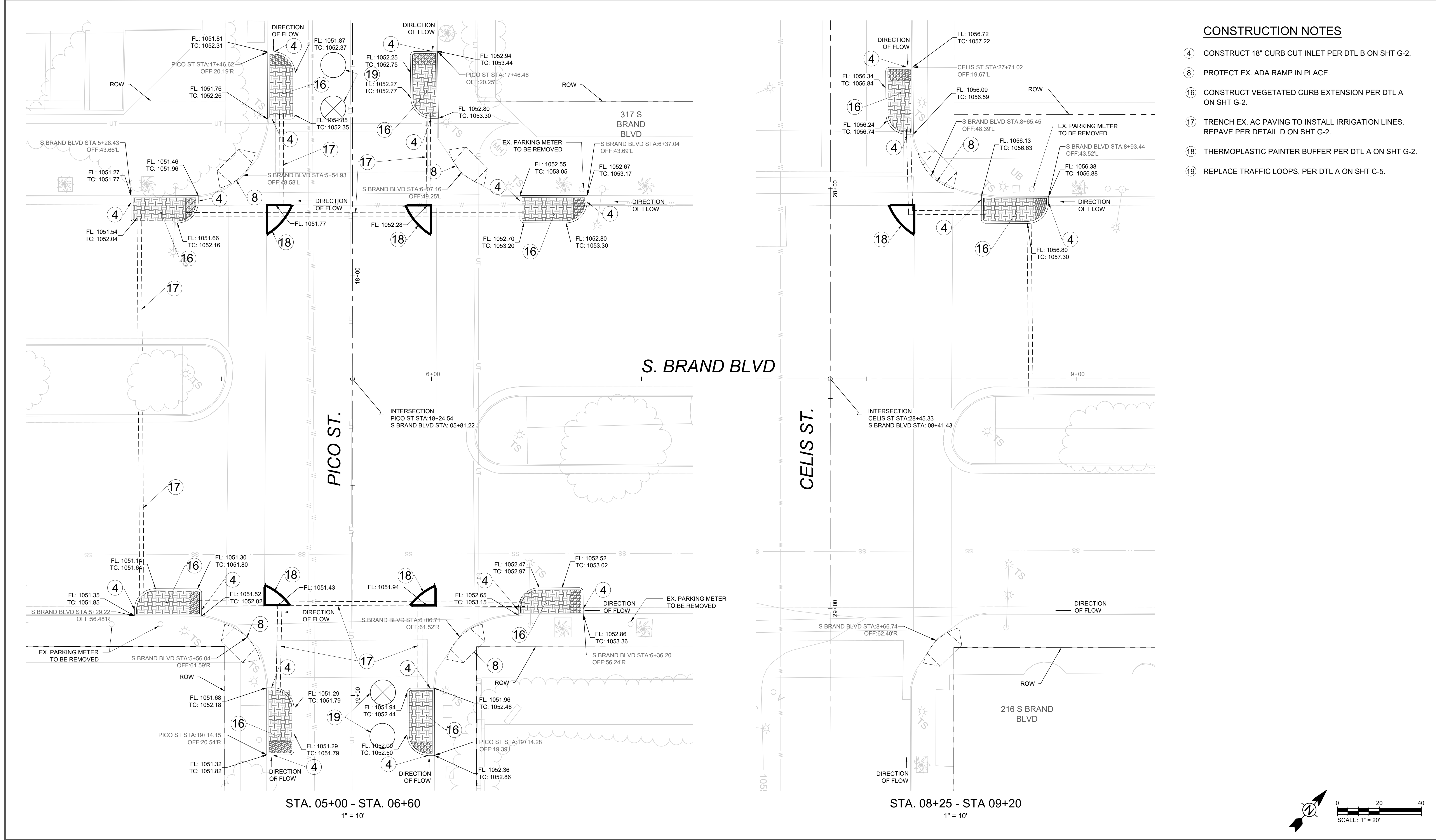
CALLES VERDES PROJECT
S BRAND BLVD SITE IMPROVEMENT PLAN
STA 00+00 TO STA 04+50

CITY OF SAN FERNANDO

PLAN NO.

C-5

SHEET 9 OF 27



CONSTRUCTION NOTES

- ④ CONSTRUCT 18" CURB CUT INLET PER DTL B ON SHT G-2.
- ⑧ PROTECT EX. ADA RAMP IN PLACE.
- ⑩ CONSTRUCT VEGETATED CURB EXTENSION PER DTL A ON SHT G-2.
- ⑪ TRENCH EX. AC PAVING TO INSTALL IRRIGATION LINES. REPAVE PER DETAIL D ON SHT G-2.
- ⑫ THERMOPLASTIC PAINTER BUFFER PER DTL A ON SHT G-2.
- ⑬ REPLACE TRAFFIC LOOPS, PER DTL A ON SHT C-5.



REVISIONS				
NUMBER	DATE	INITIALS		APP'D.

SAN FERNANDO
PUBLIC WORKS DEPARTMENT

SUBMITTED BY: _____
(NAME)

CITY ENGINEER, RCE XXXXX

DATE: _____

PLANS PREPARED UNDER THE SUPERVISION OF: _____ DATE: _____
ARIC TORREYSON, P.E.

Plans Prepared By:
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17885 VON KARMAN AVE #500
IRVINE, CA 92614
PHONE: (949) 809-5000

DESIGN BY: ARIC TORREYSON 5/23/2025
DRAWN BY: RYAN CHEYNE 5/23/2025
CHECKED BY: ARIC TORREYSON 5/23/2025

CALLES VERDES PROJECT

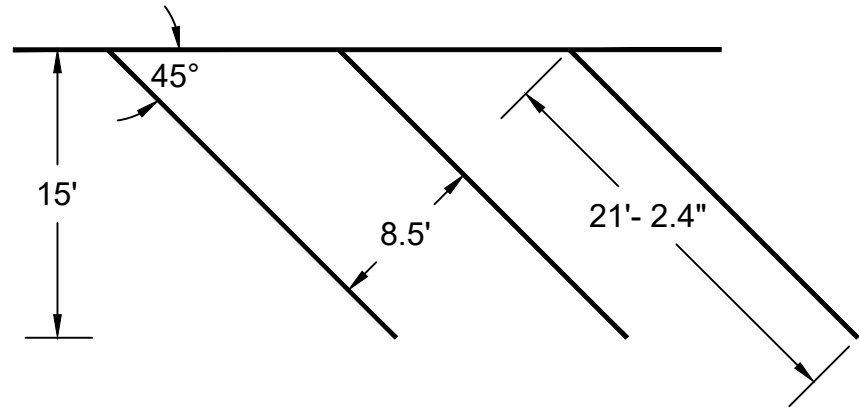
S BRAND BLVD SITE IMPROVEMENT PLAN

STA 04+50 TO STA 09+50

CITY OF SAN FERNANDO

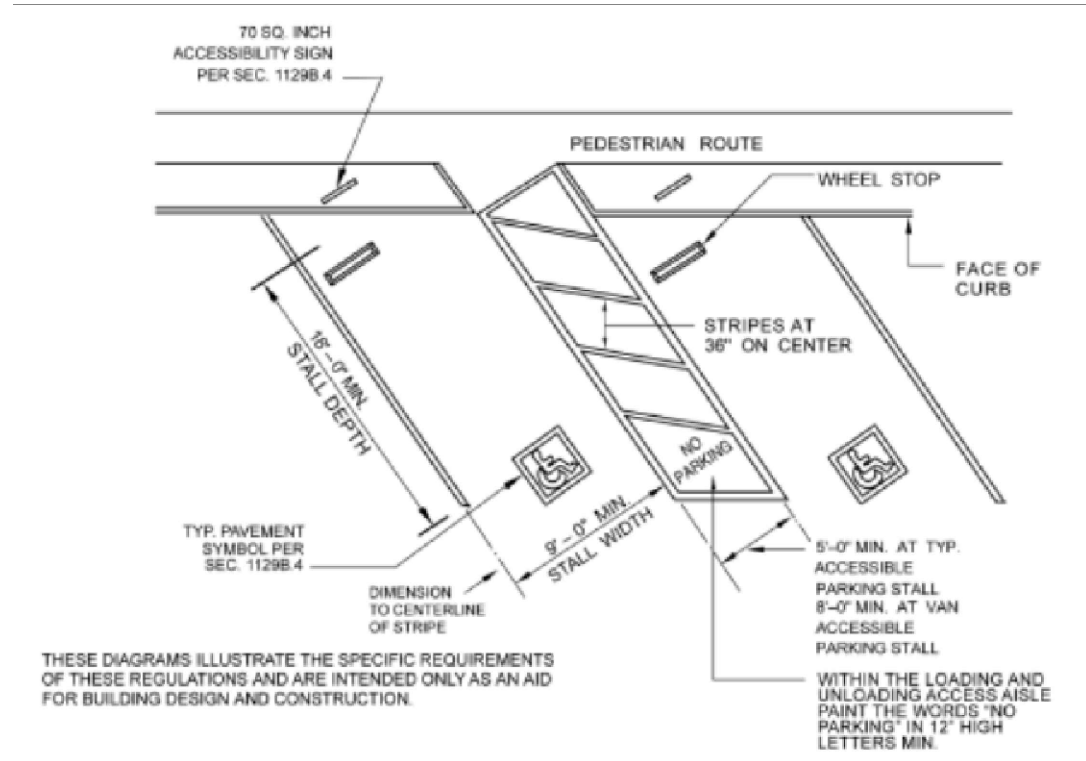
PLAN NO.
C-6

SHEET **10** OF **27**

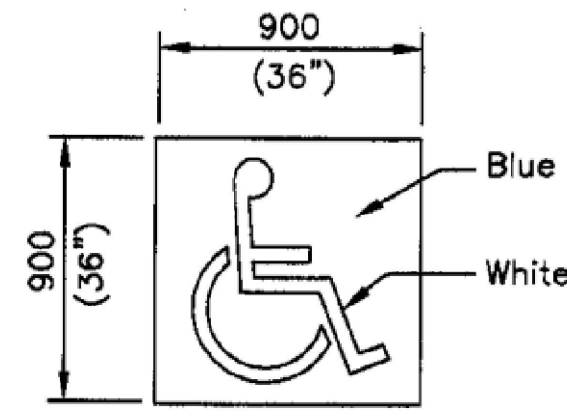


A PARKING SPACES STRIPING
NTS

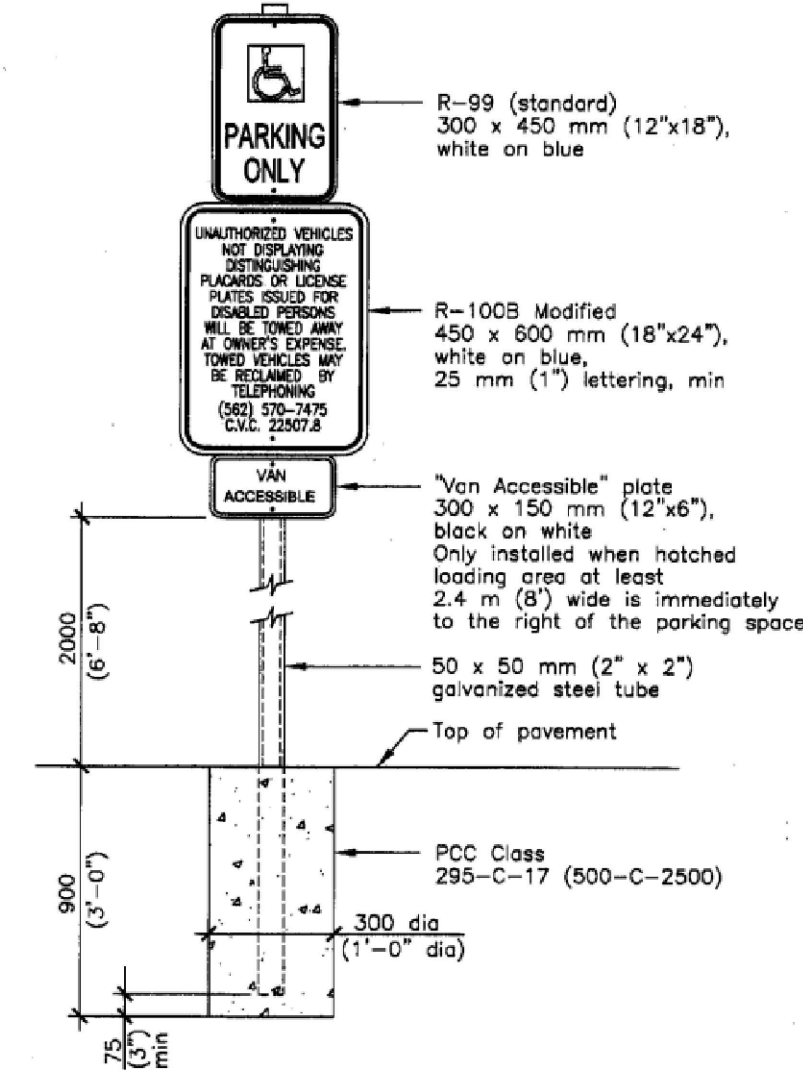
- NOTES:
1. STRIPING SHALL BE 4" WIDE WHITE NON-REFLECTORIZED PAINT, EXCEPT AS SHOWN. PAVEMENT MARKINGS SHALL ALSO BE NON-REFLECTORIZED PAINT



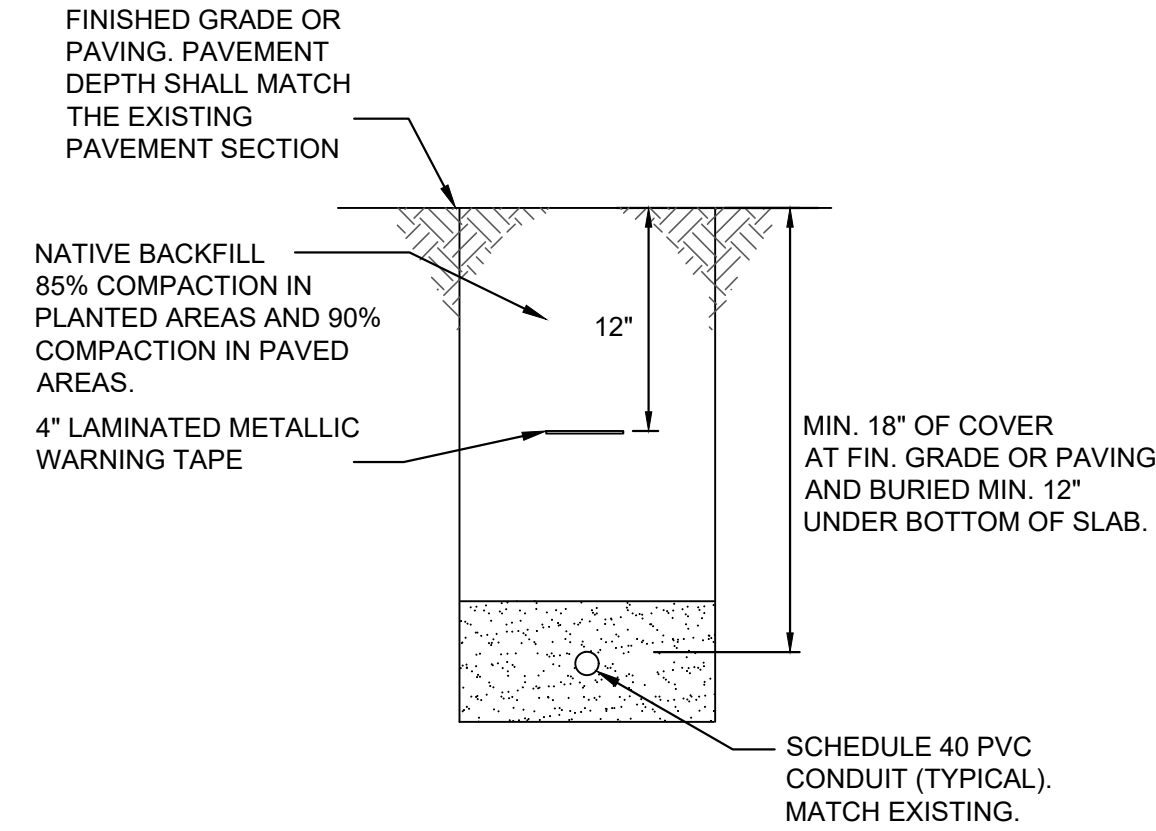
B ACCESSIBLE SPACE DETAIL
NTS



C ACCESSIBILITY SIGN AND SYMBOL
NTS



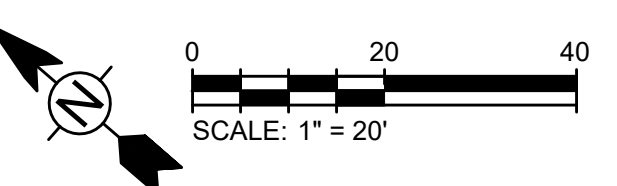
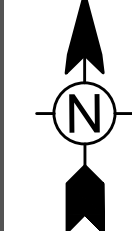
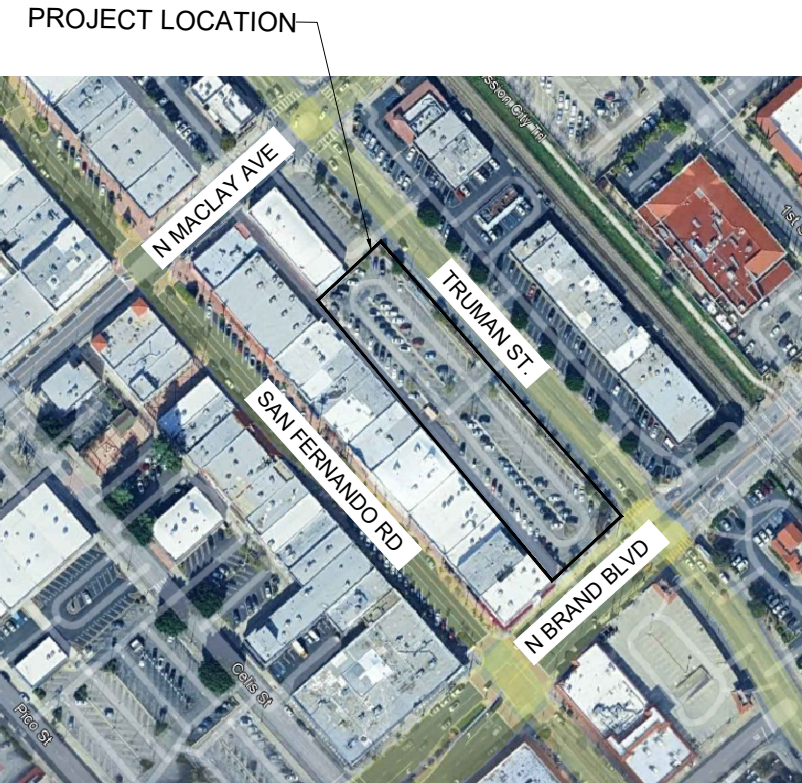
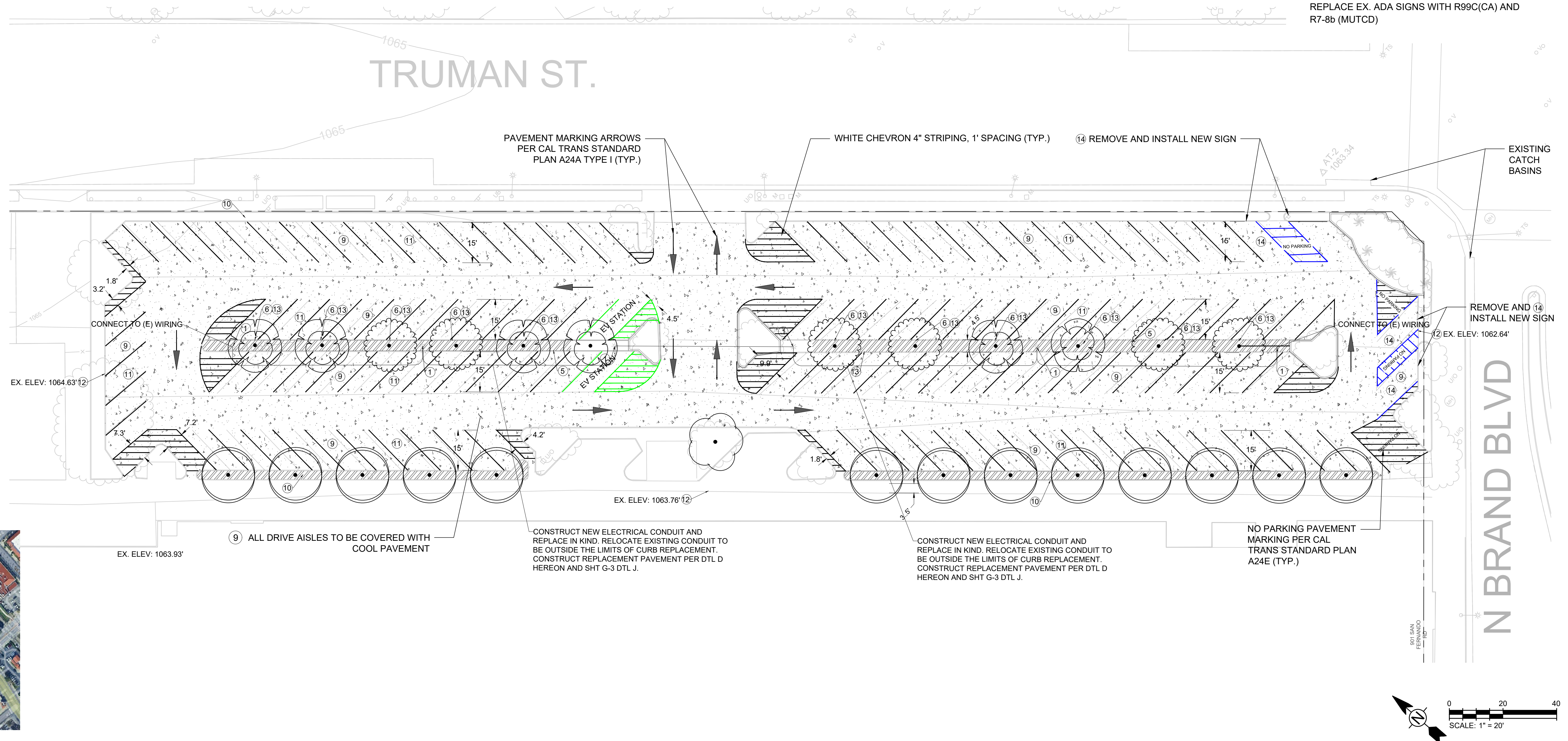
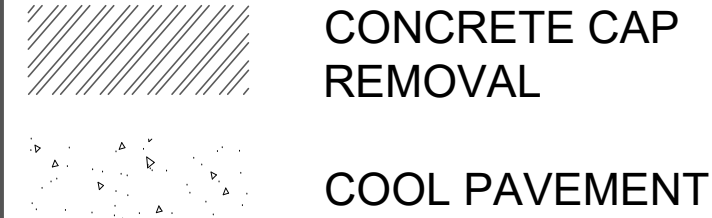
D PARKING LOT LIGHT TRENCHING DETAIL
NTS



CONSTRUCTION NOTES

1. PROTECT EX. UTILITY IN PLACE.
5. CONSTRUCT PARKING LOT SWALE PER DTL A ON SHT G-3.
6. CONSTRUCT TREE WELL PER DTL D ON SHT G-3. TREE PER LANDSCAPE PLANS.
9. APPLY COOL PAVING SLURRY PER SPECIFICATIONS.
10. REMOVE CONCRETE CAP BETWEEN CURB.
11. PARKING SPACES TO BE RE-STRIPED PER CITY GUIDELINES AS SHOWN ON DETAIL A.
12. PROTECT EX. CURB IN PLACE.
13. CURB CUT INLET PER DTL B ON SHT G-2.
14. ADA PARKING STALL PER DTL B AND DTL C - REFERENCE 2024 CAL TRANS STANDARD PLAN A90A. MATCH EXISTING GRADING. NOT TO EXCEED 2%. REPLACE EX. ADA SIGNS WITH R99C(CA) AND R7-8b (MUTCD)

LEGEND



R E V I S I O N S					APPR'D.
NUMBER	DATE	INITIALS			

SAN FERNANDO
PUBLIC WORKS DEPARTMENT

SUBMITTED BY: _____

(NAME) _____ CITY ENGINEER, RCE XXXXX

DATE _____

Plans Prepared By:

TETRA TECH
17885 VON KARMAN AVE #500
IRVINE, CA 92614
PHONE: (949) 808-5000

PLANS PREPARED UNDER THE SUPERVISION OF: DATE: _____

ARIC TORREYSON, P.E.

DESIGN BY: ARIC TORREYSON 5/23/2025
DRAWN BY: RYAN DENNE 5/23/2025
CHECKED BY: ARIC TORREYSON 5/23/2025

CALLES VERDES PROJECT

PARKING LOT 4 SITE IMPROVEMENT PLAN

CITY OF SAN FERNANDO

PLAN NO. **C-7**

SHEET **11** OF **27**

GENERAL IRRIGATION NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROCURE AN ORIGINAL SET OF THESE PRINTED IRRIGATION PLANS FOR BIDDING AND CONSTRUCTION.
2. XEROX COPIES OF THESE PLANS ARE NOT ALLOWED FOR BIDDING AND CONSTRUCTION AS THEY MAY NOT SHOW IRRIGATION SYMBOLS, LINE WEIGHTS, OR LINE TYPES CLEARLY.
3. 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.
4. THE CONTRACTOR SHALL VERIFY SITE CONDITIONS, PROPERTY LINES, DIMENSIONS AND 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 CITY'S REPRESENTATIVE. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL SITE CONDITIONS PRIOR TO BIDDING AND COMMENCING WORK.
5. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
6. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
7. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
8. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SYMBOL SIZES ARE SHOWN FOR DESIGN CLARITY ONLY. CONTRACTOR SHALL MEASURE ALL DISTANCES AND SPACING FROM CENTER OF SYMBOLS ON THE PLAN AND TRANSFER THOSE DISTANCES TO THE FIELD USING A PROPER MEASURING DEVICE SUCH AS A MEASURE TAPE OR WHEEL.
9. THE CONTRACTOR UNDERSTANDS IT IS THE INTENT OF THESE DRAWINGS TO IRRIGATE ALL NEW PLANT MATERIAL. UNLESS SPECIFICALLY NOTATED IN THE DRAWINGS THAT A PLANT MATERIAL IS A NON-IRRIGATED TYPE. WHEN PLANT MATERIAL IS SHOWN IN THESE DRAWINGS TO NOT HAVE IRRIGATION SUBSCRIBED TO IT, THE CONTRACTOR SHALL CONTACT THE CITY'S AUTHORIZED REPRESENTATIVE AND/OR THE PROJECT ENGINEER THROUGH THE PROJECT 'REQUEST FOR INFORMATION' (R.F.I.) PROCESS FOR CLARIFICATION AND FURTHER DIRECTION. IT IS THE INTENT OF THESE DRAWINGS THAT ALL NEW PLANT MATERIAL RECEIVE A MINIMUM OF 100% IRRIGATION COVERAGE FROM TWO ADJACENT SPRINKLERS WHEN OVERHEAD SYSTEMS ARE USED, AND AT LEAST ONE OR MORE EMITTER POINTS PER PLANT, AS DIRECTED IN THE DRIP EMITTER LEGEND, WHEN IRRIGATION DRIP SYSTEMS ARE USED. IF THE CONTRACTOR FAILS TO NOTIFY THE CITY'S AUTHORIZED REPRESENTATIVE AND/OR THE PROJECT ENGINEER OF A DISCREPANCY THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR IRRIGATION TO THE PLANT MATERIAL. IRRIGATION SHALL BE OF THE SAME TYPE AS THE SURROUNDING AREA. ULTIMATELY, IT IS RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE IRRIGATION TO EVERY PLANT THAT IS INSTALLED UNDER HIS SUPERVISION.

EQUIPMENT / P.O.C. NOTES:

10. VERIFY THE ACTUAL LOCATION AND SIZE OF WATER METER AND BOTH STATIC AND DYNAMIC WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE P.O.C INFORMATION SHOWN ON THESE DRAWING IS FOUND TO BE DIFFERENT THAN THE ACTUAL P.O.C. INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE PROJECT ENGINEER. SHOULD THE CONTRACTOR FAIL TO FIELD VERIFY THE P.O.C. INFORMATION AND NOTIFY THE ABOVE, ANY ADDITIONAL COSTS INCURRED BY CHANGES REQUIRED TO BE MADE TO THE IRRIGATION SYSTEM BECAUSE OF LOW OR HIGH PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
11. P.O.C. EQUIPMENT LAYOUT INCLUDING, BUT NOT LIMITED TO, IRRIGATION WATER METER, ELECTRICAL STUD/OUT, BACKFLOW ASSEMBLY AND MASTER VALVE IS DIAGRAMMATIC DUE TO THE SCALE OF THE DRAWING. LOCATIONS MAY BE SHOWN WITHIN PAVING AND/OR ORIENTED IN A CERTAIN DIRECTION FOR CLARITY ONLY. PLAN DOES NOT ACCOUNT FOR EQUIPMENT BY OTHERS WITHIN VICINITY OF P.O.C. CONTRACTOR SHALL VERIFY SPECIFIC LAYOUT ORIENTATION AND ACTUAL EQUIPMENT LOCATIONS WITH CITY'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION OF EQUIPMENT.
12. ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTION DEVICE AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE CITY'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL CONTACT REPRESENTATIVE BEFORE COMMENCING WORK.
13. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT WHERE SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT CONDITIONS EXIST, WHICH ARE NOT INDICATED ON THE PLANS, SUCH CONDITIONS MAY HAVE BEEN UNKNOWN AND NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER AND/OR CITY'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK. SHOULD THE CONTRACTOR FAIL TO NOTIFY THE ABOVE, ANY ADDITIONAL COSTS INCURRED BY REQUIRED CHANGES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE CITY.
14. 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.

CONTROLLER / WIRE NOTES:

15. CONTRACTOR SHALL REFER TO IRRIGATION LEGEND FOR CONTROLLER TYPE.
16. CONTROLLER SHALL BE BATTERY POWERED WITH OPTIONAL SOLAR POWER.
17. CONTRACTOR SHALL ROUTE **THREE** ADDITIONAL 'CONTROL' WIRES AND **ONE** ADDITIONAL 'COMMON' WIRE ALONG ENTIRE MAINLINE ROUTE AND ALONG EACH AND EVERY LEG OF MAINLINE ROUTE. ROUTE WIRES INTO EACH AND EVERY RCV VALVE BOX. WHERE VALVE BOXES ARE GROUPED INTO A MANIFOLD, ROUTE WIRES INTO FIRST VALVE BOX ON MANIFOLD ONLY. SPARE 'CONTROL' WIRES SHALL BE OF A DIFFERENT COLOR THAN THOSE USED ON THE PROJECT. 'COMMON' WIRE SHALL BE OF A DIFFERENT COLOR THAN THAT USED ON THE PROJECT, OR WHITE WITH A STRIPE.
18. CONTRACTOR SHALL INSTALL METER WIRE/CABLE WITHIN 1" SCH 40 PVC ELECTRICAL CONDUIT.

RCV / QCV NOTES:

19. REMOTE CONTROL VALVES AND ISOLATION VALVE LOCATIONS ON THIS DRAWING ARE APPROXIMATE. THE LANDSCAPE CONTRACTOR SHALL STAKE OUT EACH ELECTRICAL CONTROL VALVE AND ISOLATION VALVE LOCATION FOR REVIEW AND APPROVAL BY THE CITY'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION OF ALL VALVES. FINAL LOCATION AND EXACT POSITIONING FOR ELECTRIC CONTROL VALVES AND ISOLATION VALVES SHALL BE DETERMINED BY THE CITY'S AUTHORIZED REPRESENTATIVE. MINOR MODIFICATIONS OF REMOTE CONTROL VALVES AND ISOLATION VALVE LOCATIONS AS REQUESTED BY THE CITY'S AUTHORIZED REPRESENTATIVE SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE PROJECT. FAILURE TO OBTAIN CITY'S APPROVAL PRIOR TO THE INSTALLATION SHALL CAUSE THE CONTRACTOR TO MAKE PROJECT DIRECTED REVISIONS AT NO ADDITIONAL COST TO THE CITY. IN GENERAL, UNLESS OTHERWISE DIRECTED BY THE CITY, ALL VALVES SHALL BE INSTALLED WITHIN THREE FEET FROM EDGE OF HARDSCAPE, WALK OR CURB IN SHRUB PLANTING AREAS.
20. ALL RCV'S SHALL BE INSTALLED ON A SUB-MAIN MANIFOLD. RCV AND SYMBOLS ARE SHOWN DIAGRAMMATICALLY ON TOP OF MAINLINE FOR CLARITY ONLY. PLAN DOES NOT SHOW THE MANIFOLD FOR CLARITY PURPOSES.

PIPE / SLEEVE NOTES:

21. MAINLINE LAYOUT IS DIAGRAMMATIC DUE TO THE SCALE OF THE DRAWINGS. ROUTING MAY BE SHOWN WITHIN PAVING FOR CLARITY ONLY, ACTUAL MAINLINE LOCATION TO BE WITHIN PLANTER, A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES TYP. CONTRACTOR SHALL ADJUST MAINLINE ROUTING TO ACCOMMODATE ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR, INCLUDING BUT NOT LIMITED TO TREES, LIGHT POLES, BOLLARDS, FIRE HYDRANTS, DRINKING FOUNTAINS, CONCRETE FOOTINGS, ETC.
22. MAINLINE AND/OR LATERAL PIPE ROUTING SHOWN OUTSIDE PROPERTY LINE AND/OR L.O.W. IS DIAGRAMMATIC AND FOR CLARITY ONLY, CONTRACTOR SHALL ROUTE MAINLINE WITHIN PROPERTY LINE AND/OR L.O.W.
23. ALL PIPE MATERIAL AND INSTALLATION LABOR REQUIRED FOR MAINLINE OR LATERAL LINE ADJUSTMENTS DUE TO ACCOMMODATIONS IN THE FIELD SHALL BE INCLUDED WITHIN CONTRACTED PRICE AND MAY NOT BE SUBMITTED AS A CHANGE ORDER TO THE ORIGINAL BID.
24. NO PVC PIPE MAINLINES SHALL BE ROUTED OR ALLOWED CLOSER THAN 6 FEET FROM ANY TREE TRUNK AT ANY TIME. PIPE ROUTING AS SHOWN ON PLANS IS FOR DIAGRAMMATIC PURPOSES ONLY. WHEN PIPE MUST BE ROUTED CLOSER THAN 6 FEET BECAUSE OF HARDSCAPE CONSTRAINTS OR OTHER OBSTACLES CONTRACTOR SHALL INSTALL MAINLINE PIPE WITHIN SLEEVE WHERE PIPE IS WITHIN 6 FEET OF THE TRUNK AND SO INDICATE THE PIPE ROUTING AND SLEEVE LOCATIONS ON THE AS-BUILT DRAWINGS.
25. SLEEVES AND THEIR LOCATIONS ARE DIAGRAMMATICALLY SHOWN FOR CLARITY ONLY. ALL IRRIGATION SLEEVES MAY NOT BE SHOWN FOR CLARITY PURPOSES. CONTRACTOR SHALL INSTALL SLEEVES BELOW ALL PAVING, HARDSCAPE, ETC. AND AS DIRECTED BY THE CITY'S AUTHORIZED REPRESENTATIVE. ALL PIPE UNDER PAVED AREAS SHALL BE INSTALLED IN A SLEEVE, AT MINIMUM TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL SLEEVES TO BE INSTALLED A MINIMUM DEPTH AS SHOWN ON THE PIPE/SLEEVING DETAIL. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
26. ALL SLEEVE ENDS MUST BE SEALED WITH FOAM SEALANT INSIDE PIPE TO MINIMIZE DEBRIS INTRUSION.
27. LATERAL LINES MAY BE SHOWN WITHIN PAVING FOR CLARITY ONLY, ACTUAL LOCATION TO BE WITHIN PLANTER.
28. ALL CONTROL WIRE UNDER PAVED AREAS SHALL BE INSTALLED IN A SLEEVE, SEE LEGEND FOR TYPE. AT MINIMUM SIZE: 2 INCH- FOR UP TO 15 WIRES; 2-1/2 INCH- FOR 16-20 WIRES; 3 INCH- FOR 21-55 WIRES. ALL SLEEVES TO BE INSTALLED A MINIMUM DEPTH AS SHOWN ON THE PIPE/SLEEVING DETAIL. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
29. ALL MAINLINE SHUT-OFF VALVES TO BE INSTALLED IN VEHICULAR TRAFFIC AREAS SHALL BE CONSTRUCTED OF TRAFFIC RATED PRECAST CONCRETE VALVE BOXES WITH LOCKING STEEL COVERS OR APPROVED EQUAL.
30. ALL VALVE BOXES INSTALLED IN PLANTING AREAS SHALL SHALL BE CONSTRUCTED OF POLYPROPYLENE OR EQUIVALENT MATERIAL FOR MAXIMUM DURABILITY, UV PROTECTION AND CORROSION RESISTANCE AND SECURED WITH A LOCK MECHANISM OR BOLT. AUTOMATIC CONTROL VALVE BOXES SHALL BE 16"x11"x12" RECTANGULAR SIZE. VALVE BOX COVERS SHALL BE MARKED "RCV" WITH THE VALVE IDENTIFICATION NUMBER "HEAT BRANDED" ONTO THE COVER IN 2-INCH HIGH LETTERS / NUMBERS.
31. GATE VALVE AND QUICK COUPLER VALVE BOXES SHALL BE 10-INCH CIRCULAR SIZE. VALVE BOX COVERS SHALL BE MARKED WITH EITHER "BV" OR "QCV" "HEAT BRANDED" ONTO THE COVER IN 2-INCH HIGH LETTERS.

DRIP NOTES:

32. ALL LATERAL LINES FOR DRIP ZONES SHALL BE PVC SCH 40 PIPE.
33. ALL MAINLINES AND LATERAL LINES SHALL BE THOROUGHLY FLUSHED CLEAN BEFORE DRIP MANIFOLD ASSEMBLIES AND/OR DRIP TUBING CONNECTIONS ARE MADE. ALL DRIP TUBING LINES SHALL BE FLUSHED CLEAN BEFORE BACKFILLING.
34. FOR TREES: TREE ROOT WATERING UNITS SHALL BE ALIGNED WITH TREES AS SHOWN IN THE DETAILS. CONFIRM ALL PROPOSED LAYOUT IN FIELD WITH CITY'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.

Water Efficient Landscape Worksheet

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

Reference Evapotranspiration (Eto) **52.00**

Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
ZONE 1	0.30	DRIP	0.81	0.37	500	185	5,964
ZONE 2	0.30	DRIP	0.81	0.37	124	46	1,483
ZONE 3	0.30	DRIP	0.81	0.37	124	46	1,483
ZONE 4	0.30	DRIP	0.81	0.37	500	185	5,964
ZONE 5	0.30	DRIP	0.81	0.37	124	46	1,483
ZONE 6	0.50	DRIP	0.81	0.61	300	183	3,578
				Totals	(A) 1,672	(B) 691	
Special Landscape Areas							
NONE				1	*****	*****	*****
*****				1	*****	*****	*****
*****				1	*****	*****	*****
				Totals	0 (C)	0 (D)	
							ETWU Total 22,278
							Maximum Allowed Water Allowance (MAWA)* 24,257

^aHydrozone & Planting Description
E.g.
1.) front lawn
2.) low water use plantings
3.) medium water use planting

^bIrrigation Method
overhead spray
or drip

^cIrrigation Efficiency (IE)^c
0.75 for spray head
0.81 for drip

^dETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for nonresidential areas.

^eMAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for nonresidential areas.

ETAF Calculations

Regular Landscape Area		
Total ETAF x Area	(B)	691
Total Area	(A)	1,672
Average ETAF	B ÷ A	0.41

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for nonresidential areas.

All Landscape Area		
Total ETAF x Area	(B+D)	691
Total Area	(A+C)	1,672
Sitewide ETAF	(B+D) ÷ (A+C)	0.41

8

DESIGNER STATEMENT:
" I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE PLANS."



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REVISIONS

NUMBER	DATE	INITIALS		APP'D.



PUBLIC WORKS DEPARTMENT

SUBMITTED BY:

(NAME)

CITY ENGINEER, RCE XXXXX

DATE



Plans Prepared By:

TETRA TECH
17885 VON KARMAN AVE #500
IRVINE, CA 92614
PHONE: (949) 808-5000

PLANS PREPARED UNDER THE SUPERVISION OF: DATE:

ARIC TORREYSON, P.E.

DESIGN BY: ARIC TORREYSON 8/18/2023
DRAWN BY: RYAN DENNE 8/18/2023
CHECKED BY: ARIC TORREYSON 8/18/2023

CALLES VERDES PROJECT

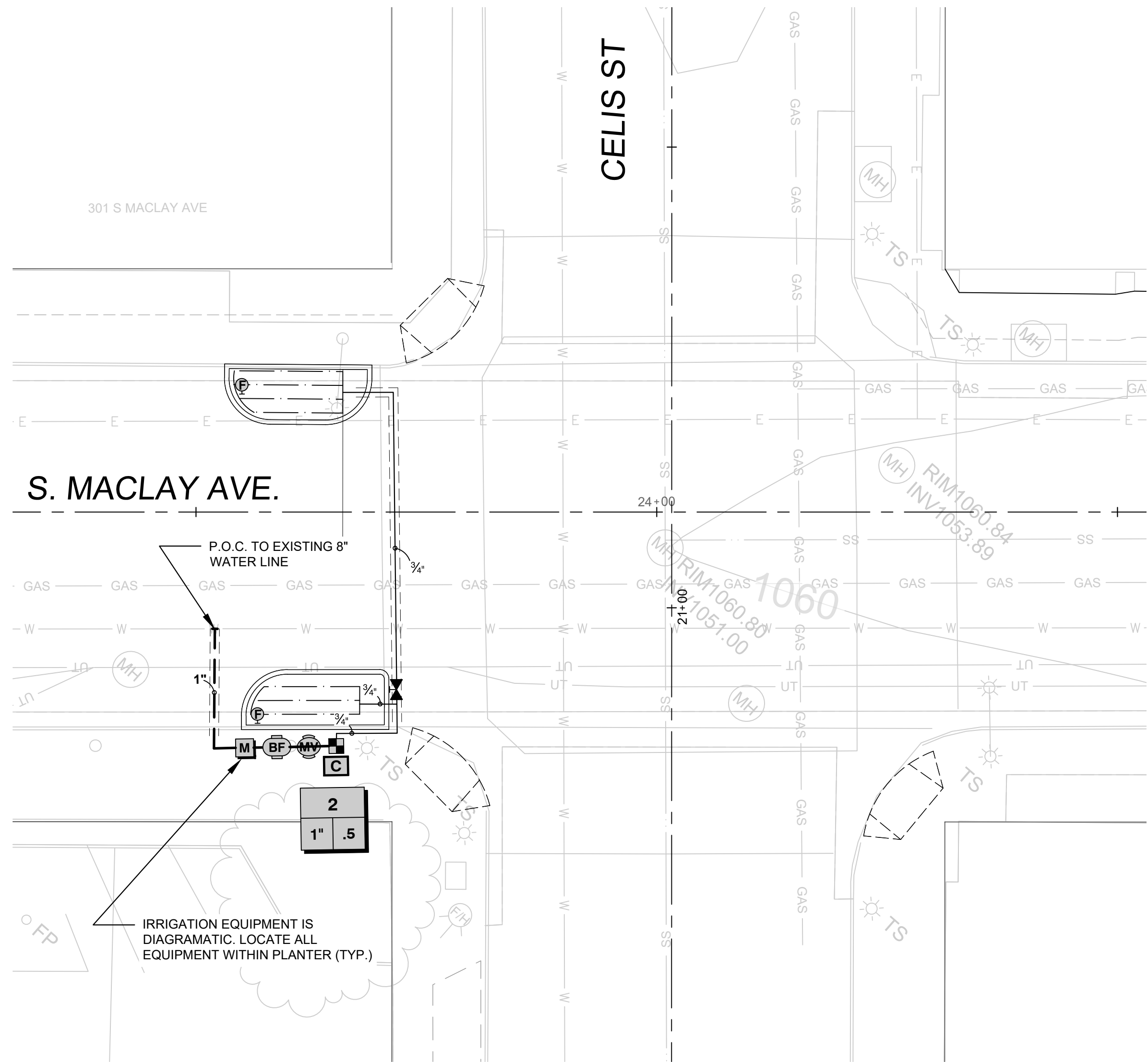
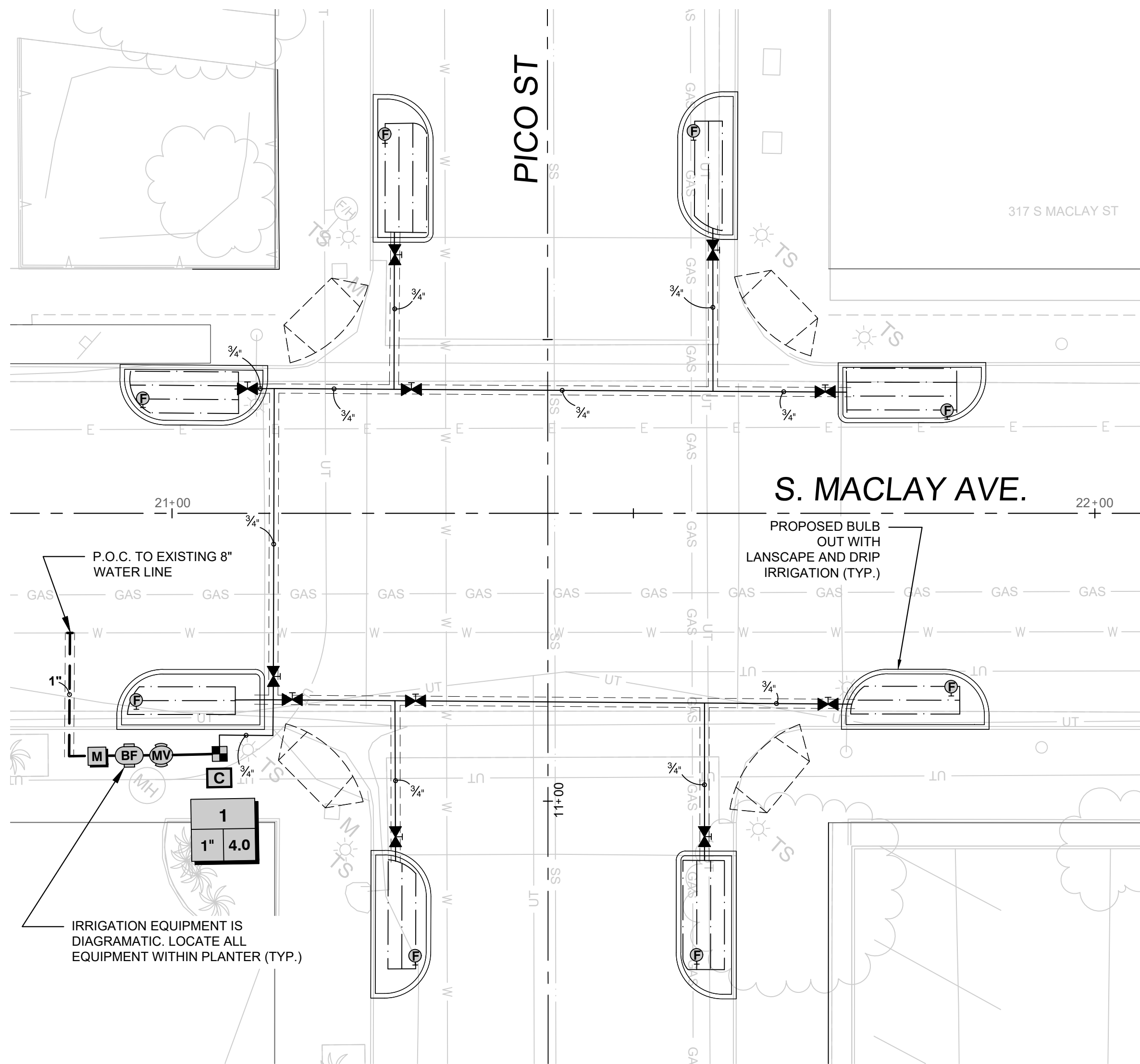
PLAN NO.

IRRIGATION NOTES

CITY OF SAN FERNANDO

I-1

SHEET 12 OF 27



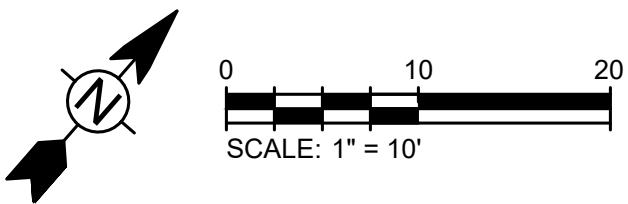
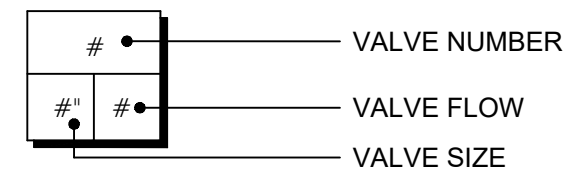
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	NETAFIM LVCZS8010075-LF 1" PRE-ASSEMBLED CONTROL ZONE KIT, WITH 1IN. INLET X 3/4 IN. OUTLET, SERIES 80 CONTROL VALVE, 3/4 IN. DISC FILTER, AND LOW FLOW PRESSURE REGULATOR 0.25GPM-4.4GPM	6	DETAIL 2, SHEET I-7		FEBCO 825YA 3/4" REDUCED PRESSURE BACKFLOW PREVENTER WITH LINE SIZE ZERN MODEL 500XL PRESSURE REDUCING VALVE AND "Y" TYPE STRAINER OR APPROVED EQUAL.	5		DETAIL 1, SHEET I-8
	RAIN BIRD PEB-PRS-D 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.	2	DETAIL 4, SHEET I-7		HUNTER NODE-BT-100 CONTROLLER 1 STATION, BLUETOOTH BATTERY OPERATED CONTROLLER AND DC-LATCHING SOLENOID. INCLUDE SC-PROBE FOR MOISTURE SENSING FOR EACH CONTROLLER. INSTALL IN ZONE REMOTE CONTROL VALVE BOX.	5		DETAIL 2, SHEET I-7
	NETAFIM TL5OV NETAFIM TL5OV- 1/2IN. MANUAL FLUSH VALVE, BARBED INSERT. INSTALL IN 10IN. BOX, WITH ADEQUATE BLANK TUBING TO EXTEND VALVE OUT OF VALVE BOX.	30	DETAIL 7, SHEET I-7		CONTRACTOR SHALL ARRANGE FOR INSTALLATION OF NEW 3/4" WATER METER SERVICE WITH SFWD FOR EACH IRRIGATION P.O.C. INDICATED HEREIN, REFER TO CITY OF SAN FERNANDO METER INSTALLATION.	5		SAN FERNANDO CITY DETAIL, PLATE NO. 20
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-04-12 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.4 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" O.C. APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN LOCATED 3" BELOW SURFACE AND BENEATH 3" LAYER OF MULCH.	2,700 l.f.	DETAIL 5 & 6, SHEET I-7		RAIN BIRD RWS-B-C W/ RWS-SOCK 1400 SERIES ROOT WATERING SYSTEM WITH 4IN. DIAMETER X 38IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE, CHECK VALVE AND SAND SOCK. RAIN BIRD BUBBLER OPTION AS INDICATED: 1401 0.25 GPM	50	40	DETAIL 6, SHEET I-7
	NIBCO BRONZE BALL VALVE T-585-70	26	DETAIL 3, SHEET I-7		IRRIGATION LATERAL LINE: PVC SCHEDULE 40			
	SUPERIOR 3000 1" NORMALLY CLOSED BRASS MASTER VALVE	5	DETAIL 1, SHEET I-7		IRRIGATION MAINLINE: PVC SCHEDULE 40			
	HUNTER, MODEL HQ-33-DLRC, QUICK COUPLER	1	DETAIL 2, SHEET I-8		PIPE SLEEVE: PVC SCHEDULE 40			

ADDITIONAL NOTES:

- PROTECT IN PLACE ALL CONDUIT. CONTRACTOR IS RESPONSIBLE FOR REPAIRING/REPLACING ANY CONDUIT DAMAGED DURING THE SCOPE OF THIS PROJECT.
- THE CONTRACTOR SHALL SLEEVE ALL IRRIGATION PIPE UNDER PAVED AREAS. SLEEVE SHALL BE 2 TIMES THE PIPE DIAMETER, MINIMUM SCHEDULE 80 PVC, 36" MINIMUM DEPTH TO TOP OF LINE. OPEN TRENCHING WILL ONLY BE ALLOWED WITHIN MEDIANS AND ASPHALT PAVED AREAS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL BORE UNDER ALL EXISTING CONCRETE CURBS, GUTTERS, CROSS GUTTERS, DRIVEWAYS AND SIDEWALKS.
- MAINTAIN 6" MINIMUM SPACING BETWEEN TECHLINE CV AND ANY PAVED EDGE/CURB.
- VALVE BOXES SHOWN IN ROAD OR PAVED AREAS ARE INTENDED TO BE INSTALLED WITHIN THE PLANTERS. WHEN IT IS NOT FEASIBLE TO INSTALL IRRIGATION VALVE EQUIPMENT WITHIN THE PLANTERS, TRAFFIC RATED PRECAST CONCRETE VALVE BOXES ARE REQUIRED.

VALVE CALLOUT



REVISIONS

NUMBER	DATE	INITIALS	APP'D.



SUBMITTED BY:

(NAME)

CITY ENGINEER, RCE XXXXX

DATE



Plans Prepared By:

TETRA TECH
17885 VON KARMAN AVE #500
IRVINE, CA 92614
PHONE: (949) 808-5000

PLANS PREPARED UNDER THE SUPERVISION OF:

ARIC TORREYSON, P.E.

DATE:

DESIGN BY: ARIC TORREYSON 8/18/2023
DRAWN BY: RYAN CHENE 8/18/2023
CHECKED BY: ARIC TORREYSON 8/18/2023

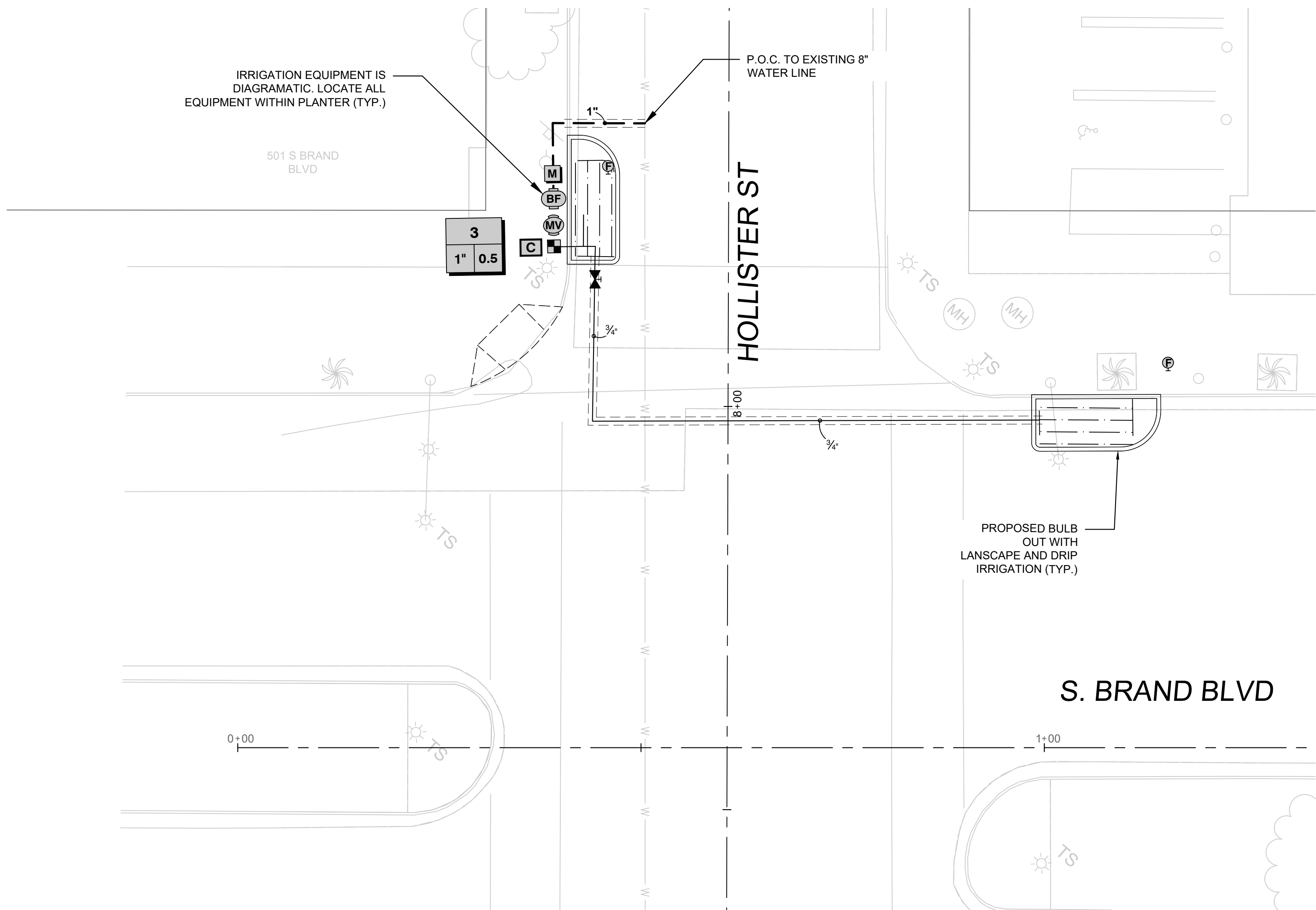
CALLES VERDES PROJECT
S MACLAY AVENUE IRRIGATION PLAN

CITY OF SAN FERNANDO

PLAN NO.

I-2

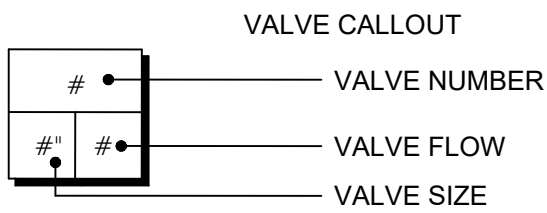
SHEET 13 OF 27



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	NETAFIM LVCZS8010075-LF 1" PRE-ASSEMBLED CONTROL ZONE KIT, WITH 1IN. INLET X 3/4 IN. OUTLET, SERIES 80 CONTROL VALVE, 3/4 IN. DISC FILTER, AND LOW FLOW PRESSURE REGULATOR 0.25GPM-4.4GPM	6	DETAIL 2, SHEET I-7		FEBCO 825YA 3/4" REDUCED PRESSURE BACKFLOW PREVENTER WITH LINE SIZE ZERN MODEL 500XL PRESSURE REDUCING VALVE AND "Y" TYPE STRAINER OR APPROVED EQUAL.	5		DETAIL 1, SHEET I-8
	RAIN BIRD PEB-PRS-D 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH PRESSURE REGULATOR MODULE.	2	DETAIL 4, SHEET I-7		HUNTER NODE-BT-100 CONTROLLER 1 STATION, BLUETOOTH BATTERY OPERATED CONTROLLER AND DC-LATCHING SOLENOID. INCLUDE SC-PROBE FOR MOISTURE SENSING FOR EACH CONTROLLER. INSTALL IN ZONE REMOTE CONTROL VALVE BOX.	5		DETAIL 2, SHEET I-7
	NETAFIM TL5OV NETAFIM TL5OV- 1/2IN. MANUAL FLUSH VALVE, BARBED INSERT. INSTALL IN 10IN. BOX, WITH ADEQUATE BLANK TUBING TO EXTEND VALVE OUT OF VALVE BOX.	30	DETAIL 7, SHEET I-7		CONTRACTOR SHALL ARRANGE FOR INSTALLATION OF NEW 3/4" WATER METER SERVICE WITH SFWD FOR EACH IRRIGATION P.O.C. INDICATED HEREIN, REFER TO CITY OF SAN FERNANDO METER INSTALLATION.	5		SAN FERNANDO CITY DETAIL, PLATE NO. 20
	AREA TO RECEIVE DRIPLINE NETAFIM TL5OV- 1/2IN. TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.4 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" O.C. APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN LOCATED 3" BELOW SURFACE AND BENEATH 3" LAYER OF MULCH.	2,700 l.f.	DETAIL 5 & 6, SHEET I-7		RAIN BIRD RWS-B-C W/ RWS-SOCK 1400 SERIES ROOT WATERING SYSTEM WITH 4IN. DIAMETER X 36IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE, CHECK VALVE AND SAND SOCK. RAIN BIRD BUBBLER OPTION AS INDICATED: 1401 0.25 GPM	50	40	DETAIL 6, SHEET I-7
					IRRIGATION LATERAL LINE: PVC SCHEDULE 40			
					IRRIGATION MAINLINE: PVC SCHEDULE 40			
					PIPE SLEEVE: PVC SCHEDULE 40			
	NIBCO BRONZE BALL VALVE T-585-70	26	DETAIL 3, SHEET I-7					
	SUPERIOR 3000 1" NORMALLY CLOSED BRASS MASTER VALVE	5	DETAIL 1, SHEET I-7					
	HUNTER, MODEL HQ-33-DLRC, QUICK COUPLER	1	DETAIL 2, SHEET I-8					

- ADDITIONAL NOTES:
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REVISIONS

NUMBER	DATE	INITIALS	APPROVED



SUBMITTED BY:

(NAME)

CITY ENGINEER, RCE XXXXX

DATE



Plans Prepared By:

TETRA TECH
17885 VON KARMAN AVE #500
IRVINE, CA 92614
PHONE: (949) 808-5000

PLANS PREPARED UNDER THE SUPERVISION OF: DATE:

ARIC TORREYSON, P.E.

DESIGN BY: ARIC TORREYSON 8/18/2023
DRAWN BY: RYAN OENNE 8/18/2023
CHECKED BY: ARIC TORREYSON 8/18/2023

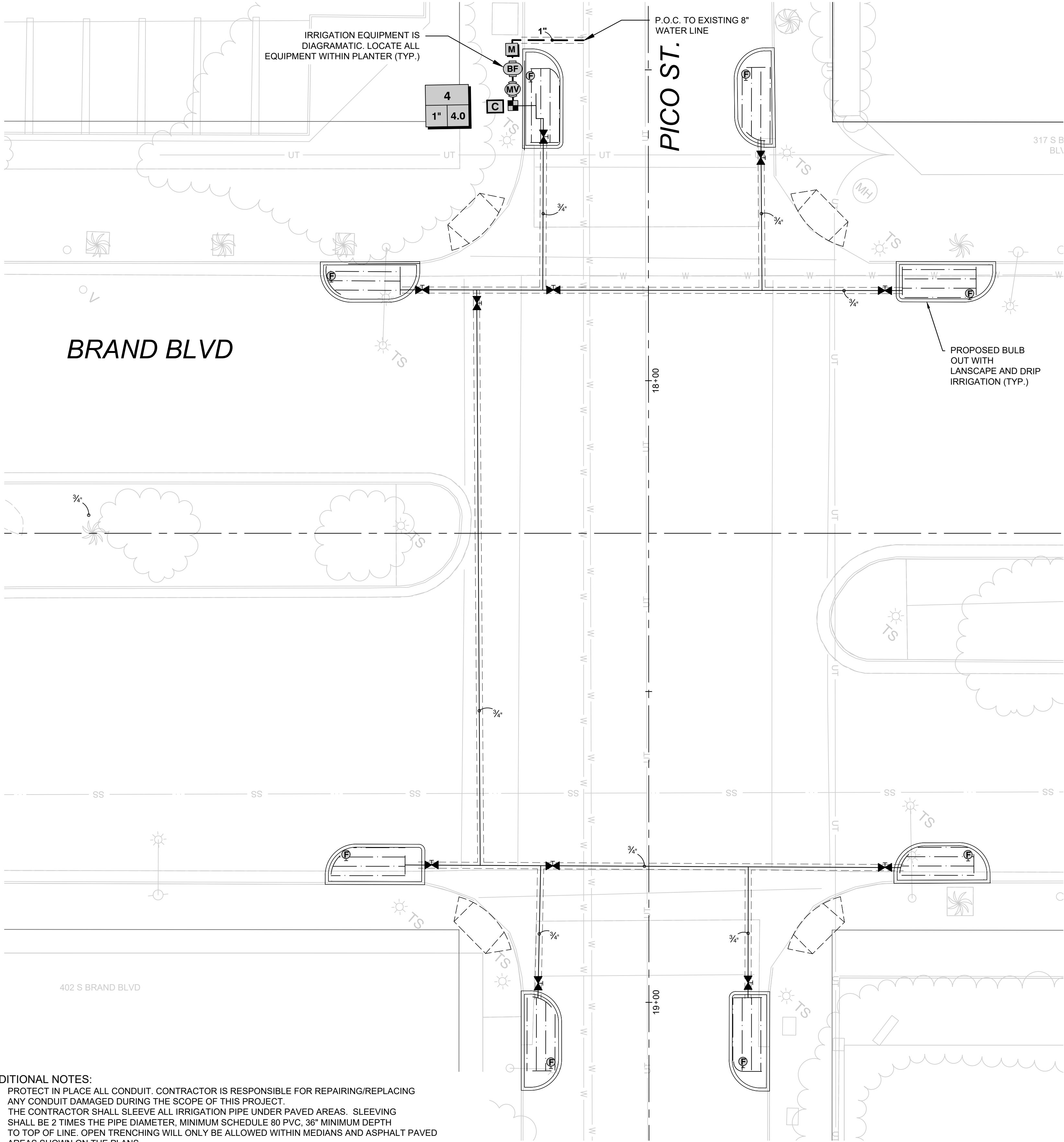
CALLES VERDES PROJECT
S BRAND BLVD IRRIGATION PLAN

CITY OF SAN FERNANDO

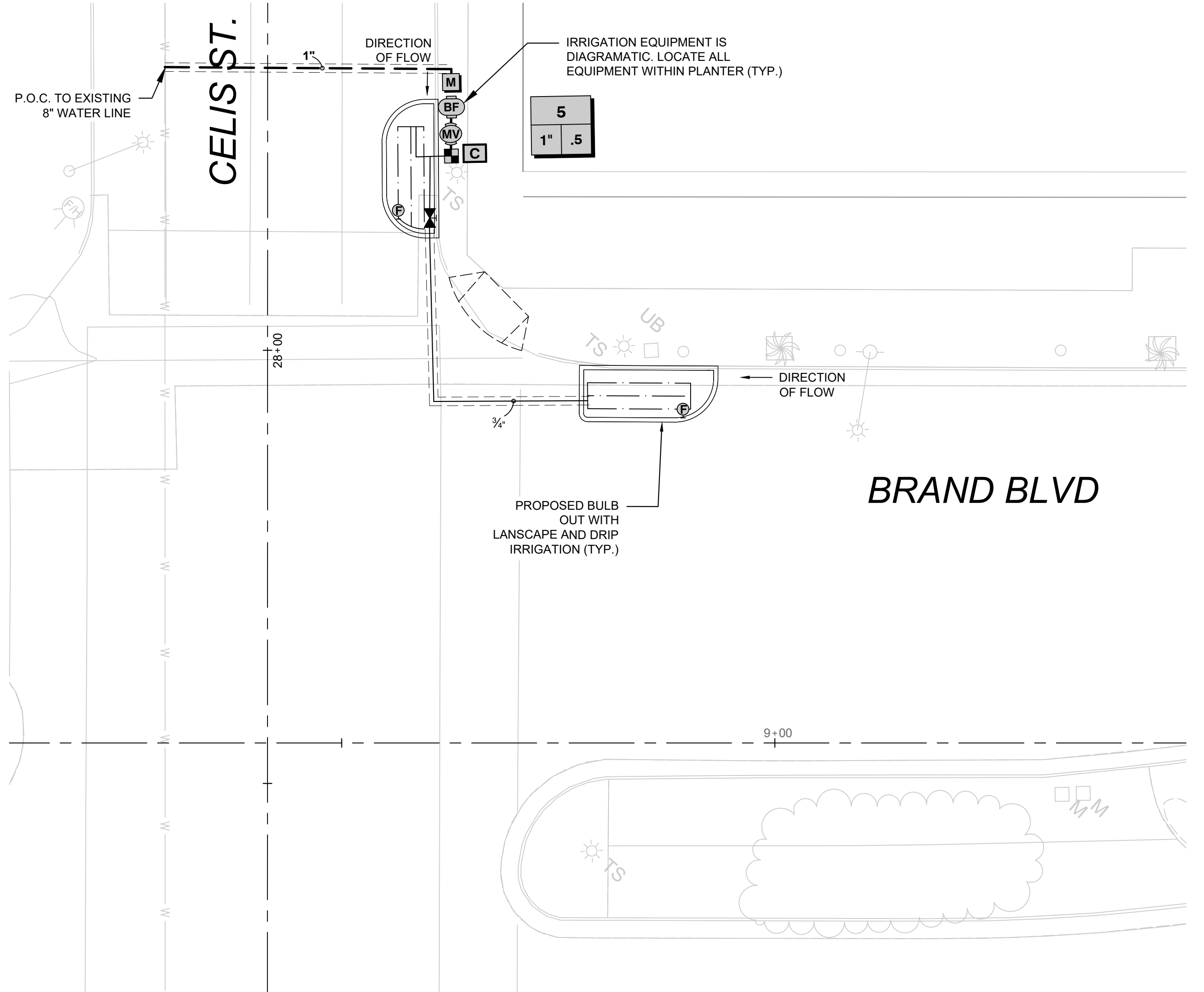
PLAN NO.

I-3

SHEET 14 OF 27

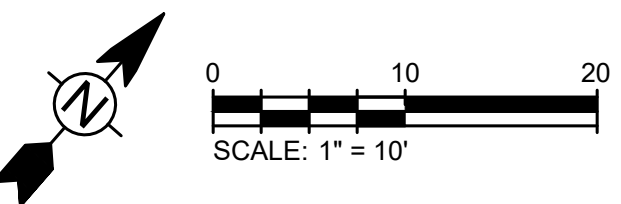


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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	NETAFIM LVCZS8010075-LF 1" PRE-ASSEMBLED CONTROL ZONE KIT. WITH 1IN. INLET X 3/4 IN. OUTLET. SERIES 80 CONTROL VALVE, 3/4 IN. DISC FILTER, AND LOW FLOW PRESSURE REGULATOR 0.25GPM-4.4GPM	6	DETAIL 2, SHEET I-7		FEBCO 825YA 3/4" REDUCED PRESSURE BACKFLOW PREVENTER WITH LINE SIZE ZERN MODEL 500XL PRESSURE REDUCING VALVE AND "Y" TYPE STRAINER OR APPROVED EQUAL.	5		DETAIL 1, SHEET I-8
	RAIN BIRD PEB-PRS-D 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY. GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.	2	DETAIL 4, SHEET I-7		HUNTER NODE-BT-100 CONTROLLER 1 STATION, BLUETOOTH BATTERY OPERATED CONTROLLER AND DC-LATCHING SOLENOID. INCLUDE SC-PROBE FOR MOISTURE SENSING FOR EACH CONTROLLER. INSTALL IN ZONE REMOTE CONTROL VALVE BOX.	5		DETAIL 2, SHEET I-7
	NETAFIM TLSOV NETAFIM TLSOV- 1/2IN. MANUAL FLUSH VALVE, BARBED INSERT. INSTALL IN 10IN. BOX, WITH ADEQUATE BLANK TUBING TO EXTEND VALVE OUT OF VALVE BOX.	30	DETAIL 7, SHEET I-7		CONTRACTOR SHALL ARRANGE FOR INSTALLATION OF NEW 3/4" WATER METER SERVICE WITH SFWD FOR EACH IRRIGATION P.O.C. INDICATED HEREIN. REFER TO CITY OF SAN FERNANDO METER INSTALLATION.	5		SAN FERNANDO CITY DETAIL, PLATE NO. 20
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-04-18 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.4 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN LOCATED 3" BELOW SURFACE AND BENEATH 3" LAYER OF MULCH.	2,700 l.f.	DETAIL 5 & 6, SHEET I-7		RAIN BIRD RWS-B-C W/ RWS-SOCK 1400 SERIES ROOT WATERING SYSTEM WITH 4IN. DIAMETER X 36IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE. CHECK VALVE AND SAND SOCK. RAIN BIRD BUBBLER OPTION AS INDICATED: 1401 0.25 GPM	50	40	DETAIL 6, SHEET I-7
	NIBCO BRONZE BALL VALVE T-585-70	26	DETAIL 3, SHEET I-7		IRRIGATION LATERAL LINE: PVC SCHEDULE 40			
	SUPERIOR 3000 1" NORMALLY CLOSED BRASS MASTER VALVE	5	DETAIL 1, SHEET I-7		IRRIGATION MAINLINE: PVC SCHEDULE 40			
	HUNTER, MODEL HQ-33-DLRC, QUICK COUPLER	1	DETAIL 2, SHEET I-8		PIPE SLEEVE: PVC SCHEDULE 40			
VALVE CALLOUT # — VALVE NUMBER # — VALVE FLOW # — VALVE SIZE								



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REVISIONS

NUMBER	DATE	INITIALS	APPR'D.



PUBLIC WORKS DEPARTMENT

SUBMITTED BY:

(NAME)

CITY ENGINEER, RCE XXXXX

DATE



Plans Prepared By:

TETRA TECH
17885 VON KARMAN AVE #500
IRVINE, CA 92614
PHONE: (949) 809-5000

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DRAWN BY: RYAN CHEYNE 8/15/2023
CHECKED BY: ARIC TORREYSON 8/15/2023

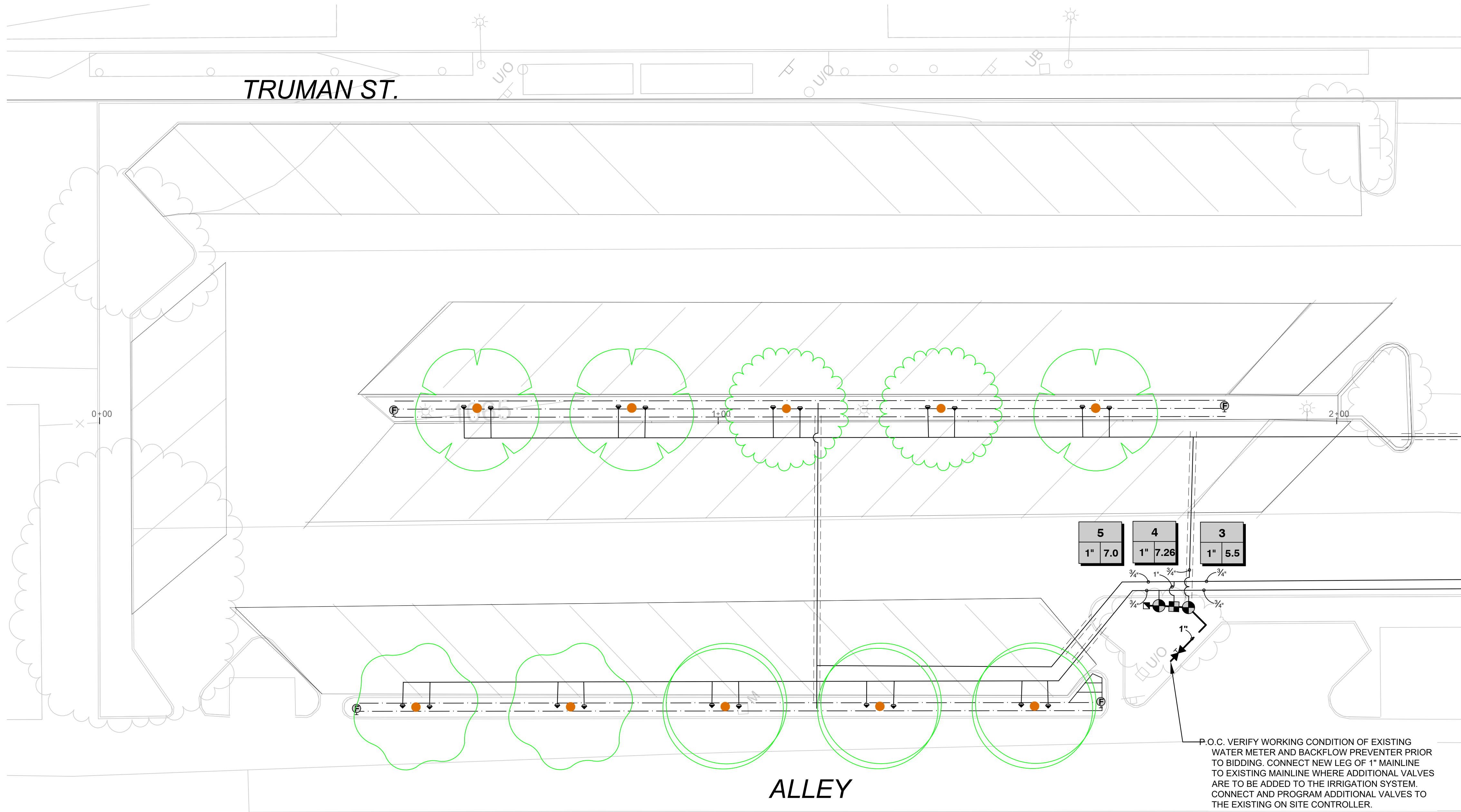
CALLES VERDES PROJECT S BRAND BLVD IRRIGATION PLAN

CITY OF SAN FERNANDO

PLAN NO.

I-4

SHEET 15 OF 27

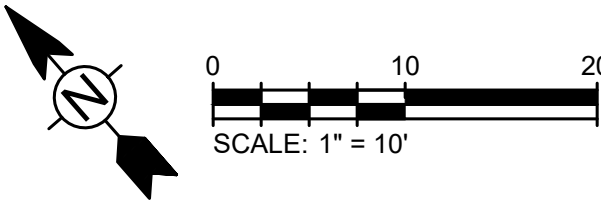
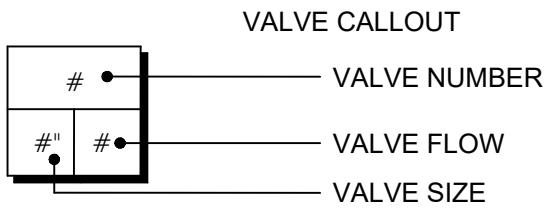


MATCH LINE: SEE SHEET I-6

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	NETAFIM LVCZS8010075-LF 1" PRE-ASSEMBLED CONTROL ZONE KIT, WITH 1IN. INLET X 3/4 IN. OUTLET, SERIES 80 CONTROL VALVE, 3/4 IN. DISC FILTER, AND LOW FLOW PRESSURE REGULATOR 0.25GPM-4.4GPM	6	DETAIL 2, SHEET I-7		FEBCO 825YA 3/4" REDUCED PRESSURE BACKFLOW PREVENTER WITH LINE SIZE ZERN MODEL 500XL PRESSURE REDUCING VALVE AND "Y" TYPE STRAINER OR APPROVED EQUAL.	5		DETAIL 1, SHEET I-8
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	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-04-18 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.4 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN LOCATED 3" BELOW SURFACE AND BENEATH 3" LATER OF MULCH.	2,700 l.f.	DETAIL 5 & 6, SHEET I-7		RAIN BIRD RWS-B-C W/ RWS-SOCK 1400 SERIES ROOT WATERING SYSTEM WITH 4IN. DIAMETER X 36IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE. CHECK VALVE AND SAND SOCK. RAIN BIRD BUBBLER OPTION AS INDICATED: 1401 0.25 GPM	50	40	DETAIL 6, SHEET I-7
	NIBCO BRONZE BALL VALVE T-585-70	26	DETAIL 3, SHEET I-7		IRRIGATION LATERAL LINE: PVC SCHEDULE 40			
	SUPERIOR 3000 1" NORMALLY CLOSED BRASS MASTER VALVE	5	DETAIL 1, SHEET I-7		IRRIGATION MAINLINE: PVC SCHEDULE 40			
	HUNTER, MODEL HQ-33-DLRC, QUICK COUPLER	1	DETAIL 2, SHEET I-8		PIPE SLEEVE: PVC SCHEDULE 40			

- ADDITIONAL NOTES:
1. PROTECT IN PLACE ALL CONDUIT. CONTRACTOR IS RESPONSIBLE FOR REPAIRING/REPLACING ANY CONDUIT DAMAGED DURING THE SCOPE OF THIS PROJECT.
 2. THE CONTRACTOR SHALL SLEEVE ALL IRRIGATION PIPE UNDER PAVED AREAS. SLEEVING SHALL BE 2 TIMES THE PIPE DIAMETER, MINIMUM SCHEDULE 80 PVC, 36" MINIMUM DEPTH TO TOP OF LINE. OPEN TRENCHING WILL ONLY BE ALLOWED WITHIN MEDIANS AND ASPHALT PAVED AREAS SHOWN ON THE PLANS.
 3. THE CONTRACTOR SHALL BORE UNDER ALL EXISTING CONCRETE CURBS, GUTTERS, CROSS GUTTERS, DRIVEWAYS AND SIDEWALKS.
 4. MAINTAIN 6" MINIMUM SPACING BETWEEN TECHLINE CV AND ANY PAVED EDGE/CURB.
 5. VALVE BOXES SHOWN IN ROAD OR PAVED AREAS ARE INTENDED TO BE INSTALLED WITHIN THE PLANTERS. WHEN IT IS NOT FEASIBLE TO INSTALL IRRIGATION VALVE EQUIPMENT WITHIN THE PLANTERS, TRAFFIC RATED PRECAST CONCRETE VALVE BOXES ARE REQUIRED.



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REVISIONS

NUMBER	DATE	INITIALS	APPROVED



PUBLIC WORKS DEPARTMENT

SUBMITTED BY:

(NAME)

CITY ENGINEER, RCE XXXXX

DATE



Plans Prepared By:

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17885 VON KARMAN AVE #500
IRVINE, CA 92614
PHONE: (949) 809-5000

PLANS PREPARED UNDER THE SUPERVISION OF:

ARIC TORREYSON, P.E.

DATE:

DESIGN BY: ARIC TORREYSON 8/18/2023
DRAWN BY: RYAN CHENE 8/18/2023
CHECKED BY: ARIC TORREYSON 8/18/2023

CALLES VERDES PROJECT
PARKING LOT IRRIGATION PLAN

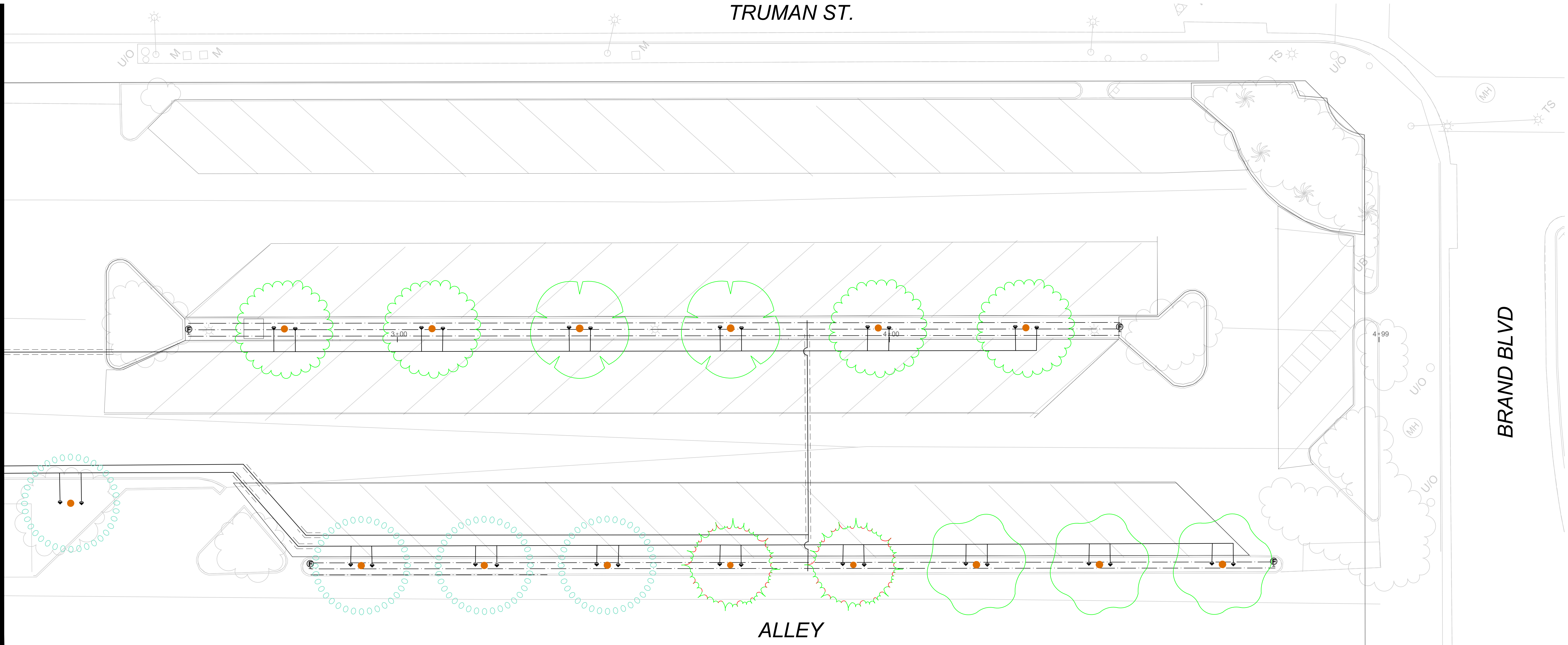
CITY OF SAN FERNANDO

PLAN NO.

I-5

SHEET 16 OF 27

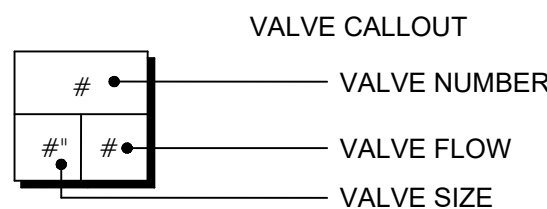
MATCH LINE: SEE SHEET I-5



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	NETAFIM LVC2S8010075-LF 1" PRE-ASSEMBLED CONTROL ZONE KIT, WITH 1IN. INLET X 3/4 IN. OUTLET, SERIES 80 CONTROL VALVE, 3/4 IN. DISC FILTER, AND LOW FLOW PRESSURE REGULATOR 0.25GPM-4.4GPM	6	DETAIL 2, SHEET I-7		FESCO 825YA 3/4" REDUCED PRESSURE BACKFLOW PREVENTER WITH LINE SIZE ZERN MODEL 500XL PRESSURE REDUCING VALVE AND "Y" TYPE STRAINER OR APPROVED EQUAL.	5		DETAIL 1, SHEET I-8
	RAIN BIRD PEB-PRS-D 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.	2	DETAIL 4, SHEET I-7		HUNTER NODE-BT-100 CONTROLLER 1 STATION, BLUETOOTH BATTERY OPERATED CONTROLLER AND DC LATCHING SOLENOID. INCLUDE SC-PROBE FOR MOISTURE SENSING FOR EACH CONTROLLER. INSTALL IN ZONE REMOTE CONTROL VALVE BOX.	5		DETAIL 2, SHEET I-7
	NETAFIM TL50V- 1/2IN. MANUAL FLUSH VALVE, BARBED INSERT. INSTALL IN 10IN. BOX, WITH ADEQUATE BLANK TUBING TO EXTEND VALVE OUT OF VALVE BOX.	30	DETAIL 7, SHEET I-7		CONTRACTOR SHALL ARRANGE FOR INSTALLATION OF NEW 3/4" WATER METER SERVICE WITH SFWD FOR EACH IRRIGATION P.O.C. INDICATED HEREIN. REFER TO CITY OF SAN FERNANDO METER INSTALLATION.	5		SAN FERNANDO CITY DETAIL, PLATE NO. 20
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-04-18 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.4 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN LOCATED 3' BELOW SURFACE AND BENEATH 3" LATER OF MULCH.	2,700 l.f.	DETAIL 5 & 6, SHEET I-7		RAIN BIRD RWS-B-C W/ RWS-SOCK 1400 SERIES ROOT WATERING SYSTEM WITH 4IN. DIAMETER X 36IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE. CHECK VALVE AND SAND SOCK. RAIN BIRD BUBBLER OPTION AS INDICATED: 1401 0.25 GPM	50	40	DETAIL 6, SHEET I-7
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SUBMITTED BY:

(NAME)

CITY ENGINEER, RCE XXXXX

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Plans Prepared By:

TETRA TECH
17885 VON KARMAN AVE #500
IRVINE, CA 92614
PHONE: (949) 809-5000

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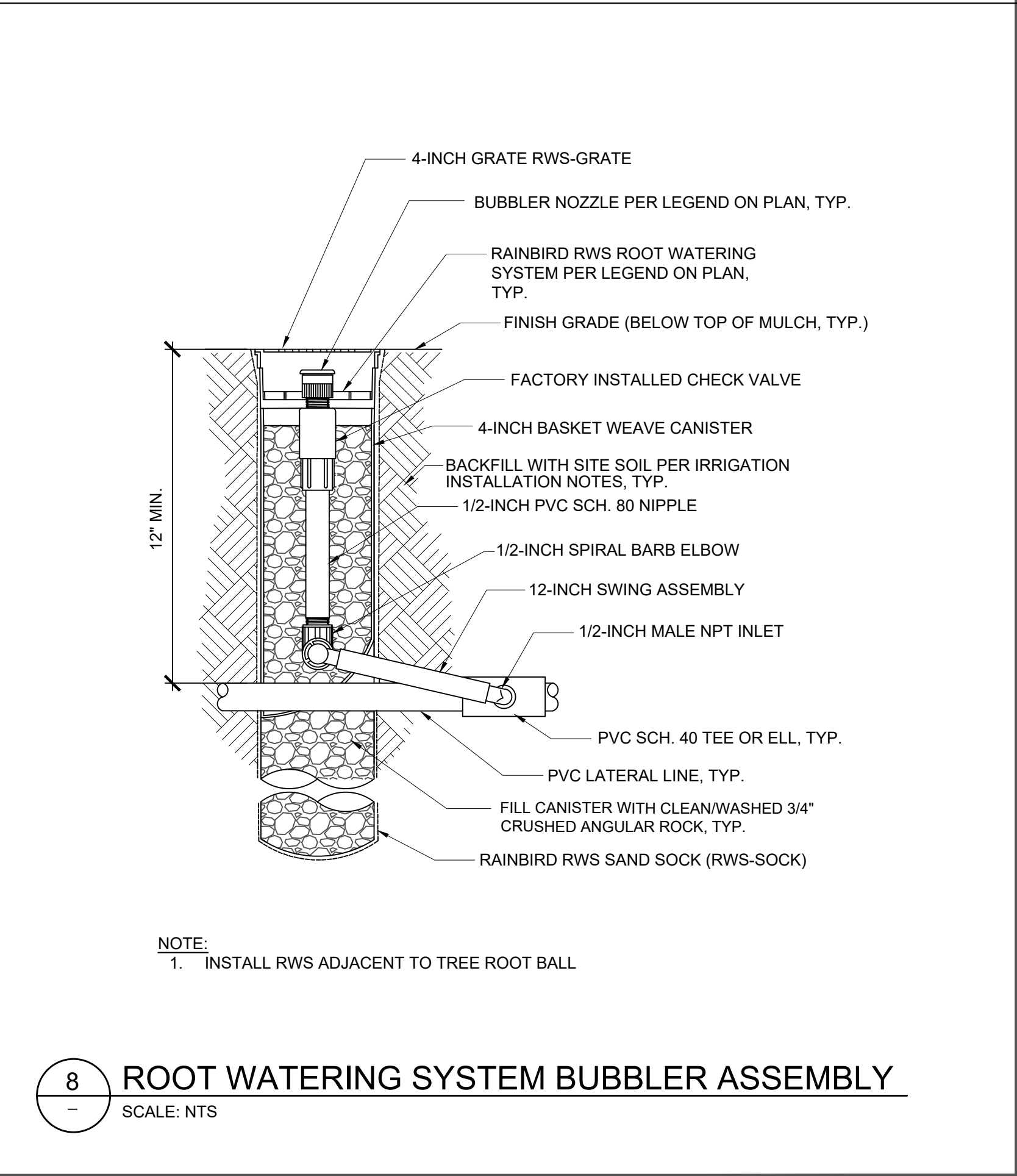
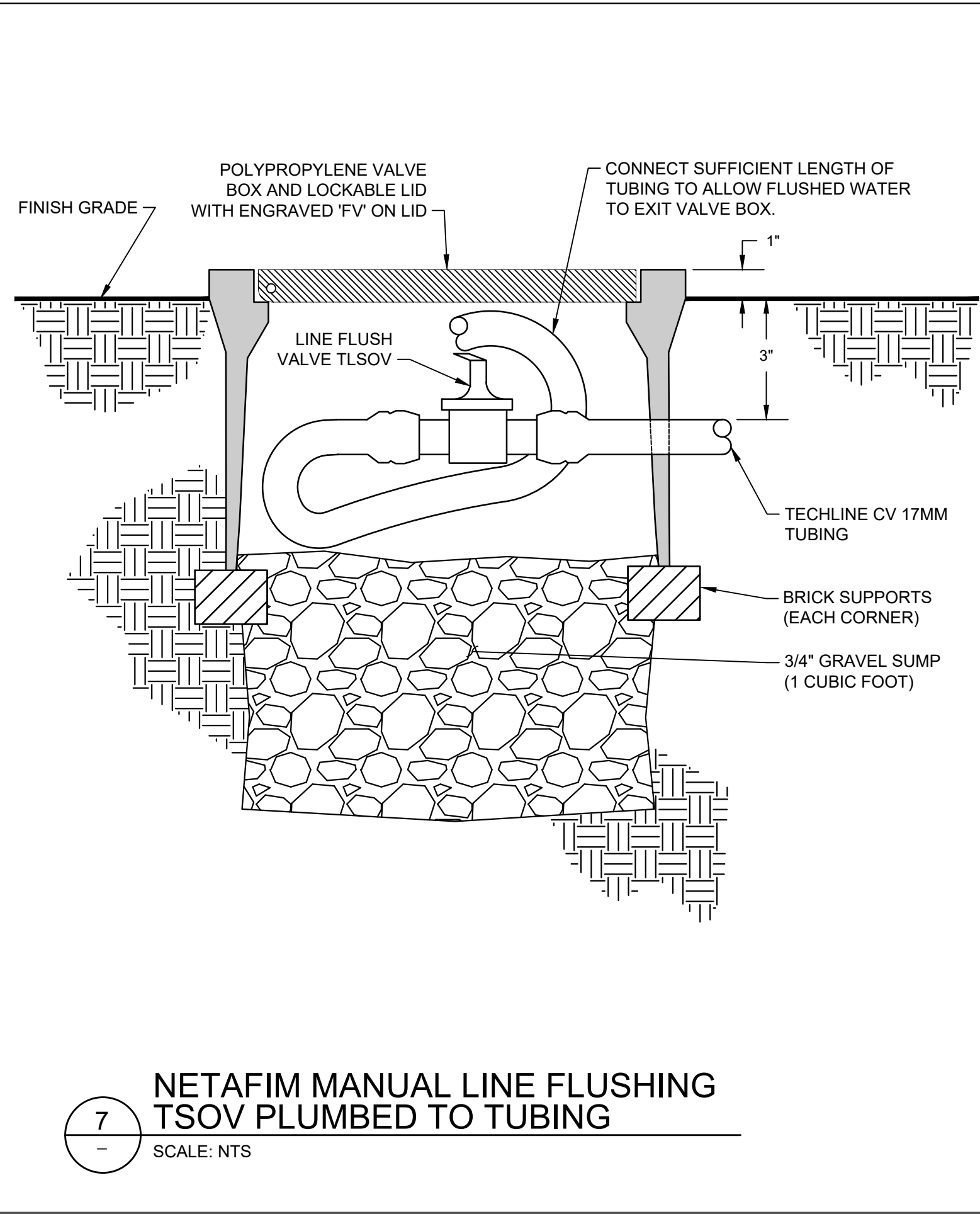
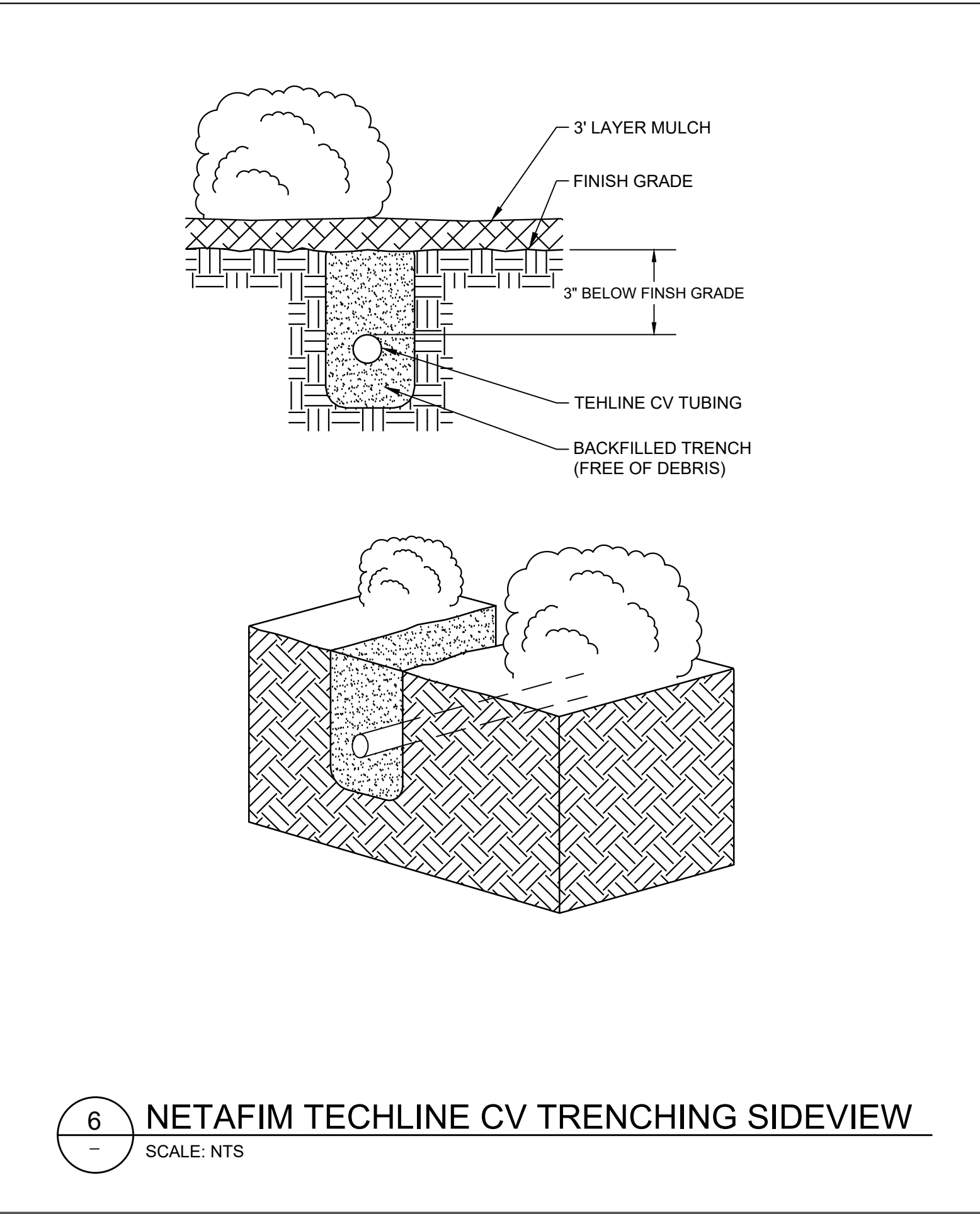
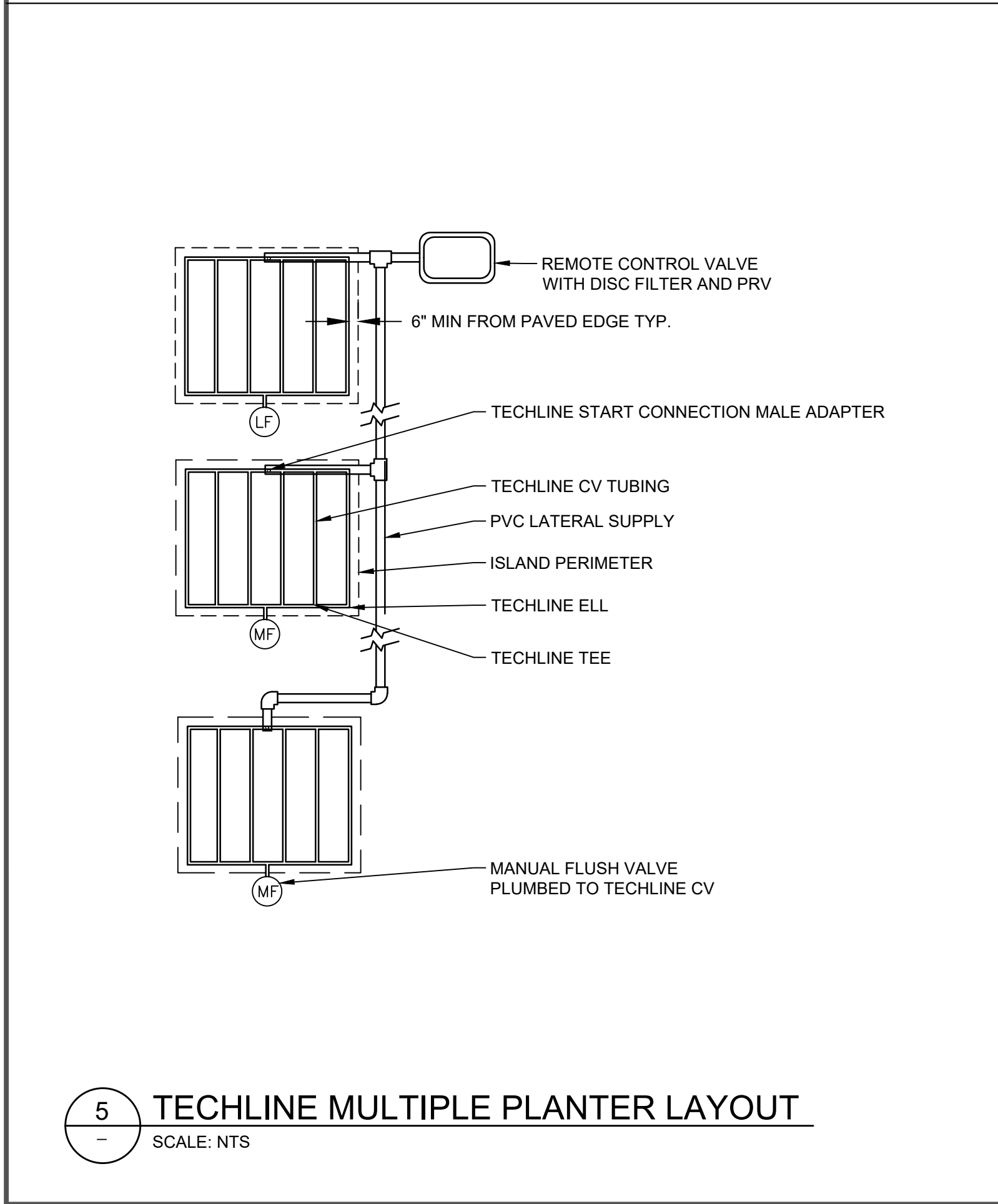
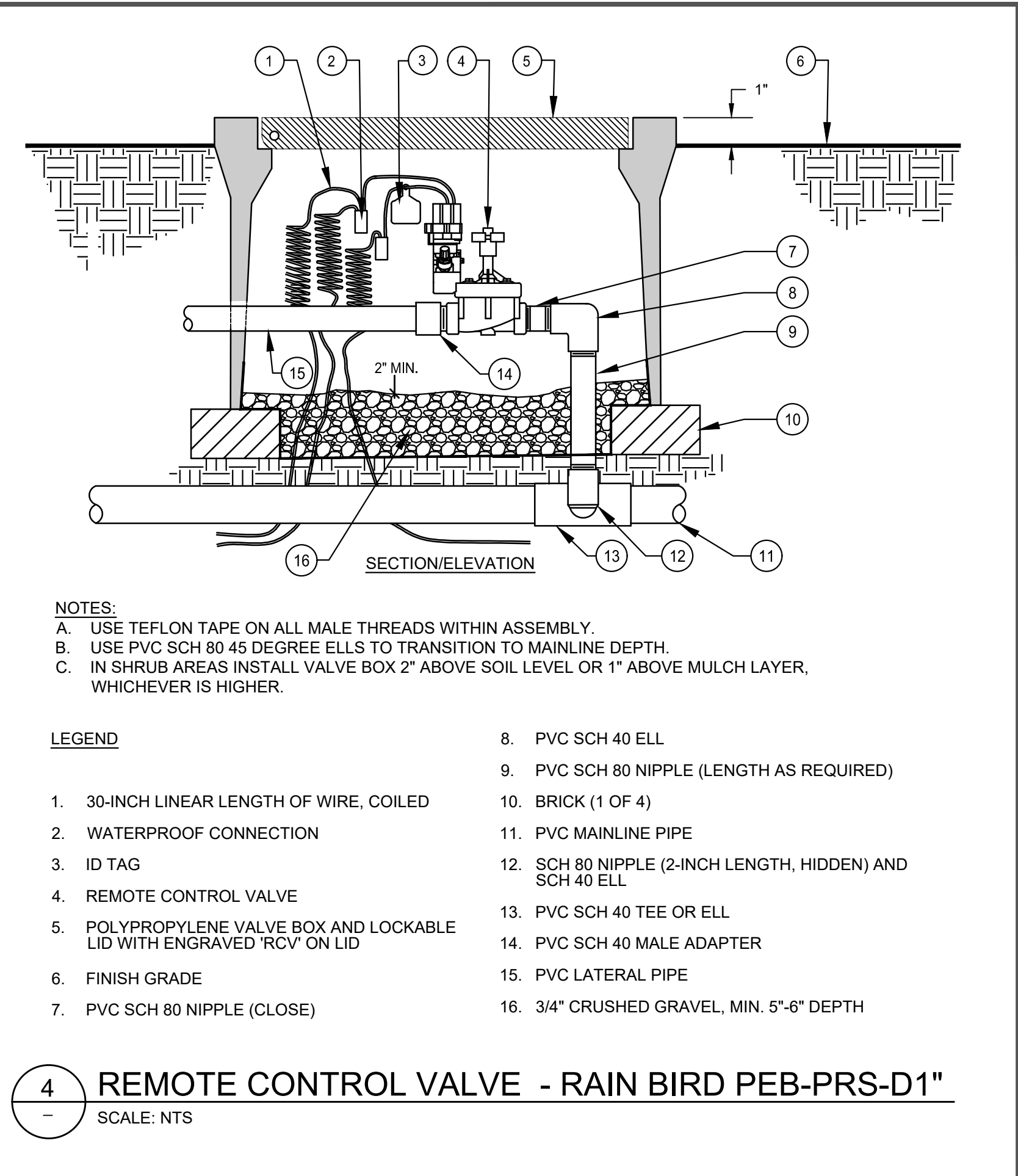
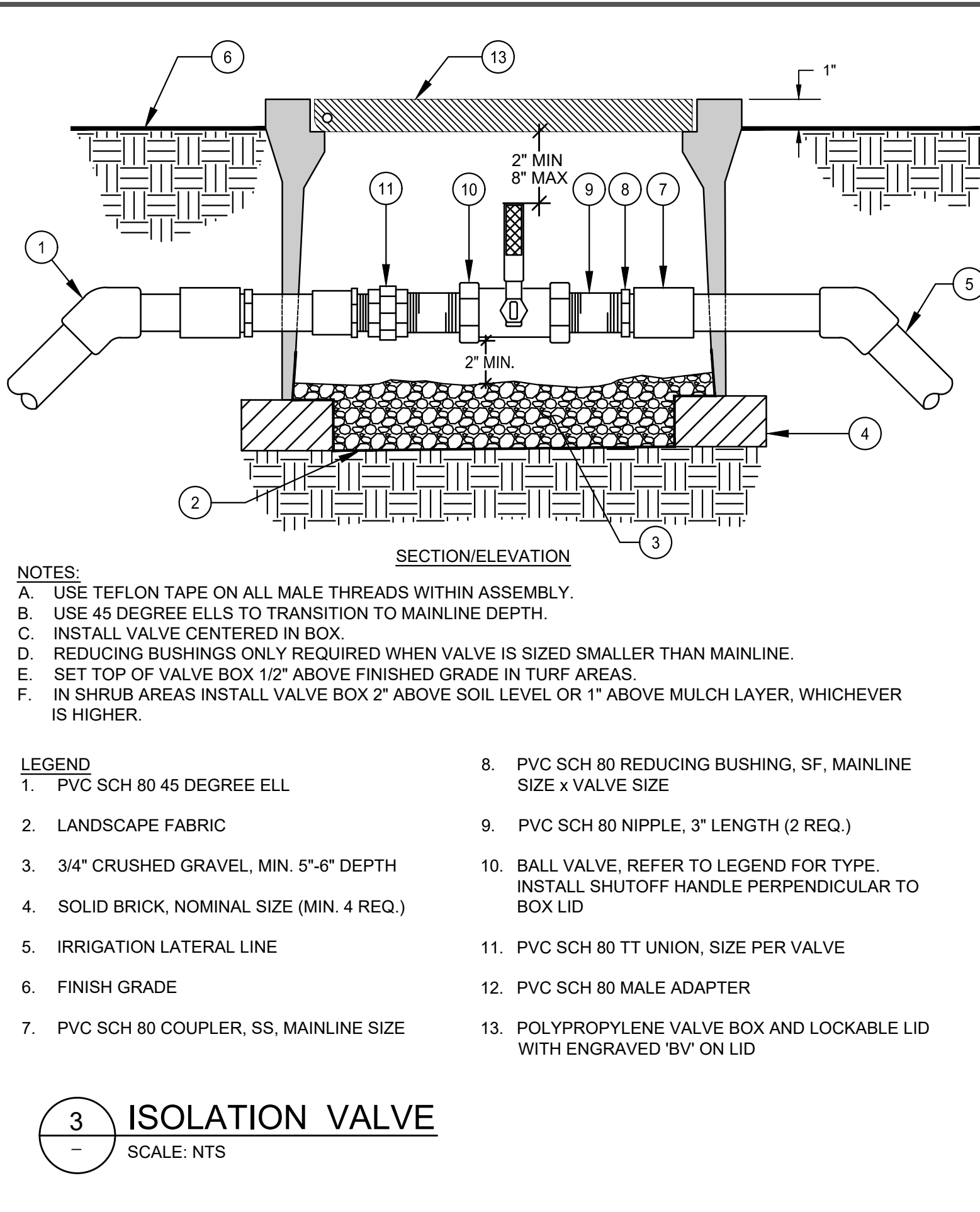
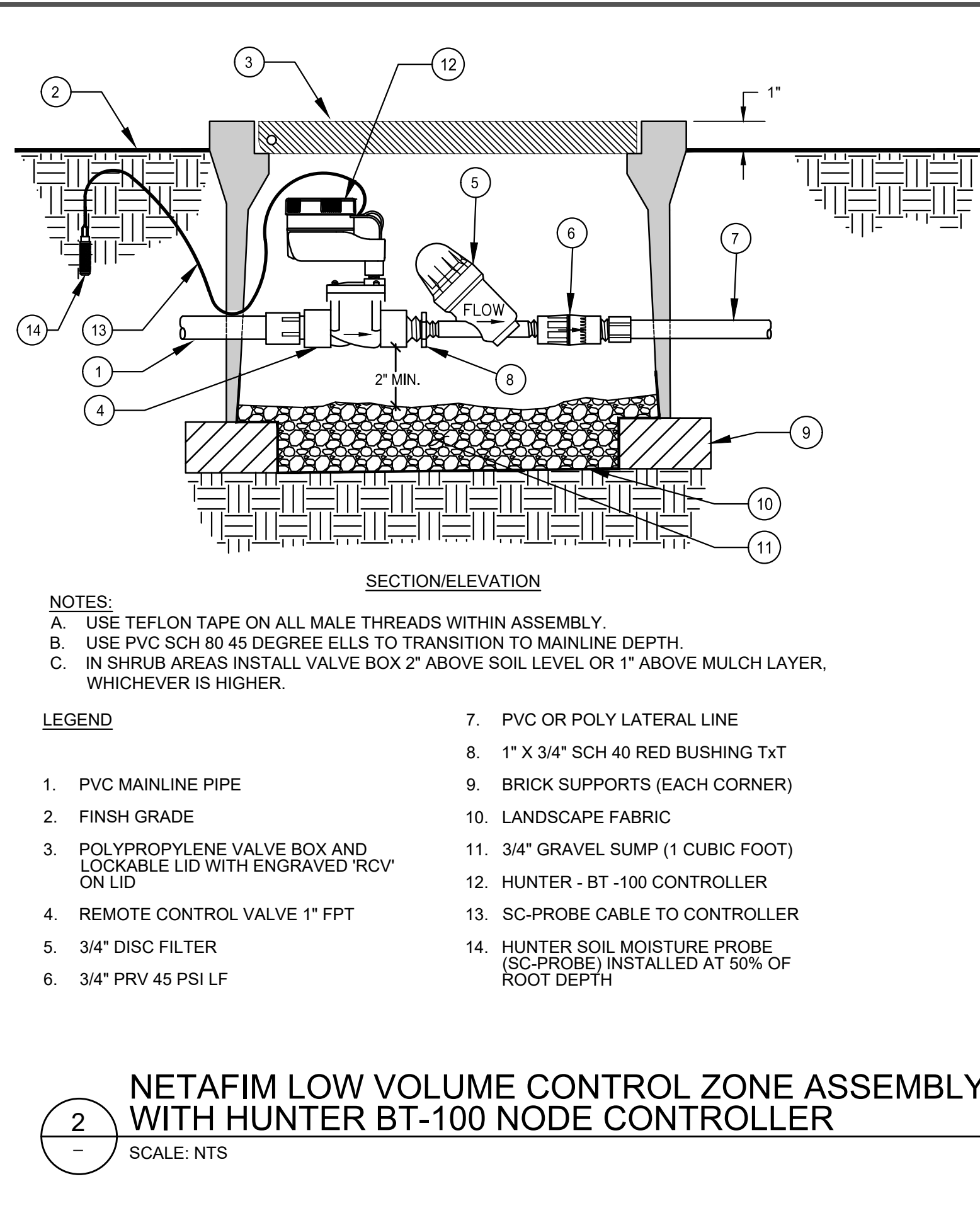
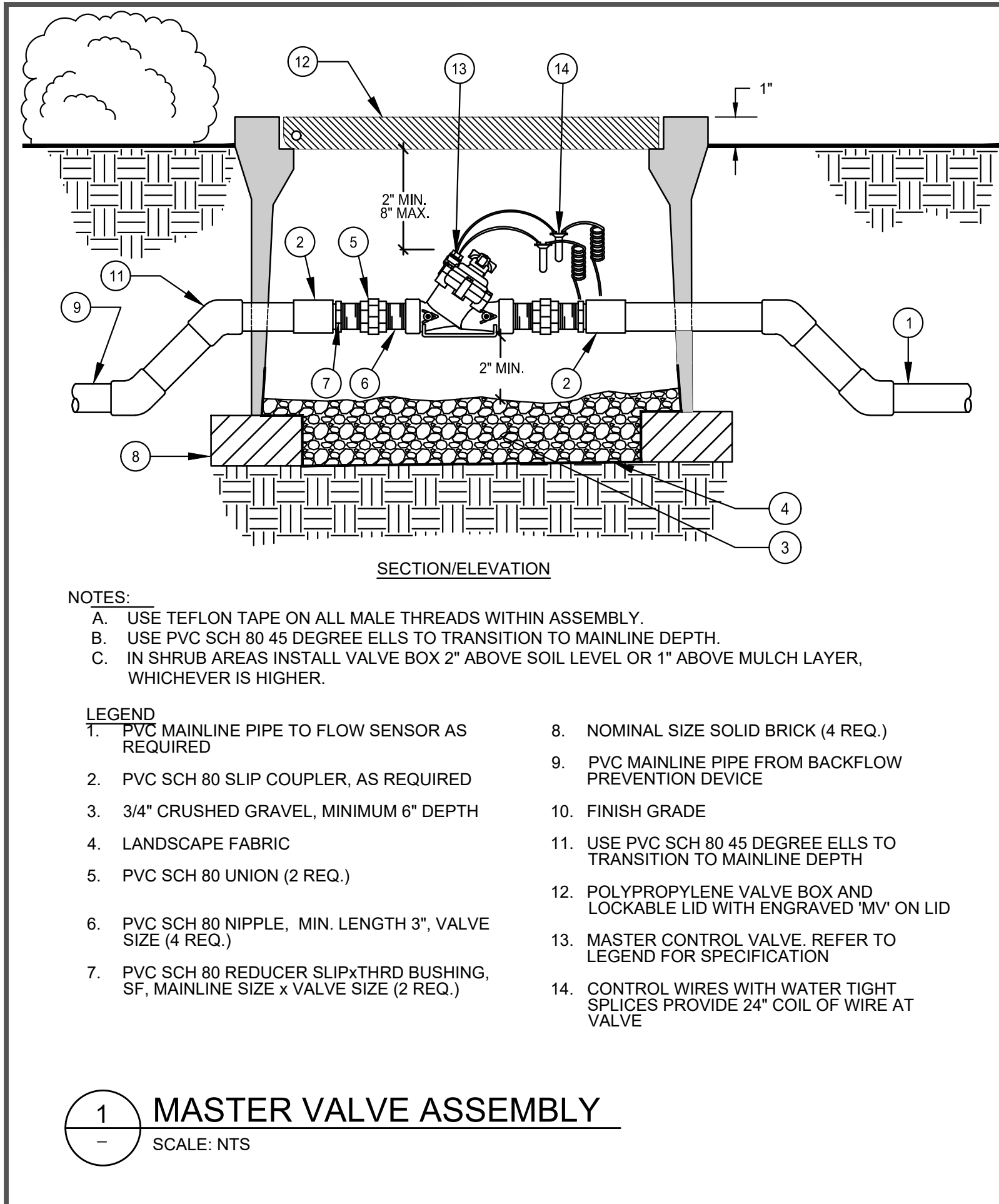
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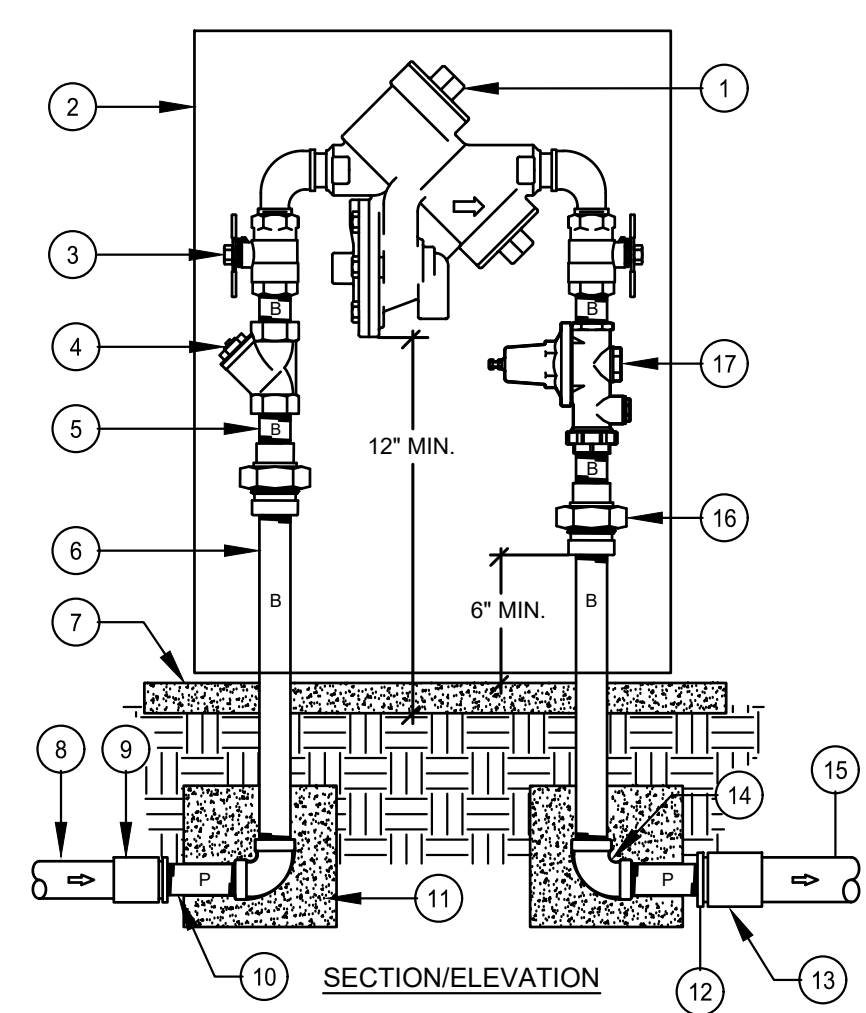
CITY OF SAN FERNANDO

PLAN NO.

I-6

SHEET 17 OF 27

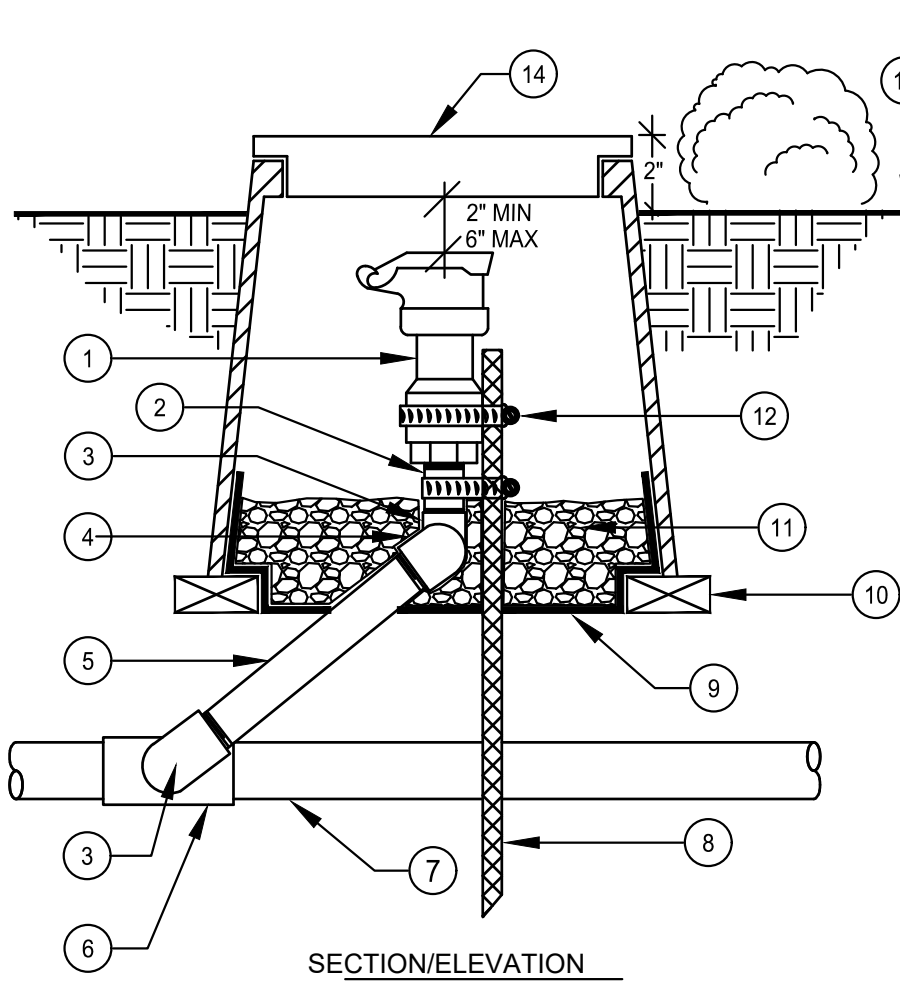




- LEGEND
- 1. BACKFLOW DEVICE. REFER TO LEGEND FOR SPECIFICATION
 - 2. BACKFLOW ENCLOSURE. REFER TO LEGEND FOR SPECIFICATION
 - 3. BRASS BALL VALVE
 - 4. WYE STRAINER. REFER TO LEGEND FOR SPECIFICATION
 - 5. BRASS NIPPLE, MAX. LEN. 3" (4 REQ.)
 - 6. BRASS RISER, LEN. AS REQUIRED, (2 REQ.)
 - 7. 3.5" THICK CONCRETE SLAB
 - 8. IRRIGATION SERVICE LINE FROM METER
 - 9. PVC SCH 80 SS COUPLER, SVC LINE SIZE
 - 10. PVC SCH 80 NIPPLE, LENGTH BEYOND THRUST BLOCK, (2 REQ.)
 - 11. CONCRETE THRUST BLOCK, 1 CU. FT.
 - 12. PVC SCH 80 REDUCING ADAPTER, SF, COUPLER SIZE (2 REQ.)
 - 13. PVC SCH 80 SS COUPLER, MAINLINE SIZE
 - 14. BRASS ELBOW
 - 15. IRRIGATION MAINLINE
 - 16. BRASS UNION (2 REQ.)
 - 17. PRESSURE REGULATOR, IF SPECIFIED. REFER TO LEGEND FOR SPECIFICATION - IF NOT SPECIFIED, INSTALL ONE BRASS NIPPLE IN PLACE OF TWO 3" NIPPLES AND REGULATOR

NOTE:
A. USE TEFLON TAPE ON ALL MALE THREADS WITHIN ASSEMBLY.
B. CONCRETE SLAB SHALL BE MINIMUM 4" THICK AND EXTEND A MINIMUM 6" PAST THE BACKFLOW ASSEMBLY PIPING AND/OR ENCLOSURE ON ALL SIDES.

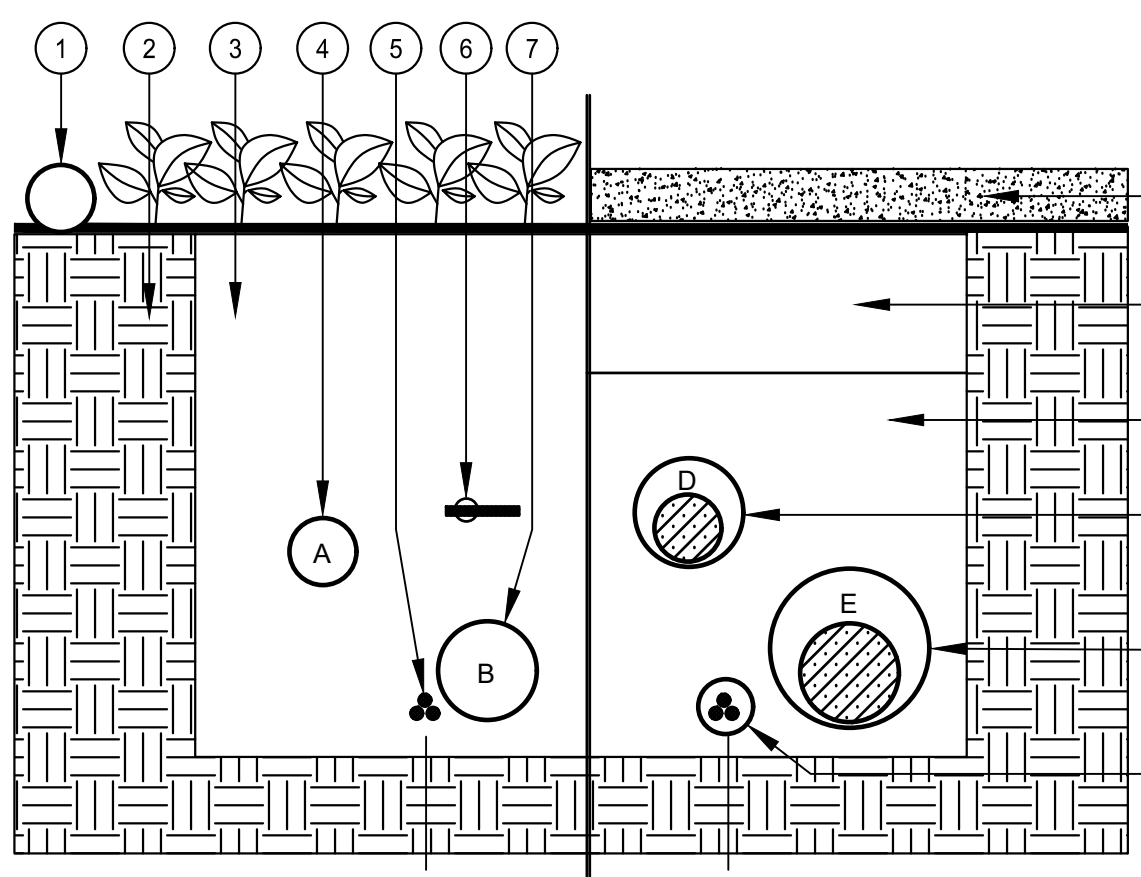
1 BACKFLOW ASSEMBLY
SCALE: NTS



- LEGEND
- 1. QUICK COUPLING VALVE. SEE LEGEND FOR SPECIFICATION
 - 2. BRASS NIPPLE- QCV SIZED 4" MIN. LENGTH
 - 3. BRASS ST. ELL (2 REQ.)
 - 4. BRASS ELL
 - 5. BRASS NIPPLE- QCV SIZED 12" MIN. LENGTH FOR 18" TRENCH 18" MIN. LENGTH FOR 24" TRENCH
 - 6. PVC SCH 80 FITTING, TEE / ELL
 - 7. PVC MAINLINE. SEE LEGEND FOR SPECIFICATION
 - 8. #4 REBAR 36" MIN. LENGTH
 - 9. LANDSCAPE FABRIC
 - 10. SUPPORT BRICKS (3 REQ.)
 - 11. 3/4" CRUSHED GRAVEL, MIN. 1 CUBIC FOOT
 - 12. STAINLESS STEEL CLAMP (2 REQ.)
 - 13. FINISH GRADE
 - 14. 10" ROUND SPECIFICATION GRADE VALVE BOX WITH BOLT DOWN "T" COVER, HEATED BRANDED MARKED "QCV"

NOTES:
A. USE TEFLON TAPE ON ALL MALE THREADS WITHIN ASSEMBLY.
B. IN SHRUB AREAS INSTALL VALVE BOX 2" ABOVE SOIL LEVEL OR 1" ABOVE MULCH LAYER, WHICHEVER IS HIGHER.

2 QUICK COUPLER ASSEMBLY
SCALE: NTS



- LEGEND
- 1. ON-GRADE LATERAL PIPE
 - 2. UNDISTURBED SOIL
 - 3. COMPACTED BACKFILL
 - 4. LATERAL LINE
 - 5. CONTROL WIRES
 - 6. MAINLINE TRACER TAPE OR AWG #6 BARE COPPER TRACER WIRE. REFER TO LEGEND FOR SPECIFICATION
 - 7. MAINLINE, REFER TO LEGEND FOR SPECIFICATION
 - 8. ROADWAY / PAVING
 - 9. SAND BACKFILL
 - 10. LATERAL LINE SLEEVE
 - 11. MAINLINE SLEEVE
 - 12. CONTROL WIRE SLEEVE

SECTION/ELEVATION

DEPTH CHART	A	B	C	D	E	F
6" & LARGER	-	36"	36"	36"	36"	36"
3" & 4"	18"	24"	24"	30"	36"	36"
2 1/2" & SMALLER	12"	18"	18"	24"	30"	30"
WIRING	-	-	BESIDE MAIN	-	-	BESIDE MAIN

NOTES:
A. SLEEVE UNDER PEDESTRIAN WALKWAYS SHALL EQUAL DEPTHS INDICATED IN COLUMNS A, B, & C.
B. LINES MUST HAVE MIN. CLEARANCE OF 4" FROM EACH OTHER & 12" FROM OTHER TRADES.
C. RUN WIRING BESIDE MAINLINE AT LOCATION SHOWN, TAPE & BUNDLE @ 10' O.C.
D. TIE A 24" LOOP IN ALL WIRING AT CHANGES IN DIRECTION.
E. ALL SLEEVES MUST BE 2X THE DIAMETER OF THE PIPE WITHIN.
F. ALL SLEEVE ENDS MUST BE SEALED WITH FOAM SEALANT INSIDE PIPE TO MINIMIZE DEBRIS INTRUSION.
G. ALL SLEEVES MUST EXTEND 12" MIN. DISTANCE PAST EDGE OF ROADWAY, CURB, OR SIDEWALK.
H. CONTRACTOR MUST ADJUST MAINLINE AROUND ALL STREET LIGHT LOCATIONS, LIGHT BOLLARDS, TREE ROOT BALLS, (MIN. 5' CLEARANCE), AND OTHER OBSTACLES.

3 PIPE/WIRE/SLEEVE INSTALLATION
SCALE: NTS



R E V I S I O N S					APPR'D.
NUMBER	DATE	INITIALS			

 **SAN FERNANDO**
PUBLIC WORKS DEPARTMENT

SUBMITTED BY: _____
(NAME) CITY ENGINEER, RCE XXXXX DATE _____

Plans Prepared By:
TETRA TECH
17885 VON KARMAN AVE #500
IRVINE, CA 92614
PHONE: (949) 809-5000

PLANS PREPARED UNDER THE SUPERVISION OF: DATE: _____
ARIC TORREYSON, P.E. _____

DESIGN BY: ARIC TORREYSON 8/18/2023
DRAWN BY: RYAN CHEYNE 8/18/2023
CHECKED BY: ARIC TORREYSON 8/18/2023

PLANTING NOTES

1.

ALL TREES SHOULD BE SINGLE TRUNK FORM UNLESS OTHERWISE SPECIFIED.
2.

PLANTING PLANS ARE DIAGMMATIC. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS, PLANT TYPES, SIZES, AND PLANT LOCATIONS AS SHOWN PRIOR TO INSTALLATION. ADVISE LANDSCAPE ARCHITECT WHERE CONFLICTS MAY BE PRESENT FOR RESOLUTION SO THE DESIGN'S INTENT IS NOT COMPROMISED.
3.

PROTECTION OF EXISTING PLANTS, WHERE APPLICABLE, SHALL COMPLY WITH REQUIREMENTS UNDER SPECIFICATION SECTION 025639 - TEMPORARY TREE AND PLANT PROTECTION.
4.

VERIFY AND STAKE LOCATIONS OF EXISTING UTILITIES PRIOR TO EXCAVATION. CONTACT UNDERGROUND SERVICE ALERT (800.642.2444). PROTECT UTILITIES IN PLACE DURING CONTRACT DURATION. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED BY CONTRACTOR AT THEIR OWN EXPENSE.
5.

DO NOT PRUNE OR TOP TREES PRIOR TO DELIVERY UNLESS DIRECTED, IN WRITING, BY THE LANDSCAPE ARCHITECT. DO NOT PRUNE THE CENTRAL LEADER OF ANY TREE. TREES THAT SHOW EVIDENCE OF HAVING BEEN RECENTLY PRUNED PRIOR TO DELIVERY SHALL BE SUBJECT TO REJECTION.
6.

THE APPLICATION OF SOIL AMENDMENTS AND/OR FERTILIZERS SHALL BE DETERMINED BY THE RESULTS OF AN AGRICULTURAL SUITABILITY ANALYSIS PREPARED BY A LICENSED SOILS LABORATORY FOR ON-SITE ROUGH-GRADED SOILS, AND (IF REQUIRED) ANY IMPORTED TOPSOIL. REFER TO THE SPECIFICATIONS FOR THE NUMBER OF REPRESENTATIVE SAMPLES REQUIRED TO BE ANALYZED, AND THE NECESSARY ASSOCIATED TESTING METHODS/RESULTS THAT ARE REQUIRED TO BE FULFILLED. IF SIGNIFICANTLY DIFFERENT SOILS ARE ENCOUNTERED BY THE SUITABILITY ANALYSIS RESULTS, FURTHER SAMPLING MAY BE REQUIRED. A COPY OF THE SUITABILITY ANALYSIS, ACCOMPANIED WITH RECOMMENDATIONS AUTHORED BY THE LABORATORY TO BRING THE SUBJECT SOILS INTO OPTIMUM HORTICULTURAL SUITABILITY (USING PRODUCTS/MATERIALS IDENTIFIED IN THE PROJECT SPECIFICATIONS), SHALL BE SUBMITTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT AS SOON AS AVAILABLE. CONTRACTOR SHALL SUBMIT WRITTEN CERTIFICATION, ACCOMPANIED WITH COPIES OF THE DELIVERY TICKETS, THAT ALL REQUIRED SOIL AMENDMENT AND FERTILIZER TYPE(S) HAVE BEEN INCORPORATED AT THE NECESSARY APPLICATION RATES AS RECOMMENDED AND REVIEWED THROUGH THE AGRICULTURAL SUITABILITY ANALYSIS.
7.

BASED ON THE RESULTS AND/OR MODIFICATIONS REQUIRED FROM AGRICULTURAL SUITABILITY ANALYSIS, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE RECOMMENDATIONS FOR REVISIONS TO THE PLANTING SPECIES REQUIRED TO BETTER ACCOMMODATE THE AMENDED SOILS.
8.

CONTRACTOR IS RESPONSIBLE FOR TEMPORARY EROSION CONTROL AT ALL TIMES. TEMPORARY EROSION CONTROL SHALL CONSIST OF, BUT NOT LIMITED TO, CONSTRUCTING SUCH FACILITIES AND TAKING SUCH MEASURES AS ARE NECESSARY TO PREVENT, CONTROL, AND ABATE WATER, MUD AND EROSION DAMAGE TO THE SITE AND ADJOINING PROPERTY (PRIVATE AND PUBLIC) AS A RESULT OF CONSTRUCTING THE PROJECT. BY OCTOBER 15TH OF EACH YEAR, OR EARLIER IF CONDITIONS WARRANT, SUCH TEMPORARY EROSION CONTROL FEATURES AS ARE NECESSARY TO PREVENT DAMAGE DURING THE FORTHCOMING WINTER SEASON SHALL BE CONSTRUCTED AND FUNCTIONING. MEETING REQUIREMENTS OF THE REGIONAL WATER QUALITY CONTROL BOARD.
9.

CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING A MINIMUM TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF ANY LANDSCAPE IMPROVEMENT WORK AT THE SITE.
10.

LOCATION OF PLANT MATERIAL TAKES PRECEDENCE OVER LOCATION OF IRRIGATION SYSTEM COMPONENTS. CONTRACTOR SHALL MAKE NECESSARY PROVISIONS IN FIELD WHERE IRRIGATION SYSTEM COMPONENTS (SUBSURFACE MAINLINES, LOCATION OF VALVE BOXES, ETC.) DO NOT CONFLICT WITH THE LOCATION OR DESIGN INTENT LAYOUT OF THE PLANT MATERIAL. COORDINATION IS ESSENTIAL TO MAKE SURE THE DESIGN INTENT OF THE PLANTING IS NOT COMPROMISED. (EXAMPLES: A CONTINUOUS HEDGE REQUIRES DIVISION INTO PARTIAL SEGMENTS DUE TO ERRANT SETTING OF VALVE BOXES, OR A TREE NEEDS TO BE RELOCATED DUE TO ERRANT LOCATION OF INSTALLED IRRIGATION MAINLINE. THE DESIGN INTENT FOR A CONTINUOUS HEDGE TAKES PRECEDENCE (THE VALVE BOXES SHALL BE LOCATED IN ANOTHER NON-CONFLICTING LOCATION); THE IRRIGATION MAINLINE SHALL BE REROUTED ACCORDINGLY (TO AVOID THE NEED TO RELOCATE THE CONFLICTING TREE).
11.

CHECK DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. DISCREPANCIES OR POSSIBLE DEFICIENCIES BETWEEN THE CONTRACT DRAWINGS AND SPECIFICATIONS WITH FIELD CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT.
12.

PROVIDE FOR POSITIVE DRAINAGE AT ALL TIMES. NOTIFY LANDSCAPE ARCHITECT IF SITE CONDITIONS ARE OTHERWISE. MAINTAIN FLOWLINES AND DRAINAGE PATTERNS AS INDICATED ON THE ENGINEER'S DRAWINGS. REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO GROWTH OF PLANT MATERIAL.
13.

CONTRACT DRAWINGS AND SPECIFICATIONS INDICATE THE FINISH STRUCTURE. CONSTRUCTION MEANS AND METHODS, SAFETY PROCEDURES, BRACING, SHORING, AND TEMPORARY SUPPORT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OBSERVATION VISITS TO THE JOB SITE MADE BY THE LANDSCAPE ARCHITECT DO NOT INCLUDE INSPECTION OF CONSTRUCTION METHODS AND SAFETY CONDITIONS AT THE WORK SITE. GIVE THE LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS NOTICE FOR REQUIRED OR REQUESTED JOB SITE VISITS.
14.

PLANT QUANTITIES, IF INDICATED, ARE FOR THE OWNER'S CONVENIENCE ONLY. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES AS INDICATED IN THE PLAN DOCUMENTS.
15.

PROVIDE MATERIAL AND QUALITY REQUIREMENTS NECESSARY FOR CONTINUOUS CONTROL, ABATEMENT, AND REMOVAL OF NOXIOUS VEGETATION. ESTABLISH, THROUGH THE COLLECTIVE USE OF SYSTEMIC, PRE- AND POST-EMERGENT HERBICIDES, A WEED-FREE CONDITION THROUGHOUT THE PROJECT AREA. FURNISH ALL NECESSARY MATERIALS, LABOR, SUPERVISION, EQUIPMENT, SIGNAGE, AND CHEMICAL SOLUTIONS FOR CONTROLLING OR ELIMINATING UNDESIRABLE VEGETATION. ALL PRODUCTS AND MATERIALS USED FOR WEED CONTROL SHALL BE EPA REGISTERED AND APPROVED FOR USE BY THE LOCAL JURISDICTION.
16.

QUALITY AND SIZE OF PLANTS SHALL BE IN ACCORDANCE WITH RULES AND GRADING ADOPTED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND INCLUDED IN THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60). PLANTS SHALL EXHIBIT A NORMAL TO PREMIUM HABIT OF GROWTH FOR THE SPECIFIED SPECIES, AND SHALL BE SOUND, HEALTHY, FULL IN CONTAINER, VIGOROUS IN GROWTH WITH DENSELY FOLIATED BRANCHES, EXCEPTIONAL IN APPEARANCE, FORM, AND STRUCTURE, WITH ROBUST ROOT SYSTEMS, AND FREE FROM INSECTS, PESTS, AND DISEASE. TREE TRUNKS SHALL BE FREE OF SCARS, BLEMISHES, DEFECTS, AND INJURIES.
17.

CONTAINER-GROWN PLANTS SHALL HAVE BEEN CULTIVATED IN NURSERY CONTAINERS FOR A MINIMUM OF SIX (6) MONTHS, AND A MAXIMUM OF TWO (2) YEARS. PLANTS SHALL HAVE SUFFICIENTLY DEVELOPED ROOT SYSTEMS TO HOLD PLANTING SOIL TOGETHER INTACT UPON REMOVAL FROM THEIR CONTAINERS; THEY SHALL NOT EXHIBIT A ROOT-BOUND CONDITION.
18.

PLANTS SHALL BE HANDLED BY THEIR CONTAINERS AT ALL TIMES. DO NOT LIFT, SET, OR HANDLE PLANTS BY THEIR TRUNKS, STEMS, OR FOLIAGE MASS. DO NOT USE PLANTS AS A LEVER FOR INSTALLATION. DO NOT DROP CONTAINERS TO DISRUPT ROOT SYSTEMS. ROOTBALLS THAT ARE CRACKED OR DAMAGED SHALL BE REJECTED AND REPLACED.
19.

PLANTS SHALL BE DELIVERED TO SITE UNDER PROTECTIVE COVER. PLANTS SHALL ARRIVE UNBLEMISHED, WITH SUFFICIENTLY MOISTENED ROOTBALLS. STORE AND PROTECT FROM DAMAGE THROUGHOUT INSTALLATION PERIOD. MAINTAIN PLANTS IN A FULLY-IRRIGATED CONDITION UNTIL INSTALLATION.
20.

PLANTS DELIVERED TO THE SITE SHALL HAVE DURABLE LEGIBLE LABELS, PRINTED OR STATED IN WEATHER-RESISTANT INK, WITH THE CORRECT BOTANICAL NAME OF THE PLANT(S) BEING DELIVERED. LABELS SHALL BE SECURELY ATTACHED TO PLANT FOLIAGE OR CONTAINER. PLANTS THAT HAVE BEEN REVIEWED AND SELECTED IN ADVANCE AT THE NURSERY BY THE LANDSCAPE ARCHITECT SHALL BE DELIVERED TO THE SITE WITH THE ORIGINAL NURSERY TAGGING MATERIALS (HELD SECURELY INTACT AND UNTAINTED) AS USED BY THE LANDSCAPE ARCHITECT.
21.

PRIOR TO PLANTING OPERATIONS, CONTRACTOR SHALL RECEIVE APPROVAL OF REQUIRED SUBMITTALS AS INDICATED IN CONTRACT SPECIFICATIONS. SUBMITTALS INCLUDE THE FOLLOWING:
· AGRONOMIC SOIL FERTILITY ANALYSIS AND RECOMMENDATIONS PER SPECIFICATION SECTION 329113.
· SOIL PERCOLATION TESTING PER SPECIFICATION SECTION 329113.
· APPLICABLE SOIL PREPARATION ARTICLES BEING FURNISHED AND INSTALLED FOR AMENDMENTS, FERTILIZERS, AND SOIL MIXTURES UNDER SPECIFICATION SECTION 329113.
· PLANT MATERIALS BEING FURNISHED AND INSTALLED UNDER APPLICABLE SPECIFICATION SECTIONS 329200, 329300, AND/OR 329360.
· LANDSCAPE PLANTING ACCESSORIES BEING FURNISHED AND INSTALLED UNDER SPECIFICATION SECTION 329400.
· APPLICABLE PLANT ESTABLISHMENT PERIOD ARTICLES BEING FURNISHED AND INSTALLED UNDER SPECIFICATION SECTION 329813.
22.

PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED WHEN SOIL ARE IN A SATURATED, MUDDY, OR FROZEN CONDITION.
23.

PLANTING HOLE/PIT SHALL BE EXCAVATED TO A MINIMUM OF 2X THE WIDTH OF THE PLANT ROOTBALL BEING INSTALLED. DO NOT EXCAVATE HOLES/PITS DEEPER THAN THE DEPTH OF THE ROOTBALL BEING INSTALLED. SCARIFY THE SIDES OF THE PLANTING HOLE/PIT TO ENCOURAGE OPTIMUM GROWTH INTO THE SUBGRADE.
24.

UPON REMOVAL OF THE PLANT'S NURSERY CONTAINER OR ROOT BALL WRAPPINGS, PRUNE OR REMOVE ANY WINDING OR GIRDLING ROOTS. PRUNE/CUT UTILIZING CLEAN, SHARP, AND STERILIZED TOOLS. LIGHTLY SCARIFY ROOT BALL TO ENCOURAGE OUTWARD GROWTH OF ROOT MASS.
25.

SET THE TOP (CROWN) OF THE PLANT ROOT BALL SLIGHTLY ABOVE THE LEVEL OF THE SURROUNDING FINISHED GRADIENT, ALLOWING FOR ANY DIFFERENTIAL SETTLEMENT OF THE BACKFILL.
26.

FULLY IRRIGATE PLANT MATERIALS IMMEDIATELY UPON INSTALLATION SO THAT ROOT MASS AND BACKFILL ARE SATURATED AND SETTLED. MONITOR PLANTS AND APPLY SUPPLEMENTAL WATER, IN QUANTITY AS REQUIRED, TO PROMOTE HEALTHY ESTABLISHMENT, AND UNTIL IRRIGATION SYSTEM IS FULLY OPERATIONAL AND FUNCTIONAL. HAND WATERING OF PLANTS MAY BE REQUIRED TO ENSURE SURVIVAL.
27.

FOR BOXED OR BALLED AND BURLAPPED TREES, SET TREES IN THE EXCAVATED PLANTING HOLE/PIT AND ORIENT/SET PLUMB, ACCORDING TO THE DIRECTION OF THE LANDSCAPE ARCHITECT. ONCE TREE IS ACCEPTED IN PLACE, REMOVE NURSERY CONTAINER STRAPS AND SIDES, OR BURLAP AND WIRE NETTING, WHERE TREE ROOTBALLS ARE STABILIZED VIA TETHERED SUBSURFACE ROOT BALL ANCHORING SYSTEMS. INSTALL COMPONENTS OF THIS SYSTEM PER MANUFACTURER'S DIRECTIONS. INSTALL SUPPLEMENTAL DRAINAGE ASSEMBLIES AND TREE ROOT AERATION UNITS AS SPECIFIED. INSTALL ROOT
- CONTROL BARRIERS AS SPECIFIED. BACKFILL AND LIGHTLY COMPACT ACCORDINGLY IN LIFTS WITH AMENDED PLANTING BACKFILL MIXTURE (REFER TO SPECIFICATIONS). APPLY WATER AND TAMP TO REMOVE AIR POCKETS AND SETTLE BACKFILL BEING CAREFUL TO AVOID EXCESSIVE COMPACTION WHICH WILL AFFECT SOIL POROSITY ESSENTIAL FOR HEALTHY ROOT GROWTH. ADD SLOW-RELEASE FERTILIZER TABS AND SUPPLEMENTAL AMENDMENTS IN QUANTITY AS SPECIFIED PRIOR TO FINAL LIFT OF BACKFILL.
28.

STAKE TREES, AS NECESSARY, IMMEDIATELY AFTER PLANTING, TO ENSURE CONTINUOUS PLUMB GROWTH THROUGH THE SPECIFIED PLANT ESTABLISHMENT PERIOD AND UNTIL FINAL ACCEPTANCE IS GRANTED. FOR TREE STAKING, SECURELY ANCHOR TREE STAKES INTO UNDISTURBED SUBGRADE. REFER TO SPECIFICATIONS FOR TYPE, QUANTITY, AND SIZE OF STAKES AND SUPPLEMENTAL STAKING MATERIALS. FOR TYPE AND INSTALLATION OF TREE GUYING ASSEMBLIES, REFER TO MANUFACTURER'S PRINTED INSTRUCTIONS AS SPECIFIED. REMOVE AND DISCARD ALL NURSERY-FURNISHED STAKING MATERIALS.
29.

FOR APPLICABLE VINE AND/OR ESPALIER PLANTING, REMOVE NURSERY-FURNISHED STAKING OR TRELLIS SUPPORT MATERIALS. CAREFULLY TRAIN AND ANCHOR VINES/ESPALIERS TO SPECIFIED SUPPORTING STRUCTURES (FENCE, WALL, ETC.) BY WEAVING STEMS/BRANCHES THROUGH STRUCTURE, AND/OR ANCHOR WITH SPECIFIED WRAPPING MATERIALS IN QUANTITY NECESSARY TO SUFFICIENTLY SUPPORT PLANT IN AN UPRIGHT SPPLAYED CONDITION. AVOID DAMAGE TO PLANT.
30.

FOLLOWING PLANTING INSTALLATION AND REMEDIAL FINE GRADING, PLANTING AREAS SHALL RECEIVE A LAYER OF MULCH, 3" MIN DEPTH, TO HOLD IN SOIL MOISTURE AND DETER WEED GROWTH AND SOIL EROSION. TYPE AND SETTLED DEPTH OF MULCH LAYER (SHREDDED WOOD MULCH, AGGREGATE SURFACING, ETC.) SHALL BE AS INDICATED ON THE CONTRACT DRAWINGS. MULCH SHALL BE APPLIED BEING CAREFUL NOT TO SET WITHIN AND PROTECT GROWING NODES OF INSTALLED PLANTS.
31.

REMEDIAL PRUNING OF PLANTS SHALL BE RESERVED AND LIMITED TO DEAD, DISEASED OR BROKEN LIMBS ONLY, AND SHALL BE IN STRICT ACCORDANCE WITH ANSI A300 SPECIFICATIONS. PRUNE/CUT UTILIZING CLEAN, SHARP, AND STERILIZED TOOLS.
32.

LANDSCAPE INSTALLATION PERIOD: CONTRACTOR IS RESPONSIBLE FOR MAINTAINING IN FULL, ALL PLANTING AREAS (INCLUDING WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, WEEDING, STAKING, ETC.) UNTIL THE PROJECT IS REVIEWED AT THE END OF THE INSTALLATION PHASE BY THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. CONTRACTOR SHALL REQUEST REVIEW OF PROJECT IN WRITING AT THE END OF THIS INSTALLATION PERIOD. COMPLETION OF THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE'S REVIEW IN FIELD SHALL COMMENCE THE LANDSCAPE ESTABLISHMENT PERIOD. THE ENTIRE PROJECT WILL BE ACCEPTED AT ONE TIME AND WILL NOT BE ACCEPTED BY AREAS OR PHASED PARTS.
33.

LANDSCAPE ESTABLISHMENT PERIOD: CONTRACTOR IS RESPONSIBLE TO GUARANTEE AND CONTINUOUSLY MAINTAIN IN FULL ALL PLANTING AREAS (INCLUDING WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, WEEDING, STAKING, ETC.) FOR AN ESTABLISHMENT PERIOD FOLLOWING THE REVIEW DATE OF INSTALLATION COMPLETION. DURATION OF THIS LANDSCAPE ESTABLISHMENT PERIOD SHALL BE AS SPECIFIED. CONTRACTOR SHALL REQUEST REVIEW OF PROJECT IN WRITING FOLLOWING COMPLETION OF THE LANDSCAPE ESTABLISHMENT PERIOD. LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE'S SUCCESSFUL REVIEW SHALL ACKNOWLEDGE SUBSTANTIAL COMPLETION AND BEGIN THE LANDSCAPE GUARANTEE PERIOD.
34.

GUARANTEE PERIOD: FOLLOWING SUBSTANTIAL COMPLETION, IF ALL WORK IS SATISFACTORY, COMPLETE, AND IN ACCORDANCE WITH THE CONDITIONS OF THE CONTRACT, THEN THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT SHALL DECLARE FINAL ACCEPTANCE OF THE PROJECT IN WRITING AND THE BEGINNING OF THE LANDSCAPE GUARANTEE PERIOD.
35.

ALL PLANT MATERIAL INSTALLED SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A VIGOROUS GROWING CONDITION. PROVISIONS SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE (1) YEAR FOLLOWING FINAL ACCEPTANCE FOR TREE AND SHRUBS/GROUND COVERS/VINES. SPECIMEN-SIZE TREES AND PALM TREES SHALL BE GUARANTEED FOR TWO (2) YEARS FOLLOWING FINAL ACCEPTANCE. CONTRACTOR SHALL REMOVE AND REPLACE ANY PLANT MATERIAL WHICH ARE DEAD OR DYING (PER THE SOLE OPINION OF THE LANDSCAPE ARCHITECT), EXCEPT THOSE DUE TO VANDALISM OR NEGLECT, WITH PLANT MATERIAL EQUAL TO ORIGINAL. REPLACEMENT PLANT MATERIALS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUBSEQUENT PLANTING SEASON. ALL REPLACEMENT PLANT MATERIALS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
36.

CONTINUOUSLY MAINTAIN INSTALLED PLANTING AREAS IN A DUST, PEST, TRASH, DEBRIS, AND WEED-FREE CONDITION THROUGHOUT THE CONTRACTED PLANT ESTABLISHMENT PERIOD UNTIL FINAL ACCEPTANCE. MAINTAIN IN ACCORDANCE WITH APPLICABLE GOVERNING AGENCY GUIDELINES AND SPECIFICATIONS UNLESS NOTED OTHERWISE IN THE CONTRACT DOCUMENT
-
- ROOT BARRIER
- NTS
- P-LA-06-08
1.

3\"

2.

3\"

3.

FINISH GRADE

4.

ROOTBALL, SET 2\"

5.

AMENDED BACKFILL

6.

SET BALL ON UNDISTURBED SOIL

7.

GOPHER BASKET
-
- SHRUB PLANTING
- 1/2\" = 1'-0"
- P-LA-PLA-01
1.

2 STAKES PER TREE, 9\"

2.

STRAP BAR WITH UV RESISTANT VINYL STRAP

3.

TREE TRUNK PROTECTOR

4.

INSTALL TOP OF ROOTBALL 1-1/2\"

5.

3\"

6.

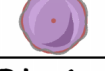
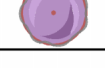
4\"

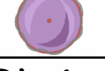
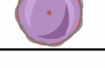
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AMENDED BACKFILL

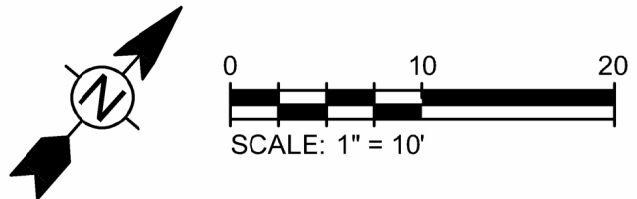
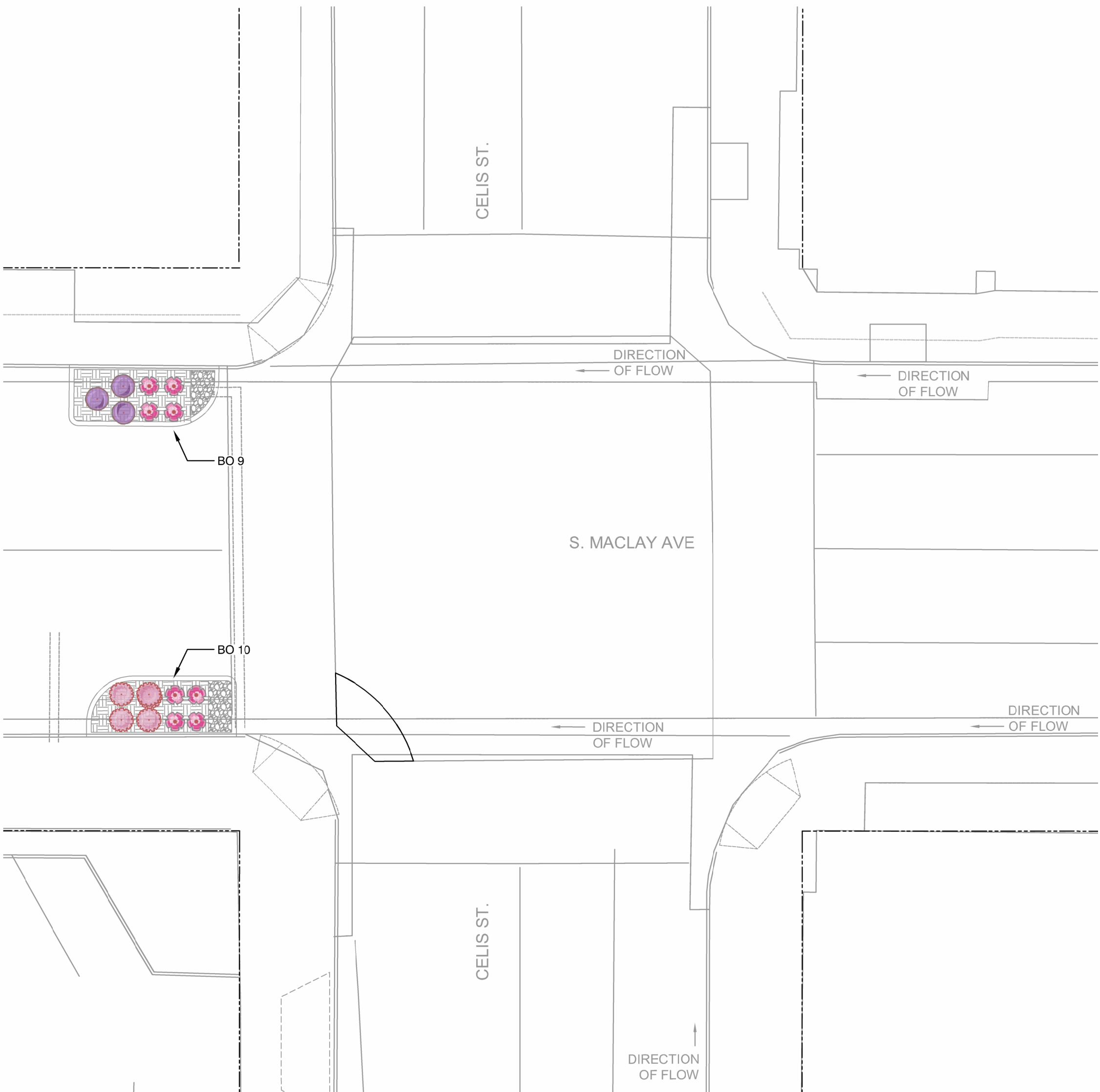
8.

SET ROOTBALL ON UNDISTURBED SOIL
-
- TREE PLANTING
- 1/2\" = 1'-0"
- P-LA-PLA-02
-
- Know what's below.
Call before you dig.
- REVISIONS
- | NUMBER | DATE | INITIALS | APPR'D. |
|--------|------|----------|---------|
| | | | |
| | | | |
| | | | |
| | | | |
- SUBMITTED BY:
- (NAME)
- PUBLIC WORKS DEPARTMENT
- QTY ENGINEER, ROE XXXXX
- DATE
- Plans Prepared By:
- TreePeople
- TREEPEOPLE
12801 HOLLAND DR.
BEVERLY HILLS, CA 90210
PHONE: (818) 753-4600
- PLANS PREPARED UNDER THE SUPERVISION OF:
- EMILY TYRER, R.L.A.
- DATE:
- CALLES VERDES PROJECT
- PLANTING NOTES AND DETAILS
- CITY OF SAN FERNANDO
- PLAN NO.
- L-0
- SHEET OF

PLANT SCHEDULE BO 1					
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
SHRUBS					
	BPI PP	Baccharis pilularis 'Pigeon Point' Pigeon Point Coyote Brush	1 gal.	2	1.5' - 3' H x 6'-9' W
	EGR	Eriogonum grande rubescens Red Buckwheat	1 gal.	5	7'-1.5' H X 3' W
PLANT SCHEDULE BO-2					
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
SHRUBS					
	BPI PP	Baccharis pilularis 'Pigeon Point' Pigeon Point Coyote Brush	1 gal.	2	1.5' - 3' H x 6'-9' W
	EGR	Eriogonum grande rubescens Red Buckwheat	1 gal.	6	7'-1.5' H X 3' W
PLANT SCHEDULE BO-3					
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
SHRUBS					
	BPI PP	Baccharis pilularis 'Pigeon Point' Pigeon Point Coyote Brush	1 gal.	2	1.5' - 3' H x 6'-9' W
	SDA	Salvia x 'Dara's Choice' Dara's Choice Sage	1 gal.	3	1'-2' H X 3'-6' W
PLANT SCHEDULE BO-4					
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
SHRUBS					
	BPI PP	Baccharis pilularis 'Pigeon Point' Pigeon Point Coyote Brush	1 gal.	2	1.5' - 3' H x 6'-9' W
	SDA	Salvia x 'Dara's Choice' Dara's Choice Sage	1 gal.	4	1'-2' H X 3'-6' W

PLANT SCHEDULE BO-5					
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
SHRUBS					
	ECA	Erythranthe cardinalis Scarlet Monkeyflower	1 gal.	5	1.5' - 3' H X 3' W
	JPA	Juncus patens California Gray Rush	1 gal.	4	1-3' H X 3' W
PLANT SCHEDULE BO-6					
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
SHRUBS					
	ECA	Erythranthe cardinalis Scarlet Monkeyflower	1 gal.	5	1.5' - 3' H X 3' W
	JPA	Juncus patens California Gray Rush	1 gal.	4	1-3' H X 3' W
PLANT SCHEDULE BO-7					
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
SHRUBS					
	JPA	Juncus patens California Gray Rush	1 gal.	3	1-3' H X 3' W
	SDA	Salvia x 'Dara's Choice' Dara's Choice Sage	1 gal.	6	1'-2' H X 3'-6' W
PLANT SCHEDULE BO-8					
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
SHRUBS					
	JPA	Juncus patens California Gray Rush	1 gal.	3	1-3' H X 3' W
	SDA	Salvia x 'Dara's Choice' Dara's Choice Sage	1 gal.	6	1'-2' H X 3'-6' W

PLANT SCHEDULE BO 9					
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
SHRUBS					
	PHE MB	Penstemon heterophyllus 'Margarita' BOP Margarita BOP Penstemon	1 gal.	4	1'-2' H X 2'-3' W
	SDA	Salvia x 'Dara's Choice' Dara's Choice Sage	1 gal.	3	1'-2' H X 3'-6' W
PLANT SCHEDULE BO 10					
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
SHRUBS					
	CFI	Corethrogyne filaginifolia California Aster	1 gal.	5	.7' - 3.3' H X 1'-6' W
	PHE MB	Penstemon heterophyllus 'Margarita' BOP Margarita BOP Penstemon	1 gal.	4	1'-2' H X 2'-3' W

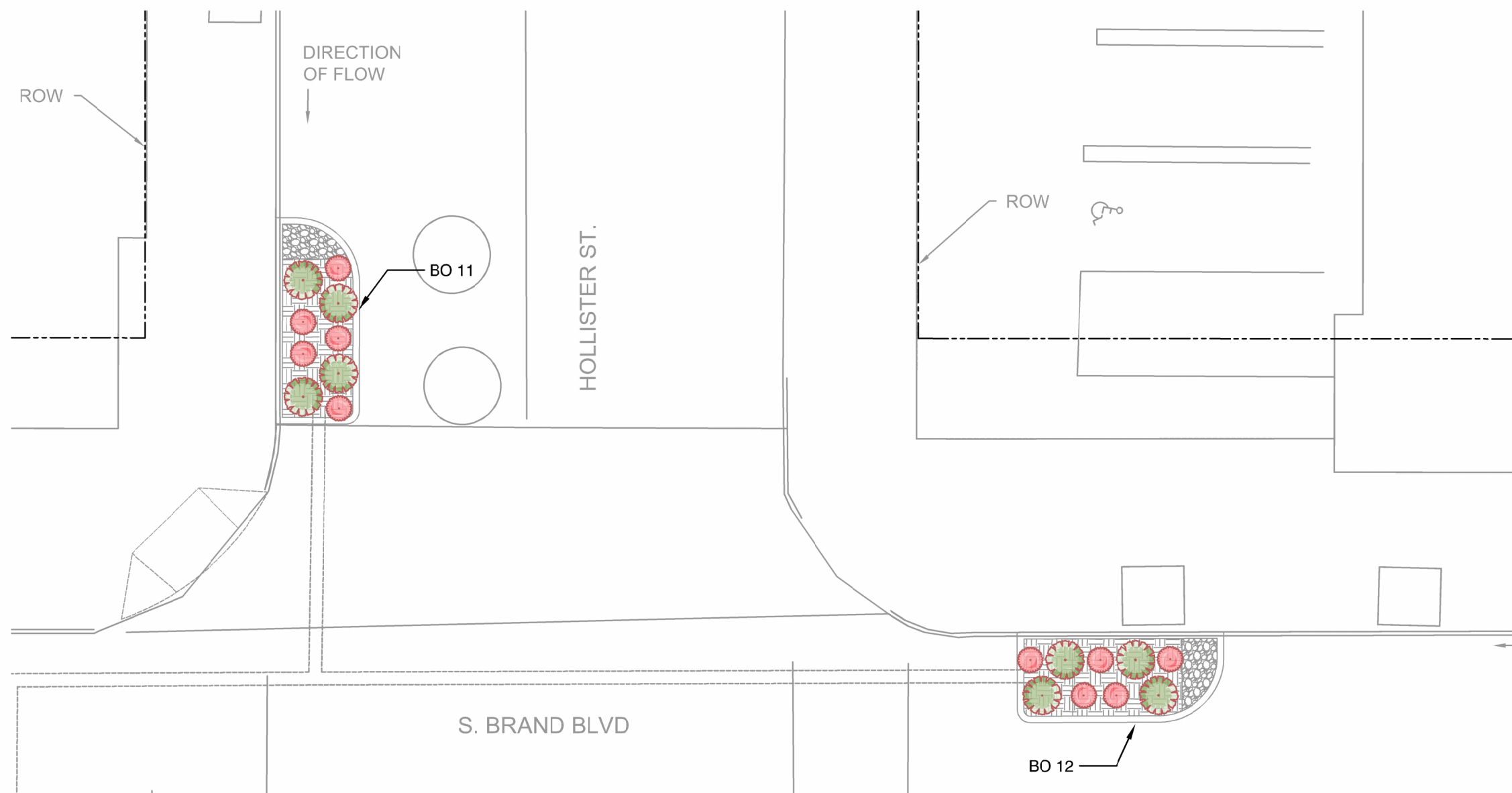


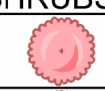
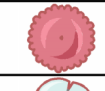
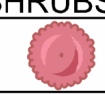
 Know what's below. Call before you dig.	R E V I S I O N S				
	NUMBER	DATE	INITIALS		APPV'D.

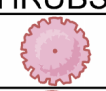
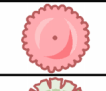
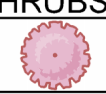
SUBMITTED BY:		PUBLIC WORKS DEPARTMENT	
(NAME)		CITY ENGINEER, RCE XXXXX	DATE

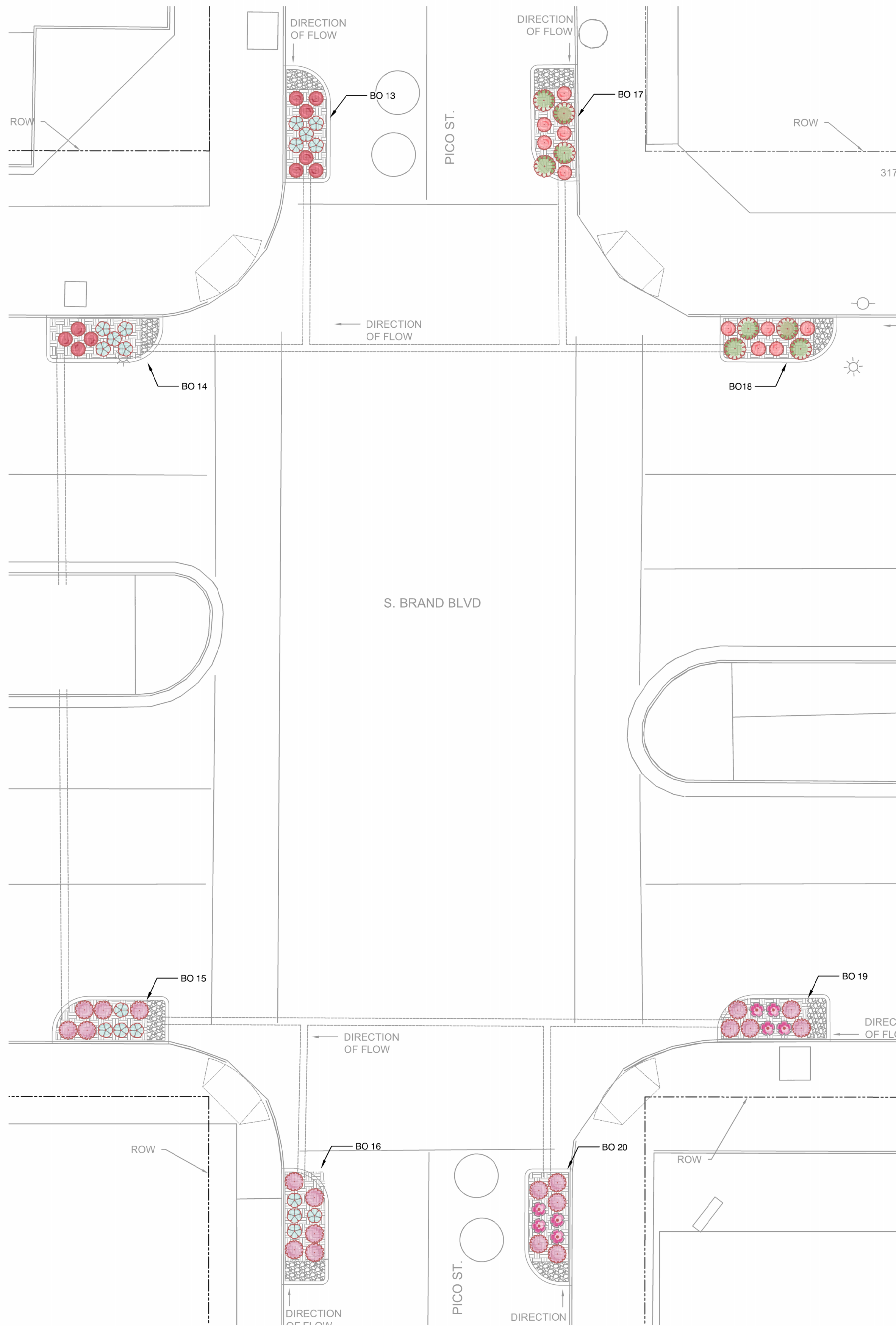
Plans Prepared By:	
TreePeople 12601 MULHOLLAND DR. BEVERLY HILLS, CA 90210 PHONE: (818) 753-4600	
PLANS PREPARED UNDER THE SUPERVISION OF:	DATE:
EMILY TYRER, R.L.A.	

CALLES VERDES PROJECT		PLAN NO.
PLANTING PLAN AT BULB-OUTS		L-1
CITY OF SAN FERNANDO		SHEET OF



PLANT SCHEDULE BO 11					
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
SHRUBS					
	ECA	Erythranthe cardinalis Scarlet Monkeyflower	1 gal.	5	1.5' - 3' H X 3' W
	JPA	Juncus patens California Gray Rush	1 gal.	4	1-3' H X 3' W
PLANT SCHEDULE BO 12					
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
SHRUBS					
	ECA	Erythranthe cardinalis Scarlet Monkeyflower	1 gal.	5	1.5' - 3' H X 3' W
	JPA	Juncus patens California Gray Rush	1 gal.	4	1-3' H X 3' W
PLANT SCHEDULE BO 13					
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
SHRUBS					
	EGR	Eriogonum grande rubescens Red Buckwheat	1 gal.	6	.7'-1.5' H X 3' W
	FCA	Festuca californica California Fescue	1 gal.	5	
PLANT SCHEDULE BO 14					
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
SHRUBS					
	EGR	Eriogonum grande rubescens Red Buckwheat	1 gal.	4	.7'-1.5' H X 3' W
	FCA	Festuca californica California Fescue	1 gal.	5	
PLANT SCHEDULE BO 15					
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
SHRUBS					
	CFI	Corethrogyne filaginifolia California Aster	1 gal.	5	.7' - 3.3' H X 1'-6' W
	FCA	Festuca californica California Fescue	1 gal.	4	

PLANT SCHEDULE BO 16					
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
SHRUBS					
	CFI	Corethrogyne filaginifolia California Aster	1 gal.	6	.7' - 3.3' H X 1'-6' W
	FCA	Festuca californica California Fescue	1 gal.	4	
PLANT SCHEDULE BO 17					
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
SHRUBS					
	ECA	Erythranthe cardinalis Scarlet Monkeyflower	1 gal.	6	1.5' - 3' H X 3' W
	JPA	Juncus patens California Gray Rush	1 gal.	4	1-3' H X 3' W
PLANT SCHEDULE BO 18					
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
SHRUBS					
	ECA	Erythranthe cardinalis Scarlet Monkeyflower	1 gal.	6	1.5' - 3' H X 3' W
	JPA	Juncus patens California Gray Rush	1 gal.	4	1-3' H X 3' W
PLANT SCHEDULE BO 19					
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
SHRUBS					
	CFI	Corethrogyne filaginifolia California Aster	1 gal.	5	.7' - 3.3' H X 1'-6' W
	PHE MB	Penstemon heterophyllus 'Margarita BOP' Margarita BOP Penstemon	1 gal.	4	1'-2' H X 2'-3' W
PLANT SCHEDULE BO 20					
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
SHRUBS					
	CFI	Corethrogyne filaginifolia California Aster	1 gal.	5	.7' - 3.3' H X 1'-6' W
	PHE MB	Penstemon heterophyllus 'Margarita BOP' Margarita BOP Penstemon	1 gal.	4	1'-2' H X 2'-3' W





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REVISIONS				
NUMBER	DATE	INITIALS	DESCRIPTION	APPROVED

SUBMITTED BY: PUBLIC WORKS DEPARTMENT

(NAME) _____ CITY ENGINEER, RCE XXXXX _____ DATE _____

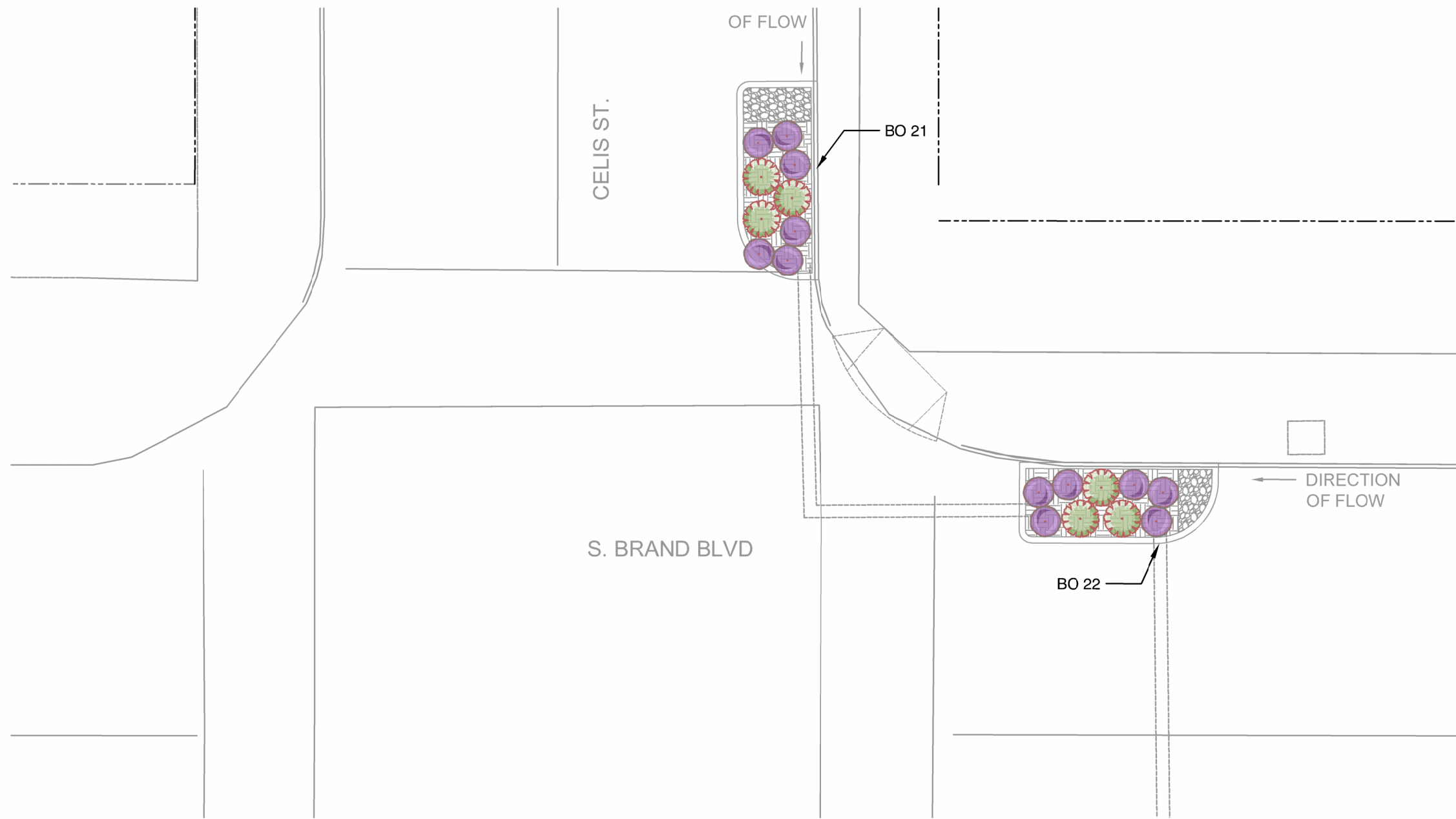
Plans Prepared By:

TreePeople
12601 MULHOLLAND DR.
BEVERLY HILLS, CA 90210
PHONE: (818) 753-4600

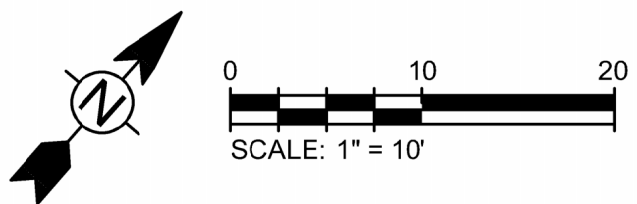
PLANS PREPARED UNDER THE SUPERVISION OF: _____ DATE: _____

EMILY TYRER, R.L.A.

CALLE VERDES PROJECT		PLAN NO.
		L-2
CITY OF SAN FERNANDO		SHEET OF



PLANT SCHEDULE BO 21					
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
SHRUBS					
	JPA	Juncus patens California Gray Rush	1 gal.	3	1'-3" H X 3' W
	SDA	Salvia x 'Dara's Choice' Dara's Choice Sage	1 gal.	6	1'-2" H X 3'-6" W
PLANT SCHEDULE BO 22					
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
SHRUBS					
	JPA	Juncus patens California Gray Rush	1 gal.	3	1'-3" H X 3' W
	SDA	Salvia x 'Dara's Choice' Dara's Choice Sage	1 gal.	6	1'-2" H X 3'-6" W





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NUMBER	DATE	INITIALS	DESCRIPTION	APPROVED

SUBMITTED BY: PUBLIC WORKS DEPARTMENT

(NAME) _____ CITY ENGINEER, RCE XXXXX _____ DATE _____



Plans Prepared By:
TREEPEOPLE
12601 MULHOLLAND DR.
BEVERLY HILLS, CA 90210
PHONE: (818) 753-4600

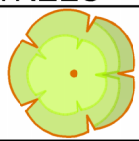
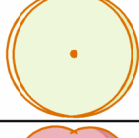
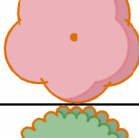
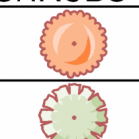
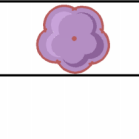
PLANS PREPARED UNDER THE SUPERVISION OF: _____ DATE: _____
EMILY TYRER, R.L.A.

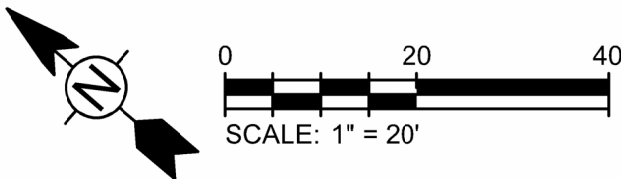
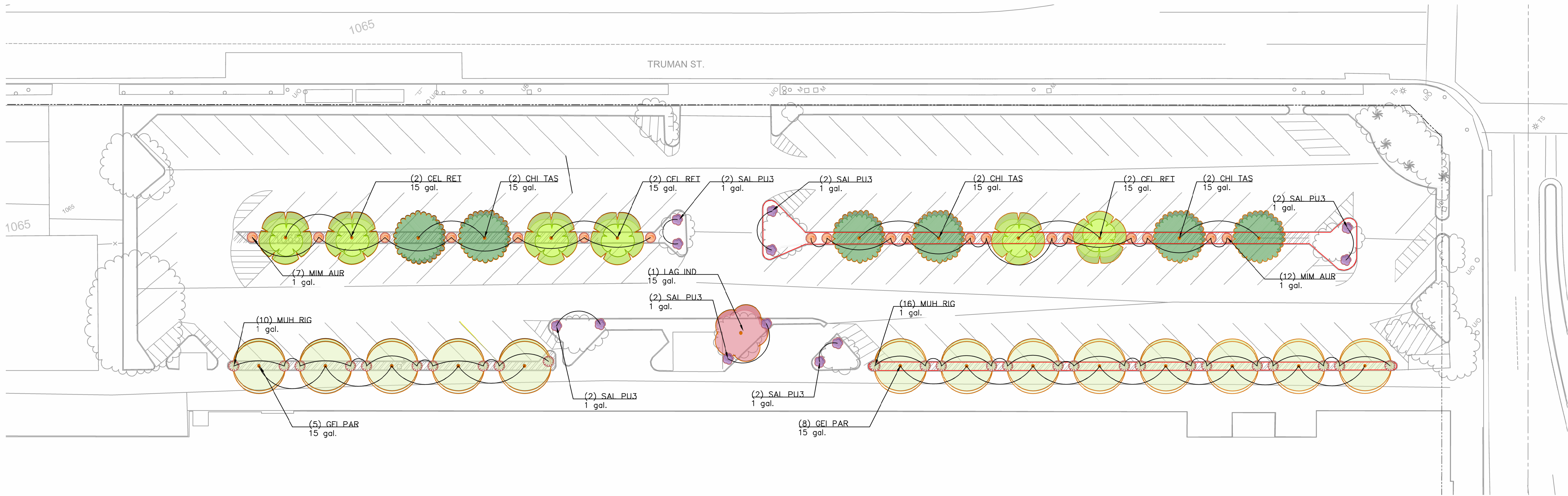
CALLES VERDES PROJECT

CITY OF SAN FERNANDO

PLAN NO. L-3
SHEET OF

VICINITY MAP

PLANT SCHEDULE PARKING LOT				
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
TREES				
	CEL RET	Celtis reticulata Netleaf Hackberry	15 gal.	6
	GEI PAR	Geijera parviflora Australian Willow	15 gal.	13
	LAG IND	Lagerstroemia indica Crape Myrtle	15 gal.	1
	CHI TAS	x Chitalpa tashkentensis Chitalpa	15 gal.	6
SHRUBS				
	MIM AUR	Mimulus aurantiacus Sticky Monkeyflower	1 gal.	19
	MUH RIG	Muhlenbergia rigens Deer Grass	1 gal.	26
	SAL PU3	Salvia leucophylla Purple Sage	1 gal.	12



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SUBMITTED BY: PUBLIC WORKS DEPARTMENT

(NAME) _____ CITY ENGINEER, RCE XXXXX _____ DATE _____



Plans Prepared By:
TREEPEOPLE
12801 MULHOLLAND DR.
BEVERLY HILLS, CA 90210
PHONE: (818) 753-4600

PLANS PREPARED UNDER THE SUPERVISION OF: _____ DATE: _____
EMILY TYRER, RLA

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CITY OF SAN FERNANDO

PLAN NO.

L-4

SHEET 11 OF





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12601 MULHOLLAND DR.
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PHONE: (818) 753-4600

PLANS PREPARED UNDER THE SUPERVISION OF: _____ DATE: _____

EMILY TYRER, RLA.

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PLANTING PLANS AT S. MACLAY

CITY OF SAN FERNANDO

PLAN NO.
L-5

SHEET OF





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Plans Prepared By:

TreePeople TREEPEOPLE
2801 WILLOWLAND DR.
BEVERLY HILLS, CA 90210
PHONE: (818) 753-4600

PLANS PREPARED UNDER THE SUPERVISION OF: _____ DATE: _____

EMILY TYRER, RLA.

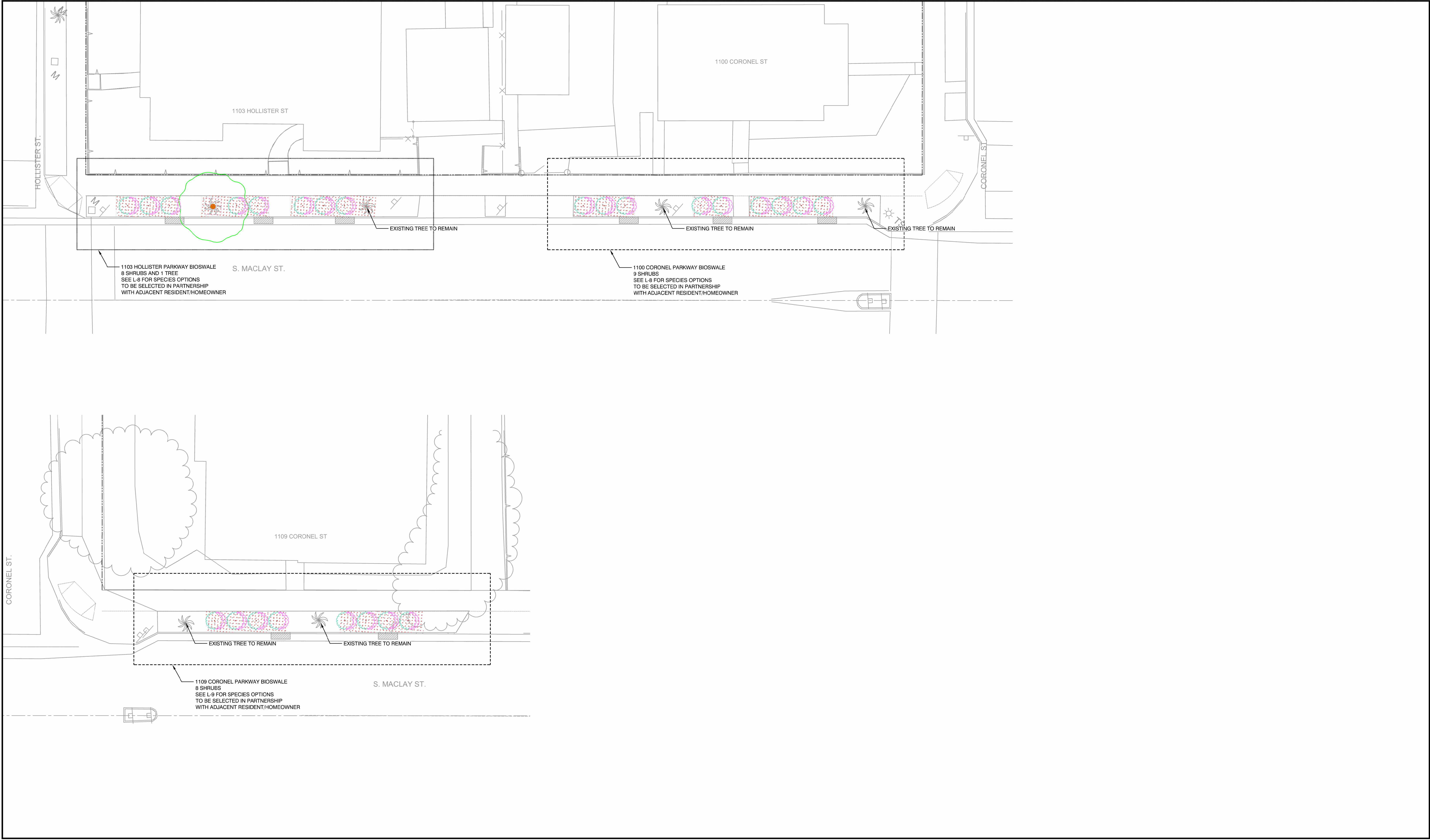
CALLES VERDES PROJECT

PLANTING PLANS AT S. MACLAY

CITY OF SAN FERNANDO

PLAN NO.
L-6

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PUBLIC WORKS DEPARTMENT
CITY ENGINEER, RCE XXXXX

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Plans Prepared By:
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2801 WULFHILLAND DR.
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PLANS PREPARED UNDER THE SUPERVISION OF: _____ DATE: _____
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PLANTING PLANS AT S. MACLAY

CITY OF SAN FERNANDO

PLAN NO.
L-7

SHEET OF



CHITALPA TASHKENTENSIS

CALLISTEMON VIMINALIS

CERCIS CANADENSIS

CHITALPA TASHKENTENSIS

CHITALPA TASHKENTENSIS

MACLAY PARKWAY TREE PLANTING OPTIONS				
Chitalpa tashkentensis	Pink Dawn Chitalpa	15 gal	20'-30' H x 20'-30' W	Pink flowers in Summer and Spring, Winter Deciduous
Callistemon viminalis	Weeping Bottlebrush	15 gal	20'-30' H x 20'-25' W	Weeping tree with red flowers in Spring, Evergreen.
Cercis occidentalis	Western Redbud	15 gal	10-20' H X 10'-15'W	Pink/red flowers in Spring and Winter, Winter Deciduous
Chilopsis linearis	Desert Willow	15 gal	5-25' H X 10-20' W	Purple flowers in Spring, Summer, Fall, Winter Deciduous
Geijera parvifolia	Australian Willow	15 gal	20'-30' H X 15'-20' W	Evergreen



ACHILLEA MILLEFOLIUM



ASCLEPIAS ERIOCARPA



ASCLEPIAS FASCICULARIS



BACCHARIS PILUARIS 'PIGEON POINT'

MACLAY BIOSWALE SHRUB PLANTING OPTIONS				
Achillea millefolium	Common Yarrow	1 gal	1'-3' H X .5'-1.5' W	White flower, blooms in Spring and Summer, Evergreen
Asclepias eriocarpa	Woolypod Milkweed	1 gal	1'-3' H X 1' W	Pink/white flower, blooms in Summer, Winter deciduous
Asclepias fascicularis	Narrowleaf Milkweed	1 gal	1'-3' H X 1' W	Pink/white flower, blooms in Summer and Fall, Winter deciduous
Baccharis pilularis 'Pigeon Point'	Pigeon Point Coyote Bush	1 gal	1.5'-3' H X 6'-9' W	Yellow/cream flowers that bloom year round. Evergreen
Corethrogyne filaginofilia 'Silver Carpet'	Silver Carpet Aster	1 gal	6-12" H X 3-4' W, spreading	Lavendar/pink blooms in Summer, Fall, winter. Evergreen
Juncus Patens	Common Rush	1 gal	1-3' H x 3' W	Grass, Evergreen.
Lepechinia fragrans	Fragrant Pitcher Sage	1 gal	3'-5' H X 1'-5' W	Purple blooms in Spring, Summer and Fall. Evergreen
Mimulus aurantiacus	Sticky Monkeyflower	1 gal	2'-3' H X 2'-3' W	Orange blooms in Winter, Spring and Summer. Evergreen.
Muhlenbergia rigens	Deergrass	1 gal	4-5' H X 4' W	Grass, Evergreen.
Penstemon heterophyllus 'Margarita BOP'	Margarita BOP Penstemon	1 gal	1'-2' H x 2'-3' W	Purple blooms in Spring and Summer. Evergreen
Salvia 'Dara's Choice'	Creeping Sage 'Dara's Choice'	1 gal	1'-2' H X 3' -6' W, spreading	Purple blooms in Spring and Summer. Evergreen
Salvia leucophylla	Purple Sage	1 gal	2'-5' H X 3'-10' W	Purple blooms in Spring and Summer. Evergreen



COREOTHROGYNE FILAGNIFOLIA 'SILVER CARPET'



JUNCUS PATENS



LEPECHINIA FRAGRANS



MIMULUS AURANTIACUS



MUHLENBERGIA RIGENS



PENSTEMON 'MARGARITA BOP'



SALVIA 'DARA'S CHOICE'



SALVIA LEUCOPHYLLA



Know what's below.
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(NAME)

PUBLIC WORKS DEPARTMENT

CITY ENGINEER, RCE XXXXX

DATE: _____

Plans Prepared By:

TreePeople

TREEPEOPLE
2801 WILLOWLAND DR.
BEVERLY HILLS, CA 90210
PHONE: (818) 753-4600

PLANS PREPARED UNDER THE SUPERVISION OF: _____ DATE: _____

EMILY TYRER, RLA.

CALLES VERDES PROJECT

PLANTING PALETTE AT S. MACLAY

CITY OF SAN FERNANDO

PLAN NO.

L-8

SHEET OF