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NO.	DATE	BY
1	3-15-12	C.D.
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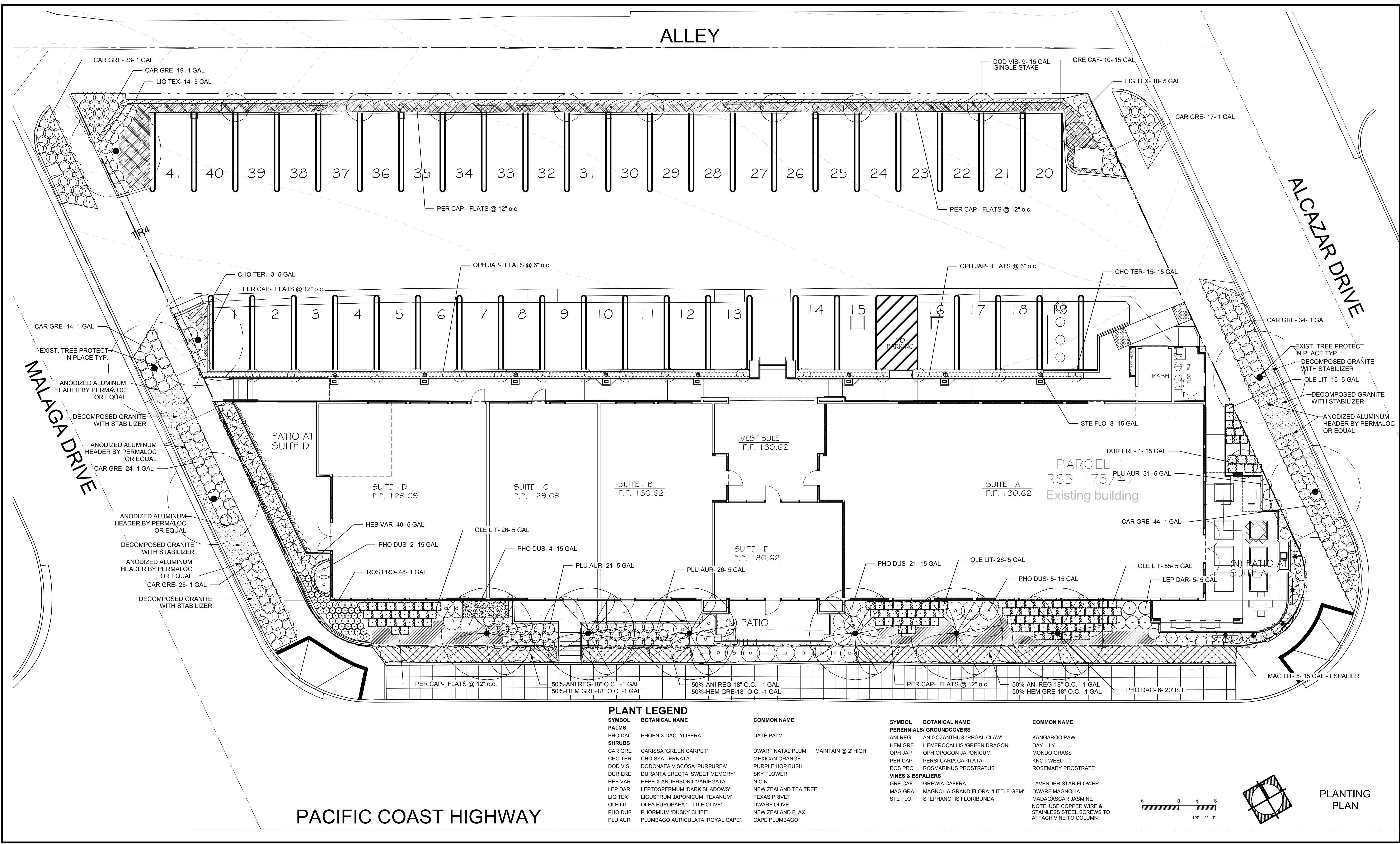
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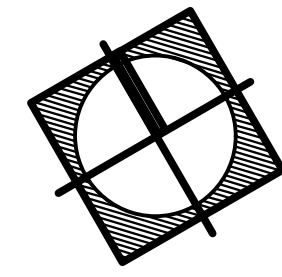
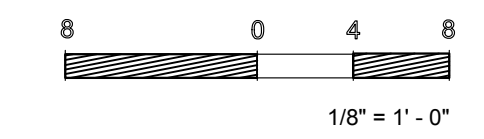
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	L-1



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
PALMS		
PHO DAC	PHOENIX DACTYLIFERA	DATE PALM
SHRUBS		
CAR GRE	CARISSA 'GREEN CARPET'	DWARF NATAL PLUM MAINTAIN @ 2' HIGH
CHO TER	CHOISYA TERNATA	MEXICAN ORANGE
DOD VIS	DODONAEA VISCOSA 'PURPUREA'	PURPLE HOP BUSH
DUR ERE	DURANTA ERECTA 'SWEET MEMORY'	SKY FLOWER
HEB VAR	HEBE X ANDERSONII 'VARIEGATA'	N.C.N.
LEP DAR	LEPTOSPERMUM 'DARK SHADOWS'	NEW ZEALAND TEA TREE
LIG TEX	LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS PRIVET
OLE LIT	OLEA EUROPAEA 'LITTLE OLIVE'	DWARF OLIVE
PHO DUS	PHORMIUM 'DUSKY CHIEF'	NEW ZEALAND FLAX
PLU AUR	PLUMBAGO AURICULATA 'ROYAL CAPE'	CAPE PLUMBAGO

SYMBOL	BOTANICAL NAME	COMMON NAME
PERENNIALS/ GROUNDCOVERS		
ANI REG	ANIGOZANTHUS 'REGAL CLAW'	KANGAROO PAW
HEM GRE	HEMEROCALLIS 'GREEN DRAGON'	DAY LILY
OPH JAP	OPHIPOGON JAPONICUM	MONDO GRASS
PER CAP	PERSI CARIA CAPITATA	KNOT WEED
ROS PRO	ROSMARINUS PROSTRATUS	ROSEMARY PROSTRATE
VINES & ESPALIERS		
GRE CAF	GREWIA CAFFRA	LAVENDER STAR FLOWER
MAG GRA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	DWARF MAGNOLIA
STE FLO	STEPHANOTIS FLORIBUNDA	MADAGASCAR JASMINE



PLANTING PLAN

PACIFIC COAST HIGHWAY

PLANTING SPECIFICATIONS

- ALL WORK SHALL CONFORM TO APPLICABLE CITY CODES.
- CONTRACTOR SHALL CAREFULLY INSPECT THE SITE AND VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH WORK. NOTIFY OWNER IF ANY INCONSISTENCIES OCCUR.
- THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PUNCH LIST.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BACKFILL AND TRENCH COMPACTING. FINISH GRADING DRAINAGE AT A MINIMUM OF 2%. INSTALLATION OF ALL EQUIPMENT AND MATERIALS AS SHOWN ON THE DRAWINGS AND PER THE SPECIFICATIONS.
- THE CONTRACTOR SHALL REMOVE ALL WEEDS, ROCKS, DEBRIS AND OTHER EXTRANEIOUS MATERIALS FROM THE JOB SITE PRIOR TO PROCEEDING WITH ANY WORK.
- THE OWNERS REPRESENTATIVE SHALL INSPECT ALL PLANTING WORK PRIOR TO STARTING WORK. THE CONTRACTOR SHALL CONTACT THE OWNERS REPRESENTATIVE AND COORDINATE ALL INSPECTIONS. THE OWNERS REPRESENTATIVE SHALL APPROVE THE LOCATION OF ALL PLANT MATERIALS PRIOR TO THE EXCAVATION OF PLANT PITS.
- ALL PLANT MATERIALS SHALL BE HANDLED OR STORED SO THAT THEY ARE ADEQUATELY PROTECTED FROM DRYING OUT, FROM SUN OR WINDBURN, OR FROM ANY OTHER INJURY.
- THE CONTRACTOR SHALL GUARANTEE ALL CONTAINER PLANT MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR.
- SOIL PREP:

RAISED PLANTERS:

INSTALL LIGHT WEIGHT SOIL MIX IN ALL RAISED PLANTERS TO WITHIN 4" OF TOP OF PLANTER. OVER STRUCTURE PLANTER MIX BY AGUINAGA FERTILIZER, IRVINE, CA. PHONE 786-9558. 1/3 OF PLANTER TO BE FILLED WITH 3/16" PUMICE, THE REMAINDER WILL BE FILLED WITH PLANTER MIX.

SLOPED & FLAT AREAS:

FOR ALL SLOPED & FLAT AREAS, THE FOLLOWING SHALL BE UNIFORMLY BROADCAST AND THOROUGHLY INCORPORATED TO A DEPTH OF 4 TO 6 INCHES, BY MEANS OF A ROTOTILLER OR EQUAL.

200 LBS GRO-POWER PLUS (5-3-1) PER 1000 SF

15 LBS UREA FORMALDEHYDE (38-0-0) PER 1000 SF

6 CUBIC YARDS GPS 1 - AGUINAGA'S GENERAL PURPOSE SOIL AMENDMENT #1 PER 1000 SF

BACKFILL MIX:

ALL PLANTING PITS SHALL BE BACKFILLED WITH THE FOLLOWING PER CUBIC YARD OF MIX:

4 PARTS GPS 1 - AGUINAGA'S GENERAL PURPOSE SOIL AMENDMENT #1.

6 PARTS OF ROCK-FREE NATIVE SOIL

10 LBS OF GRO-POWER CONTROLLED RELEASE (12-8-8) PER CUBIC YARD OF MIX.

10. PLANTING DETAILS:

SEE THIS SHEET FOR APPLICABLE PLANTING DETAILS

11. USE WALK ON BARK UNDER ALL SHRUB PLANTING 1 1/2" DEPTH. AVAILABLE THROUGH AGUINAGA FERTILIZER COMPANY, INC. OR EQUAL. PHONE: 949-786-9558

12. CONTRACTOR SHALL SUPPLY LANDSCAPE ARCHITECT WITH THE FOLLOWING:

- COPIES OF NURSERY INVOICES FOR THE PURPOSE OF PLANT QUANTITY AND TYPE VERIFICATION AT THE TIME OF DELIVERY.
- COPIES OF INVOICES FOR GROPOWER AND GPS 1 - AGUINAGA'S GENERAL PURPOSE SOIL AMENDMENT #1. PHYSICAL AMENDMENTS WILL NOT BE APPROVED WITHOUT THIS INFORMATION.
- COPIES OF INVOICES FOR OR PROOF OF ANALYSIS AND AMOUNT OF FERTILIZER PLANTING OPERATION SHALL NOT COMMENCE WITHOUT THIS INFORMATION.

13. SUPPLIERS:

GRO-POWER
SOUTHERN CALIFORNIA
ORGANIC FERTILIZER
COMPANY, INC.
GLENDALE, CA 91209
(714) 750-3830

AGUINAGA FERTILIZER COMPANY, INC.
7992 IRVINE BLVD, IRVINE CA, 92618
TEL: 949-786-9558 FAX: 949-786-9574

NO SUBSTITUTIONS WILL BE ALLOWED

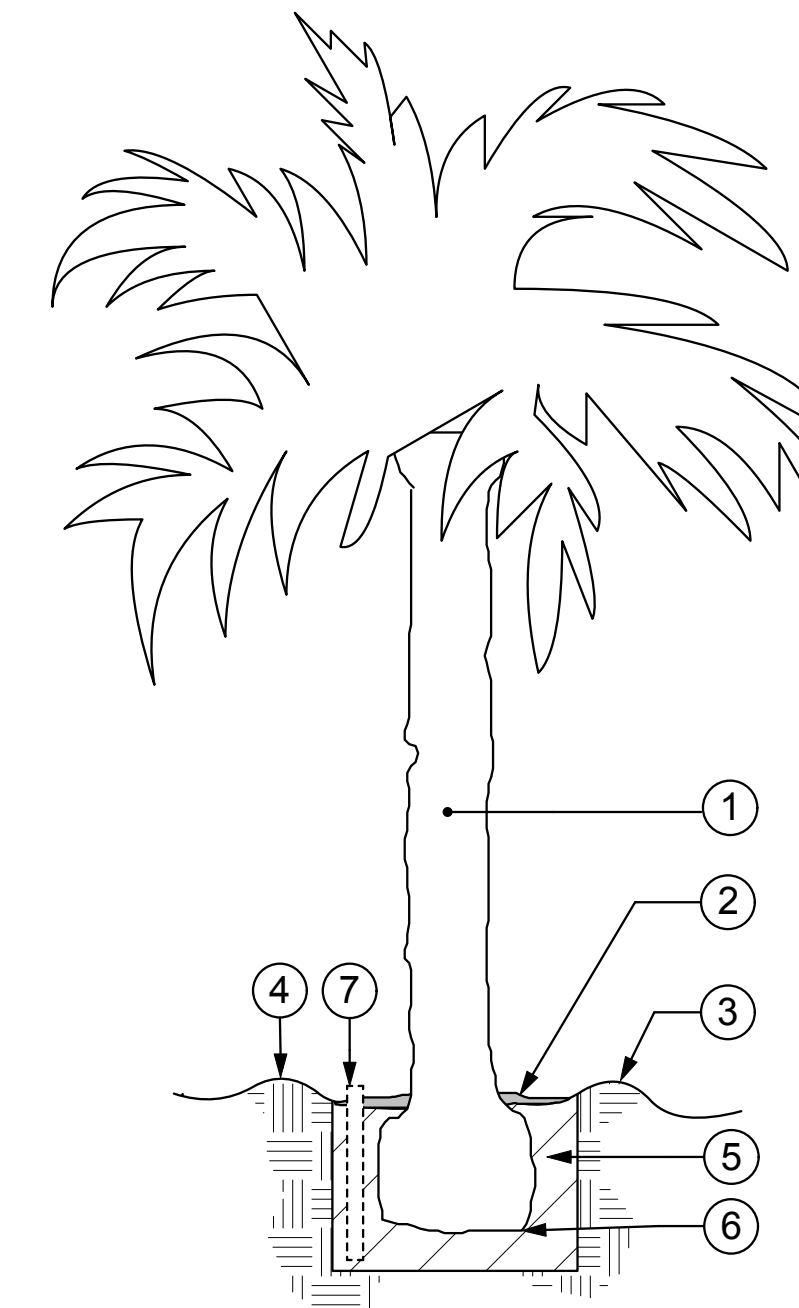
14. THE MAINTENANCE PERIOD SHALL BE FOR 90 CALENDAR DAYS

15. PLANTING TABLET CHART:

GRO-POWER (7 GRAM) PLANTING TABLETS SHALL BE USED IN ALL PLANTING PITS AS FOLLOWS:

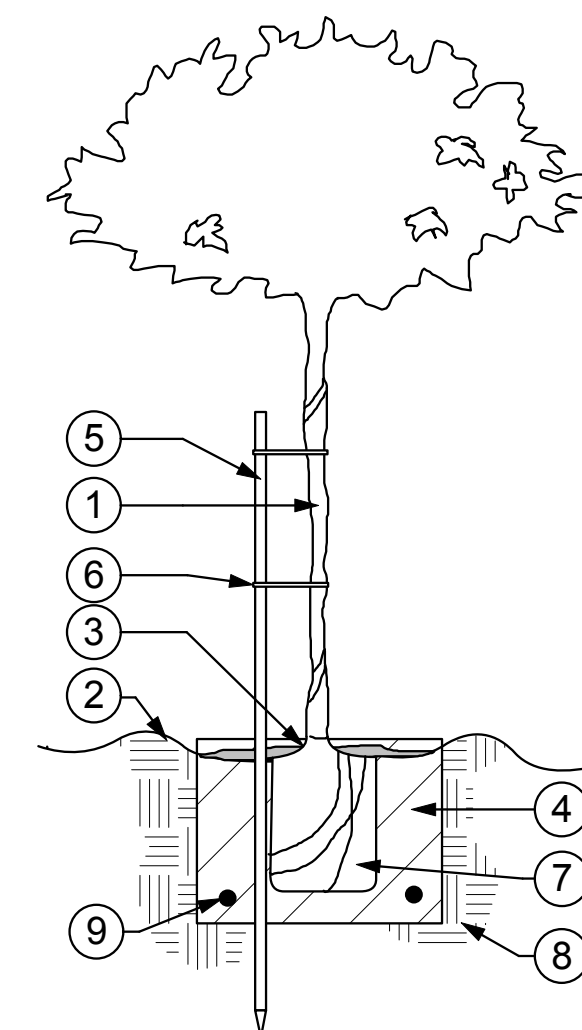
1 GAL - 3 EA
5 GAL - 9 EA
15 GAL - 15 EA
24" BOX - 18 EA
36" BOX - 20 EA
48" BOX - 24 EA

16. ALL SHRUB AND GROUND COVER SPACING SHALL BE UNIFORM TRIANGULAR SPACING.



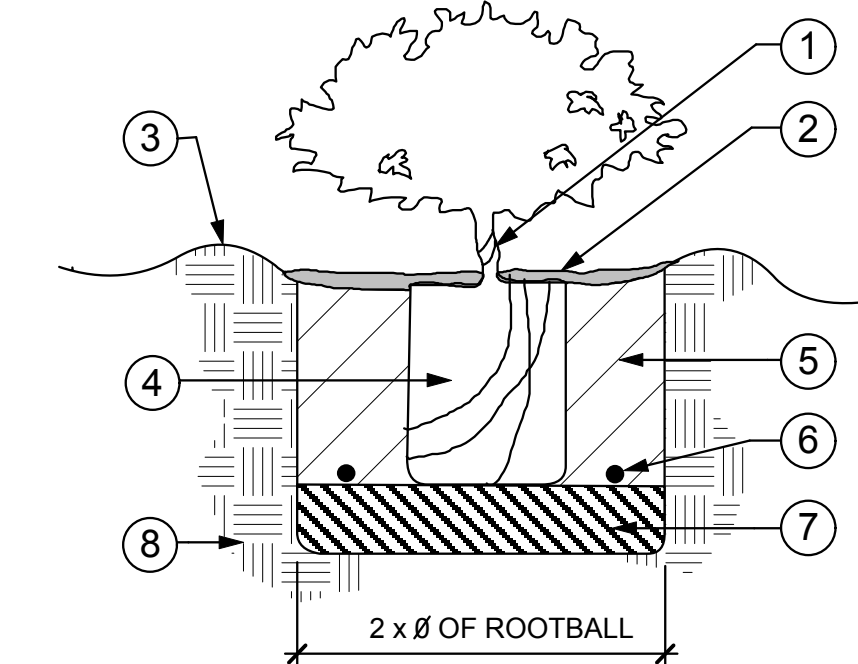
- PALM TREE HEIGHT MEASURED AS 'BROWN TRUNK' SEE PLAN FOR LOCATION AND HEIGHT
- MULCH WITH 100% CLEAN GRANITE SAND
- DEPRESSED BASIN
- FINISH GRADE
- BACKFILL WITH 100% DOUBLE WASHED MASONRY SAND APPLY 'SUPERTHRIVE' AS PER MANUFACTURES DIRECTIONS
- ROOT BALL BOTTOM. TO BE CUT PERPENDICULAR TO TRUNK
- VERTICAL DRAIN (3) 4" PERFORATED PIPE WITH FILTER CLOTH 4" CAP DRY FIT

(A) PALM PLANTING



- TREE CENTERED IN BASIN
- BERM AROUND PLANTING HOLE
- TOP OF ROOTBALL TO BE 1" - 2" HIGHER THAN NATURAL GRADE. COVER WITH 1" - 2" OF MULCH.
- WIDTH OF HOLE TO BE TWICE AS WIDE AS ROOT BALL AND 1 1/2 X THE DEPTH. FOR BACKFILL MIXTURE REFER TO SPECIFICATIONS.
- WOOD STAKE - LODGEPOLE PINE 2 1/4" O.D. MIN. CUT STAKE 3" ABOVE HIGHEST TIE. PLACE STAKE ON WINDWARD SIDE
- SINGLE STAKE WITH "CINCH TIE" 2 PLACES.
- ROOT BALL.
- NATIVE SOIL.
- GRO-POWER PLANT TABLETS. REFER TO PLANTING TABLET CHART

(B) TREE PLANTING STAKING



- CROWN OF PLANT TO BE PLANTED 1/2" ABOVE FINISH GRADE
- DEPRESSED BASIN
- TEMPORARY BERM
- ROOT BALL
- BACKFILL MIX. SEE NOTE
- GRO-POWER PLANT TABLETS. REFER TO PLANTING TABLET CHART
- WATER SETTLED PREPARED BACKFILL MIX
- NATIVE EARTH

(C) SHRUB PLANTING

PLANTING
DETAIL

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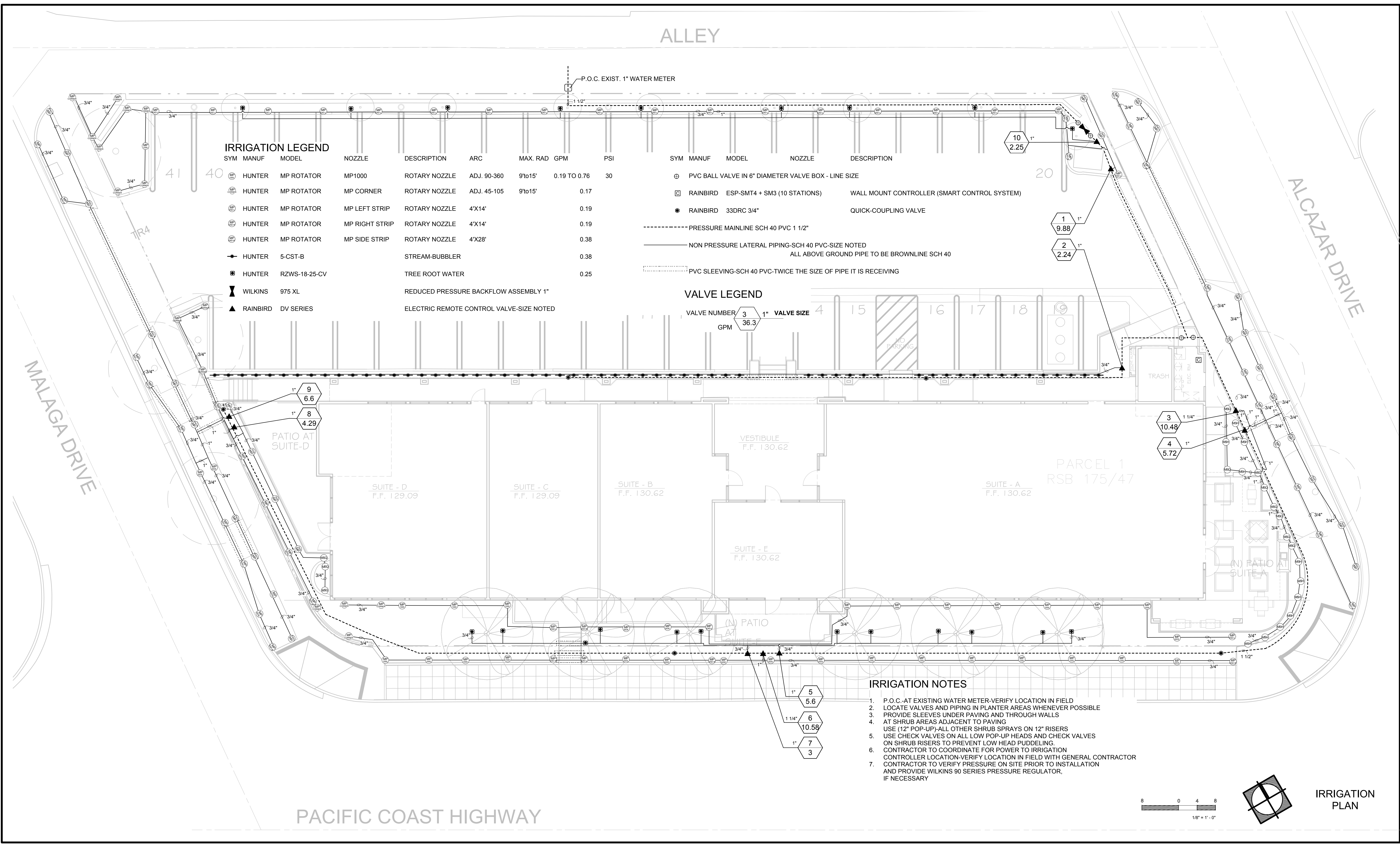
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IRRIGATION LEGEND

SYM	MANUF	MODEL	NOZZLE	DESCRIPTION	ARC	MAX. RAD	GPM	PSI
⊙	HUNTER	MP ROTATOR	MP 1000	ROTARY NOZZLE	ADJ. 90-360	9'to15'	0.19 TO 0.76	30
⊙	HUNTER	MP ROTATOR	MP CORNER	ROTARY NOZZLE	ADJ. 45-105	9'to15'	0.17	
⊙	HUNTER	MP ROTATOR	MP LEFT STRIP	ROTARY NOZZLE	4'X14'		0.19	
⊙	HUNTER	MP ROTATOR	MP RIGHT STRIP	ROTARY NOZZLE	4'X14'		0.19	
⊙	HUNTER	MP ROTATOR	MP SIDE STRIP	ROTARY NOZZLE	4'X28'		0.38	
→	HUNTER	5-CST-B		STREAM-BUBBLER			0.38	
⊙	HUNTER	RZWS-18-25-CV		TREE ROOT WATER			0.25	
⊙	WILKINS	975 XL		REDUCED PRESSURE BACKFLOW ASSEMBLY 1"				
▲	RAINBIRD	DV SERIES		ELECTRIC REMOTE CONTROL VALVE-SIZE NOTED				

SYM	MANUF	MODEL	NOZZLE	DESCRIPTION
⊙				PVC BALL VALVE IN 6" DIAMETER VALVE BOX - LINE SIZE
⊙	RAINBIRD	ESP-SMT4 + SM3 (10 STATIONS)		WALL MOUNT CONTROLLER (SMART CONTROL SYSTEM)
⊙	RAINBIRD	33DRC 3/4"		QUICK-COUPLING VALVE

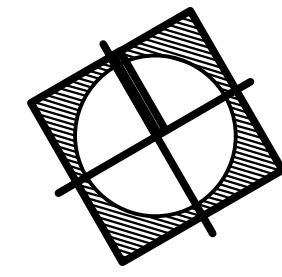
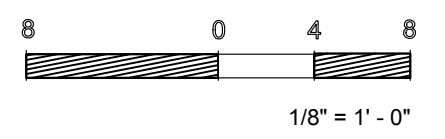
----- PRESSURE MAINLINE SCH 40 PVC 1 1/2"
 _____ NON PRESSURE LATERAL PIPING-SCH 40 PVC-SIZE NOTED
 ALL ABOVE GROUND PIPE TO BE BROWNLIN SCH 40
 PVC SLEEVING-SCH 40 PVC-TWICE THE SIZE OF PIPE IT IS RECEIVING

VALVE LEGEND

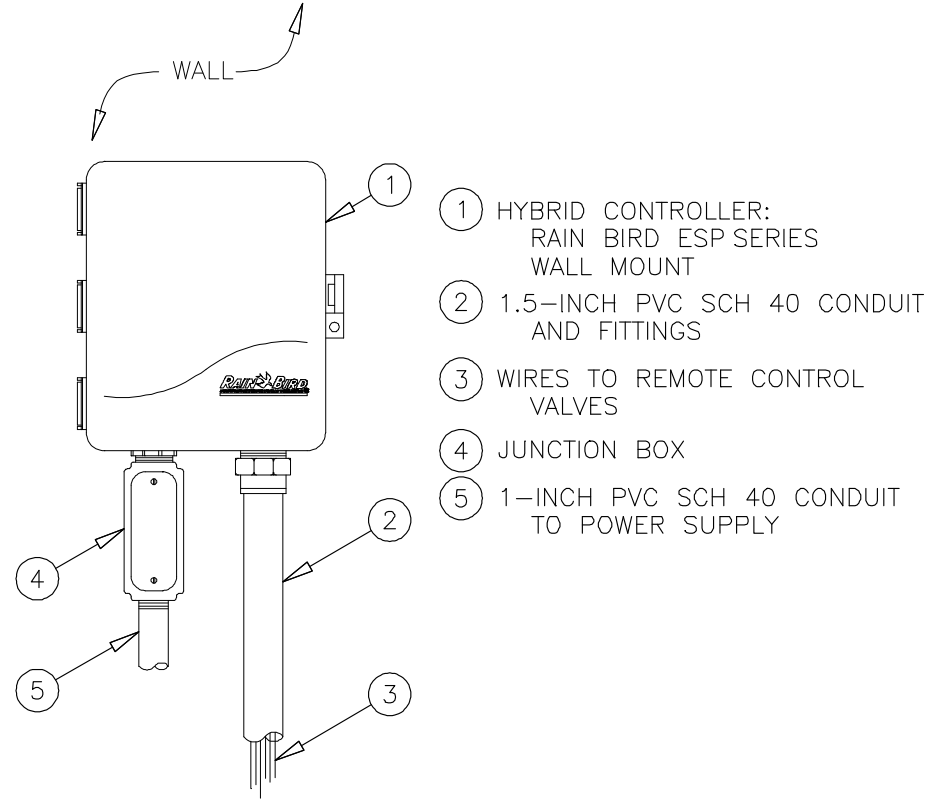
VALVE NUMBER	3	1" VALVE SIZE
GPM	36.3	

IRRIGATION NOTES

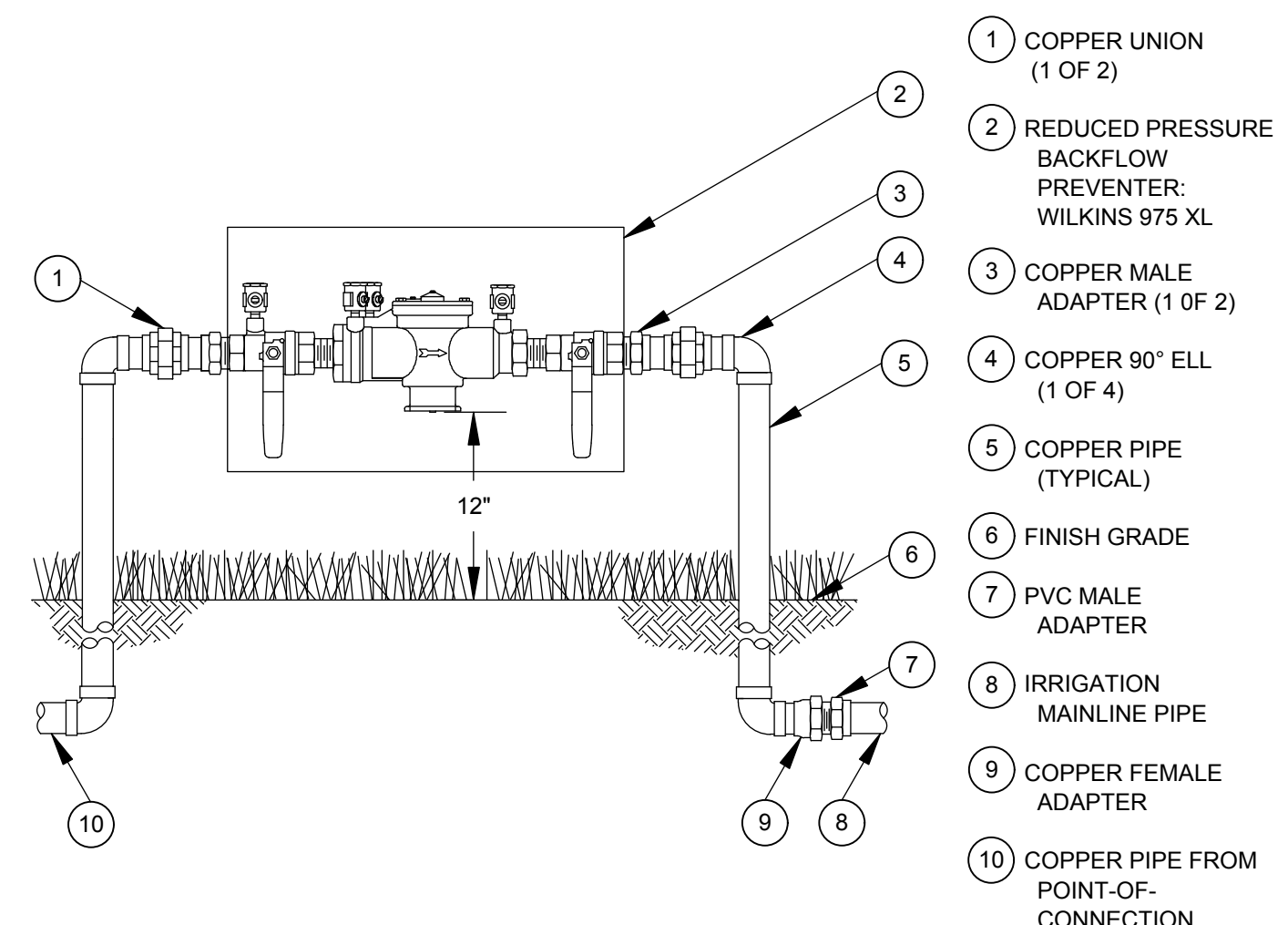
- P.O.C.-AT EXISTING WATER METER-VERIFY LOCATION IN FIELD
- LOCATE VALVES AND PIPING IN PLANTER AREAS WHENEVER POSSIBLE
- PROVIDE SLEEVES UNDER PAVING AND THROUGH WALLS
- AT SHRUB AREAS ADJACENT TO PAVING USE (12" POP-UP)-ALL OTHER SHRUB SPRAYS ON 12" RISERS
- USE CHECK VALVES ON ALL LOW POP-UP HEADS AND CHECK VALVES ON SHRUB RISERS TO PREVENT LOW HEAD PUDDLING.
- CONTRACTOR TO COORDINATE FOR POWER TO IRRIGATION CONTROLLER LOCATION-VERIFY LOCATION IN FIELD WITH GENERAL CONTRACTOR
- CONTRACTOR TO VERIFY PRESSURE ON SITE PRIOR TO INSTALLATION AND PROVIDE WILKINS 90 SERIES PRESSURE REGULATOR, IF NECESSARY



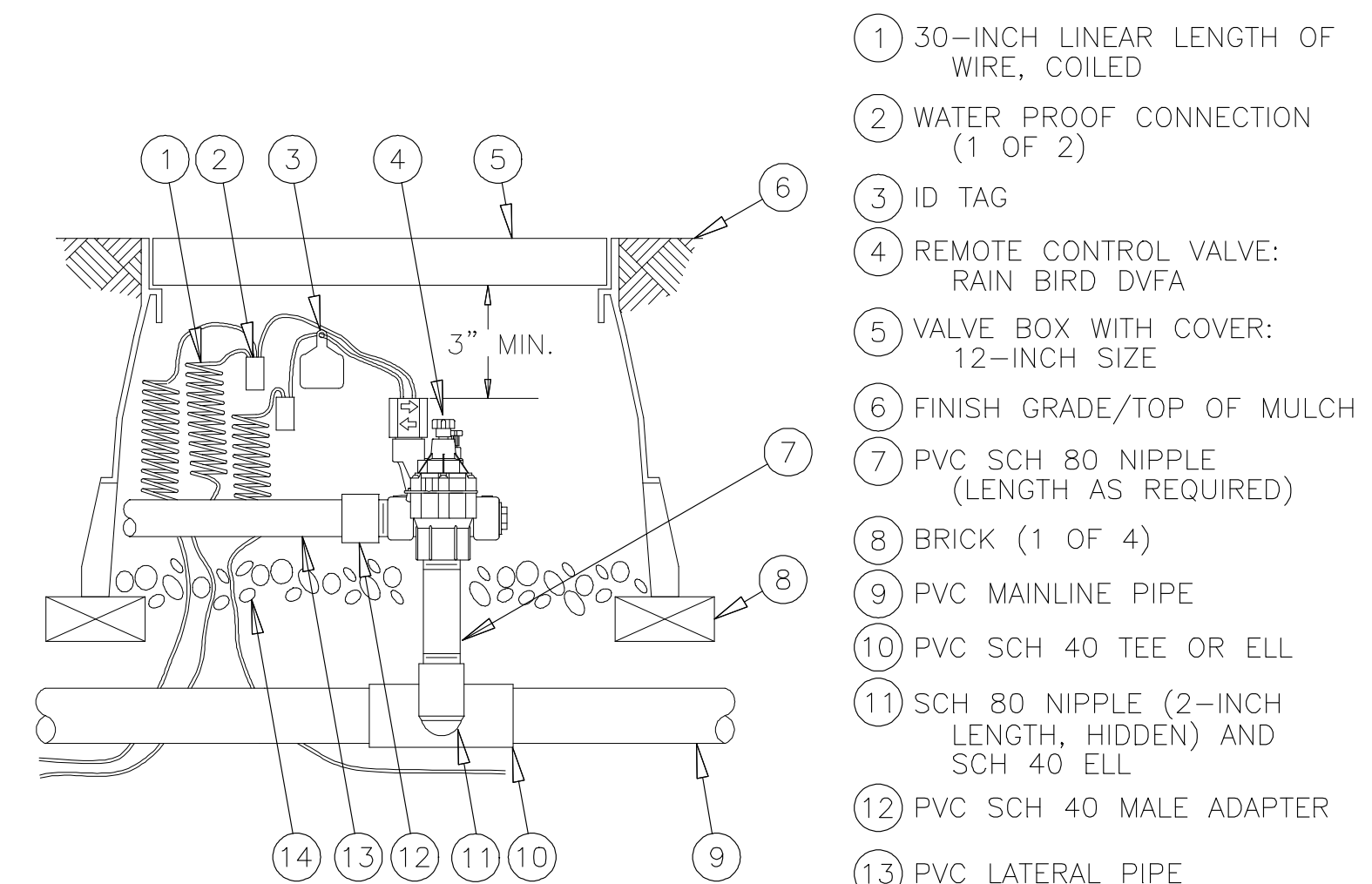
IRRIGATION PLAN



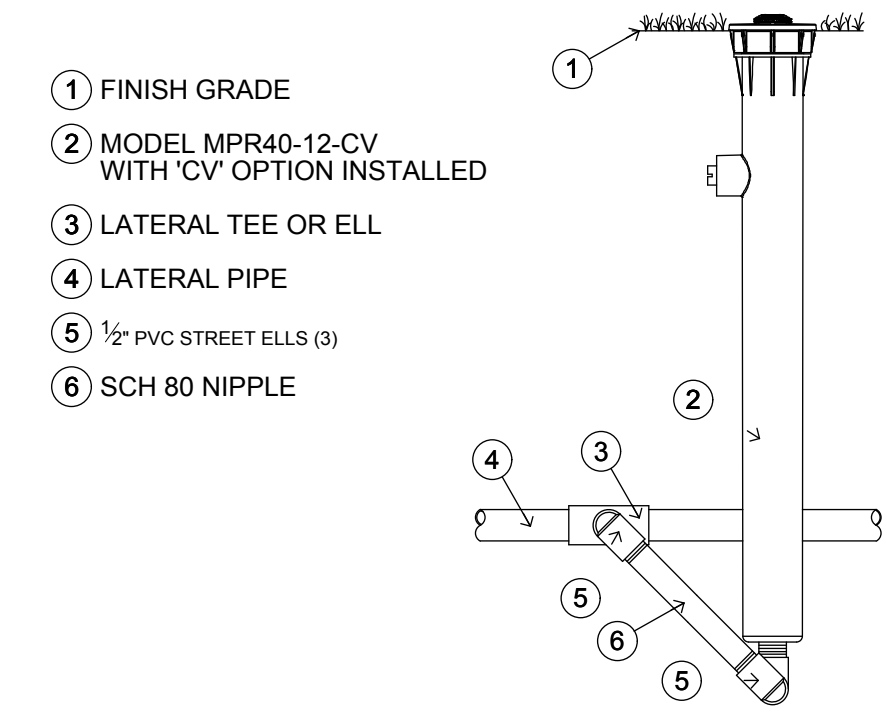
A HYBRID CONTROLLER



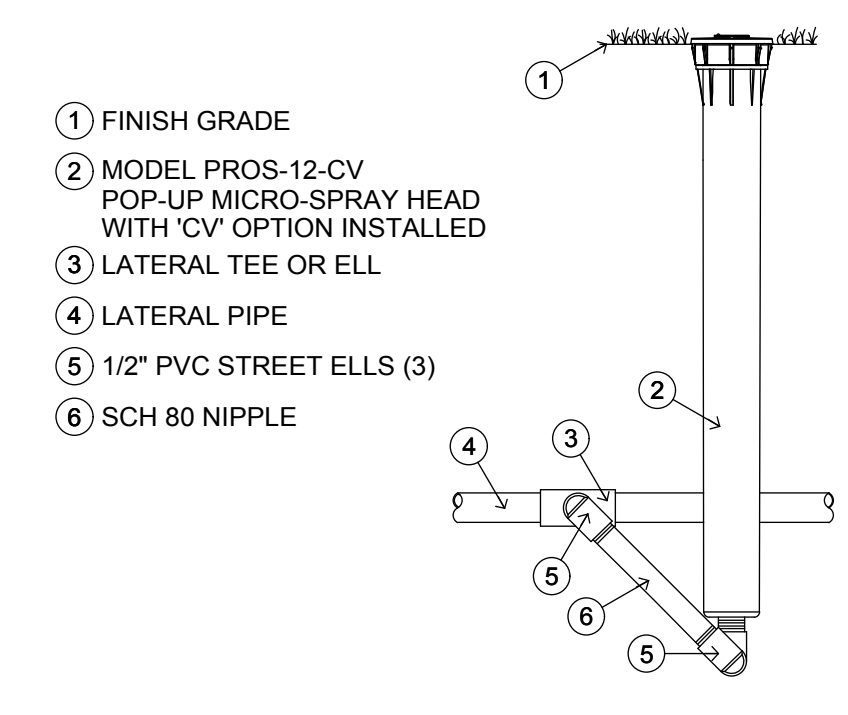
B BACKFLOW PREVENTER N.T.S.



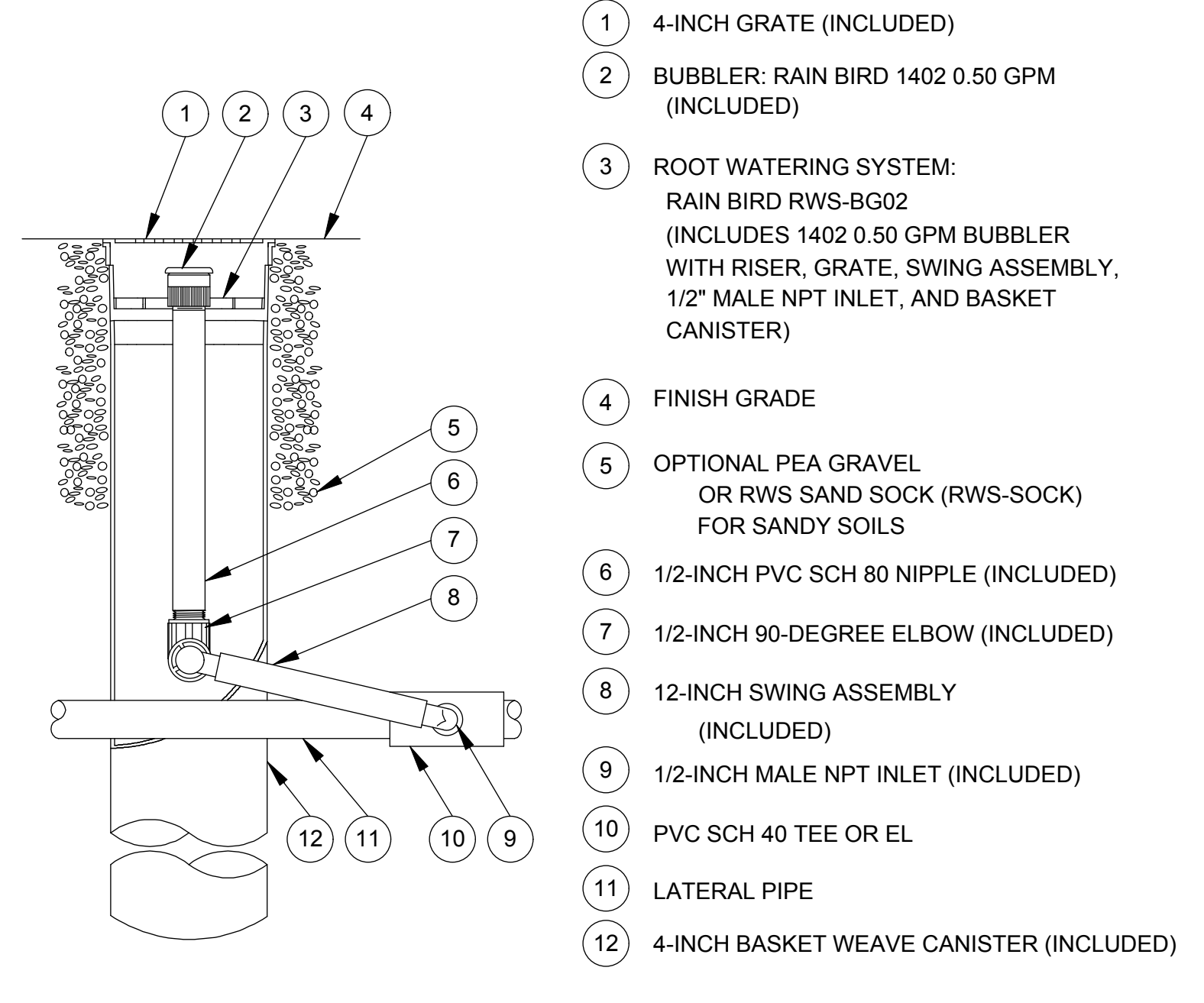
C REMOTE CONTROL VALVE



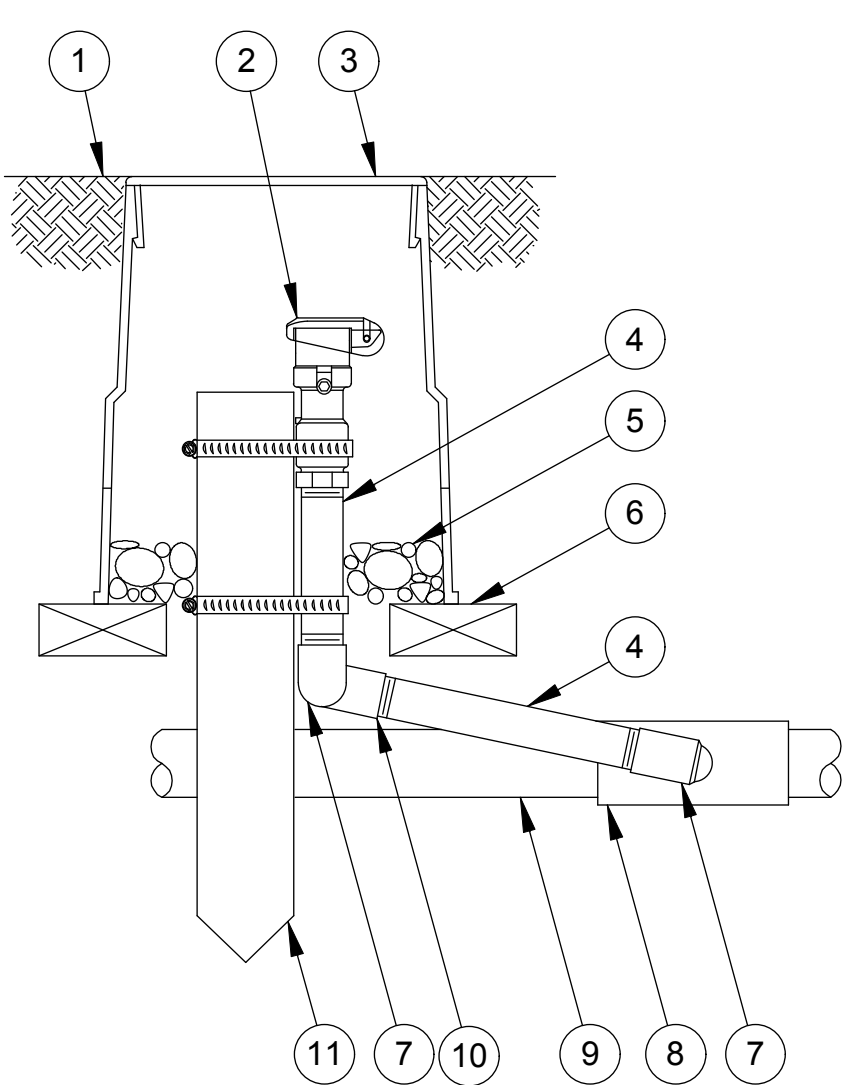
D MP ROTATOR SPRINKLER



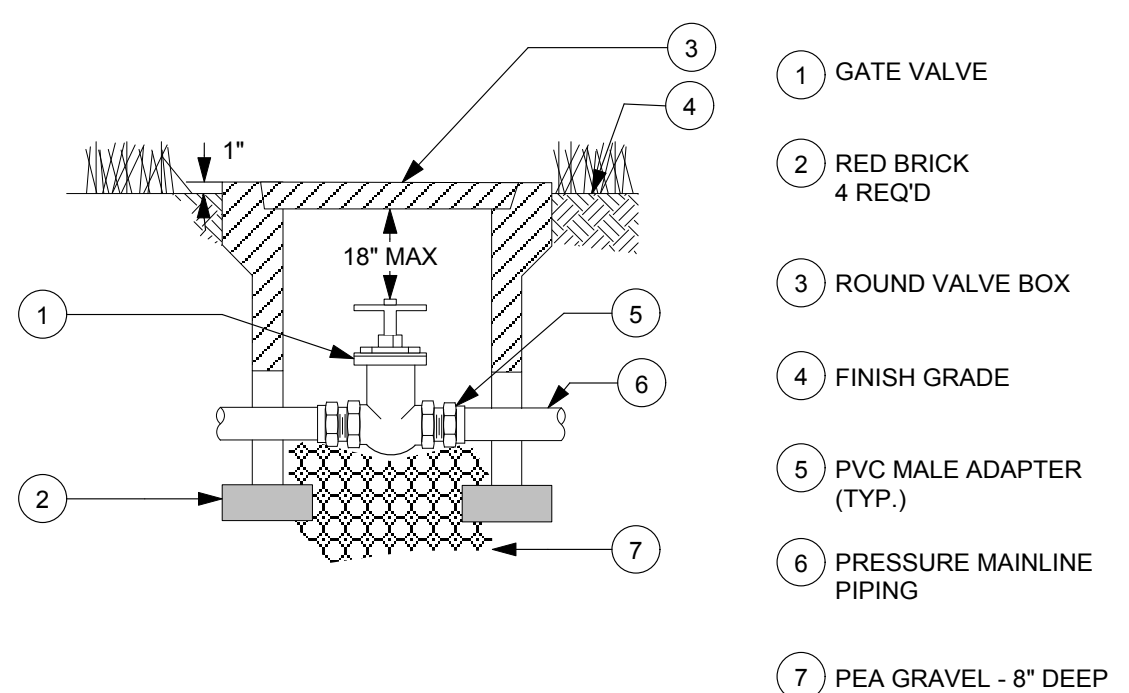
E POP-UP MICRO-SPRAY HEAD N.T.S.



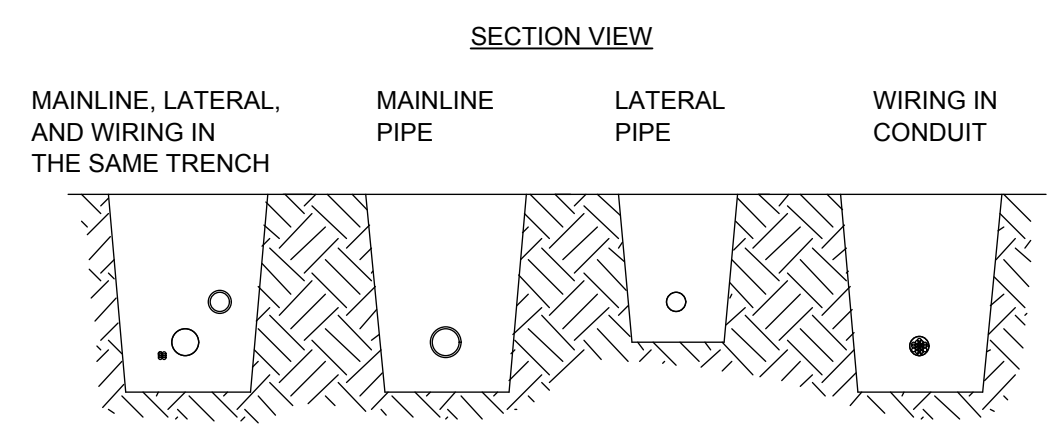
F ROOT WATERING SYSTEM



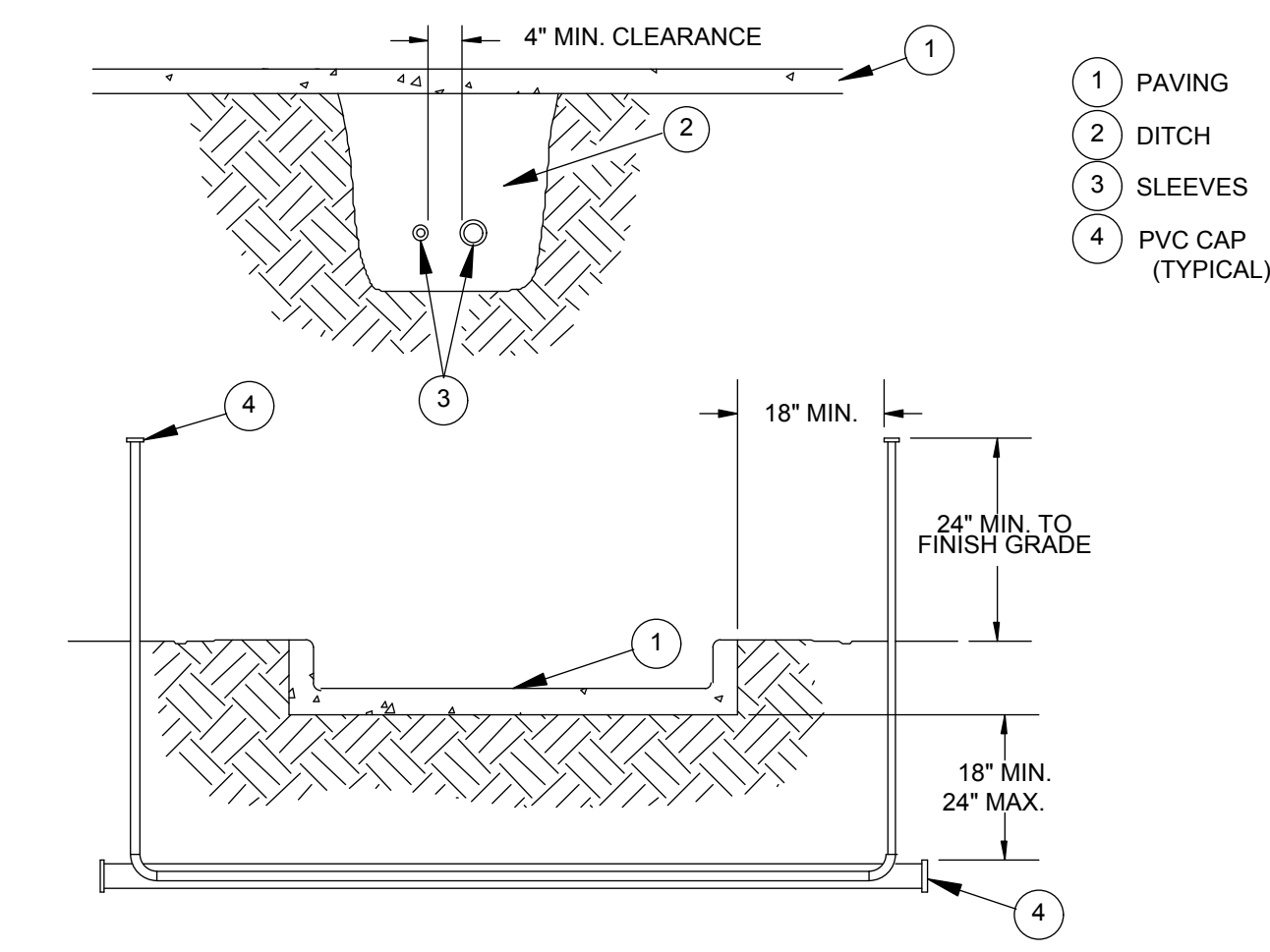
G QUICK COUPLING VALVE



H GATE VALVE N.T.S.



I PIPE & WIRE TRENCHING



J SLEEVING

NOTE: FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH CLASS 200 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE CLASS 200 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.

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