

NOTE
 CONSTRUCTION OF TRAFFIC SIGNALS, SIDEWALKS, CURBS, CURB RAMPS, AND CROSSWALKS ALONG WASHINGTON BLVD., CURRENTLY UNDER CONSTRUCTION, ARE PERMITTED UNDER PERMIT No. 07-14-A-MC-0852

DEMOLITION LEGEND

- SYMBOL DESCRIPTION**
- DESIGNATED LIMITS OF CLEAR AND GRUB. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING PLANT MATERIAL AND ALL SITE DEBRIS. REFER TO SPECIFICATIONS.
 - REMOVE AND DISPOSE CONCRETE FLATWORK AND/OR AC PAVING.
 - ITEM TO PROTECT IN PLACE.
 - ITEM TO BE REMOVED.

NOTE:
 ALL ROADWAY SIGNS AND SIGNAL POLES, TO BE PROTECTED IN PLACE. ALL UNDERGROUND AND ABOVE GROUND UTILITIES TO BE PROTECTED IN PLACE UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER TO MODIFY AND/OR RELOCATE. PULL BOXES IN CONFLICT WITH IMPROVEMENTS TO BE ADJUSTED TO GRADE.

IRRIGATION EQUIPMENT DISPOSITION NOTE:

PROTECT IN PLACE EXISTING PRESSURE MAINLINE. REMOVE AND DISPOSE OF EXISTING IRRIGATION SYSTEM WITHIN LIMITS OF WORK INCLUDING SPRAY HEADS, REMOTE CONTROL VALVES, NON-PRESSURE LATERAL LINES, VALVE BOXES, IRRIGATION CONTROLLERS (INCLUDING EXISTING ENCLOSURES AND CONCRETE FOOTINGS), OR TO SATISFACTION OF CITY.

TREE DEMOLITION LEGEND

- EXISTING TREE TO BE REMOVED. STUMP GRIND TO A DEPTH OF 18" BELOW FINISH GRADE. REMOVE ALL TREE ROOTS WITHIN 18" OF SURFACE. TO SATISFACTION OF CITY / LANDSCAPE ARCHITECT.
- EXISTING TREE PROTECT IN PLACE

GENERAL DEMOLITION NOTES

- A. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS AND AGENCY INSPECTIONS PRIOR TO DEMOLITION. ANY FEES ASSOCIATED WITH PERMITS AND/OR AGENCY INSPECTIONS REQUIRED SHALL BE THE RESPONSIBILITY OF THE CITY.
- B. ALL DISPOSAL ITEMS SHALL BE MARKED AND IDENTIFIED BY THE CONTRACTOR PRIOR TO REMOVAL. ALL DISPOSAL ITEMS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO REMOVAL.
- C. THE CONTRACTOR SHALL PROTECT IN PLACE ALL TREES, SHRUBS, AND GROUND COVER ADJACENT TO LIMITS OF DEMOLITION, UNLESS INDICATED OTHERWISE ON THE DEMOLITION PLAN. CONTRACTOR TO REPAIR SHRUBS, OR TREES DAMAGED DUE TO CONTRACTOR OPERATIONS.
- D. DISPOSAL OF ALL REMOVED ITEMS DURING DEMOLITION OF THIS SITE SHALL BE DISPOSED AND/OR SALVAGED ACCORDING TO ALL APPLICABLE FEDERAL, STATE AND/OR CITY ORDINANCES AND LAWS.
- E. DUST SHALL BE CONTROLLED BY WATERING.
- F. DEMOLITION OPERATIONS WILL BE CONSIDERED COMPLETE UPON SATISFACTION AND WRITTEN APPROVAL OF THE CITY OF COMMERCE INSPECTOR.
- G. THE CONTRACTOR SHALL INSTALL A MIN. 6' HIGH CONSTRUCTION FENCE WITH PRIVACY SCREEN. THE COST FOR CONSTRUCTION FENCE AND PRIVACY SCREEN SHALL BE INCLUDED IN MOBILIZATION.
- H. 6' HIGH CONSTRUCTION CHAIN LINK FENCE TO BE IN PLACE AROUND PERIMETER OF SITE PRIOR TO ANY AND ALL CONSTRUCTION OPERATIONS. CONTRACTOR TO MAINTAIN FENCE AND ASSURE FENCE TO BE IN GOOD CONDITION AND UPRIGHT AT ALL TIMES SO AS TO KEEP SITE SECURE AND TO NOT BE A HAZARD TO THE PUBLIC. FENCE TO BE LOCKED AND SECURE AT THE END OF EACH DAY. A COMBINATION LOCK SHALL BE USED AND THE COMBINATION SHALL BE REPORTED TO THE POLICE, FIRE AND CITY IN CASE OF EMERGENCY. CONSTRUCTION FENCE TO REMAIN IN-PLACE UNTIL REMOVAL IS APPROVED BY CITY.
- I. THE CONTRACTOR SHALL GIVE NOTICE TO AND COORDINATE WITH UTILITY AGENCIES.

BEST MANAGEMENT PRACTICES FOR NEW DEVELOPMENT

CONSTRUCTION SITE SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE.

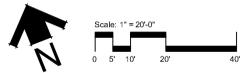
DISCHARGES OF MATERIAL OTHER THAN STORM WATER ARE ALLOWED ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARDS; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.

POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC RADIATOR OR BATTERY FLUIDS; FERTILIZERS; VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; AND SUPER CHLORINATED POTABLE WATER LINE FLUSHINGS.

DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHALL OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORM WATER RUN-OFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.

Match Line 'A'. See Sheet D.2

REFER TO TITLE SHEET FOR GENERAL NOTES



Costa Mesa Office:
 151 Kalmus Drive, Suite M8
 Costa Mesa, CA 92626
 Phone: (714) 641-1300
 Fax: (714) 641-1323
 e-mail: drawings@dvolzdesign.com
 www.dvolzdesign.com

Subconsultant:

Seal:



UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
 ATTENTION IS DIRECTED TO THE POSSIBLE EXISTENCE OF UNRECORDED UTILITIES THAT APPEAR ON THE PLANS OR IN THE SURVEY RECORDS. THE CONTRACTOR SHALL CALL 811 TO OBTAIN THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION WORK. DAMAGE TO ANY UTILITIES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UNDERGROUND SERVICE ALERT AT 811.

Revisions:

No.	Date	Revisions	By

Project:

**WASHINGTON BLVD.
 REHABILITATED
 LANDSCAPE PROJECT**

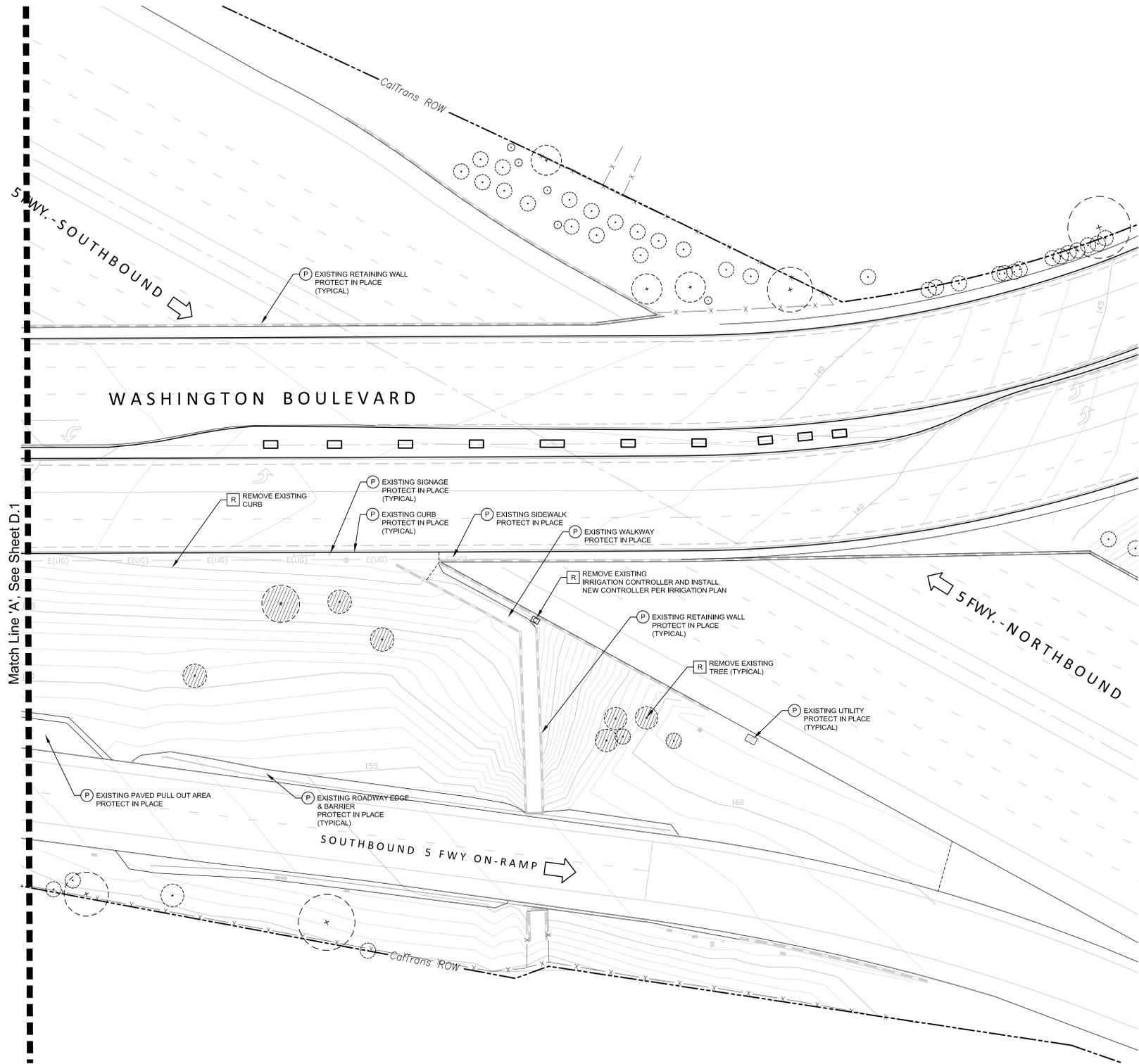
Owner:
City of Commerce

Project No.:
 Drawn By: PC
 Checked By: GV
 Date: APRIL 12, 2017
 Scale: AS SHOWN

Drawing Title:
**DEMOLITION
 PLAN**

Drawing No.:

D.1



Match Line 'A', See Sheet D.1

DEMOLITION LEGEND

SYMBOL	DESCRIPTION
	DESIGNATED LIMITS OF CLEAR AND GRUB. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING PLANT MATERIAL AND ALL SITE DEBRIS. REFER TO SPECIFICATIONS.
	REMOVE AND DISPOSE CONCRETE FLATWORK.
	ITEM TO PROTECT IN PLACE.
	ITEM TO BE REMOVED.

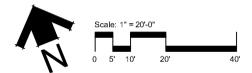
NOTE:
 ALL ROADWAY SIGNAGE AND SIGNAL POLES, TO BE PROTECTED IN PLACE. ALL UNDERGROUND AND ABOVE GROUND UTILITIES TO BE PROTECTED IN PLACE UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER TO MODIFY AND/OR RELOCATE.

IRRIGATION EQUIPMENT DISPOSITION NOTE:
 PROTECT IN PLACE EXISTING PRESSURE MAINLINE. REMOVE AND DISPOSE OF EXISTING IRRIGATION SYSTEM WITHIN LIMITS OF WORK INCLUDING SPRAY HEADS, REMOTE CONTROL VALVES, NON-PRESSURE LATERAL LINES, VALVE BOXES, IRRIGATION CONTROLLERS (INCLUDING EXISTING ENCLOSURES AND CONCRETE FOOTINGS), OR TO SATISFACTION OF CITY.

TREE DEMOLITION LEGEND

	EXISTING TREE TO BE REMOVED. STUMP GRIND TO A DEPTH OF 18" BELOW FINISH GRADE. REMOVE ALL TREE ROOTS WITHIN 18" OF SURFACE. TO SATISFACTION OF CITY / LANDSCAPE ARCHITECT.
	EXISTING TREE PROTECT IN PLACE

REFER TO SHEET D.1 FOR GENERAL DEMOLITION NOTES
 REFER TO TITLE SHEET FOR GENERAL NOTES



Landscape Architect:



Costa Mesa Office:
 151 Kalmus Drive, Suite M8
 Costa Mesa, CA 92626
 Phone: (714) 641-1300
 Fax: (714) 641-1323
 e-mail: drawings@dvolzdesign.com
 www.dvolzdesign.com

Subconsultant:

Seal:



ATTENTION IS DIRECTED TO THE POSSIBLE EXISTENCE OF UNDERGROUND UTILITIES IN THE PROJECT AREA. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UNDERGROUND SERVICE ALERT AT 811.

Revisions:

No.	Date	Revisions	By

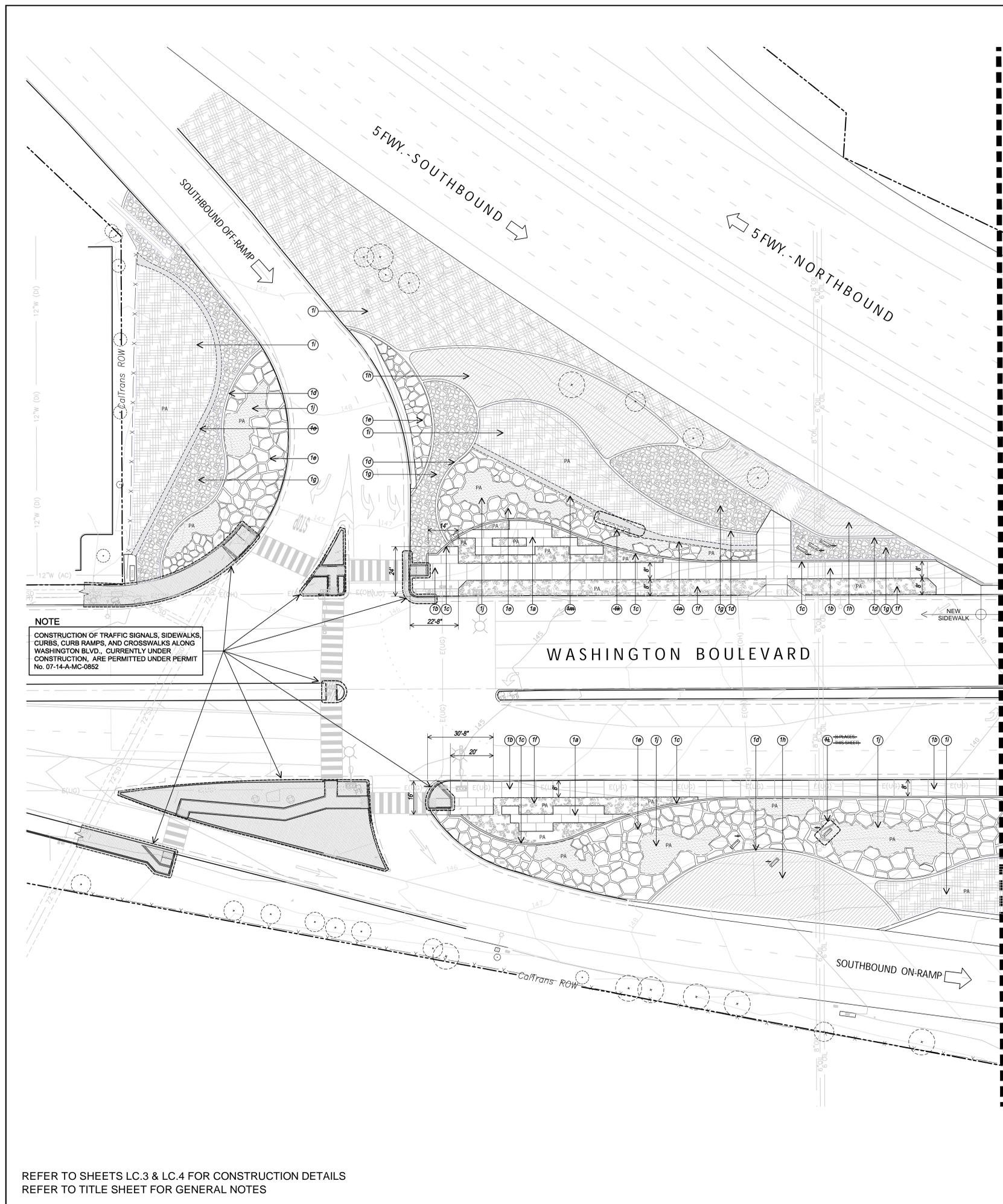
Project:
**WASHINGTON BLVD.
 REHABILITATED
 LANDSCAPE PROJECT**
 Owner:
City of Commerce

Project No.:
 Drawn By: PC
 Checked By: GV
 Date: APRIL 12, 2017
 Scale: AS SHOWN

Drawing Title:
**DEMOLITION
 PLAN**

Drawing No.:

D.2



KEY	HARDSCAPE / PAVING	MATERIAL & MODEL #	MANUFACTURER / SUPPLIER	COLOR	FINISH	DETAIL / SHEET NO.
(1a)	CONSTRUCT CONCRETE FLATWORK	CONCRETE	---	NATURAL GRAY	MEDIUM BROOM	DETAIL 2, SHEET LC.3
(1b)	CONSTRUCT CONCRETE SIDEWALK	CONCRETE	---	NATURAL GRAY	MEDIUM BROOM	DETAIL 1A, SHEET LC.3
(1c)	CONSTRUCT CONCRETE RETAINING CURB	CONCRETE	---	NATURAL GRAY	MEDIUM BROOM	DETAIL 1B, SHEET LC.3
(1d)	CONSTRUCT CONCRETE BAND	INTERGRAL COLOR CONCRETE	DAVIS COLORS (800) 356-4848	COCOA #6130	MEDIUM BROOM	DETAIL 4, SHEET LC.3
(1e)	LARGE FLAGSTONE 'SELECT PAVE' STONES W/ DECORATIVE GRAVEL FILL	FLAGSTONE: ARIZONA CHOCOLATE 'REGULAR SELECT' (1 1/2 INCH THICKNESS) GRAVEL FILL: COPPER CANYON (3/8 INCH) - SUPPLIER 'B' - OR APPROVED EQUIVALENT, SEE BELOW	SUPPLIER 'B' - OR APPROVED EQUIVALENT, SEE BELOW			DETAIL 8, SHEET LC.3
(1f)	ROCK MULCH AND WEED BARRIER FABRIC	BEACH PEBBLE MIXED (1 1/2 TO 3 INCH) - SUPPLIER 'A' - OR APPROVED EQUIVALENT, SEE BELOW	SUPPLIER 'A' - OR APPROVED EQUIVALENT, SEE BELOW			DETAIL 5, SHEET LC.3
(1g)	COBBLE 'B' (ANGULAR)	COBBLE: OAK CREEK COBBLE (7-12 INCH) - SUPPLIER 'A' - OR APPROVED EQUIVALENT, SEE BELOW	SUPPLIER 'A' - OR APPROVED EQUIVALENT, SEE BELOW			DETAIL 6, SHEET LC.3 CallTrans 2015 STD. PLAN H9
(1h)	COBBLE 'C' (ROUNDED)	MORaine COBBLE (4-8 INCH) - SUPPLIER 'A' - OR APPROVED EQUIVALENT, SEE BELOW	SUPPLIER 'A' - OR APPROVED EQUIVALENT, SEE BELOW			DETAIL 8, SHEET LC.3 CallTrans 2015 STD. PLAN H9
(1i)	INSTALL WOOD MULCH (2 LAYER)	FOREST-FLOOR (0-2 INCH) - AGUINAGA GREEN (877) 626-8524	AGUINAGA GREEN (877) 626-8524			
(1j)	DECORATIVE GRAVEL & WEED BARRIER	COPPER CANYON (3/8 INCH) - SUPPLIER 'A' - OR APPROVED EQUIVALENT	SUPPLIER 'A' - OR APPROVED EQUIVALENT			DETAIL 9, SHEET LC.3
(1k)	--- MONUMENT SIGN ---	(NOTE: TO BE PERMITTED UNDER SEPARATE PROJECT)				
(1l)	--- DECORATIVE SPLIT PANEL ---	(NOTE: TO BE PERMITTED UNDER SEPARATE PROJECT)				
(1m)	--- LOW SIDEWALK A ---	(NOTE: TO BE PERMITTED UNDER SEPARATE PROJECT)				
(1n)	--- LOW SIDEWALK B ---	(NOTE: TO BE PERMITTED UNDER SEPARATE PROJECT)				
(1o)	--- LOW SIDEWALK C ---	(NOTE: TO BE PERMITTED UNDER SEPARATE PROJECT)				

PA --- PLANTER AREA

MATERIAL SUPPLIER/SOURCE
 SUPPLIER A: DECORATIVE STONE SOLUTION (800) 699-1878
 SUPPLIER B: SOUTHWEST BOULDERS AND STONE (877) 792-7025

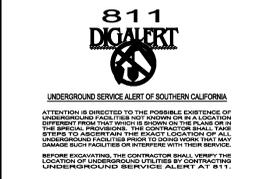
NOTE
 CONSTRUCTION OF TRAFFIC SIGNALS, SIDEWALKS, CURBS, CURB RAMPS, AND CROSSWALKS ALONG WASHINGTON BLVD., CURRENTLY UNDER CONSTRUCTION, ARE PERMITTED UNDER PERMIT No. 07-14-A-MC-0852

REFER TO SHEETS LC.3 & LC.4 FOR CONSTRUCTION DETAILS
 REFER TO TITLE SHEET FOR GENERAL NOTES

Landscape Architect:

DVID
 David Volz Design
 Landscape Architecture & Park Planning
 Costa Mesa Office:
 151 Kalms Drive, Suite M8
 Costa Mesa, CA 92626
 Phone: (714) 641-1300
 Fax: (714) 641-1323
 e-mail: drawings@dvolzdesign.com
 www.dvolzdesign.com

Subconsultant:



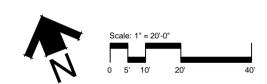
Revisions:

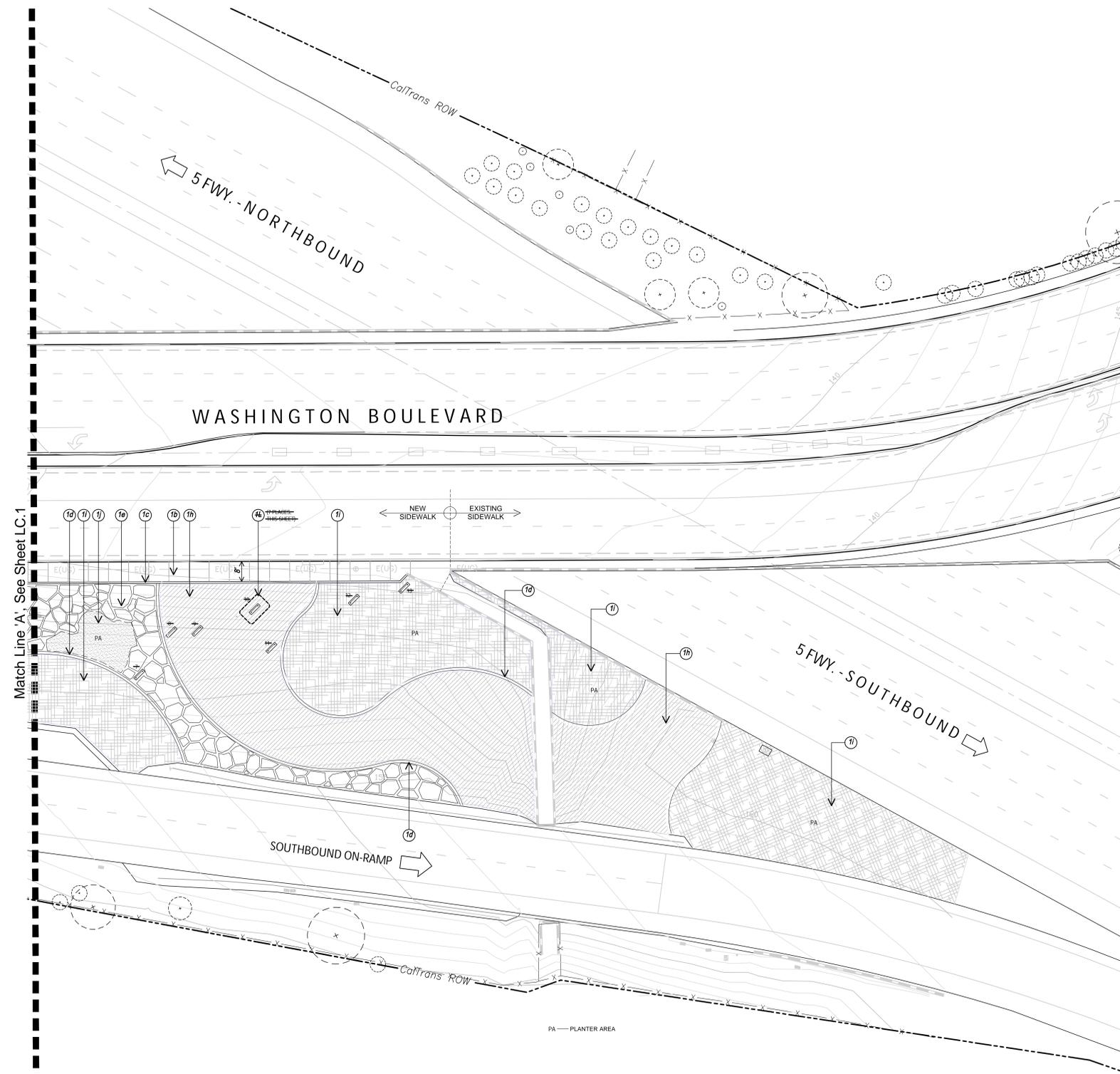
No.	Date	Revisions	By

Project:
 WASHINGTON BLVD.
 REHABILITATED
 LANDSCAPE PROJECT
 Owner:
 City of Commerce
 Project No.:
 Drawn By: PC
 Checked By: GV
 Date: APRIL 12, 2017
 Scale: AS SHOWN

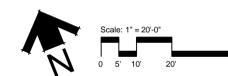
Drawing Title:
CONSTRUCTION PLAN

Drawing No.:
LC.1





REFER TO SHEET LC.1 FOR CONSTRUCTION MATERIALS SCHEDULE
 REFER TO SHEETS LC.3 & LC.4 FOR CONSTRUCTION DETAILS
 REFER TO TITLE SHEET FOR GENERAL NOTES



Landscape Architect:



Costa Mesa Office:
 151 Kalmus Drive, Suite M8
 Costa Mesa, CA 92626
 Phone: (714) 641-1300
 Fax: (714) 641-1323

e-mail: drawings@dvolzdesign.com
 www.dvolzdesign.com

Subconsultant:

Seal:



UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
 ATTENTION IS DIRECTED TO THE POSSIBLE EXISTENCE OF UNDERGROUND UTILITIES THAT MAY BE DIFFERENT FROM THAT WHICH IS SHOWN ON THE PLANS OR IN THE SPECIAL CONDITIONS. THE CONTRACTOR SHALL TAKE STEPS TO ASCERTAIN THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO STARTING WORK THAT MAY DAMAGE EACH FACILITY OR INTERFERE WITH THEIR SERVICE. BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UNDERGROUND SERVICE ALERT AT 811.

Revisions:

No.	Date	Revisions	By

Project:

WASHINGTON BLVD.
 REHABILITATED
 LANDSCAPE PROJECT

Owner:

City of Commerce

Project No.:

Drawn By: PC

Checked By: GV

Date: APRIL 12, 2017

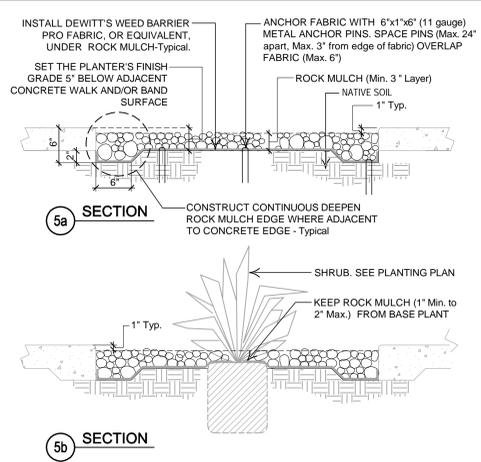
Scale: AS SHOWN

Drawing Title:

CONSTRUCTION
 PLAN

Drawing No.:

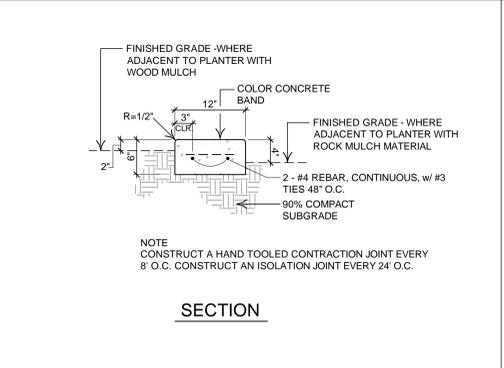
LC.2



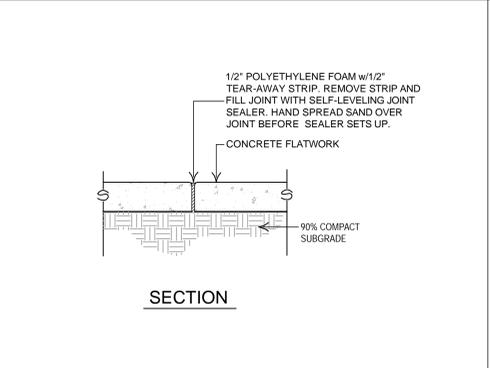
5a SECTION
1"=1'-0"



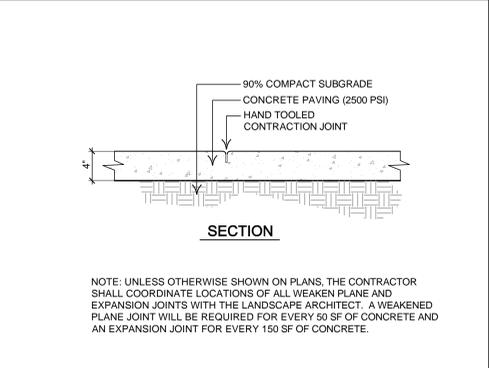
5b SECTION
1"=1'-0"



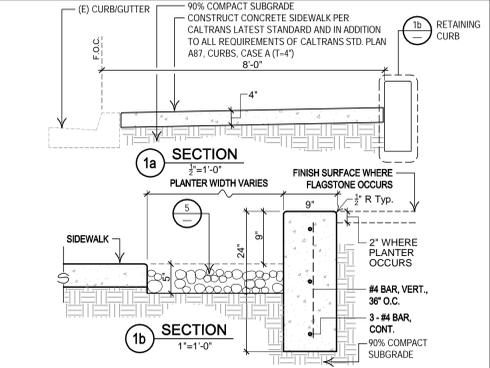
4 CONCRETE BAND (12" WIDE) 1"=1'-0"



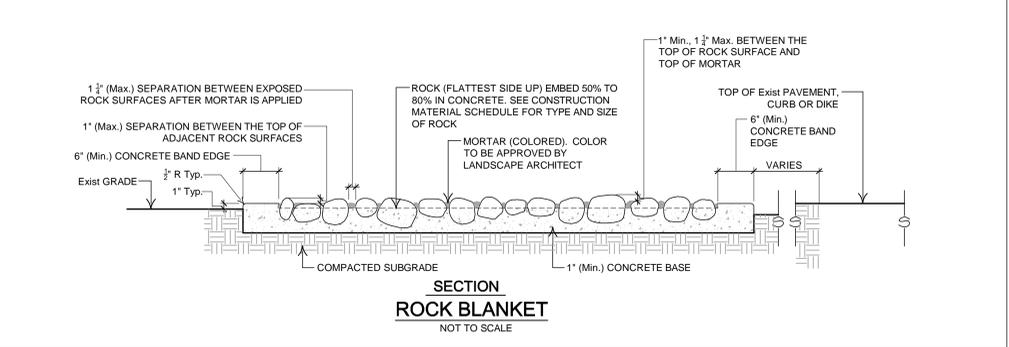
3 ISOLATION JOINT N.T.S.



2 CONCRETE PAVING 1"=1'-0"

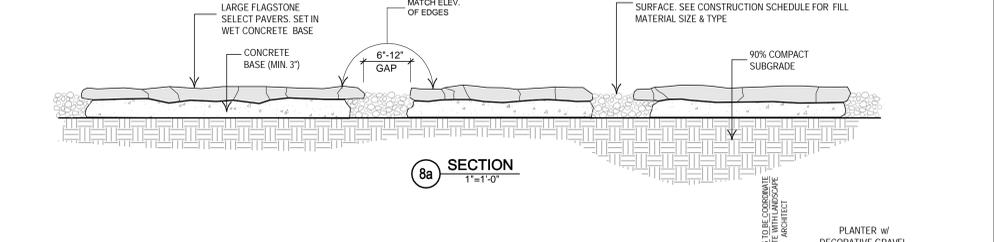


1a SECTION 1"=1'-0"
1b SECTION 1"=1'-0"



6 ROCK BLANKET NOT TO SCALE

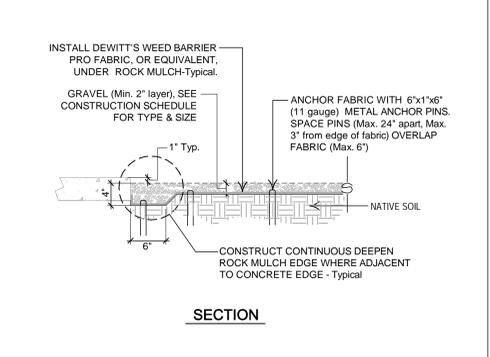
7 NOT USED



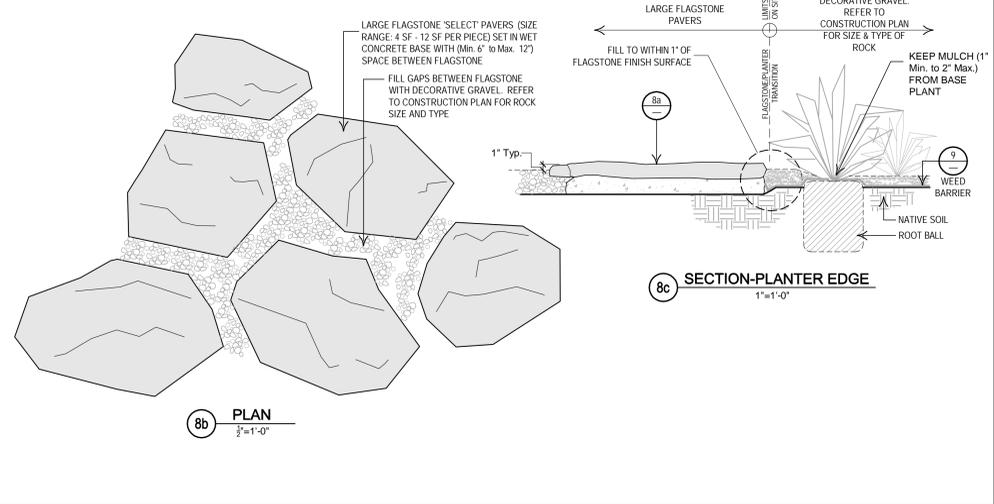
8a SECTION 1"=1'-0"



9 DECORATIVE GRAVEL & WEED BARRIER 1"=1'-0"



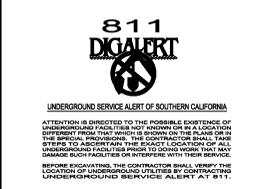
8 LARGE FLAGSTONE "SELECT" PAVERS w/ DECORATIVE GRAVEL FILL MATERIAL 1"=1'-0"



8b PLAN 1/2"=1'-0"
8c SECTION-PLANTER EDGE 1"=1'-0"

Landscape Architect:
DVID
David Volz Design
Landscape Architecture & Park Planning
Costa Mesa Office:
151 Kalanus Drive, Suite M8
Costa Mesa, CA 92626
Phone: (714) 641-1300
Fax: (714) 641-1323
e-mail: drawings@dvozd.com
www.dvozd.com

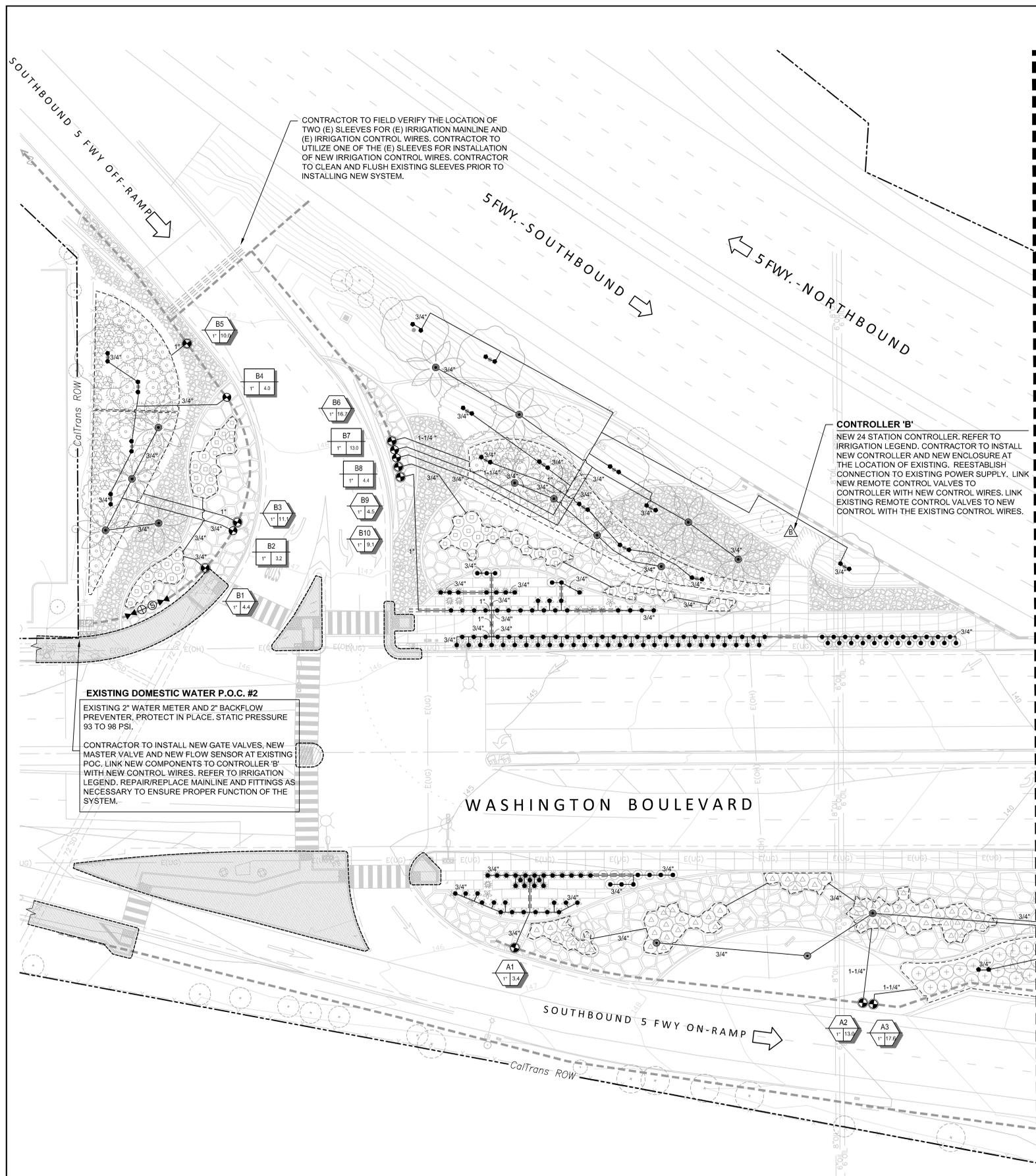
Subconsultant:



Revisions:

No.	Date	Revisions	By

Project:
WASHINGTON BLVD.
REHABILITATED
LANDSCAPE PROJECT
Owner:
City of Commerce
Project No.:
Drawn By: PC
Checked By: GV
Date: APRIL 12, 2017
Scale: AS SHOWN
Drawing Title:
CONSTRUCTION
DETAILS
Drawing No.:



CONTRACTOR TO FIELD VERIFY THE LOCATION OF TWO (E) SLEEVES FOR (E) IRRIGATION MAINLINE AND (E) IRRIGATION CONTROL WIRES. CONTRACTOR TO UTILIZE ONE OF THE (E) SLEEVES FOR INSTALLATION OF NEW IRRIGATION CONTROL WIRES. CONTRACTOR TO CLEAN AND FLUSH EXISTING SLEEVES PRIOR TO INSTALLING NEW SYSTEM.

CONTROLLER 'B'
 NEW 24 STATION CONTROLLER. REFER TO IRRIGATION LEGEND. CONTRACTOR TO INSTALL NEW CONTROLLER AND NEW ENCLOSURE AT THE LOCATION OF EXISTING. REESTABLISH CONNECTION TO EXISTING POWER SUPPLY. LINK NEW REMOTE CONTROL VALVES TO CONTROLLER WITH NEW CONTROL WIRES. LINK EXISTING REMOTE CONTROL VALVES TO NEW CONTROL WITH THE EXISTING CONTROL WIRES.

EXISTING DOMESTIC WATER P.O.C. #2
 EXISTING 2" WATER METER AND 2" BACKFLOW PREVENTER. PROTECT IN PLACE. STATIC PRESSURE 93 TO 98 PSI.

CONTRACTOR TO INSTALL NEW GATE VALVES, NEW MASTER VALVE AND NEW FLOW SENSOR AT EXISTING P.O.C. LINK NEW COMPONENTS TO CONTROLLER 'B' WITH NEW CONTROL WIRES. REFER TO IRRIGATION LEGEND. REPAIR/REPLACE MAINLINE AND FITTINGS AS NECESSARY TO ENSURE PROPER FUNCTION OF THE SYSTEM.

Match Line 'A': See Sheet LI.2

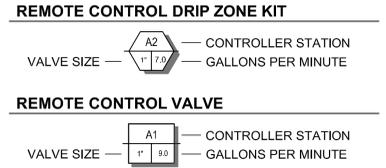
IRRIGATION LEGEND										
SPRAY NOZZLES										
SYMBOL	MANUFACTURER/ DESCRIPTION	NOZZLE	RAD.	HOUSING	GPM	PSI	PRECIP. RATE			
⊙	RAINBIRD 12" POP-UP SPRAY	12 SERIES HE-VAN	12"	1812-SAM-PRS	2.37	30	1.83 IN/HR			
MICRO SPRAY NOZZLES										
SYMBOL	MANUFACTURER/ DESCRIPTION	NOZZLE	RAD.	HOUSING	FLOW	PSI	PRECIP. RATE			
⊙	RAINBIRD 6" POP-UP SPRAY	SQ-HLF	4"	1806-SAM-PRS	0.2 GPM	30	N/A			
⊙	REPRESENTS FOUR (4) SPRAY BODIES AND NOZZLES PER TREE									
BUBBLERS AND DRIP EMITTERS										
SYMBOL	MANUFACTURER/ DESCRIPTION	MODEL	RAD.	HOUSING	FLOW	PSI	PRECIP. RATE			
•	RAINBIRD ROOT WATERING SYS.	BUBBLER 1402	N/A	RWS-B-C-1402	0.5 GPM	30	N/A			
•	RAINBIRD DRIP EMITTER	PC-05-1032 LT. BROWN, PC DIFFUSER CAP	N/A	PFR-FRA24 24" POLY FLEX RISER ASSEMBLY, CUT AS NECESSARY (SEE DETAIL L SHEET LI.3)	5.0 GPH	30	N/A			
IN-LINE DRIP										
SYMBOL	MANUFACTURER/ DESCRIPTION	MODEL	RAD.	HOUSING	FLOW	PSI	PRECIP. RATE			
⊖	RAINBIRD DRIP LINE TUBING AREA	XFS-06-12	N/A	INSTALL 4" BELOW FINISH GRADE. REFER TO DETAILS	0.6 GPH	30	N/A			

MISC. MATERIAL				
SYMBOL	MANUFACTURER/ DESCRIPTION	MODEL	HOUSING	COMMENTS
⊙	RAINBIRD REMOTE CONTROL VALVE	PEB-PRS-D	CARSON #1419 W/ FLUSH COVER AND L-BOLT LOCK	SIZE PER PLAN
⊙	RAINBIRD REMOTE CONTROL ZONE KIT	XCZ-100-PRB-COM	CARSON #1220 W/ FLUSH COVER AND L-BOLT LOCK	SIZE PER PLAN
⊙	NIBCO GATE VALVE	T-113	CARSON #1419 W/ FLUSH COVER AND L-BOLT LOCK	VALVE SIZE TO MATCH LINE SIZE
N/A	NIBCO BALL VALVE	T-FP-600A	CARSON #1419 W/ FLUSH COVER AND L-BOLT LOCK	VALVE SIZE TO MATCH LINE SIZE
N/A	DRIP FLUSH VALVE		CARSON # 910 W/ T-COVER AND L-BOLT LOCK	REFER TO DETAIL S, SHEET LI.3
N/A	RAINBIRD DRIP AIR RELIEF VALVE	ARV050	RAINBIRD SEB 7XB	REFER TO DETAIL R, SHEET LI.3
⊕	SUPERIOR 1-1/2" NORM. CLOSED MASTER VALVE	3200	CARSON #1419 W/ FLUSH COVER AND L-BOLT LOCK	INSTALL PER MANUFACT. SPECIFICATIONS
WM1	EXISTING 2" DOMESTIC WATER METER		EXISTING	PROTECT IN PLACE
WM2	EXISTING 2" DOMESTIC WATER METER		EXISTING	PROTECT IN PLACE
BF1	EXISTING 2" BACKFLOW PREVENTER		EXISTING	PROTECT IN PLACE
BF2	EXISTING 2" BACKFLOW PREVENTER		EXISTING	PROTECT IN PLACE
△	RAINBIRD - 24 STATION IRRIGATION CONTROLLER	ESP12LXMEF (12 STATION CONTROLLER WITH FLOW SMART MODULE) WITH (1) EA ESPLXMSM12 12 STATION MODULE.		INSTALL PER MANUFACT. SPECIFICATIONS
△	RAINBIRD - 24 STATION IRRIGATION CONTROLLER	INSTALL IN LXXMSS - SS METAL WALL MOUNT ENCLOSURE		INSTALL PER MANUFACT. SPECIFICATIONS
⊙	RAINBIRD FLOW SENSOR	FS150B	CARSON #1419 W/ FLUSH COVER AND L-BOLT LOCK	INSTALL PER MANUFACT. SPECIFICATIONS

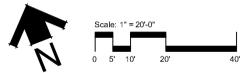
PIPING				
SYMBOL	MANUFACTURER/ DESCRIPTION	MODEL	HOUSING	COMMENTS
---	EXISTING IRRIGATION MAINLINE			PROTECT IN PLACE AND MODIFY AS NEEDED. USE SCHEDULE 40 PVC (MIN.) IN ANY MODIFICATIONS DEEMED NECESSARY.
---	IRRIGATION LATERAL LINE	SCHEDULE 40 PVC		INSTALL PER DETAILS
---	SLEEVE	SCHEDULE 40 PVC		INSTALL PER DETAILS
---	EXISTING SLEEVE			PROTECT IN PLACE

NOTE:
 EXISTING MAINLINE: THE EXISTING MAINLINE IS SHOWN TO BE DIAGRAMMATIC. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY THE MAINLINE'S ACTUAL LOCATION. MODIFY AS NEEDED.
 NEW REMOTE CONTROL VALVES AND GATE VALVES: THE NEW REMOTE CONTROL VALVES AND GATE VALVES SHALL BE CONNECTED TO THE EXISTING MAINLINE AT THE APPROXIMATE LOCATION SHOWN ON PLANS. THE CONNECTIONS BETWEEN THE EXISTING MAINLINE AND NEW VALVES WILL REQUIRE ADDITIONAL PIPES AND FITTINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ANY NECESSARY MATERIALS AND/OR EQUIPMENT TO SUCCESSFULLY CONNECT NEW VALVES TO EXISTING MAINLINE.
 EXISTING MAINLINE MODIFICATIONS: MODIFICATIONS TO THE EXISTING MAINLINE SHALL BE MADE TO THE SATISFACTION OF THE CITY ENGINEER AND LOCAL WATER PURVEYOR.
 NEW CONTROL WIRES: TO ENSURE PROPER FUNCTION OF THE NEW IRRIGATION SYSTEM, NEW CONTROL WIRES SHALL BE INSTALLED, LINKING NEW VALVES TO DESIGNATED CONTROLLER.

WATER UTILITY INFORMATION
 CALIFORNIA WATER SERVICE COMPANY
 EAST LOS ANGELES DISTRICT
 2000 SOUTH TUBEWAY
 COMMERCE CA, 90040
 (323) 722-8601



REFER TO SHEETS LI.3 & LI.4, FOR IRRIGATION DETAILS, NOTES, AND CALCULATIONS
 REFER TO TITLE SHEET FOR GENERAL NOTES



Landscape Architect:
DVID
 David Volz Design
 Landscape Architecture & Park Planning
 Costa Mesa Office:
 151 Kalmus Drive, Suite M8
 Costa Mesa, CA 92626
 Phone: (714) 641-1300
 Fax: (714) 641-1323
 e-mail: drawings@dvolzdesign.com
 www.dvolzdesign.com

Subconsultant:
 Seal:

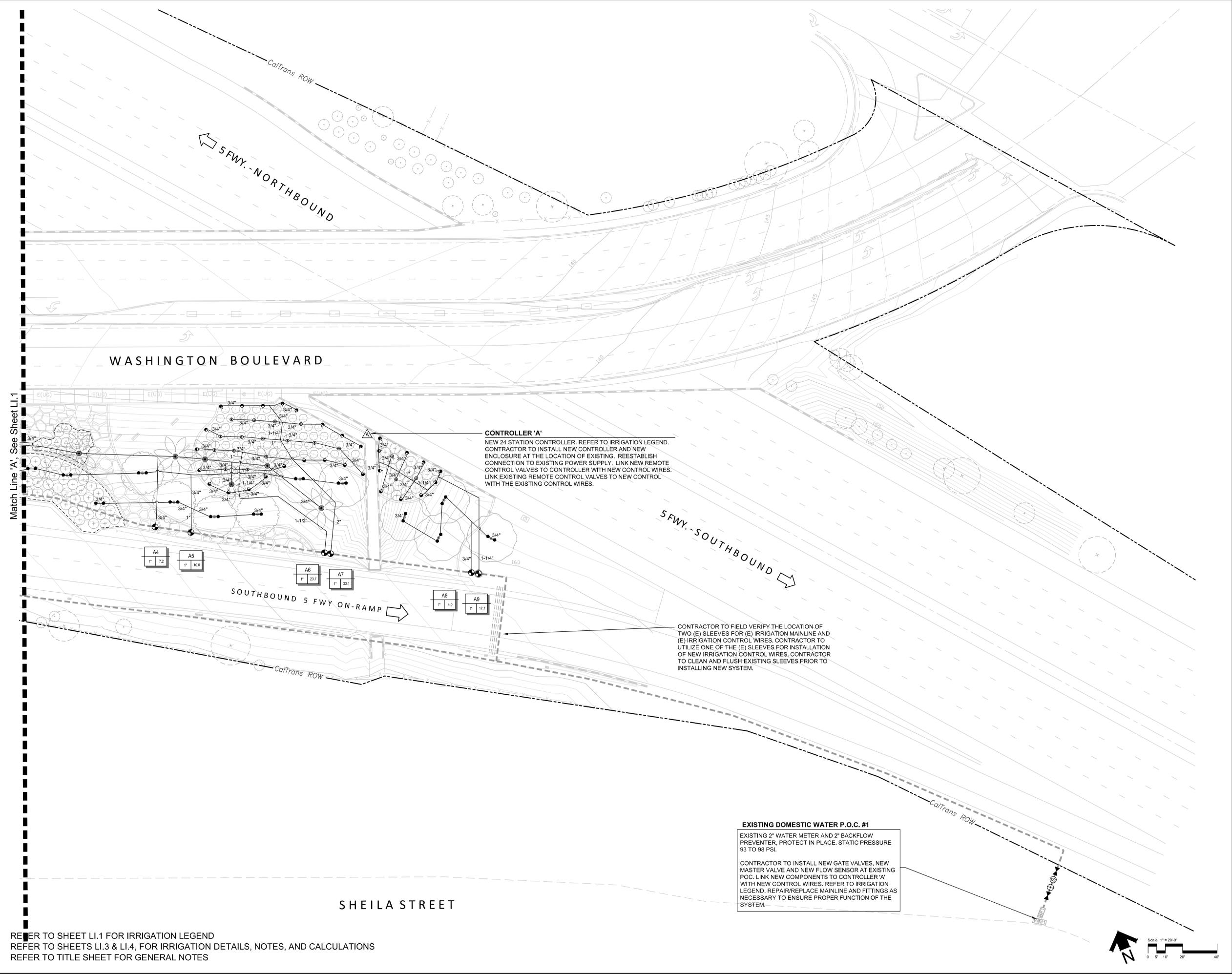
811 DIGAULT
 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
 ATTENTION IS DIRECTED TO THE POSSIBLE EXISTENCE OF UNRECORDED UTILITIES THAT ARE NOT SHOWN ON THE PLANS OR BY THE SURVEYAL INSTRUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND MAINTAIN THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION TO AVOID DAMAGE TO SUCH UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTRACTING UNDERGROUND SERVICE ALERT AT 811.

Revisions:

No.	Date	Revisions	By

Project:
WASHINGTON BLVD. REHABILITATED LANDSCAPE PROJECT
 Owner:
City of Commerce
 Project No.:
 Drawn By: PC
 Checked By: GV
 Date: APRIL 12, 2017
 Scale: AS SHOWN
 Drawing Title:

IRRIGATION PLAN
 Drawing No.:
LI.1
 SHEET 8 OF 14



WASHINGTON BOULEVARD

5 FWY. - NORTHBOUND

5 FWY. - SOUTHBOUND

SOUTHBOUND 5 FWY ON-RAMP

SHEILA STREET

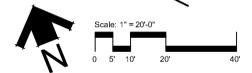
CONTROLLER 'A'
 NEW 24 STATION CONTROLLER. REFER TO IRRIGATION LEGEND. CONTRACTOR TO INSTALL NEW CONTROLLER AND NEW ENCLOSURE AT THE LOCATION OF EXISTING. REESTABLISH CONNECTION TO EXISTING POWER SUPPLY. LINK NEW REMOTE CONTROL VALVES TO CONTROLLER WITH NEW CONTROL WIRES. LINK EXISTING REMOTE CONTROL VALVES TO NEW CONTROL WITH THE EXISTING CONTROL WIRES.

CONTRACTOR TO FIELD VERIFY THE LOCATION OF TWO (E) SLEEVES FOR (E) IRRIGATION MAINLINE AND (E) IRRIGATION CONTROL WIRES. CONTRACTOR TO UTILIZE ONE OF THE (E) SLEEVES FOR INSTALLATION OF NEW IRRIGATION CONTROL WIRES. CONTRACTOR TO CLEAN AND FLUSH EXISTING SLEEVES PRIOR TO INSTALLING NEW SYSTEM.

EXISTING DOMESTIC WATER P.O.C. #1
 EXISTING 2" WATER METER AND 2" BACKFLOW PREVENTER, PROTECT IN PLACE. STATIC PRESSURE 93 TO 98 PSI.
 CONTRACTOR TO INSTALL NEW GATE VALVES, NEW MASTER VALVE AND NEW FLOW SENSOR AT EXISTING P.O.C. LINK NEW COMPONENTS TO CONTROLLER 'A' WITH NEW CONTROL WIRES. REFER TO IRRIGATION LEGEND. REPAIR/REPLACE MAINLINE AND FITTINGS AS NECESSARY TO ENSURE PROPER FUNCTION OF THE SYSTEM.

Match Line 'A', See Sheet LI.1

REFER TO SHEET LI.1 FOR IRRIGATION LEGEND
 REFER TO SHEETS LI.3 & LI.4, FOR IRRIGATION DETAILS, NOTES, AND CALCULATIONS
 REFER TO TITLE SHEET FOR GENERAL NOTES



Landscape Architect:



Costa Mesa Office:
 151 Kalmus Drive, Suite M8
 Costa Mesa, CA 92626
 Phone: (714) 641-1300
 Fax: (714) 641-1323
 e-mail: drawings@dvolzdesign.com
 www.dvolzdesign.com

Subconsultant:

Seal:



UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
 ATTENTION IS DIRECTED TO THE POSSIBLE EXISTENCE OF UNDEGROUND UTILITIES IN THE AREA SHOWN ON THIS PLAN. THE CONTRACTOR SHALL CALL 811 TO OBTAIN THE LOCATION OF ALL UNDEGROUND UTILITIES PRIOR TO ANY EXCAVATION WORK THAT MAY DAMAGE SUCH UTILITIES OR OTHERWISE BE AFFECTED BY THEM. BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDEGROUND UTILITIES BY CONTACTING UNDERGROUND SERVICE ALERT AT 811.

Revisions:

No.	Date	Revisions	By

Project:

WASHINGTON BLVD.
 REHABILITATED
 LANDSCAPE PROJECT
 Owner:
 City of Commerce

Project No.:

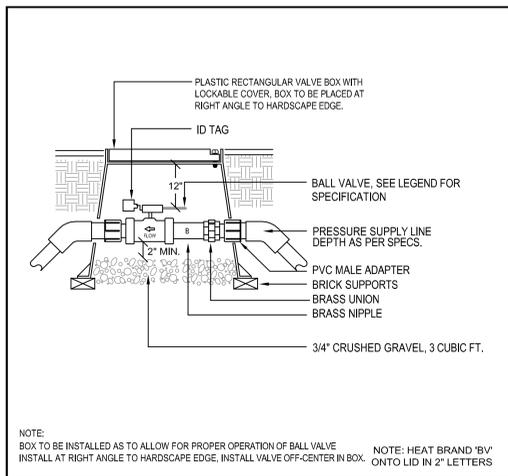
Drawn By: PC
 Checked By: GV
 Date: APRIL 12, 2017
 Scale: AS SHOWN

Drawing Title:

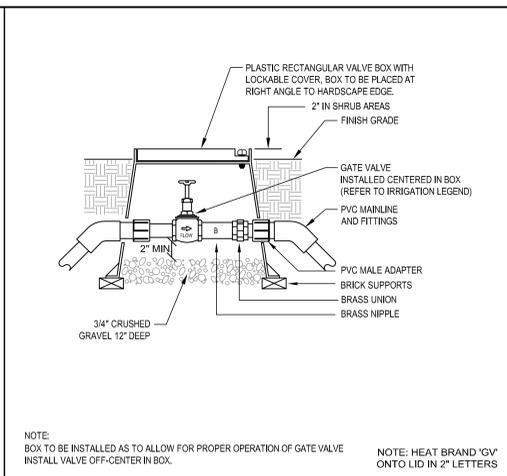
IRRIGATION
 PLAN

Drawing No.:

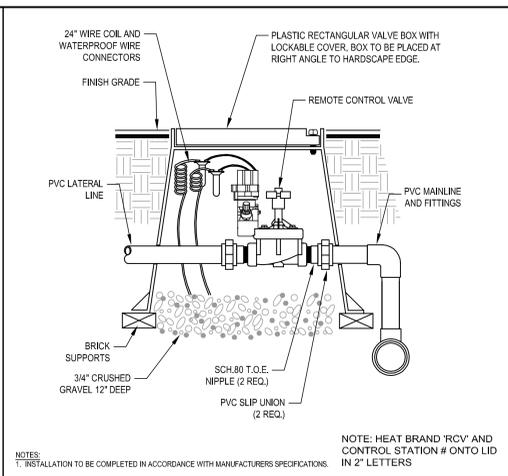
LI.2



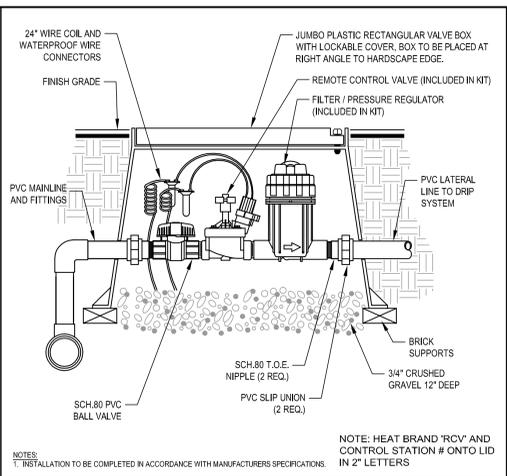
E BALL VALVE NOT TO SCALE



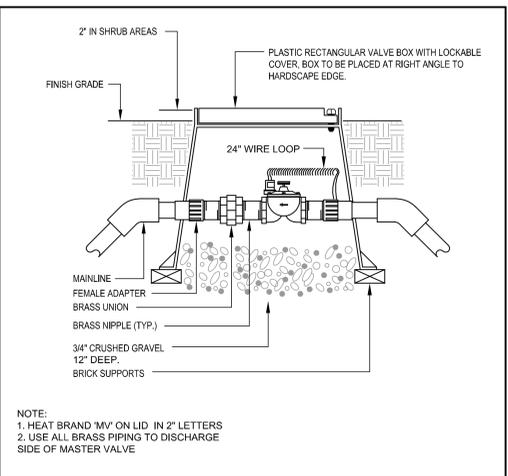
D GATE VALVE NOT TO SCALE



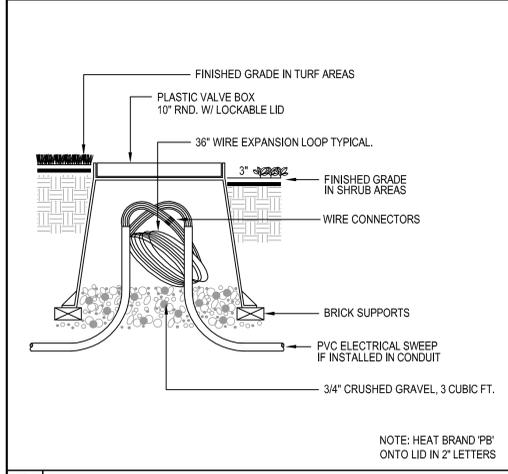
C REMOTE CONTROL VALVE NOT TO SCALE



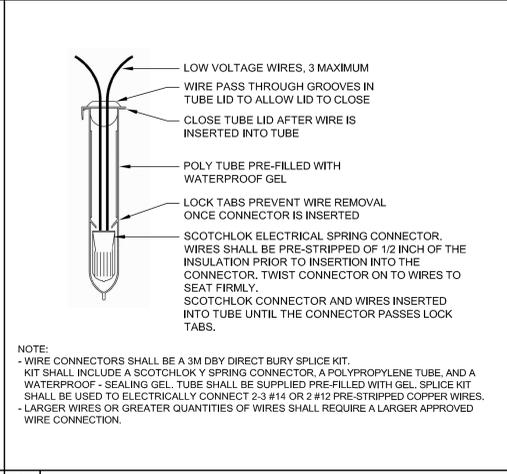
B REMOTE CONTROL DRIP ZONE KIT NOT TO SCALE



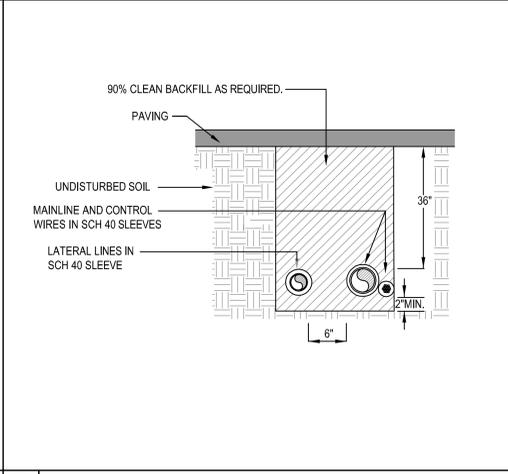
A MASTER VALVE NOT TO SCALE



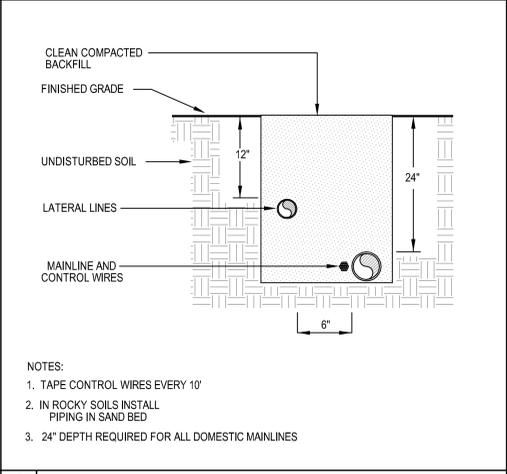
J PULL BOX NOT TO SCALE



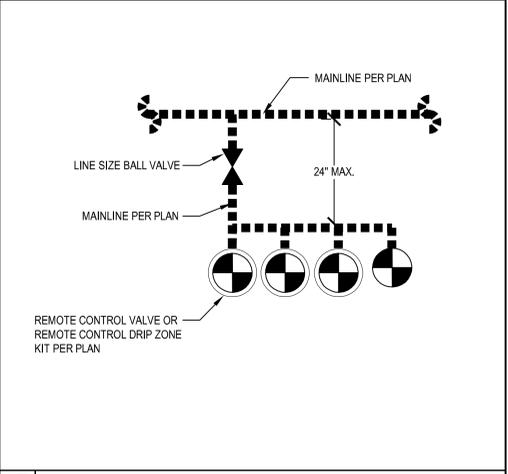
I WIRE CONNECTIONS NOT TO SCALE



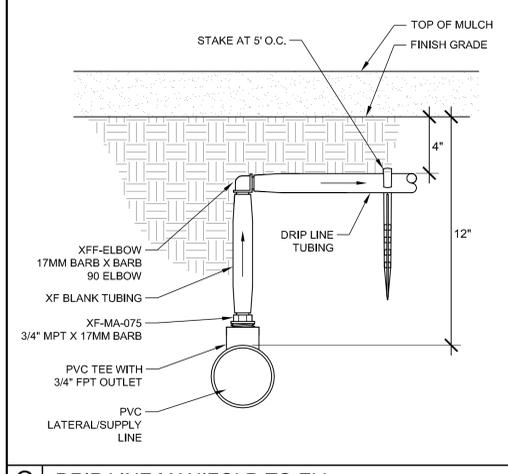
H SLEEVE INSTALLATION NOT TO SCALE



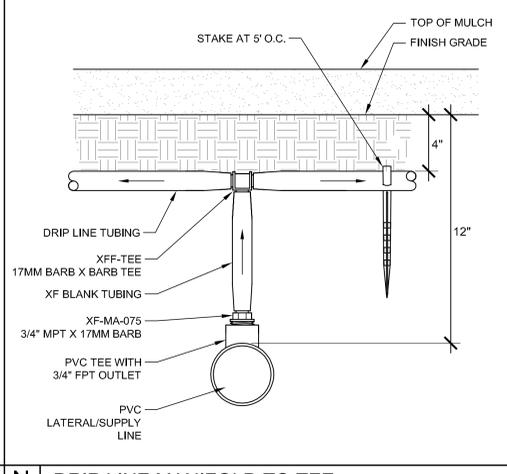
G PIPE INSTALLATION NOT TO SCALE



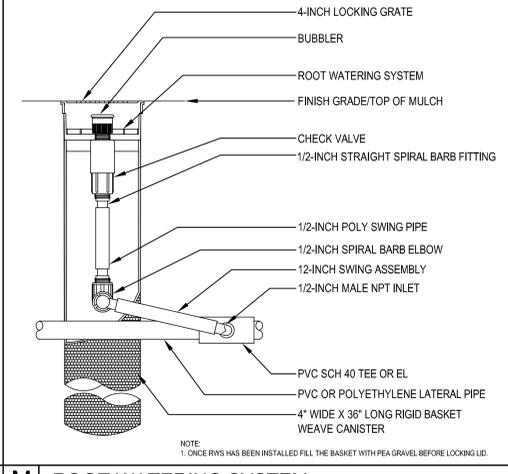
F VALVE MANIFOLD DIAGRAM NOT TO SCALE



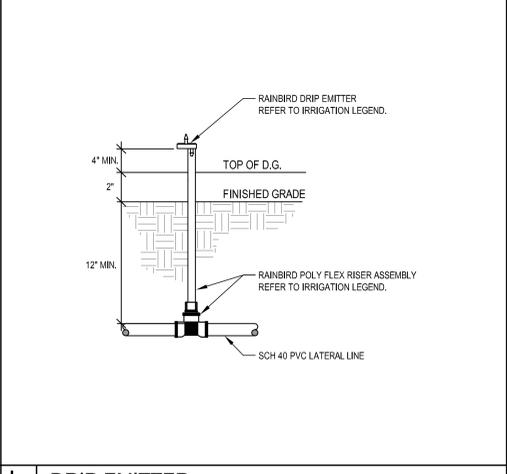
O DRIP LINE MANIFOLD TO ELL NOT TO SCALE



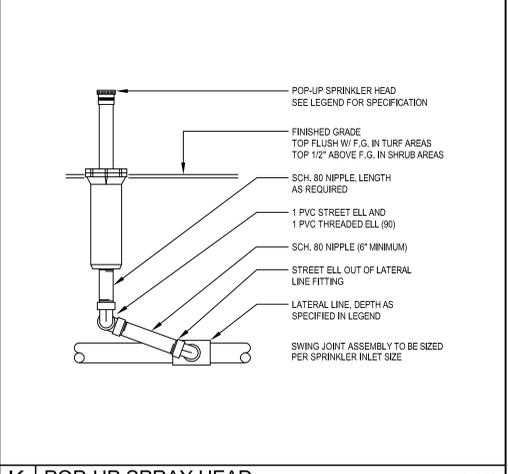
N DRIP LINE MANIFOLD TO TEE NOT TO SCALE



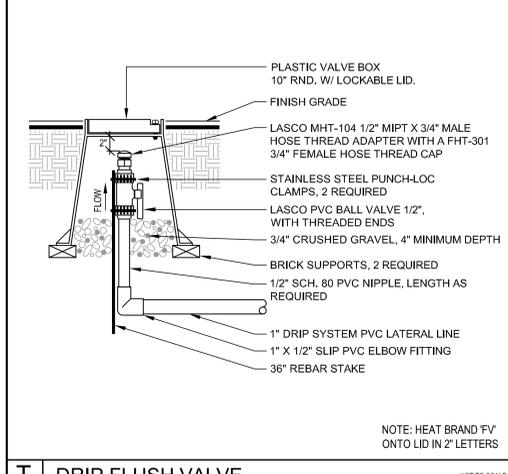
M ROOT WATERING SYSTEM NOT TO SCALE



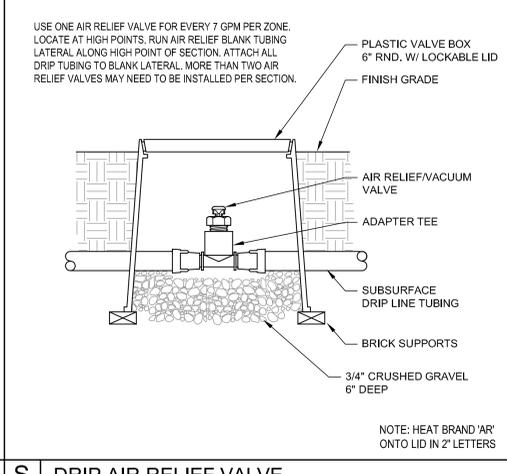
L DRIP EMITTER NOT TO SCALE



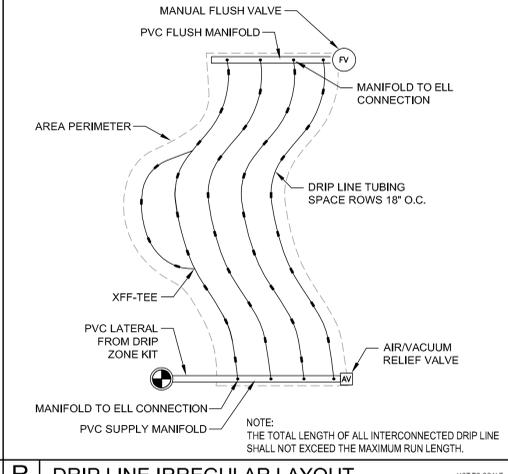
K POP-UP SPRAY HEAD NOT TO SCALE



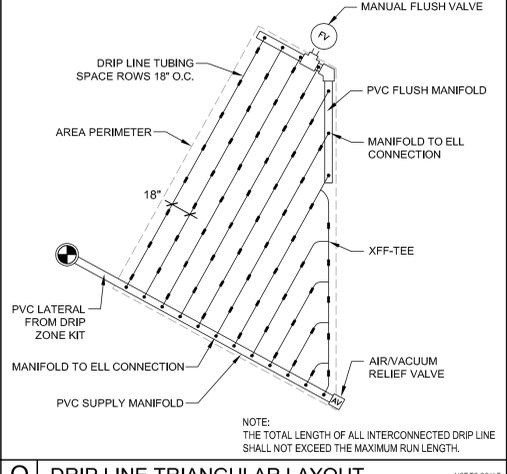
T DRIP FLUSH VALVE NOT TO SCALE



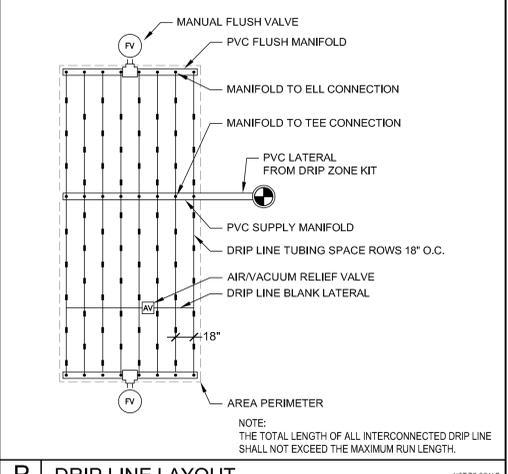
S DRIP AIR RELIEF VALVE NOT TO SCALE



R DRIP LINE IRREGULAR LAYOUT NOT TO SCALE



Q DRIP LINE TRIANGULAR LAYOUT NOT TO SCALE



P DRIP LINE LAYOUT NOT TO SCALE

Landscape Architect:

DVD
David Volz Design
Landscape Architecture & Park Planning

Costa Mesa Office:
151 Kalms Drive, Suite M8
Costa Mesa, CA 92626
Phone: (714) 641-1300
Fax: (714) 641-1323

e-mail: drawings@dvolzdesign.com
www.dvolzdesign.com

Subconsultant:

Seal:

811 DIGAULT

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
ATTENTION IS DIRECTED TO THE POSSIBLE EXISTENCE OF
UNDETECTED UTILITY LINES AND/OR SERVICES IN THE
DIFFERENT FROM THAT SHOWN ON THE PLANS OR IN
THE SURVEY RECORDS. THE CONTRACTOR SHALL
VERIFY THE LOCATION AND DEPTH OF ALL
UNDETECTED UTILITY LINES AND/OR SERVICES BY CONTACTING
BEFORE ENGINEERING. THE CONTRACTOR SHALL VERIFY THE
LOCATION OF UNDERGROUND UTILITIES BY CONTACTING
UNDERGROUND SERVICE ALERT AT 811.

Revisions:

No.	Date	Revisions	By

Project:

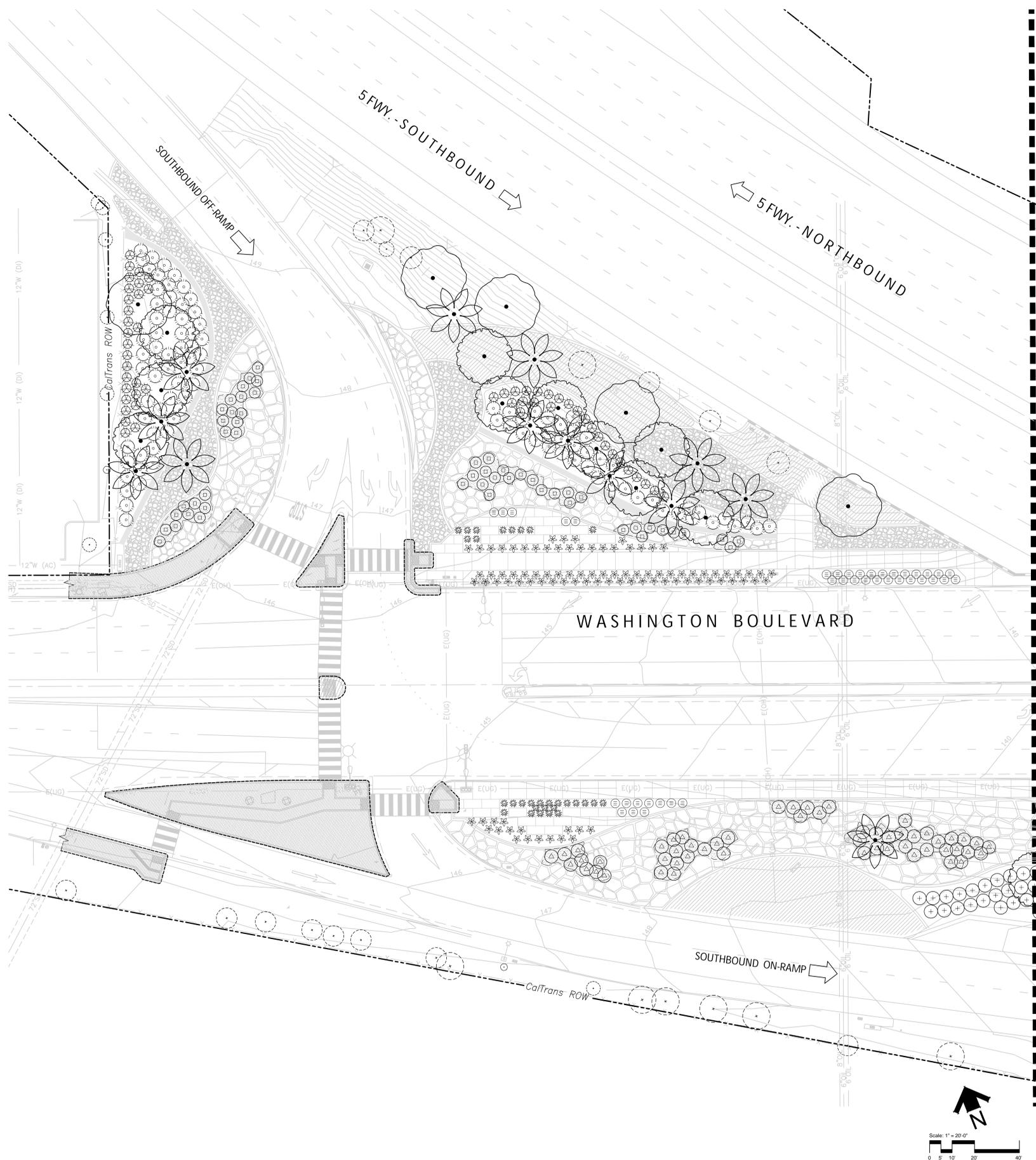
WASHINGTON BLVD.
REHABILITATED
LANDSCAPE PROJECT
Owner:
City of Commerce

Project No.:
Drawn By: PC
Checked By: GV
Date: APRIL 12, 2017
Scale: AS SHOWN
Drawing Title:

**IRRIGATION
DETAILS**

Drawing No.:

LI.3



PLANT LEGEND

TREES & PALM				
SYMBOL	BOTANICAL COMMON NAME	QUANTITY - SIZE	COMMENTS	WATER USE
	Arbutus 'Marina' Marina Strawberry Tree	11 - 48" box	MULTI TRUNK WITH THREE (3) LEADER BRANCHES MINIMUM	LOW .3
	Olea europaea 'Wilsoni' Fruitless Olive	16 - 48" box	MULTI TRUNK WITH THREE (3) LEADER BRANCHES MINIMUM	LOW .2
	Phoenix dactylifera Date Palm	8 - 20' B.H.T. 11 - 15' B.H.T.	THE FINAL LOCATION OF EACH PALM TREE SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT	LOW .3

SHRUBS, SUCCULENTS & GROUND COVER				
SYMBOL	BOTANICAL COMMON NAME	QUANTITY - SIZE	COMMENTS	WATER USE
	Agave 'Mateo' Matthew's Agave	31 - 5 gal.		VERY LOW <.1
	Agave pedunculifera Durango Soft Agave	94 - 5 gal.		LOW .2
	Agave bracteosa 'Calamar' Calamar Squid Agave	40 - 5 gal.		VERY LOW <.1
	Bougainvillea 'Moneth' Purple Queen Bougainvillea	51 - 5 gal.	MUST BE AT LEAST CAN FULL TO BE ACCEPTED	LOW .3
	Bougainvillea 'Torch Glow' Torch Glow Bougainvillea	53 - 1 gal.	MUST BE AT LEAST CAN FULL TO BE ACCEPTED	LOW .3
	Bougainvillea 'Singapore White' Ms. Alice Bougainvillea	97 - 5 gal.	MUST BE AT LEAST CAN FULL TO BE ACCEPTED	LOW .3
	Bougainvillea 'Monka' Oo-La-La Bougainvillea	70 - 5 gal.	MUST BE AT LEAST CAN FULL TO BE ACCEPTED	LOW .3
	Lantana camara 'New Gold' Gold Spreading Lantana	84 - 5 gal.	MUST BE AT LEAST CAN FULL TO BE ACCEPTED	VERY LOW <.1
	Olea europaea 'Montira' P.P. #6266 Little Olive Dwarf Olive	98 - 5 gal.	MUST BE AT LEAST CAN FULL TO BE ACCEPTED	LOW .2

REFER TO SHEET LP. 3 FOR GENERAL, TREE, AND PALM TREE PLANTING NOTES
REFER TO TITLE SHEET FOR GENERAL NOTES

PLANTING PLAN

Landscape Architect:



Costa Mesa Office:
151 Kalmus Drive, Suite M8
Costa Mesa, CA 92626
Phone: (714) 641-1300
Fax: (714) 641-1323
e-mail: drawings@dvolzdesign.com
www.dvolzdesign.com

Subconsultant:



UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
ATTENTION IS DIRECTED TO THE POSSIBLE EXISTENCE OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO ANY EXCAVATION WORK. THE CONTRACTOR SHALL CONTACT 811 TO OBTAIN THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION WORK. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTRACTING UNDERGROUND SERVICE ALERT AT 811.

Revisions:

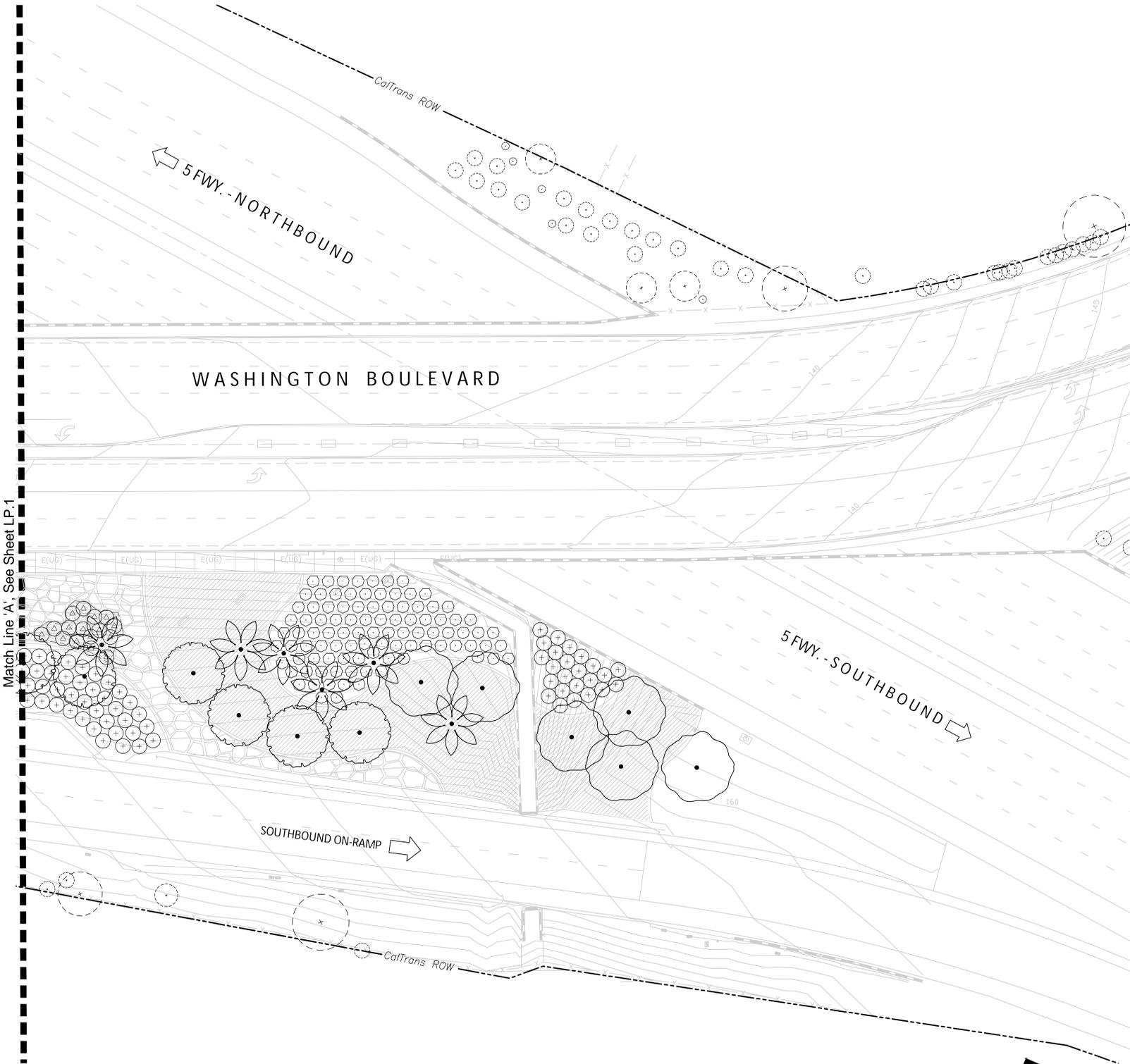
No.	Date	Revisions	By

Project:
WASHINGTON BLVD.
REHABILITATED
LANDSCAPE PROJECT
Owner:
City of Commerce

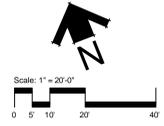
Project No.:
Drawn By: PC
Checked By: GV
Date: APRIL 12, 2017
Scale: AS SHOWN

Drawing Title:
PLANTING PLAN

Drawing No.:
LP.1



Match Line 'A', See Sheet LP.1



PLANTING PLAN

TREES & PALM

SYMBOL	BOTANICAL COMMON NAME
	Arbutus 'Marina' Marina Strawberry Tree
	Olea europaea 'Wilsoni' Fruitless Olive
	Phoenix dactylifera Date Palm

SHRUBS, SUCCULENTS & GROUND COVER

SYMBOL	BOTANICAL COMMON NAME
	Bougainvillea 'Singapore White' Ms. Alice Bougainvillea
	Bougainvillea 'Monka' Oo-La-La Bougainvillea
	Lantana camara 'New Gold' Gold Spreading Lantana

SEE PLANT LEGEND ON SHEET LP.1 FOR THE COMPLETE PROJECT'S PLANT PALETTE, INCLUDING QUANTITIES AND SIZES.

Landscape Architect:



Costa Mesa Office:
151 Kalmus Drive, Suite M8
Costa Mesa, CA 92626
Phone: (714) 641-1300
Fax: (714) 641-1323
e-mail: drawings@dvolzdesign.com
www.dvolzdesign.com

Subconsultant:

Seal:



UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
ATTENTION IS DIRECTED TO THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES THAT ARE NOT SHOWN ON THE PLANS OR IN THE SPECIAL INSTRUCTIONS. THE CONTRACTOR SHALL TAKE STEPS TO ASCERTAIN THE EXACT LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO STARTING WORK THAT MAY DAMAGE SUCH FACILITIES OR INTERFERE WITH THEIR SERVICE. BEFORE BEGINNING THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UNDERGROUND SERVICE ALERT AT 811.

Revisions:

No.	Date	Revisions	By

Project:

WASHINGTON BLVD.
REHABILITATED
LANDSCAPE PROJECT
Owner:
City of Commerce

Project No.:

PC

Drawn By:

GV

Checked By:

APRIL 12, 2017

Date:

AS SHOWN

Scale:

AS SHOWN

Drawing Title:

PLANTING PLAN

Drawing No.:

LP.2

SHEET 13 OF 14

REFER TO SHEET LP.3 FOR GENERAL, TREE, AND PALM TREE PLANTING NOTES
REFER TO TITLE SHEET FOR GENERAL NOTES

GENERAL PLANTING NOTES

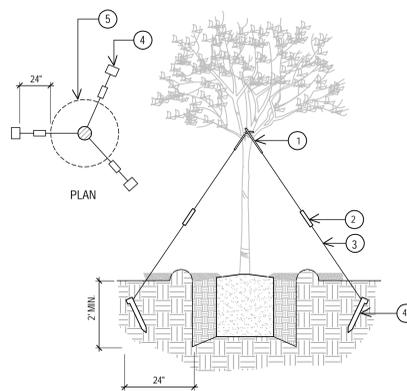
- ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM.
- ALL LANDSCAPED AREAS TO RECEIVE AUTOMATED IRRIGATION.
- REFER TO PLANTING SPECIFICATIONS FOR SOIL PREPARATION, FERTILIZATION, MULCHING, AND OTHER ADDITIONAL PLANTING INFORMATION. ALL PLANT MATERIAL SHALL BE APPROVED BY THE CITY'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
- FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL NOTIFY CITY'S AUTHORIZED REPRESENTATIVE 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
- SEE DETAILS AND SPECIFICATIONS FOR TREE STAKING METHOD, PLANT PIT DIMENSIONS AND BACKFILL REQUIREMENTS.
- IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS.
- CONTRACTOR SHALL SUBMIT FOR APPROVAL PHOTOS OF ALL BOXED TREES. PHOTOS SHOULD INCLUDE A PERSON FOR SCALE PURPOSES. ALL BOX TREES SHALL BE OF QUALITY AS DETERMINED BY THE LANDSCAPE ARCHITECT. MATERIAL FOUND UNSUITABLE FOR THE DESIGN OR SPECIFIED INTENT WILL BE REJECTED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES. PRE-SELECTED OR 'TAGGED' MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO WARRANT ALL PLANT MATERIALS PER THE SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPELINES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CITY ENGINEER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY PLANT MATERIAL QUANTITIES PER PLAN.
- GRADING: THE CONTRACTOR TO ASSURE POSITIVE DRAINAGE IN ALL PLANTING AREAS - 2% MINIMUM AFTER ROUGH GRADES HAVE BEEN ESTABLISHED IN PLANTING AREAS.
- SOIL TESTING: THE CONTRACTOR SHALL HAVE FOUR (4) SOIL SAMPLES TAKEN AT TWO (2) DIFFERENT LOCATIONS. THE LOCATION OF EACH SAMPLE SHALL BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT. SOIL SAMPLES SHALL BE TESTED FOR SOIL FERTILITY, AGRICULTURAL SUITABILITY BY A CERTIFIED SOIL TESTING LAB. THE SOIL TESTING FACILITY WILL PREPARE A SOIL REPORT WITH BACKFILL AND SOIL PREPARATION RECOMMENDATIONS. TWO (2) SOIL SAMPLES SHALL BE TAKEN AT EACH LOCATION: (1) SAMPLE AT GROUND LEVEL TO 10" DEEP AND ONE (1) AT 24" TO 36" DEEP. EACH SAMPLE SHALL CONTAIN APPROXIMATELY 1 QUART OF SOIL AND BE LABELED PER LOCATION AND DEPTH.
- THE CONTRACTOR SHALL IMPLEMENT THE RECOMMENDATIONS IDENTIFIED IN THE SOILS REPORT AND NO ADDITIONAL COST TO THE CITY.
- GROUND COVERS AND SHRUBS SHALL BE TRIANGULARLY SPACED, UNLESS OTHERWISE INDICATED.
- SOIL IMPORT: IF NECESSARY, ALL SOIL FOR LANDSCAPE PLANTING AREAS OR BERMS SHALL BE OBTAINED FROM ON-SITE EXCAVATIONS UNLESS IT IS DETERMINED BY AN SOIL TESTING LAB THAT THE SOIL IS UNFIT FOR USE. SHOULD IMPORT SOIL BE NECESSARY, THE CONTRACTOR WILL INDICATE SOURCE LOCATION. SOIL SHALL BE SANDY LOAM CONTAINING NO TOXIC CHEMICALS OR ELEMENTS WHICH MAY INHIBIT OR RETARD NORMAL PLANT GROWTH.
- SOIL IMPORT: IF NECESSARY, ANY SOIL IMPORT SHALL BE TESTED FOR SUITABILITY PRIOR TO BEING TRANSPORTED TO THE SITE. TESTING RESULTS SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT.
- WOOD MULCH: ALL LANDSCAPED AREAS (EXCLUDING TURF AND AREAS RECEIVING ROCK COBBLE) SHALL BE MULCHED WITH A 4" DEEP LAYER OF WOOD MULCH. REFER TO SPECIFICATIONS FOR TYPE, AT THE CONCLUSION OF PLANTING OPERATIONS.
- AT EDGES OF PLANTING AREAS, THE CENTER LINE OF THE LAST ROW OF SHRUBS AND/OR GROUND COVER SHALL BE LOCATED NO FARTHER FROM OR CLOSER TO THE EDGE THAN ONE-HALF THE SPECIFIED ON-CENTER SPACING.
- REMOVE ALL NURSERY STAKES AND ESPALIER RACKS IMMEDIATELY AFTER INSTALLATION, UPON PROVIDING SUPPORT PER DETAIL.

TREE PLANTING NOTES

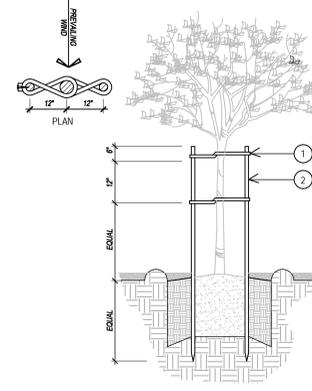
- TREE MUST BE OF QUALITY NURSERY STOCK, FREE FROM PESTS, DISEASE AND STRUCTURAL DEFECTS.
- DIG PLANTING PIT TWICE AS WIDE AS ROOT BALL, OR AS WIDE AS PRACTICAL PER PLANTING LOCATION. PIT SHOULD BE NO DEEPER THAN SOIL IN THE TREE CONTAINER. NOTE: IF DRAINAGE IS A CONCERN, THE OUTSIDE PERIMETER OF THE PIT CAN BE DUG DEEPER TO DIVERT EXCESS WATER AWAY FROM THE ROOT BALL. (SEE DETAIL).
- REMOVE THE TREE FROM THE CONTAINER OR BOTTOM FROM BOX SIZE TREES AND PLACE IN PLANTING PIT. SET THE TOP OF ROOT BALL 1" ABOVE FINISH GRADE TO ALLOW FOR SETTLING. REMOVE THE REMAINDER OF THE BOX.
- BACK FILL THE PIT 1/2 WAY WITH AMENDED SOIL. ADD FERTILIZER TABLETS IF REQUIRED. ADD WATER TO FLOOD THE BOTTOM OF THE PIT.
- COMPLETE BACK FILL OF PIT WITH AMENDED SOIL. TAMPING SOIL AROUND ROOT BALL TO INSURE THAT NO AIR POCKETS EXISTS AND THAT SOIL IS REASONABLY FIRM.
- PREPARE A TEMPORARY EARTHEN WATER BASIN CAPABLE OF HOLDING AT LEAST 10 GALLONS OF WATER.
- REMOVE NURSERY STAKES AND INSTALL NEW TREE STAKES PER TREE STAKING DETAILS.
- ATTACH TREES SUPPORT TIES PER TREE STAKING DETAIL.
- FILL THE WATER BASIN AND LET SEEP TWO TIMES.

PALM TREE PLANTING NOTES

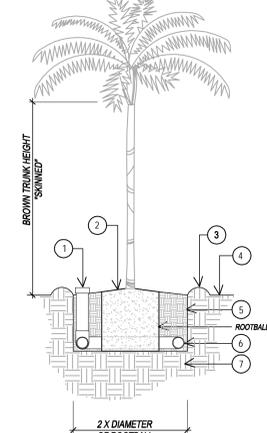
- THE CONTRACTOR, ALONG WITH A CITY DESIGNATED REPRESENTATIVE, SHALL INSPECT ALL PALMS AT THE NURSERY OR SUPPLIER PRIOR TO THEIR BEING DELIVERED TO THE JOB SITE.
- THE LANDSCAPE ARCHITECT AND/OR THE CITY OF COMMERCE RESERVES THE RIGHT TO REJECT ANY PALMS DELIVERED TO THE SITE THAT DOES NOT MEET THE DESIRED APPEARANCE AND SIZE SPECIFIED.
- BALL & BURLAP (B&B) PALMS SUPPLIED FOR THIS PROJECT SHALL BE DUG WITH THE LARGEST ROOT BALL POSSIBLE TAKING INTO CONSIDERATION THE PROPOSED LOCATION. THE ROOT BALL SHALL BE DUG USING SHARP/CLEAN CUTS.
- ROOT BALLS SHALL BE KEPT MOIST DURING TRANSPORT.
- ALL PALMS SHALL BE PLANTED IMMEDIATELY UPON ARRIVAL TO THE JOB SITE. PALMS SHALL BE STORED ON SITE ONLY WITH PRIOR APPROVAL OF THE CITY. IF PALMS ARE STORED ON SITE THE ROOT BALLS SHALL BE FULLY COVERED WITH SAND AND NEVER COVER THE ROOT BALLS WITH PLASTIC.
- ADEQUATE SIZED NYLON SLINGS SHALL BE USED FOR RIGGING PALMS IN PREPARATION FOR LIFTING. DO NOT USE STEEL CABLES FOR TUGGING ON PALMS. EXTRA PRECAUTIONS SHALL BE TAKEN TO PREVENT DISFIGURATION OF THE TRUNK.
- TIES THAT HOLD THE FRONDS CLUSTERS SHALL BE A SINGLE "ORGANIC" TYPE TWINE. AVOID USING TWINE THAT WILL REQUIRE CUTTING DURING THE MAINTENANCE PERIOD.
- PRIOR TO THE INSTALLATION OF PALMS AND WHILE THE PALMS ARE LYING DOWN THE CONTRACTOR SHALL APPLY A FUNGICIDE TO THE CROWN OF EACH PALM TO PREVENT "PINK ROT".
- EXTRA PRECAUTIONS SHALL BE TAKEN IF USING A CRANE FOR INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE TO THOROUGHLY INSPECT THE SITE FOR ANY OVERHEAD ELECTRICAL WIRES AND BE FULLY AWARE OF ALL O.S.H.A. RULES AND PROCEDURES INVOLVING CRANE OPERATION.
- UNDER NO CIRCUMSTANCES SHALL COURSE PLASTER SAND WITH EXCESSIVE SALT LEVELS BE USED FOR BACKFILL.
- ALL PALMS SHALL BE PLANTED AT GRADE LEVEL.
- FRONT TIES SHALL REMAIN IN PLACE FOR A MINIMUM OF 60 DAYS TO PROTECT THE LEAVES FROM DRYING OUT OR DIRECT HEAT OF THE SUN.



- LEGEND
- BLACK RUBBER HOSE (3) PER TREE
 - GALVANIZED STEEL TURNBUCKLE (3) PER TREE
 - MIN. 3/8" DIA. BRAIDED CABLE WITH 1/2" X 12" LONG PVC TUBING COVER FOR VISUAL IDENTITY
 - DUCKBILL EARTH ANCHOR ING SYSTEM (3 CABLES PER TREE)
 - ROOTBALL
- NOTE: ATTACH GUNTS TO MAJOR TRUNKS ONLY.



- LEGEND
- PADDED "TWIST BRACE" BY V.I.T. CO. (619) 673-1760 NAIL TO POLES WITH (2) GALVANIZED ROOFING NAILS.
 - TREATED LODGE POLE STAKE - 3" DIA. BY 10 FEET LONG
- NOTE: MINIMUM (3) TIES (TOP & BOTTOM) REQUIRED. USE THIRD TIE WHEN NECESSARY TO HOLD TREE IN UPRIGHT POSITION. TIES TO BE SECURED TO AVOID SLIPPAGE. WRAP STAKE, TO FORM FIGURE EIGHT. SCREW WITH (1) GALV. SCREW THROUGH EACH TIE INTO POLE.

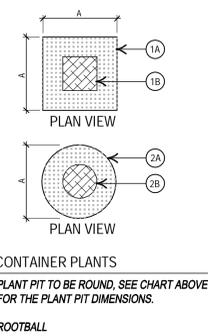


- LEGEND
- 4" DIAMETER VERTICAL PERFORATED DRAIN PIPE. CONNECT TO PIPE AT BASE OF PIT AND CAP AT SURFACE. WRAP PIPE WITH FILTER FABRIC.
 - SET TOP OF ROOT BALL 1-2 INCHES ABOVE FINISH GRADE.
 - 4 INCH HIGH WATERING BASIN
 - FINISH GRADE
 - MEDIUM GRADE PLASTER SAND BACKFILL. WATER JETTED INTO HOLE FOR MAXIMUM STABILITY.
 - 4 INCH DIAMETER FLEXIBLE PERFORATED DRAIN PIPE ENVICRCLING BASE OF PLANTING PIT. CONNECT TO VERTICAL PIPE. WRAP PIPE WITH FILTER FABRIC.
 - NATIVE SUBGRADE
- NOTE:
1. ALL PALM TREES ARE TO BE BOXED (UNLESS OTHERWISE NOTED ON PLAN). CONTRACTOR SHALL HAVE A SOIL AGRONOMIST PREPARE A DETAILED SOIL ANALYSIS AT TREE PLANTING LOCATIONS AND INSTALL ALL PALMS FOLLOWING THE RECOMMENDATIONS OF THE REPORT.
2. APPLY "OSMOCOTE" SLOW-RELEASE FERTILIZER ON SURFACE OF PLANTING PIT PER MANUFACTURER'S DIRECTION.

3 TREE GUYING - 36" & 48" BOX TREES N.T.S.

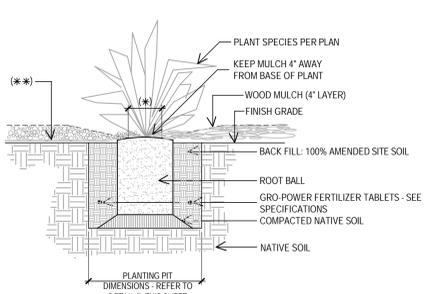
CONTAINER/BOX SIZE	WIDTH/DIAMETER	DEPTH
1 GALLON	12 INCHES	12 INCHES
5 GALLON	26 INCHES	18 INCHES
15 GALLON	36 INCHES	24 INCHES
24 INCH BOX	48 INCHES	R.D.
30 INCH BOX	54 INCHES	R.D.
36 INCH BOX	60 INCHES	R.D.
48 INCH BOX	84 INCHES	R.D.

(R.D.) - ROOT BALL DEPTH



- BOX TREES
- PLANT PIT TO BE SQUARE, SEE CHART ABOVE FOR THE PLANT PIT DIMENSIONS.
 - ROOTBALL
- CONTAINER PLANTS
- PLANT PIT TO BE ROUND, SEE CHART ABOVE FOR THE PLANT PIT DIMENSIONS.
 - ROOTBALL

2 TREE STAKING - 24" BOX N.T.S.



- LEGEND
- 4" DIAMETER VERTICAL PERFORATED DRAIN PIPE. CONNECT TO PIPE AT BASE OF PIT AND CAP AT SURFACE. WRAP PIPE WITH FILTER FABRIC.
 - SET TOP OF ROOT BALL 1-2 INCHES ABOVE FINISH GRADE.
 - 4 INCH HIGH WATERING BASIN
 - FINISH GRADE
 - MEDIUM GRADE PLASTER SAND BACKFILL. WATER JETTED INTO HOLE FOR MAXIMUM STABILITY.
 - 4 INCH DIAMETER FLEXIBLE PERFORATED DRAIN PIPE ENVICRCLING BASE OF PLANTING PIT. CONNECT TO VERTICAL PIPE. WRAP PIPE WITH FILTER FABRIC.
 - NATIVE SUBGRADE
- NOTE:
1. ALL PALM TREES ARE TO BE BOXED (UNLESS OTHERWISE NOTED ON PLAN). CONTRACTOR SHALL HAVE A SOIL AGRONOMIST PREPARE A DETAILED SOIL ANALYSIS AT TREE PLANTING LOCATIONS AND INSTALL ALL PALMS FOLLOWING THE RECOMMENDATIONS OF THE REPORT.
2. APPLY "OSMOCOTE" SLOW-RELEASE FERTILIZER ON SURFACE OF PLANTING PIT PER MANUFACTURER'S DIRECTION.

5 PLANTING PIT DIMENSIONS

4 SHRUB PLANTING

Landscape Architect:



Costa Mesa Office:
151 Kalms Drive, Suite M8
Costa Mesa, CA 92626
Phone: (714) 641-1300
Fax: (714) 641-1323

e-mail: drawings@dvolzdesign.com
www.dvolzdesign.com

Subconsultant:

Seal:



UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
ATTENTION IS DIRECTED TO THE POSSIBLE EXISTENCE OF
UNDETECTED UTILITIES THAT MAY BE LOCATED AT THE SITE
DIFFERENT FROM THAT WHICH IS SHOWN ON THE PLANS OR IN
THE SPECIAL PROVISIONS. THE CONTRACTOR SHALL TAKE
NECESSARY PRECAUTIONS TO AVOID DAMAGE TO ALL
UNDERGROUND FACILITIES PRIOR TO STARTING WORK THAT MAY
DAMAGE EACH FACILITY OR OTHERWISE WITH THESE SERVICES.
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE
LOCATION OF UNDERGROUND UTILITIES BY CONTACTING
UNDERGROUND SERVICE ALERT AT 811.

Revisions:

No.	Date	Revisions	By

Project:

WASHINGTON BLVD.
REHABILITATED
LANDSCAPE PROJECT
Owner:
City of Commerce

Project No.:
Drawn By: PC
Checked By: GV
Date: APRIL 12, 2017
Scale: AS SHOWN

Drawing Title:

PLANTING
DETAILS &
NOTES

Drawing No.:

LP.3