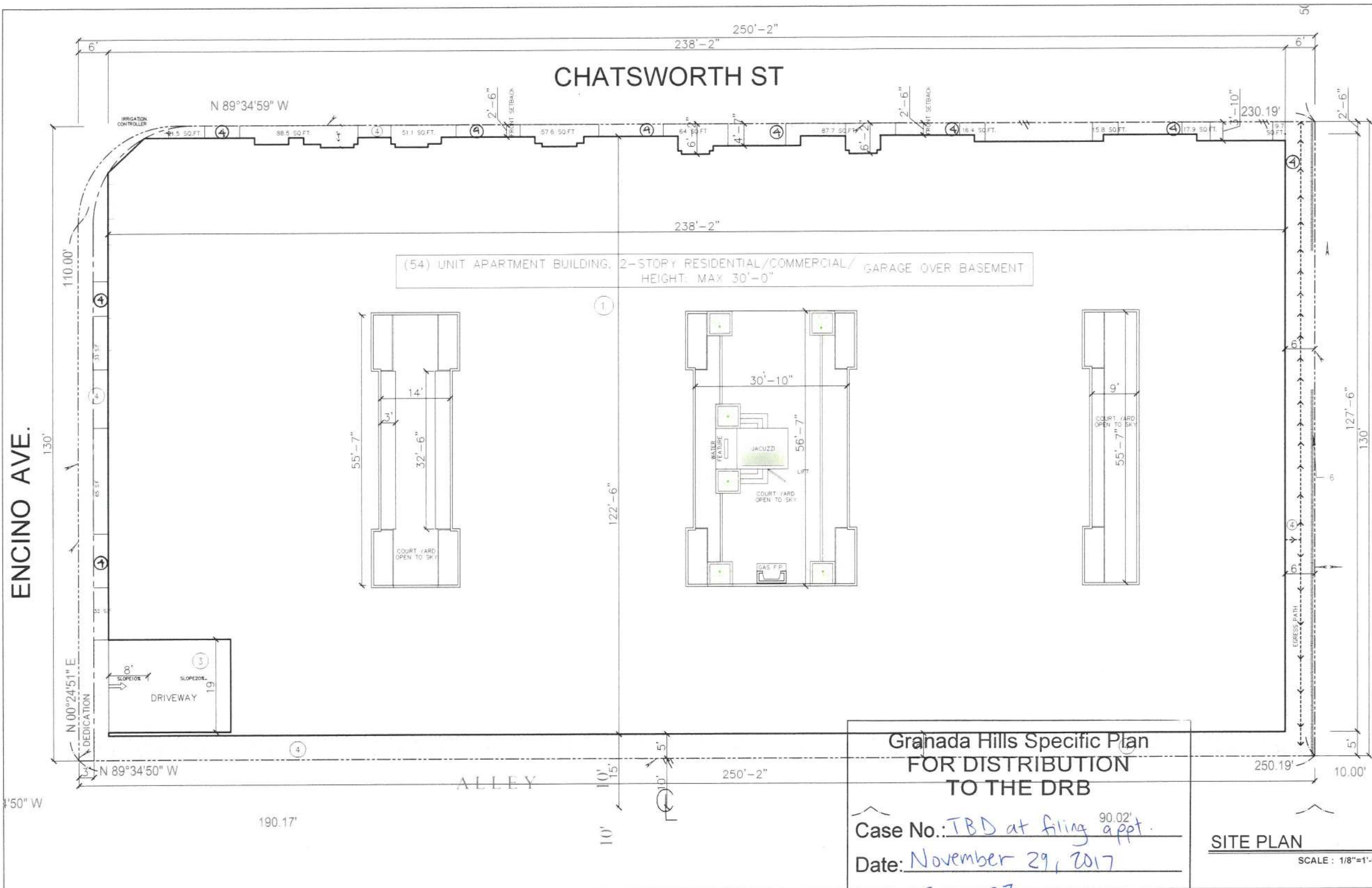


17454 CHATSWORTH ST, GRANADA HILLS, CA 91344

[illegible]

DIR-2017-5165



LEGEND	
1	(54) UNIT APARTMENT BUILDING, 2-STORY RESIDENTIAL/COMMERCIAL/ GARAGE OVER BASEMENT
2	LANDSCAPING
3	DRIVEWAY
4	PERMEABLE PAVERS, REFER TO L-2
5	FOR IRRIGATION CONTROLLER (4.304.1) REFER TO N-1 GB SHEET
6	6' HEIGHT SOLID DECORATIVE BLOCK WALL
7	LANDSCAPE FOR FRONT SET BACK (PER SECTION 7) FRONT SET BACK= 781.5 SQ FT LANDSCAPE REQUIRED: $781.5 \times 50\% = 390.75$ LANDSCAPE PROVIDED: $21.5+88.5+51.1+57.6+64+87.7+16.4+15.8+17.9+9.7 = 430.2$ SQ.FT. $390.75 > 430.2$

NOTE	

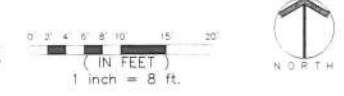
	OWNER	17454 CHATSWORTH, LLC.
	PROJECT	17454 CHATSWORTH ST., GRANADA HILLS, CA 91344
	DRAWING TITLE	SITE PLAN
	DATE	NOVEMBER 2017
	SCALE	1/8"=1'-0"
	DRAWN	VA
	APPROVED	VA
	JOB	16-677
	SHEET	A-1

Granada Hills Specific Plan  
FOR DISTRIBUTION  
TO THE DRB

Case No.: TBD at filing appt.  
Date: November 29, 2017

Sheet 2 of 27  
Signature Log Malone Brown

**SITE PLAN**  
SCALE: 1/8"=1'-0"








Granada Hills Specific Plan  
FOR DISTRIBUTION  
TO THE DRB

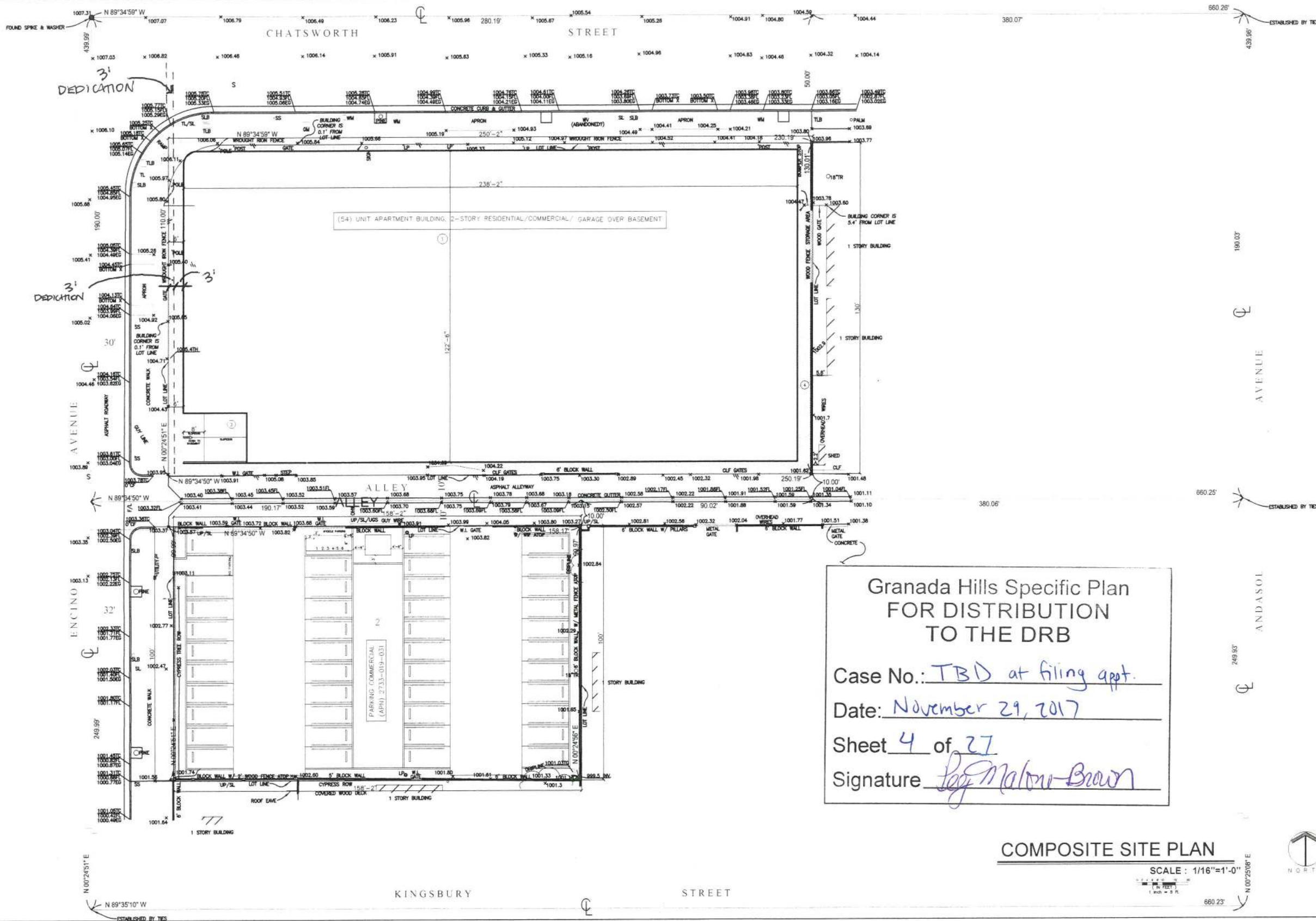
Case No.: TBD at filing apt.

Date: November 29, 2017

Sheet 3 of 27

Signature: Reg. Malone Brown

 <b>Danielson Surveying</b> Mark R. Danielson, PLS 7882 13741 Football Blvd., Suite 200 San Diego, CA 92122 (619) 562-8885 fax: (619) 362-8000 E-mail: info@danielsonsurveying.com www.danielsonsurveying.com		Plan Prepared For 	Site Address: 17454 Chatsworth Street Chatsworth Hills
		Legal Description: Lot# 352-354, Tract No. 9468, M.B. 135, Page 1-4 & Parcel C, P.M. L.A. 2635, Pg. 79, Page 84-85	Area: 40,254 Square Feet, 1.11 Acres Date Of Survey: June 22, 2016
Bench Mark: N. 84-03265 (Nelson's L.A. Distabank) NAD 83 1770.2004 equivalent Datum: NAD83 1988 WFE SPICE N 5 CH88 04032600M ST; 271.6 FT E 0.0 FT E OF 852630 ME		Job No. 6263-0004 Sheet 1 of 1	



Granada Hills Specific Plan  
FOR DISTRIBUTION  
TO THE DRB

Case No.: TBD at filing appt.  
Date: November 29, 2017  
Sheet 4 of 27  
Signature Peg Malou-Brown


COMPOSITE SITE PLAN

SCALE: 1/16"=1'-0"

- LEGEND**
- 1 (45) UNIT APARTMENT BUILDING, 2-STORY RESIDENTIAL/COMMERCIAL/ GARAGE OVER BASEMENT
  - 2 LANDSCAPING
  - 3 DRIVEWAY
  - 4 PERMEABLE PAVERS, REFER TO L-2
  - 5 FOR IRRIGATION CONTROLLER (4.304.1) REFER TO N-1 GB SHEET

**NOTE**

- NOTE**
- 1. ALL FIRE PARTITION WALLS (LABC 708) SHALL BE 1 HOUR RATED STC50
  - 2. WALLS (FIRE BARRIERS 707.3.1) IN SHAFTS AS ELEVATOR, STAIRS, ETC.
  - 3. FIRE PARTITION CORRIDORS SHALL BE 1 HOUR RATED
  - 4. ALL BEARING WALLS SHALL BE 1 HOUR RATED
  - 5. THE FLOOR/CEILING ASSEMBLIES SHALL BE 1 HOUR RATED STC50
  - \*WATER CURTAIN INSTALLATION SHALL BE AS PER



GRANADA HILLS SPECIFIC PLAN  
17454 CHATSWORTHS

REVISION	BY

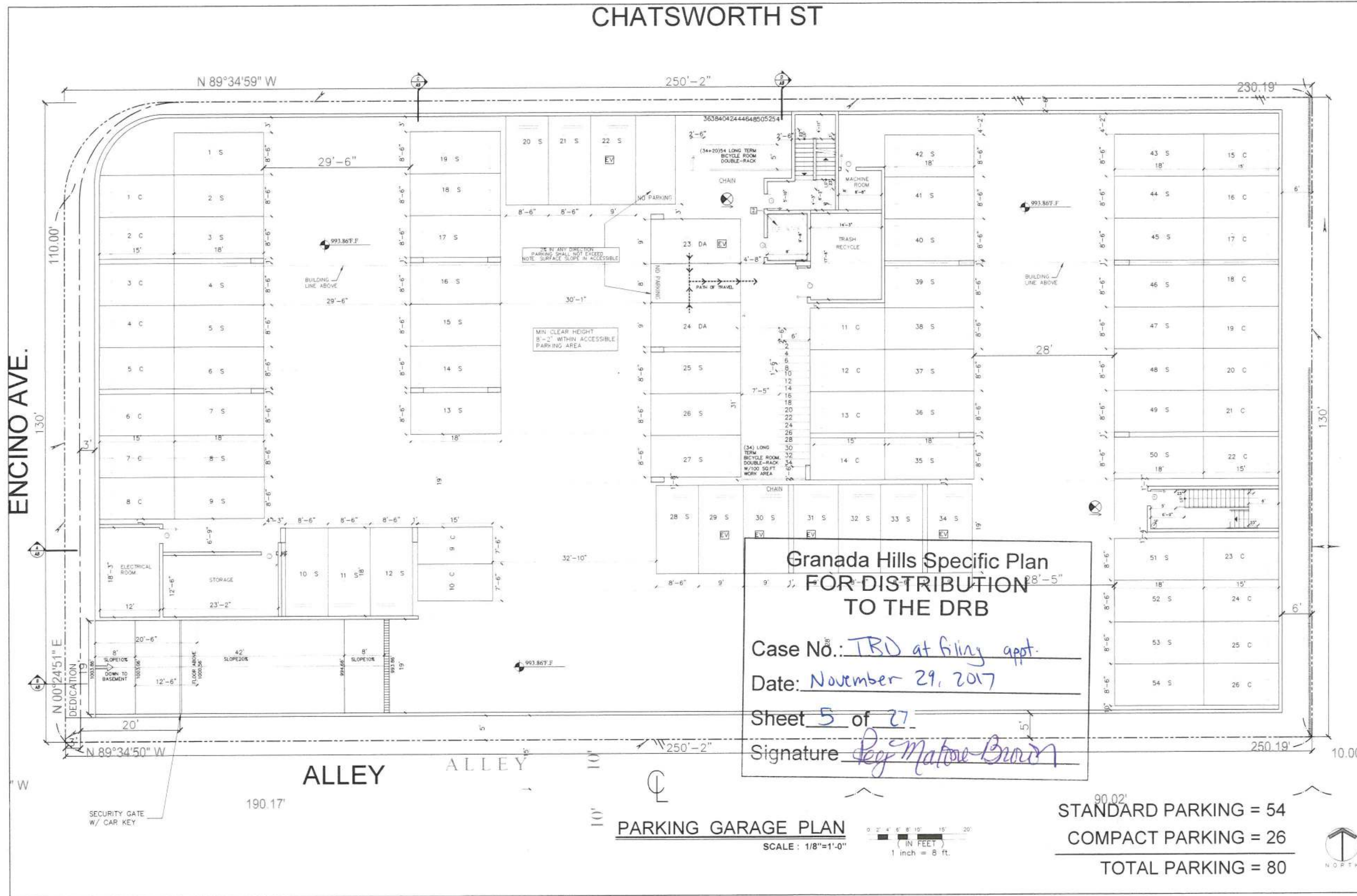
OWNER	PROJECT	DRAWING TITLE
	17454 CHATSWORTHS	COMPOSITE SITE PLAN

DATE	SCALE	DRAWN	APPROVED	JOB	SHEET
NOVEMBER 2017	1/16"=1'-0"				

**A-1.1**  
SHEETS

ENCINO AVE.

CHATSWORTH ST



LEGEND

- 1 HOUR RATED
- 1 HOUR RATED
- CMU WALL
- 2 HOUR RATED
- SHOTCRETE
- DISABLE PATH OF TRAVEL
- EXIT SIGN
- S STANDARD PARKING
- C COMPACT PARKING
- DA DISABLE PARKING
- BALCONY W/ CROSSFIELD PRODUCTS CORP DEX-O-TEX COATING (1080#2360) OR EQUAL, ICC-ESR-1757 TYPE
- 2A10BC FIRE EXTINGUISHER W/ SEMI- RECESSED CABINET INSTALL MAX 48" AFF TO THE TOP
- HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP
- CARBON MONOXIDE & HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP
- MECHANICAL VENT, 7 1/2 AIR CHANGE PER HOUR, DIRECTLY TO THE OUTSIDE "ENERGY STAR" W/ HUMIDISTAT
- GROUND- FAULT CIRCUIT-INTERUPTER
- 4" MIN METAL DRYER VENT, DIRECTLY TO OUTSIDE MAXIMUM 14' LENGTH W/TWO ELBOWS FROM DRYER
- WATER CURTAIN
- WATER HEATER
- STAND PIP
- F.D.C
- MODEL4400R STANDARD RECESSED KEY BOX FOR LOW-RISE BUILDING
- ELECTRICAL VEHICLE SUPPLY WIRING FOR FUTURE. REFER TO SHEET N-11(GB)
- \* THE PANEL OR SUBPANEL SHALL HAVE SUFFICIENT CAPACITY TO SUPPORT AT LEAST LEVED EVSE
- \* THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNED EV SPACES AT FULL RATED AMPERAGE BASED ON LEVEL 2 EVSE. A SEPARATE ELECTRICAL PERMIT IS REQUIRED
- \* A LABEL "EV CAPABLE" SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND EV CHARGING SPACE (14106.4.2)
- ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER PER SECTION 3002.4.24" X 84" WITH NOT LESS THAN 5-INCH RADIUS CORNER

NOTE

- ALL FIRE PARTITION WALLS (LABC 708) SHALL BE 1 HOUR RATED STC50
- WALLS (FIRE BARRIERS 707.3.1) IN SHAFTS AS ELEVATOR, STAIRS, ETC.
- FIRE PARTITION CORRIDORS SHALL BE 1 HOUR RATED
- ALL BEARING WALLS SHALL BE 1 HOUR RATED
- THE FLOOR/CEILING ASSEMBLIES SHALL BE 1 HOUR RATED STC50
- WATER CURTAIN INSTALLATION SHALL BE AS PER BUILDING & SAFETY MECH PLAN 18"
- NON-COMBUSTIBLE
- DRAFT STOP SHALL BE PROVIDED



EQUITY PROPERTIES, LLC

REVISION

BY

OWNER  
EQUITY PROPERTIES, LLC

PROJECT  
17454 CHATSWORTH ST.  
GRANADA HILLS, CA 91344

DRAWING TITLE  
BASEMENT FLOOR PLAN

DATE: NOVEMBER 2017

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

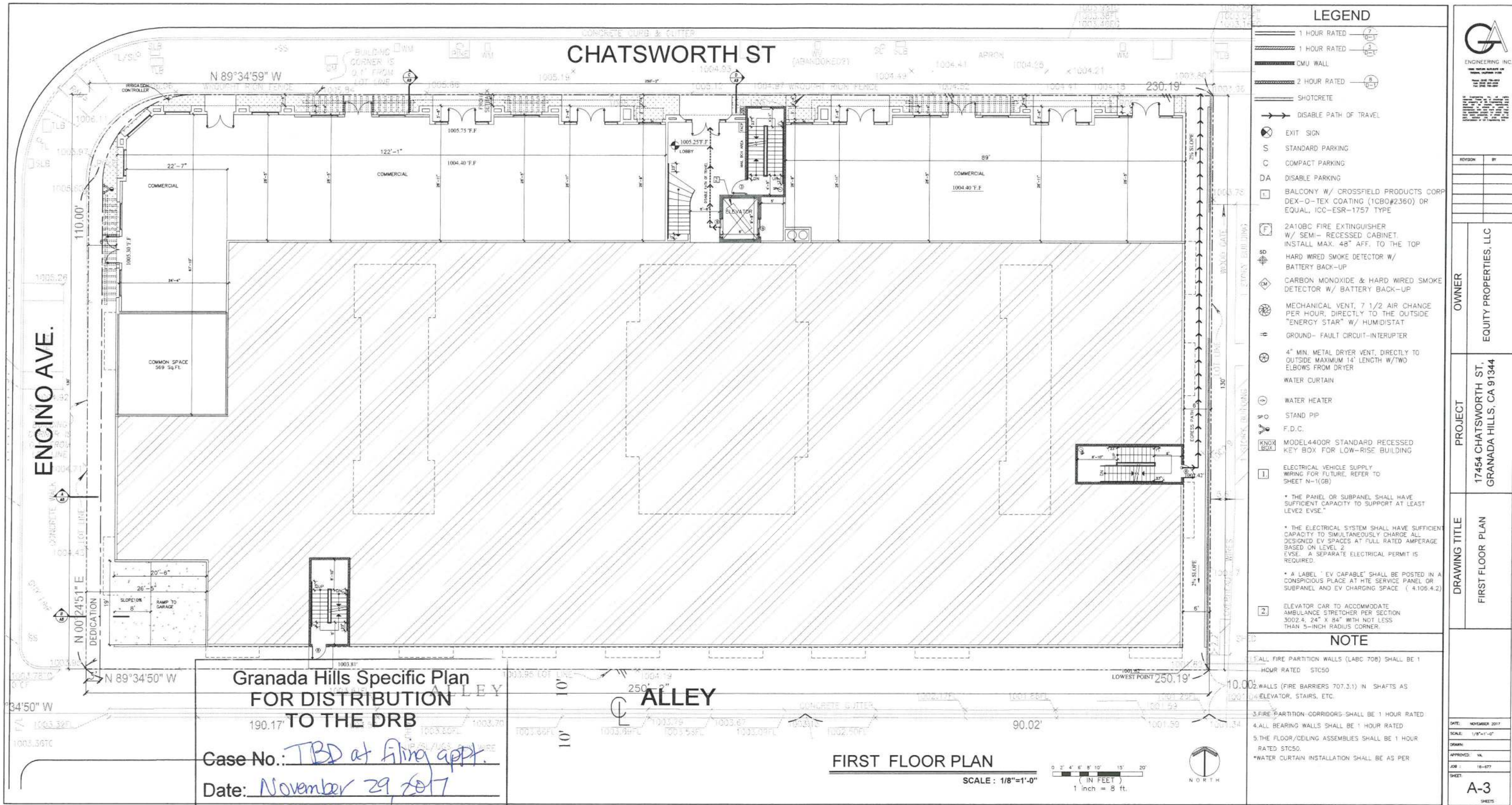
DRAWN: VA

APPROVED: VA

JOB: 16-077

SHEET: A-2

SHEETS



LEGEND

- 1 HOUR RATED
- 1 HOUR RATED
- CMU WALL
- 2 HOUR RATED
- SHOTCRETE
- DISABLE PATH OF TRAVEL
- EXIT SIGN
- S STANDARD PARKING
- C COMPACT PARKING
- DA DISABLE PARKING
- BALCONY W/ CROSSFIELD PRODUCTS CORP DEX-O-TEX COATING (ICBO#2360) OR EQUAL, ICC-ESR-1757 TYPE
- 2A10BC FIRE EXTINGUISHER W/ SEMI- RECESSED CABINET, INSTALL MAX. 48" AFF. TO THE TOP
- HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP
- CARBON MONOXIDE & HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP
- MECHANICAL VENT, 7 1/2 AIR CHANGE PER HOUR, DIRECTLY TO THE OUTSIDE "ENERGY STAR" W/ HUMIDISTAT
- GROUND- FAULT CIRCUIT-INTERUPTER
- 4" MIN. METAL DRYER VENT, DIRECTLY TO OUTSIDE MAXIMUM 14' LENGTH W/TWO ELBOWS FROM DRYER
- WATER CURTAIN
- WATER HEATER
- STAND PIP
- F.D.C.
- MODEL4400R STANDARD RECESSED KEY BOX FOR LOW-RISE BUILDING
- ELECTRICAL VEHICLE SUPPLY WIRING FOR FUTURE, REFER TO SHEET N-1(GB)
- \* THE PANEL OR SUBPANEL SHALL HAVE SUFFICIENT CAPACITY TO SUPPORT AT LEAST LEVE2 EVSE.
- \* THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNED EV SPACES AT FULL RATED AMPERAGE BASED ON LEVEL 2 EVSE. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
- \* A LABEL "EV CAPABLE" SHALL BE POSTED IN A CONSPICUOUS PLACE AT HTE SERVICE PANEL OR SUBPANEL AND EV CHARGING SPACE ( 4.105.4.2)
- ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER PER SECTION 3002.4, 24" X 84" WITH NOT LESS THAN 5-INCH RADIUS CORNER.

NOTE

- 1. ALL FIRE PARTITION WALLS (LABC 708) SHALL BE 1 HOUR RATED STC50
- 2. WALLS (FIRE BARRIERS 707.3.1) IN SHAFTS AS ELEVATOR, STAIRS, ETC.
- 3. FIRE PARTITION-CORRIDORS SHALL BE 1 HOUR RATED
- 4. ALL BEARING WALLS SHALL BE 1 HOUR RATED
- 5. THE FLOOR/CEILING ASSEMBLIES SHALL BE 1 HOUR RATED STC50.
- \* WATER CURTAIN INSTALLATION SHALL BE AS PER

ENGINEERING INC.  
17454 CHATSWORTH ST.  
GRANADA HILLS, CA 91344

REVISION	BY

OWNER	PROJECT	DRAWING TITLE
EQUITY PROPERTIES, LLC	17454 CHATSWORTH ST. GRANADA HILLS, CA 91344	FIRST FLOOR PLAN

DATE: NOVEMBER 2017
SCALE: 1/8"=1'-0"
DRAWN: VA
APPROVED: VA
JOB: 18-077
SHEET: A-3

Granada Hills Specific Plan  
FOR DISTRIBUTION  
TO THE DRB

Case No.: TBD at filing appt.

Date: November 29, 2017

Sheet 5.5 of 27

Signature: [Signature]

FIRST FLOOR PLAN

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

(IN FEET)  
1 inch = 8 ft.

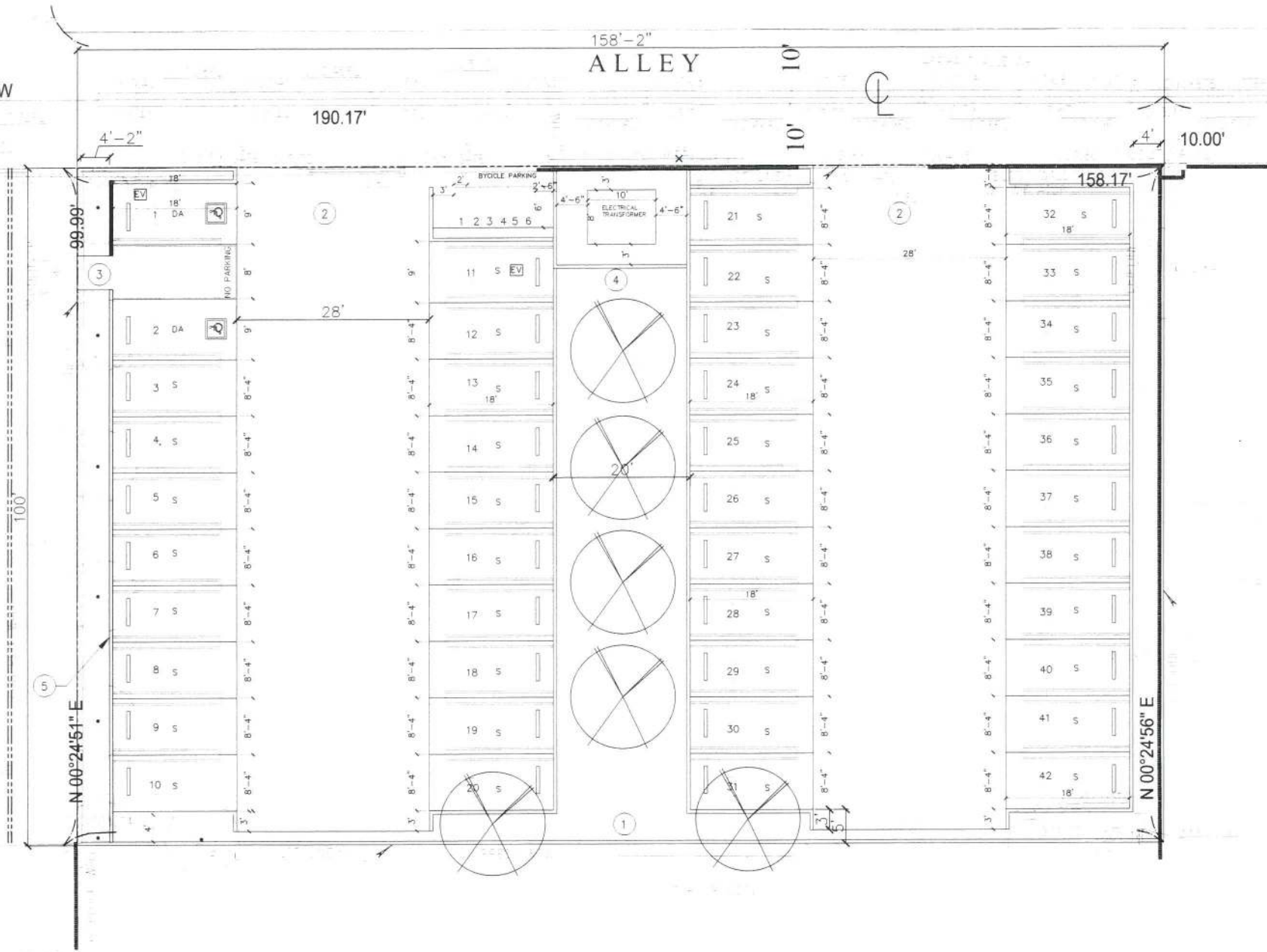
ENCINO AVENUE

N 00°24'51" E

249.99'

32'

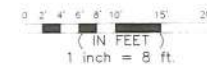
N 89°34'50" W



PARKING PLAN (COMMERCIAL)

TOTAL PARKING = 42

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



LEGEND

- 1 LANDSCAPING
- 2 DRIVEWAY
- 3 WALKWAY
- 4 FOR IRRIGATION CONTROLLER (4 304.1) REFER TO N-1 GB SHEET
- 5 3'-6" MASONRY DECORATIVE WALL ALONG

Granada Hills Specific Plan  
FOR DISTRIBUTION  
TO THE DRB

Case No.: TBD at filing app.

Date: November 29, 2017

Sheet 6 of 27

Signature: [Signature]

PARKING PROVIDED

	PARKING No.
DISABLE PARKING	2
STANDARD	40
TOTAL AUTO PARKING COMMERCIAL	42



REVISION	BY

OWNER  
17454 CHATSWORTH, LLC.

PROJECT  
17454 CHATSWORTH ST.,  
GRANADA HILLS, CA 91344

DRAWING TITLE  
FIRST FLOOR PARKING PLAN

DATE: NOVEMBER 2017  
SCALE: 1/8"=1'-0"  
DRAWN: [Signature]  
APPROVED: [Signature]  
JOB: 16-077  
SHEET:

A-3.1  
SHEETS

CHATSWORTH ST

Granada Hills Specific Plan  
FOR DISTRIBUTION  
TO THE DRB

Case No.: TBD at filing appt.

Date: November 29, 2017

Sheet 7 of 27

Signature *Regina M. Brown*

LEGEND

- 1 HOUR RATED
- 1 HOUR RATED
- CMU WALL
- 2 HOUR RATED
- SHOTCRETE
- DISABLE PATH OF TRAVEL
- EXIT SIGN
- STANDARD PARKING
- COMPACT PARKING
- DISABLE PARKING
- BALCONY W/ CROSSFIELD PRODUCTS CORP DEX-O-TEX COATING (ICBO#2360) OR EQUAL, ICC-ESR-1757 TYPE
- 2A10BC FIRE EXTINGUISHER W/ SEMI- RECESSED CABINET INSTALL MAX 48" AFF TO THE TOP
- HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP
- CARBON MONOXIDE & HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP
- MECHANICAL VENT, 7 1/2 AIR CHANGE PER HOUR, DIRECTLY TO THE OUTSIDE "ENERGY STAR" W/ HUMIDISTAT
- GROUND- FAULT CIRCUIT-INTERUPTER
- 4" MIN. METAL DRYER VENT, DIRECTLY TO OUTSIDE MAXIMUM 14' LENGTH W/TWO ELBOWS FROM DRYER
- WATER CURTAIN
- WATER HEATER
- STAND PIP
- F.D.C.
- MODEL4400R STANDARD RECESSED KEY BOX FOR LOW-RISE BUILDING
- ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER PER SECTION 3002.4, 24" X 84" WITH NOT LESS THAN 5-INCH RADIUS CORNER
- 24" HEIGHT FOR PLANTERS AT COURTYARD

NOTE

- ALL FIRE PARTITION WALLS (LABC 708) SHALL BE 1 HOUR RATED STC50
- WALLS (FIRE BARRIERS 707.3.1) IN SHAFTS AS ELEVATOR, STAIRS, ETC.
- FIRE PARTITION CORRIDORS SHALL BE 1 HOUR RATED
- ALL BEARING WALLS SHALL BE 1 HOUR RATED
- THE FLOOR/CEILING ASSEMBLIES SHALL BE 1 HOUR RATED STC50
- WATER CURTAIN INSTALLATION SHALL BE AS PER

SECOND FLOOR PLAN

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



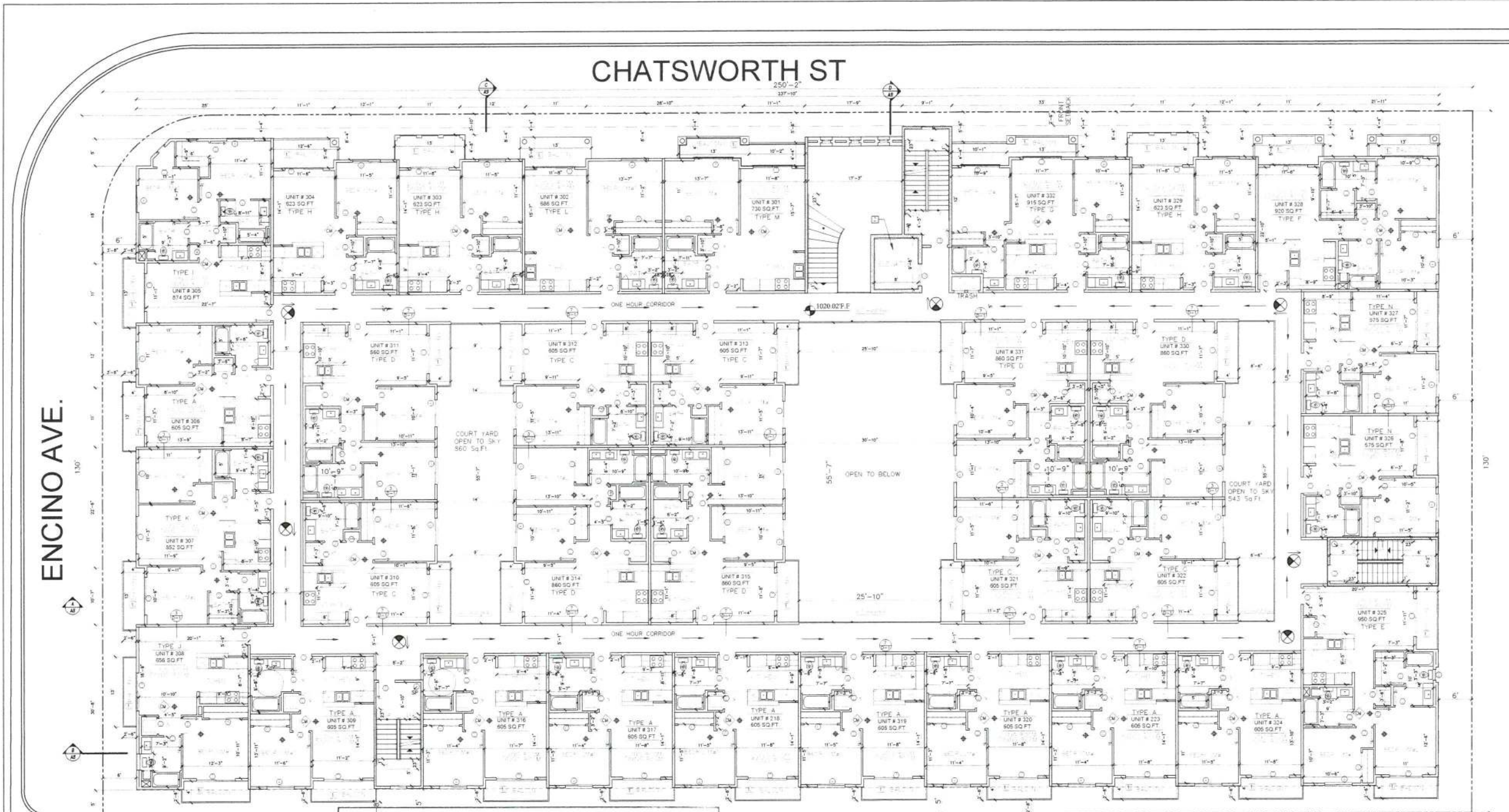
REVISION	BY

OWNER  
17454 CHATSWORTH, LLC

PROJECT  
17454 CHATSWORTH ST,  
GRANADA HILLS, CA 91344

DRAWING TITLE  
SECOND FLOOR PLAN

DATE: NOVEMBER 2017  
SCALE: 1/8"=1'-0"  
DRAWN:  
APPROVED: VA  
JOB: 16-477  
SHEET:  
A-4  
SHEETS



- LEGEND**
- 1 HOUR RATED
  - 1 HOUR RATED
  - CMU WALL
  - 2 HOUR RATED
  - SHOTCRETE
  - DISABLE PATH OF TRAVEL
  - EXIT SIGN
  - STANDARD PARKING
  - COMPACT PARKING
  - DISABLE PARKING
  - BALCONY W/ CROSSFIELD PRODUCTS CORP DEX-O-TEX COATING (1000#2360) OR EQUAL, ICC-ESR-1757 TYPE
  - 2A10BC FIRE EXTINGUISHER W/ SEMI- RECESSED CABINET INSTALL MAX 48" AFF. TO THE TOP
  - HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP
  - CARBON MONOXIDE & HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP
  - MECHANICAL VENT, 7 1/2 AIR CHANGE PER HOUR, DIRECTLY TO THE OUTSIDE "ENERGY STAR" W/ HUMIDISTAT
  - GROUND- FAULT CIRCUIT-INTERUPTER
  - 4" MIN. METAL DRYER VENT, DIRECTLY TO OUTSIDE MAXIMUM 14' LENGTH W/TWO ELBOWS FROM DRYER
  - WATER CURTAIN
  - WATER HEATER
  - STAND PIP
  - F.D.C.
  - MODEL4400R STANDARD RECESSED KEY BOX FOR LOW-RISE BUILDING
  - ELECTRICAL VEHICLE SUPPLY WIRING FOR FUTURE, REFER TO SHEET N-11(GB)
  - \* THE PANEL OR SUBPANEL SHALL HAVE SUFFICIENT CAPACITY TO SUPPORT AT LEAST LEVEL2 EVSE \*
  - \* THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNED EV SPACES AT FULL RATED AMPERAGE BASED ON LEVEL 2 EVSE. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
  - \* A LABEL "EV CAPABLE" SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND EV CHARGING SPACE (4106.4.2)
  - ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER PER SECTION 3002.4, 24" X 84" WITH NOT LESS THAN 5-INCH RADIUS CORNER

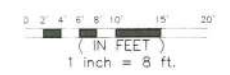
- NOTE**
1. ALL FIRE PARTITION WALLS (LABC 708) SHALL BE 1 HOUR RATED STC50
  2. WALLS (FIRE BARRIERS 707.3.1) IN SHAFTS AS ELEVATOR, STAIRS, ETC.
  3. FIRE PARTITION CORRIDORS SHALL BE 1 HOUR RATED
  4. ALL BEARING WALLS SHALL BE 1 HOUR RATED
  5. THE FLOOR/CEILING ASSEMBLIES SHALL BE 1 HOUR RATED STC50
  - \* WATER CURTAIN INSTALLATION SHALL BE AS PER

Granada Hills Specific Plan  
FOR DISTRIBUTION  
TO THE DRB

ALLEY

THIRD FLOOR PLAN

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



Case No.: TBD at filing appt.  
Date: November 29, 2017  
Sheet 8 of 27  
Signature: [Handwritten Signature]

REVISION	BY

OWNER
17454 CHATSWORTH, LLC.

PROJECT
17454 CHATSWORTH ST., GRANADA HILLS, CA 91344

DRAWING TITLE
SECOND FLOOR PLAN

DATE
NOVEMBER 2017

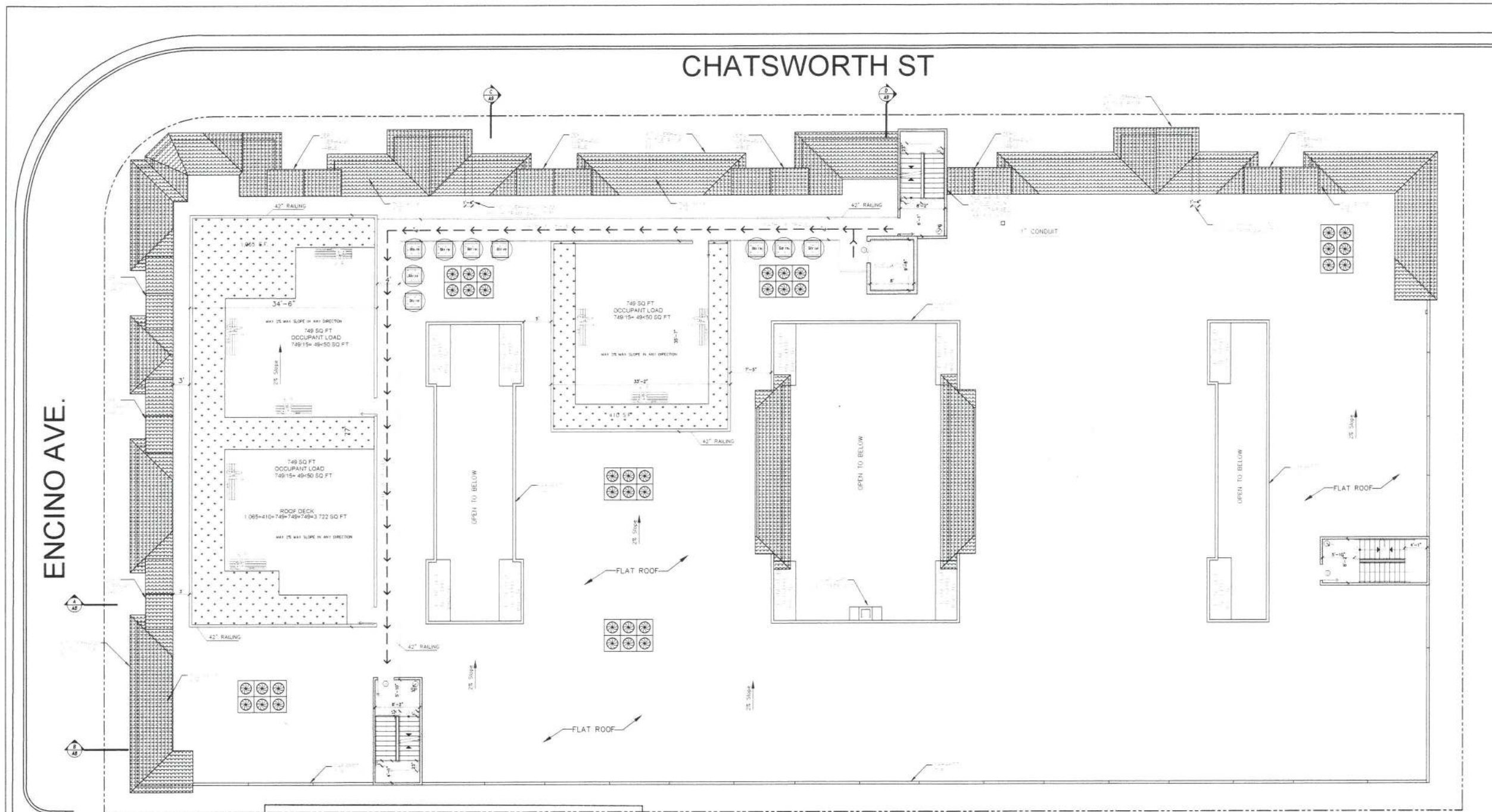
SCALE
1/8"=1'-0"

DRAWN
VA

APPROVED
VA

JOB
16-477

SHEET
A-5



# LEGEND

- AC UNIT
- S.P. STANDPIPE
- SOLAR ZONE
- ROOF AREA= 23,267 SQ.FT.
- 23,267 X 15% = 3490 SQ.FT.
- TO PROVIDE 2 SOLAR ZONES WITH 1,350+2,144= 3,494 SQ.FT.
- TO BE MAINTAINED BY SEPRATE PERMIT
- NUMBER OF SOLAR ZONE
- REPRESENT AREA NEXT TO SOLAR PANEL SHALL BE FREE OF OBSTRUCTION AND TO BE SETBACK AT LEAST TWO TIMES THE HEIGHT OF ANY OBSTRUCTION, INCLUDING BUT NOT LIMITED TO VENTS, CHIMNEYS, AND EQUIPMENT
- MAIN SERVICE ELECTRICAL PANEL SHALL HAVE A MIN. BUSBAR RATING OF 200 AMPS. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC"

**DURO-LAST** PRODUCT DATA SHEET

**DURO-LAST 50-MIL MEMBRANE**

**Notes:**

1. Duro-Last 50-Mil Membrane is a single-ply, reinforced polyethylene membrane with a non-slip surface.
2. Duro-Last 50-Mil Membrane is available in rolls of 100' x 48' and 100' x 36'.
3. Duro-Last 50-Mil Membrane is installed by welding the seams with a hot air welder.
4. Duro-Last 50-Mil Membrane is suitable for use on flat roofs.
5. Duro-Last 50-Mil Membrane is suitable for use on roofs with a minimum slope of 1/4" per foot.
6. Duro-Last 50-Mil Membrane is suitable for use on roofs with a maximum slope of 12:12.
7. Duro-Last 50-Mil Membrane is suitable for use on roofs with a maximum wind speed of 140 mph.
8. Duro-Last 50-Mil Membrane is suitable for use on roofs with a maximum hail size of 1.5 inches.
9. Duro-Last 50-Mil Membrane is suitable for use on roofs with a maximum fire rating of Class A.
10. Duro-Last 50-Mil Membrane is suitable for use on roofs with a maximum UV exposure of 10 years.

**Technical Specifications:**

Property	Value
Material	Reinforced Polyethylene
Thickness	50 Mil
Roll Size	100' x 48' and 100' x 36'
Weight	1.5 lbs/sq. yd.
Strength	150 lbs/sq. ft.
Wind Uplift	140 mph
Hail Resistance	1.5 inches
Fire Rating	Class A
UV Exposure	10 years

Granada Hills Specific Plan  
FOR DISTRIBUTION  
TO THE DRB

Case No.: TBD at filing appt.

Date: November 29, 2017

Sheet 9 of 27

Signature Jog Mathew Brown

## ROOF PLAN

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

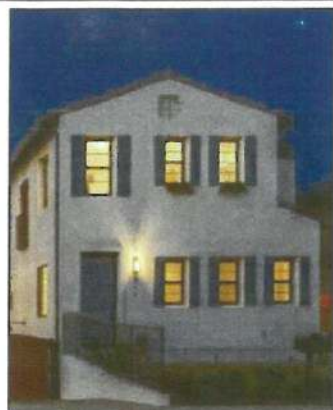


REVISION	BY

OWNER	PROJECT	DRAWING TITLE
17454 CHATSWORTH, LLC.	17454 CHATSWORTH ST., GRANADA HILLS, CA 91344	ROOF PLAN

DATE:	NOVEMBER 2017
SCALE:	1/8"=1'-0"
DRAWN:	
APPROVED:	VA
JOB:	16-877
SHEET:	A-6
	SHEETS

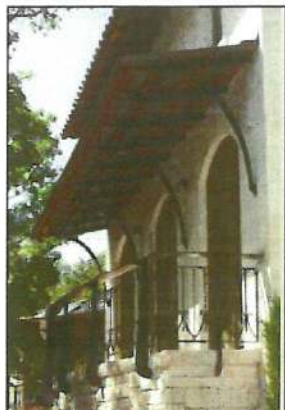
Granada Hills Specific Plan  
For Distribution to the DRB  
Case No. TBD  
Date: Nov. 29, 2017  
Sheet: 10 of 27  
Per Material Book



SMOOTH WHITE STUCCO &  
YACHT BLUE WOOD SHUTTERS



GLASS SURROUND LOBBY ENTRY DOOR  
& IRONWORK RAILINGS WITH KNOTS



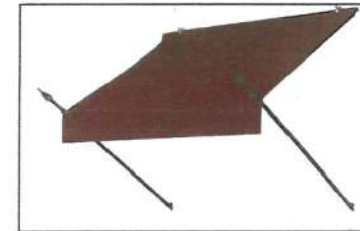
IRONWORK COVERING  
AT SELECTED LOCATIONS



WOOD TRELLIS & ROUND COLUMNS  
TRELLIS TO HAVE NATURAL/RUSTIC FEEL



MULTI-COLOR BARREL TILE ROOF



BURGUNDY FABRIC AWNINGS  
WITH IRONWORK SUPPORTS



VIBRANT AND COLORFUL ACCENT TILES.  
THIS IS JUST A REPRESENTATION.  
THIS ISN'T THE SPECIFIC TILE



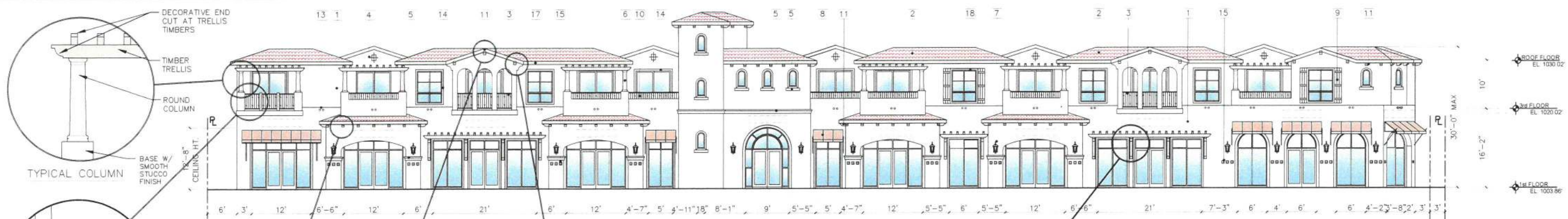
REVISION	BY

OWNER  
17454 CHATSWORTH, LLC

PROJECT  
17454 CHATSWORTH ST.,  
GRANADA HILLS, CA 91344

DRAWING TITLE  
ELEVATION

DATE: JUNE 2017  
SCALE: 1/8"=1'-0"  
DRAWN:  
APPROVED: KA  
JOB: 16-077  
SHEET:  
A-7  
SHEETS



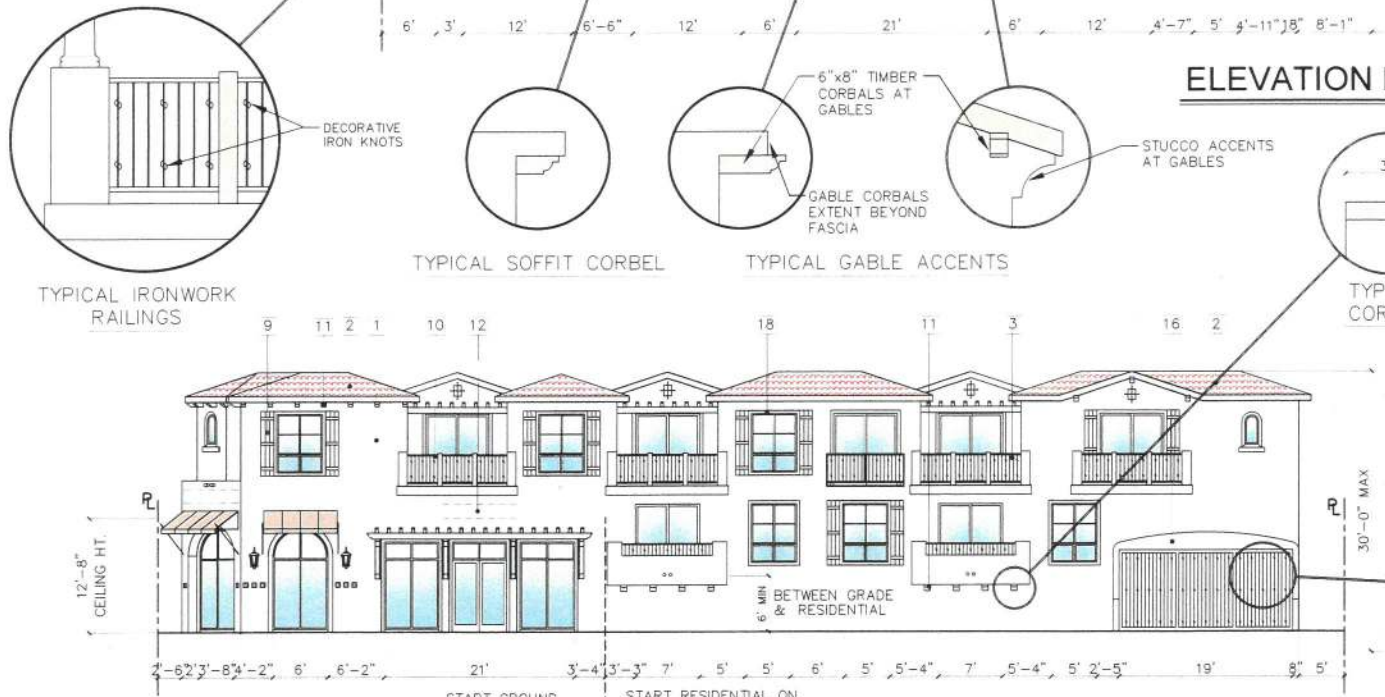
ELEVATION NORTH (CHATSWORTH ST.)

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

GROUND LEVEL TRANSPARENCY

MINIMUM 50% TRANSPARENCY  
(WINDOWS & DOORS)  
AT GROUND LEVEL STREET  
FRONTAGE FOR COMMERCIAL,  
LOBBY, OFFICE SPACE, BOTH  
CHATSWORTH & ENCINO AVE.

3447 SF GROUND LEVEL SURFACE AREA  
REQUIRES 1724 SF FOR 50% TRANSPARENCY  
  
HAVE 1734 SF GLASS DOORS & WINDOWS  
EQUALS 50.3% TRANSPARENCY



ELEVATION WEST (ENCINO AVE.)

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



TYPICAL TRELLIS

IRONWORK GARAGE  
GATE WITH KNOTS

ELEVATION NOTES

- 7/8" STUCCO OVER PAPER BACK WIRE MESH PROVIDE 2-LAYERS OF GRADE "D" PAPER OVER PLYWD. COLOR # EXCLUSIVE IVORY HDC-MD-11(BEHR PLUS). WHITE SMOOTH FINISH SEE EXAMPLE PHOTO
- SPANISH COLONIAL BARREL TILE ROOFING SEE EXAMPLE PHOTO
- 42" HIGH SPANISH COLONIAL STYLE GUARDRAIL IRONWORK, DARK GRAY/BLACK
- IRONWORK GABLE ACCENT, DARK GRAY/BLACK
- STUCCO ACCENT, WHITE SMOOTH FINISH
- SPANISH COLONIAL STYLE COLUMN 10" DIA, WHITE TO MATCH STUCCO
- SPANISH COLONIAL LIGHT FIXTURES IRONWORK, DARK GRAY/BLACK
- AWNING FABRIC W/ IRONWORK SUPPORTS, BURGUNDY, SEE EXAMPLE PHOTO
- WOOD SHUTTERS, YACHT BLUE, BEHR #5490-4 SEE EXAMPLE PHOTO
- IRONWORK SPANISH COLONIAL STYLE RAILING, DARK GRAY/BLACK
- WOOD CORBELS, BROWN, SEE EXAMPLE PHOTO
- LOCATION FOR COMMERCIAL SIGNAGE SIGNAGE UNDER SEPARATE PERMIT
- CLAY DRAIN PIPES, NATURAL GRAY/BROWN
- RECESS ALL DOORS AND WINDOWS NO LESS THAN 3"
- TILE ACCENTS, INDIVIDUAL TILES COLORFUL & VIBRANT, SEE EXAMPLE PHOTO
- ACCENT ARCH AT GARAGE ENTRANCE WITH DECORATIVE IRONWORK GATE WITH KNOTS
- FASICA, BROWN, SEE EXAMPLE PHOTO
- PAINTED VINYL OR WOOD W/ CLAD WINDOW AND DOOR FRAMES



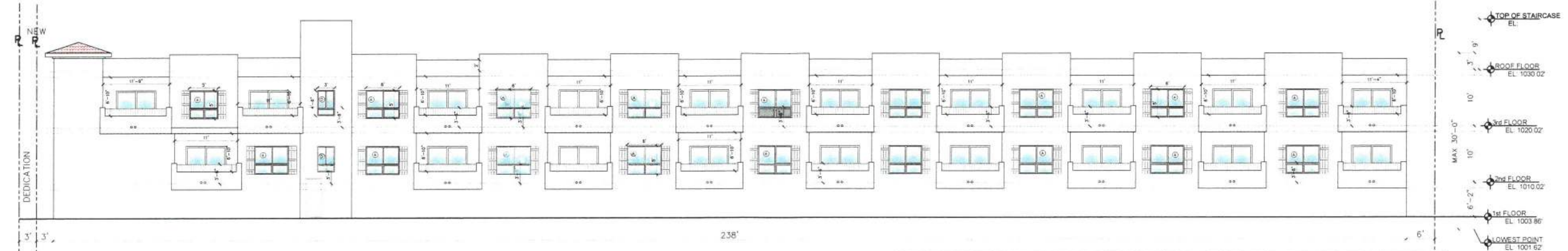
REVISION	BY

OWNER  
EQUITY PROPERTIES, LLC

PROJECT  
17454 CHATSWORTH ST.,  
GRANADA HILLS, CA 91344

DRAWING TITLE  
ELEVATION

DATE: JUNE 2017  
SCALE: 1/8"=1'-0"  
DRAWN:  
APPROVED: VA  
JOB: 16-077  
SHEET:  
A-8  
SHEETS

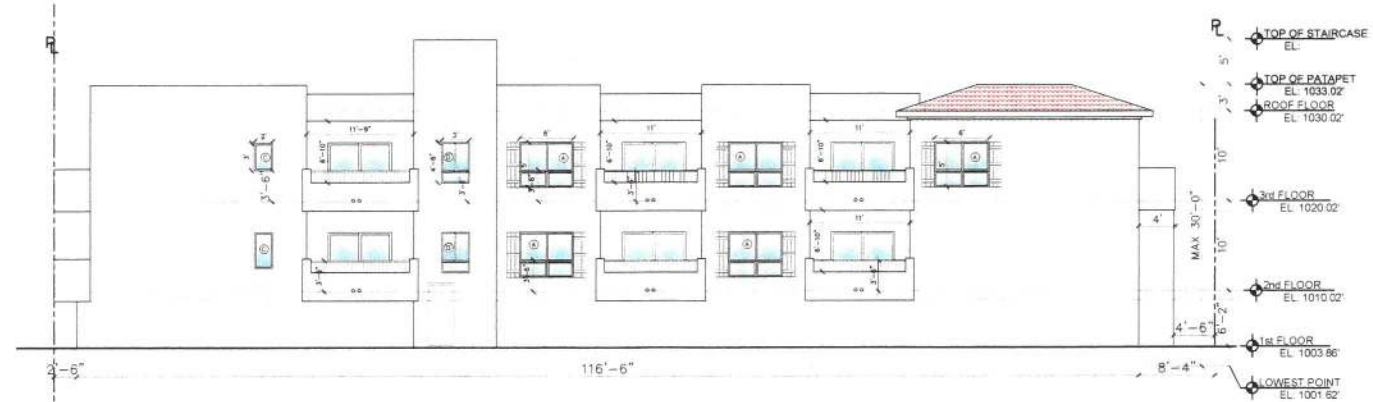


ELEVATION SOUTH (ALLEY)

SCALE: 1/8"=1'-0"  
(IN FEET)  
1 inch = 8 ft.  
GRAPHIC SCALE

FLOOR	WINDOW 6'X5'	OPENING 11'X6'-10"	OPENING 11'-9"X6'-10"	OPENING 11'-4"X6'-10"	WINDOW 3'X4'-6"	DOOR 3'X6'-8"	TOTAL PROVIDED OPENING SQ.FT.	WALL AREA SQ.FT.	ALLOWABLE OPENING 75% SQ.FT.
1	30 SQ.FT.	75 SQ.FT.	80 SQ.FT.	77.5 SQ.FT.	13.5 SQ.FT.	20 SQ.FT.	20	1428	1,071
2	30'X9=270	75X7=525	80X1=80	77.5X1=77.5	13.5X1=13.5	20X1=20	966	2,380	1,785
3	30'X9=270	75X8=600	80X1=80	77.5X1=77.5	13.5X1=13.5	20X1=20	1,041	2,380	1,785

SOUTH ELEVATION  
FIRE SEPARATION DISTANCE = 15 FEET  
ALLOWABLE PROTECTED OPENING = 75%  
ALLOWABLE UN-PROTECTED OPENING = 75%  
PER SECTION 704.8.



ELEVATION EAST

SCALE: 1/8"=1'-0"  
(IN FEET)  
1 inch = 8 ft.  
GRAPHIC SCALE

FLOOR	WINDOW 6'X5'	OPENING 11'X6'-10"	OPENING 11'-9"X6'-10"	WINDOW 2'X3'	WINDOW 3'X4'-6"	DOOR 3'X6'-8"	TOTAL PROVIDED OPENING SQ.FT.	WALL AREA SQ.FT.	ALLOWABLE OPENING 25% SQ.FT.
1	30 SQ.FT.	75 SQ.FT.	80 SQ.FT.	6 SQ.FT.	13.5 SQ.FT.	20 SQ.FT.	20	699	174.7
2	30' X3=90	75X1=75	80X1=80	6X1=6	13.5X1=13.5	20X1=20	264.5	1165	291
3	30'X2=60	75X1=75	80X1=80	6X1=6	13.5X1=13.5	20X1=20	234.5	1165	291

EAST ELEVATION  
FIRE SEPARATION DISTANCE = 6 FEET  
ALLOWABLE PROTECTED OPENING = 25%  
ALLOWABLE UN-PROTECTED OPENING = 25%  
PER SECTION 704.8.

Granada Hills Specific Plan  
FOR DISTRIBUTION  
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Case No.: TBD at filing appt.

Date: November 29, 2017

Sheet 11 of 27

Signature: [Handwritten Signature]



REVISION	BY

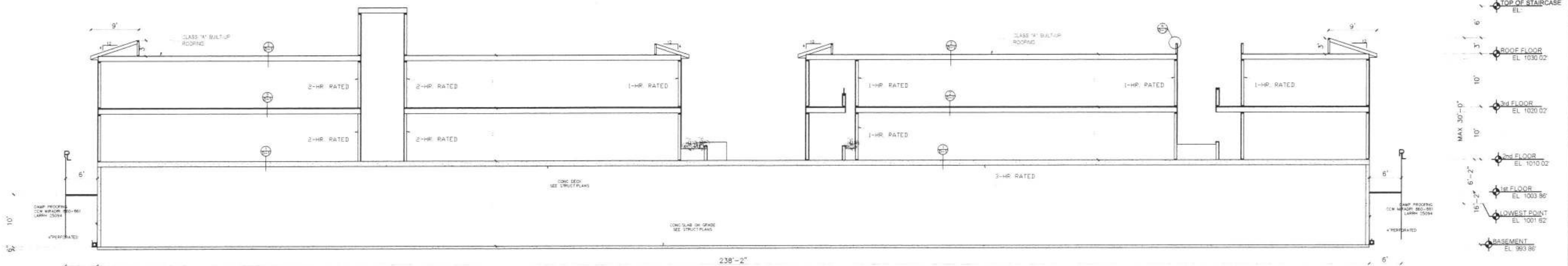
OWNER  
17454 CHATSWORTH, LLC.  
17454 CHATSWORTH ST.,  
GRANADA HILLS, CA 91344

PROJECT  
17454 CHATSWORTH ST.,  
GRANADA HILLS, CA 91344

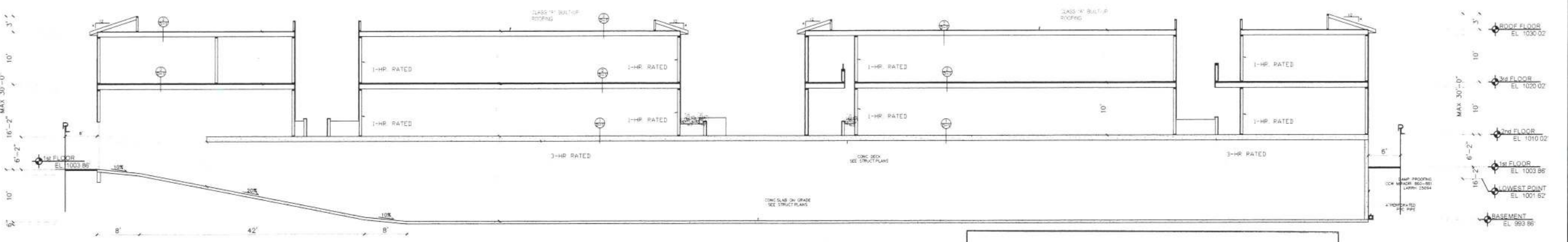
DRAWING TITLE  
SECTION

DATE:	NOVEMBER 2017
SCALE:	1/8"=1'-0"
DRAWN:	
APPROVED:	VA
JOB:	18-877
SHEET:	A-9

SHEETS

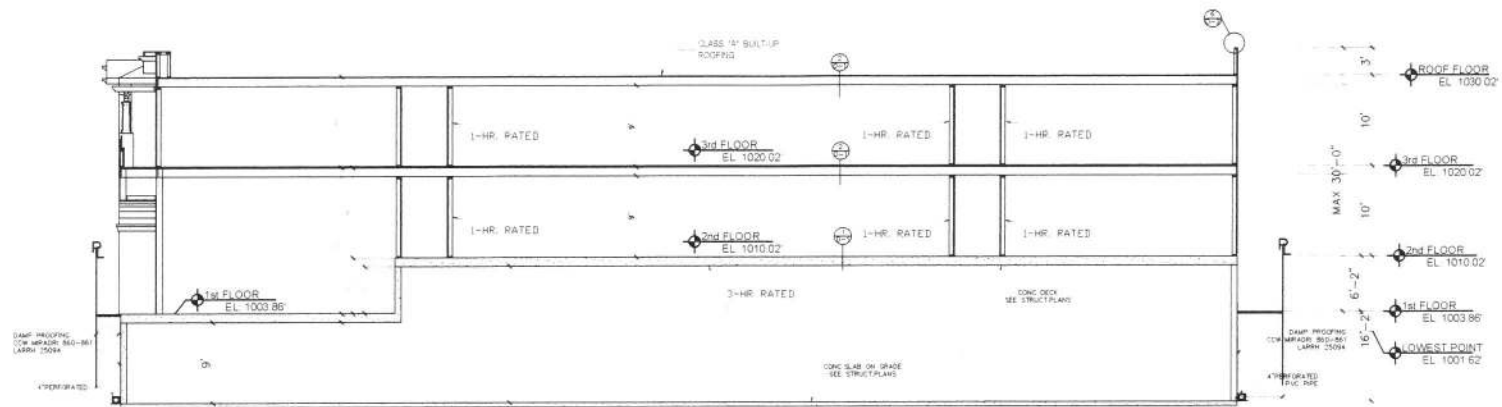


BUILDING SECTION 'A'  
SCALE : 1/8"=1'-0"

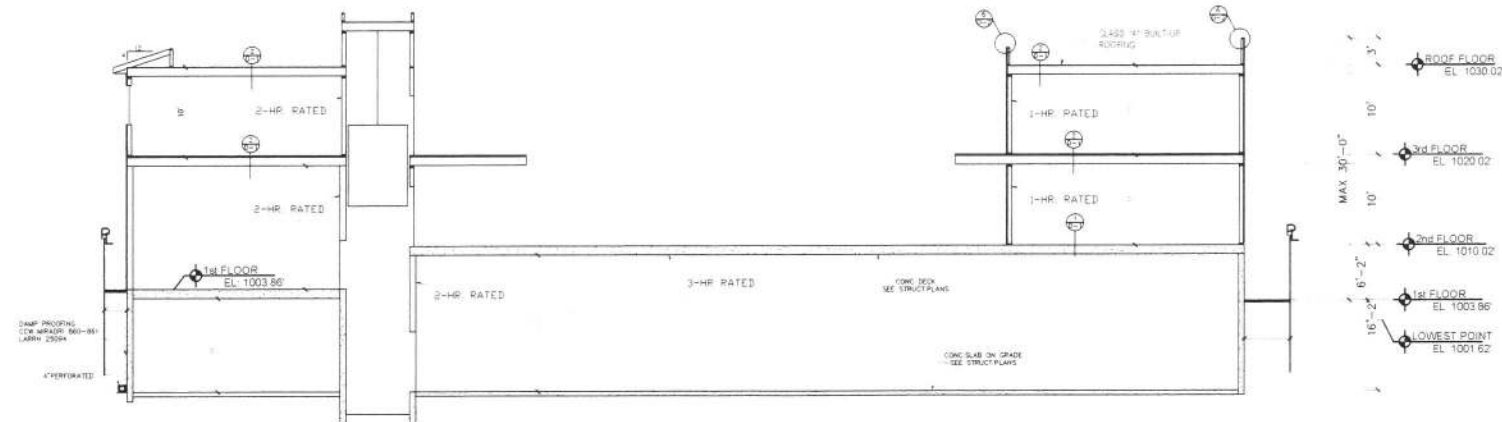


BUILDING SECTION 'B'  
SCALE : 1/8"=1'-0"

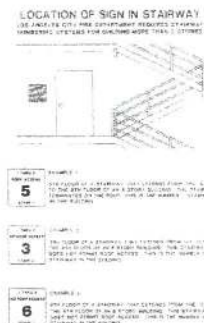
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Date: November 29, 2017  
Sheet 12 of 27  
Signature [Signature]



**BUILDING SECTION 'C'**  
SCALE: 1/8"=1'-0"



**BUILDING SECTION 'D'**  
SCALE: 1/8"=1'-0"



**Granada Hills Specific Plan  
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Date: November 29, 2017

Sheet 13 of 27

Signature

*[Handwritten Signature]*



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PROJECT  
17454 CHATSWORTH ST.,  
GRANADA HILLS, CA 91344

DRAWING TITLE  
SECTION

DATE: NOVEMBER 2017  
SCALE: 1/8"=1'-0"  
DRAWN:  
APPROVED: VA  
JOB: 16-877  
SHEET:

A-10  
SHEETS

Granada Hills Specific Plan  
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Case No.: TBD at filing appt.

Date: November 29, 2017

Sheet 14 of 27

Signature: [Signature]

ALLEY

158'-2"

UP/SL/UGS GUY WIRE 1003.91

ELECTRICAL TRANSFORMER

ENCINO AVE.

100'

4'-8"

PARKING LANDSCAPE PLANTING (COMMERCIAL)

TOTAL PARKING = 54

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



Lagerstroemia indica  
x fauriei 'Tuscarora'



Podocarpus gracilior



Laurus nobilis 'Monem'



Magnolia grandiflora  
'Little Gem'



Strelitzia nicolai



Prunus x cerasifera  
'Crimizam'



Ginkgo biloba  
'Autumn Gold'



Agave attenuata



Anigozanthos flavidus



Agave americana



Asparagus densiflorus  
'Myers'



Dietes iridioides

TREE LEGEND

SYM	BOTANICAL NAME	COMMON NAME	QTY	SIZE	WIND REQ	MULCH REQ	SIZE AT MATURETY	YEARS	REMARKS
(S)	Lagerstroemia indica x fauriei 'Tuscarora'	Tuscarora Grape Myrtle	2	24"BOX	2	M	15'x 15'	15yrs	
(S)	Podocarpus gracilior	Fern Podocarpus	20	36"BOX	2	M	35'x 20'	12yrs	
(S)	Laurus nobilis 'Monem'	Emerald Wave Sweet Bay	2	15GAL	1	L	15'x 10'	3yrs	MAINTAIN AT 10' HIGH
(S)	Magnolia grandiflora 'Little Gem'	Little Gem Dwarf Southern Magnolia	3	24"BOX	2	M	20'x10'	10	
(S)	Strelitzia nicolai	Giant Bird of Paradise	7	15GAL	1	M	18'x8'	5	
(S)	Prunus x cerasifera 'Crimizam'	Crimson Prince Flowering Plum	4	36"BOX	1	M	20'x 5'	8yrs	
(S)	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	4	36"BOX	2	M	30'x20'	10	

SHRUBS AND GROUND COVER LEGEND

SYM	BOTANICAL NAME	COMMON NAME	QTY	SIZE	WIND REQ	MULCH REQ	SIZE AT MATURETY	YEARS	REMARKS
(AA)	Agave attenuata	Foxtail Agave	20	5gal	2	L	2'x3'	2	
(AA)	Anigozanthos flavidus	Bush Gems Kangaroo Paw	5	5gal	2	M	3'x2'	0.5	Mix red and yellow
(AA)	Asparagus densiflorus 'Myers'	Foxtail Fern	22	5gal	2	M	2'x3'	1.5	
(S)	Dietes iridioides	Fortnight Lily	118	5gal	1	M	3'x4'	0.5	
(S)	Strelitzia reginae	Bird of Paradise	106	15gal	1	M	4'x4'	1	
(S)	Agave americana	Century Plant	10	15gal	2	L	6'x6'	1	
(S)	Lantana x 'New Gold'	New Gold Lantana	12	5gal	2	L	1'x3'	0.5	
(S)	Senecio paludosus var. mandarinis	Blue Chalk Sticks	1386	4inch	2	L	1'x3'	1/2	Ground cover @ 12" O.C.
(R)	Rosa spp. 'Iceberg'	White Iceberg Shrub Rose	13	5gal	1	M	4'x2'	2	
(S)	Sansevieria trifasciata	Snake Plant	16	5gal	2	L	4'x2'	2	
(B)	Buxus microphylla japonica 'Green Beauty'	Green Beauty Boxwood	112	5gal	2	M	4'x3'	2	Maintain 2' width
(S)	Prunus caroliniana 'Compacta'	Compact Carolina Cherry Laurel	30	15gal	2	M	8'x5'	3	

NOTES:  
1. A minimum of 3-inch layer of cedar bark mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.  
2. All Trees to be planted with commercial root barriers.  
3. Use class I or class II Compost as a soil amendment in all landscaped areas.

LANDSCAPE POINTS

REQUIRED	PROVIDED
PROJECT SITE: 32,428.5 SQ.FT.	36"Box trees: 24x3=72
	Use of Class I or II compost produced using City organic materials in a majority of the landscaped areas: 5
POINTS REQUIRED: 20	TOTAL POINTS: 77

LANDSCAPE AREA CALCULATION

REQUIRED LANDSCAPING: 15,816.67 SQ.FT. x 10% = 1,581.6
PROVIDED LANDSCAPING: 2,595 SQ.FT. x 1,581



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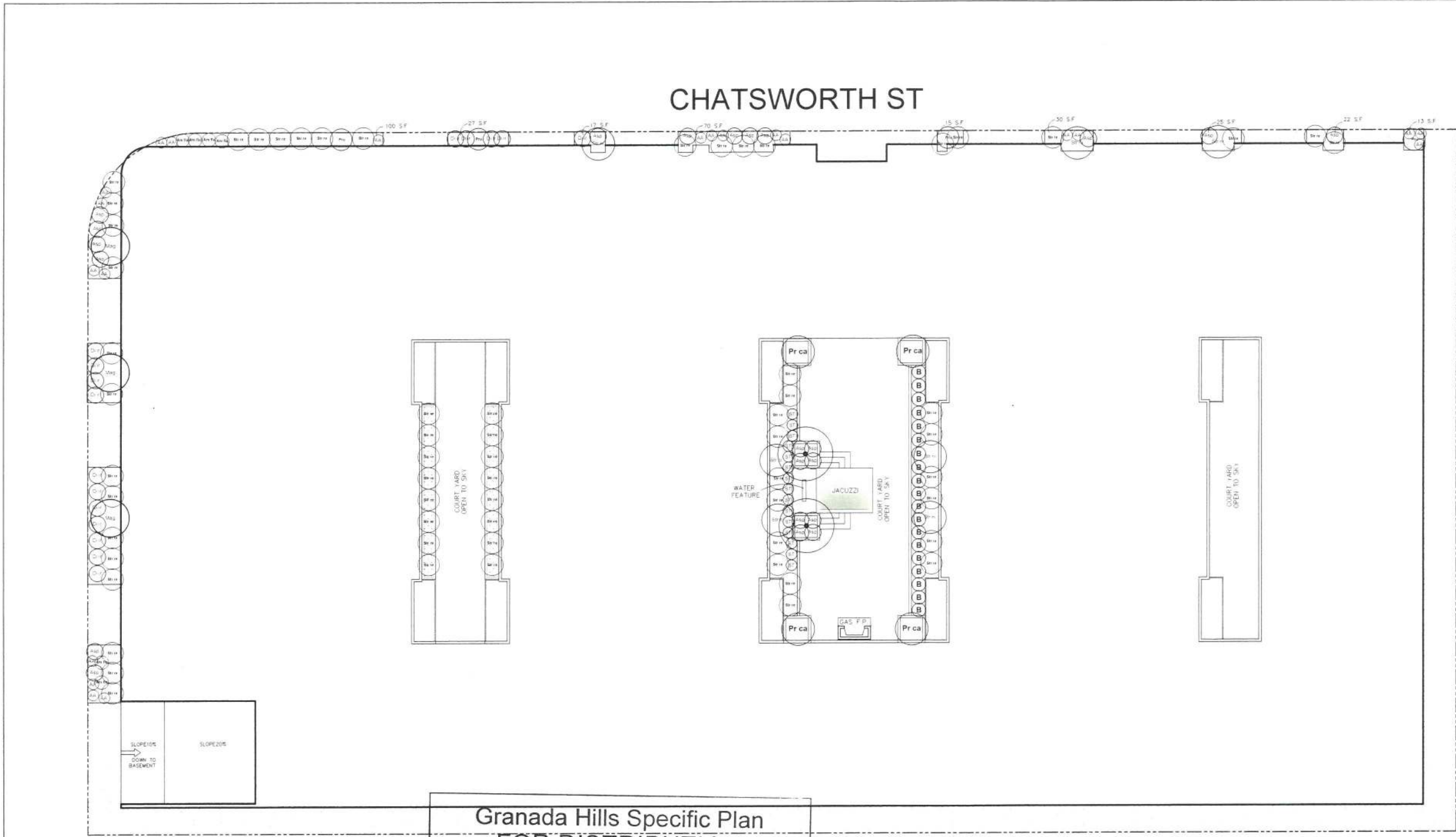
REVISION BY

OWNER

PROJECT  
17454 CHATSWORTH ST.,  
GRANADA HILLS, CA 91344

DRAWING TITLE  
PARKING LANDSCAPE  
PLANTING (COMMERCIAL)

DATE: NOVEMBER 2017  
SCALE: 1/8"=1'-0"  
DRAWN: VA  
APPROVED: VA  
JOB: 16-077  
SHEET: L-1



Granada Hills Specific Plan  
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Case No.: TBD at filing appt.  
Date: November 29, 2017

Sheet 15 of 27  
Signature: [Handwritten Signature]

LANDSCAPE PLANTING PLAN  
SCALE: 1/8"=1'-0"



PROJECT INFORMATION

PROJECT SCOPE: 1541 UNITS APARTMENT BUILDING  
2-STORY RESIDENTIAL+GARAGE

LEGAL DESCRIPTION: PORTION OF LOT 1816 & PART OF TRACT NO. 6317 S. RECORDED IN M.B. 75-96

ASSESSOR PARCEL NO. (APN): 2733-019-012  
2733-019-013  
2733-019-014  
2733-019-025  
2733-019-031

FOR IRRIGATION CONTROLLER (4.304.1)  
REFER TO N-1 GB SHEET

OPEN SPACE CALCULATION

REQUIRED	NO. OF BEDROOMS	NO. OF HABITABLE ROOMS	QUANT	OPEN SPACE
1- BDRM	2	38	38 x 100 =	3,800
2- BDRM	3	16	16 x 125 =	2,000
TOTAL		54		5,800 SQ. FT.

PROVIDED	AREA DESCRIPTION	OPEN SPACE
	COMMON OPEN SPACE( COURT YARD)	1,618 SQ. FT.
	COMMON OPEN SPACE( FIRST FLOOR)	460 SQ. FT.
	COMMON OPEN SPACE( ROOF DECK)	3,722 SQ. FT.
	TOTAL	5,800 SQ. FT.

NOTES:  
1. TO PROVIDE OUTDOOR AREA FOR KIDS, THE FOLLOWING GAMES TO BE PAINTED ON CONCRETE: HOPSCOTCH, FOUR SQUARE

OPEN SPACE  
LANDSCAPING CALCULATION

AREA DESCRIPTION	SQ. FT.
COMMON OPEN AREA COURT YARD (1,618 SQ. FT.) ROOF DECK	5,340 SQ. FT.
REQUIRED LANDSCAPING: 5,340 SQ. FT. X 25% =	1,335 SQ. FT.

PROVIDED LANDSCAPING:  
25 X 6+180 X 2+1.475=1,985 SQ. FT.=1,335

NOTE: 54 X 1/4"=14 TREES TO BE PROVIDED ON SITE

FRONT LANDSCAPING CALCULATION

PROVIDED LANDSCAPING
FRONT YARD 13+22+25+30+15+70+17+27+100=319 SQ. FT. 319 SQ. FT.

LEGEND

FOR TREE, SHRUBS AND GROUND  
COVERS LEGEND INFORMATION, REFER  
TO SHEET L-1

PERMEABLE PAVERS,  
BELGARD ECO DUBLIN-TOSCANA  
COLOR

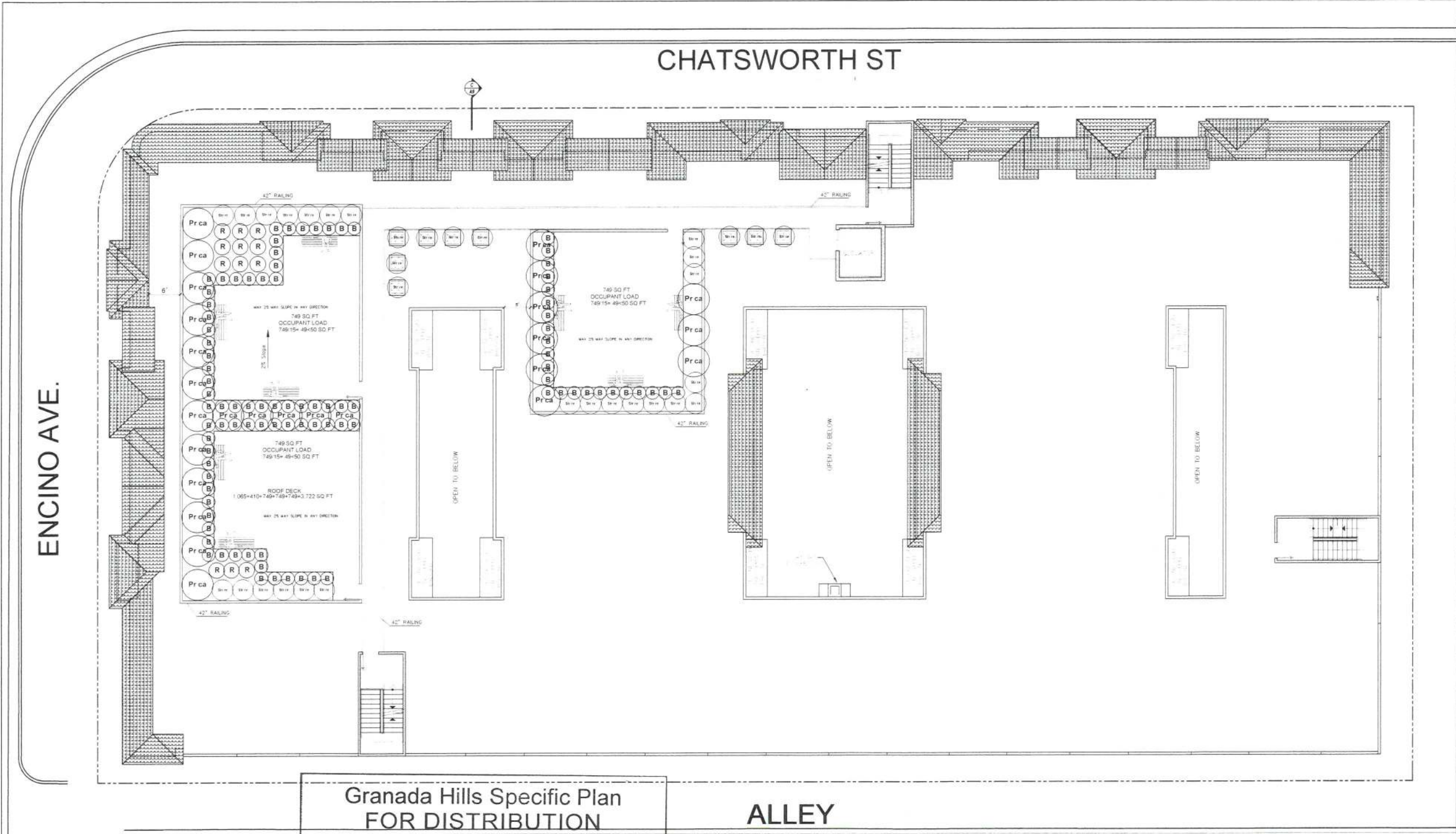


OWNER  
17454 CHATSWORTH, LLC.

PROJECT  
17454 CHATSWORTH ST.,  
GRANADA HILLS, CA 91344

DRAWING TITLE  
LANDSCAPE PLANTING  
PLAN

DATE: NOVEMBER 2017  
SCALE: 1/8"=1'-0"  
DRAWN:  
APPROVED: VA.  
JOB: 16-477  
SHEET:  
L-2  
SHEETS



LEGEND

REFER TO SHEET L-1



Rosa spp. 'Iceberg'



Buxus microphylla japonica 'Green Beauty'



Strelitzia reginae



Sansevieria trifasciata



Prunus caroliniana 'Compacta'



GRANADA HILLS SPECIFIC PLAN  
TECHNICAL DRAWING  
NOVEMBER 2017

REVISION	BY

OWNER  
17454 CHATSWORTH, LLC.

PROJECT  
17454 CHATSWORTH ST.,  
GRANADA HILLS, CA 91344

DRAWING TITLE  
ROOF LANDSCAPE  
PLANTING PLAN

DATE:	NOVEMBER 2017
SCALE:	1/8"=1'-0"
DRAWN:	
APPROVED:	VA
JOB:	16-677
SHEET:	

L-3  
SHEETS

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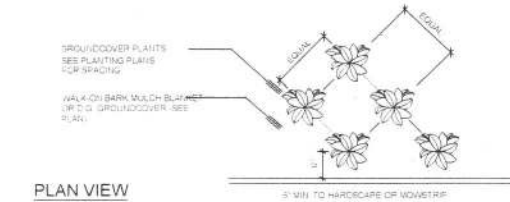
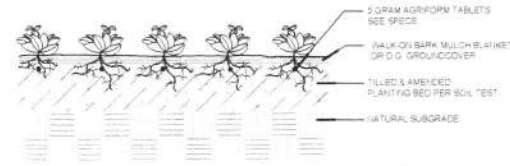
Sheet 16 of 27  
Signature [Signature]

ROOF LANDSCAPE PLANTING PLAN

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

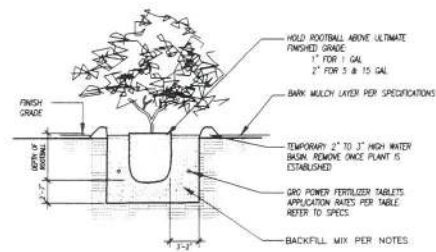


# SECTION

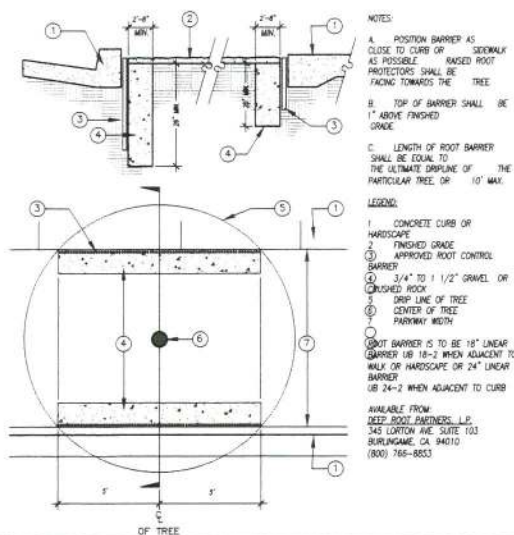


# PLAN VIEW

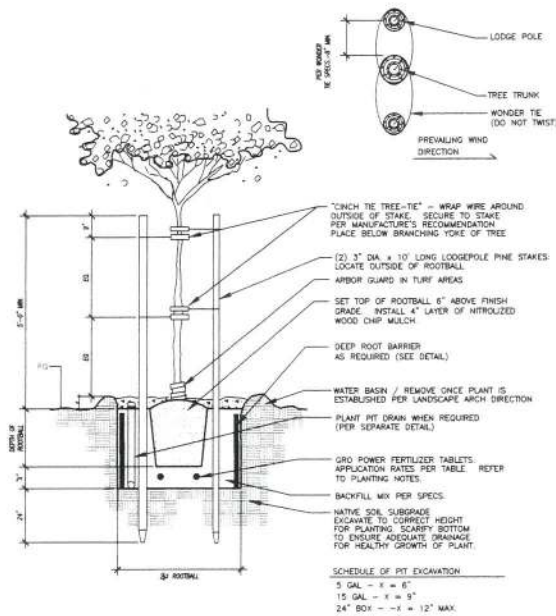
## 1 GROUND COVER PLANTING



## 2 SHRUB PLANTING DETAIL



## 3 ROOT BARRIER



## 4 DOUBLE STAKED TREE

## PLANTING INSTALLATION NOTE

ADJUSTMENTS TO PLANT INSTALLATION SHALL BE REQUIRED TO REFLECT THE FIELD INSTALLATION BY THE LANDSCAPE ARCHITECT OR CITY REPRESENTATIVE TO ADDRESS SITE SPECIFIC SOIL, ORIENTATION, OR OTHER "CLIMATE" CONDITIONS NOT REFLECTED IN THESE TYPICAL PLANS.

## PLANTING NOTES

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING: A. IRRIGATION DESIGN HANDBOOK, 2ND EDITION, 1999, BY THE IRRIGATION TOOLBOX, 1999. B. IRRIGATION DESIGN HANDBOOK, 2ND EDITION, 1999, BY THE IRRIGATION TOOLBOX, 1999. C. IRRIGATION DESIGN HANDBOOK, 2ND EDITION, 1999, BY THE IRRIGATION TOOLBOX, 1999. D. IRRIGATION DESIGN HANDBOOK, 2ND EDITION, 1999, BY THE IRRIGATION TOOLBOX, 1999. E. IRRIGATION DESIGN HANDBOOK, 2ND EDITION, 1999, BY THE IRRIGATION TOOLBOX, 1999. F. IRRIGATION DESIGN HANDBOOK, 2ND EDITION, 1999, BY THE IRRIGATION TOOLBOX, 1999. G. IRRIGATION DESIGN HANDBOOK, 2ND EDITION, 1999, BY THE IRRIGATION TOOLBOX, 1999. H. IRRIGATION DESIGN HANDBOOK, 2ND EDITION, 1999, BY THE IRRIGATION TOOLBOX, 1999. I. IRRIGATION DESIGN HANDBOOK, 2ND EDITION, 1999, BY THE IRRIGATION TOOLBOX, 1999. J. IRRIGATION DESIGN HANDBOOK, 2ND EDITION, 1999, BY THE IRRIGATION TOOLBOX, 1999. K. IRRIGATION DESIGN HANDBOOK, 2ND EDITION, 1999, BY THE IRRIGATION TOOLBOX, 1999. L. IRRIGATION DESIGN HANDBOOK, 2ND EDITION, 1999, BY THE IRRIGATION TOOLBOX, 1999. M. IRRIGATION DESIGN HANDBOOK, 2ND EDITION, 1999, BY THE IRRIGATION TOOLBOX, 1999. N. IRRIGATION DESIGN HANDBOOK, 2ND EDITION, 1999, BY THE IRRIGATION TOOLBOX, 1999. O. IRRIGATION DESIGN HANDBOOK, 2ND EDITION, 1999, BY THE IRRIGATION TOOLBOX, 1999. P. IRRIGATION DESIGN HANDBOOK, 2ND EDITION, 1999, BY THE IRRIGATION TOOLBOX, 1999. Q. IRRIGATION DESIGN HANDBOOK, 2ND EDITION, 1999, BY THE IRRIGATION TOOLBOX, 1999. R. IRRIGATION DESIGN HANDBOOK, 2ND EDITION, 1999, BY THE IRRIGATION TOOLBOX, 1999. S. IRRIGATION DESIGN HANDBOOK, 2ND EDITION, 1999, BY THE IRRIGATION TOOLBOX, 1999. T. IRRIGATION DESIGN HANDBOOK, 2ND EDITION, 1999, BY THE IRRIGATION TOOLBOX, 1999. U. IRRIGATION DESIGN HANDBOOK, 2ND EDITION, 1999, BY THE IRRIGATION TOOLBOX, 1999. V. IRRIGATION DESIGN HANDBOOK, 2ND EDITION, 1999, BY THE IRRIGATION TOOLBOX, 1999. W. IRRIGATION DESIGN HANDBOOK, 2ND EDITION, 1999, BY THE IRRIGATION TOOLBOX, 1999. X. IRRIGATION DESIGN HANDBOOK, 2ND EDITION, 1999, BY THE IRRIGATION TOOLBOX, 1999. Y. IRRIGATION DESIGN HANDBOOK, 2ND EDITION, 1999, BY THE IRRIGATION TOOLBOX, 1999. Z. IRRIGATION DESIGN HANDBOOK, 2ND EDITION, 1999, BY THE IRRIGATION TOOLBOX, 1999.

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Date: November 29, 2017  
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Signature [Signature]



REVISION	BY

OWNER	17454 CHATSWORTH, LLC.
PROJECT	17454 CHATSWORTH ST., GRANADA HILLS, CA 91344
DRAWING TITLE	PLANTING DETAILS

DATE	NOVEMBER 2017
SCALE	1/8"=1'-0"
DRAWN	
APPROVED	VA
JOB	16-077
SHEET	L-4

Granada Hills Specific Plan  
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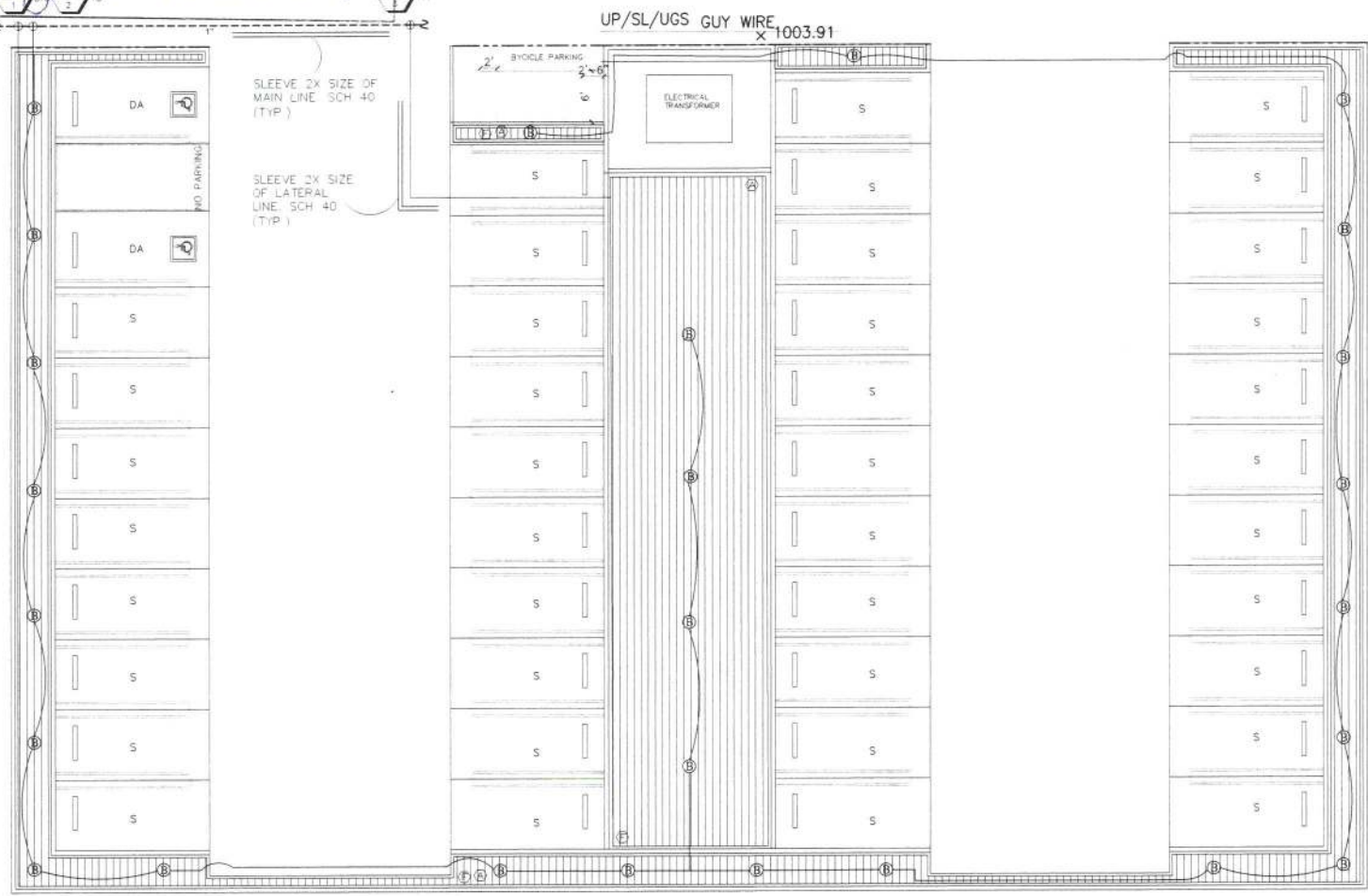
Date: November 29, 2017

Sheet 18 of 27

Signature [Signature]

ALLEY

ENCINO AVE.



IRRIGATION LEGEND

- RAINBIRD XACZ-075-PPF CONTROL ZONE KIT - ATMOSPHERIC REMOTE CONTROL VALVE FOR BUBBLER SYSTEMS
- HUNTER WIRELESS SOLAR SYNC SENSOR, MOUNT UP TO 800' FROM RECEIVER
- HUNTER 1" MASTER VALVE - IBV SERIES VALVE - NORMALLY CLOSED
- HUNTER FCT-100 - 1" FLOW-CLK FLOW SENSOR
- FEBCO 825 V - 1" BACKFLOW PREVENTION UNIT - TO BE INSTALLED IN STAINLESS STEEL ENCLOSURE POWDER COATED COLOR BLACK
- NIBCO BRASS BALL VALVE - LINE SIZE
- FDC FIRE DEPARTMENT CONNECTION - FOR REFERENCE ONLY
- P.O.C. VERIFY LOCATION ON SITE - POINT OF CONNECTION
- 1" PRESSURE MAINLINE LINE CLASS 315 PVC - INSTALL DEPTHS PER DETAIL
- NON-PRESSURE LATERAL LINE SCH. 40 P.V.C. - INSTALL DEPTHS PER DETAIL
- DRIP LINE FLUSH CAP
- HUNTER ICORE IC-600-PL OUTDOOR WALL MOUNT CONTROLLER WITH SOLAR SYNC
- POTABLE WATER METER - LOCATE IN FIELD
- HUNTER PLO-BV MANUAL FLUSH VALVE - PROVIDE 3' OF TUBING AFTER THE BALL VALVE. INSTALL VALVE INSIDE 6" ROUND VALVE BOX, ONE AT THE FAR END OF DIAPHRAGM LATERAL. INSTALL MINIMUM OF ONE FLUSH VALVE PER MAXIMUM OF 800' OF TUBING. MULTIPLE FLUSH VALVES MAY BE REQUIRED WITHIN DIAPHRAGM LAYOUT. ALWAYS INSTALL VALVES IN OPPOSITE DIRECTIONS OF THE PVC/DRIP CONNECTION MANIFOLD. - INSTALL ONE FOR EACH PLANTER AT THE LOW POINT OF THE SYSTEM.
- INSTALL 1 AIR RELIEF VALVE PER SYSTEM AT THE HIGHEST ELEVATION POINT. SEE DETAIL.
- HUNTER PLO-10-18 SUB-SURFACE DIAPHRAGM TUBING 1.0 GPH EMITTERS @ 18" ON CENTER SPACING - ALL TUBING SHALL BE INSTALLED 1" MINIMUM BELOW FINISHED SOIL GRADE W/ 9" WIRE STAKES FIVE (4) FEET ON CENTER. VERIFY THE LAYOUT AND 18" ON CENTER ROW SPACING IN THE FIELD PRIOR TO STARTING WORK. - INSTALL SUB-SURFACE DIAPHRAGM TUBING PER MANUFACTURER'S SPECIFICATIONS.
- BUBBLER HUNTER PCB-50 HEAD ON SCH. 80 NIPPLE EACH SYMBOL REPRESENTS TWO BUBBLERS PER TREE PLACE BUBBLERS AT EDGE OF ROOTBALL ON OPPOSITE SIDES OF TREE TYPICAL. INSTALL BUBBLERS 1" BELOW FINISH GRADE WITHIN PERFORATED PVC DRAIN PIPE
- RAINBIRD XACZ-075-PPF CONTROL ZONE KIT - ATMOSPHERIC REMOTE CONTROL VALVE FOR DRIP SYSTEMS
- NIBCO BRASS LOCKING KEY HOSE BIB - ATTACH TO BUILDING BY PLUMBER
- INSTALL PER LOCAL BUILDING CODE

CITY OF LOS ANGELES LANDSCAPE ORDINANCE IRRIGATION POINTS  
REQUIRED FOR 33,450.8 SQ. FT. PROJECT

TECHNIQUE	TABLE II ITEM #	ITEM	OF POINTS PER TOTAL
Drip/low precipitation circuits	1	2	5
Automatic irrigation controller w/ cycling capacity	3	1	5
Plants on site to remain more than 3 years	6	1000	2
Low area 0% - 15% of landscape area	6	1	10
Rain sensor	4	1	2
TOTAL POINTS			2027

Hydrozone	Plant water use type	Plant factor (PF)	Hydrozone Area (HA) (square feet)	PF x HA (square feet)
1	Moderate	0.4	1,128	541.2
2	Moderate	0.4	26	10.4
3	Low	0.2	1,436	287.2
4	Moderate	0.4	116.5	46.6
5	Moderate	0.4	2	0.8
6	Moderate	0.4	380	152
7	Moderate	0.4	539.5	215.8
8	Moderate	0.4	1,231	492.4
9	High (SPA)	1.0	50	50
SUM			4,918	1,806.1

DIAPHRAGM SUPPLY/EXHAUST LATERAL PIPE SIZING

ZONE FLOW	PIPE SIZE
0 - 5 GPM	DIAPHRAGM TUBING or 1/2" PVC
5 - 8 GPM	3/4" PVC
8 - 13 GPM	1" PVC
13 - 22 GPM	1 1/4" PVC
22 - 30 GPM	1 1/2" PVC

Water Budget Calculation

Maximum Applied Water Allowance (MAWA)  
(50.1)(0.62)(0.55)(4.918)=84,019.6 Gallons  
Estimated Total Water Use (ETWU)  
(50.1)(0.62)(1.18061/0.81)=69,260.6 Gallons  
Allowed=84,019.6 Gallons  
ETWU=69,260.6 Gallons  
The ETWU(69,260.6 Gallons per year) is less than MAWA(84,019.6 Gallons per year), the water budget complies with the MAWA

IRRIGATION PLAN (COMMERCIAL)

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



IRRIGATION NOTES

- DO NOT WILLFULLY INSTALL THE SYSTEM AS DESIGNED. WHEN IT IS OBVIOUS THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WERE NOT KNOWN DURING DESIGNING, SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. OTHERWISE THE IRRIGATION CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- THIS DESIGN IS DIAGRAMMATIC. EQUIPMENT SHOWN IN PAVED AREAS IS FOR CLARIFICATION ONLY, AND IS TO BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE.
- UNLESS OTHERWISE NOTED, 120 VOLT ELECTRICAL POWER FOR CONTROLLER(S) TO BE PROVIDED BY OTHERS. THE IRRIGATION CONTRACTOR WILL MAKE FINAL ELECTRICAL CONNECTION TO AUTOMATIC CONTROLLER(S) FROM OUTLET PROVIDED BY OTHERS.
- ALL WIRES FROM CONTROLLER TO AUTOMATIC VALVES TO BE COPPER, DIRECT BURIAL, MIN. #14 GAUGE. INSTALL IN SAME TRENCH AS MAINLINE PIPING WHERE POSSIBLE. MIN. COVERAGE OVER WIRE TO BE 18" COMMON WIRE TO BE WHITE IN COLOR. CONTROL WIRES TO BE A DIFFERENT COLOR FOR EACH CONTROLLER USED. BUNDLE AND TAPE WIRE TOGETHER MIN. 20" ON CENTER.
- FINAL LOCATIONS FOR BACKFLOW PREVENTER(S) AND CONTROLLER(S) TO BE DETERMINED BY OWNER'S AUTHORIZED REPRESENTATIVE. IN THE FIELD.
- INSTALL ALL EQUIPMENT (VALVES, GATE VALVES, BOXES ETC.) IN PLANTING AREAS ONLY. NOT IN LAWN AREAS.
- PROVIDE MIN. 18" COVERAGE OVER ALL PRESSURE LINES, AND MIN. OF 12" COVERAGE OVER ALL NON-PRESSURE LINES. ALL PIPING UNDER PAVING TO BE MIN. SCHEDULE 40 P.V.C. AND TO HAVE MIN. 24" COVER OVER PIPING.
- IRRIGATION CONTRACTOR TO FLUSH ALL LINES AND ADJUST ALL SPRINKLERS FOR MAXIMUM PERFORMANCE. AND TO PREVENT OVERSPRAY ONTO WALKS, DRIVES, BUILDING, ETC. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT ACTUAL SITE CONDITIONS.
- ALL SHRUBBERY SPRINKLERS ADJACENT TO PARKING LOT OR ALONG WALKS OR ROADS SHALL BE INSTALLED WITH HIGH POP-UP BODIES.
- DIAPHRAGM LINE WILL BE INSTALLED MAXIMUM 6" FROM HARDSURFACE AND WILL BE SPACED AT MAXIMUM 12" ON CENTER FOR ENTIRE PLANTED AREA WHERE SHOWN. ALL TUBING WILL BE CONNECTED TO EITHER P.V.C. HEADER OR TO OTHER TUBING. THERE WILL BE NO "DEAD ENDS." TOP OF DIAPHRAGM LINE WILL BE AT SAME LEVEL AS FINISH GRADE.
- IRRIGATION CONTRACTOR WILL INSTALL SWING CHECK VALVES OR SPRING LOADED CHECK VALVES AS REQUIRED TO ELIMINATE EXCESSIVE DRAINAGE FROM LOW SPRINKLERS. THIS WILL BE IN ADDITION TO ANY CHECK VALVES SHOWN ON PLAN.
- ALL P.V.C. MAINLINE FITTING TO BE "LONG SOCKET" TYPE AS MANUFACTURED BY DURA COMPANY.
- UPON COMPLETION, IRRIGATION CONTRACTOR TO SUPPLY TO OWNER, A COMPLETE SET OF REPRODUCIBLE "AS-BUILT" DRAWINGS. DRAWING WILL SHOW LOCATION OF ALL VALVES, CROSSINGS, QUICK COUPLING VALVES, ETC. EACH CONTROLLER TO HAVE ITS OWN CONTROLLER CHART. CHART WILL CLEARLY SHOW EACH AREA SPRINKLED IN A DIFFERENT COLOR, AND WILL BE LAMINATED BETWEEN 2 LAYERS OF 10MIL. CLEAR PLASTIC.
- THE IRRIGATION SYSTEM SHALL BE FULLY GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. ANY DEFECTIVE MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY IRRIGATION CONTRACTOR AT NO COST TO OWNER.
- AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

- UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
- IDENTIFICATION OF A POTABLE AND NONPOTABLE WATER SYSTEM. IN BUILDINGS WHERE POTABLE WATER AND NONPOTABLE WATER SYSTEMS ARE INSTALLED, EACH SYSTEM SHALL BE CLEARLY IDENTIFIED IN ACCORDANCE WITH SECTION 601.2.1 THROUGH SECTION 602.2.4.  
601.2.1 POTABLE WATER. GREEN BACKGROUND WITH WHITE LETTERING  
601.2.2 COLOR AND INFORMATION. EACH SYSTEM SHALL BE IDENTIFIED WITH A COLORED PIPE OR BAND AND CODED WITH PAINTS, WRAPS, AND MATERIALS COMPATIBLE WITH THE PIPING.
- 2.2.1 ALTERNATE WATER SOURCES. ALTERNATE WATER SOURCE SYSTEMS SHALL HAVE A PURPLE (PANTONE COLOR NO. 512, 522C, OR EQUIVALENT) BACKGROUND WITH UPPERCASE LETTERING AND SHALL BE FIELD OR FACTORY MARKED AS FOLLOWS:  
1) GRAY WATER SYSTEMS SHALL BE MARKED IN ACCORDANCE WITH THIS SECTION WITH THE WORDS "CAUTION. NONPOTABLE GRAY WATER. DO NOT DRINK" IN YELLOW LETTERS (PANTONE 108 OR EQUIVALENT).  
2) RECLAIMED (RECYCLED) WATER SYSTEMS SHALL BE MARKED IN ACCORDANCE WITH THIS SECTION WITH THE WORDS "CAUTION. NONPOTABLE RECLAIMED (RECYCLED) WATER. DO NOT DRINK" IN BLACK LETTERS.  
3) ON SITE TREATED WATER SYSTEMS SHALL BE MARKED IN ACCORDANCE WITH THIS SECTION WITH THE WORDS "CAUTION. ON-SITE TREATED NONPOTABLE WATER. DO NOT DRINK" IN YELLOW LETTERS (PANTONE 108 OR EQUIVALENT).
- RAINWATER CATCHMENT SYSTEMS SHALL BE MARKED IN ACCORDANCE WITH THIS SECTION WITH THE WORDS "CAUTION. NONPOTABLE RAINWATER. DO NOT DRINK" IN YELLOW LETTERS (PANTONE 108 OR EQUIVALENT).
- ALL SPRINKLER HEADS OF THE SAME TYPE SHALL BE OF THE SAME MANUFACTURER.
- OVERHEAD IRRIGATION SHALL NOT BE PERMITTED WITHIN 24-INCHES OF ANY NON-PERMEABLE SURFACE.

RAIN / ET SENSOR PLACEMENT NOTE

THE RAIN SENSOR SHALL BE INSTALLED ON THE SOUTH OR SOUTHWESTERN FACING AREA OF THE ROOF. THE AREA SELECTED SHALL BE IN A CLEAR OPEN AREA OF THE ROOF NOT EFFECTED BY SHADE FROM ANOTHER BUILDING OR TREE. THE CONTRACTOR SHALL INSTALL THE SENSOR ON AN EAVE OR FASCIA BOARD PER THE DIRECTION OF THE LANDSCAPE ARCHITECT. ALL WIRING SHALL BE CONCEALED PER THE DIRECTION OF THE LANDSCAPE ARCHITECT EITHER WITHIN PVC CONDUIT OR OTHER MEANS AS DIRECTED BY THE LANDSCAPE ARCHITECT.

REVISION	BY

OWNER

17454 CHATSWORTH, LLC.

PROJECT

17454 CHATSWORTH ST.,  
GRANADA HILLS, CA 91344

DRAWING TITLE

IRRIGATION PLAN  
(COMMERCIAL)

DATE: NOVEMBER 2017

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

DRAWN: [Signature]

APPROVED: [Signature]

JOB: 16-077

SHEET: L-5

SHEETS

REFER TO SHEET L-4



Granada Hills Specific Plan  
FOR DISTRIBUTION  
TO THE DRB

Case No.: TBD at filing appt.

Date: November 29, 2017

Sheet 19 of 27

Signature [Handwritten Signature]

# IRRIGATION PLAN

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



GRANADA HILLS SPECIFIC PLAN  
FOR DISTRIBUTION TO THE DRB  
NOVEMBER 2017

REVISION	BY

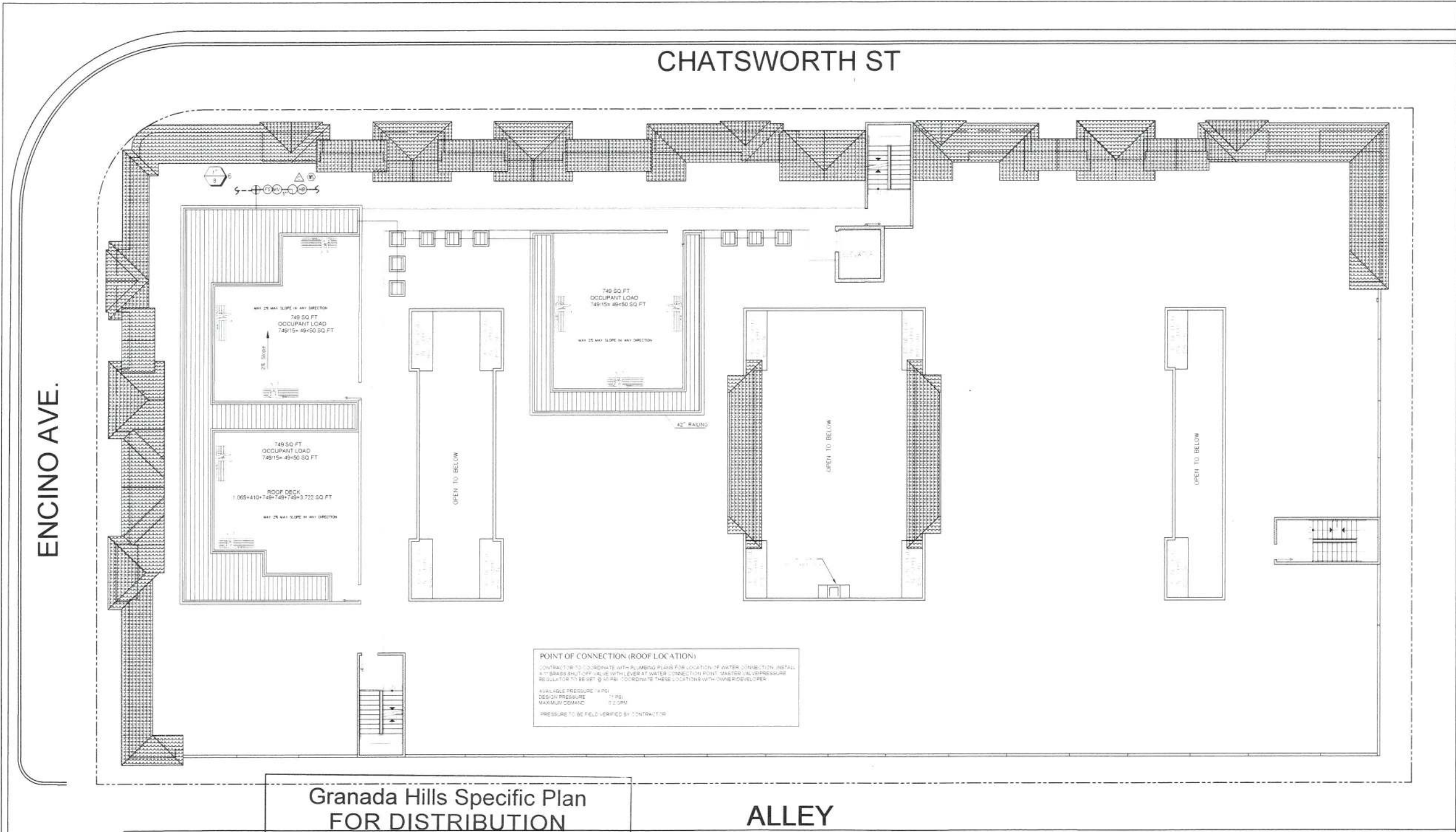
OWNER  
17454 CHATSWORTH, LLC.

PROJECT  
17454 CHATSWORTH ST.,  
GRANADA HILLS, CA 91344

DRAWING TITLE  
IRRIGATION PLAN

DATE: NOVEMBER 2017  
SCALE: 1/8"=1'-0"  
DRAWN:  
APPROVED: VA  
JOB: 16-877

SHEET  
L-6  
SHEETS



LEGEND

REFER TO SHEET L-4



REVISION	BY

OWNER  
17454 CHATSWORTH, LLC.

PROJECT  
17454 CHATSWORTH ST.,  
GRANADA HILLS, CA 91344

DRAWING TITLE  
ROOF IRRIGATION PLAN

DATE:	NOVEMBER 2017
SCALE:	1/8"=1'-0"
DRAWN:	
APPROVED:	VA
JOB:	18-877
SHEET:	L-7
SHEETS	

Granada Hills Specific Plan  
FOR DISTRIBUTION  
TO THE DRB

Case No.: TBD at filing appt.

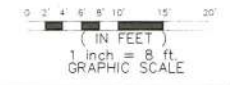
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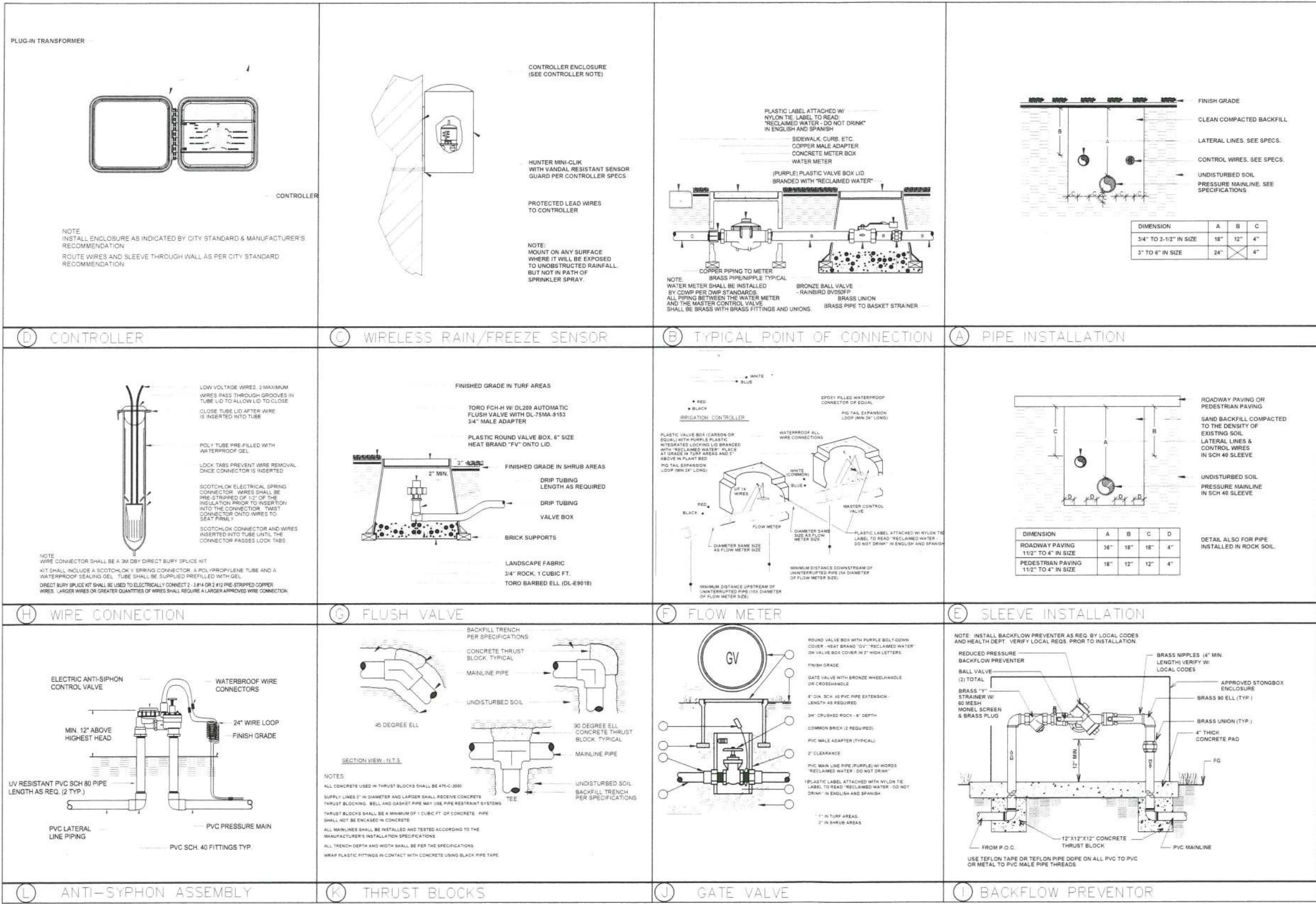
Sheet 20 of 27

Signature [Signature]

ROOF IRRIGATION PLAN

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





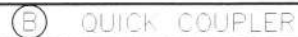
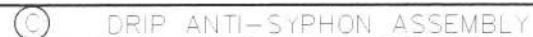
Granada Hills Specific Plan  
FOR DISTRIBUTION  
TO THE DRB

Case No.: TBD at filing appt.

Date: November 29, 2017

Sheet 21 of 27

Signature: *[Signature]*



Signature Kayla Dyer

IRRIGATION SYSTEM

I. SCOPE

Provide all labor, materials, transportation, and services necessary to furnish and install irrigation system as shown on the drawings and described herein.

II. QUALITY ASSURANCE AND REQUIREMENTS

- A. Permits and Fees:  
The contractor shall obtain and pay for any and all permits and all inspections as required.
- B. Manufacturers Directions:  
Manufacturers directions and detailed drawings shall be followed in all cases where the manufacturers of articles used in this contract furnish directions covering points not shown in the drawings and
- C. Open Access and Regulations:  
All local, municipal and state laws, and 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. Anything contained in these specifications shall not be construed to conflict with any of the above rules and regulations or requirements of the same. However, when these specifications and drawings call for or describe materials, workmanship, or construction of a better quality, higher standards, or larger size than is required by the above rules and regulations, the provisions of these specifications and drawings shall prevail.
- D. Disputes and Arbitration:  
1. Due to the scale of drawings, it is not possible to indicate all offsets, fittings, sleeves, etc. which may be required. The contractor shall carefully investigate the structural and finished conditions affecting all of his work and plan his work accordingly, furnishing such fittings, etc. as may be required to meet such conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflicts between irrigation systems, planting and architectural features.
2. The word Architect as used herein shall refer to the Owners authorized representative.
3. All work called for on the drawings by notes or details shall be furnished and installed whether or not specifically mentioned in the specifications.
4. The contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences or discrepancies in area dimensions exist that might not have been considered. Such obstructions or differences should be brought to the attention of the Owners authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any

- III. SUBMITTALS
- A. Material List:  
1. The contractor shall furnish the articles, equipment, materials or processes specified by name in the drawings and specifications. No substitution will be allowed without prior written approval by the Architect.
2. Complete material list shall be submitted prior to performing any work. Material list shall include the manufacturer, model number and description of all materials and equipment to be used.
3. Equipment or materials installed or furnished without prior approval of the Architect may be rejected and the contractor required to remove such materials from the site at his own expense.
4. Approval of any item, alternate or substitute indicates only that the product or products apparently meet the requirements of the drawings and specifications on the basis of the information or samples submitted.
5. Manufacturers warranties shall not relieve the contractor of his liability under the guarantee. Such warranties shall only supplement the guarantee.
- B. Record and As-Built Drawings:  
1. The contractor shall provide and keep up to date a complete as-built record set of blue line ozalid prints which shall be corrected daily and show every change from the original drawings and specifications and the exact as-built locations, sizes, and kinds of equipment. Prints for this purpose may be obtained from the Architect at cost. This set of drawings shall be kept on the site and shall be used only as a record set.
2. These drawings shall also serve as work progress sheets, and the contractor shall make neat and legible annotations thereon daily as the work proceeds, showing the work as actually installed. These drawings shall be available at all times for the inspection and shall be kept in a location designated by the Architect.
3. Before the date of the final inspection, the contractor shall transfer all information from the as-built prints to an ozalid sepia, procured from the Architect. All work shall be neat, in ink, and subject to the approval of the Architect. The contractor shall dimension from two (2) permanent points of reference, building corners, sidewalks, or road intersections, etc., the location of the following items:

- a. Connection to existing water lines.  
b. Connection to existing electrical power.  
c. Gate valves.  
d. Routing of sprinkler pressure lines (dimension maximum 100 feet along routing).  
e. Sprinkler control valves.  
f. Routing of control wiring.  
g. Quick coupling valves.  
h. Other related equipment as directed by the Architect.
- C. Controller Charts:  
1. As-built drawings shall be approved by the Architect before controller charts are prepared.
2. Provide one controller chart for each controller supplied.
3. The chart shall show the area controlled by the automatic controller and shall be the maximum size which the controller door will allow.
4. The chart is to be a reduced drawing of the actual as-built system. However, in the event the controller sequence is not legible when the drawing is reduced, it shall be enlarged to a size that will be readable.
5. All related charts shall be a black line or blue line ozalid print and a different color shall be used to indicate the area of coverage for each station.
6. When completed and approved, the chart shall be hermetically sealed between two pieces of plastic, each piece being a minimum 10 mils.
7. These charts shall be completed and approved prior to final inspection of the irrigation system.

- D. Operation and Maintenance Manuals:  
1. Prepare and deliver to the Architect within ten calendar days prior to completion of the construction, two hard cover binders with three rings containing the following information:  
a. Index sheet stating contractors address and telephone number, list of equipment with name and addresses of local manufacturers representatives.  
b. Catalog and parts sheets on every material and equipment installed under this contract.  
c. Guarantee statement.  
d. Complete operating and maintenance instruction on all major equipment.
2. In addition to the above mentioned maintenance manuals, provide the Owners maintenance personnel with instructions for major equipment and show evidence in writing to the Architect at the conclusion of the project that this service has been rendered.

- E. Equipment to be Furnished:  
1. Supply as a part of this contract the following tools:  
a. Two (2) sets of special tools required for removing, disassembling and adjusting each type of sprinkler and valve supplied on this project.  
b. Two (2) five foot valve keys for operation of gate valves.  
c. Two (2) keys for each automatic controller.  
d. Two (2) quick coupler keys and matching hose swivels for each type of quick coupling valve installed.
2. The above mentioned equipment shall be turned over to the Owner at the conclusion of the project. Before final inspection can occur, evidence that the Owner has received material must be shown to the Architect.

- IV. PRODUCT DELIVERY, STORAGE AND HANDLING
- A. Handling of PVC Pipe and Fittings:  
The contractor is cautioned to exercise care in handling, loading, unloading and storing of PVC pipe and fittings. All PVC pipe shall be transported in a vehicle which allows the length of pipe to lie flat so as not to subject it to undue bending or concentrated external load at any point. Any section of pipe that has been dented or damaged will be discarded and, if installed, shall be replaced with new piping.

- V. GUARANTEE
- A. The guarantee for the sprinkler irrigation system shall be made in accordance with the attached form. The general conditions and supplementary conditions of these specifications shall be filed with the Owner or his representative prior to acceptance of the irrigation system.
- B. A copy of the guarantee form shall be included in the operations and maintenance manual.

- C. The guarantee form shall be re-typed onto the contractors letterhead and contain the following information:

GUARANTEE FOR SPRINKLER IRRIGATION SYSTEM

We hereby guarantee that the sprinkler irrigation system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications, ordinary wear and tear and unusual abuse or neglect excepted. We agree to repair or replace any defects in material or workmanship which may develop during the period of one year from date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner. We shall make such repairs or replacements within a reasonable time after receipt of written notice from the Owner, we authorize the Owner to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefor upon demand.

PROJECT: \_\_\_\_\_  
LOCATION: \_\_\_\_\_  
COMPANY: \_\_\_\_\_  
SIGNED: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
DATE OF ACCEPTANCE: \_\_\_\_\_

VI. MATERIALS

- A. General: Use only new materials of brands and types noted on drawings, specified herein, or approved equals.
- B. PVC Pressure Main Line Pipe and Fittings:  
1. Pressure main line piping for sizes 2 inches and larger, shall be PVC Class 315.  
2. Pipe shall be made from an NSF approved Type I, Grade I, PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements as set forth in Federal Specification PS-22-70, with an appropriate standard dimension (S.D.R.). (Solvent-weld Pipe).  
3. Pressure main line piping for sizes 1-1/2 inches and smaller shall be PVC Schedule 40 with solvent welded joints.  
4. Pipe shall be made from NSF approved Type I, Grade I, PVC compound conforming to ASTM resin specification 1785. All pipe must meet requirements as set forth in Federal Specification PS-21-70. (Solvent-weld Pipe).  
5. PVC solvent-weld fittings shall be Schedule 40, 1-2, II-4 NSF approved conforming to ASTM test procedure D2465.  
6. Solvent cement and primer for PVC solvent-weld pipe and fittings shall be of type and installation methods prescribed by the manufacturer.

7. All PVC pipe must bear the following markings:  
a. Manufacturers name  
b. Nominal pipe size  
c. Schedule or class  
d. Pressure rating in P.S.I.  
e. NSF (National Sanitation Foundation) approval  
f. Date of extrusion
8. All fittings shall bear the manufacturers name or trademark, material designation, size applicable I.P.S. schedule and NSF seal of approval.
- C. PVC Non-Pressure Lateral Line Piping:  
1. Non-pressure buried lateral line piping shall be PVC class 200 with solvent-weld joints.  
2. Pipe shall be made from NSF approved, Type I, Grade I, PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements as set forth in Federal Specification PS-22-70, with an appropriate standard dimension ratio.  
3. Except as noted in paragraph 1 and 2 of section 2.01C, all requirements for non-pressure lateral line pipe and fittings shall be the same as for solvent-weld pressure main line pipe and fittings as set forth in section 2.01B of these specifications.

- D. Brass Pipe and Fittings:  
1. Where indicated on the drawings, use red brass screwed pipe conforming to Federal Specification number WW-P-351.  
2. Fittings shall be red brass conforming to Federal Specification number WW-P-460.
- E. Galvanized Pipe Fittings:  
1. Where indicated on the drawings, use galvanized steel pipe ASA Schedule 40 mild steel screwed pipe.  
2. Fittings shall be medium galvanized screwed beaded malleable iron. Galvanized couplings may be merchant coupling.

3. All galvanized pipe and fittings installed below grade shall be painted with two (2) coats of Koppers number 58 Blumastic.
- F. Gate Valves:  
1. Gate Valves 3 inch and smaller shall be 125 lb. SWP bronze gate valve with screw-in bonnet, nonrising stem and solid wedge disc.  
2. Gate valves 3 inch and smaller shall have threaded ends and shall be equipped with a bronze handwheel.  
3. Gate valves 3 inch and smaller shall be similar to those manufactured by Nibco or approved equal.  
4. All gate valves shall be installed per installation detail.

- G. Quick Coupling Valves:  
1. Quick coupling valves shall have a brass two-piece body designed for working pressure of 150 P.S.I., operable with quick coupler. Key size and type shall be as shown on plans.
- H. Backflow Prevention Units:  
1. Backflow preventers and or vacuum breakers shall be of size and type as indicated on the drawings. All sprinkler irrigation systems that are using water from the potable water system shall require backflow prevention. All backflow prevention units shall be installed in accordance with the requirements set forth by local codes and the County Health Department.  
2. Sprinkler irrigation systems which use water from the reclaimed water system will not require backflow prevention. However, all pressure main line piping receiving water from the reclaimed water system shall be of an approved type of purple pipe approved warning tape. Refer to reclaimed water notes for additional information.

- I. Anti-Drain Valves:  
1. Anti-drain valves shall be of heavy duty virgin PVC construction with F.I.P. thread inlet and outlet. Internal parts shall be stainless steel and neoprene. Anti-drain valve shall be field adjustable against drawout from 5 to 40 feet of head. Anti-drain valve shall be similar to the Valcon ADV or approved equal.
- J. Control Wiring:  
1. Connections between the automatic controllers and the electric control valves shall be made with direct burial copper wire AWG-U.F. 600 volt. Pilot wires shall be a different color wire for each automatic controller. Common wires shall be white with a different color stripe for each automatic controller. Install in accordance with valve manufacturers specification and wire chart. In no case shall wire size be less than number 14.  
2. Wiring shall occupy the same trench and shall be installed along the same route as pressure supply or lateral lines wherever possible.  
3. Where more than one (1) wire is placed in a trench, the wiring shall be taped together at intervals of ten (10) feet.  
4. An expansion curl should be provided within three (3) feet of each wire connection and at least every one hundred (100) feet of wire length on runs more than one hundred (100) feet in length. Expansion curls shall be formed by wrapping at least five (5) turns of wire around a one-inch in diameter pipe then withdrawing the pipe.  
5. All splices shall be made with Scotch-Lok #3576 Connector Sealing Packs, Pen-Tite wire connector, or approved equal. Use on splice per connector sealing pack.  
6. Field splices between the automatic controller and electrical control valves will not be allowed without prior approval of the Architect.

- K. Automatic Controllers:  
1. Automatic controllers shall be of size and type shown on the plans.  
2. Final location of automatic controllers shall be approved by the Owners authorized representative.  
3. Unless otherwise noted on the plans, the 120v volt electrical power to the automatic controller location to be furnished by others. The final electrical hook-up shall be the responsibility of the irrigation contractor.

- L. Electric Control Valves:  
1. All electric control valves shall be the same manufacturer as the automatic controllers, or per plan.  
2. All electric control valves shall have a manual flow adjustment.  
3. Provide and install one control valve box for each electric control valve.

- M. Control Valve Boxes:  
1. Use 9 inch x 24 inch round box for all gate valves, Brooks number 9 or approved equal.  
2. Use 9-1/2 inch x 16 inch x 11 inch rectangular box for all electrical control valves, Carson Industries 1419-12B or approved equal.

- N. Sprinkler Heads:  
1. All sprinkler heads shall be of the same size, type and deliver the same rate of precipitation with diameter (or radius) of throw, pressure, and discharge as shown on the plants and or specified in these special provisions.  
2. Spray heads shall have a screw adjustment.  
3. Riser units shall be fabricated in accordance with the details shown on the plans.  
4. Riser nipples for all sprinkler heads shall be the same size as the riser opening in the sprinkler body.  
5. All sprinkler heads of the same type shall be of the same manufacturer.  
6. Overhead irrigation shall not be permitted within 24-inches of any non-permeable surface.

VII. INSPECTION

- A. Site Conditions:  
1. All scaled dimensions are approximate. The contractor shall check and verify all size dimensions and receive Architects approval prior to proceeding with work under this section.  
2. Exercise extreme care in excavating and working near existing utilities. Contractor shall be responsible for damages to utilities which are caused by his operations or neglect. Check existing utilities drawings for existing utility locations.  
3. Coordinate installation of sprinkler irrigation materials, including pipe, so there shall be NO interference with utilities or other construction or difficulty in planting trees, shrubs, and ground covers.  
4. The contractor shall carefully check all grades to satisfy himself that he may safely proceed before starting work on the sprinkler irrigation system.

VIII. PREPARATION

- A. Physical Layout:  
1. Prior to installation, the contractor shall stake out all pressure supply lines, routing and location of sprinkler heads.  
2. All layout shall be approved by Architect prior to installation.
- B. Water Supply:  
1. Sprinkler irrigation system shall be connected to water supply point of connection as indicated on the drawings.  
2. Connections shall be made at approximate locations as shown on drawings. Contractor is responsible for minor changes caused by actual site conditions.
- C. Electrical Supply:  
1. Electrical connections for automatic controller shall be made to electrical points of connection as indicated on the drawings.  
2. Connections shall be made at approximate locations as shown on drawings. Contractor is responsible for minor changes caused by actual site conditions.

IX. INSTALLATION

- A. Trenching:  
1. Dig trenches straight and support pipe continuously on bottom of trench. Lay pipe to an even grade. Trenching excavation shall follow layout indicated on drawings and as noted.  
2. Provide for a minimum of eighteen (18) inches cover for all pressure supply lines.  
3. Provide for a minimum cover of twelve (12) inches for all non-pressure lines.  
4. Provide for a minimum cover of eighteen (18) inches for all control wiring.
- B. Backfilling:  
1. The trenches shall not be backfilled until all required tests are performed. Trenches shall be carefully backfilled with the excavated materials approved for backfilling, consisting of earth, loam, sandy clay, sand, or other approved materials, free from clods of earth or stones. Backfill shall be mechanically compacted in landscaped areas to a dry density equal to adjacent undisturbed soil in planting areas. Backfill will conform to adjacent grades without dips, sunken areas, humps or other surface irregularities.  
2. A fine granular material backfill will be initially placed on all lines. No foreign matter larger than one-half (1/2) inch in size will be permitted in the initial backfill.  
3. Flooding of trenches will be permitted only with approval of the Architect.  
4. If settlement occurs and subsequent adjustments in pipe, valves, sprinkler heads, lawn or planting, or other construction area is necessary, the contractor shall make all required adjustments without cost to the Owner.

- C. Trenching and Backfill Under Paving:  
1. Trenches located under areas where paving, asphaltic concrete or concrete will be installed shall be backfilled with sand (a layer six (6) inches below the pipe and three (3) inches above the pipe) and compacted in layers to different compaction, using manual or mechanical tamping devices. Trenches for piping shall be compacted to equal the compaction of the existing adjacent undisturbed soil And shall be left in a firm unyielding condition. All trenches shall be left flush with the adjoining grade. The sprinkler irrigation contractor shall set in place, cap and pressure test all piping under paving prior to the paving work.  
2. Generally, piping under existing walks is done by jacking, boring or hydraulic driving, but where any cutting or breaking of sidewalks and/or concrete is necessary, it shall be done and replaced by the contractor as part of the contract cost. Permission to cut or break sidewalks and/or concrete shall be obtained from the Architect. No hydraulic driving will be permitted under concrete paving.

- D. Assemblies:  
1. Routing of sprinkler irrigation lines as indicated on the drawings is diagrammatic. Install lines (and various assemblies) in such a manner as to conform with the details per plans.  
2. Install NO multiple assemblies on plastic lines. Provide each assembly with its own outlet.  
3. Install all assemblies specified herein in accordance with respective detail. In absence of detail drawings or specifications pertaining to specific items required to complete work, perform such work in accordance with best standard practice with prior approval of Architect.  
4. PVC pipe and fittings shall be thoroughly cleaned of dirt, dust and moisture before installation. Installation and solvent welding methods shall be as recommended by the pipe and fitting manufacturer.  
5. On PVC to metal connections, the contractor shall work the metal connections first. Teflon tape or approved equal shall be used on all threaded PVC to PVC, and on all threaded PVC to metal joints. Light wrench pressure is all that is required. Where threaded PVC connections are required, use threaded PVC adapters into which the pipe may be welded.

- E. Line Clearance:  
All lines shall have a minimum clearance of six (6) inches from each other and from lines of other trades. Parallel lines shall not be installed directly over one another.
- F. Automatic Controller:  
Install as per manufacturers instructions. Remote control valves shall be connected to controller in numerical sequence as shown on the drawings.
- G. High Voltage Wiring for Automatic Controller:  
1. 120 volt power connection to the automatic controller shall be provided by the irrigation contractor.  
2. All electrical work shall conform to local codes, ordinances, and union authorities having jurisdiction.

- H. Remote Control Valves:  
Install where shown on drawings and details. When grouped together, allow at least twelve (12) inches between valves. Install each remote control valve in a separate valve box. The irrigation controller letter and the valve station number shall be placed on a plastic identity tag and attached to the valve wires. The valve box shall be branded on the cover with the same information.
- I. Flushing of System:  
1. After all new sprinkler pipe lines and risers are in place and connected. All necessary diversion work has been completed, and prior to installation of sprinkler heads, the control valves shall be opened and a full head of water used to flush out the system.  
2. Sprinkler heads shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the Architect.

- J. Sprinkler Heads:  
1. Install the sprinkler heads as designated on the drawings. Sprinkler heads to be installed in this work shall be equivalent in all respects to those itemized.  
2. Spacing of heads shall not exceed the maximum indicated on the drawings. In no case shall the spacing exceed the maximum recommended by the manufacturer.

X. TEMPORARY REPAIRS

The Owner reserves the right to make temporary repairs as necessary to keep the sprinkler system equipment in operating condition. The exercise of this right by the Builder-Developer shall not relieve the contractor of his responsibilities under the terms of the guarantee as herein specified.

XI. EXISTING TREES

Where it is necessary to excavate adjacent to existing trees, the contractor shall use all possible care to avoid injury to trees and tree roots. Excavation in areas where two (2) inch and larger roots occur shall be done by hand. All roots two (2) inches and larger in diameter, except directly in the path of pipe or conduit, shall be tunneled under and shall be heavily wrapped with burlap to prevent scarring or excessive drying. Where a ditching machine is run close to trees having roots smaller than two (2) inches in diameter, the wall of the trench adjacent to the tree shall be hand trimmed, making clean cuts thorough. Roots one (1) inch and larger in diameter shall be painted with two coats of Tree Seal, or equal. Trenches adjacent to trees should be closed within twenty-four (24) hours; and where this is not possible, the sides of the trench adjacent to the tree shall be kept shaded with burlap or canvas.

XII. FIELD QUALITY CONTROL

- A. Adjustment of the System:  
1. The contractor shall flush and adjust all sprinkler heads for optimum performance and prevent overspray onto walks, roadways, and buildings as much as possible.  
2. It is determined that adjustments in the irrigation equipment will probably be required. If adequate cover, the contractor shall make such adjustments prior to planting. Adjustments may also include changes in nozzle sizes and degrees of arc as required.  
3. Lowering raised sprinkler heads by the contractor shall be accomplished within ten (10) days after notification by Owner.  
4. All sprinkler heads shall be set perpendicular to finished grades unless otherwise designated on the plans.
- B. Testing of Irrigation system:  
1. The contractor shall request the presence of the Architect in writing at least 72 hours in advance of testing.  
2. Test all pressure lines under hydrostatic pressure of 150 lbs. per square inch and prove watertight. Note: Testing of pressure main lines shall occur prior to installation of remote control valves.  
3. All piping under paved areas shall be tested under hydrostatic pressure of 150 lbs. per square inch, and proved watertight, prior to paving.  
4. Sustain pressure in lines for not less than two (2) hours. If leaks develop, replace joints and repeat test until entire system is proven watertight.  
5. All hydrostatic tests shall be made only in the presence of the Architect or other duly authorized representative of the Owner. No pipe shall be backfilled until it has been inspected, tested and approved in writing.  
6. Furnish necessary force pump and all other test equipment.  
7. When the sprinkler irrigation system is completed, perform a coverage test in the presence of the Architect to determine if the water coverage for planting areas is complete and adequate. Furnish all materials and perform all work required to correct any inadequacies of coverage due to deviations from plans, or where he system has been willfully installed as indicated on the drawings when it is obviously inadequate, without bringing this to the attention of the Architect. This test shall be accomplished before any ground cover is planted.  
8. Upon completion of each phase of work, entire system shall be tested and adjusted to meet site requirements.

XIII. MAINTENANCE

- A. The entire sprinkler irrigation system shall be under full automatic operation for a period of seven (7) days prior to any planting.  
B. The Architect reserves the right to waive or shorten the operation period.

XIV. CLEAN-UP

Clean-up shall be made as each portion of work progresses. Refuse and excess dirt shall be removed from the site, all walks and paving shall be broomed or washed down, and any damage sustained on the work of others shall be repaired to original conditions.

XV. FINAL INSPECTION PRIOR TO ACCEPTANCE

- A. The contractor shall operate each system in its entirety for the Architect at time of final inspection. Any items deemed not acceptable by the inspector shall be reworked to the complete satisfaction of the Architect.  
B. The contractor shall show evidence to the Architect that the Owner has received all accessories, charts, record drawings, and equipment as required before final inspection can occur.

XVI. FINAL INSPECTION SCHEDULE

- A. Contractor shall be responsible for notifying the Architect in advance for the following inspections, according to the time indicated:  
1. Pre-job Conference - 7 days  
2. Pressure supply line installation and testing - 72 hours  
3. Automatic controller installation - 72 hours  
4. Control wire installation - 72 hours  
5. Lateral line and sprinkler installation - 72 hours  
6. Coverage test - 72 hours  
7. Final inspection - 7 days
- B. When inspections have been conducted by other than the Architect show evidence of when and by whom these inspections were made.  
C. No inspection will commence without as-built drawings. In the event the contractor calls for an inspection without as-built drawings, without complying with previously noted corrections, or without preparing the system for inspection, he shall be responsible for reimbursing the Architect at the rate of \$75.00 per hour portal to portal (plus transportation costs) for the inconvenience. No further inspections will be scheduled until this charge has been paid.



REVISION	BY

OWNER  
17454 CHATSWORTH ST.,  
GRANADA HILLS, CA 91344

PROJECT  
IRRIGATION  
SPECIFICATIONS

DRAWING TITLE  
IRRIGATION  
SPECIFICATIONS

DATE: NOVEMBER 2017  
SCALE: 1/8"=1'-0"  
DRAWN:  
APPROVED: VA  
JOB: 16-877  
SHEET  
L-10  
SHEETS

Case No.: TBD at filing appt.  
Date: November 29, 2017  
Sheet 23 of 37  
Signature: [Signature]  
Title: [Title]

Granada Hills Specific Plan  
FOR DISTRIBUTION  
TO THE DRB

PLANTING SPECIFICATIONS

I. SCOPE

Furnish all material, labor, transportation, equipment, and property to complete the landscaping of the planting areas shown on the drawings, or reasonably implied to complete the construction. Included as a part of the work of this Section, but not necessarily limited by it, are the following items:  
A. Pre-planting weed control of all planting areas.  
B. Soil preparation and fine grading of all planting areas, including the addition of soil amendments.  
C. Preparation of all planting and specimen tree holes.  
D. Furnishing and installation of all plant materials.  
E. Furnishing and installation of all required planting backfill materials, tree stakes, guy wires, and miscellaneous material.  
F. Providing maintenance for ninety (90) continuous calendar days after acceptance of construction.  
G. Guarantee and replacement.

II. MATERIALS

All materials shall be of standard, approved and first grade quality and shall be in prime conditions when installed and accepted. Any commercially processed or packaged material shall be delivered to the site in the original unopened container bearing the manufacturers guaranteed analysis. Contractor shall supply Owner with a sample of all supplied materials accompanied by analytical data from an approved laboratory source illustrating compliance or bearing the manufacturers guaranteed analysis.

- A. Topsoil:  
Topsoil, as required, shall be obtained from on site excavations.  
B. Soil Conditioners and Fertilizers:  
Soil conditioners may include any or all of the specific conditioners herein specified.  
1. Nitrogen stabilized organic amendment.  
Amendment shall be fir or cedar sawdust. Source shall be derived from wood of fir or wood of cedar containing the following physical properties:

Percent Passing	Sieve Size
95-100	6.33 mm (1/4 inch)
80-100	2.38 (No. 8, 8 mesh)
0-30	500 Micron (No. 35, 32 mesh)

Chemistry shall be:  
Nitrogen Content (dry weight) - 0.65% - 0.84%  
Iron Content - Minimum 0.06 % dilute acid soluble Fe. on dry weight basis.  
Soluble Salts - Maximum 3.5 Millimohos centimeter at 25 degrees centigrade as determined by saturation extract method.  
Ash - (dry weight) 0 - 6.0%  
2. Other Materials:

Fertilizer shall be delivered to the site in the original unopened containers and of commercial grade, uniform in composition, dry and free flowing, of the following analysis  
a. Gro-Power Plus  
b. Gro-Power planting tablets  
c. As Specified  
C. Tree Support:

Materials for staking and guying shall be as follows:  
1. Support stakes shall be lodge pole pine stakes. Length as determined to facilitate upright stand as described.  
2. Ties: Elastic webbing, polyethylene tape, or Owner approved tie.  
3. Guy wire, steel guy anchor and plastic hose tie of adequate size and length to safely support tree.

D. Miscellaneous Materials:  
Sand: Washed river sand or equal.  
Post Emergent Weed Killer: Paraquat, Roundup, or Owner approved herbicide.  
Tree Wound Paint: As approved.  
Fiber: Wood cellulose mulching fiber Conweb or equal.  
Chemical Additive: Seed germinating additive CPA 4000 or equal.

1. Nomenclature:  
The scientific and common names of plants herein specified conform with the approved names given in A Checklist of Woody Ornamental Plants in California, Manual 32, published by the University of California School of Agriculture (1963).  
2. Plant List for Bid:  
The contractor is herein referred to the landscape plans for the plant material selection and the requirements of this section of the specifications. Container sizes, unless otherwise stated, have been used to indicate the size of the plant material required.

3. Labeling/Delivery:  
Each group of plant materials delivered to the site shall be clearly labeled as to species, variety and nursery source; however, determination of plant species or variety will be made by the Landscape Architect, and his decision will be final.  
The contractor shall notify the Landscape Architect 72 hours in advance of delivery of all plant materials and shall submit an itemized list of the plants in each delivery.

As a convenience to the contractor, the Landscape Architect upon request, will inspect box size material at the source nursery prior to delivery at the cost of the contractor. Said source nurseries shall be reasonably close to the project site as determined by the Landscape Architect. Plant material so inspected shall arrive at the project site in an undamaged condition.

4. Quality and Size:  
Plants shall be in accordance with the California State Department of Agriculture's regulation for nursery inspections, rules and grading. All plants shall have a normal habit of growth and shall be sound, healthy, vigorous, and free of insect infestations, plant diseases, sun scalds, fresh abrasions of the bark, excessive abrasions, or other objectionable disfigurements. Tree trunks shall be sturdy and well (hardened off). All plants shall have normally well - developed branch systems and vigorous and fibrous root systems which are not root or pot bound. In the event of disagreement as to condition of root system, the root condition of the plants furnished by the contractor in containers will be determined by removal of earth from the roots of not less than two plants or more than two percent of the total number of plants of each species or variety. Where container grown plants are from several sources, the roots of not less than two plants of each species or variety from each source will be inspected. In case the sample plants inspected are found to be defective, the Landscape Architect reserves the right to reject the entire lot or lots of plants represented by the defective samples. The Landscape Architect is the sole judge as to acceptability. Any plants rendered unsuitable for planting because of this inspection will be considered as samples and will be provided at the expense of the contractor.  
The size of the plants will correspond with that normally expected for species and variety of commercially available nursery stock, or as specified in the Special Conditions or drawings. The minimum acceptable size of all plants, measured before pruning with the branches in normal position, shall conform with the measurements, if any specified on the drawings in the list of plants to be furnished. Plants larger in size than specified may be used with the approval of the Landscape Architect, but the use of larger plants will make no change in contract price. If the use of larger plants is approved, the ball of earth or spread of roots for each plant will be increased proportionately.

5. Rejection or Substitutions:  
All plants not conforming to the requirements herein specified, shall be considered defective, and such plants, whether in place or not, shall be marked as rejected and immediately removed from the site of the work and replaced with new plants at the contractors expense. The plants shall be of the species, variety, size and condition specified herein or as shown on the drawings. Under no condition will there be any substitution of plants or sizes of those listed on the accompanying plans, except with the expressed consent of the Landscape Architect.  
6. Pruning:  
At no time shall trees or plant material be pruned, trimmed or topped prior to delivery and any alteration of their shape shall be conducted only with the approval and when in the presence of the Landscape Architect and as noted in the Planting Specifications.

7. Protection:  
All plants at all times shall be handled and stored so that they are adequately protected from drying out, from wind burn, or from any other injury.  
8. Right of Inspection:  
The Landscape Architect reserves the right to approve or reject at any time upon delivery or during the work any or all plant material regarding size, variety or condition.

E. Seed:

All seed used shall be labeled and shall be furnished in sealed standard containers with signed copies of a statement from the vendor, certifying that each container of seed delivered is fully labeled in accordance with the California State Agricultural Code and is equal to or better than the requirements of these specifications.

F. Hydro-Mulching Materials:

The hydro-mulch mix shall consist of wood cellulose mulching fiber, Conweb mulching fiber or equal.

G. Hydro-Mulching Application:

Equipment: Hydraulic equipment used for the application of the fertilizer, seed and slurry of prepared wood pulp shall be of the Super Hydroseeder type as approved by the Landscape Architect. This equipment shall have a built-in agitation system and operating capacity sufficient to agitate, suspend and homogeneously mix a slurry containing not less than 40 lbs. of fiber mulch plus a combined total of 7 lbs. fertilizer solids for each 100 gallons of water. The slurry distribution lines shall be large enough to prevent stoppage and shall be equipped with a set of hydraulic spray nozzles which will provide a continuous non-fluctuating discharge. The slurry tank shall have a minimum capacity of 1,500 gallons and shall be mounted on a traveling unit, either self-propelled or drawn by a separate unit, which will place the slurry tank and spray nozzles within sufficient proximity to the areas to be seeded.

III. GRADING AND SOIL PREPARATION

The general subsoil grading, deep ripping, tilling, and establishment of the rough grade will be done by others, under a separate contract. Other work such as fine grading, cultivation (and in some cases, addition of topsoil) and/or soil conditioners are required to prepare the finish grade. After approximate finished grades have been established, soil shall be conditioned and fertilized in the following manner. Materials shall, at the following rates, be uniformly spread and cultivated thoroughly by means of mechanical tiller into the top 6 inches of soil.  
Application Rate: 4000 square feet:

See Soil Notes
4 cu. Yards of Nitrogen Stabilized Organic Amendment

All soil areas shall be compacted and settled by application of heavy irrigation to a minimum depth of twelve (12) inches.

A. Final Grades:

- After the foregoing specified deep watering, minor modifications to grade may be required to establish the final grade. These areas shall not be worked until the moisture content has been reduced to a point where working it will not destroy soil structure.  
1. Finish grading shall insure proper drainage of the site.  
2. All areas shall be graded so that the final grades will be one inch below adjacent paved areas, sidewalks, valve boxes, headers, clean-outs, drains, manholes, etc.  
3. Surface drainage shall be away from all building foundations.  
4. Eliminate all erosion scars.  
5. \*For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil.

IV. PLANTING INSTALLATION

Actual planting shall be performed during those periods when weather and soil conditions are suitable and in accordance with locally accepted practices, as approved by the Landscape Architect.

A. Weed Control:

After soil preparation and establishment of final grades prior to any planting, the contractor shall irrigate thoroughly for a period of time, two (2) to three (3) weeks or until weed seeds have germinated. When there is sufficient weed seed germination, the contractor shall apply a post-emergent weed killer, according to the directions of the manufacturer. The contractor shall then wait an additional one (1) week to allow the weed killer to dissipate, then plant as indicated in the plans and specifications.

B. Layout of Major Plantings:

Locations for plants and outlines of areas to be planted shall be marked on the ground by the contractor before any pits are dug. All such locations shall be approved by the Landscape Architect. If an underground construction or utility line is encountered in the excavation of planting areas, other locations for planting may be selected by the Landscape Architect.

C. Planting of Trees, Shrubs and Vines:

1. Excavation for planting: Excavation for planting shall include the stripping and stacking of all acceptable topsoil encountered within the areas to be excavated for trenches, tree holes, plant pits and planting beds.  
a. Protect all areas from excessive compaction when trucking plants or other material to the planting site.  
b. All excavated holes shall have vertical sides with roughened surfaces and shall be of a size that is twice the diameter and 6 inch minimum deeper than the root ball.  
c. Excess soil generated from the planting holes and not used as backfill or in establishing the final grades shall be removed from the site.

2. Planting:

No planting shall be done in any area until the area concerned has been satisfactorily prepared in accordance with these specifications.  
Only as many plants as can be planted and watered on that same day shall be distributed in planting area.  
Containers shall be opened and plants shall be removed in such a manner that the ball of earth surrounding the roots is not broken, and they shall be planted and watered as herein specified immediately after removal from the containers. Containers shall not be opened prior to placing the plants in the planting area.  
Container plants shall be backfilled with:  
See Soil Notes  
Palm Backfill  
8 parts by volume washed river sand  
2 parts by volume nitrogen stabilized organic amendment  
10 lbs. Gro-Power palm fertilizer per cubic yard of mix  
2 lbs. Agricultural gypsum per cubic yard of mix

All plants which settle deeper than specified above shall be raised to the correct level. After the plant has been placed, additional backfill shall be added to the hole to cover approximately one-half of the height of the root ball. At this stage water shall be added to the top of the partly filled hole to thoroughly saturate the root ball and adjacent soil.  
After the water has completely drained, planting tablets shall be placed as indicated below:

3 tablets per one gallon container
8 tablets per five gallon container
15 tablets per fifteen gallon container
16 tablets per 20 inch and 24 inch box
16 tablets per 30 inch box
20 tablets per 36 inch box
22 tablets per 42 inch box
24 tablets per 48 inch box

Large sizes: For each half inch caliper measured 14 inches above soil level use 3 additional tablets. The remainder of the hole shall then be backfilled.  
Planting tablets shall be set with each plant on the top of the root ball while the plants are still in their containers so the required number of tablets to be used in each hole can be easily verified.

After backfilling, an earthen basin shall be constructed around each plant. Each basin shall be of a depth sufficient to hold at least two inches of water. Basins shall be of a size suitable for the individual plant. In no case shall a basin for a fifteen gallon plant be less than four feet in diameter; a five gallon plant, less than three feet in diameter; and a one gallon plant, less than two feet in diameter. The basins shall be constructed of amended backfill materials.

3. Pruning:  
Pruning shall be limited to the minimum necessary to remove injured twigs and branches, and to compensate for loss of roots during transplanting, but never to exceed one-third of the branching structure. Upon approval of the Landscape Architect, pruning may be done before delivery of plants, but not before plants have been inspected and approved. Cuts over three-quarters of an inch in diameter shall be painted with tree wound paint.  
4. Staking and Guying:  
Staking of all trees shall conform to tree staking and tree guying details and as herein specified. Protective stakes may be planted with the tree, driving them into undisturbed soil at the bottom of the planting hole until 18 inches remains above ground level.  
Support stakes tall enough to support the particular tree shall be driven 18 inches into the soil. A line drawn between the two support stakes shall be at right angles to the most troublesome wind direction. Attach cross-ties to the supportive stakes on the leeward side of the prevailing wind. Ties shall be placed as low on the trunk as possible but high enough so the tree will return to upright after deflection.

To find the proper height for tie locations, hold the trunk in one hand, pull the top to one side and release. The height at which the trunk will just return to the upright when the top is released is the height at which to attach the ties.  
Ties are to form a loose loop around the tree trunk and auxiliary stake so that the trunk cannot work towards the support stakes.  
Support stakes are not to exceed 6 inches above the tie locations. The auxiliary stake shall be attached to those trees needing extra trunk support as determined by the Landscape Architect. Wind and wrap the top of the wire with friction tape.  
One tree of each size shall be staked and approved by the Landscape Architect prior to continued staking.

D. Ground Covers:

Ground covers will be planted in the areas indicated on the plans.  
Ground cover plants shall be grown in flats, peat pots, or taken as cuttings, as indicated on the plans. Flat grown plants (rooted cuttings) shall remain in those flats until transplanting. The flats soil shall contain sufficient moisture so that it will not fall apart when lifting the plants. If plants from peat pits are used, the pots shall be protected at all times prior to planting to prevent unnecessary drying of the root ball.  
Unrooted cuttings shall be 10 inches or more in length. They shall be insect and disease free tip cuttings from healthy, vigorous and strong growing plants. Mature or brown-colored stem growths or cuttings which have been trimmed or rooted before planting will not be accepted. Cuttings shall be planted not more than 2 days after cutting and shall not be allowed to dry or wither.  
1. Ground cover shall be planted in straight rows and evenly spaced, unless otherwise noted, and at intervals called out in the drawings. Triangular spacing shall be used unless otherwise noted on the plans.  
2. Each rooted plant shall be planted with its appropriate amount of flat soil or in a peat pot, in a manner that will insure minimum disturbance of the root system, but in no case shall this depth be less than two nodes. To avoid drying out, plantings shall be immediately sprinkled after planting until the entire area is soaked to the full depth of each hole, unless otherwise noted on the drawings.

E. Lawn:

Lawn shall be planted by hydroseeding and sodded as indicated on the plans. All areas shall be free from weeds and weed residue.

F. Hydroseeding:

- Hydroseeding shall include application of mulch, fertilizer and seed planting bed preparation, pre and post-planting irrigation.  
1. After soil preparation, establishment of final grades and weed control, the surface two (2) inches of soil shall be loosened by harrow rototiller and floated level and irrigated just prior to planting.  
2. Preparation: The slurry preparation shall take place at the site of work and shall begin by adding water to the tank when the engine is at half throttle. When the water level has reached the height of the agitator shaft, good recirculation shall be established and at this time the seed and chemical additive shall be added. Fertilizer shall then be added followed by wood pulp mulch. The wood pulp mulch shall only be added to the mixture after the tank is at least one-third filled with water. The engine throttle shall be opened to full speed when the tank is half filled with water. All the wood pulp mulch shall be added by the time the tank is two-thirds to three-fourths full. Spraying shall commence five minutes after addition of the chemical additive when the tank is full.  
Application rates:  
Fiber 1,500 lbs. per acre.  
Seed See plans  
Gro-Power Plus 1,200 lbs. per acre (if area has been soil prepped, only use 400 lbs. per acre)  
Chemical Additives 3 gallons per acre  
Urea Formaldehyde 300 lbs. per acre  
3. Application: The operator shall spray the area with a uniform visible coat by using the green color of the wood pulp as a guide. The slurry shall be applied in a sweeping motion, in an arched stream so as to fall like rain allowing the wood fibers material to spread at the required rate per acre.  
4. Time Limit: All slurry mixture which has not been applied with in two hours after mixing will be rejected and removed from the project at the contractors expense.  
5. Irrigation: Immediately after completion of hydroseeding, each area shall be irrigated. Irrigation during the germination period of the seeds shall keep the hydro-mulch moist at all times without creating run-off, erosion or over-saturation. The irrigation system is to be in operating condition and have been tested before planting is started.

V. ESTABLISHMENT AND MAINTENANCE PERIOD

The contractor shall continuously maintain all areas involved in this contract during the progress of the work and during the establishment period until final acceptance of the work by the Owner. The contractor shall request an inspection to begin the plant establishment period after all planting and related work has been completed in accordance with the Contract Documents. A prime requirement is that all lawn areas shall show an even, healthy stand of grass seedlings which shall have been mowed twice. If such criteria is met to the satisfaction of the Landscape Architect, a field notification will be issued to the contractor to establish the effective beginning date of the plant establishment and maintenance period.  
Any day when the contractor fails to adequately maintain plantings, replace unsuitable plants or do weed control or other work, as determined necessary by the Landscape Architect, will not be credited as one of the plant establishment working days.  
Improve maintenance or possible poor condition of any planting at the termination of the scheduled establishment period may cause postponement of the final completion date of the contract. Maintenance shall be continued by the contractor until all work is acceptable. In order to carry out the plant establishment work, the contractor shall furnish sufficient men and adequate equipment to perform the work during the plant establishment period.  
Maintenance shall be according to the following standards:

- A. All areas shall be kept free of debris and all planted areas shall be weeded and cultivated at intervals of not more than ten (10) days. Watering, mowing, rolling, edging, trimming, fertilization, spraying and pest control, as may be required, shall be included in the establishment period.  
B. The contractor shall be responsible for maintaining adequate protection of the area. Damaged areas shall be repaired at the contractors expense.  
C. Between the 15th day and the 20th day of the establishment period, the contractor shall reseed all spots or areas within the lawn where normal turf growth is not evident.  
D. Fertilize all planting areas with the following - See soil notes  
E. Mowing of turf will commence when the grass has reached a height of two inches. The height of cut will be 1 to 1-1/2 inches. Mowing will be at least weekly after the first cut. Turf must be well established and free of bare spots and weeds to the satisfaction of the Landscape Architect prior to final acceptance.  
F. The contractors maintenance period will be extended if these provisions are not filled.  
G. Clean-up:  
The contractor shall keep the premises free from accumulation of waste materials and debris. After all planting operations have been completed, the contractor shall remove all trash, excess soil, empty plant containers, tools, and equipment used in this work and/or any other debris resulting from his work on the site. Any scars, ruts, or mars in the area caused by the landscape work shall be repaired at the contractors expense.  
The contractor shall leave the site area broom clean and shall wash down all paved areas within the contract area leaving the premises in a clean condition.

GUARANTEE AND REPLACEMENT

- A. All plant material installed under the contract shall be guaranteed against any and all poor, inadequate or inferior materials and/or workmanship for a period of one year. Any plant found to be dead or in poor condition due to faulty materials or workmanship, as determined by the Landscape Architect, shall be replaced by the contractor at his expense.  
B. Any materials found to be dead, or in poor condition during the establishment period shall be replaced immediately. The Landscape Architect shall be the sole judge as to the condition of material. Material to be replaced within the guarantee period shall be replaced by the contractor within 15 days of written notification by the Owner.  
C. Replacement shall be made in the same manner as required for original plantings. Materials and labor involved in the replacing of material shall be supplied by the contractor at no additional cost to the Owner.

VI. INSPECTIONS

Normal progress inspection shall be requested from the Landscape Architect at least 72 hours in advance of an anticipated inspection. An inspection will be made by the Landscape Architect on each of the steps listed below. The contractor will not be permitted to initiate the succeeding steps of work until he has received written approval to proceed by the Owner.  
A. Immediately prior to the commencement of the work on this section  
B. Completion of fine grading  
C. Completion of soil conditioning  
D. Prior to application of post-emergent weed killers.  
E. Pre or post-delivery of all plant material.  
F. Completion of major plant layout.  
G. Prior to hydroseeding or installation of sod.  
H. Commencement of maintenance.  
I. Completion of first 30 day maintenance period.  
Final Acceptance of the Project: Prior to the date of the final inspection, the contractor shall acquire from the Owner approved mylar prints, and finally record from the job record set all changes made during construction, label said prints As-Builts, and deliver to the Landscape Architect. Prior to the date of final inspection, the contractor shall deliver to the Landscape Architect the Landscape and Irrigation Guarantee as required.

SOIL NOTES

1. Soil Preparation - add 50 lbs. of Agricultural Gypsum 1,000 sq. ft.  
2. Backfill shall consist of the following:  
7 parts native on site soil, by volume  
3 parts nitrilized shavings, by volume  
16 lbs. Gro-power Plus per cubic yard of mix  
3. Hydro-seeding - For already soil prepared areas, apply 280 lbs. Gro-power Hi-Nitrogen per acre.  
For non-prepped soil areas, apply 1,000 lbs. Gro-power Plus and 300 lbs. Gro-power Controlled release per acre.  
4. Maintenance - Feed with 20 lbs. Gro-power Plus 1,000 sq. ft. on days 45 and 85 of maintenance.

NOTES

The above materials are for bid purposes only. The exact materials will be determined after the grading is completed, along with a soils test by the Landscape Contractor

AGRONOMIC SOIL REPORT

CONTRACTOR SHALL OBTAIN A AGRONOMIC SOIL REPORT PRIOR TO START OF CONSTRUCTION. THIS REPORT IS REQUIRED FOR PRE-INSTALLATION MEETING ALONG WITH ALL IT'S RECOMMENDED MATERIAL BEING ON-SITE FOR INSPECTION PRIOR TO BEGINNING WORK.



REVISION	BY

OWNER

17454 CHATSWORTH, LLC.

PROJECT

17454 CHATSWORTH ST.,  
GRANADA HILLS, CA 91344

DRAWING TITLE

PLANTING  
SPECIFICATIONS

DATE: NOVEMBER 2017
SCALE: 1/8"=1'-0"
DRAWN:
APPROVED: VLA
JOB: 18-877
SHEET:

L-11  
SHEETS



REVISION	BY

OWNER  
17454 CHATSWORTH, LLC.

PROJECT  
17454 CHATSWORTH ST.,  
GRANADA HILLS, CA 91344

DRAWING TITLE  
ELEVATION

DATE:	JUNE 2017
SCALE:	1/8"=1'-0"
DESIGNER:	
APPROVED:	WA
JOB:	15-077
SHEET:	A-7.1



ELEVATION NORTH (CHATSWORTH ST.)

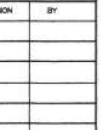
Granada Hills Specific Plan  
FOR DISTRIBUTION  
TO THE DRB

Case No.: TBD at filing appt.

Date: November 29, 2017

Sheet 25 of 27

Signature [Signature]



PROJECT  
17454 CHATSWORTH ST,  
GRANADA HILLS, CA 91344

RAWING TITLE

ELEVATION

DATE: JUNE 2017  
SCALE: 1/8"=1'-0"  
DRAWN:  
APPROVED: VA.  
SHEET: 16-277  
PROJECT:  
**A-7.2**  
SHEETS



Case No.: TBD at filing appt.  
Date: November 29, 2017

Sheet 26 of 27  
Signature [Signature]