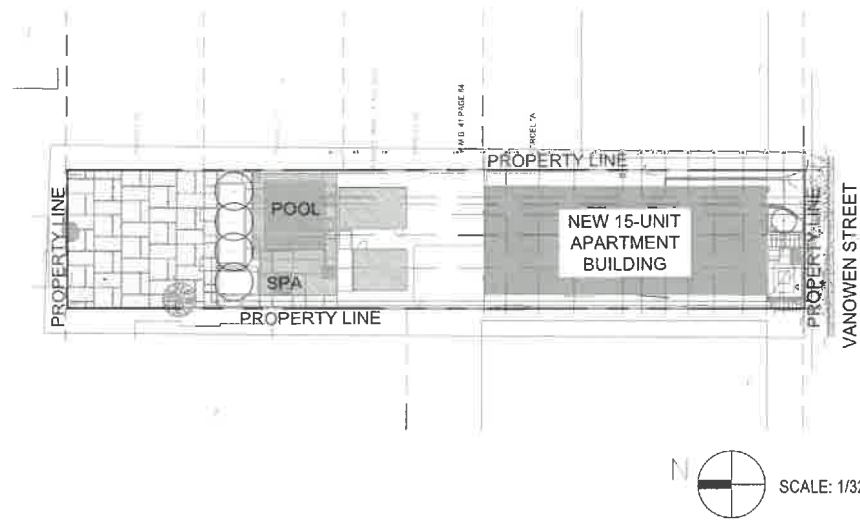


KEY MAP



DIG ALERT

CALL BEFORE YOU DIG - 811 DIG ALERT UNDERGROUND SERVICE ALERT.

1. DELINEATE THE SITE. IT IS MANDATORY THAT YOU OUTLINE THE PROPOSED EXCAVATION SITE WITH WHITE PAINT OR STAKES.
2. CALL AT LEAST TWO WORKING DAYS BEFORE YOU DIG. YOU MAY CALL 14 DAYS PRIOR TO THE EXCAVATION.
3. YOU ARE RESPONSIBLE FOR DAMAGE IF DAMAGE TO UNDERGROUND UTILITIES RESULTS FROM YOUR DIGGING.

PROJECT CONTACT LIST

ARCHITECT:  
APEL DESIGN  
6411 INDEPENDENCE AVE.  
WOODLAND HILLS, CA 91367  
818.346.9828

STOUT DESIGN BUILD  
12405 VENICE BLVD. #352  
LOS ANGELES, CA 90066  
310.676.1018

UTILITIES  
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA  
PHONE 800.422.4133



**Stout Design Build**  
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Project:

**Vanowen Project**  
13921 W. Vanowen St.  
Van Nuys, CA 91405

Seal:



WATER-EFFICIENT LANDSCAPE AND IRRIGATION STANDARDS - PLAN SUBMITTAL NOTES

1. PARKWAY DECLARATIONS:
  - 1.1. "ALL EXISTING SPRINKLERS AND SPRAY HEADS SHALL BE REMOVED IN THE PARKWAY."
  - 1.2. "THE INSTALLATION OF NEW SPRINKLER IRRIGATION SYSTEMS ARE PROHIBITED IN THE PARKWAY."
  - 1.3. "THE INSTALLATION OF ANY IRRIGATION SYSTEM IN THE PARKWAY SHALL NOT DAMAGE THE ROOTS OF THE STREET TREE."
  - 1.4. "NO MULCH SHALL BE APPLIED WITHIN SIX INCHES (6") OF THE BASE OF A STREET TREE."
  - 1.5. "NO PLANT MATERIAL SHALL BE INSTALLED WITHIN TWENTY-FOUR (24") INCHES OF THE BASE OF A STREET TREE."
  - 1.6. "THE PROPERTY OWNER ADJACENT TO THE PARKWAY ASSUMES LIABILITY FOR ANY IMPROVEMENTS TO THE PARKWAY AREA."
2. GENERAL NOTATIONS:
  - 2.1. "AN OPEN-TRENCH INSPECTION BY CITY STAFF IS REQUIRED PRIOR TO COVERING BELOW GRADE PIPES, LATERALS, AND MAINS, THE DESIGNER OF THE LANDSCAPE, OR THEIR DESIGNEE, AND GENERAL CONTRACTOR, OR THEIR DESIGNEE, PERFORMING THE INSTALLATION MUST BE PRESENT AT THE OPEN-TRENCH INSPECTION. FOR OPEN-TRENCH INSPECTIONS, CALL LADBS AT 3-1-1 (WITHIN THE CITY OF LOS ANGELES) OR AT (213) 473-3231 (FROM OUTSIDE LOS ANGELES)."
  - 2.2. "PRIOR TO FINAL INSPECTION INSTALLER SHALL TEST THE IRRIGATION SYSTEM TO VERIFY THAT IT MEETS THE APPROVED DESIGN AND SPECIFICATIONS."
  - 2.3. "PRIOR TO FINAL INSPECTION INSTALLER MUST PROGRAM THE IRRIGATION CONTROLLER."
  - 2.4. "A FINAL INSPECTION BY CITY STAFF IS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY TO ENSURE THAT THE SYSTEM WAS BUILT TO APPROVED PLANS AND SPECIFICATIONS. FOR FINAL INSPECTIONS, CALL LADBS AT 3-1-1 (WITHIN THE CITY OF LOS ANGELES) OR AT (213) 473-3231 (FROM OUTSIDE LOS ANGELES). THE FOLLOWING ITEMS WILL BE REQUIRED AT FINAL INSPECTION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY:
    - 2.4.1. POST-INSTALLATION SOIL TEST RESULTS WHICH MUST CONTAIN THE PERCENTAGE (%) OF ORGANIC MATTER; MAY ALSO INCLUDE BUT IS NOT LIMITED TO SOIL TEXTURE; INFILTRATION RATE OR SOIL TEXTURE INFILTRATION RATE TABLE; PH; TOTAL SOLUBLE SALTS; SODIUM; AND RECOMMENDATIONS DETERMINED BY LABORATORY TEST. EXCEPTION: LANDSCAPES CONTAINED ENTIRELY IN PLANTERS OR CONTAINERS ARE EXEMPT FROM THIS REQUIREMENT.
    - 2.4.2. A DETAILED IRRIGATION CONTROLLER MAP MUST BE INSTALLED INSIDE OR NEAR THE IRRIGATION CONTROLLER WITH AT MINIMUM A DESCRIPTION FOR EACH ZONE INCLUDING: PLANT MATERIAL, WATERING DEVICE, VALVE OR STATION NUMBER, RUN TIME FOR PEAK DEMAND MONTH AND PRECIPITATION RATE.
    - 2.4.3. IRRIGATION SCHEDULES INCLUDING ESTABLISHMENT PERIOD START AND END DATES, MUST BE POSTED INSIDE THE IRRIGATION CONTROLLER HOUSING UNIT BY INSTALLER."
  - 2.5. "ELECTRONIC SUBMISSION OF AN AS-BUILT SET OF PLANS TO THE CITY IS REQUIRED IF REQUESTED BY CITY INSPECTOR."
  - 2.6. "PRIOR TO CONSTRUCTION OF LANDSCAPED AREA OR IRRIGATION, THE CONTRACTOR MUST OBTAIN AND REVIEW A COPY OF THE WATER-EFFICIENT LANDSCAPE AND IRRIGATION STANDARDS."
  - 2.7. "ALL LANDSCAPING AND IRRIGATION SYSTEMS MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS."
  - 2.8. "THE IRRIGATION SYSTEM MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS."
  - 2.9. "THE IRRIGATION DESIGNER OR LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER SHALL PERFORM ONE OR MORE SITE OBSERVATIONS DURING SYSTEMS INSTALLATION TO CHECK FOR ADHERENCE TO THE DESIGN, INCLUDING THAT THE PROPER INSTALLATION OF THE BACKFLOW PREVENTION ASSEMBLY, MAIN LINE, LATERALS, VALVES, SPRINKLER HEADS, DRIP IRRIGATION EQUIPMENT, CONTROL WIRE, CONTROLLERS, AND SENSORS MEET THE INTENT OF THE IRRIGATION DESIGN PLAN AS DESIGNED AND APPROVED."

3. CONSTRUCTION NOTATIONS.
  - 3.1. "AREAS DESIGNATED AS MULCH ON APPROVED LANDSCAPE PLANS, INCLUDING AREAS COVERED BY WOOD CHIPS, GRAVEL, STONE, DECOMPOSED GRANITE, AND AREAS DESIGNATED AS ARTIFICIAL TURF ON APPROVED LANDSCAPE PLANS CANNOT BE REPLACED WITH TURF GRASS OR HIGH WATER USE PLANTS AS DEFINED IN THE CURRENT EDITION OF THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS), ONCE MULCH OR ARTIFICIAL TURF HAS BEEN INSTALLED."
  - 3.2. FOR SINGLE-FAMILY HOMES ONLY INSTALLING NEW LANDSCAPING, SUBMITTED CONSTRUCTION PLANS MUST INCLUDE THE FOLLOWING DECLARATION SIGNED BY THE PROJECT APPLICANT: "THE LANDSCAPE FOR THIS PROPERTY MUST BE BUILT TO THE APPROVED LANDSCAPE PLANS WITHIN THIS APPROVED BUILDING PLAN SET. ANY REVISIONS TO APPROVED PLANS WILL REQUIRE RE-SUBMITTAL AND APPROVAL AND MUST STILL COMPLY WITH THE CURRENT WATER-EFFICIENT LANDSCAPE AND IRRIGATION STANDARDS. ANY AREAS OF LANDSCAPE NOT COMPLETED AT TIME OF THE CLOSE OF THE BUILDING CONSTRUCTION PERMIT MUST BE COVERED WITH A MINIMUM OF 3 INCH (3") LAYER OF MULCH. THIS INCLUDES ALL EXPOSED SOIL SURFACES OF EXISTING PLANTING AREAS EXCEPT IN TURN APPLICATIONS, WHERE MULCH IS NOT APPROPRIATE. FUTURE LANDSCAPE INSTALLATIONS FOR INCOMPLETE LANDSCAPE INSTALLATIONS MUST BE TO THE APPROVED LANDSCAPE PLANS. I, \_\_\_\_\_, (PROJECT APPLICANT) HAVE READ AND UNDERSTAND THE TERMS OF THIS STATEMENT."
4. LANDSCAPE NOTATIONS:
  - 4.1. "TURF GRASS, INCLUDING EXISTING PLANT MATERIAL, IS NOT ALLOWED ON SLOPES GREATER THAN TWENTY-FIVE PERCENT (25%) WHERE THE TOE OF THE SLOPE IS ADJACENT TO AN IMPERMEABLE HARDSCAPE AND WHERE TWENTY-FIVE PERCENT (25%) MEANS ONE FOOT (1') OF VERTICAL ELEVATION CHANGE FOR EVERY FOUR FEET (4') OF HORIZONTAL LENGTH (RISE DIVIDED BY RUN X 100 = SLOPE %)."
  - 4.2. "PLANT MATERIAL LISTED IN THE CURRENT INVASIVE PLANT INVENTORY FOR THE SOUTHWEST REGION BY THE CALIFORNIA INVASIVE PLANT COUNCIL OR LISTED FOR THE SOUTH COAST REGION BY THE PLANT RIGHT ORGANIZATION ARE PROHIBITED, INCLUDING EXISTING PLANT MATERIAL, EXCEPT FOR KNOWN NON-FRUITING, NON-INVASIVE, STERILE VARIETIES, CULTIVARS OR SELECTIONS."

GENERAL NOTES

- A. ALL WORK SHALL CONFORM TO THE LATEST EDITION AND SUPPLEMENTS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADOPTED BY THE DEPARTMENT OF PUBLIC WORKS OF CALIFORNIA.
  1. SUBMITTALS. THE CONTRACTOR SHALL FOLLOW THE PLANS AND WILL NOT SUBSTITUTE SPECIFIED PRODUCTS, BUILDING MATERIALS OR PLANTS UNLESS APPROVED BY LANDSCAPE ARCHITECT/OWNER. ALL PROPOSED SUBSTITUTIONS SHALL BE DESCRIBED AND DOCUMENTED IN SUBMITTALS BY THE CONTRACTOR, AND SUBMITTED TO THE LANDSCAPE ARCHITECT/OWNER 2 WEEKS PRIOR TO INSTALLATION.
  2. PERMITS AND INSPECTIONS. THE CONTRACTOR SHALL ARRANGE AND PAY FOR ALL REQUIRED PERMITS AND INSPECTIONS. DELIVER ALL PERMITS AND CERTIFICATES OF INSPECTION TO OWNER'S REPRESENTATIVE.
  3. PROTECTION OF EXISTING FEATURES. STRUCTURES, STREETS, SIDEWALK, TREES, ALL HARDSCAPE, UTILITIES TO REMAIN AND ADJACENT PROPERTY SHALL BE PROTECTED THROUGHOUT THE WORK AS REQUIRED BY LOCAL CODES AND REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
  4. ACCEPTANCE OF COMPLETED PROJECT. THE PROJECT SHALL BE ACCEPTED AS COMPLETE WHEN THE FOLLOWING CONDITIONS HAVE BEEN MET:
    - 4.1. ALL WORK REQUIRED BY CONTRACT ADMINISTRATION THROUGH ITS FINAL INSPECTION HAS SATISFACTORILY BEEN ACCOMPLISHED.
    - 4.2. THE DEPARTMENT OF BUILDING AND SAFETY HAS SIGNED OFF THE FINAL INSPECTION APPROVAL AT THE BOTTOM OF THE JOB INSPECTION CARD. (IF REQUIRED)
    - 4.3. THE CONTRACTOR HAS MADE ALL PAYMENTS TO SUBCONTRACTORS AND MATERIAL SUPPLIERS AND NO LIENS EXIST.
- B. ANY DISCREPANCY IN THE DRAWINGS OR SPECIFICATIONS SHALL BE CALLED TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT. FAILURE TO DO SO WILL PLACE RESPONSIBILITY ON THE CONTRACTOR FOR CORRECTION.
- C. THE CONTRACTOR SHALL VERIFY ON SITE, ALL DIMENSIONS AND LOCATIONS OF ANY UNDERGROUND UTILITY.
- D. A SEPARATE APPLICATION AND PERMIT(S) IS/ARE REQUIRED FOR:
  1. DEMOLITION WORK
  2. RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL OR SUPPORTING A SURCHARGE
  3. EACH SEPARATE STRUCTURE
  4. FENCES GREATER THAN SIX (6) FEET HIGH

SCHEDULE OF ON-SITE MEETINGS

CONTRACTOR TO PROVIDE STOUT AND/OR CLIENT REPRESENTATIVE WITH MIN. 72 HOUR NOTICE (BY EMAIL OR PHONE CALL) WHEN SCHEDULING ON-SITE MEETINGS WITH STOUT AND/OR CLIENT REPRESENTATIVE FOR THE FOLLOWING ON-SITE MEETINGS. CONTRACTOR TO OVERLAY MEETINGS TO THE BEST OF HIS/HER ABILITY.

GENERAL:  
CONSTRUCTION KICK OFF MEETING

GRADING AND DRAINAGE PHASE:  
A. ONCE FINAL GRADING HAS BEEN COMPLETED.

IRRIGATION PHASE:  
A. BALL VALVE AND P.O.C., WYE STRAINER, PRESSURE REGULATOR, FLOW METER, CONTROL VALVE  
B. MAINLINE PRESSURE TEST  
C. LATERAL LINE AND DRIP LINE INSTALLATION  
D. DRIPPER EMISSION TEST

PLANTING PHASE:  
A. ONCE PLANTS HAVE BEEN SET OUT PER PLAN  
B. ONCE ALL PLANTS HAVE BEEN INSTALLED AND BEFORE MULCH IS INSTALLED

ABBREVIATIONS

ARCH	ARCHITECT	INV	INVERT
CL	CENTER LINE	LP	LOW POINT
CLR	CLEAR	MFC	MANUFACTURER
D	DOOR	OC	ON CENTER
DS	DOWNSPOUT	PROP	PROPOSED
DWG	DRAWINGS	PA	PLANTING AREA
EQ	EQUAL	QTY	QUANTITY
EX	EXISTING	SJ	SCORE JOINT
FF	FINISH FLOOR	SIM	SIMILAR
FG	FINISH GRADE	SYM	SYMBOL
HB	HOSE BIB	TYP	TYPICAL
HP	HIGH POINT	W	WINDOW

SHEET INDEX

- L0.0 - COVER SHEET
- L2.1 - PLANTING PLAN FRONT
- L2.2 - PLANTING PLAN BACK
- L2.3 - PLANTING PLAN ROOF
- L3.0 - PLANTING DETAILS
- L4.0 - WATER EFFICIENT WORKSHEET
- L5.0 - IRRIGATION LEGEND
- L5.1 - IRRIGATION HYDROZONE PLAN FRONT
- L5.3 - IRRIGATION HYDROZONE PLAN ROOF
- L7.0 - IRRIGATION DETAILS
- L7.1 - IRRIGATION DETAILS

EXHIBIT "A"

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COVER SHEET

Revisions:

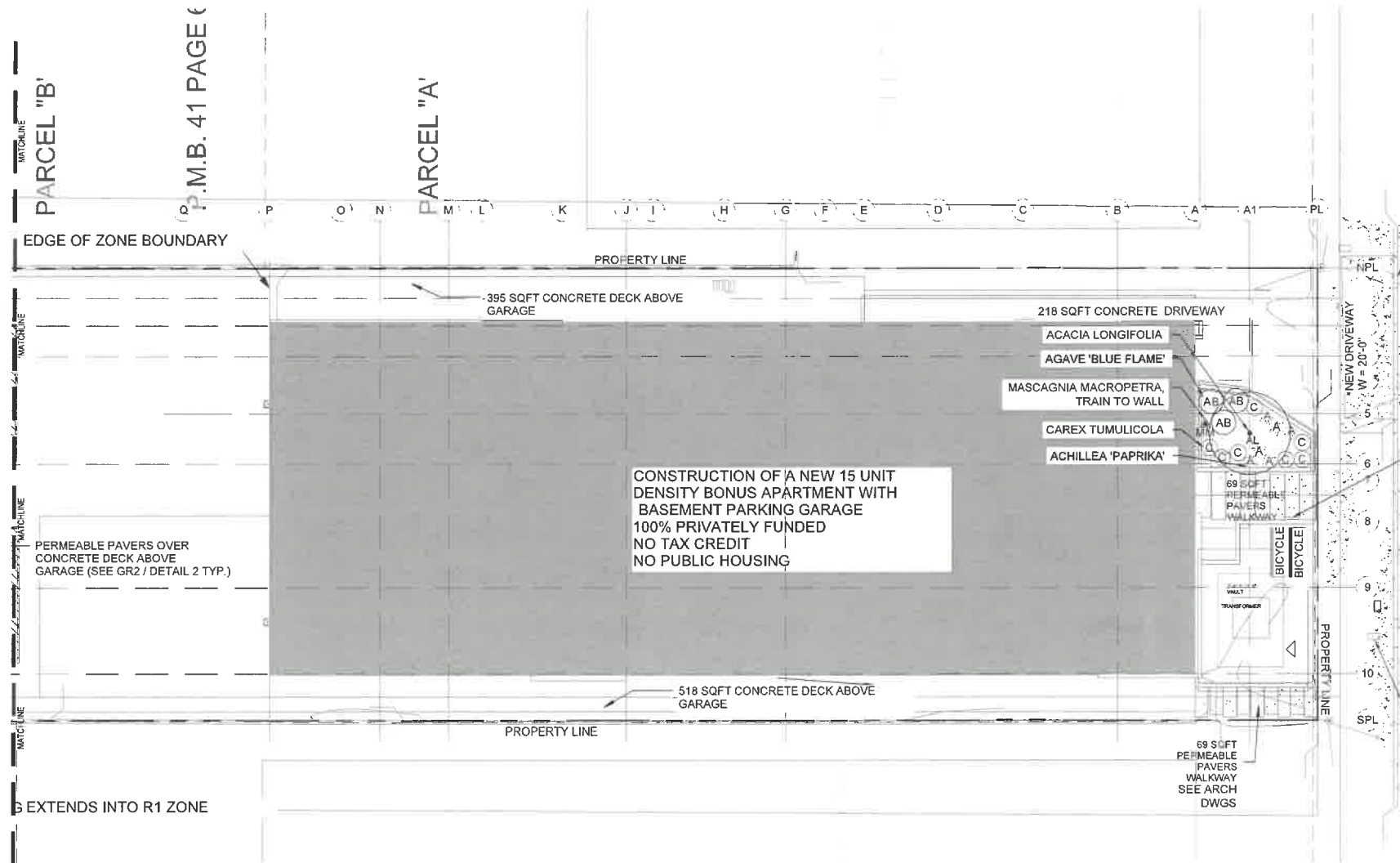
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Submittal Date:

July 29th, 2019

Sheet Number:

L0.0



SYMBOL	QTY	SIZE	SPAC.	BOTANICAL NAME	COMMON NAME	H	W	WUCOLS WATER USE
<b>Trees</b>								
AL	1	24" box		Acacia longifolia	Golden Wattle	10-20'	10-20'	L
CLA	4	24" box		Chilopsis linearis 'Art's Seedless'	Desert Willow	25'	25'	L
<b>Shrubs, Perennials &amp; Succulents</b>								
A	6	1 gal		Achillea millefolium 'Island Pink' OR 'Paprika' (depending on availability)	Island Pink Yarrow	1-2'	2-3'	L
AB	3	3 gal		Agave 'Blue Flame'	Blue Flame Agave	2-3'	spread s	L
C	7	1 gal		Carex tumulicola	Berkeley sedge	1-2'	1-2'	L
LB	38	1 gal		Lomandra longifolia 'Breeze'	Spiry-headed mat rush	2-3'	2-4'	L
SB	41	1 gal		Styrinchium bellum 'Rocky Point'	Blue-eyed grass	1'	1-2'	L
<b>Vines</b>								
MM	1	5 gal		Miscagnia macroptera	Butterfly Vine	climbing	spread s	L

- GENERAL NOTES:**
- A. SEE ARCHITECT DRAWING FOR HARDSCAPE
  - B. SEE ARCHITECT DRAWING FOR SITE DRAINAGE
  - C. SEE ARCHITECT DRAWING FOR GRADING
- LANDSCAPE NOTES:**
1. I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.
  2. PROVIDED HEIGHT IN PLANT LIST IS FOR PLANT HEIGHTS AT MATURITY.
  3. PLANT QUANTITIES SHOWN IN PLANT LIST ARE FOR REFERENCE ONLY. PLANS SUPERCEDE THE LEGEND, LANDSCAPE CONTRACTOR SHALL VERIFY PLANT QUANTITY SHOWN ON PLANS.
  4. PRIOR TO THE PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THIS REQUIREMENT.
  5. FOR LANDSCAPE INSTALLATIONS, 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. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP SIX INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.
  6. A MINIMUM THREE INCH (3") LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. TO PROVIDE HABITAT FOR BENEFICIAL INSECTS AND OTHER WILDLIFE, UP TO 5% OF THE LANDSCAPE AREA MAY BE LEFT WITHOUT MULCH.
  7. ORGANIC MULCH MATERIALS MADE FROM RECYCLED OR POST-CONSUMER ORGANIC PRODUCTS SHALL TAKE PRECEDENCE OVER INORGANIC MATERIALS OR VIRGIN FOREST PRODUCTS UNLESS THE POST-CONSUMER ORGANIC PRODUCTS ARE NOT LOCALLY AVAILABLE. ORGANIC MULCHES ARE NOT REQUIRED WHERE PROHIBITED BY LOCAL FUEL MODIFICATION PLAN GUIDELINES OR OTHER APPLICABLE LOCAL ORDINANCES.
  8. 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.

stout  
design : build

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PLANTING PLAN FRONT

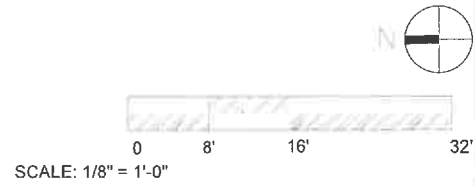
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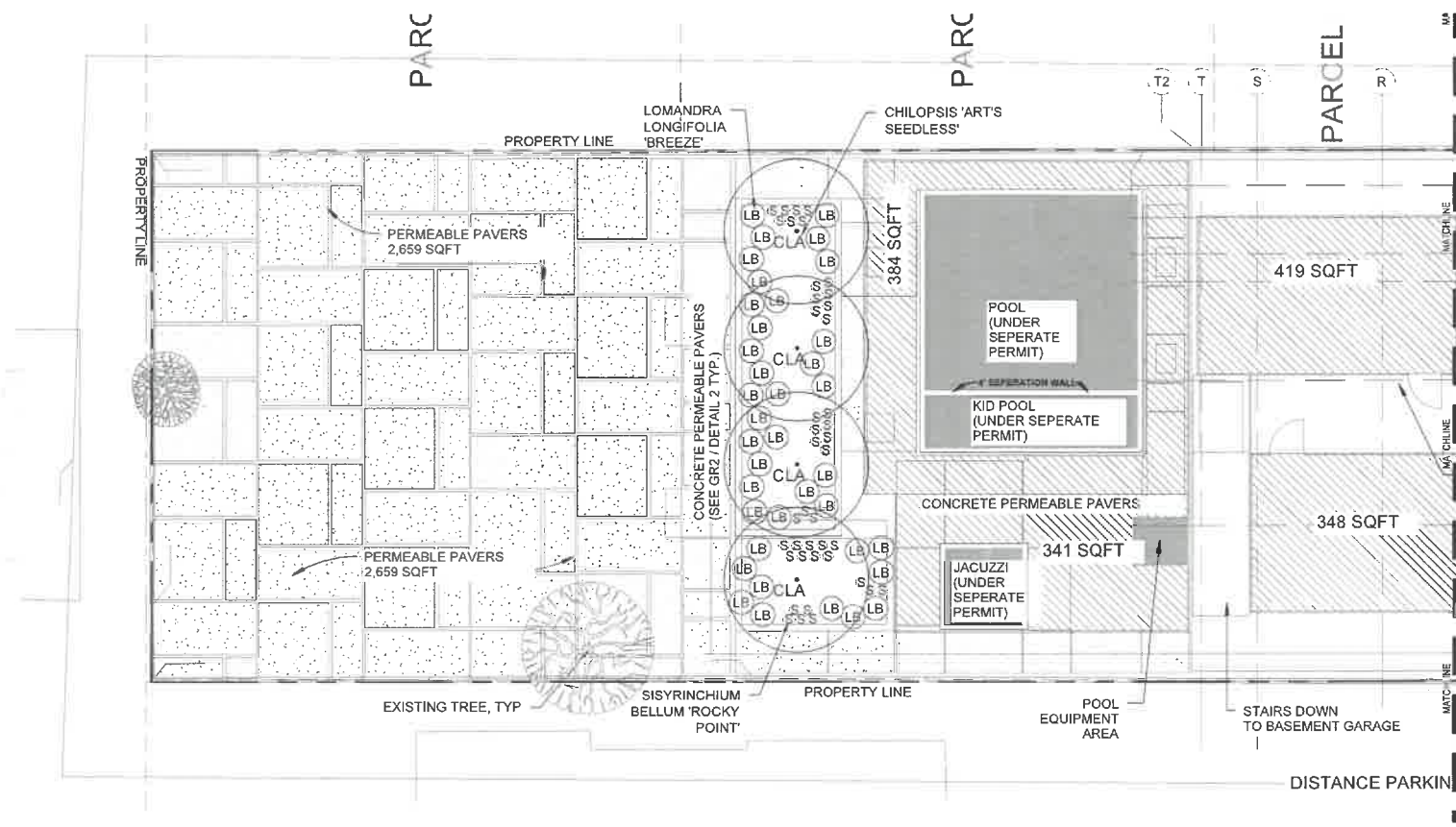
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**EXHIBIT "A"**  
 Page No. 21 of 28  
 Case No. CPC-2019-6375-CU-DB-ZV-PHP



SYM.	QTY	SIZE	SPAC.	BOTANICAL NAME	COMMON NAME	H	W	MULDLS	WATER USE
<b>Trees</b>									
AL	1	24" box		<i>Acacia longifolia</i>	Golden Wattle	10-20'	10-20'		L
CLA	4	24" box		<i>Chilopsis linearis 'Art's Seedless'</i>	Desert Willow	25'	25'		L
<b>Shrubs, Perennials &amp; Succulents</b>									
A	6	1 gal		<i>Achillea millefolium 'Island Pink'</i> OR <i>Paprika</i> (depending on availability)	Island Pink Yarrow	1-2'	2-3'		L
AB	3	3 gal		<i>Agave 'Blue Flame'</i>	Blue Flame Agave	2-3'	spread s		L
C	7	1 gal		<i>Carex tumukoola</i>	Berkeley sedge	1-2'	1-2'		L
LB	38	1 gal		<i>Lomandra longifolia 'Breeze'</i>	Spiny-headed mat rush	2-3'	2-4'		L
SB	41	1 gal		<i>Sisyrinchium bellum 'Rocky Point'</i>	Blue-eyed grass	1'	1-2'		L
<b>Vines</b>									
MM	1	5 gal		<i>Mascagnia macroptera</i>	Butterfly Vine	climbing	spread s		L

**GENERAL NOTES:**

- A. SEE ARCHITECT DRAWING FOR HARDSCAPE
- B. SEE ARCHITECT DRAWING FOR SITE DRAINAGE
- C. SEE ARCHITECT DRAWING FOR GRADING

**LANDSCAPE NOTES:**

1. I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.
2. PROVIDED HEIGHT IN PLANT LIST IS FOR PLANT HEIGHTS AT MATURITY.
3. PLANT QUANTITIES SHOWN IN PLANT LIST ARE FOR REFERENCE ONLY, PLANS SUPERCEDE THE LEGEND, LANDSCAPE CONTRACTOR SHALL VERIFY PLANT QUANTITY SHOWN ON PLANS.
4. PRIOR TO THE PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THIS REQUIREMENT.
5. FOR LANDSCAPE INSTALLATIONS, 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. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP SIX INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.
6. A MINIMUM THREE INCH (3") LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. TO PROVIDE HABITAT FOR BENEFICIAL INSECTS AND OTHER WILDLIFE, UP TO 5% OF THE LANDSCAPE AREA MAY BE LEFT WITHOUT MULCH.
7. ORGANIC MULCH MATERIALS MADE FROM RECYCLED OR POST-CONSUMER ORGANIC PRODUCTS SHALL TAKE PRECEDENCE OVER INORGANIC MATERIALS OR VIRGIN FOREST PRODUCTS UNLESS THE POST-CONSUMER ORGANIC PRODUCTS ARE NOT LOCALLY AVAILABLE. ORGANIC MULCHES ARE NOT REQUIRED WHERE PROHIBITED BY LOCAL FUEL MODIFICATION PLAN GUIDELINES OR OTHER APPLICABLE LOCAL ORDINANCES.
8. 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.

**Revisions:**

- 1. 12/21/20
- 2. -
- 3. -
- 4. -

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stout  
 design : build

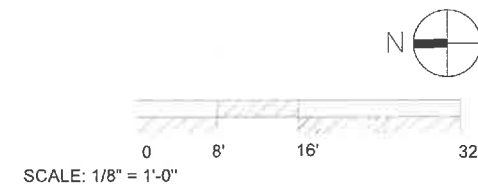
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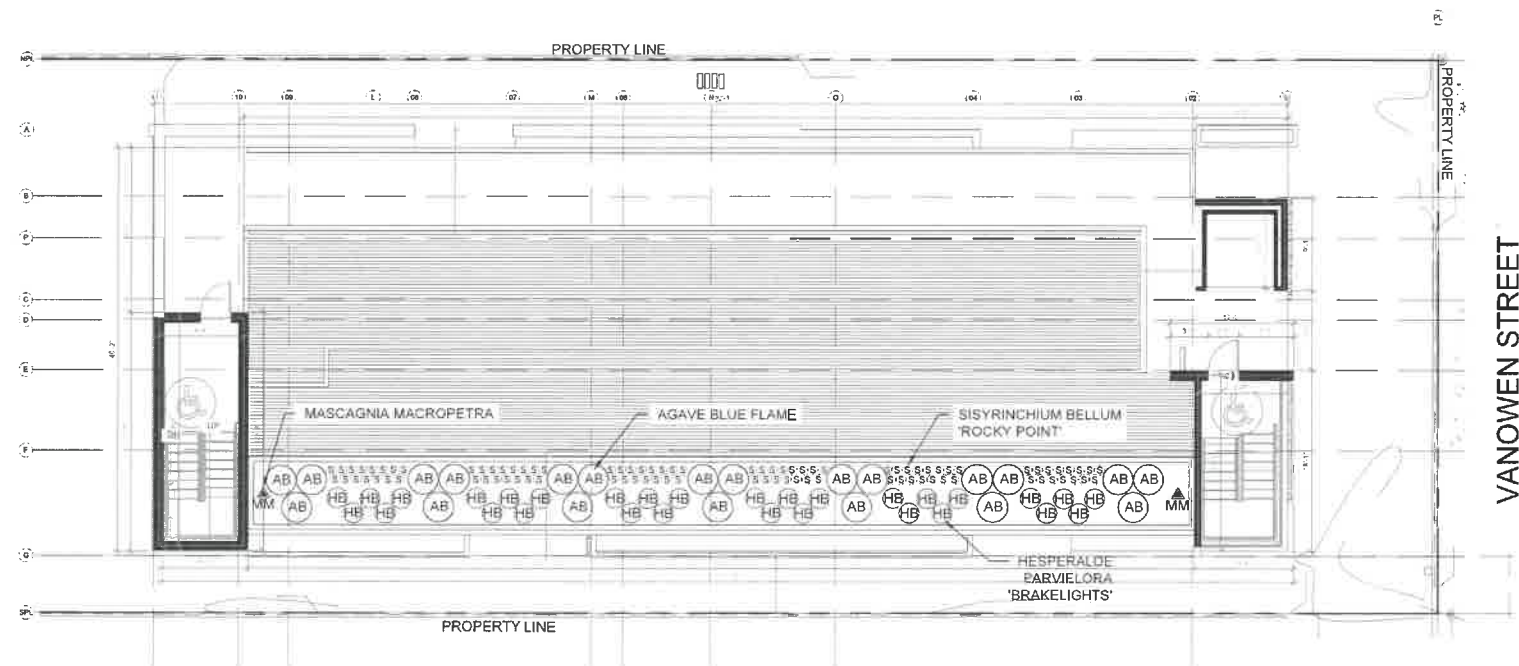
www.stoutdesignbuild.com

**Project:**  
**Vanowen Project**  
 13921 W. Vanowen St.  
 Van Nuys, CA 91405



PLANTING PLAN BACK





PLANT LEGEND								
SYM.	QTY	SIZE	SPAC.	BOTANICAL NAME	COMMON NAME	H	W	WUCOLS WATER USE
<b>Large Shrubs</b>								
HB	30	3 gal		<i>Hesperaloe parviflora</i> <i>Brakelights</i>	Mountain States Red Yucca	2-3'	2-3'	L
<b>Medium &amp; Small Shrubs &amp; Perennials</b>								
S	90	6"		<i>Sisyrinchium bellum</i> 'Rocky Point'	Blue-eyed grass	1'	1-2'	L
<b>Succulents</b>								
AB	21	3 gal		<i>Agave 'Blue Flame'</i>		2-3'	spreads	L
<b>Vines</b>								
MM	2	5 gal		<i>Mascagnia macroptera</i>	Butterfly Vine	climbing	spreads	L

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design. build

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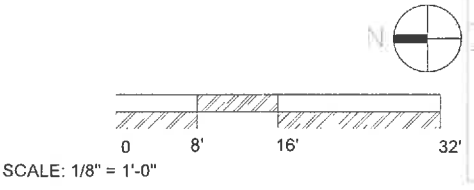
www.stoutdesignbuild.com  
**Project:**  
**Vanowen Project**  
 13921 W. Vanowen St.  
 Van Nuys, CA 91405



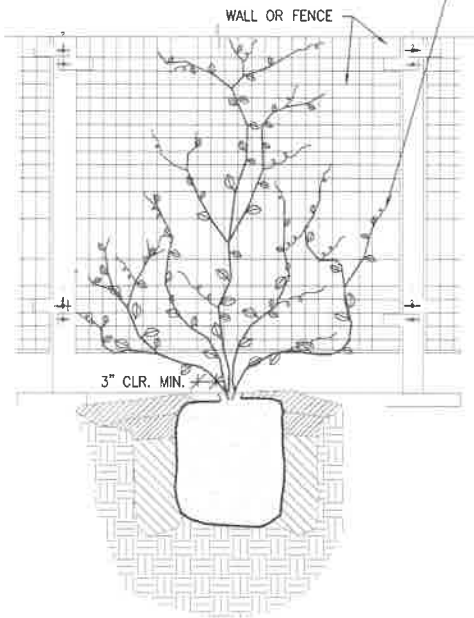
PLANTING PLAN ROOF

**Revisions:**  
 1 12/21/20  
 2 --  
 3 --  
 4 --  
**Submittal Date:**  
 July 29th, 2019  
**Sheet Number:**  
 L2.3

**EXHIBIT "A"**  
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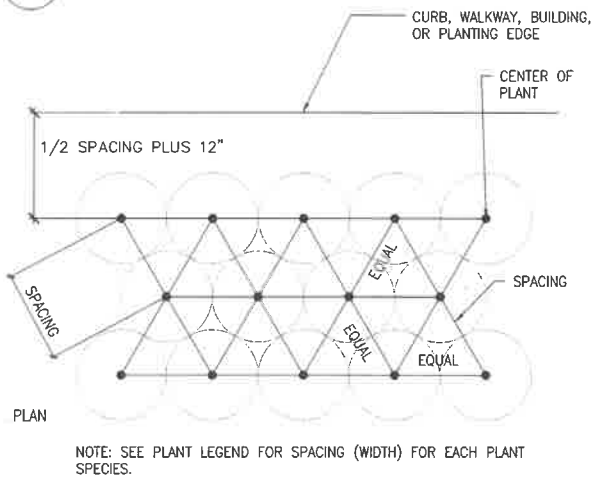


WEAVE VINE BRANCHES INTO SCREEN O.C. OF TRELLIS, STARTING AT BOTTOM. TIE LARGER BRANCHES LOOSELY TO SCREEN, IF NECESSARY W/ BIO-DEGRADABLE TIES.



- NOTE:**
1. REMOVE ANY TEMPORARY TRELLIS DEVICE
  2. PLANT SIMILAR TO SHRUB PLANTING DETAIL SHEET L.40 DETAIL 5.

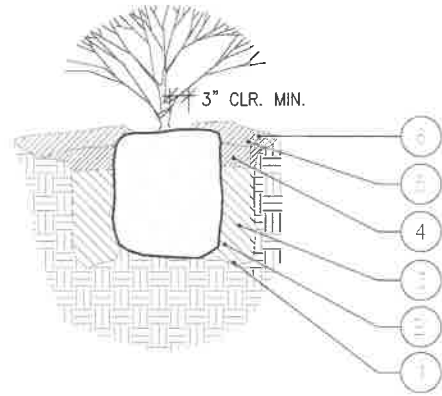
**1 VINE PLANTING**  
SCALE: 3/4" = 1'



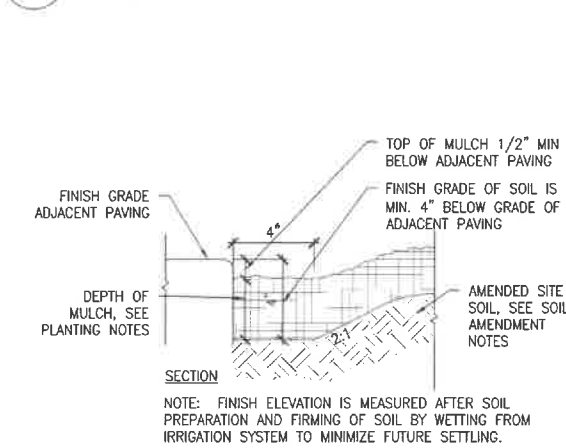
**4 PLANT SPACING**  
SCALE: 3/4" = 1'

**SHRUB PLANTING NOTES:**

1. EXCAVATE PLANTING PIT MIN. TWICE AS WIDE AS ROOT BALL AND 1/2" LESS IN DEPTH THAN THE SOIL CONTAINER. SOIL AT BOTTOM OF PIT SHOULD BE FIRM AND SLIGHTLY MOUNDED. SCARIFY EDGES OF PIT.
  - 1.1. AFTER EXCAVATION OF PIT. FILL HOLE WITH WATER AND ENSURE THAT IT DRAINS WITHIN ONE HOUR. IF WATER DOES NOT DRAIN USE AUGER TO BREAK THROUGH HARDPAN. FILL HOLE 1-2 MORE TIMES IF SOIL IS DRY. IF HOLE DOES NOT DRAIN NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY.
  - 1.2. DRENCH PLANT ROOTBALL BY DUNKING INTO WATER (OR MYCORRHIZAL DRENCH IF LIQUID PRODUCT IS USED) PRIOR TO PLACING IN HOLE. FOR CONTAINER SIZES LESS THAN 15 GAL. FOR 15 GAL. DRENCH IN CONTAINER.
2. ADD MYCORRHIZAL FUNGI DIRECTLY TO PLANT ROOTS PER PRODUCT LABEL. (TRI-C MYCO REVIVAL PLUS) SET PLANT ROOT BALL IN HOLE PLUMB AND CENTERED WITH COLLAR 1" HIGHER THAN FINISHED GRADE. USE 10% COMPOST AND 90% NATIVE SOIL TO BACKFILL HOLE TO 2/3 OF ROOTBALL, MOISTENING AND TAMPING ALL AROUND.
3. FILL REMAINING PORTION OF PIT TO THE TOP OF ROOTBALL WITH MORE BACKFILL MIX. ENSURE PLANT COLLAR IS STILL 1" HIGHER THAN GRADE. PROVIDE POSITIVE DRAINAGE AWAY FROM ROOTBALL.
4. APPLY 3-4" SHREDDED BARK MULCH (ORGANIC, WEED AND DISEASE FREE) TOP DRESSING AROUND ENTIRE ROOTBALL AREA, STAYING 3" AWAY FROM COLLAR OF PLANT.
5. AFTER PLANTING, WATER THOROUGHLY ALLOWING MULCH TO SETTLE AND WATER TO SOAK IN. REPEAT THOROUGH WATERING.



**2 SHRUB PLANTING**  
SCALE: 3/4" = 1'



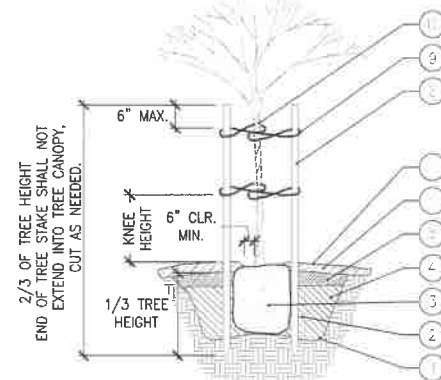
**5 GRADE AT EDGE OF PAVING**  
SCALE: 3" = 1'

**COMPOST SPECIFICATION:**

1. COMPOST SHALL BE PRODUCED BY A COMPOST FACILITY FULLY LICENSED BY THE STATE OF CALIFORNIA WHICH DOCUMENTS THE PATHOGEN REDUCTION PROCESS.
2. COMPOST IS TO BE WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/8" SLEEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIMENS/M; AND NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCE TOXIC TO PLANTINGS.
  - A) ORGANIC MATTER CONTENT: 50 TO 60 PERCENT OF DRY WEIGHT
  - B) FEEDSTOCK: AGRICULTURAL, FOOD, OR INDUSTRIAL RESIDUALS; YARD TRIMMINGS; OR SOURCE-SEPARATED OR COMPOSTABLE MIXED SOLID WASTE. SLUDGE OR SEWAGE WASTE COMPOSTS ARE NOT ACCEPTABLE.
  - C) AMEND SOIL WITH AGRI SERVICE OR COMPARABLE HUMIC COMPOST SOIL AMENDMENT, SIX CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF 5" TO 6" OF SOIL.

**TREE PLANTING NOTES:**

1. EXCAVATE PLANTING PIT MIN. TWICE AS WIDE AS ROOT BALL AND 1/2" LESS IN DEPTH THAN THE SOIL CONTAINER. SOIL AT BOTTOM OF PIT SHOULD BE FIRM AND SLIGHTLY MOUNDED. SCARIFY EDGES OF PIT.
  - 1.1. AFTER EXCAVATION OF PIT. FILL HOLE WITH WATER AND ENSURE THAT IT DRAINS WITHIN ONE HOUR. IF WATER DOES NOT DRAIN USE AUGER TO BREAK THROUGH HARDPAN. FILL HOLE 1-2 MORE TIMES IF SOIL IS DRY. IF HOLE DOES NOT DRAIN NOTIFY G3LA/WBMD IMMEDIATELY.
  - 1.2. ADD MYCORRHIZAL FUNGI DIRECTLY TO PLANT ROOTS PER PRODUCT LABEL
2. SET PLANT ROOT BALL IN HOLE PLUMB AND CENTERED WITH COLLAR 1" HIGHER THAN FINISHED GRADE.
3. USE 10% COMPOST AND 90% NATIVE SOIL TO BACKFILL HOLE TO 2/3 OF ROOTBALL, MOISTENING AND TAMPING ALL AROUND.
4. FILL REMAINING PORTION OF PIT TO THE TOP OF ROOTBALL WITH MORE BACKFILL MIX. ENSURE PLANT COLLAR IS STILL 1" HIGHER THAN GRADE. PROVIDE POSITIVE DRAINAGE AWAY FROM ROOTBALL.
5. APPLY 3-4" SHREDDED BARK MULCH (ORGANIC, WEED AND DISEASE FREE) TOP DRESSING AROUND ENTIRE ROOTBALL AREA, STAYING 6" AWAY FROM TREE COLLAR.
6. AFTER PLANTING, WATER THOROUGHLY ALLOWING MULCH TO SETTLE AND WATER TO SOAK IN. REPEAT THOROUGH WATERING.
7. 2" DIAMETER UNTREATED LODGE POLE PINE TREE STAKE, 2 PER TREE, STAKES SHALL EXTEND A MIN. OF 2' INTO UNDISTURBED SOIL, NEXT TO ROOTBALL.
8. TREE STRAP - USE VIT CLINCH TREE TIES, OR APPROVED EQUIVALENT, LENGTH AS REQUIRED, 2 PER TREE, NAILED OR SCREWED TO STAKE. FASTEN TO ALLOW FOR 3"-6" TREE MOVEMENT IN WIND.
9. TREE TIES SHALL BE PLACED 2"-3" ABOVE THE WIND LOAD POINT AND A SECOND SET PLACED AT KNEE HEIGHT AND SHALL BE REMOVED AFTER THE FIRST YEAR.



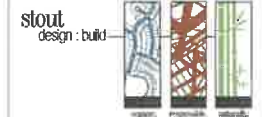
**NOTES FOR STANDARD 24" BOX AND LARGER TREES**

10. REMOVE NURSERY STAKES
11. MAINTAIN A SINGLE LEADER FOR STANDARD TREES. DISCUSS INSTALL PRUNING WITH LANDSCAPE ARCHITECT. PRUNE ANY DEAD WOOD WITH FLUSH CUTS. USE CLEAN PRUNERS, CLEAN OUT SMALL STEMS AND SUCKERS BELOW LOWEST BRANCHES.
12. REMOVE PLANT TAGS AND KEEP IN SINGLE PLACE FOR LANDSCAPE ARCHITECT.
13. TREE IN CONTAINER OR LARGER SHALL RECEIVE TWO STAKES PER THIS DETAIL UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.

**3 TREE PLANTING AND STAKING**  
SCALE: 1/2" = 1'

**PLANTING NOTES:**

- A. CLEAR SITE OF ALL VEGETATION, INCLUDING LARGE ROOT SYSTEMS FROM PLANTS REMOVED.
  - B. ROTOTILL TOGETHER 90% SITE SOIL AND 10% COMPOST TO A DEPTH OF 8".
  - C. REMOVE ALL VEGETATION REMNANTS, CLODS OF 2" DIAMETER OR LARGER, STONES, SMALLER ROOTS, AND OTHER DELETERIOUS MATERIAL.
  - D. IF SOIL IS OVERLY COMPACTED (OVER 150 PSI OR 85% PROCTOR), TILL COMPACTED AREA BY HAND TO A DEPTH OF 6-8". IF SOIL IS COMPACTED BELOW 8" DEPTH, BREAK UP COMPACTION WITH AN AUGER.
  - E. WHEN PLANTING PER DETAIL, BACKFILL WITH 90% SITE SOIL AND 10% COMPOST.
  - F. ALL LANDSCAPE AREAS ARE TO RECEIVE AN EVEN APPLICATION OF SOIL HUMATE WITH AN APPLICATION RATE PER PRODUCT SPECIFICATIONS DEPENDING ON TYPE USED. THE HUMATE AMENDMENT IS TO BE INCORPORATED UNIFORMLY ONTO TOP OF SOIL. THESE ARE ACCEPTABLE SOIL AMENDMENT PRODUCTS OR EQUIVALENT;
    - 1.1. GRANULAR PRODUCT PREMIUM HUMATE FROM TRI-C. APPLICATION RATE IS 50 LBS PER 1,000 S.F. FOLLOW DIRECTION ON PRODUCT LABEL.
    - 1.2. LIQUID PRODUCT SPRAY APPLICATION TERAVITA LC-10 PLUS 7", (WWW.SIMPLICI-TEA.COM), FOLLOW DIRECTIONS ON PRODUCT LABEL.
    - 1.3. "SOLU-PLKS" FROM EARTHFORT (WWW.EARTHFORT.COM). LIQUID APPLICATION= 1 GALLON/ACRE OR 7 OZ FOR 2,375 S.F. FOLLOW DIRECTIONS ON PRODUCT LABEL.
2. PLANTING DEPTH: ALL PLANTS ARE TO BE PLANTED SO THAT AFTER SETTLING, THE CROWN OF THE PLANT IS EVEN WITH FINISH GRADE AND ALL ROOTS ARE FULLY COVERED WITH SOIL.
  3. NO WATERING BASINS: DO NOT INSTALL WATERING BASINS AROUND PLANTS.
  4. MULCH SPECIFICATION: A MINIMUM 3"-4" DEEP LAYER OF WOOD BARK AND LEAF MIXTURE MULCH SHALL BE INSTALLED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS AND ON TOP OF IRRIGATION TUBING EXCEPT AT TURF AREAS, CREEPING OR ROOTING GROUND COVERS OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
  5. WOOD CHIPS OR ARTIFICIALLY COLORED MULCH SHALL NOT BE USED. KEEP ALL MULCH 4" AWAY FROM CROWN OF PLANTS.
  6. COMPOST TEA: APPLICATION OF BREWED COMPOST TEA IS HIGHLY RECOMMENDED. PLEASE CONTACT COMPOST TEANA AT 310.367.6485.
  7. MAINTENANCE: SIZES OF PLANTS AND TREES ARE SHOWN ON PLAN AT 75% OF MATURE SIZE. THE GARDENER WILL NEED TO ENSURE THAT ALL PLANTS AND TREES RECEIVE REGULAR MAINTENANCE I.E. PRUNING, THINNING, AND DIVIDING, AND MULCH RENEWAL TO MAINTAIN LONGEVITY, HEALTH, AND AESTHETIC INTENT OF THE PLANTING. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING PLANT HEALTH AND WATERING SCHEDULING THROUGH WARRANTY. GARDENER RESPONSIBLE FOR DAY-TO-DAY MAINTENANCE.
  8. QUANTITIES: CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES. QUANTITIES IN PLANTING PLAN SUPERCEDES QUANTITY IN PLANTING LEGEND.
  9. PLANTING PATTERN: PLANT ALL GROUND COVERS IN A TRIANGULAR PATTERN FOR MOST EFFICIENT COVERAGE.
  10. SUBSTITUTIONS: IF CERTAIN PLANTS ON PLANT LIST ARE NOT AVAILABLE AT THE TIME OF PLANTING, CONTACT STOUT DESIGN BUILD TO DETERMINE IF A SUITABLE SUBSTITUTION COULD BE MADE.
  11. ON SITE POSITIONING: STOUT DESIGN BUILD RESERVES THE RIGHT TO ADJUST PLANT MATERIAL ON SITE. PLANTS TO BE PLACED AND POSITIONED ON SITE PER PLAN BY LANDSCAPE CONTRACTOR. FINAL PLANT LAYOUT SHALL BE APPROVED BY STOUT DESIGN BUILD PRIOR TO PLANTING.
  12. GUARANTEE: ALL PLANT MATERIAL PURCHASED BY LANDSCAPE CONTRACTOR SHALL BE GUARANTEED FOR A PERIOD OF 3 MONTHS. GUARANTEE PERIOD COMMENCES FROM THE TIME OF FINAL INSPECTION AND ACCEPTANCE BY THE OWNER. PLANTS USED FOR REPLACEMENT OF DEAD PLANTS SHALL BE THE SAME KIND AND SIZE AS ORIGINALLY PLANTED, UNLESS OTHERWISE DIRECTED BY STOUT DESIGN BUILD. REPLACEMENT PLANTS ARE TO BE PLANTED FOLLOWING THE ORIGINAL PLANS AND SPECIFICATIONS.



**Stout Design Build**  
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Los Angeles, Ca 90066  
(310) 876-1018

www.stoutdesignbuild.com

**Project:**

**Vanowen Project**  
13921 W. Vanowen St.  
Van Nuys, CA 91405

**Seal:**



PLANTING DETAILS

**Revisions:**

1. 12/21/20
2. --
3. --
4. --

**Submittal Date:**

July 29th, 2019

**Sheet Number:**

L3.0

**EXHIBIT "A"**

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**Stout Design Build**  
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Project:

**Vanowen Project**  
 13921 W. Vanowen St.  
 Van Nuys, CA 91405

Seal:



WATER EFFICIENT WORKSHEET

Revisions:

- 1 12/21/20
- 2 --
- 3 --
- 4 --

Submittal Date:  
 July 29th, 2019

Sheet Number:  
 L4.0

**Water Efficient Landscape Worksheet - Residential**

Eto 50.1 In. per year  
 Conversion Factor 0.62  
 1. Eto is from the Los Angeles Model Water Efficient Landscape Ordinance

**Landscape Use Areas Summary**

Irrigated Landscape Area	1,147	Sq. Ft.
Turf Area	0	Sq. Ft.
% of Landscape that is turf	0%	
Pool & Spa Area	628	Sq. Ft.
Total Special Landscape Area (SLA) (Water Features with recycled water)	0	Sq. Ft.
<b>Total Landscape Area</b>	<b>1,775</b>	<b>Sq. Ft.</b>

**Maximum Applied Water Allowance (MAWA)**  
 MAWA = (Eto) (0.62) [(ETAF x LA) + (1-ETAF) x SLA]

Eto	0.62	ETAF	LA	SLA
50.1	0.62	0.55	1775	0.0

Maximum Applied Water Allowance = 30,324 gallons per year

**Estimated Total Water Use (ETWU)**  
 ETWU = (Eto) (.62) (PF/E) x HYDROZONE AREA

Hydrozone	Plant Water Use Type(s)	Plant Factor (PF)	Irr.	Irr. Eff.	ETAF (PF/E)	Area (Sq. Ft.)	ETWU
1	LW	0.2	Drip	0.81	0.25	102	782
2	LW	0.2	Drip	0.81	0.25	477	3,658
3	LW	0.2	Drip	0.81	0.25	568	4,356
4- Pool & Spa	HW	1	None	1	1.00	628	19,507
	Sum					1,775	28,304

**Compare MAWA & ETWU**

MAWA =	30,324 gallons per year	<b>PASS</b>
ETWU =	28,304 gallons per year	
MAWA - ETWU =	2,020 gallons per year	

DESIGN STATEMENT:

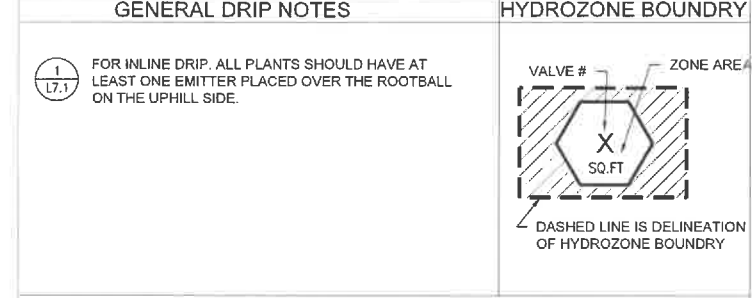
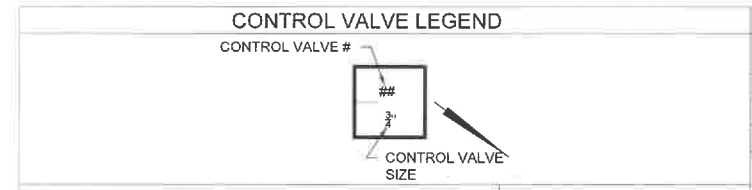
I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

Signature of Licensed Landscape Architect

Gabrielle Harris, RLA, LEED AP  
 Landscape Architect  
 310.876.1018

07/29/2019  
 Date

**EXHIBIT "A"**  
 Page No. 24 of 28  
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- ### STATIC WATER PRESSURE & SOIL TYPE
- EXISTING STATIC WATER PRESSURE 195 HIGH AND 103 LOW. CONTRACTOR SHALL VERIFY EXISTING STATIC WATER PRESSURE ONSITE.
  - SET STATIC WATER PRESSURE AT NEW REGULATOR FOR IRRIGATION SYSTEM @ 60-70 PSI.
  - USE EXISTING 1" WATER METER. CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF EXISTING WATER METER ONSITE.
  - SOIL TYPE IS TO BE DETERMINED.
  - INLINE DRIP APPLICATION RATE IS 0.29 INCHES PER HOUR.
  - IRRIGATION WATER SUPPLY IS CITY SUPPLIED POTABLE WATER.

### HYDROZONE DESCRIPTION AND LEGEND

CONTROL VALVE # (HYDROZONE ZONE)	LANDSCAPE AREA (SQ.FT)	W.U.C.O.L.S. PLANT WATER USE RATING	HYDROZONE DESCRIPTION	ZONE PRESSURE	ZONE FLOW RATE (GPM)	APPLICATION RATE
1	102	LOW	SHRUBS/TREE	30 PSI	.37	.29 IN/HR
2	477	LOW	SHRUBS/TREE	30 PSI	1.75	.29 IN/HR
3	568	LOW	GROUNDCOVER/SHRUBS	30 PSI	2.08	.29 IN/HR

W.U.C.O.L.S. PLANTS WATER NEEDS RATINGS: MED = MEDIUM, L = LOW, M/L = MEDIUM LOW, L/VL = LOW TO VERY LOW

### IRRIGATION EQUIPMENT LEGEND

SYMBOL	DESCRIPTION	SHEET & DETAIL CALL-OUT
	IRRIGATION SYSTEM CONTROLLER: WEATHERMATIC SL1600 SMARTLINE 8 ZONE MODULAR	SEE 1/L7.0
	WEATHER MONITOR: WEATHERMATIC SLW1	SEE 2/L7.0
	1" RP BACKFLOW PREVENTOR W/STRAINER AND PRESSURE REGULATOR FEBCO MODEL # 860	SEE 3/L7.0
	1" Ø BALL VALVE: CONTRACTOR TO SUPPLY AND INSTALL NIBCO, PVC Tri-Bloc TRUE UNION, MODEL 'D' BALL VALVE WITH DUEL THREADED UNIONS OR APPROVED EQUIVALENT. • INSTALL USING NDS PRO-SERIES 14"x19" CORRUGATED VALVE BOX, WITH OVERLAPPING BOLT DOWN LID, SAND COLOR BOX AND COVER PART #314BCB-SAND OR APPROVED EQUIVALENT.	SEE 4/L7.0
	1" DEDICATED LANDSCAPE SUB-METER; DLJ EPOXY COATED BRONZE WATER METER, MODEL # DLJ100. INSTALL IN STANDARD RECTANGULAR VALVE BOX. <u>LOW FLOW REMOTE CONTROL VALVES W/PRESSURE REGULATOR &amp; RBY FILTER ASSEMBLY:</u>	SEE 5/L7.0
	CONTRACTOR TO SUPPLY AND INSTALL, NEW RAINBIRD CONTROL ZONE KITS WITH PLASTIC GLOBE VALVE AND COMBINED PRESSURE REGULATOR AND FILTER, OR APPROVED EQUIVALENT AS FOLLOWS: • AT CONTROL VALVE USE RAINBIRD MODEL XCZ-LF-100-PRF 1" CONTROL ZONE KIT IN A SQUARE VALVE BOX WITH COMBINED PRESSURE REGULATOR AND FILTER • INSTALL NEW CONTROL VALVES IN NDS PRO-SERIES 14"x19" CORRUGATED VALVE BOX, OR APPROVED EQUIVALENT, WITH OVERLAPPING BOLT DOWN LID, SAND COLOR, BOX AND COVER PART # 314BCB-SAND, OR APPROVED EQUIVALENT.	SEE 6/L7.0
	IRRIGATION MAIN LINE: CONTRACTOR TO SUPPLY AND INSTALL 1"Ø SCH 40 PVC PIPE AND ALL REQUIRED FITTINGS AND MATERIAL, FROM NEW 1" POINT OF CONNECTION AND BALL VALVE. IRRIGATION CONTRACTOR TO CONFIRM LOCATION OF POINT OF CONNECTION WITH CITY REPRESENTATIVE, SEE SITE SPECIFIC NOTES.	--
	UNDERGROUND SLEEVES: 4" DIAMETER SCHEDULE 40 PVC TYP., UNLESS OTHERWISE NOTED, EXTEND 6" BEYOND EDGE OF ALL PAVING AREA	SEE 7/L7.0
	IRRIGATION LATERAL SCHEDULE: 3/4" 40 PVC PLASTIC PIPE AND ALL REQUIRED FITTINGS & MATERIALS FROM DRIP REMOTE CONTROL VALVES	--
	ON GRADE IN-LINE DRIP IRRIGATION PIPE: NETAFIM TECH LINE CV 17MM BROWN UV RESISTANT POLYETHYLENE DRIPLINE MODEL #TLCV4-18GRID WITH 0.4 GPH FLOW. EMITTER SPACING 18" O.C. INSTALL PER DRIP DETAILS, DRIPLINE ROW SPACING 18" O.C.	SEE 1/L7.1
	MANUAL LINE FLUSH VALVE: CONTRACTOR TO SUPPLY AND INSTALL, NETAFIM MANUAL SHUT OFF VALVE MODEL# TISOV, OR APPROVED EQUIVALENT, MOUNTED AT END OF POLYETHYLENE (BLANK) IRRIGATION TUBING RUN. SEE PLAN FOR REFERENCE LOCATIONS, FINAL LOCATION TO BE DETERMINED ON SITE DURING INSTALLATION OF IRRIGATION SYSTEM. INSTALL USING NDS PRO SERIES, 10" DIAMETER X 12"H ROUND SAND COLORED VALVE BOX WITH LID, PART #111 BC SAND, OR APPROVED EQUIVALENT.	SEE 4/L7.1

- ### GENERAL IRRIGATION NOTES
- CONTRACTOR SHALL BE LICENSED; IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO READ, UNDERSTAND, AND ADHERE TO PROJECT NOTES AND SPECIFICATION, PERTAINING TO ALL PLANS, INCLUDING THE FOLLOWING GENERAL AND SITE SPECIFIC NOTES.
- THIS DESIGN IS DIAGRAMMATIC. ALL VALVES, ETC., SHOW WITHIN PAVED AREAS FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN THE PLANTING AREAS WHERE POSSIBLE, AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM AND EXISTING STRUCTURES, UTILITIES AND PLANTING.
  - ALL PRESSURIZED MAINLINE AND LATERAL PIPING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES, MAIN LINE SLEEVE, CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING, OR SIZE AS INDICATED ON PLANS.
  - ALL EXTERIOR LOW VOLTAGE WIRE CONNECTIONS SHALL BE FULLY ENCLOSED USING WATERPROOF CONNECTORS.
  - EXTEND ALL SLEEVES A MINIMUM OF SIX (6) INCHES BEYOND PAVING EDGES.
  - PROVIDE A MINIMUM OF 18" COVER OVER ALL PRESSURE MAINLINE PIPE AND 12" MINIMUM COVER OVER ALL NON-PRESSURE LATERAL LINES.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR PULLING VALVE WIRING THROUGH SLEEVING WHEN NECESSARY.
  - ALL LATERAL LINE PIPING UNDER PAVING SHALL BE PVC SCHEDULE 40 PIPE AND SHALL BE INSTALLED PRIOR TO PAVING.
  - EXERCISE EXTREME CARE WHEN EXCAVATING FOR IRRIGATION SYSTEM DUE TO EXISTING UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, AND UNDERGROUND UTILITIES. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH AND ALL OTHER TRADES ON SITE.
  - DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTION, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
  - ALL THREADED PIPE CONNECTIONS MADE TO SLIP-JOINT PVC PIPE SHALL BE MADE WITH A PVC THREADED COUPLING. ALL THREADED ADAPTERS AND COUPLINGS ARE TO BE 'DURA' DEEP SOCKET TYPE.
  - ALL VALVES SHALL BE LOCATED IN GROUND COVER AREAS WHENEVER POSSIBLE. REMOTE CONTROL VALVES SHALL BE INSTALLED IN BELOW GRADE BOXES. USE BROWN COLORED BOXES UNLESS OTHERWISE SPECIFIED.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THE FINAL CONNECTION OF CONTROL WIRES BETWEEN EXISTING WIRES AND NEW CONTROL VALVES.
  - CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION AND COORDINATION OF THE IRRIGATION SYSTEM TO INSURE A COMPLETE SYSTEM.
  - COVER ALL DRIP LINES WITH MINIMUM 3" THICK LAYER OF APPROVED BARK MULCH.
  - MANUAL SHUT-OFF VALVES SHALL BE REQUIRED, AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY, TO MINIMIZE WATER LOSS IN CASE OF AN EMERGENCY OR ROUTINE REPAIR.

- ### MWEL0 NOTES:
- I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.
  - A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR THE SUBSEQUENT MANAGEMENT PURPOSES.
  - A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
  - AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.
  - PRESSURE REGULATING DEVICES ARE REQUIRED IS WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIC IRRIGATION DEVICES.
  - RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.
  - CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
  - 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.

- ### RECOMMENDED WATERING SCHEDULE
- WATER DURING INTIAL PLANTING PERIOD:**  
SHRUB AND GROUNDCOVERS SYSTEMS: 30 MINUTES 1X PER DAY FOR FIRST 10 DAYS
- SPRING WATERING DURING PLANT ESTABLISHMENT**  
TREE, SHRUB AND GROUNDCOVER SYSTEMS: 30 - 35 MINUTES 2X PER WEEK
- SUMMER WATERING AFTER PLANT ESTABLISHMENT**  
TREE, SHRUB AND GROUNDCOVER SYSTEMS: 45 MINUTES 1X PER WEEK (FOR NATIVE OR DROUGHT TOLERANT PLANTS)
- FALL WATERING AFTER PLANT ESTABLISHMENT**  
TREE, SHRUB AND GROUNDCOVER SYSTEMS: 35-45 MINUTES 2X PER WEEK (FOR NATIVE OR DROUGHT TOLERANT PLANTS)
- WINTER WATERING AFTER PLANT ESTABLISHMENT**  
TREE, SHRUB AND GROUNDCOVER SYSTEMS: 40 MINUTES 1X PER WEEK (SUPPLEMENTAL WATER ONLY REQUIRED IN DROUGHT CONDITIONS)
- SPRING WATERING AFTER PLANT ESTABLISHMENT**  
TREE, SHRUB AND GROUNDCOVER SYSTEMS: 30-40 MINUTES 1X PER WEEK

- NOTES:
- WATERING SCHEDULE IS PROVIDED AS A GENERAL GUIDELINE. TIME AND DAYS PER WEEK SHALL BE ADJUSTED BASED ON WEATHER CONDITIONS, PLANT TYPE, SOIL, ETC.
  - ESTABLISHMENT IS TYPICALLY FIRST 3-6 MONTHS.

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(310) 876-1018  
www.stoutdesignbuild.com

**Project:**

**Vanowen Project**  
13921 W. Vanowen St.  
Van Nuys, CA 91405

**Seal:**

IRRIGATION LEGEND

**Revisions:**

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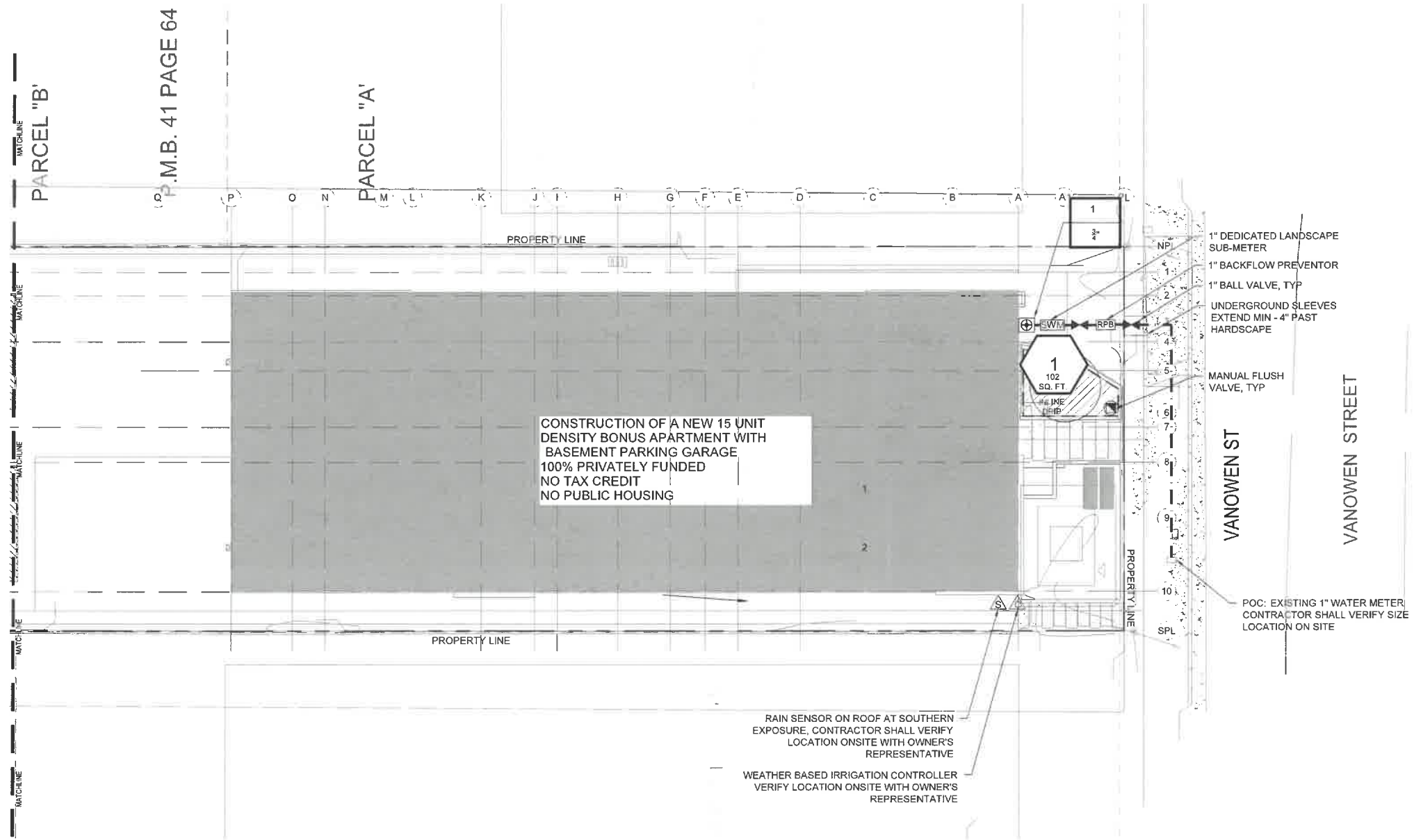
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L5.0

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CONSTRUCTION OF A NEW 15 UNIT  
DENSITY BONUS APARTMENT WITH  
BASEMENT PARKING GARAGE  
100% PRIVATELY FUNDED  
NO TAX CREDIT  
NO PUBLIC HOUSING

- MWEO NOTES:
1. I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.
  2. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR THE SUBSEQUENT MANAGEMENT PURPOSES.
  3. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
  4. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.
  5. PRESSURE REGULATING DEVICES ARE REQUIRED IS WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIC IRRIGATION DEVICES.
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IRRIGATION HYDROZONE PLAN FRONT

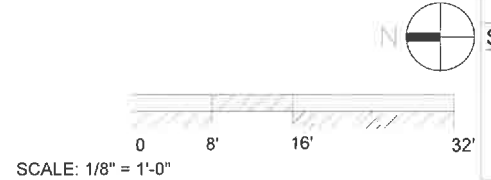
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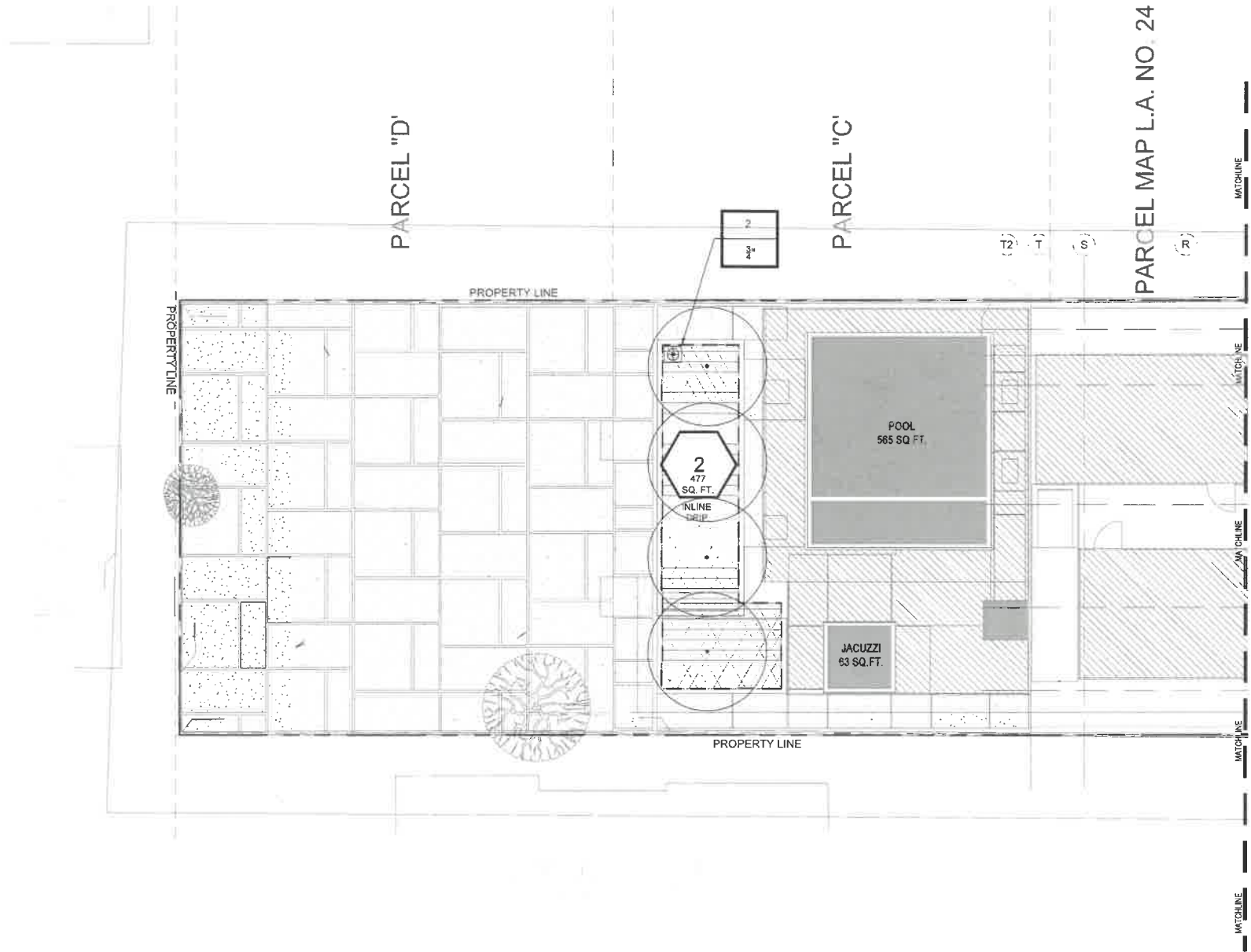
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- MWELO NOTES:
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IRRIGATION HYDROZONE PLAN BACK

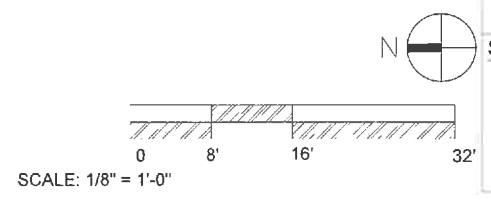
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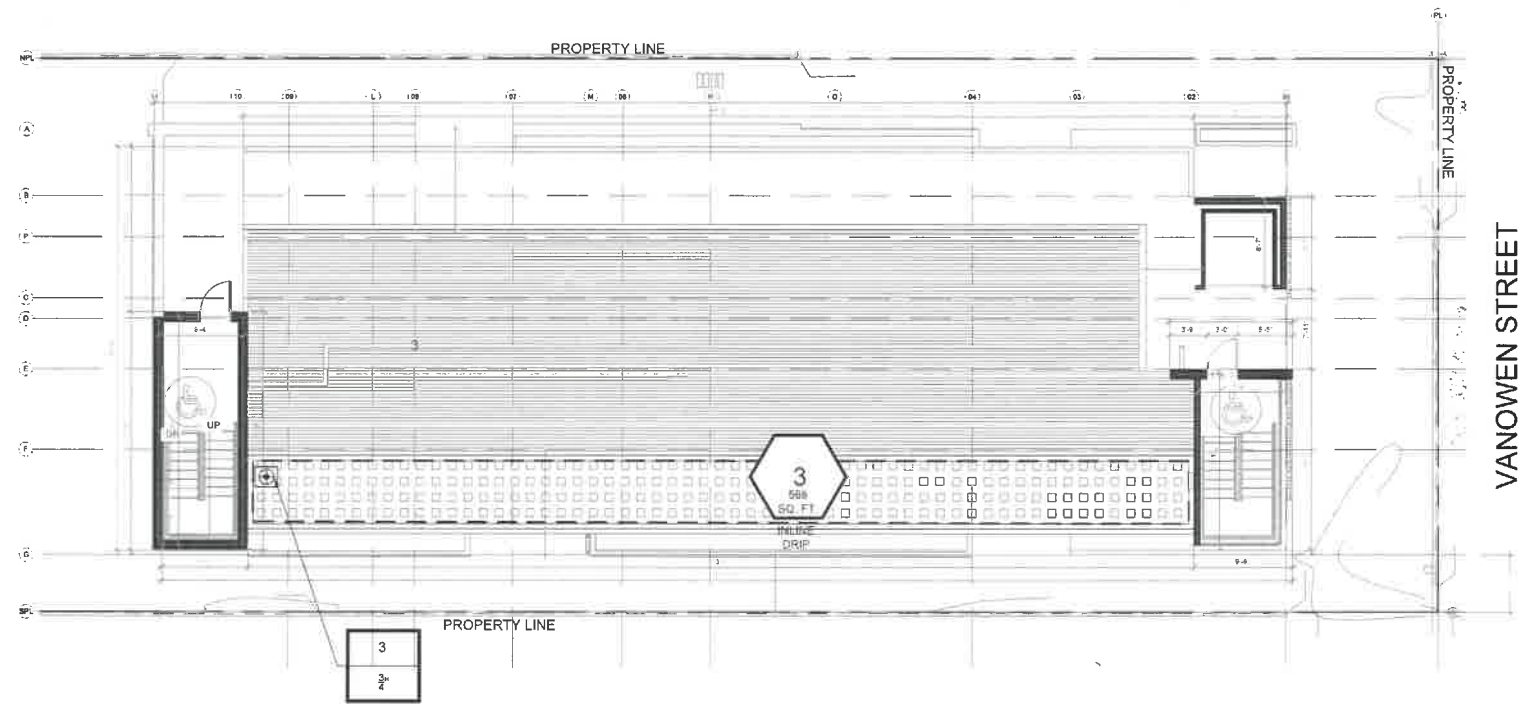
**Project:**

**Vanowen Project**  
 13921 W. Vanowen St.  
 Van Nuys, CA 91405

**Seal:**



IRRIGATION HYDROZONE PLAN ROOF



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- 4 -

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