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OWNER
 BENELISHA GROUP INC
 15451 MORRISON ST
 SHERMAN OAKS CA 91403

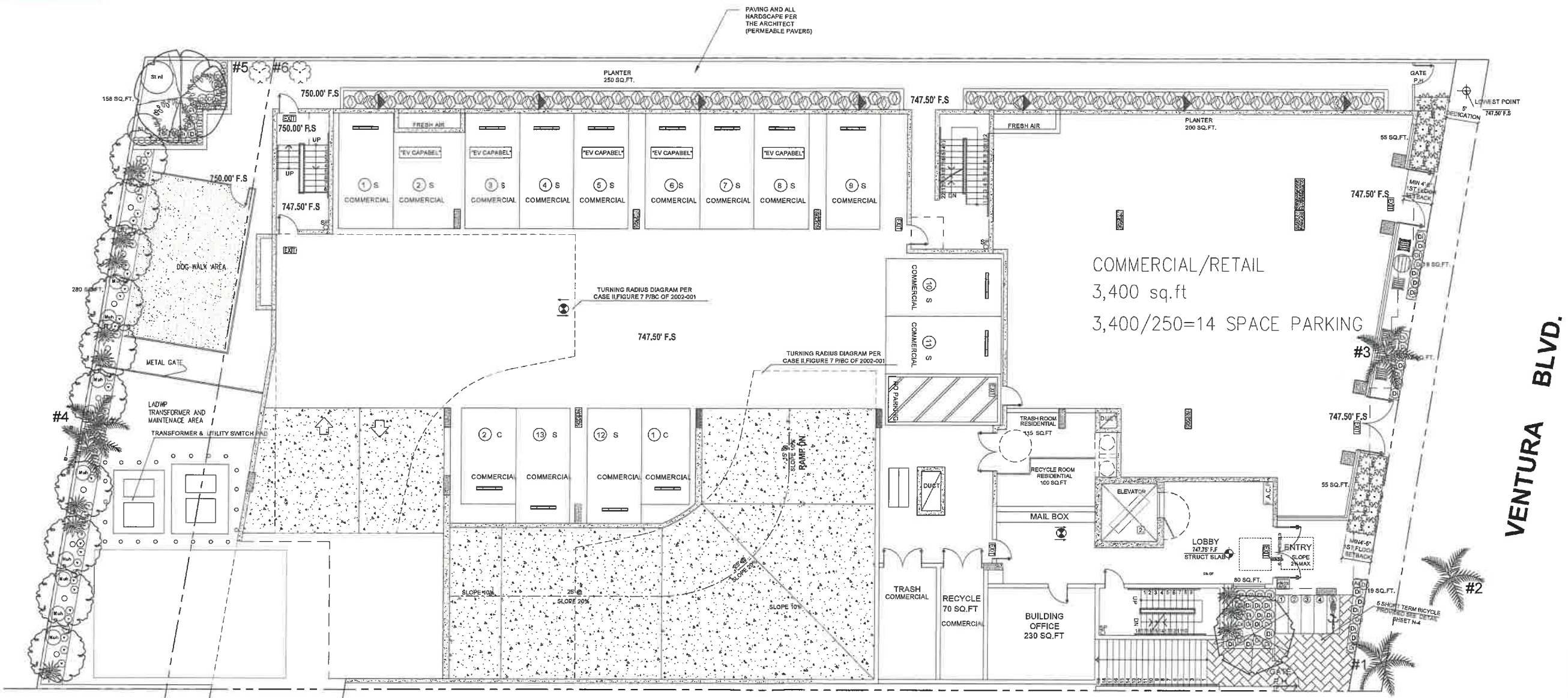
PROJECT
 16610-16618 VENTURA BLVD
 ENCINO, CA 91436

DRAWING TITLE
 FIRST FLOOR -
 PLANTING PLAN

DATE: 3/31/2025
 SCALE: 1/8"=1'-0"
 DRAWN: S.A.

APPROVED:
 JOB: 23-005
 SHEET:

L-1
 1 OF 13



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

FRONT YARD LANDSCAPE AREA:
 60 percent of all front yard setbacks
 in excess of 18 inches =400 sq.ft
 60%x400s.f.= 240 s.f
 provided landscape area=
 80s.f.+19s.f.+55s.f.+19s.f.+19s.f.+55s.f.= 247 sq.ft

FRONT YARD LANDSCAPE AREA:
 60 percent of all front yard setbacks
 in excess of 18 inches =400 sq.ft
 60%x400s.f.= 240 s.f
 provided landscape area=
 80s.f.+19s.f.+55s.f.+19s.f.+19s.f.+55s.f.= 247 sq.ft

NOTE: ALL DRAINS, AIR GAPS,
 WATER PROOFING AND PLANTER
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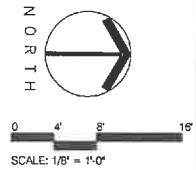
NOTE: ALL PLANTERS NOT OVER
 NATURAL GRADE REQUIRE
 SPECIAL STRUCTURAL
 CALCULATIONS BY OTHERS.

LEGEND

#	SPECIES	COMMON NAME	DIAMETER
1	SYAGRUS ROMANZOFFIANA	QUEEN PALM	36" CL REAR TRUNK
2	SYAGRUS ROMANZOFFIANA	QUEEN PALM	18" CL REAR TRUNK
3	SYAGRUS ROMANZOFFIANA	QUEEN PALM	18" CL REAR TRUNK
4	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	28" CL REAR TRUNK
5	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	17"
6	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	15"

EXISTING TREES ARE SIX TREES ON SITE AND NONE IS CITY OF LOS ANGELES NATIVE
 PROTECTED TREES AS SPECIFIED BY ORDINANCE NO. 188273
 TREE #2 IS A STREET TREE WITHIN PUBLIC RIGHT-OF-WAY TO REMAIN
 TREE #1, #3 TO BE REMOVED
 TREE #4, #5 TO BE REMOVED
 TREE #6 TO BE SAVED

PLANNING AND ZONING INFORMATION:
 PROPOSED: NEW MIXED-USE, COMMERCIAL RESIDENTIAL BUILDING, FIRST FLOOR
 COMMERCIAL AND PARKING, 4-RESIDENTIAL STORIES (45) UNITS, 5 STORIES
 IN TOTAL OVER 2-LEVEL BASEMENT PARKING
 ADDRESS: 16610-16618 W. VENTURA BLVD., ENCINO, CA 91438
 LOT AREA: 20,754.4 S.F. (PER ZIMAS)



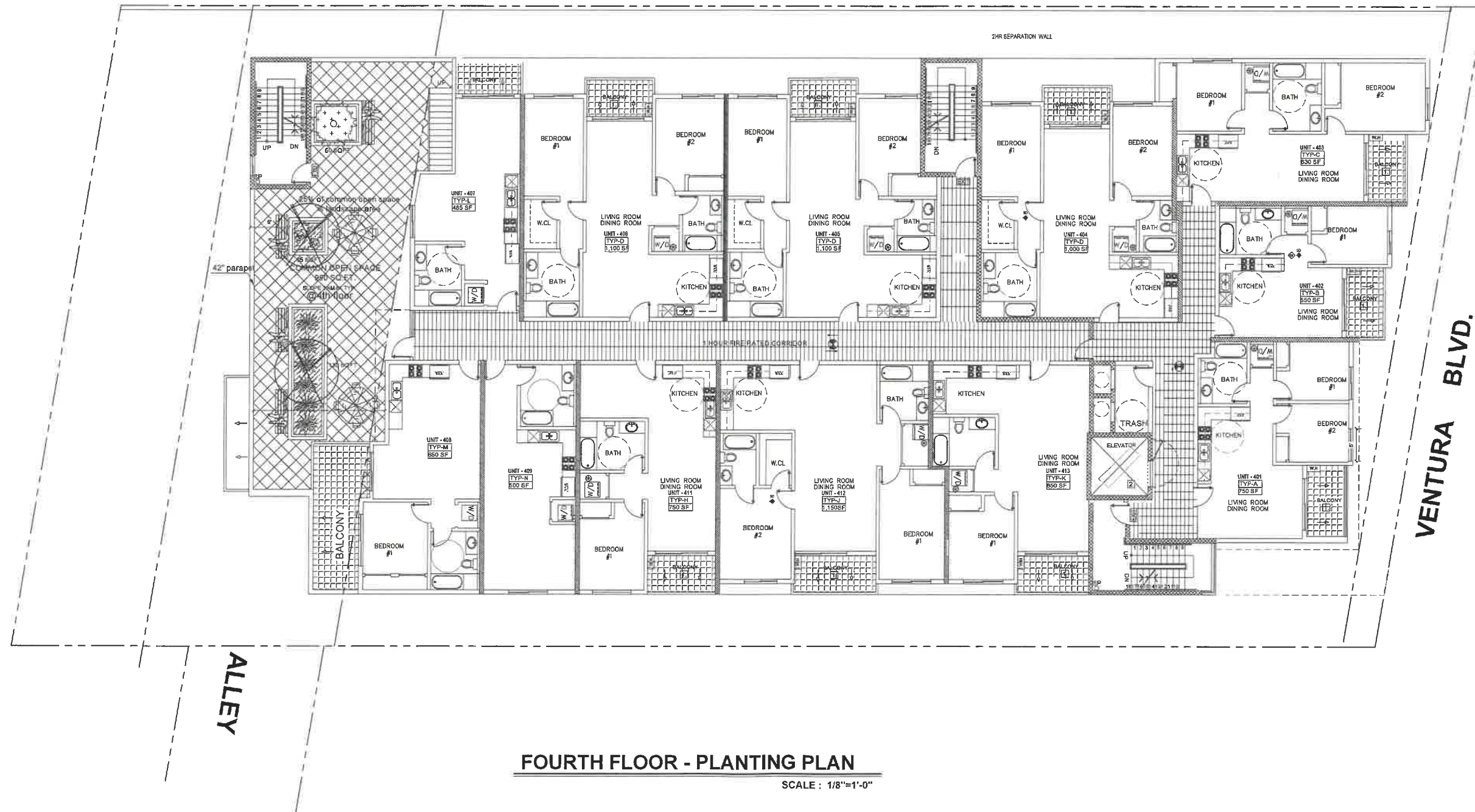
SEE SHEET L-4 FOR PLANTING NOTES AND LEGENDS



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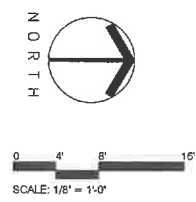
FOURTH FLOOR - PLANTING PLAN

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

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NOTE: ALL PLANTERS NOT OVER NATURAL GRADE REQUIRE SPECIAL STRUCTURAL CALCULATIONS BY OTHERS.

PLANNING AND ZONING INFORMATION:
 PROPOSED: NEW MIXED-USE, COMMERCIAL RESIDENTIAL BUILDING, FIRST FLOOR COMMERCIAL AND PARKING, 4-RESIDENTIAL STORIES (45) UNITS, 5 STORIES IN TOTAL OVER 2-LEVEL BASEMENT PARKING
 ADDRESS: 16610-16618 W. VENTURA BLVD., ENCINO, CA 91436
 LOT AREA: 20,764.4 S.F. (PER ZIMAS)



OWNER
BENELISHA GROUP INC 15451 MORRISON ST SHERMAN OAKS CA 91403

PROJECT
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DRAWING TITLE
FOURTH FLOOR - PLANTING PLAN

DATE:	3/31/2025
SCALE:	1/8"=1'-0"
DRAWN:	S.A.
APPROVED:	
JOB:	23-005
SHEET	L-2
	2 OF 13



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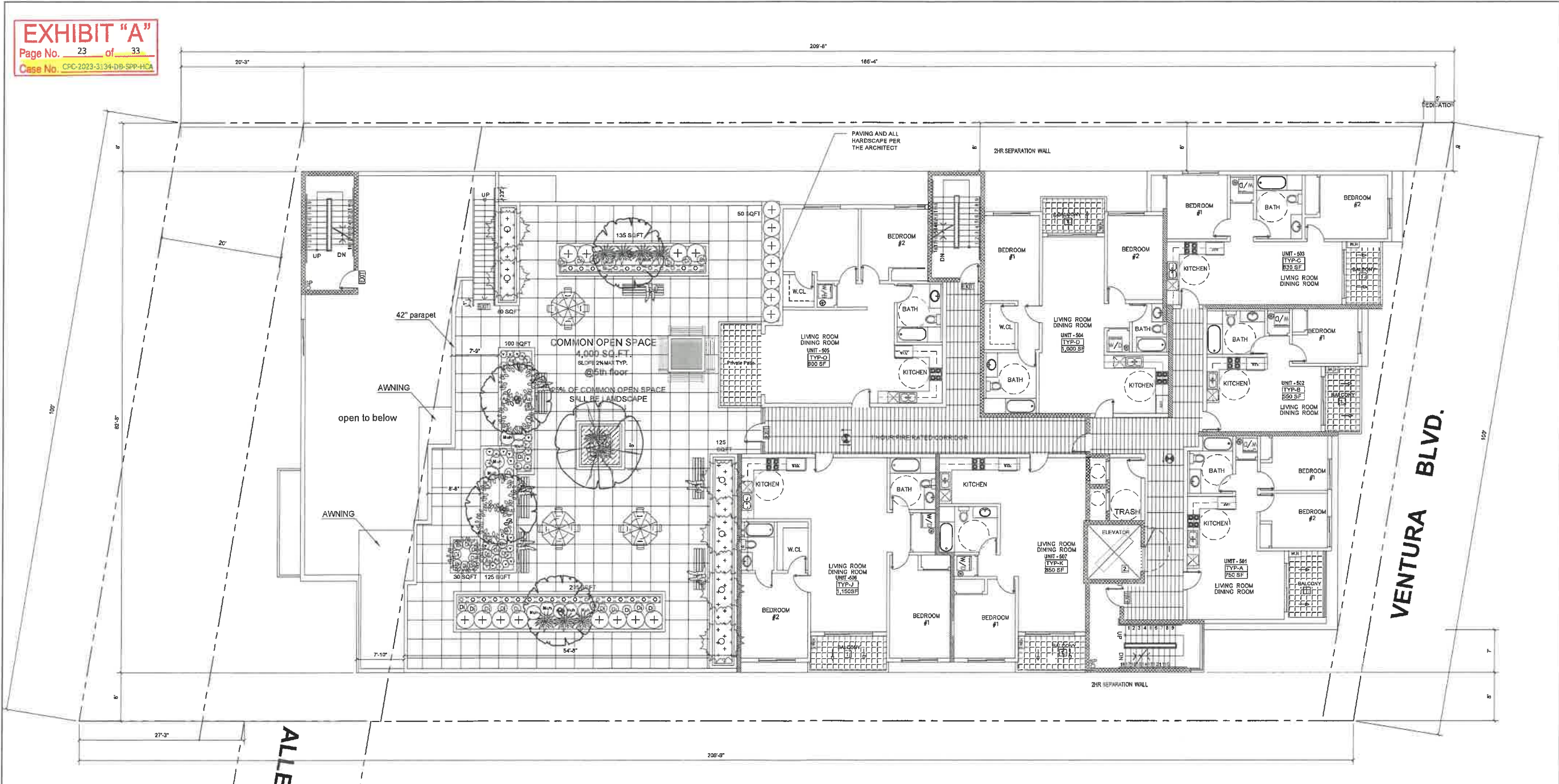
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PROJECT
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 ENCINO, CA 91436

DRAWING TITLE
 FIFTH FLOOR -
 PLANTING PLAN

DATE: 3/31/2025
 SCALE: 1/8"=1'-0"
 DRAWN: S.A.
 APPROVED:

JOB: 23-005
 SHEET
L-3
 3 OF 13

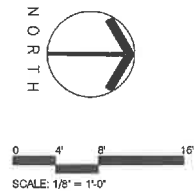


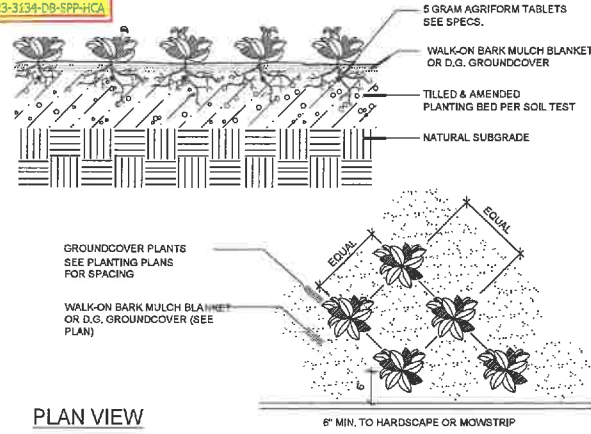
FIFTH FLOOR - PLANTING PLAN
 SCALE: 1/8"=1'-0"

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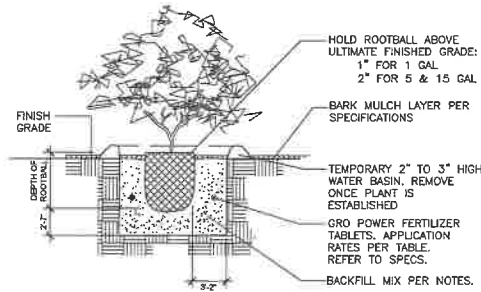
PLANNING AND ZONING INFORMATION:
 PROPOSED: NEW MIXED-USE, COMMERCIAL RESIDENTIAL BUILDING, FIRST FLOOR COMMERCIAL AND PARKING, 4-RESIDENTIAL STORIES (45) UNITS, 5 STORIES IN TOTAL OVER 2-LEVEL BASEMENT PARKING
 ADDRESS: 16610-16618 W. VENTURA BLVD., ENCINO, CA 91436
 LOT AREA: 20,794.4 S.F. (PER ZIMAS)



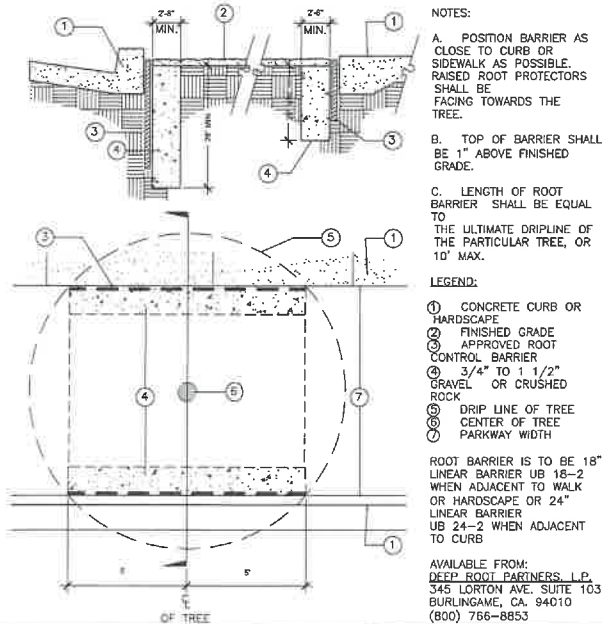


PLAN VIEW

1 GROUND COVER PLANTING



2 SHRUB PLANTING DETAIL



3 ROOT BARRIER

PLANTING INSTALLATION NOTE

ADJUSTMENTS TO PLANT LAYOUT MAY BE REQUIRED IN THE FIELD DURING INSTALLATION BY THE LANDSCAPE ARCHITECT OR CITY REPRESENTATIVE TO ADDRESS SITE SPECIFIC SOLAR ORIENTATIONS OR MICROCLIMATIC CONDITIONS NOT REFLECTED IN THESE TYPICAL PLANS

PLANTING NOTES

WEED CONTROL
WHERE PERENNIAL WEEDS EXIST ON SITE AT THE BEGINNING OF WORK, CLEAN AND REMOVE THESE EXISTING WEEDS BY MOWING OR GRUBBING OFF ALL PLANT MATERIAL. UPON COMPLETION OF SOIL PREPARATION AND PLANTING OF ALL SPECIMEN TREES, BEGIN WEED ABATEMENT PROGRAM BY APPLYING 100 POUNDS OF A COMMERCIAL FERTILIZER, 46-0-0, PER ACRE AND PER MANUFACTURER'S SPECIFICATIONS. WATER ALL AREAS FOUR (4) TIMES DAILY FOR FOURTEEN (14) CONSECUTIVE DAYS UNTIL WEED SEEDS HAVE GERMINATED. CEASE WATERING FOR THREE (3) DAYS. SPRAY A NON-SELECTIVE, NON-RESIDENTIAL, SYSTEMIC HERBICIDE TO ERADICATE GERMINATED WEEDS. LET THE WEEDS DIE WITHOUT IRRIGATION FOR A MINIMUM DEPTH OF 1/4" INCH BELOW THE SURFACE OF THE SOIL. IF STUBBORN AND RESIDUAL WEEDS (IE. BERAMUDA) SHOULD PERSIST ERADICATION PROCEDURE SHOULD BE REPEATED. THE TYPE OF WEEDS THAT EXIST SHOULD BE IDENTIFIED AND COORDINATED WITH AN APPROVED LICENSED PEST CONTROL ADVISOR TO ENSURE COMPATIBILITY WITH CHEMICAL AND SEASON OF APPLICATION. DO NOT USE MATERIAL OR METHOD THAT WOULD ADVERSELY AFFECT NEW PLANTINGS, SLOPE STABILIZATION OR HYDROSEEDING.

SOIL TEST
AFTER ALL SOIL HAS BEEN IMPORTED TO THE SITE AND ROUGH GRADING COMPLETED BUT PRIOR TO SOIL PREPARATION, THE CONTRACTOR SHALL FURNISH A COPY OF THE SOIL TEST FOR AGRICULTURAL SUITABILITY AND FERTILITY (PREPARED BY A CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES MEMBER) TO THE CONTRACTING OFFICER. UPON REVIEWING THE SOILS REPORT THE CONTRACTING OFFICER MAY MAKE SPECIES SUBSTITUTIONS TO THE PLANT LIST.

SOIL PREPARATION
MACHINE ROTOTILL THE FOLLOWING AMENDMENTS INTO THE SOIL AT RATES INDICATED PER 1000 SF. (THESE RATES ARE FOR BID PURPOSES ONLY, ACTUAL RATES TO CORRESPOND TO CONTRACTOR'S SOILS REPORT.)
4 QT. TDN NITROGEN STABILIZED SAWDUST
150 LBS. GYPSUM
125 LBS. STANDARD FERTILIZER

DEEP ROOT BARRIERS
ALL TREES WITHIN 6 FEET OF ANY PERMANENT HARDSCAPE ELEMENT SUCH AS CONCRETE WALKS, WALLS OR BUILDINGS SHALL BE PLANTED WITH AN APPROPRIATE SIZED LINEAR ROOT BARRIER (SEE DETAIL ON THIS SHEET).

SHRUB PLACEMENT NOTES:
*HOLD ALL SHRUBS A MIN. OF 30" AWAY FROM FACE OF STUCCO WALLS AS MEASURED FROM THE CENTER OF THE ROOTBALL TO FACE-OF-WALL.
*HOLD ALL GROUNDCOVER 18" AWAY FROM FACE-OF-WALL.

- 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.
 4. 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.
 5. Recirculating water shall be used for water features.

PLANT LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WUCOLS PF.	SIZE AT MATURITY	YEARS	REMARKS
TREES								
(Symbol)	Bambusa multiplex 'Alphonse Karr'	Alphonse Karr Bamboo	7	15gal	M	25'xClumping	8	
(Symbol)	Tristania conferta	Brisbane Box	10	24"Box	M	20'x12'	8	
(Symbol)	Cercis occidentalis	Western Redbud	2	24"Box	L	20'x20'	7	Mitigation Tree
(Symbol)	Platanus acerifolia 'Columbia'	London Plane Tree	1	24"Box	L	80'x40'	10	Mitigation Tree
(Symbol)	Citrus 'Meyer'	Meyer Lemon Tree	4	24"Box	L	20'x20'	7	Standard
(Symbol)	Olea europaea 'Majestic Beauty'	Olive Tree	2	24"Box	M	25'x10'	14	Fruitless
(Symbol)	Strelitzia nicolai	Giant Bird of Paradise	3	15gal	M	18'x5'	10	
(Symbol)	Existing Trees - See legend on Sheet L-1							
45 UNITS / 4 = 12 TREES REQUIRED								

PLANT LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WUCOLS PF.	SIZE AT MATURITY	YEARS	REMARKS
SHRUBS								
(Symbol)	Aeonium 'Sunburst'	Copper Pinwheel	13	5gal	L	2'x2'	2	
(Symbol)	Dianella revoluta Little Rev 'DR5000'	Little Rev Flax Lily	90	5gal	L	4'x2'	2	
(Symbol)	Miscanthus sinensis 'Zebra'	Zebra Grass	7	15gal	M	7'x6'	3	
(Symbol)	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	97	5gal	L	3'x4'	3	
(Symbol)	Liriope muscari 'Aztec Grass'	Aztec Grass	84	5gal	L	3'x4'	3	
(Symbol)	Muhlenbergia capillaris 'Lenca'	Pink Muhly Grass	25	5gal	L	3'x5'	5	
(Symbol)	Olea europea 'Montra'	Little Ollie	19	15gal	L	6'x6'	5	
(Symbol)	Phormium 'FIT01' PP #20,451	Black Adder Flax	26	15gal	M	4'x3'	2	
(Symbol)	Regal pelargonium	Martha Washington Geranium	29	1gal	M	1'x1'	2	
(Symbol)	Philodendron 'Xanadu'	Xanadu Philodendron	23	5gal	M	3'x3'	3	
GROUNDCOVER								
(Symbol)	Trachelospermum jasminoides	Star Jasmine	12	1gal@ 36"o.c.	M	2'x3'	2	
(Symbol)	Bougainvillea 'Monka'	Oo-La-La Bougainvillea	10	1gal@ 48"o.c.	L	2'x8'	1	
(Symbol)	Tradescantia pallida 'Purple Heart'	Purple Spiderwort	16	1gal@ 24"o.c.	L	18"X3'	1	
VINES								
(Symbol)	Clematis ligusticifolia	Western Virgin Bower	7	5gal	L	15'X7'	5	Espalier

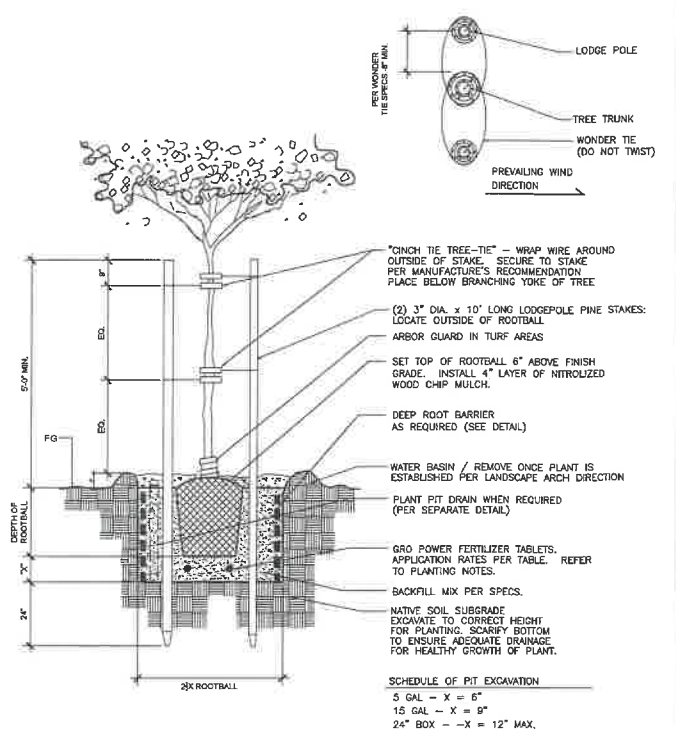
LANDSCAPE CALCULATION

REQUIRED	PROVIDED
PROJECT SITE: 20,754.4 SQ.FT.	Pervious paving in sidewalks and/or 3 parking lots (per 100 square feet)
	Vines or espaliered plants on walls/fences (per 50 linear feet of wall/fence)
	Use of Class I or Class II compostproduced using City organic materials (TOPGRO in a majority of landscaped areas)
	Provision for on- or off-site recycling of all vegetative waste
	Provision of permeable driveway
	Conservation of existing trees (per tree not street trees)
POINTS REQUIRED: 20	TOTAL POINTS: 22

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4 DOUBLE STAKED TREE



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REVISION	BY

OWNER
BENELISHA GROUP INC
15451 MORRISON ST
SHERMAN OAKS CA 91403

PROJECT
16610-16618 VENTURA BLVD
ENCINO, CA 91436

DRAWING TITLE
PLANTING NOTES, LEGENDS AND DETAILS

DATE: 3/31/2025
SCALE: 1/8"=1'-0"
DRAWN: S.A.
APPROVED:
JOB #: 23-005
SHEET:
L - 4
4 OF 13

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, lawns, ground covers, mulches, etc.
- 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 0.08 % dilute acid soluble Fe. on dry weight basis.
- Soluble Salts - Maximum 3.5 Millimohs 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 inch of soil per 1000 square feet:

Application Rates

- 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
 - 18 tablets per 30 inch box
 - 20 tablets per 36 inch box
 - 22 tablets per 42 inch box
 - 24 tablets per 48 inch box
 - Larger sizes: For each half inch calliper 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.



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REVISION	BY

OWNER	BENELISHA GROUP INC 15451 MORRISON ST SHERMAN OAKS CA 91403
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PROJECT	16610-16618 VENTURA BLVD ENCINO, CA 91436
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DRAWING TITLE	PLANTING SPECIFICATIONS
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DATE:	3/8/2025
SCALE:	1/8"=1'-0"
DRAWN:	S.A.
APPROVED:	
JOB:	23-005
SHEET:	L - 12





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REVISION	BY

OWNER
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PROJECT
 16610-16618 VENTURA BLVD
 ENCINO, CA 91436

DRAWING TITLE
 PLANTING SPECIFICATIONS

DATE: 3/31/2025
 SCALE: 1/8"=1'-0"
 DRAWN: S.A.
 APPROVED:
 JOB: 23-005
 SHEET:

L - 13
 13 OF 13

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- 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 within two hours after mixing will be rejected and removed from the project at the contractor's 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. Improper 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 contractor's 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 contractor's 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 contractor's 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 nitrolized 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 an agronomic soil report prior to start of construction. This report is required for pre-installation meeting along with all its recommended material being on-site for inspection prior to beginning work.