

VERMONT APARTMENTS BID SET ADDENDUM-1

4327 S VERMONT AVE, LOS ANGELES, CA 90037

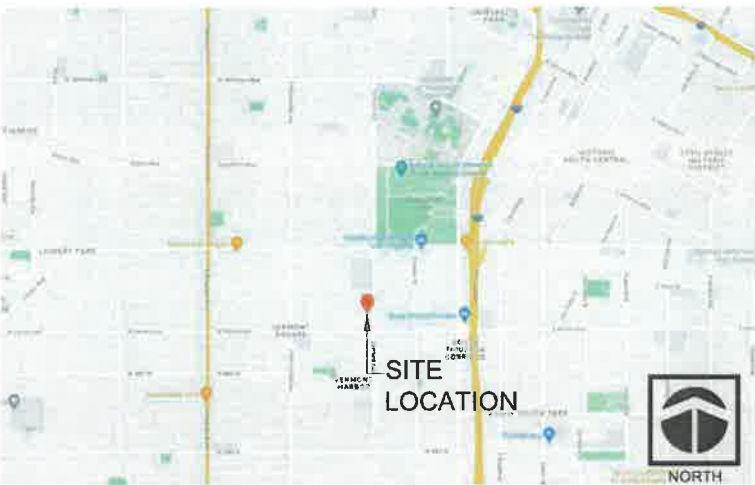
LANDSCAPE ARCHITECT

SAVAGE LAND DESIGN
680 LANGSDORF DRIVE, SUITE 202B
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VICINITY MAP



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GENERAL NOTES

- ALL PROPERTY LINES AND LOT LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
- ALL DIMENSIONS SHALL BE VERIFIED AGAINST EXISTING CONDITIONS AND ALL DISCREPANCIES REPORTED TO THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AND/OR GRADE DIFFERENCES WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE IN WRITING. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- A CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5 FEET AND FOR SHORING AND UNDERPINNING.
- A LICENSED SURVEYOR SHALL PROVIDE MONITORING OF SHORING AND IMPROVEMENTS ON ADJACENT PROPERTIES AND SUBMIT RESULTS WITH A REPORT TO THE SHORING DESIGN ENGINEER AND TO THE BUILDING INSPECTOR ON A DAILY BASIS DURING EXCAVATION AND SHORING AND ON A WEEKLY BASIS THEREAFTER, WHERE DEWATERING IS REQUIRED, MONITORING SHALL CONTINUE UNTIL DEWATERING IS STOPPED.
- IN LIEU OF SPECIAL INSPECTION BY THE DEPUTY BUILDING INSPECTOR, THE GEOTECHNICAL ENGINEER SHALL PROVIDE CONTINUOUS INSPECTIONS DURING SHORING AND EXCAVATION OPERATIONS AND DURING REMOVAL OF SHORING.
- THE CONTRACTOR SHALL NOTIFY ADJACENT PROPERTY OWNERS BY CERTIFIED MAIL 0 DAYS PRIOR TO STARTING THE SHORING AND EXCAVATION WORK.

LANDSCAPE POINT SYSTEM

SQUARE FOOTAGE OF SITE	39,001 SF
POINTS REQUIRED	20 POINTS
FEATURES/TECHNIQUES	
USE CLASS I OR CLASS II COMPOST PRODUCED USING CITY ORGANIC MATERIALS (TOPGRO) IN A MAJORITY OF LANDSCAPE AREAS	5
MAIN FINISH ELEVATION OF STRUCTURE, AT AN ELEVATION OR ABOVE OR BELOW THE FINISH ELEVATION OF THE SIDEWALK, SUCH THAT A STRAIGHT LINE PERPENDICULAR TO A STRAIGHT STREET OR RADIAL TO A CURVED STREET, LEADING DIRECTLY TO THE MAIN PEDESTRIAN ENTRANCE OF THE STRUCTURE, IS HANDICAP ACCESSIBLE.	5
PARKWAY PLANTING, INCLUDING MEDIANS, NOT OTHERWISE CREDITED, NOT LAWN AREA	5
BONUS POINTS:	
FREE-FLOWERING STREET TREES OR FREE-FLOWERING VINES OR ESPALIÉRED PLANTS ON WALLS/FENCES	5

TOTAL POINTS PROVIDED 20

WATER MANAGEMENT POINT SYSTEM

SQUARE FOOTAGE OF SITE	39,001 SF
POINTS REQUIRED	300 POINTS
POINTS PROVIDED	
DRIP IRRIGATION WITH FLOW CONTROL (7)	35
AUTOMATIC IRRIGATION CONTROLLER	5
PLANTS:	
61 PHORMIUM MAORI MAIDEN	122
52 LIRIOPE GIGANTEA	104
50 WESTRINGIA BLUE GEM	100

TOTAL POINTS PROVIDED 366

SITE AREA:	39,001 SQ FT
BUILDING FOOTPRINT:	18,991 SQ FT
POTENTIAL LANDSCAPE AREA:	20,010 SQ FT
LANDSCAPE PROVIDED:	5,479.7 SQ FT

TOTAL LANDSCAPE AREA = 5,479.7 SF

COMMON OPEN SPACE REQUIRED
60% DECREASE OFF-MENU INCENTIVE = 7,414 SF

TOTAL COMMON OPEN SPACE PROVIDED = 8,132 SF

OPEN SPACE LANDSCAPE REQUIRED
(25% OF EXTERIOR COMMON OPEN SPACE) = 2,033 SF
OPEN SPACE LANDSCAPE PROVIDED = 2,037 SF

HOLD HARMLESS AND INDEMNIFICATION CLAUSE

CONTRACTOR AGREES TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION, OR THE LANDSCAPE ARCHITECT.



Underground Service Alert
CALL TOLL FREE
1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG



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4	Removal of Cistern and E	5/19/25
3	3rd Plan Check Submittal	10/03/24
2	2nd Plan Check Submittal	09/05/24
1	1st Plan Check Submittal	07/05/23
No.	Revision / Issue	Date



COVERSHEET

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ITEM NO.	DESCRIPTION	SHEET / DETAIL	ITEM NO.	DESCRIPTION	SHEET / DETAIL
1	CONCRETE PAVING TO BE UNCOLORED NATURAL GRAY WITH TOPCAST 03 FINISH AND TOOLED JOINTS - SEE SHEET LC-2 DETAIL D FOR SRI VALUE	LC-2 / A, B, C	9	RAISED CURB PLANTER - REFER TO CIVIL PLANS FOR CURB DETAIL	---
2	BIKE PARKING	---	10	TELESCOPIC VEHICULAR GATE	LC-2 / F
3	SLIDING VEHICULAR GATE - COLOR TO BE BLACK	LC-2 / E	11	2' HIGH CMU PLANTER	LC-2 / A
4	BACKFLOW PREVENTER	---	12	DECOMPOSED GRANITE	LC-2 / J
5	ASPHALT PAVING - REFER TO CIVIL PLANS	---	13	PRECAST CONCRETE PERMEABLE PAVERS - DRCO CASCADA, COLOR TO BE MANOR BLEND	LC-2 / H
6	24" HIGH CMU WALL - REFER TO CIVIL PLANS	---			
7	6" TUBULAR STEEL GATE	LC-2 / G	15	VEHICULAR CONCRETE PAVING TO BE UNCOLORED NATURAL GRAY	LC-2 / A, B, C
8	6" TUBULAR STEEL FENCE	LC-2 / H			



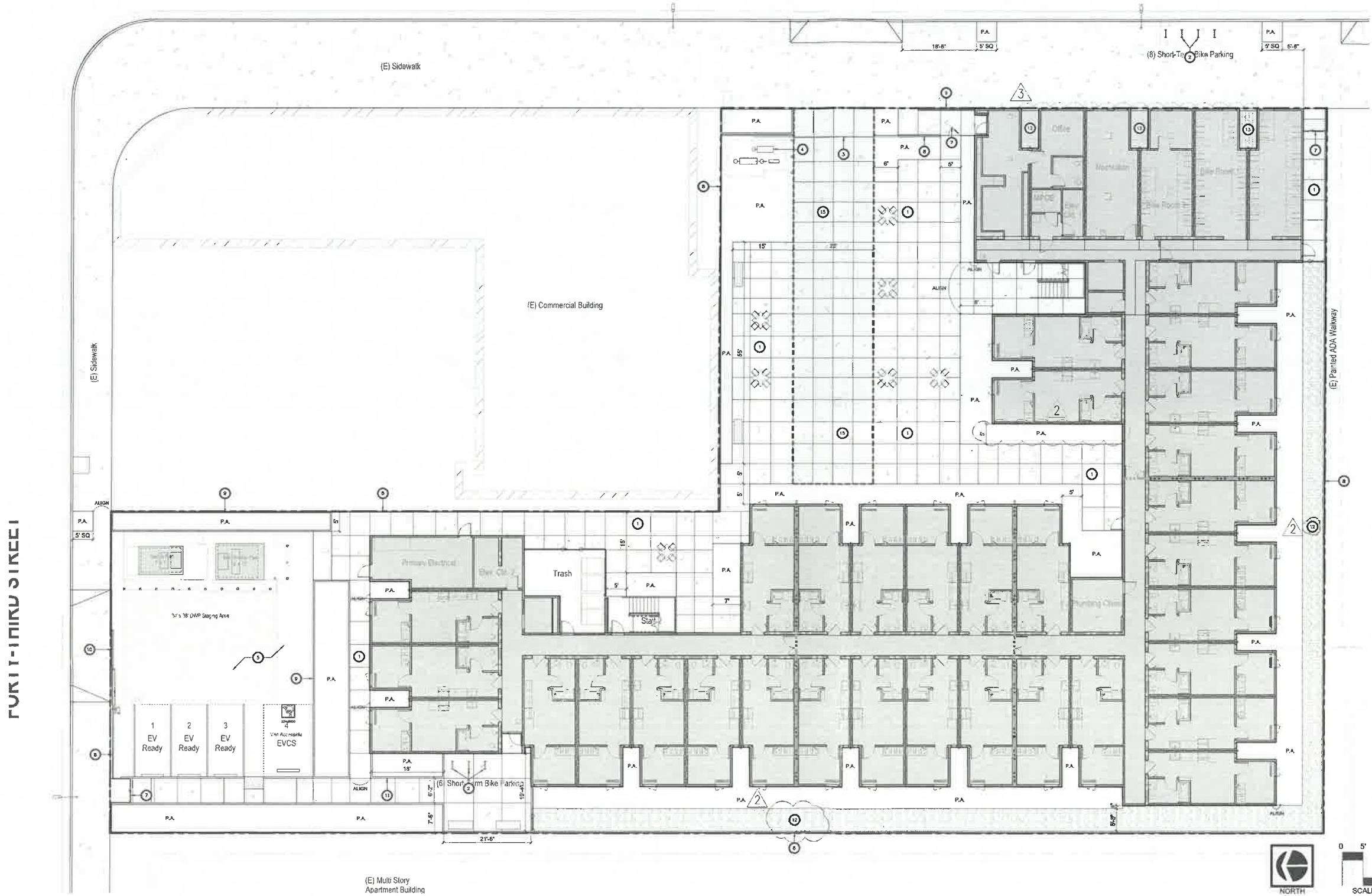
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CONSTRUCTION
LAYOUT PLAN

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SYMBOL	DESCRIPTION	SIZE/SPACING	QTY	MUCOLS	MATURE SIZE (H/W)	TIME TO MATURITY	HYDROZON
SHRUBS							
	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL @ 2' O.C.	329	L	1.5' X 2'	1-3 YRS A
	GAURA LINDHEIMERI 'SISKIYOU PINK'	SISKIYOU PINK GAURA	1 GAL @ 2' O.C.	129	L	2'-3' X 2'-3'	1-3 YRS A
	SANSEVIERIA 'ALICE'	ALICE SNAKE PLANT	1 GAL @ 2' O.C.	44	L	3'-4' X 1'-2'	1-3 YRS A
	LIRIODENDRON GIGANTEUM	GIANT LILY TURF	1 GAL @ 3' O.C.	52	M	2'-3' X 2'-3'	1-3 YRS A
	WESTRINGIA 'BLUE DAI'	BLUE GEM COAST ROSEMARY	1 GAL @ 3' O.C.	50	L	4'-6' X 3'-4'	2-4 YRS A
	PHORMIUM 'MAORI MAIDEN'	MAORI MAIDEN FLAX	1 GAL @ 3' O.C.	61	L	2'-3' X 2'-3'	2-4 YRS A
	SALVIA GREGGII	AUTUMN SAGE	1 GAL @ 3' O.C.	61	L	3'-4' X 3'-4'	2-4 YRS A
	BOUGAINVILLEA 'LA JOLLA'	LA JOLLA BOUGAINVILLEA	1 GAL @ 4' O.C.	28	L	4'-5' X 4'-5'	2-4 YRS A
TREES							

SYMBOL	DESCRIPTION	SIZE/SPACING	QTY	MUCOLS	MATURE SIZE (H/W)	TIME TO MATURITY	HYDROZON
	LAURUS NOBILIS 'SARATOGA'	SARATOGA SWEET BAY	2" BOX	14	L	20-40' X 15-30'	10-15 YRS B
	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	2" BOX	3	M	2' X 3'	10-15 YRS C
	PODOCARPUS MACROPHYLLUS	YEW PINE	2" BOX	30	M	30' X 20'	10-15 YRS C

(1) 24" BOX TREE PER 4 DWELLING UNITS	NUMBER OF DWELLING UNITS:	188 UNITS
TREES REQUIRED:	47 TREES	
TREES PROVIDED:	47 TREES	
STREET:	3 TREES	
GROUND:	44 TREES	
TOTAL HARDSCAPE:	32,916.1 SF	
ASPHALT PARKING LOT:	3,053.8 SF	
CONCRETE PAVING:	8,921.5 SF	
DECOMPOSED GRANITE:	1,823.9 SF	
PERMEABLE PAVERS:	126 SF	
ROOFTOP MEMBRANE SURFACE:	18,991 SF	
MINIMUM REQUIRED COMMON OPEN SPACE:	8,183 SF	
LANDSCAPE AREA REQUIRED:	2,040.75 SF	
LANDSCAPE AREA PROVIDED:	2,323 SF	
HARDSCAPE PROVIDED TO COMPLY (50%):	16,458.05 SF	
ASPHALT LOT SHADED BY TREES:	596.5 SF	
CONCRETE PAVING (SR 0.33):	8,921.6 SF	
DECOMPOSED GRANITE:	1,823.9 SF	
PERMEABLE PAVERS:	126 SF	
ROOFTOP MEMBRANE SURFACE (SR 0.83):	18,991 SF	
30,429 / 32,916.1 = 92.4% COMPLIANCE		

2. PROVIDE COMPUTATIONS SHOWING THAT AT LEAST 50% OF THE PATHWAYS, PATIOS, DRIVEWAYS, AND OTHER PAVED AREAS COMPLY WITH ONE OR A COMBINATION OF THE FOLLOWING:

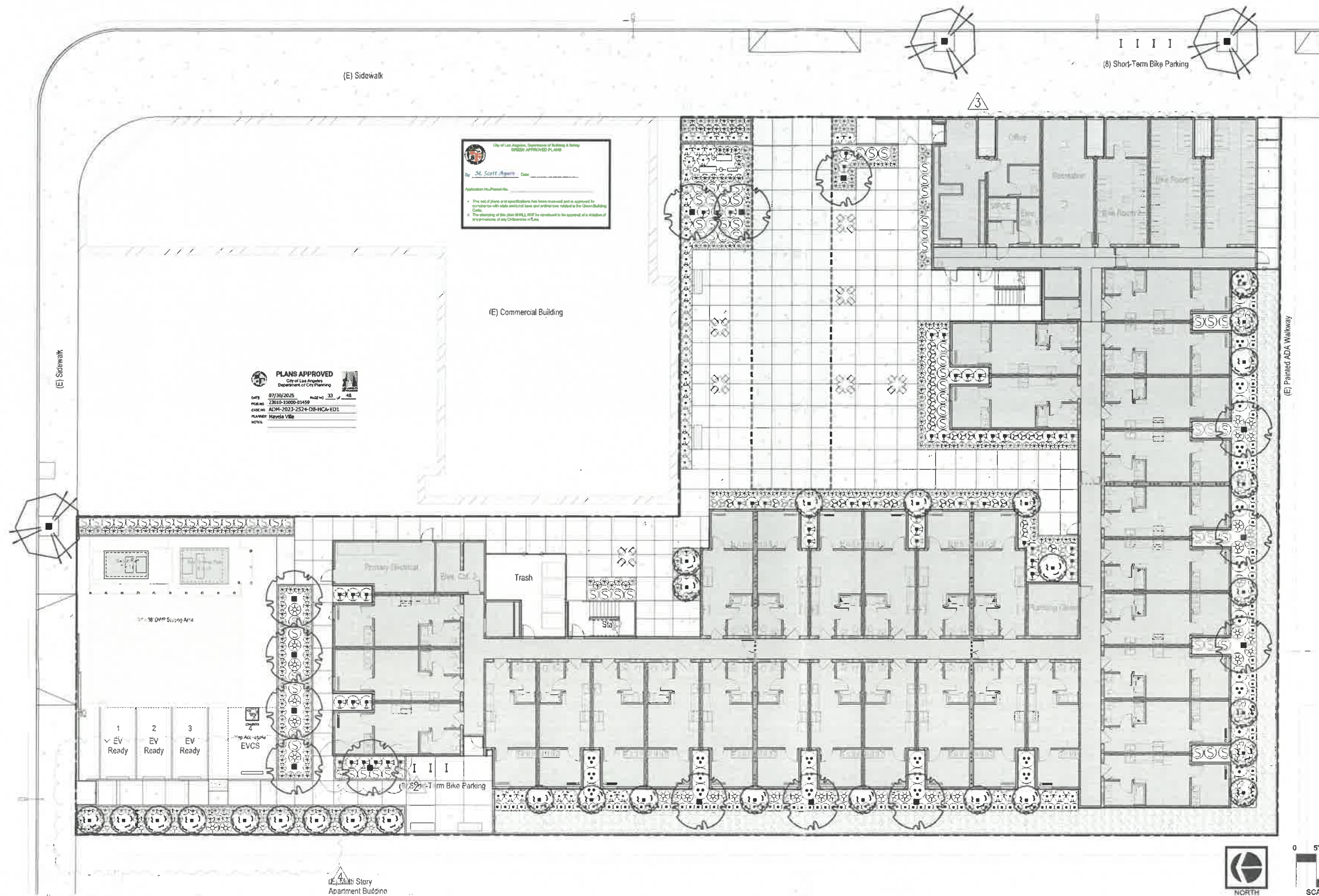
a. SHADE PROVIDED BY TREES OR PLANTINGS

b. HARDSCAPE MATERIAL WITH AN INITIAL SOLAR REFLECTANCE OF AT LEAST 0.30

c. OPEN GRID OR PERMEABLE PAVEMENT SYSTEMS

d. SHADE PROVIDED BY A CANOPY SHADE SYSTEM CONSISTING OF SOLAR PANEL ARRAYS

TREE FACT SHEETS LOCATED ON SHEET LP-2 / DETAIL C



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PLANTING
LAYOUT PLAN

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1. THE CONTRACTOR SHALL PROVIDE A WEED ABATEMENT PROGRAM TO ALL LANDSCAPE PLANTING AREAS PRIOR TO PLANTING, PER THE LANDSCAPE SPECIFICATIONS.
2. THE CONTRACTOR SHALL PROVIDE THE OWNER'S AUTHORIZED REPRESENTATIVE WITH PHOTOGRAPHS OF ALL PLANT MATERIALS NOT PROVIDED BY THE OWNER FOR APPROVAL PRIOR TO PURCHASE AND DELIVERY.
3. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
4. EXACT LOCATIONS OF PLANT MATERIALS SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. THE OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN THE FIELD.
5. ALL PLANT MATERIAL, UPON INSPECTION BY THE OWNER'S AUTHORIZED REPRESENTATIVE, SHALL BEAR LABELS VERIFYING SPECIES AND VARIETY TO MATCH THOSE ON THE PLANT LIST. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY MATERIAL DEEMED TO BE UNACCEPTABLE BOTH AT THE TIME OF DELIVERY OR AFTER DELIVERY IF THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE IS NOT ON SITE AT THE TIME OF DELIVERY.
6. ALL SHRUB AREAS SHALL BE COVERED EVENLY WITH A THREE INCH (3") MIN. LAYER OF "D-2 FOREST FLOOR" AVAILABLE THRU: AGUINAGA FERTILIZER INC. OR APPROVED EQUAL. CONTRACTOR SHALL SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
7. NO SHRUB PLANTING SHALL TAKE PLACE UNTIL INSTALLATION OF THE IRRIGATION SYSTEM IS COMPLETE. FINAL GRADES HAVE BEEN ESTABLISHED, PLANTING AREAS PROPERLY GRADED/PREPARED AND THE WORK APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. TREES SHALL BE SET PRIOR TO IRRIGATION SYSTEM INSTALLATION. CONTRACTOR IS RESPONSIBLE TO VERIFY APPROPRIATE FINAL GRADES PRIOR TO SETTING TREES.
8. TOP OF ROOTBALL FOR TREES AND SHRUBS SHALL BE A MIN. 2" ABOVE THE FINISH GRADE AT THE ORIGINAL PLACE OF GROWTH. REFER TO PLANTING SPECIFICATIONS.
9. THE CONTRACTOR SHALL PROVIDE MATCHING FORMS AND SIZES FOR ALL PLANT MATERIALS WITHIN EACH TYPE AND SIZE DESIGNATED ON THE DRAWINGS.
10. THE CONTRACTOR SHALL PROVIDE A 90 DAY MAINTENANCE PERIOD AFTER COMPLETION AND OWNER ACCEPTANCE OF PLANTING AND IRRIGATION WORK.

11. THE CONTRACTOR SHALL NOT BEGIN SAID MAINTENANCE PERIOD WITHOUT RECEIVING WRITTEN CONSENT FROM THE OWNER AND/OR HIS AUTHORIZED REPRESENTATIVE.
12. ALL WATERING BASINS SHALL BE REMOVED AT THE END OF THE MAINTENANCE PERIOD UNLESS OTHERWISE NOTED.
13. QUANTITIES LISTED ON THE CONSTRUCTION DRAWINGS OR THE PLANTING LEGEND ARE FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE QUANTITIES LISTED ON THE PLANS.
14. WHERE POSSIBLE TREES SHALL BE KEPT A MINIMUM OF 5'-0" FROM WALLS, FENCES, SIDEWALKS, CONCRETE CURBS AND ANY HARDSCAPE IN GENERAL. IF NOT POSSIBLE CONTACT THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE FOR EXACT PLACEMENT.
15. FINISH GRADE IN SHRUB AREAS SHALL BE 2" BELOW PAVED SURFACES, 3" WHERE BARK MULCH IS TO BE USED, AND LAWN AREAS SHALL BE 1" BELOW PAVED SURFACES. ALL PLANTING AREAS SHALL DRAIN AT 2% MINIMUM UNLESS OTHERWISE NOTED ON THE GRADING PLANS.
16. INSTALL LINEAR ROOT BARRIERS FOR ALL TREES WITHIN 5' OF ANY CONCRETE FLAT WORK, CURB, GUTTER, UTILITY, STRUCTURES, ETC. ROOT BARRIER SHALL BE AS SPECIFIED WITHIN THE PROJECT SPECIFICATIONS AND INSTALLED PER DETAIL THIS SHEET.
17. CONTRACTOR SHALL ADHERE TO ANY SPECIAL WORKING CONDITIONS, IE. NOISE, TIME OF WORK, LIMIT OF WORK, ETC. SET FORTH BY THE COUNTY OF ORANGE, AND/OR OTHER GOVERNING AGENCIES, AND TO COORDINATE WITH THE GENERAL CONTRACTOR FOR ADDITIONAL INFORMATION/REQUIREMENTS.
18. AGRONOMIC SOIL ANALYSIS WILL BE PROVIDED BY THE LANDSCAPE CONTRACTOR. SOIL TEST SHALL INCLUDE A PERCOLATION TEST AND DRAINAGE RECOMMENDATIONS.
19. SOIL PREPARATION AND BACKFILL FOR PLANTING PITS SHALL BE AS RECOMMENDED BY THE AGRONOMIC SOILS REPORT. CONTRACTOR SHALL INCLUDE COST FOR BACKFILL AND SOIL PREPARATION IN HIS BID.
20. SOIL AMENDMENTS SHALL BE APPLIED PER AGRONOMIC SOIL REPORT SPECIFICATIONS.

21. ON-GRADE TREES 24" BOX SIZE OR LARGER SHALL RECEIVE AN AUGURED SUMP AS DESCRIBED IN THE TREE PLANTING DETAILS, OR OTHER DRAINAGE METHOD AS RECOMMENDED BY THE AGRONOMIC SOILS REPORT.
22. APPLY PRE-EMERGENT HERBICIDE ("EPTAM" OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS TO SHRUB AREAS ONLY. APPLY 1"-2" WATER FOLLOWING APPLICATION. CONTACT HERBICIDE ("RAD-E-CATE 35" OR EQUAL) SHALL BE APPLIED TO LAWN AREAS ONLY FOLLOWING A 14 DAY MOISTENING PERIOD TO ENCOURAGE WEED GERMINATION. REMOVE ALL WEEDS AND RESIDUE FROM SITE.
23. ALL ROOTBALLS SHALL BE THOROUGHLY WATERED PRIOR TO INSTALLATION.
24. ALL PLANTING SHALL CONFORM WITH ALL LOCAL CODES AND REGULATIONS.
25. FINAL LOCATION OF ALL TREES SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION/ PIT EXCAVATION.
26. CONTRACTOR SHALL LIST ANY DOLLAR AMOUNT FOR ADDITIONAL PLANT MATERIALS THAT ARE TO BE SELECTED BY THE LANDSCAPE ARCHITECT AT THE TIME OF INSTALLATION.
27. THE CONTRACTOR SHALL INCLUDE IN HIS BID COSTS AS NECESSARY FOR PENETRATING THROUGH HARD PAN LAYER WHEN IT IS ENCOUNTERED UNDER TREE AND PALM PLANTING PITS. THE PENETRATION THROUGH THE CALICHE OR HARD PAN LAYER SHALL ALLOW WATER TO DRAIN OUT OF THE PLANTING PIT. SHOULD THE HARD PAN LAYER BE TOO DEEP FOR AUGERING, THE LANDSCAPE CONTRACTOR SHALL DEVISE A DRAINAGE SYSTEM APPROVED BY THE LANDSCAPE ARCHITECT THAT WILL ENSURE PROPER DRAINAGE FROM PLANTING PITS. THE LANDSCAPE CONTRACTOR WILL SUBMIT A UNIT COST FOR ANY SPECIAL DRAINAGE SYSTEM.
28. 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.
29. PLANT MATERIAL SIZES SPECIFIED IN THE PLANTING LEGEND SHALL MEET THE GENERAL SIZE STANDARDS OF HEIGHT, SPREAD, AND OTHER RELEVANT DATA FOR THE ACCORDING CONTAINER SIZES AS SPECIFIED BY THE PLANT SIZE SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).

GENERAL PLANTING NOTES

SelectTree
A TREE SELECTION GUIDE

GOLD MEDALLION TREE
Cedrus deodora
See all Cedrus on Champaign

TREE CHARACTERISTICS
Tree shape: Roundhead
Foliage type: Partly Deciduous - Evergreen
Maximum tree height: 25 feet
Canopy width: 20 feet
Growth rate: ~30 in/year
Leaf arrangement and form: Alternate, Pinnately Compound
Leaf/needle shape: Spear-shaped
Leaf color: Green
Flowers: Small
Flower color: Yellow
Flowering time: Summer
Fruit: Very large Brown Lignate
Fruiting time: Fall
Litter: Dry Fruit

SYNONYMS
SARATOGA LAUREL
Laurus 'Saratoga'
See all Laurus on Champaign

TREE CHARACTERISTICS
Tree shape: Conical or Roundhead
Foliage type: Evergreen
Maximum tree height: 30 feet
Canopy width: 15-30 feet
Growth rate: ~12-24 in/year
Leaf arrangement and form: Alternate, Simple
Leaf/needle shape: Oval
Leaf color: Bright Green or Silver or Gray Green
Flowers: Fragrant
Flower color: Green or White or Yellow
Flowering time: Spring
Fruit: Small Black or Purple Berry
Fruiting time: Fall
Bark: Dark Gray or Light Gray, Fissured
Litter: Dry Fruit

SYNONYMS
YEW PINE
Taxus canadensis
See all Taxus on Champaign

TREE CHARACTERISTICS
Tree shape: Conical
Foliage type: Evergreen
Maximum tree height: 30 feet
Canopy width: 20 feet
Growth rate: ~12-24 in/year
Leaf arrangement and form: Alternate, Simple
Leaf/needle shape: Linear
Leaf color: Green
Flowers: Inconspicuous
Flowering time: Spring
Fruit: Small Purple Cone
Fruiting time: Fall
Bark: Dark Gray or Light Gray, Fissured
Litter: Dry Fruit

SYNONYMS
YEW PINE
Taxus canadensis
See all Taxus on Champaign

CAL POLY

TREE FACT SHEETS

C

SHRUB PLANTING

A

TREE STAKING

B

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