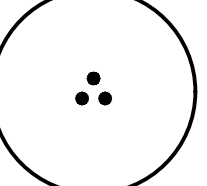
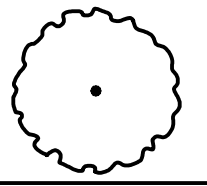











**PLANTING NOTES**

- EXISTING CONDITIONS:** Contractor to verify all locations and conditions of site. Locate all existing utilities before construction begins. Coordinate all work with other trades.
- FINISH GRADE:** Finish Grades shall be those indicated on the Drawings or as may be controlled by existing installations. Grades not otherwise indicated shall be uniform, straight levels, with no abrupt changes in the surface. Finish elevations shall be 1-1/2" below paved surfaces, mow strips, and curbs. Provide positive drainage away from all foundations and structures, without low spots or pockets.
- PLANT MATERIAL:** Provide trees, shrubs, groundcovers, and vines of quantity, size, genus, species and variety shown and scheduled for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock." Provide healthy, vigorous stock, grown in a recognized nursery in accordance with good horticultural practice and free of disease, insects, etc., larvae, and defects such as girdling or bound roots, knots, sun-scald, injuries, abrasions or disfigurement.
- SUBSTITUTIONS:** Substitutions are not permitted without written approval from the Owner's Authorized Representative. Substituted plant material installed or furnished without prior approval may be rejected and the Contractor may be required to remove such materials from the site at his own expense.
- PLANT MATERIAL APPROVALS:** Before planting operations commence, all or a representative sampling of plant material shall be reviewed at the site by the Owner's Authorized Representative. Defective plants installed without such review shall be removed from the site upon request by the Owner's Representative and an acceptable plant substituted in its place. Provide two-week notice of plant arrival date of all plants prior to installation. Plant review will occur once (within span of one business day) for all plant material.
- LAYOUT:** Plant layout shall be inspected and approved by the Owner's Authorized Representative prior to installation. This inspection may occur simultaneous to the plant inspection day.
- ROOT SYSTEMS:** Contractor shall be responsible for inspection of all root systems on plant materials. Inspection shall include, but not be limited to, checking for rootbound stock, encircling roots at the perimeter of the container, girdling roots at the top surface of the rootball, and other defective root conditions. Such inspections shall include the complete removal of soil from one percent of plant material containers, or at least one plant from each nursery and each plant type. Contractor shall cut defective or potentially defective girdling, rootbound, and encircling roots and spread the root system into the surrounding backfill. The Contractor shall reject plants with excessively defective root systems.
- PRUNING:** Contractor shall do no pruning without the specific approval of the Owner's Representative. Plants pruned without approval shall be replaced by the Contractor, if required.
- SOIL TESTING AND SOIL AMENDMENT:** Contractor shall submit soil samples to a laboratory for analysis and amendment recommendations. Soil sampling to be conducted per laboratory protocol. Analysis shall include soil texture, infiltration rate, pH, soluble salts, sodium, percent organic matter, and recommendations for amendment. Contractor shall follow recommendations for soil amendment for the backfill mix for container plants and for turf and ground cover areas. Install Agriform or Best slow-release fertilizer tablets per manufacturer's recommendations. Tamp backfill mix under and around rootballs as necessary, do not over compact.
- FINISH GRADE RESTORATION:** Restore finish grades by hand raking. Dispose of excess subgrade soil.
- BASINS:** Construct basins as necessary to water plants. Remove basins from all plants under a permanent irrigation system prior to final inspection and finish grade the planting area. Basins for plants to be hand-watered shall remain in place. Basin bottoms shall drain to berm away from plant stem.
- WEED CONTROL TREATMENT:** Prior to applying mulch, all planted areas (excluding turf) shall be treated with Regal Ronstar or equivalent per the manufacturer's specifications for pre-emergent treatment.
- MULCH:** Place a three-inch (3") minimum layer of mulch in all areas indicated on the plans. Rake bark mulch top dress evenly to create a uniform surface and pull bark mulch top dress away from trunks or stalks of plants. Leave 18" bark-free collar around all tree trunks, 6" bark-free collar around shrubs.
- CLEANUP:** After completion of all operations, Contractor shall remove all trash, excess soil and other debris. All walks and pavement shall be swept and washed clean, leaving the entire area in a neat, orderly condition.
- GUARANTEE:** All shrub and groundcover materials shall be guaranteed to be in a healthy and thriving condition ninety (90) days after Final Acceptance. Guarantee of plant material is effective unless it can be proven, to the satisfaction of the Owner, that the unhealthy or non-thriving material is due to causes other than the Contractor's materials or workmanship. Replace all dead plants and plants not in vigorous condition immediately upon notification by Owner during Guarantee Period. Replaced plants shall be subsequently guaranteed by the contractor for an additional 90 days following date of replacement.

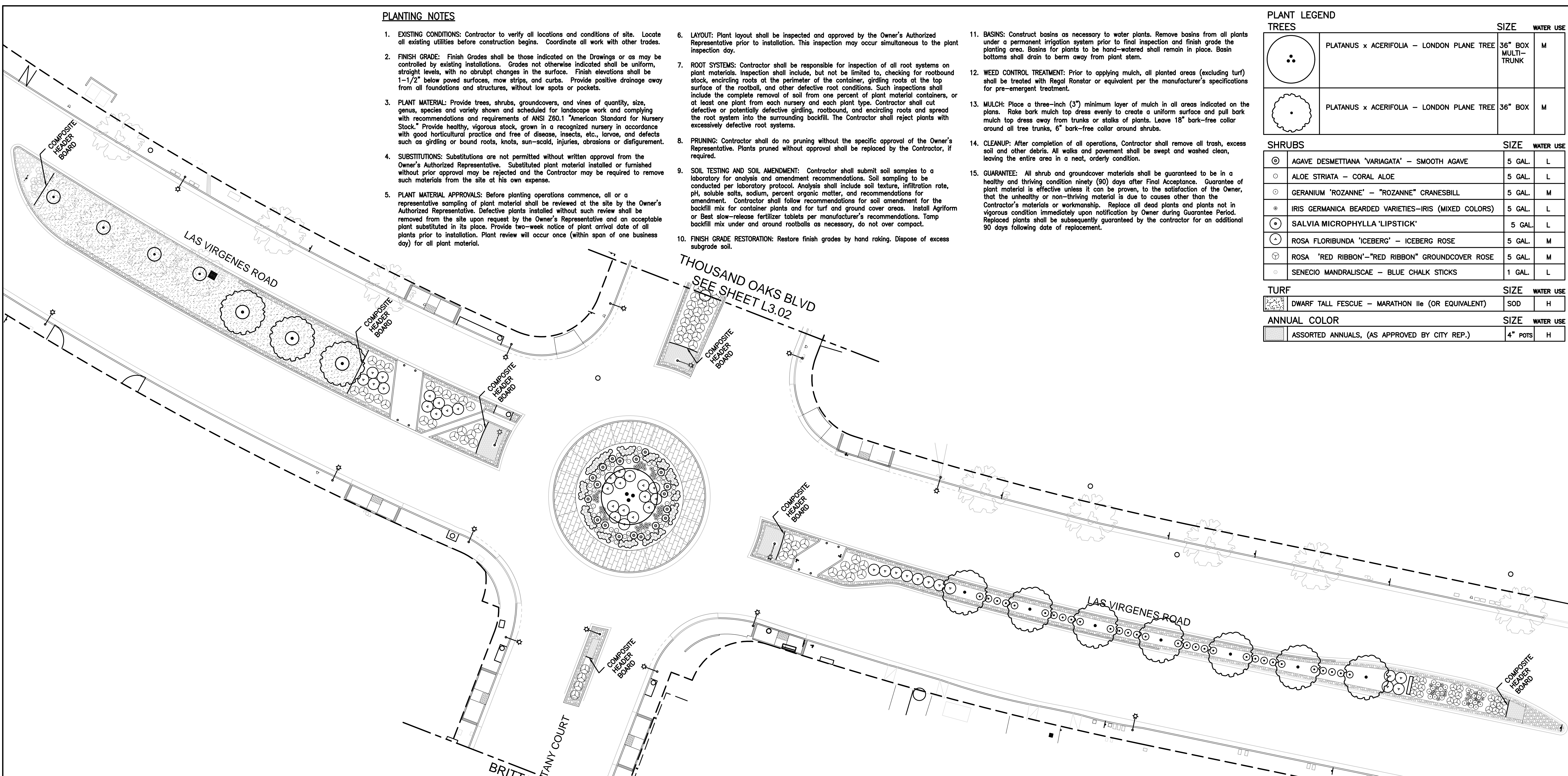
**PLANT LEGEND**

TREES	SIZE	WATER USE
 PLATANUS x ACERIFOLIA - LONDON PLANE TREE	36" BOX MULTI-TRUNK	M
 PLATANUS x ACERIFOLIA - LONDON PLANE TREE	36" BOX	M

SHRUBS	SIZE	WATER USE
 AGAVE DESMETTIANA 'VARIAGATA' - SMOOTH AGAVE	5 GAL.	L
 ALOE STRIATA - CORAL ALOE	5 GAL.	L
 GERANIUM 'ROZANNE' - "ROZANNE" CRANESBILL	5 GAL.	M
 IRIS GERMANICA BEARDED VARIETIES-IRIS (MIXED COLORS)	5 GAL.	L
 SALVIA MICROPHYLLA 'LIPSTICK'	5 GAL.	L
 ROSA FLORIBUNDA 'ICEBERG' - ICEBERG ROSE	5 GAL.	M
 ROSA 'RED RIBBON' - "RED RIBBON" GROUNDCOVER ROSE	5 GAL.	M
 SENECIO MANDRALISCAE - BLUE CHALK STICKS	1 GAL.	L

TURF	SIZE	WATER USE
 DWARF TALL FESCUE - MARATHON IIe (OR EQUIVALENT)	SOD	H

ANNUAL COLOR	SIZE	WATER USE
 ASSORTED ANNUALS, (AS APPROVED BY CITY REP.)	4" POTS	H



**DIGALERT**  
DIAL TOLL FREE 1-800-422-4133  
AT LEAST TWO DAYS BEFORE YOU DIG  
UNDERGROUND SERVICE ALERT (USA) OF SOUTHERN CALIFORNIA

**JMD LANDSCAPE ARCHITECTURE**  
330 ARDEN AVENUE, STE 103  
GLENDALE, CA 91203  
323.491.3808  
WWW.JMD-LA.COM



**JT ENGINEERING**  
ENGINEERING TECHNOLOGY  
Civil/Structural Engineering \* Planning \* Land Surveying  
33336 N. Agua Dulce Cyn. Rd., #103, Agua Dulce, CA 91390  
Phone (661) 268-8899 Fax (661) 268-1936  
www.jtengineering.com

APPROVED FOR CONSTRUCTION:

ROBERT YALDA, P.E.  
CITY ENGINEER/PUBLIC WORKS DIRECTOR

DATE \_\_\_\_\_

REVISIONS				
No.	DESCRIPTION	REVISED BY:	APPROVED BY:	DATE

**RECORD DRAWING**

I HEREBY CERTIFY THAT THE WORK SHOWN ON DRAWING No. \_\_\_\_\_ SHEET No. \_\_\_\_\_ THROUGH \_\_\_\_\_ MARKED AS "RECORD DRAWING" HAS BEEN CONSTRUCTED IN CONFORMANCE WITH LINES AND GRADES AS SHOWN ON SAID PLANS, DRAWINGS, REFERENCED SPECIFICATIONS, AND APPROVED CHANGE ORDERS, AS INDICATED IN THE REVISION BLOCK.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

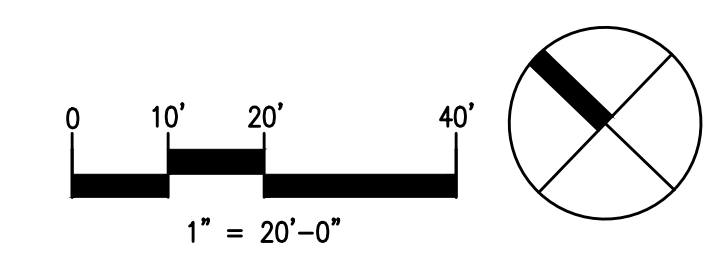
NAME \_\_\_\_\_ INSPECTOR \_\_\_\_\_

**AS-BUILT DRAWING**

I HEREBY CERTIFY THAT THE WORK SHOWN HEREON, MARKED AS "AS-BUILT", HAS BEEN CONSTRUCTED IN CONFORMANCE WITH LINES AND GRADES AS SHOWN ON SAID PLANS, DRAWINGS, REFERENCED SPECIFICATIONS, AND APPROVED CHANGE ORDERS, AS INDICATED IN THE REVISION BLOCK.

PROJECT ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT ENGINEER'S NAME \_\_\_\_\_ CITY LAND DEVELOPMENT REP. \_\_\_\_\_



**CITY of CALABASAS**  
PUBLIC WORKS DEPARTMENT  
100 CIVIC CENTER WAY  
CALABASAS, CA 91302  
PHONE 818.224.1600  
FAX 818.225.7338  
WWW.CITYOFCALABASAS.COM

**STREET IMPROVEMENT PLANS**

**PLANTING PLAN**  
THOUSAND OAKS BLVD and LAS VIRGENES RD

DESIGNED BY: JMD  
CHECKED BY: JMD  
DRAWN BY: JMD

SCALE: \_\_\_\_\_

SHEET NO. **L3.01**

PREPARED FOR:  
CITY OF CALABASAS  
PUBLIC WORKS DEPARTMENT  
100 CIVIC CENTER WAY  
CALABASAS, CA 91302