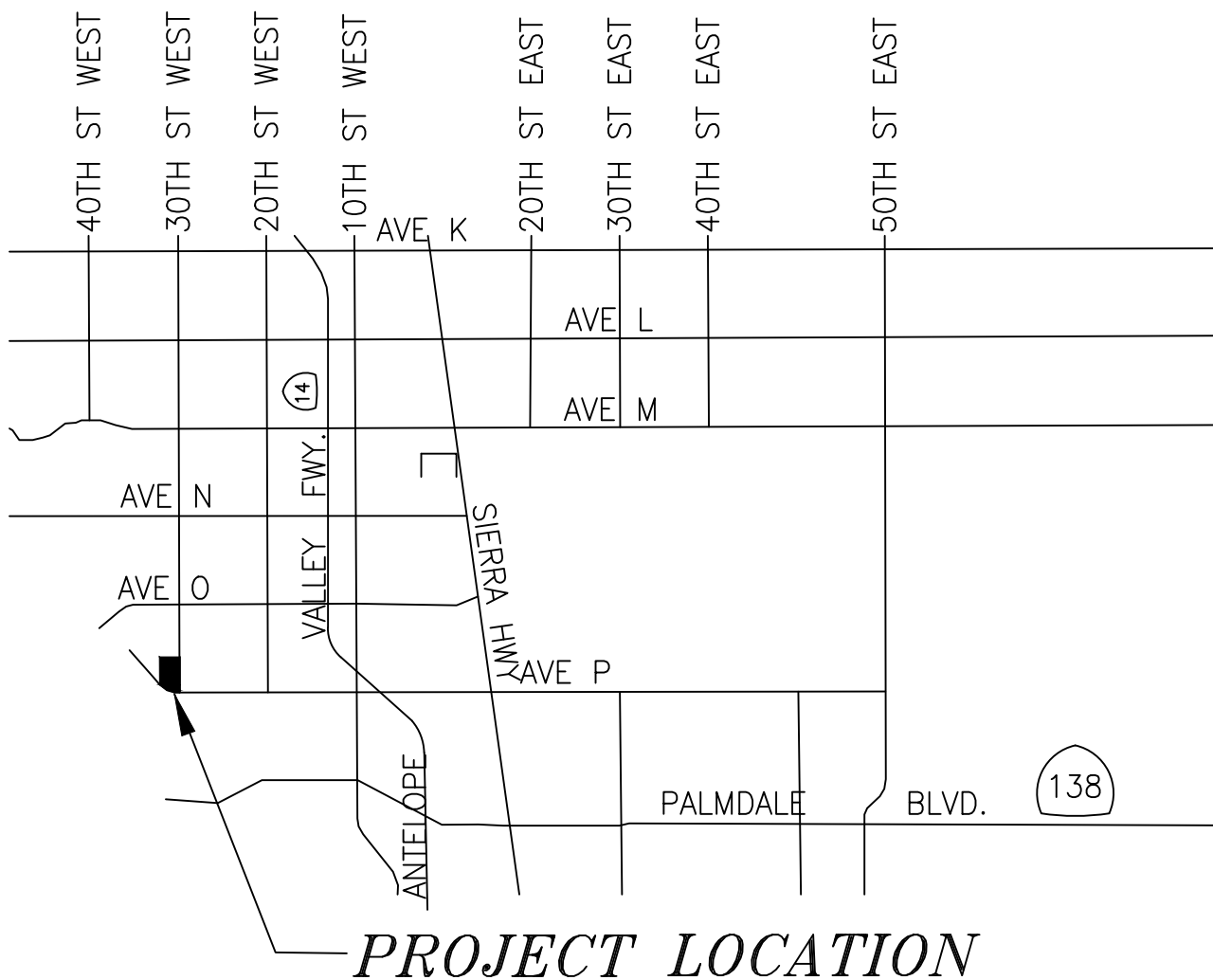


RANCHO VISTA SHOPPING CENTER LSP 21-27 COM

COMMERCIAL LANDSCAPE DEVELOPMENT PLANS

3007 RANCHO VISTA BLVD. PALMDALE, CA 93551

VICINITY MAP



PLAN CHECK SUBMITTAL

	SUBMITTAL DATE	INITIALS	REVIEWED DATE	INITIALS
FIRST PLAN CHECK				
SECOND PLAN CHECK				
THIRD PLAN CHECK				

CITY OF PALMDALE

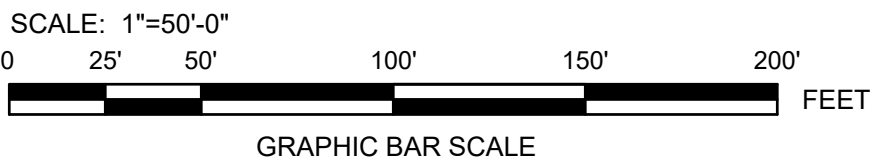
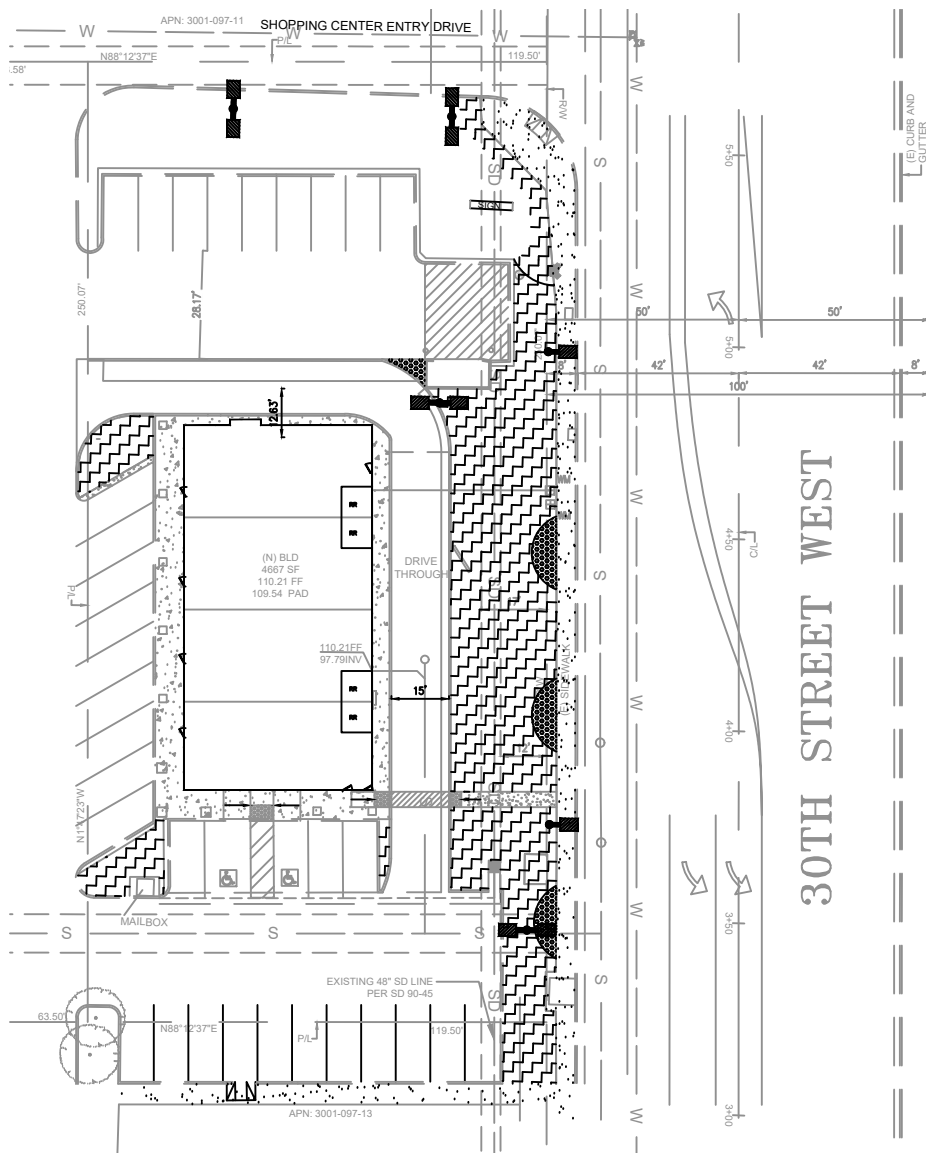
ENGINEERING DIVISION
Approval for Landscape and Irrigation Plans ONLY

of Sheets: _____ of _____

Reviewed by: _____ Date: _____

Accepted by: _____ Date: _____
CITY ENGINEER

INDEX / KEY MAP



REVISIONS

DATE	INITIALS	DESCRIPTION	CITY APPROVAL INITIALS	DATE

CITY GENERAL LANDSCAPE NOTES

- All work shall be performed by a California licensed contractor holding a current C-27 license (Landscaping) or, under the appropriate circumstances, a current General "A" or "B" license, and maintaining a valid City of Palmdale Business License.
- The Contractor shall obtain a Landscape Permit from the Engineering Department prior to commencement of work.
- All work shall conform to Standard Specifications for Public Works Construction (SSPWC), latest edition, (published by Building News, 3055 Overland Avenue, Los Angeles, CA) for all work performed and not specifically mentioned herein. All work shall be done in accordance with the plans, specifications, and any special requirements of the permit. Any violation will result in the stoppage of all work until the violation is corrected.
- No work shall commence on any project until a pre-construction conference has been held with the appropriate City Inspection Department as listed below:
 - Pre-construction conference 7 days
 - Irrigation mainline test 24 hours
 - Certificate of Occupancy 24 hours
- The Contractor shall be responsible for notifying the City Engineering Department for all required site visits at **661-267-5255**. The Public Works Inspector will verify the Static water pressure during the pre-construction conference. The Landscape Contractor will install a pressure gauge on the project water meter/s in order to do so.
 - Mainline test: Irrigation mainline inspection and pressure test. Contractor to perform hydrostatic pressure test in the presence of the City Inspector and Certified Irrigation Auditor. No remote control valves need to be installed on the line for the pressure test.
 - Provide a blow out valve set up to remove excess air from the line before the test is started.
 - Utilizing a hydrostatic pressure pump, raise pressure to 150 psi, and hold steady with no leaks for 2 hours.
 - Release pressure to show pressure gauge drop at the end of the test.
- Final inspection for certificate of occupancy:
 - Inspection will be for full conformance to approved plans.
 - The Contractor will run the irrigation system from the controller to prove basic functionality.
 - The Contractor will provide the City of Palmdale Engineering Office with a copy of the Certified Backflow test.
 - The Contractor will provide the City of Palmdale Engineering Office with a copy of the completed Certificate of Compliance, Irrigation Schedule, Landscape and Irrigation Maintenance Schedule, Landscape Irrigation Audit Schedule, and the Irrigation Audit Report as required by Ordinance 1475- Water Efficient Landscape.
- Contractor shall make himself familiar with all underground utilities, pipes and structures. Contractor shall take sole responsibility for any cost incurred due to damage of said utilities. Prior to the commencement of work the contractor shall contact Underground Service Alert (800) 422-4133 for location of underground utilities.
- Do not willfully proceed with construction as designed when it is obvious that unknown obstructions, area discrepancies and/or grade differences exist that may not have been known during design. Such conditions shall immediately be brought to the attention of the Public Works Landscape Inspector and the Developer. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
- TEMPORARY EROSION CONTROL
 - The surface of all slopes more than (3) feet in vertical height and steeper than 5:1 shall be covered with City of Palmdale approved erosion control blankets. Installation shall conform to manufacturer's specifications. Deviations from this requirement shall be submitted in writing with an alternate plan for temporary erosion control (water and dust). The City Engineer shall approve this plan.
 - Installation of the erosion control blankets shall be installed to the satisfaction of the City Engineer prior to the acceptance of rough grading.
- PERMANENT EROSION CONTROL
 - The surface of all slopes more than three (3) feet in vertical height and steeper than 5:1 shall be covered with City of Palmdale approved erosion control blankets. Installation shall conform to manufacturer's specifications.
 - The surface of all slopes more than three (3) feet in vertical height and steeper than 5:1 shall be protected against damage by erosion by planting with ground cover plants. Slopes exceeding fifteen (15) feet in vertical height shall also be planted with trees spaced at no more than twenty (20) feet on center or shrubs spaced at no more than ten (10) feet on center or a combination of both to equal the intent. All plant material shall be triangularly spaced.
 - Slopes requiring permanent stabilization shall be provided with an approved system of irrigation.
 - All planting and irrigation shall be installed to the satisfaction of the City Engineer, or designated representative, prior to acceptance of final grading approval. Contact the Public Works Landscape Inspection Line at **661-267-5255** for inspection.
- The Landscape Architect signing these plans is responsible for meeting all Conditions of Approval pertaining to Landscape Architecture for this project, and for assuring the accuracy and adequacy of the work hereon. In the event of discrepancies arising during installation of landscape improvements, the Landscape Architect signing these plans shall be responsible for determining an acceptable solution, and revising the plans for review and approval by the City prior to installation of landscape improvements.
- The Landscape Architect signing these plans has agreed to comply with the criteria and specifications of Ordinance No. 1475 - Water Efficient Landscape, and has applied them accordingly for the efficient use of water in the landscape design plan.

CONSULTANT

<i>Susan M. Mathis</i> SIGNATURE - CALIFORNIA LICENSED LANDSCAPE ARCHITECT	12-3-21 DATE	
SUSAN M. MATHIS PRINT - CALIFORNIA LICENSED LANDSCAPE ARCHITECT	4223 NUMBER	
SUE MATHIS LANDSCAPE DESIGN 16340 LOWER HARBOR RD STE 1-337 BROOKINGS, OR 97415-8303 (661) 256-4261 CELL (541) 813-1343 CONTACT PERSON: SUSAN M. MATHIS, ASLA		
JOB NO. 852	CAD FILE: LSP 21-27	DRAWN: SMM

INDEX OF DRAWINGS

#	SHEET	SHEET TITLE
1	L1.0	TITLE
2	L1.1	LANDSCAPE NOTES
3	L2.1	PLANTING PLAN
4	L3.1	IRRIGATION PLAN
5	L4.1	IRRIGATION DETAILS & EXISTING IRRIGATION LAYOUT/DEMO
6	L4.2	PLANTING DETAILS

NOTE TO GENERAL CONRACTOR

EXISTING IRRIGATION AND DEMO NOTE: (SEE SHEET L4.1 FOR MAP)
PROTECT IN PLACE EXISTING VALVES, MAINLINE AND CONTROL WIRES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING IRRIGATION COMPONENTS. PRIOR TO DEMOLITION, CONTACT KEVIN AT AV CENTER MAINTENANCE BY PHONE (661) 947-8794. KEVIN CAN BE CONTACTED VIA EMAIL AT KEVIN@AVCENTERMAINTENANCE.COM TO VERIFY LOCATIONS OF EXISTING IRRIGATION. LOCATE IRRIGATION SHUT OFF PRIOR TO DEMOLITION AND/OR CONSTRUCTION. THE PROVIDED SCHEMATIC OF EXISTING IRRIGATION WAS DONE IN THE FIELD IN SEPTEMBER 2021.

Underground Service Alert



Call: TOLL FREE
1-800
227-2600

TWO WORKING DAYS BEFORE YOU DIG

SUBMITTALS

DATE REMARKS

12-3-2021 SUBMITTAL 1

WATER EFFICIENT LANDSCAPE ORDINANCE #1475 COMPLIANCE STATEMENT:

I HAVE AGREED TO COMPLY WITH THE CRITERIA AND SPECIFICATIONS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE #1475, AND I HAVE APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

PRIOR TO BIDDING, REVIEW THE CITY OF PALMDALE'S NEW WATER EFFICIENT ORDINANCE #1475 AND ENGINEERING DEPARTMENT STANDARDS SECTION VI LANDSCAPING AND IRRIGATION. THEY ARE AVAILABLE ON THEIR WEBSITE AT WWW.CITYOFPALMDALE.ORG/DEPARTMENTS/PUBLIC WORKS/ENGINEERING. PAY SPECIAL ATTENTION TO THE REQUIRED WATER AUDIT NECESSARY FOR CERTIFICATE OF COMPLETION WHICH GOES INTO AFFECT NOVEMBER 14, 2008.

LANDSCAPE PERMIT NO. LS _____

AGENCIES

WATER PURVEYOR

PALMDALE WATER DISTRICT
2029 E. AVENUE Q
PALMDALE, CA 93550
(661) 947-4111

OWNER:

Rami Haddad, DDS., Inc.
44811 Date Avenue
Lancaster, CA, 93534

CONTACT PERSON:
Rami Haddad
(661) 942-6522

APN: 3001-097-012

CITY OF PALMDALE

APPROVED BY:

PLANNING DEPARTMENT SIGNATURE

DATE

SHEET:

L1.0

1 OF 6 SHEETS

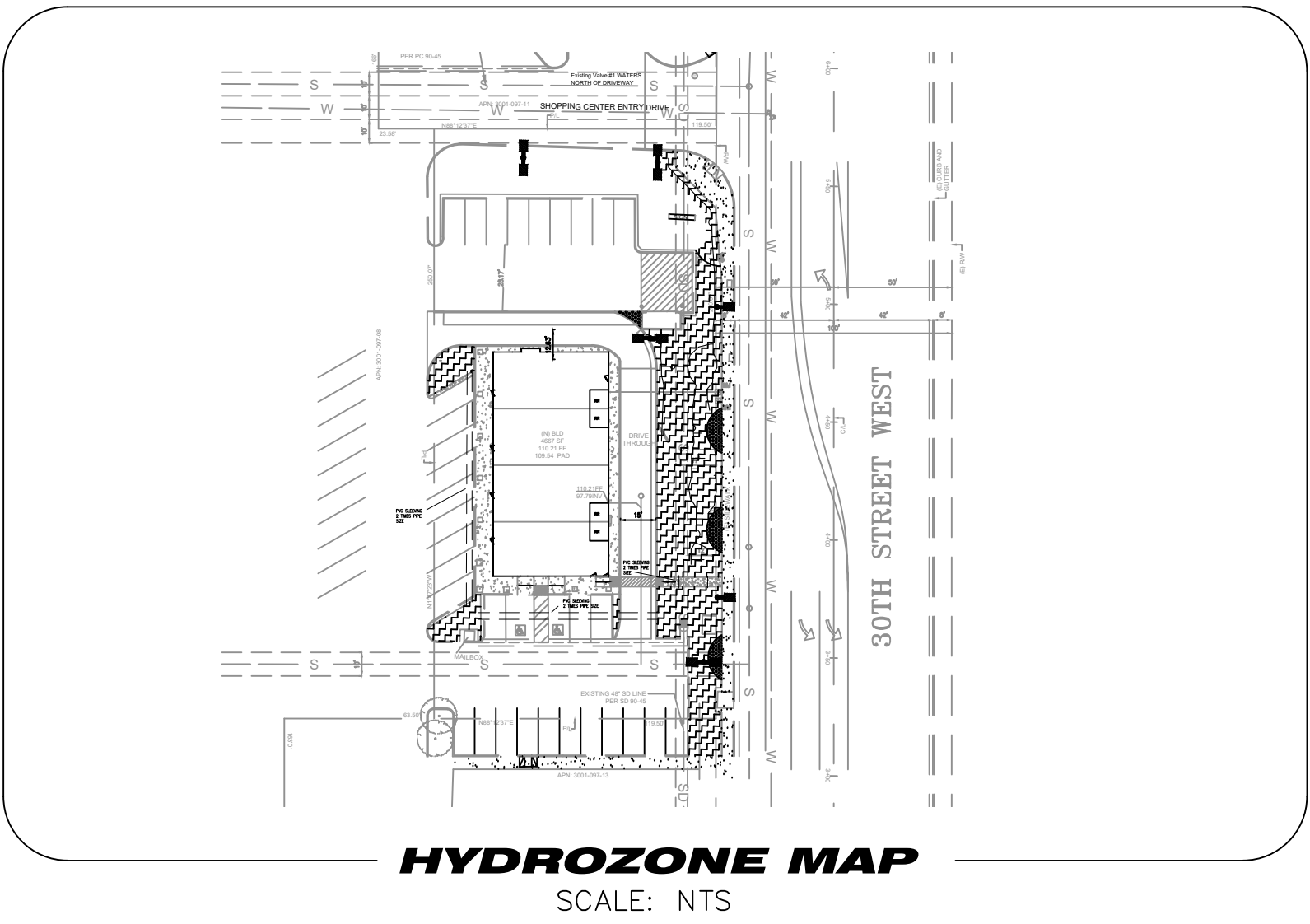
DATE: 12-3-21

NOTE: IF DWG. IS NOT 24"x36", IT IS NOT FULL SIZE

LSP 21-27 COM - RANCHO VISTA SHOPPING CENTER 3007 RANCHO VISTA BLVD.

SECTION D1: HYDROZONE INDEX MAP

1. REFER TO SECTION D IN THE APPENDIX B: WATER EFFICIENT LANDSCAPE WORKSHEET.



SECTION D2: HYDROZONE TABLE

IRRIGATION POINT OF CONNNECTION (P.O.C.) #1					
Controller #	Valve Circuit #	Plant Type *	Irrigation Method	Area (Sq. Ft.)	% of Landscape Area
EXISTING	18	TREES	BUBBLERS	NA	
EXISTING	3, 17, 19	MW/LW	BUBBLERS	5,090	95%
TOTAL LA AREA:					5,375

*PLANT TYPE	(PLANT FACTOR)	** IRRIGATION METHOD
CST = COOL SEASON TURF	(0.8)	MS = MICORSPRAY
WST = WARM SEASON TURF	(0.6)	S = SPRAY
HW = HIGH WATER USE PLANTS	(0.8)	R = ROTOR
MW = MEDIUM WATER USE PLANTS	(0.5)	B = BUBBLER
LW = LOW WATER USE PLANTS	(0.2)	D = DRIP EMITTER
VLW = LOW WATER USE PLANTS	(0.1)	SI = SUBSURFACE IRRIG.

SECTION D3: HYDROZONE CALCULATION SUMMARY

IRRIGATION POINT OF CONNECTION #1	TOTAL SQUARE FEET	% OF TOTAL LANDSCAPE AREA
HYDROZONE		
Cool season Turf	-	0%
Warm Season Turf	-	0%
High water use plants	-	0%
Moderate Water use Plants	-	0%
Low Water Use Plants	-	0%
High & Medium Water Mix	-	0%
Medium & Low Water Mix	5,090	95%
Non-Irrigated area:	285	5%
Total Landscape Area:	5,375	

IRRIGATION PRESSURE LOSS INFORMATION			
POINT OF CONNECTION DESIGNATION: POC			
NAME OF WATER PURVEYOR: PALMDALE WATER DISTRICT			
CONTACT NAME: Chris Vidal			
PHONE: (661) 947-4111			
SIZE OF WATER METER: VERIFY IN THE FIELD			
SIZE OF SERVICE LINE: VERIFY IN THE FIELD			
STATIC WATER PRESSURE (PSI): VERIFY IN THE FIELD			
DESIGNED WATER PRESSURE (PSI): 25			
DESIGNED HIGHEST GPM/GPH FLOW: 7.78 GPM, (BUBBLERS/EMITTERS)			
* DENOTES ASSUMED WATER PRESSURE			
PSI AT POC:	VERIFY	METER ELEV:	0.00
WORST CASE PRESSURE LOSS CHART:	#VALUE!	POC ELEV:	0.00
CONTROLLER STATION:	17	HIGHEST HEAD ELEV:	0.00
SYSTEM HIGHEST GPM:	7.67		
AVAILABLE PSI AT FARTHEST HEAD	#VALUE!		
	SIZE	LIN. FT.	PSI LOSS
WATER METER	?		2.00 PSI
BACKFLOW PREVENTER	?		10.40 PSI
MASTER VALVE (line size)	0		3.00 PSI
FLOW SENSOR (line size)	0		0.50 PSI
2.00" PVC SCH-40 MAINLINE (@10 gpm)		?	0.00 PSI
1.50" PVC SCH-40 MAINLINE (@10 gpm)		?	0.00 PSI
1.25" PVC SCH-40 MAINLINE (@10 gpm)		?	#VALUE! PSI
1.00" PVC SCH-40 MAINLINE (@10 gpm)		?	#VALUE! PSI
FITTINGS (20% MAINLINE LOSS)			#VALUE! PSI
REMOTE CONTROL VALVE			5.60 PSI
LATERAL LINE LOSS (FIXED)			5.00 PSI
ELEVATION CHANGE FROM POC TO HIGHEST OUTLET (+/-__FT)	0.433	0.00	0.00 PSI
SPRINKLER DESIGN OPERATING PRESSURE:			25.00 PSI
(1) TOTAL SYSTEM LOSSES:			#VALUE! PSI
SUMMARY:			
(2) AVAILABLE STATIC PRESSURE AT POC:	VERIFY	PSI	
(3) REQUIRED SYSTEM MINIMUM PRESSURE: (1)	#VALUE!	PSI	
(4) RESIDUAL PRESSURE: (2) - (3)	#VALUE!	PSI	
CITY OF PALMDALE			
IRRIGATION INFORMATION CHART		REVISIONS	STANDARD DETAIL
1-35			

GENERAL IRRIGATION NOTES

NOTE: THESE NOTES ARE GENERAL AND NOT ALL ITEMS LISTED BELOW APPLY TO THE SITE.

- ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. IN CASE OF CONFLICT BETWEEN THE SPECIFICATIONS, DRAWINGS, AND/OR CODE, THE MORE STRINGENT REQUIREMENT SHALL PREVAIL.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. AND DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
- IF THE SITE VARIES FROM THIS PLAN, NOTIFY THE OWNER'S AGENT IMMEDIATELY BEFORE PROCEEDING.
- THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
- THE MAINLINE AND SLEEVING ARE DIAGRAMMATIC. ALL IRRIGATION LINES ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN LIMIT OF WORK BOUNDARIES. AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM, UTILITIES, PLANTING AND ARCHITECTURAL FEATURES.
- THE IRRIGATION EQUIPMENT AS SHOWN IS DIAGRAMMATIC. INSTALL ALL THE IRRIGATION EQUIPMENT IN SHRUB PLANTING AREAS WHEN FEASIBLE OR AS APPROVED BY OWNER'S REPRESENTATIVE.
- DO NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLAN WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD REVISIONS DEEMED NECESSARY BY THE OWNER.
- IT IS THE INTENT OF THIS DRAWING TO BE A COMPLETE IRRIGATION SYSTEM WITH NO ADDITIONAL EXPENSE TO THE OWNER.
- INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION. ACTUAL LOCATION FOR THE INSTALLATION OF ANCILLARY EQUIPMENT INCLUDING, BUT NOT LIMITED TO, THE BACKFLOW PREVENTER, PUMP STATION (IF APPLICABLE) AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL PIPE UNDER PAVED AREAS, HARDSCAPE, OR AS DIRECTED BY OWNER'S REPRESENTATIVE TO BE INSTALLED IN SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED. ALL 4" OR SMALLER SLEEVING SHALL BE PVC 1220 SCHED. 40 PVC, GRADE 2 MATERIAL CONFORMING TO ASTM STANDARD D-1785-4. ALL 6" AND LARGER SLEEVING SHALL BE PVC 1220 CLASS 200 SDR21, TYPE 1, GRADE 2 MATERIAL CONFORMING TO ASTM STANDARD D-2241. SLEEVES TO EXTEND AT LEAST 12" PAST EDGE OF PAVING.
- MAINLINE PIPE TO BE SCHEDULE 40 PVC PIPE BURIED A MINIMUM OF 18". LATERAL PIPE TO BE CLASS 200 PVC BURIED A MINIMUM OF 12". USE SCHEDULE 40 PVC UNDER ALL PAVING. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF PAVEMENT.
- PRESSURIZE ALL MAINLINE PIPE FOR 24 HOURS TO INSPECT LEAKS.
- BACKFILL FOR TRENCHING SHALL BE COMPACTED TO A DRY DENSITY EQUAL TO ADJACENT UNDISTURBED SOIL AND SHALL CONFORM TO ADJACENT GRADES WITHOUT DEPRESSIONS, HIGH OR LOW SPOTS, OR OTHER IRREGULARITIES.
- ALL QUICK COUPLER VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE AND INSTALLED PER INSTALLATION DETAIL. INSTALL QUICK COUPLERS WITHIN 18" OF HARDSCAPE OR AS NOTED ON THE PLAN.
- THE IRRIGATION CONTRACTOR SHALL ADJUST THE PRESSURE REGULATOR ON EACH ELECTRIC CONTROL VALVE SO THAT THE SPRINKLER HEAD FARTHEST AND HIGHEST IN ELEVATION FROM ITS RESPECTIVE CONTROL VALVE OPERATES WITHIN THE OPERATING PRESSURE SHOWN ON THE IRRIGATION LEGEND. NOT TO EXCEED FIVE (5) PSI ABOVE THE GIVEN OPERATING PRESSURE FROM THE SPECIFIED PRESSURE LOCATED ON THE IRRIGATION LEGEND.
- THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE BY DIRECT FIELD MEASUREMENT PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION PRINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY AND COSTS FOR ANY REVISIONS.
- SHOULD FIELD CONDITIONS REQUIRE PIPE INSTALLATION OTHER THAN THAT SHOWN ON PLANS, THE CONTRACTOR SHALL LIMIT EXCESS FLOW AND SIZE ALL PIPE NOT TO EXCEED A VELOCITY OF 5 FEET PER SECOND (FPS) IN PVC PIPE AND CAST IRON PIPE.
- ELECTRICAL POWER SOURCE FOR THE IRRIGATION CONTROLLER AND/OR BOOSTER PUMP (IF APPLICABLE) SHALL BE PROVIDED UNDER THE ELECTRICAL SECTION OF THE SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE ELECTRICAL SERVICE WITH THE GENERAL CONTRACTOR AND SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER AND/OR BOOSTER PUMP.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE CLIENT WITH "AS-BUILT" IRRIGATION ZONE PLAN CONTAINING ALL IRRIGATION ZONES, VALVE BOXES, MAIN LINES, HOSE BIBBS, CONTROLLER AND MASTER VALVE ASSEMBLY.
- THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE UNDER ANY CIRCUMSTANCES FOR THE QUALITY OR TIMELINESS OF PERFORMANCE OF THE WORK INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF THE BACKFLOW PREVENTION.
- USE RAINBIRD PCT EMITTERS / BUBBLERS (1/5 GPM) ON ALL SHRUBS IN PLANTING AREAS. INSTALL 2" ABOVE GRADE ON SCHEDULE 80 PVC RISERS, ON SLOPES, PLACE ON UPHILL SIDE OF THE PLANT. TREE BUBBLERS ARE TO BE ON A SEPARATE VALVE AND INSTALLED IN DEEP ROOT WATERING TUBES TO PROMOTE DEEP ROOTS. USE 2 BUBBLERS PER TREE. TREES AND SHRUBS ARE TO BE ON SEPARATE IRRIGATION VALVES.
- IF LAWN OR GROUND COVER SPRAY HEADS ARE USED, FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO MINIMIZE OVERSPRAY ON WALKS AND WALLS. SELECT THE BEST DEGREE OF ARC FOR THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATE COVERAGE OF THE SITE, ADJUST FLOW CONTROL FOR OPTIMUM OPERATING PRESSURE. FOR EACH CIRCUIT.
- ALL VALVES SHALL BE INSTALLED BELOW GROUND IN LOCKING BOXES WITH STAINLESS STEEL BOLTS. ONE VALVE PER BOX. VALVE BOXES ARE TO HAVE A MINIMUM OF 3 CU. FT. OF PEA GRAVEL INSIDE.

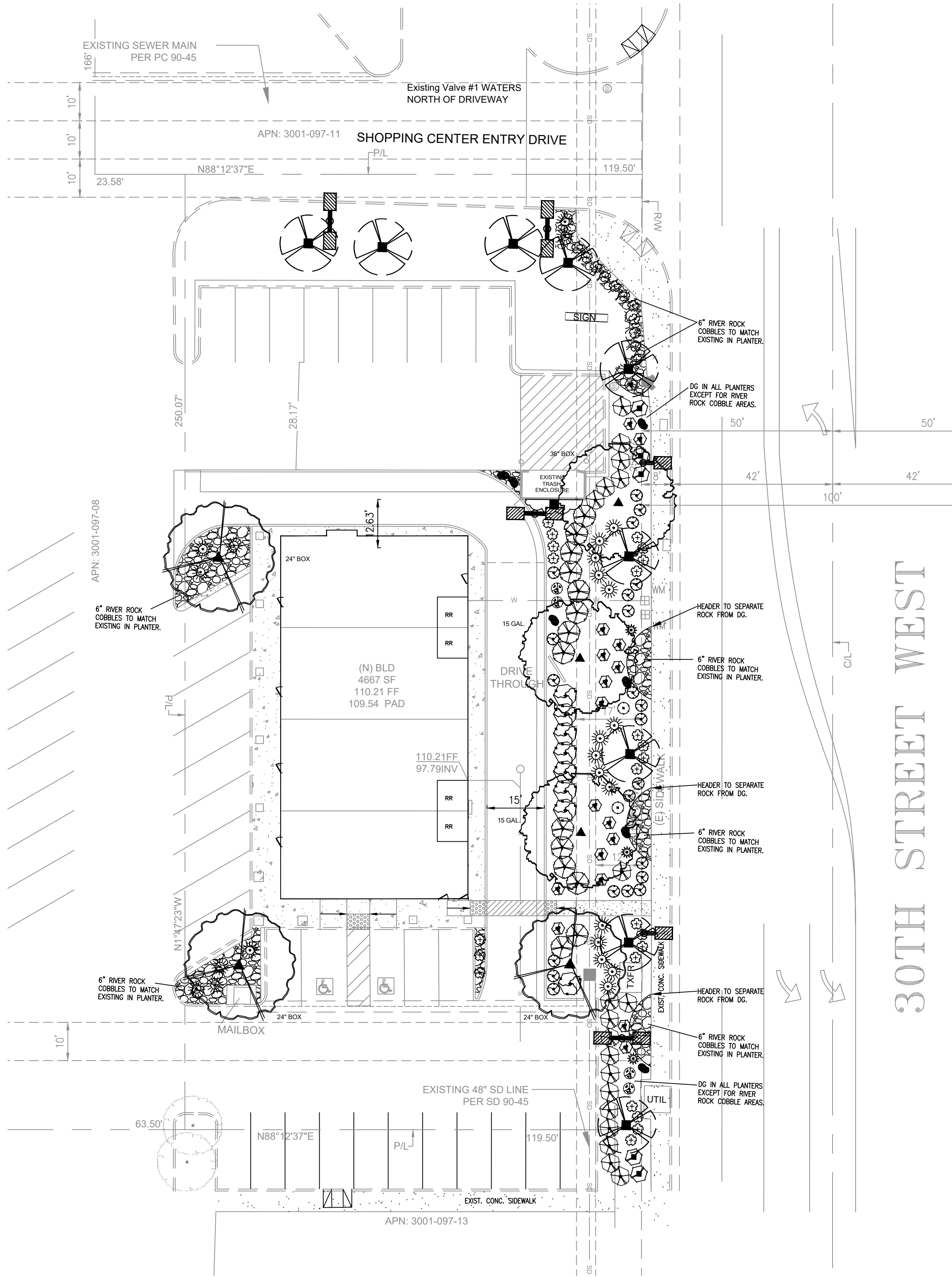
- AN ET CONTROLLER SHALL BE INSTALLED AS LOCATED ON THE PLAN UNLESS OTHERWISE NOTED. VERIFY LOCATION. THE CONTROLLER WILL BE CONNECTED TO AN ON SITE WEATHER STATION BY THE SAME MANUFACTURER TO MAKE DAILY WATERING ADJUSTMENTS. EXPOSED RUNS TO BE IN A GALVANIZED STEEL CONDUIT. A 120V ELECTRICAL OUTLET SHALL BE SUPPLIED BY OTHERS.
 - USE 14G. WIRE BETWEEN CONTROLLER AND SOLENOID VALVES. LEAVE AN EXCESS OF APPROXIMATELY 18" OF WIRE AT EACH VALVE. ALL WIRE TO BE CONTINUOUS WITH NO SPLICES EXCEPT AT CONNECTIONS. TAPE WIRES EVERY 10" TO BOTTOM OF MAINLINE WHEN INSTALLED WITH MAINLINE PIPE. USE WIRE CONNECTORS AT CONNECTIONS.
 - BACK FLOW PREVENTION DEVICE TO BE SUPPLIED BY THE IRRIGATION CONTRACTOR, VERIFY LOCATION. DEVICE MUST BE INSPECTED BY AN APPROVED LA COUNTY INSPECTOR, INSULATE BACK FLOW DEVICE TO A MINIMUM OF R-11 PROTECTION AND ENCLOSE IN LOCKING LEMEURE STEEL ENCLOSURE OR EQUAL MOUNTED CONCRETE PAD.
 - WINTERIZE AND WRAP ALL EXPOSED PIPING WITH APPROVED R-11 INSULATION.
 - THE SPRINKLER SYSTEM SHALL BE UNCONDITIONALLY GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. MANUFACTURER WARRANTIES SHALL NOT REPLACE THIS GUARANTEE AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS AND REPLACEMENT OF FAILED MATERIAL.
 - ALL WORK SHALL CONFORM TO THE CITY SPECIFICATIONS AND REQUIREMENTS. CONSULT CITY FOR A CURRENT COPY OF THE SPECIFICATIONS AND REQUIREMENTS.
- REV 7.6.21

GENERAL PLANTING NOTES

NOTE: THESE NOTES ARE GENERAL AND NOT ALL ITEMS LISTED BELOW APPLY TO THIS SITE.

- LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
- IF THE SITE VARIES FROM, THIS PLAN, NOTIFY THE OWNER'S AGENT BEFORE PROCEEDING.
- THE PLANT LIST IS FOR REFERENCE ONLY. ALL QUANTITIES SHALL BE VERIFIED BY PLAN CHECK.
- THE PLANT PITS ARE TO BE TWO TIMES THE WIDTH AND DEPTH OF THE ROOT BALL.
- ONCE THE FINISH GRADE HAS BEEN COMPLETED, THE CONTRACTOR SHALL OBTAIN A SOILS AGRONOMY REPORT FROM A & L WESTERN LABORATORY (209) 529-4736 OR OTHER APPROVED SOILS LABORATORY. SOIL PREPARATION SHALL BE AS STATED BELOW UNLESS THE SOIL AGRONOMY REPORT SPECIFIES OTHERWISE.

4 CU. YDS. NITROGEN STABILIZED REDWOOD, M FIR OR CEDAR SHAVINGS
25 LBS. SOIL SULFUR
150 LBS. 5-3-1 GRO-POWER FERTILIZER
25 LBS./CU. YD. AGRICULTURAL GYPSUM
- THE ABOVE SOIL AMENDMENTS MAY BE CHANGED BASED ON THE RESULTS OF AN AGRICULTURAL ANALYSIS PERFORMED BY A SOILS TESTING FACILITY.
- BACKFILL MIX FOR CONTAINER PLANTS SHALL BE BLENDED UNIFORMLY. MIX ONE PART KELLOGG'S GROMULCH OR EQUAL WITH THREE PARTS NATIVE SOIL. USE 1/2 CUP KELLOGG'S ACDALL OR EQUAL FOR EACH GALLON CONTAINER SIZE. WATER IN ALL BACKFILL.
- USE 20-10-15 AGRIFORM OR EQUAL TWO YEAR TIMED RELEASE FERTILIZER TABLETS AFTER PLANTING. (1/4 GAL: 1/2 GAL: 3/4 GAL: 1 GAL: 1 1/2 GAL: 2 GAL: 2 1/2 GAL: 3 GAL: 3 1/2 GAL: 4 GAL: 4 1/2 GAL: 5 GAL: 5 1/2 GAL: 6 GAL: 6 1/2 GAL: 7 GAL: 7 1/2 GAL: 8 GAL: 8 1/2 GAL: 9 GAL: 9 1/2 GAL: 10 GAL: 10 1/2 GAL: 11 GAL: 11 1/2 GAL: 12 GAL: 12 1/2 GAL: 13 GAL: 13 1/2 GAL: 14 GAL: 14 1/2 GAL: 15 GAL: 15 1/2 GAL: 16 GAL: 16 1/2 GAL: 17 GAL: 17 1/2 GAL: 18 GAL: 18 1/2 GAL: 19 GAL: 19 1/2 GAL: 20 GAL: 20 1/2 GAL: 21 GAL: 21 1/2 GAL: 22 GAL: 22 1/2 GAL: 23 GAL: 23 1/2 GAL: 24 GAL: 24 1/2 GAL: 25 GAL: 25 1/2 GAL: 26 GAL: 26 1/2 GAL: 27 GAL: 27 1/2 GAL: 28 GAL: 28 1/2 GAL: 29 GAL: 29 1/2 GAL: 30 GAL: 30 1/2 GAL: 31 GAL: 31 1/2 GAL: 32 GAL: 32 1/2 GAL: 33 GAL: 33 1/2 GAL: 34 GAL: 34 1/2 GAL: 35 GAL: 35 1/2 GAL: 36 GAL: 36 1/2 GAL: 37 GAL: 37 1/2 GAL: 38 GAL: 38 1/2 GAL: 39 GAL: 39 1/2 GAL: 40 GAL: 40 1/2 GAL: 41 GAL: 41 1/2 GAL: 42 GAL: 42 1/2 GAL: 43 GAL: 43 1/2 GAL: 44 GAL: 44 1/2 GAL: 45 GAL: 45 1/2 GAL: 46 GAL: 46 1/2 GAL: 47 GAL: 47 1/2 GAL: 48 GAL: 48 1/2 GAL: 49 GAL: 49 1/2 GAL: 50 GAL: 50 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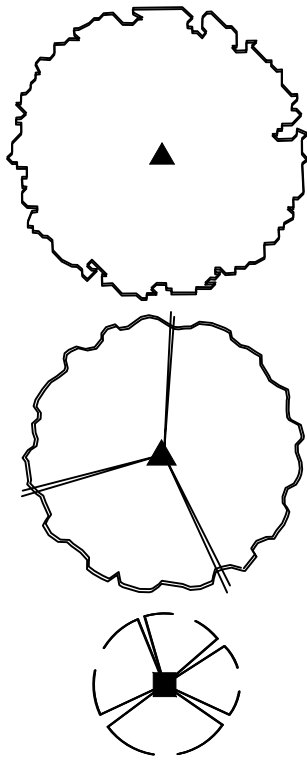
PLANTING PLAN NOTES

- PLANTING DESIGN INTENT: THE DESIGN INTENT WAS TO USE DROUGHT TOLERANT PLANTS THAT HAVE PROVEN TO BE SUCCESSFUL IN THE ANTELOPE VALLEY AND ARE ON THE CITY APPROVED LIST. A COMBINATION OF DECIDUOUS AND EVERGREEN PLANTS HAVE BEEN USED ALONG WITH PLANTS THAT PROVIDE SEASONAL COLOR WITH THEIR FLOWERS AND FOLIAGE. MULCH WAS USED AS A GROUNDCOVER TO HELP THE SOIL RETAIN IT'S MOISTURE AND PROVIDE A CLEAN LOOK WHICH IS LOW IN WATER USE AND EASY TO MAINTAIN.
- FINAL ADJUSTMENTS WILL BE MADE ON THE SITE AT THE TIME OF INSTALLATION. THEY WILL BE MADE TO CARRY OUT THE INTENT OF THE DESIGN AND TO AVOID ANY CONFLICTS NOT SHOWN ON THIS PLAN.
- THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE MEANS OR METHODS OF CONSTRUCTION.
- SEE SHEET L1.0 FOR CITY GENERAL NOTES.
- SEE SHEET L1.1 FOR PLANT LIST AND LANDSCAPE NOTES.
- SEE SHEET L4.1 AND L4.2 FOR LANDSCAPE DETAILS AND ADDITIONAL NOTES.

PLANT KEY

NOTE: SEE PLANT LIST FOR SIZES AND QUANTITIES

TREES



<i>Fraxinus oxycarpa</i> 'Raywood'
Sunburst Honey Locust
Deciduous, med. water, round headed, compact, fast growing to 25-35'h x 25'w, purple-red fall color. Great in high desert.
<i>Gleditsia triacanthos</i> 'Sunburst'
Deciduous, low water, to 20'h x 16'w showy gold foliage, defoliages easily with temp. change & drought.
<i>Washingtonia filifera</i> (EXISTING)
California Fan Palm
Evergreen, med. water, to 60'h x 20'w, hardy to 18°F, thicker trunk than W. robusta, long stalked light green leaves stand well apart in open crown.

SHRUBS



<i>Agave havardiana</i>
Havard Agave
Evergreen, low water, moderate growth, forms single compact symmetrical rosette to 3'h x 4'w, leaves silver gray, very thick at base, flowers spikes to 15' with greenish yellow bloom.
<i>Baccharis x 'Starn Thompson'</i>
Starn Thompson Coyote Bush
Evergreen, low water, sun-part shade, to 3'h x 4-5'w med. green leaves, male variety.
<i>Berberis thunbergii</i> 'Orange Rocket'
Orange Rocket Barberry
Deciduous, low water, to 4'h x 2'w, upright habit with orange-red leaves. Hardy to -20', deer resistant.

SHRUBS CONT.



<i>Dalea capitata</i> 'Sierra Gold'
Sierra Gold Trailing Indigo Bush
Evergreen, low water to 1'h x 3'w, light green foliage has lemon scent, yellow flowers spring & fall. Drought tolerant, rabbit resistant.
<i>Hesperaloe parviflora</i>
Red Yucca, Red Hesperaloe
Evergreen, low water, to 3-4'h x 3-4'w, gray-green leaf clumps bearing bright red flowers on 5' spikes, spring-summer. Remove spent flower spikes to prolong bloom time.
<i>Leucophyllum frutescens</i> 'Compacta'
Compact Texas Ranger
Semi-evergreen, low water, full sun, mod. growth to 5'h x 5'w, gray foliage, dark pink flowers spring-fall.
<i>Leucophyllum frutescens</i> 'Green Cloud'
Green Cloud Texas Ranger
Semi-evergreen, low water, to 6'h x 6'w, bright green foliage, dark rose-magenta flowers, spring & fall.
<i>Muhlenbergia capillaris</i> 'Regal Mist'
Regal Mist Pink Muhly
Semi-evergreen, med-low water, to 3'h x 3-6'w, deep green narrow leaf grass, feathery rosy-pink flowers, fall.
<i>Rosa x 'Nostraum'</i> (Red)
Flower Carpet-Red Groundcover Rose
Deciduous, high water, full sun, easy care spreading groundcover, mod. grower to 2'h x 3'w, long boom season with brilliant red flowers.
<i>Salvia clevelandii</i> 'Winnifred Gilman'
Cleveland Sage
Evergreen, low water to 15', compact growth to 3'h x 3'w, wrinkled gray green fragrant leaves, dark red flower stems dark violet-blue flowers in summer, remove faded spikes to prolong bloom.
<i>Teucrium chamaedrys</i> 'Prostratum'
Creeping germander
Evergreen, med. water to 0', 6'h x 3'w trailing medium texture, med. green foliage, pale pink flowers, spring-summer, full sun.

VINES



<i>Campsis tagliuana</i> 'Mdm. Gaelen'
Mdm. Gaelen Trumpet Vine
Deciduous, mod. water, vigorous climber to 15-20', summer-fall radiant tangerine colored blossoms shaped like flaring trumpets, med. green foliage. Cut back heavy in winter for new spring growth.

BOULDERS

- BURY 1/3 FOR A NATURAL LOOK.
SEE PLAN FOR LOCATIONS.
- 18-24" QTY:

GROUNDCOVER

SEE SHEET L4.2 FOR GROUNDCOVER KEY.
SEE PLANT LIST FOR QUANTITIES OF EACH GROUNDCOVER TYPE.

DECOMPOSED GRANITE: 3" LAYER MECHANICALLY COMPACTED AND STABILIZED.	4,030 SQ. FT.
RIVER ROCK: 6" ARIZONA RIVER ROCK	1075 SQ. FT.

TOTAL LANDSCAPE AREA: 5,105 SQ. FT.

PLANT LIST

TREES	REFERENCE	QTY.	SIZE	H2O	BOTANICAL NAME	COMMON NAME	E/D
	FRA OXY RAY	1	36" box	M (5)	<i>Fraxinus oxycarpa</i> 'Raywood'	Raywood Ash	D
	FRA OXY RAY	2	15 gal.	M (5)	<i>Fraxinus oxycarpa</i> 'Raywood'	Raywood Ash	D
	GLE TRI SUN	3	24" box	L (2)	<i>Gleditsia triacanthos</i> 'Sunburst'	Sunburst Honey Locust	D
		6	Trees	2	15 GAL. (30% = 2 min. trees required)		
				3	24" BOX (50% = 3 min. trees required)		
				1	36" BOX (20% = 1 min. trees required)		
SHRUBS	REFERENCE	QTY.	SIZE	H2O	BOTANICAL NAME	COMMON NAME	E/D
	AGA HAV	3	5 gal.	L (2)	<i>Agave havardiana</i>	Havard Agave	E
	BAC STA THO	14	5 gal.	L (2)	<i>Baccharis x 'Starn Thompson'</i>	Starn Thompson	E
	BER THU ORA	2	5 gal.	M (5)	<i>Berberis thunbergii</i> 'Orange Rocket'	Orange Rocket Barberry	D
	LEU FRU COM	19	5 gal.	L (2)	<i>Leucophyllum frutescens</i> 'Compactum'	Compact Texas Sage	E
	LEU FRU GRE	8	5 gal.	L (2)	<i>Leucophyllum frutescens</i> 'Green Cloud'	Green Cloud Texas Ranger	E
	ROS NOA RED	34	5 gal.	M (5)	<i>Rosa x 'Nostraum'</i> (Red)	Red Flower Carpet Rose	SE
	SAL CLE WIN GLI	4	5 gal.	M (5)	<i>Salvia clevelandii</i> 'Winnifred Gilman'	Winnifred Gilman Cleveland Sage	E
	TEU CHA PRO	22	5 gal.	M (5)	<i>Teucrium chamaedrys</i> 'Prostratum'	Creeping Germander	
		106	Shrubs	(5 GAL.)			
VINES	REFERENCE	QTY.	SIZE	H2O	BOTANICAL NAME	COMMON NAME	E/D
	CAM TAG MDM	1	5 gal.	M (5)	<i>Campsis tagliuana</i> 'Mdm. Gaelen'	Nadame Gaelen Trumpet Vine	D
		1	Vines				

COLOR ACCENT	REFERENCE	QTY.	SIZE	H2O	BOTANICAL NAME	COMMON NAME	E/D
	DAL CAP SIE	5	1 gal.	L (2)	<i>Dalea capitata</i> 'Sierra Gold'	Sierra Gold Trailing Indigo Bush	E
	HES PAR	18	1 gal.	L (2)	<i>Hesperaloe parviflora</i>	Red Yucca (Red Hesperaloe)	E
	MUL CAP REG	24	1 gal.	M (5)	<i>Muhlenbergia capillaris</i> 'Regal Mist'	Regal Mist Pink Muhly	E
		47	ACCENT (1 gallon)				

GROUND COVER (NON-LIVING)	REFERENCE	QTY.	DETAIL	DESCRIPTION	REMARKS
	D.G.	4,300	sq. ft.	LC-2 Decomposed Granite	3" layer compacted in 2 layers
	River Rock Cobble	1,075	sq. ft.	PL-360 6" River rock cobbles	Install over weed barrier fabric.
		5,375	Total Landscape Area		

MISC.	QTY.	UNITS	DETAIL	DESCRIPTION	REMARKS
BOULDERS, MED.	7	QTY.	PL-329	24" in size	Bury 1/3 for a natural look.
HEADER	265	LIN. FT.	PL-335	1 x 6 BENDA BOARD	Stake 4' o.c.



CHECKED BY
PLAN CHECKER
DATE

WATER EFFICIENT LANDSCAPE ORDINANCE #1362 COMPLIANCE STATEMENT:
I HAVE AGREED TO COMPLY WITH THE CRITERIA AND SPECIFICATIONS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE #1475, AND I HAVE APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

RECORD DRAWING
THESE "RECORD" DRAWINGS WERE PREPARED FROM INFORMATION FURNISHED ENTIRELY OR IN PART BY OTHERS. NO WARRANTY, EXPRESSED OR IMPLIED IS MADE OR INTENDED BY THE ENGINEER OF RECORD AS TO COMPLETENESS OR ACCURACY OF DATA INCORPORATED INTO THESE DRAWINGS AS A RESULT OF WORK BY OTHERS.

PLANTING PLAN

REVISIONS	BY

SUE MATHIS DESIGN
LANDSCAPE ARCHITECT, CA #4223
16340 LOWER HARDOP RD., STE. 1-337
BROOKINGS, OREGON 97415
CELL (861) 256-4261

PROJECT: RANCHO VISTA SHOPPING CENTER
3007 RANCHO VISTA BLVD.
PALMDALE, CA 93551

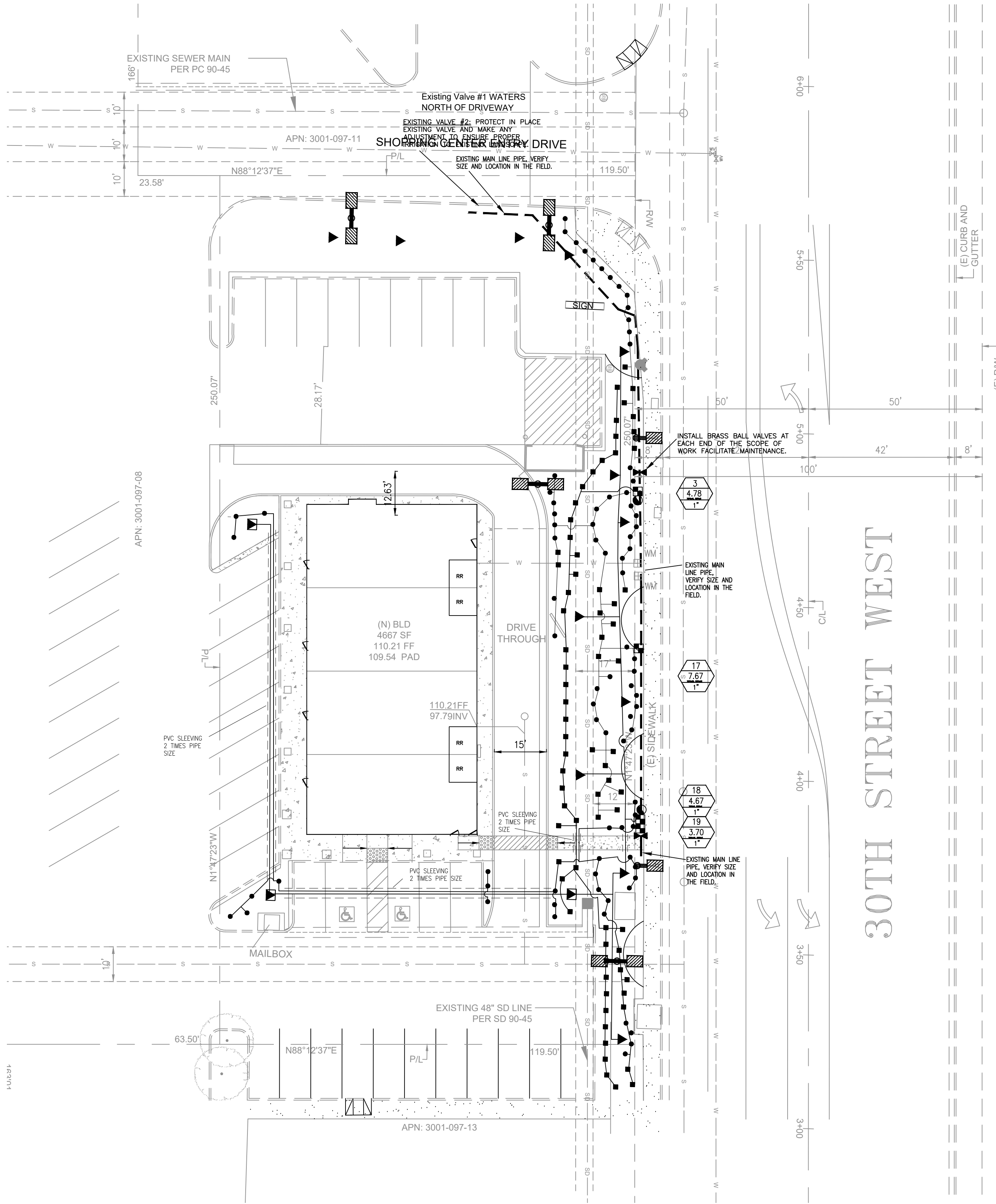
CONTACT NAME: Rami Haddad
(661) 942-6522



JOB NO. 852
DATE: 12-3-21
SCALE: 1"=20'-0"
DRAWN: SMM
SHEET: L2.1
3 OF 6 SHEETS

LSP 21-27 COM

NOTE: IF DWG. IS NOT 24"x36", IT IS NOT FULL SIZE



IRRIGATION LEGEND

WM EXISTING WATER METER, LOCATE IN FIELD PRIOR TO INSTALLATION

THE IRRIGATION SYSTEM WAS DESIGNED WITH AN ASSUMED STATIC OR WORKING WATER PRESSURE, SEE WATER PRESSURE LOSS CALC. VERIFY AVAILABLE WATER PRESSURE IN THE FIELD AT ALL POC'S PRIOR TO CONSTRUCTION. MAKE ANY NECESSARY ADJUSTMENTS IN THE FIELD FOR PROPER OPERATION OF THE IRRIGATION SYSTEM.

POC POINT OF CONNECTION: VERIFY SIZE AND LOCATION IN THE FIELD. REFER TO EXISTING IRRIGATION LAYOUT ON SHEET L2.1. CONTACT AV CENTER MAINTENANCE PRIOR TO CONSTRUCTION TO VERIFY EXISTING IRRIGATION AND CONTROL WIRES IN THE FIELD.

BALL VALVE: SAME SIZE AS LINE SIZE. INSTALL NEW AS SHOWN ON PLANS. MODEL: NIBCO T-560-BR DETAIL: COP 1-6

REDUCED PRESSURE BACKFLOW DEVICE: USE EXISTING BACKFLOW DEVICE, AND POC AS SHOWN ON PLAN UNLESS OTHERWISE NOTED.

ET CONTROLLER: USE EXISTING CONTROLLER CONTROL WIRES: ALL CONTROL WIRES SHALL BE LOCATED AND PROTECTED IN PLACE. REPAIR AND OR REPLACE ANY DAMAGED WIRES IN THE FIELD. CONFORM TO CITY OF PALMDALE STANDARDS. DETAIL: COP 1-14

REMOTE CONTROL ZONE KIT: USED FOR GPH EMITTERS MODEL: RAINBIRD XCZ-075 USE RAINBIRD XCZ-LF-075 (FOR 0.2-5 GPM FLOW RATES) USE RAINBIRD XCZ-100-PRF (FOR 3-15 GPM FLOW RATES) DETAIL: COP 1-28

QUICK COUPLING VALVE: SAME SIZE AS LINE SIZE. MODEL: RAINBIRD 33DRC DETAIL: COP 1-5

CIRCUIT NUMBER FLOW RATE (G.P.M.) VALVE SIZE

MAINLINE PIPE, SCHED 40 PVC, SEE PLAN FOR SIZES. PIPE SIZED 2" OR LARGER SHALL BE CLASS 315 AND PIPE 1.5" OR LESS SHALL BE SCHEDULE 40

LATERAL PIPE TO BE SCHEDULE 40, SEE PLAN FOR SIZES.

PVC SLEEVING: SCHED. 40 SIZED 2 TIMES THE SIZE OF THE PIPE UNLESS OTHERWISE NOTED. SEE PLAN FOR LOCATIONS.

SPRINKLERS

SYMBOL	MAKE & MODEL	PSI	RAD	GPM	PRECIP IN/HR	DESCRIPTION
▶	RAINBIRD 1401	30	3'	.25	15.0	SEE CHART
	DETAIL: COP 1-8					
▣	RAINBIRD PCT-10	30	3'	.166	10.0	SEE CHART
	DETAIL: COP 1-8					
●	RAINBIRD PCT-07	30	3'	.116	7.0	SEE CHART
	DETAIL: COP 1-27					
■	RAINBIRD PCT-05	30	3'	.008	5.0	SEE CHART
	DETAIL: COP 1-27					

- ▶ DENOTES MEDIUM WATER USE TREES, ADJUST IRRIGATION AS NEEDED.
- ▣ DENOTES LOW WATER USE TREES, ADJUST IRRIGATION AS NEEDED.
- DENOTES MEDIUM WATER USE PLANTS, ADJUST IRRIGATION AS NEEDED.
- DENOTES LOW WATER USE PLANTS, ADJUST IRRIGATION AS NEEDED.

NOTES:

- ALL BUBBLERS AND EMITTERS TO BE PRESSURE COMPENSATING. INSTALL NEXT TO THE ROOT BALL ON THE UPHILL SIDE, 2" ABOVE GRADE ON SCHEDULE 80 RISERS. MAKE FINAL ADJUSTMENTS IN THE FIELD AS REQUIRED TO MEET THE WATER NEEDS OF THE PLANTS.
- TREES TO BE ON A SEPARATE VALVE AND TO HAVE TWO PRESSURE COMPENSATING BUBBLERS/EMITTERS PER TREE. INSTALL IN A DEEP ROOT WATERING TUBE.
- ADJUST BUBBLERS/EMITTERS AS NEEDED FOR APPROPRIATE WATER NEEDS OF THE PLANTS ON THE SITE.

THE RAINBIRD PCT EMITTERS ARE NEW ON THE MARKET. IF YOU HAVE TROUBLE LOCATING THEM CONTACT, RYAN LEE BY EMAIL: lee@rainbird.com.

DO NOT MAKE SUBSTITUTIONS: IF THE CONTRACTOR WANTS TO MAKE SUBSTITUTIONS OF MATERIALS, SUFFICIENT DESCRIPTIVE LITERATURE AND MATERIAL SAMPLES MUST BE FURNISHED TO ESTABLISH THE MATERIAL AS AN EQUAL SUBSTITUTE. IN ADDITION, THE CONTRACTOR MUST STATE HIS REASONS FOR WANTING TO SUBSTITUTE MATERIALS. SUBMIT THIS REQUEST AND INFORMATION TO THE LANDSCAPE ARCHITECT.

VALVE SCHEDULE

#	GPM	SIZE	DESCRIPTION	WATER USE
3	4.78	1"	TREE BUBBLERS	LOW & MED.
17	7.67	1"	TREE BUBBLERS	MEDIUM
18	4.67	1"	TREE BUBBLERS	MEDIUM
19	3.70	1"	TREE BUBBLERS	MEDIUM

USE EXISTING CONTROL WIRES: LOCATE IN THE FIELD THE EXISTING CONTROL WIRES AND VERIFY THAT THE NUMBER SHOWN ON THE PLAN IS THE SAME VALVE NUMBER ON THE CONTROLLER. LABEL EACH VALVE AND/OR VALVE BOX WITH THE CORRECT VALVE NUMBER.

FLOW RATE & DRIP VALVE SIZE

0-5 GPM = .75" LOW FLOW DRIP VALVE
3-10 GPM = 1.00" DRIP VALVE

IRRIGATION PLAN NOTES

- IRRIGATION DESIGN INTENT: THE IRRIGATION WAS DESIGNED TO USE A HARD PIPE SYSTEM WITH BUBBLERS ON DOUBLE SWING JOINT ASSEMBLIES. THIS WILL PROVIDE A DURABLE SYSTEM THAT WILL ALLOW THE WATERING TO GO DEEP INTO THE ROOT ZONE AND MINIMIZE RUNOFF.
- PRIOR TO CONSTRUCTION, VERIFY AVAILABLE STATIC OR WORKING WATER PRESSURE IN THE FIELD. MAKE ANY NECESSARY ADJUSTMENTS FOR PROPER OPERATION OF THE IRRIGATION SYSTEM.
- FINAL ADJUSTMENTS WILL BE MADE ON THE SITE AT THE TIME OF INSTALLATION. THEY WILL BE MADE TO CARRY OUT THE INTENT OF THE DESIGN TO AVOID ANY CONFLICTS NOT SHOWN ON THIS PLAN.
- THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE MEANS OR METHODS OF CONSTRUCTION.
- SEE SHEET L1.0 FOR CITY GENERAL NOTES.
- SEE SHEET L1.1 FOR LANDSCAPE NOTES, HYDROZONE MAP, WATER USE AND ADDITIONAL DETAILS.
- SEE SHEET L4.1 AND L4.2 FOR LANDSCAPE DETAILS AND EXISTING IRRIGATION INFORMATION.



IRRIGATION PLAN

CHECKED BY

PLAN CHECKER DATE

WATER EFFICIENT LANDSCAPE ORDINANCE #1362 COMPLIANCE STATEMENT:

I HAVE AGREED TO COMPLY WITH THE CRITERIA AND SPECIFICATIONS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE #1475, AND I HAVE APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

RECORD DRAWING

THESE "RECORD" DRAWINGS WERE PREPARED FROM INFORMATION FURNISHED ENTIRELY OR IN PART BY OTHERS. NO WARRANTY, EXPRESSED OR IMPLIED IS MADE OR INTENDED BY THE ENGINEER OF RECORD AS TO COMPLETENESS OR ACCURACY OF DATA INCORPORATED INTO THESE DRAWINGS AS A RESULT OF WORK BY OTHERS.

REVISIONS	BY

SUE MATHIS
LANDSCAPE DESIGN
LANDSCAPE ARCHITECT, CA #4223
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BROOKINGS, OREGON 97415
CELL (867) 256-4261

RANCHO VISTA SHOPPING CENTER
PROJECT:
Rami Haddad, DDS, Inc.
44611 Dore Avenue
Lancaster, CA 93534
CONTACT NAME: Rami Haddad
(661) 942-6522

SHEET TITLE: IRRIGATION PLAN
CLIENT:
Rami Haddad, DDS, Inc.
44611 Dore Avenue
Lancaster, CA 93534
CONTACT NAME: Rami Haddad
(661) 942-6522



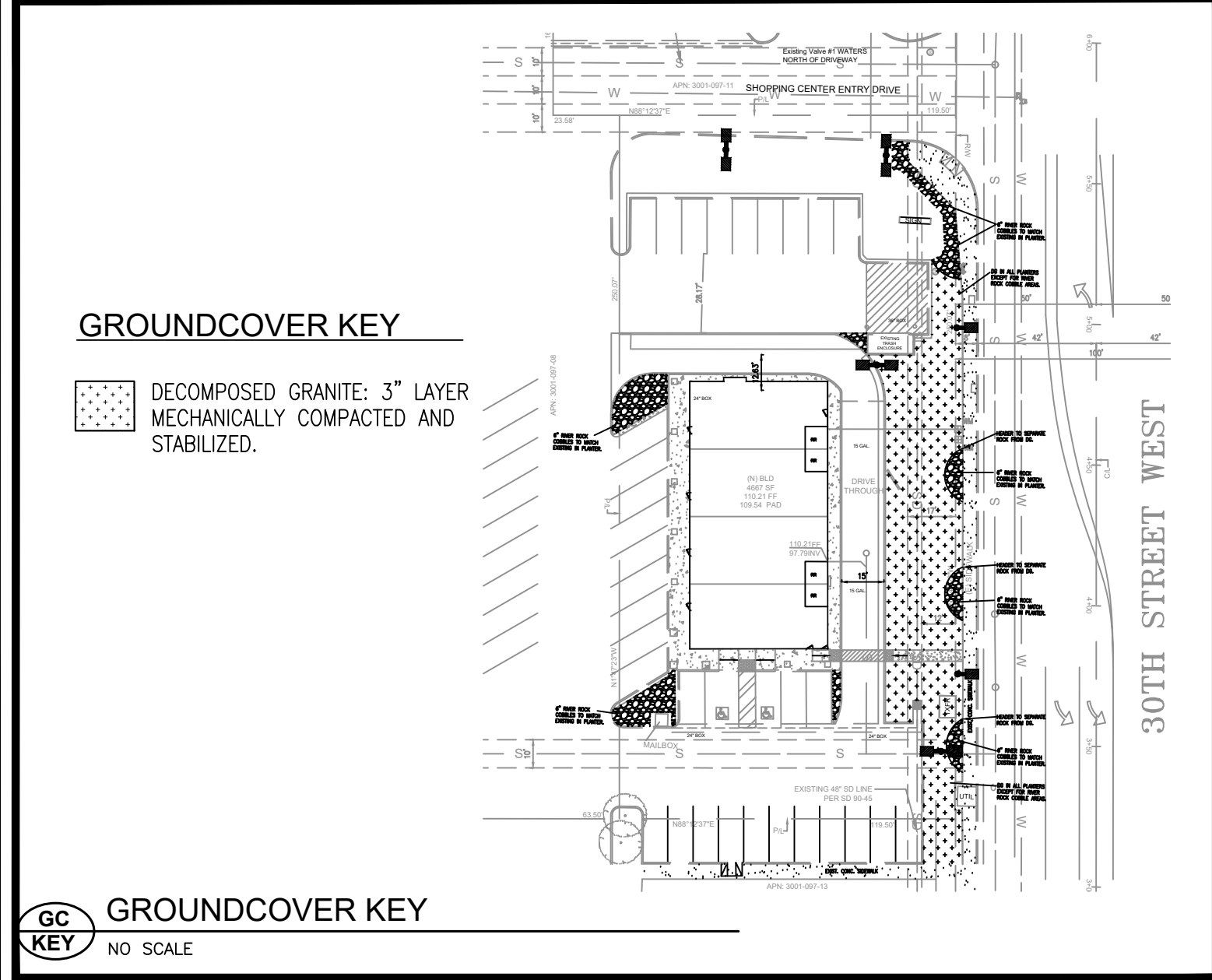
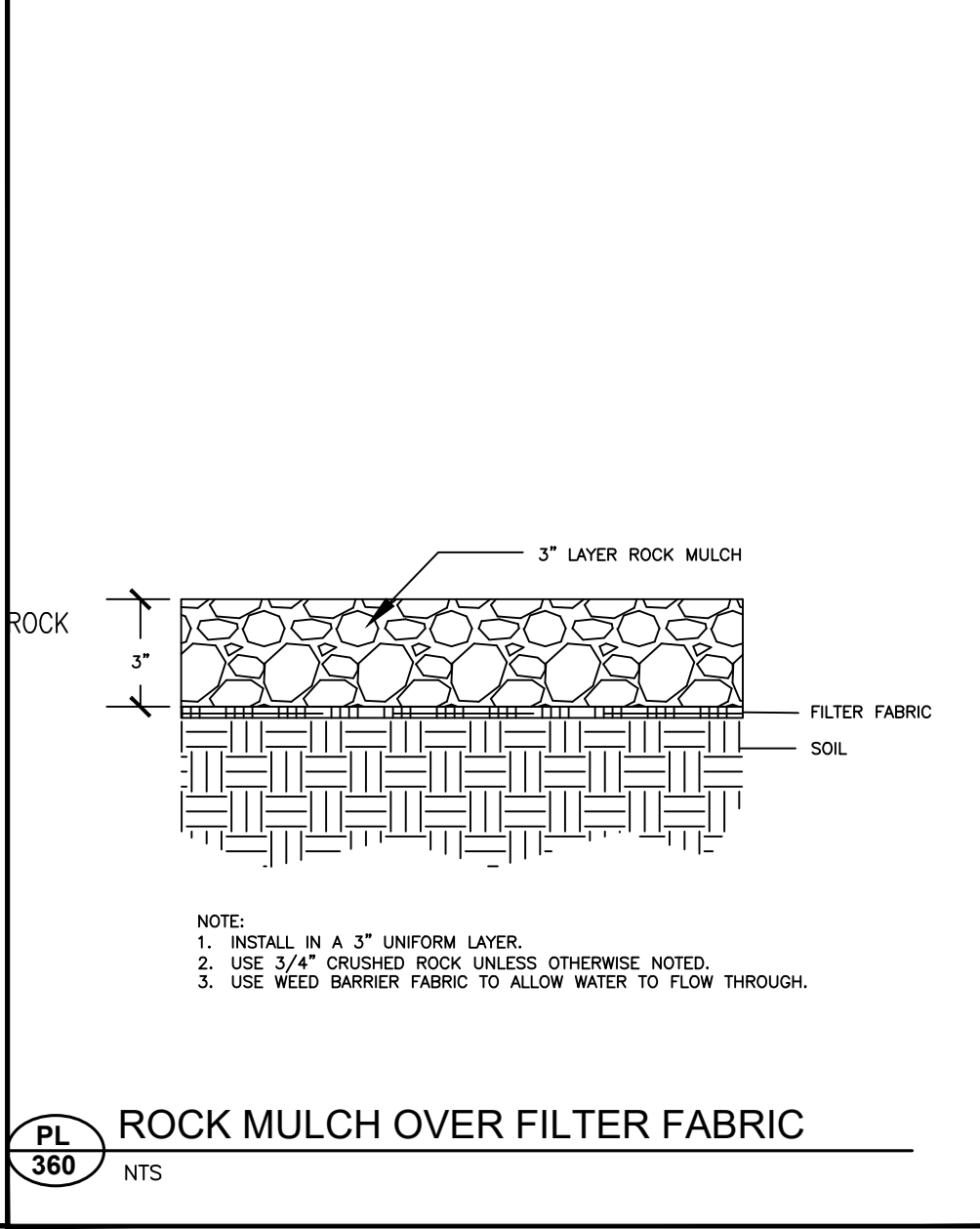
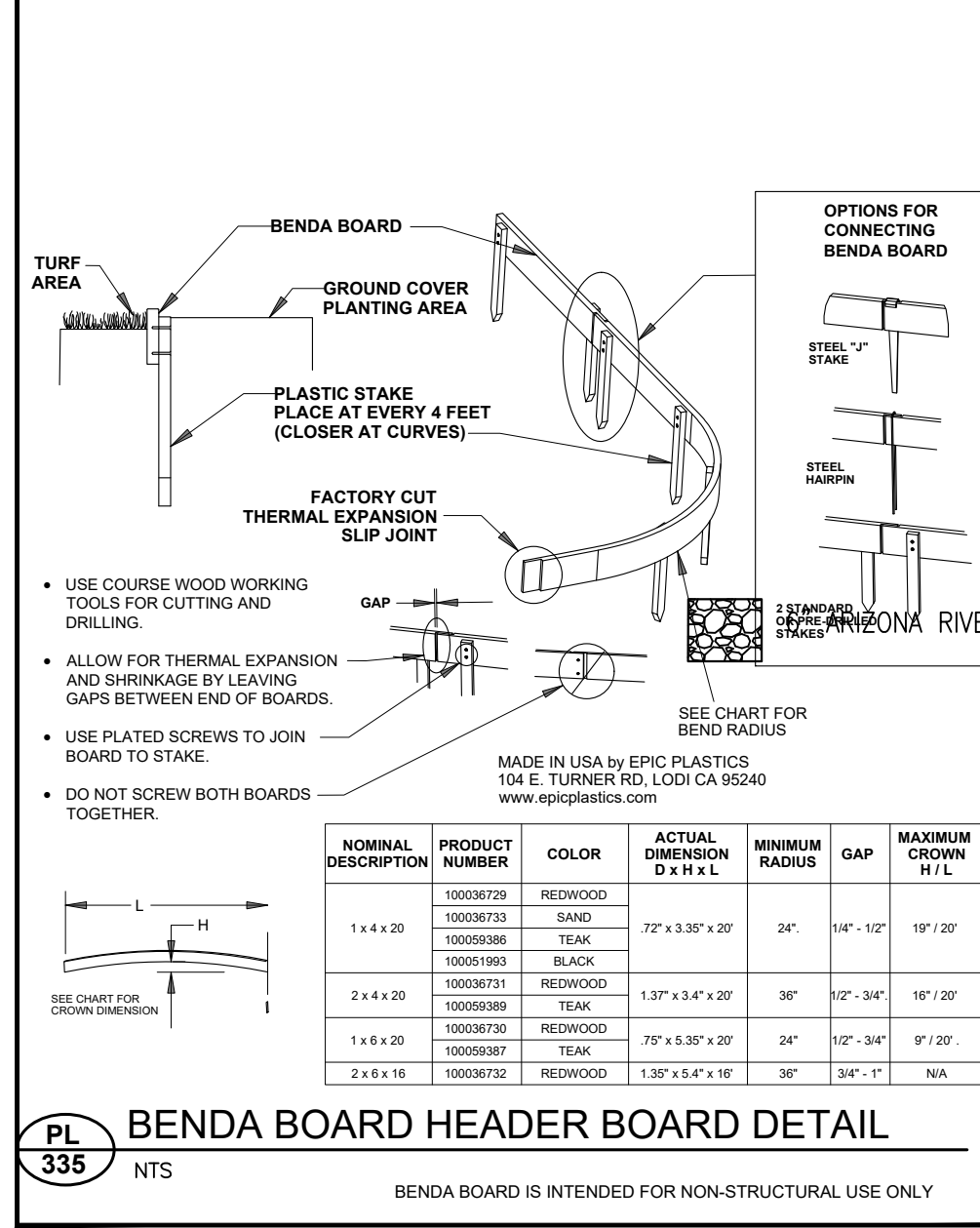
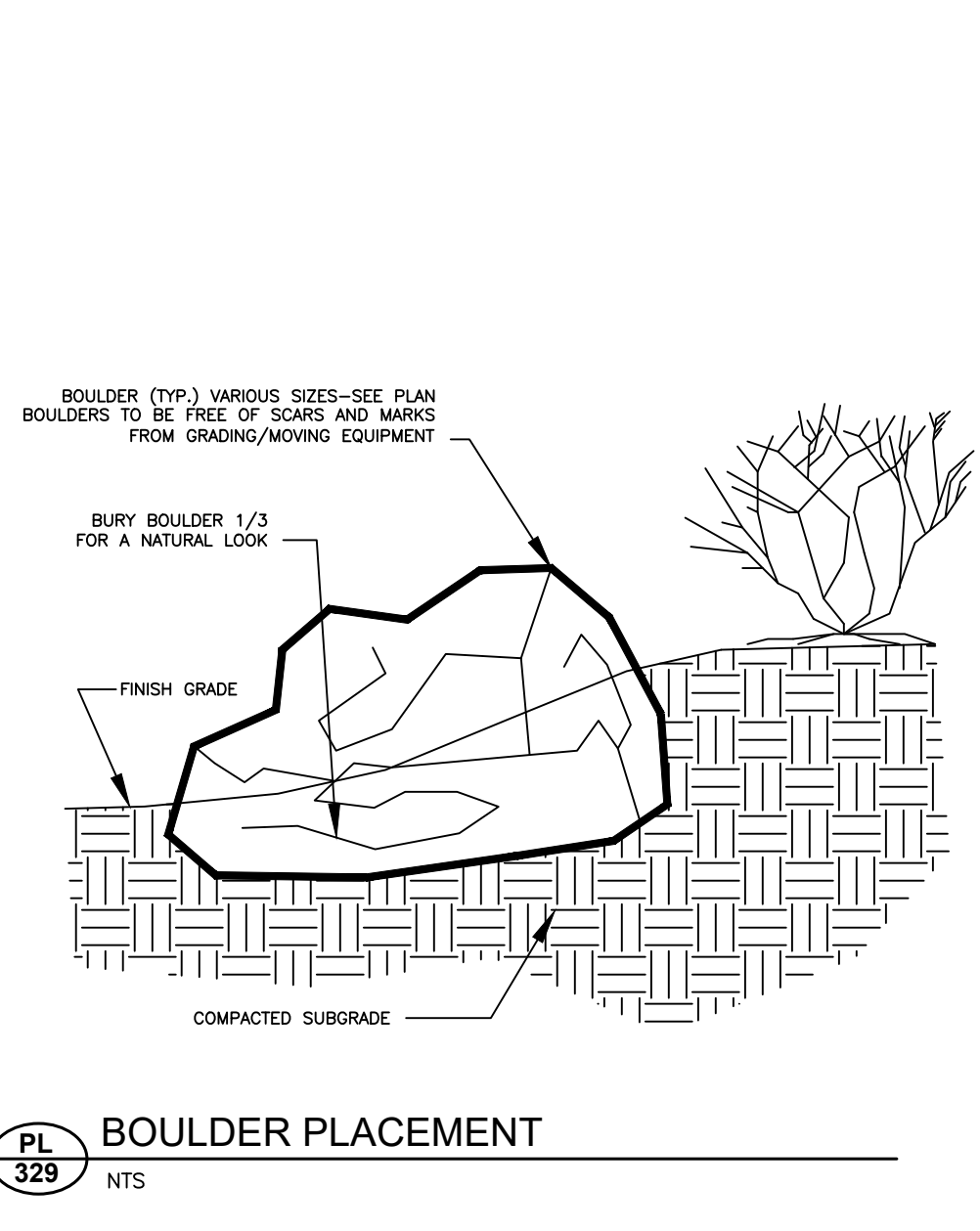
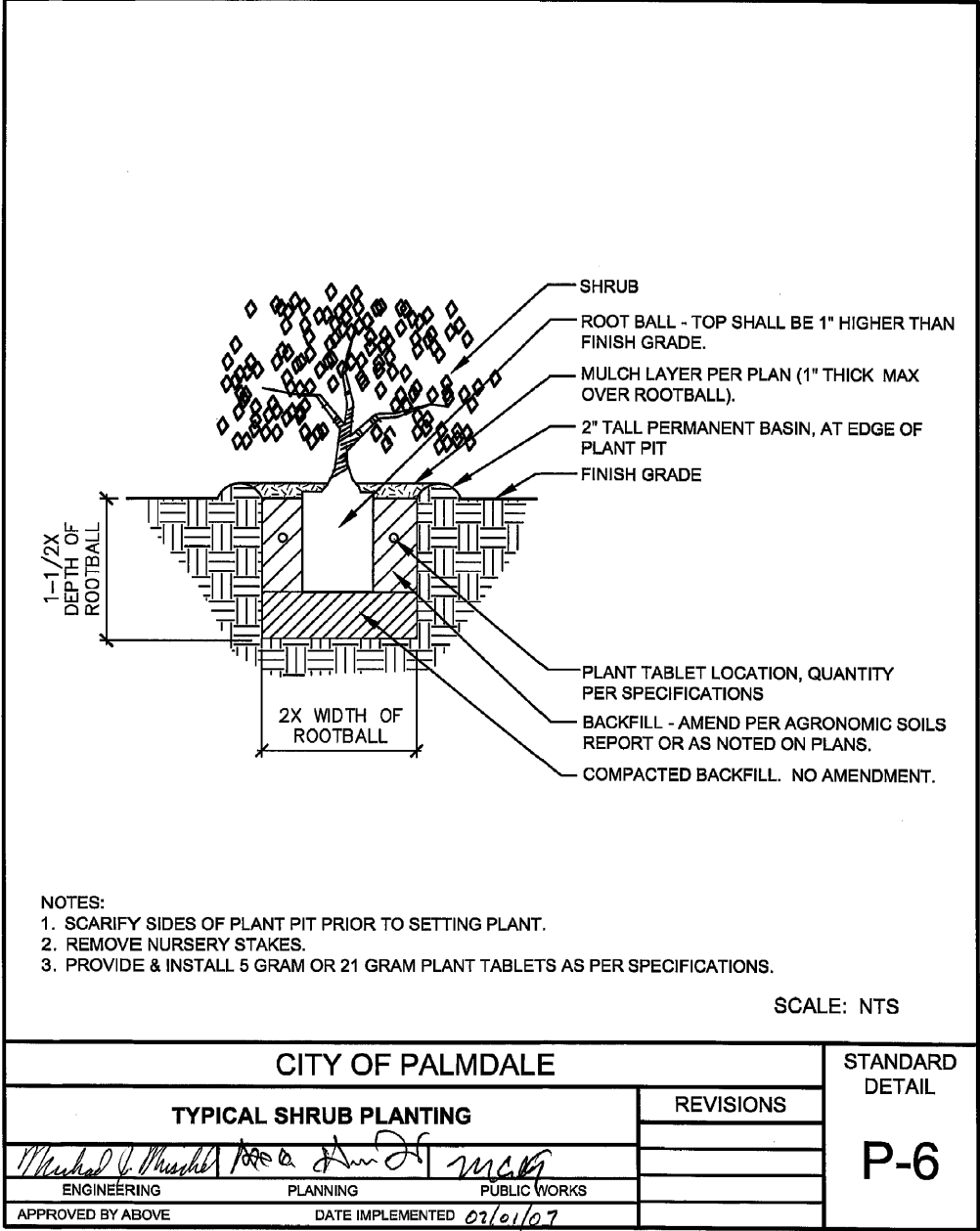
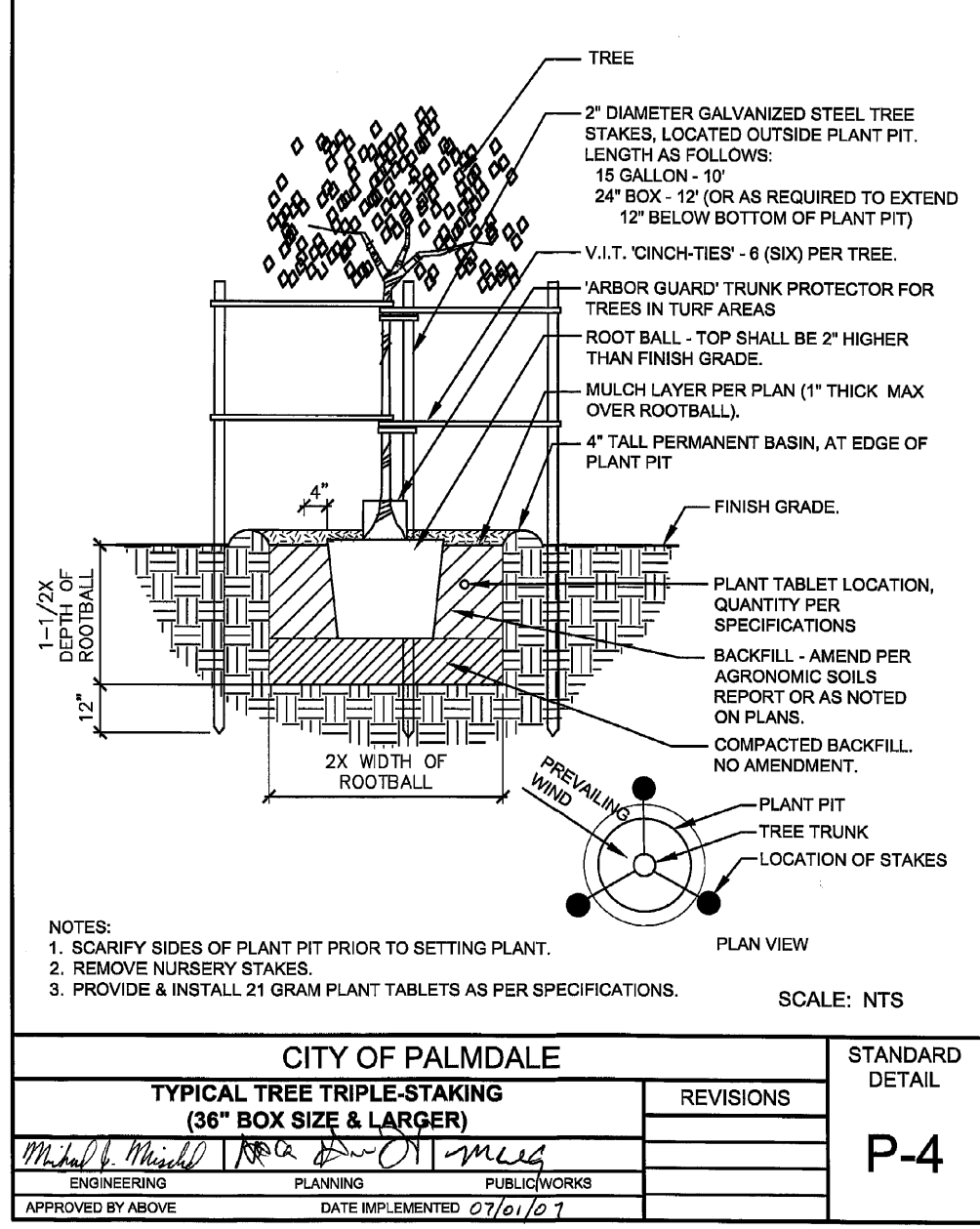
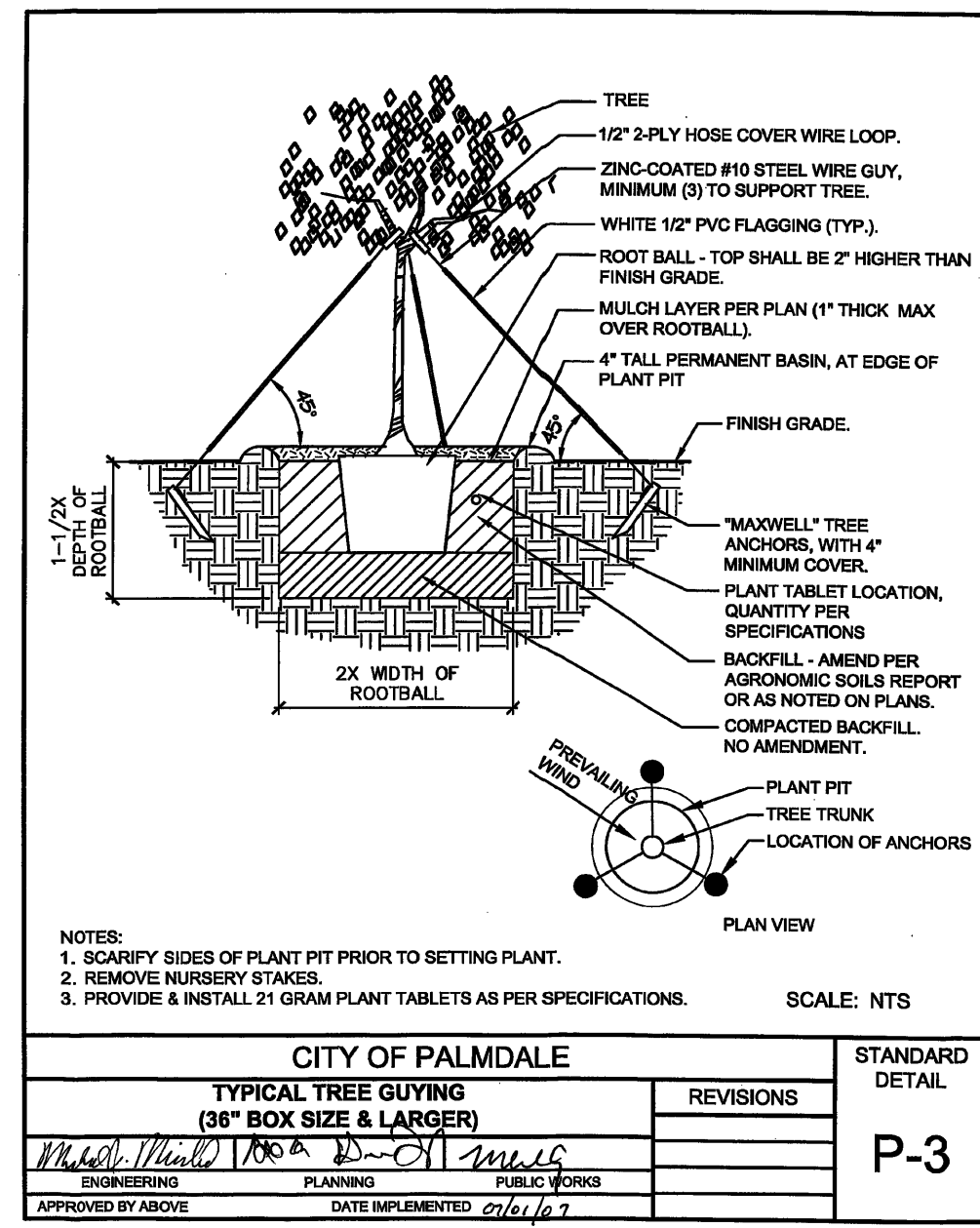
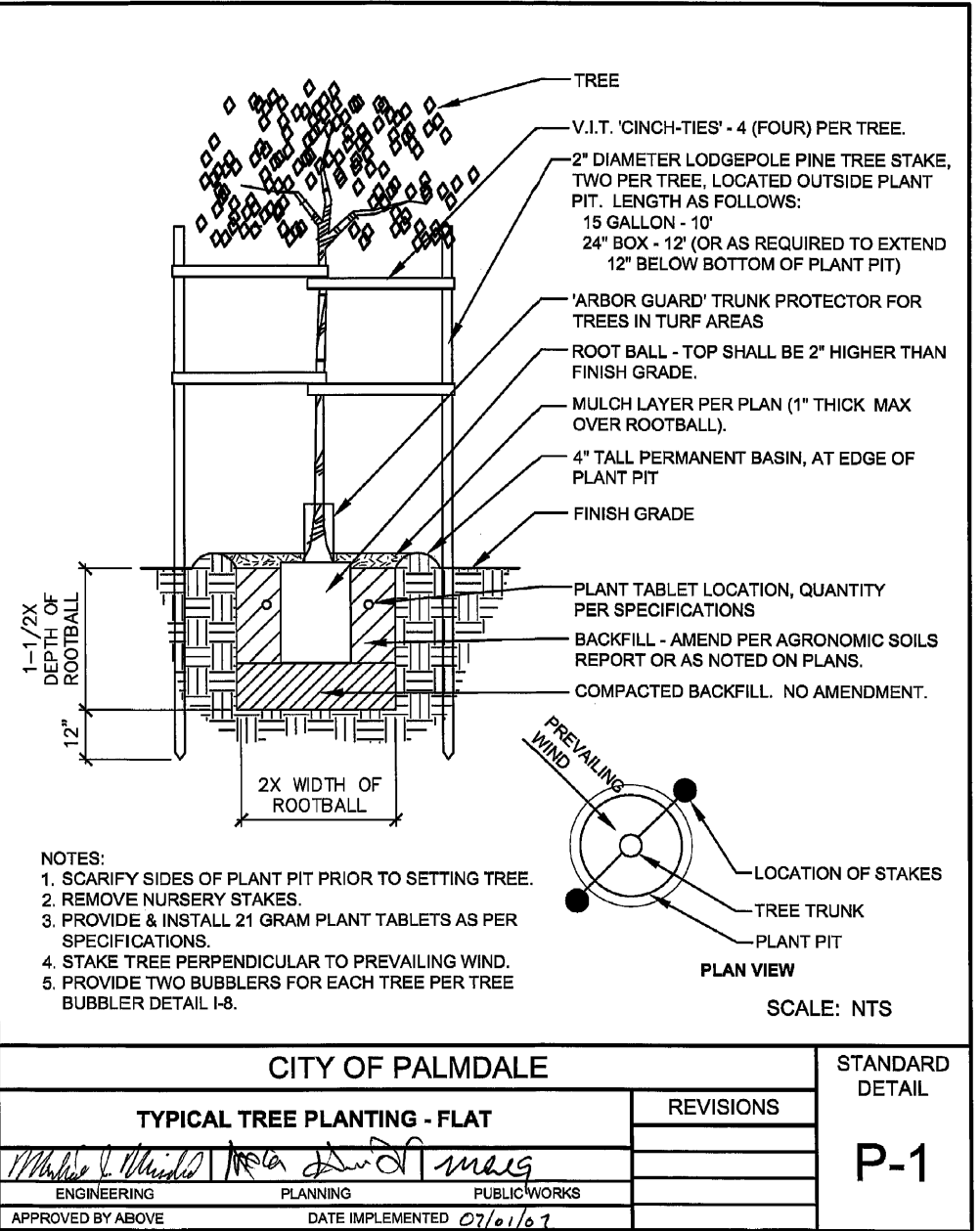
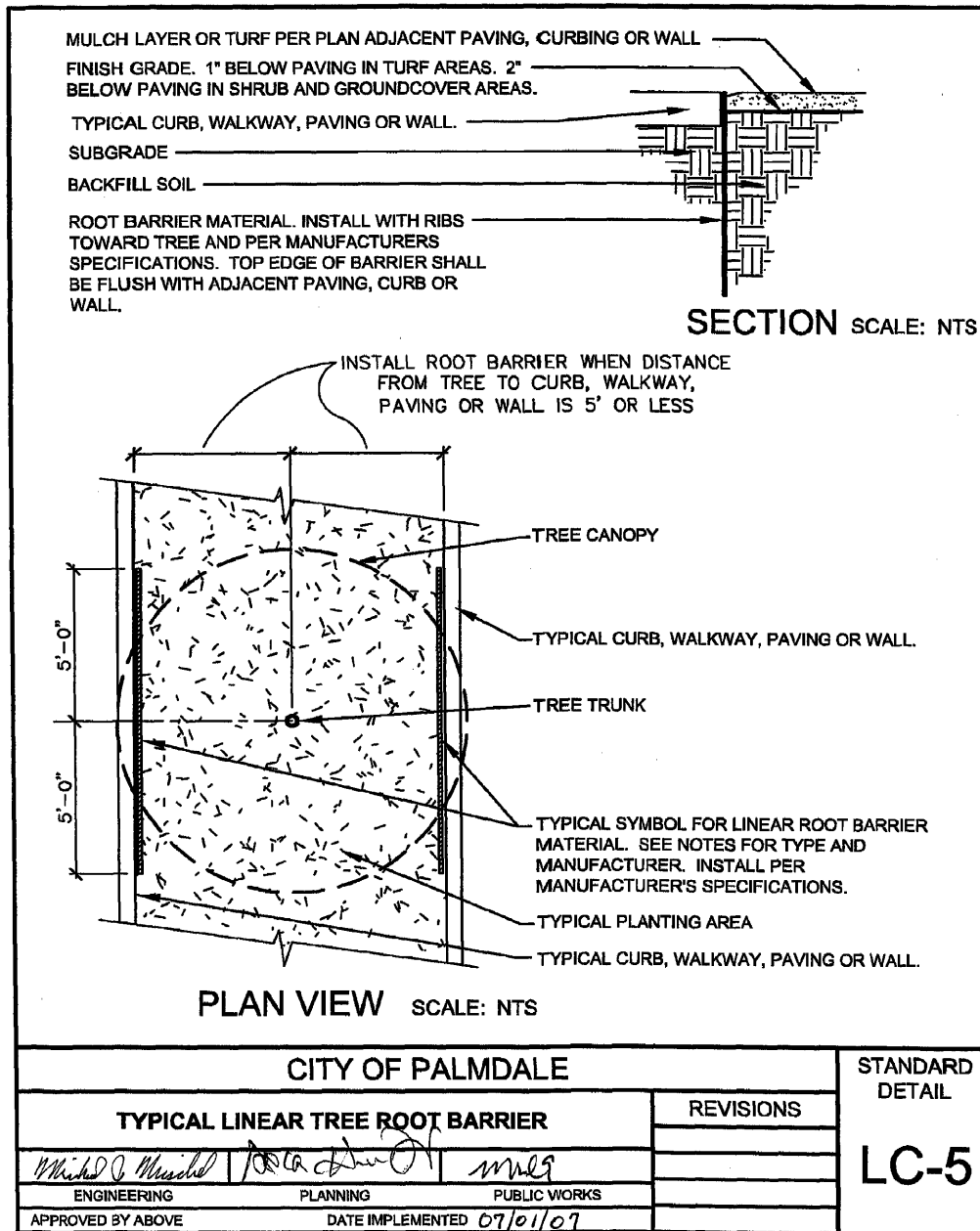
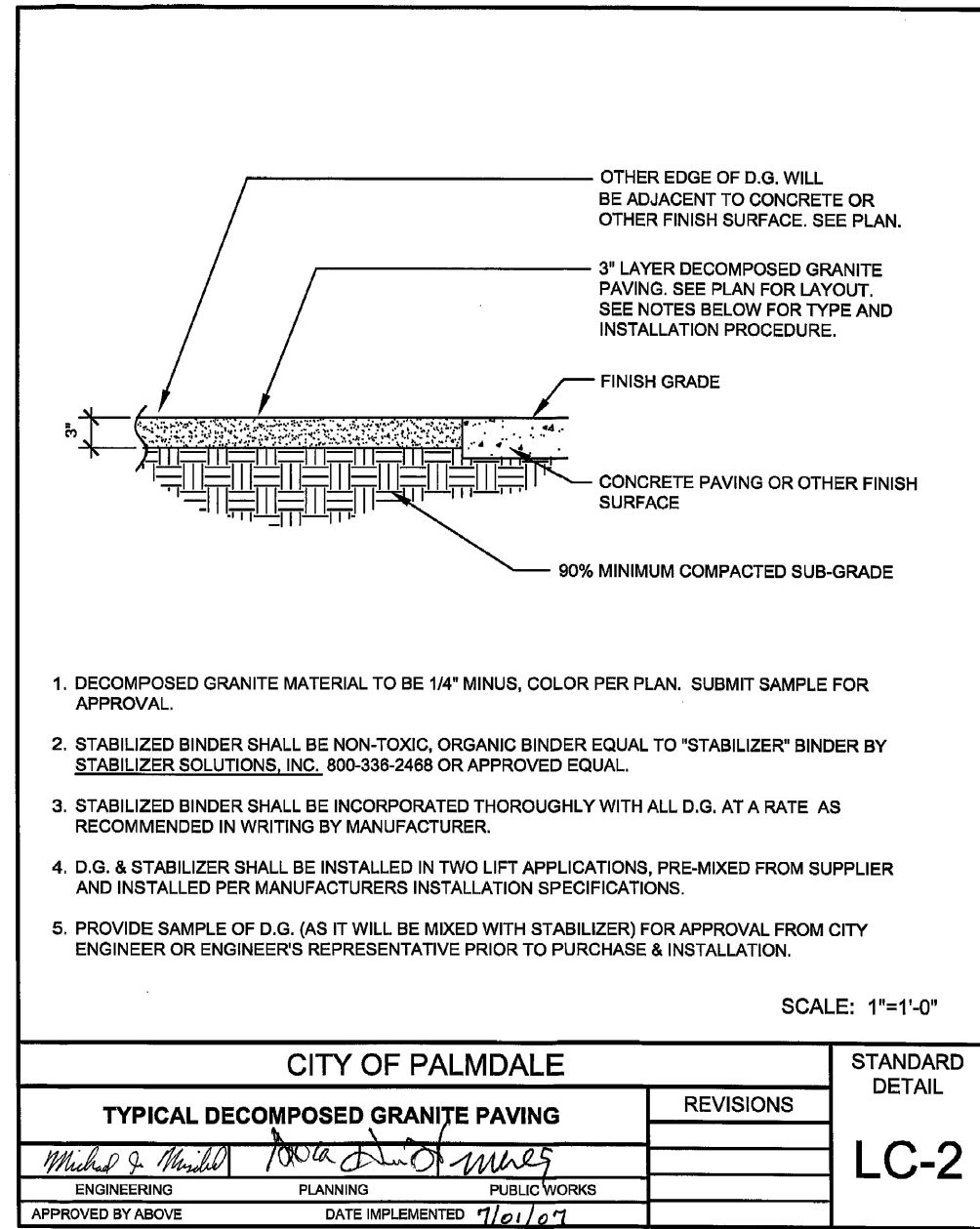
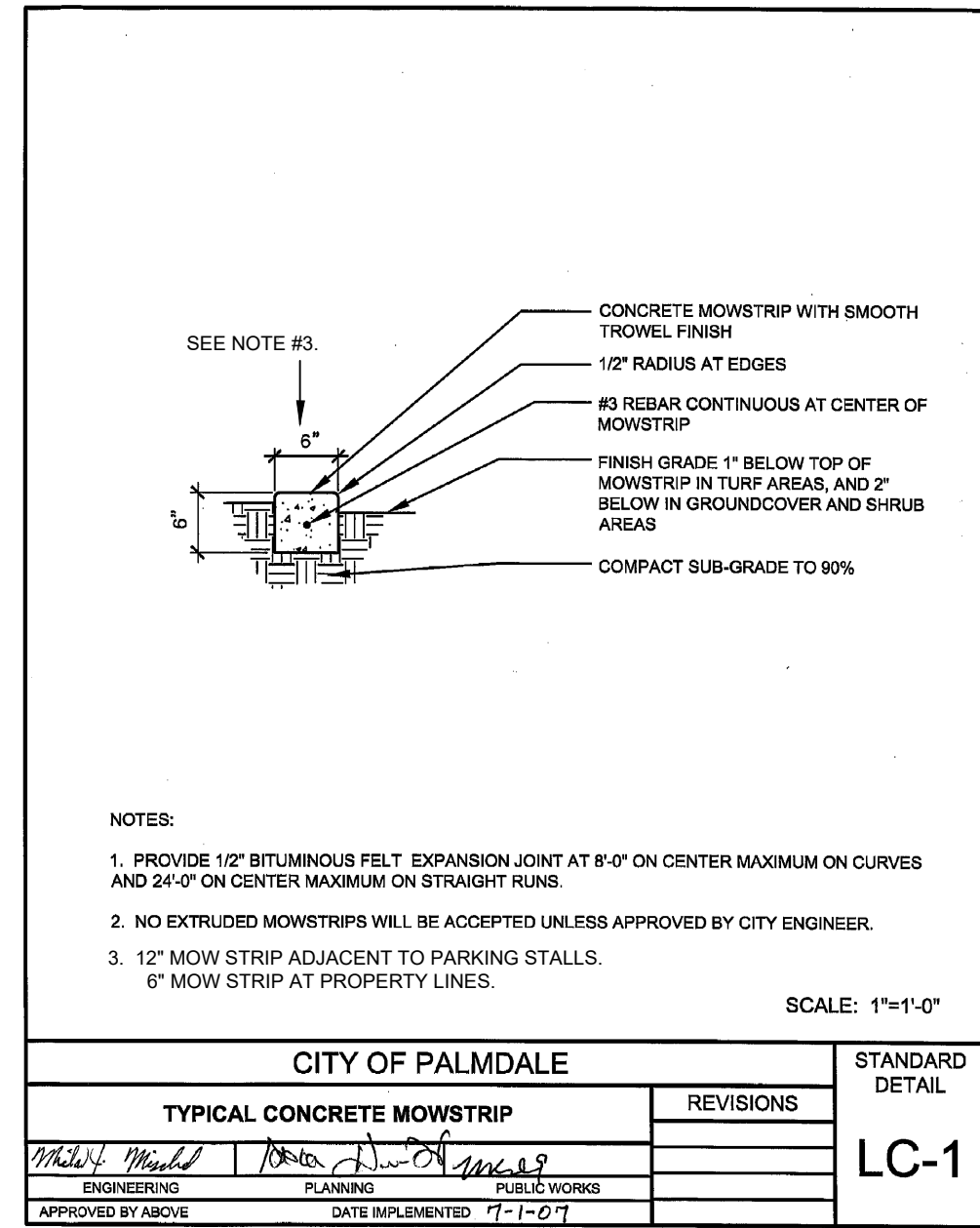
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DATE: 12-3-21
SCALE: 1"=20'-0"
DRAWN: SMM
SHEET: L3.1
4 OF 6 SHEETS

LSP 21-27 COM

CHECKED BY
PLAN CHECKER

DATE

WATER EFFICIENT LANDSCAPE ORDINANCE #1475 COMPLIANCE STATEMENT:
I HAVE AGREED TO COMPLY WITH THE CRITERIA AND SPECIFICATIONS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE #1475, AND I HAVE APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.



PLANTING DETAILS

REVISIONS	BY

SUE MATHIS LANDSCAPE DESIGN
LANDSCAPE ARCHITECT, CA #223
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BROOKINGS, OREGON 97415
CELL (861) 256-4261

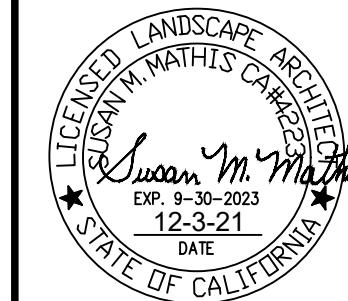
PLANTING DETAILS

SHEET TITLE: PLANTING DETAILS

PROJECT: RANCHO VISTA SHOPPING CENTER
3007 RANCHO VISTA BLVD.
PALMDALE, CA 93551

CLIENT: Rami Haddad, DDS, Inc.
1460 Date
Lansing, CA 95334

CONTACT NAME: Rami Haddad
(661) 942-6522



JOB NO. 852
DATE: 12-3-21
SCALE:
DRAWN: SMM
SHEET: L4.2
6 OF 6 SHEETS

LSP 21-27 COM