

PROPOSED 3 STORY RESIDENCE

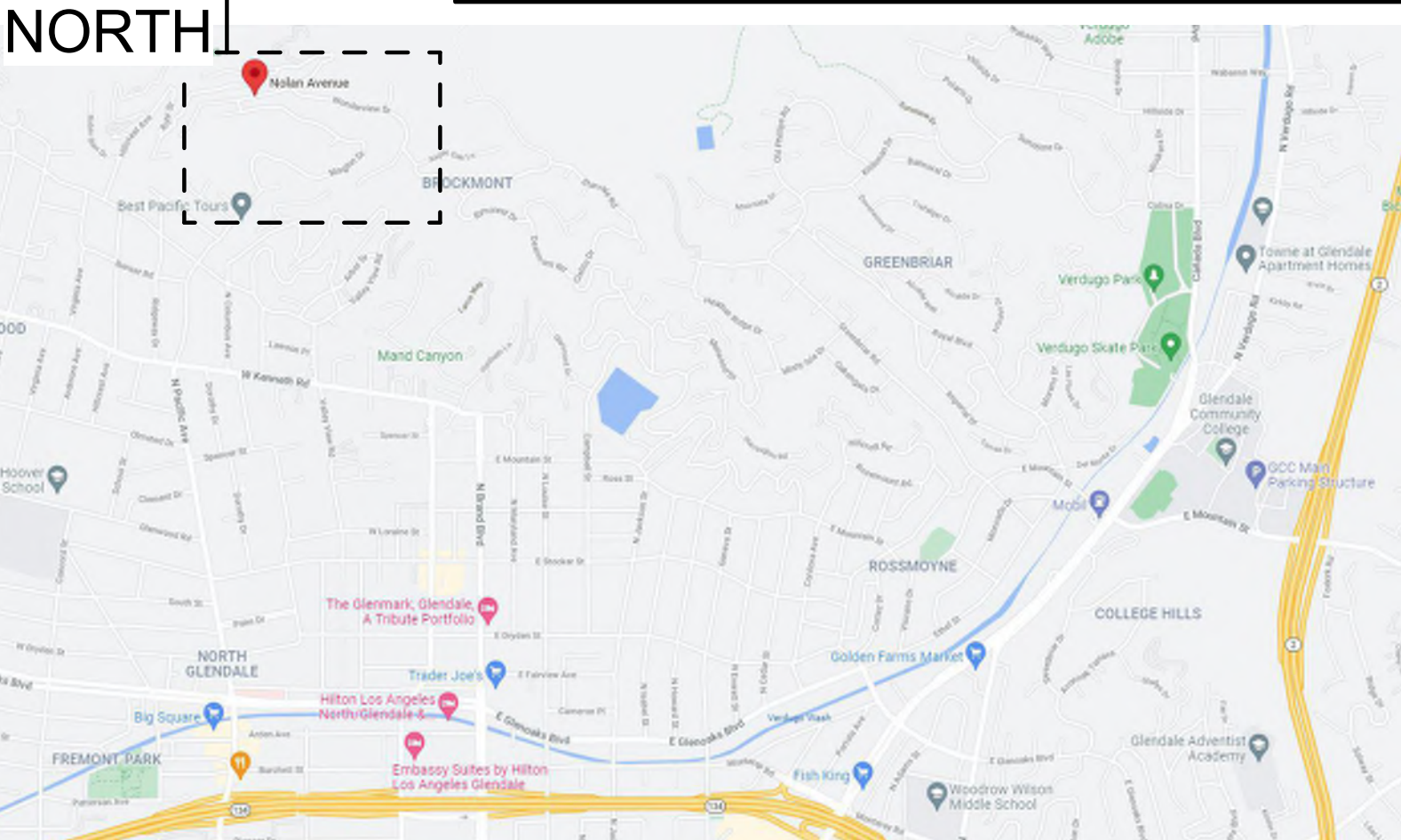
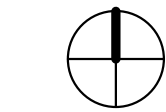
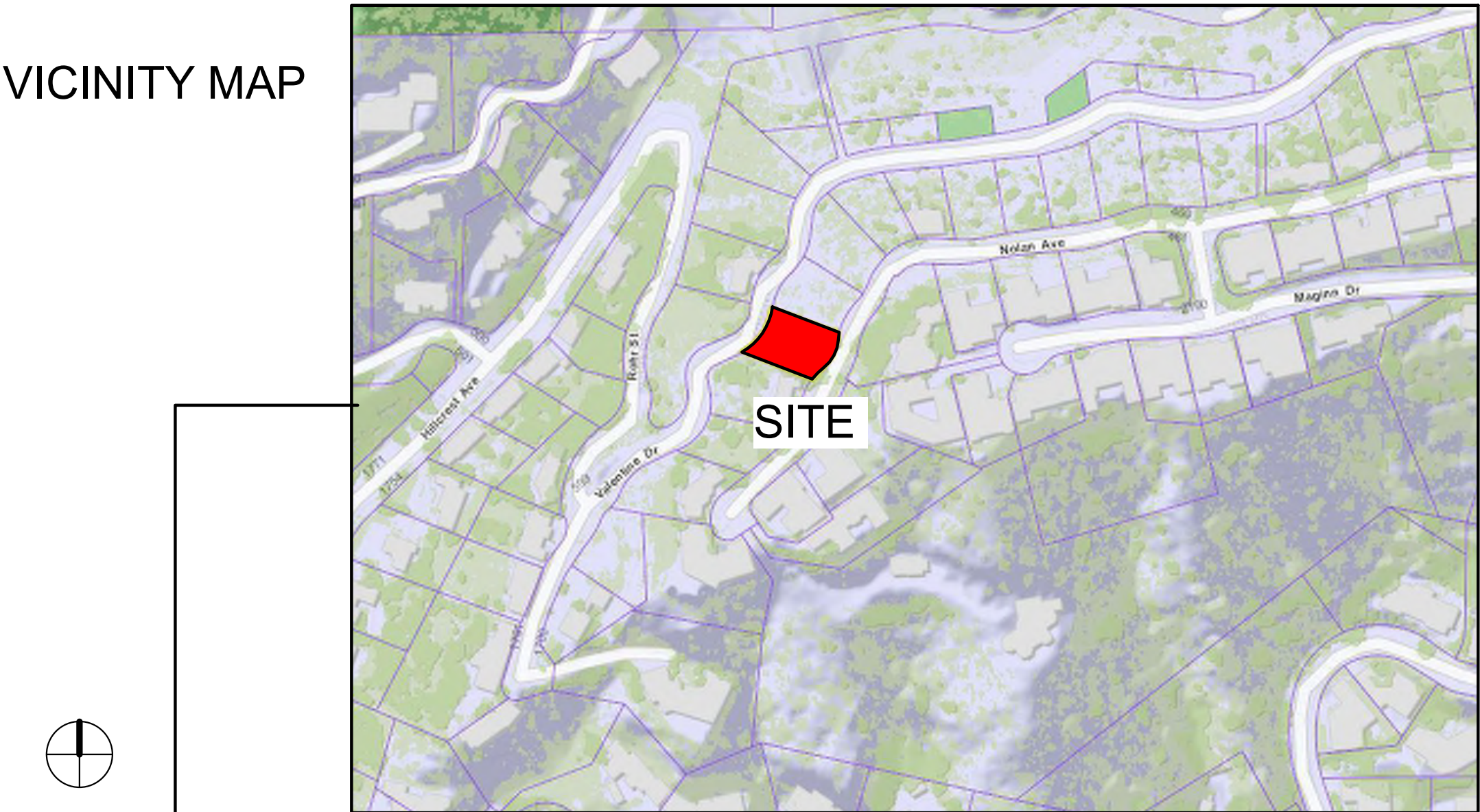
511 NOLAN AVE,
Glendale, CA 91202

PROJECT DATA

PROJECT ADDRESS	511 NOLAN AVE. GLENDALE, CA 91202
AIN	5630011033
PROPERTY DESCRIPTION	LOT 68 OF TRACT NO. 4881 AS RECORDED IN MAP BOOK 140, PAGES 32 - 35 OF OFFICIAL RECORDS IN THE COUNTY OF LOS ANGELES.
ZONE	RIR DISTRICT II
LOT SIZE (PER SURVEY)	7,166.37 SF
AVERAGE SLOPE OF LOT	100.70% (SEE SURVEY)
BUILDING POLYGON AVERAGE SLOPE	86.12% (SEE SURVEY)
SCOPE OF WORK / PROJECT DESCRIPTION	THE PROJECT IS A PROPOSED 3-STORY SINGLE FAMILY RESIDENCE ON A 7,166.37 SF VACANT LOT. TOTAL BUILDING AREA WILL BE 2,614.22 SF INCLUDING A 465.20 SF 2-CAR ATTACHED GARAGE. THE RESIDENCE WILL HAVE A TOTAL OF 3 BEDROOMS AND 3.5 BATHROOMS. DECK/ BALCONY AREA PORCH - 49 SF ROOF DECK - 412 SF MID LEVEL BALCONY - 350 SF LOWER LEVEL BALCONY - 379 SF
MAXIMUM FAR ALLOWED	7,166.37 SF X 0.30 = 2,149.91 SF
PROPOSED FAR	2,149 SF
	GARAGE LEVEL RESIDENCE - 161.84 SF GARAGE - 465.20 SF (NOT COUNTED TOWARDS FAR) MID LEVEL - 894.39 SF LOWER LEVEL - 1,092.79 SF - 2,149.02 SF
MAXIMUM HEIGHT ALLOWED	32 FEET (ADDITIONAL 3 FEET IF ROOF IS 3:12)
PROPOSED MAXIMUM HEIGHT	36 FEET
MAXIMUM NO. OF STORIES ALLOWED	2 STORIES (3 STORIES IF POLYGON HAS 40% SLOPE OR GREATER)
PROPOSED NO. OF STORIES	3 STORIES AVERAGE CURRENT SLOPE WITHIN BLDG. POLYGON S= 0.00229 IL / A S= 0.00229 (2) (695.76") / 0.037 ACRES S= 86.12%
REQUIRED FRONT SETBACK	15 FEET
PROPOSED FRONT SETBACK	6 FEET
REQUIRED INTERIOR SETBACK	10 FEET
PROPOSED INTERIOR SETBACK	10 FEET
MIN. REQUIRED LANDSCAPED AREA	7,166.37 SF X 0.40 = 2,866.55 SF
PROPOSED LANDSCAPED AREA	5,278.31 SF (73.65%)
MINIMUM REQUIRED UNGRADED REGION	7,166.37 SF X 0.40 = 2,866.55 SF
% OF UNGRADED REGION	5,250.48 SF (73.65%)
MAXIMUM ALLOWABLE LOT COVERAGE	7,166.37 SF X 0.40 = 2,866.55 SF
PROPOSED LOT COVERAGE	1,887.21 SF (26.33%)
ADMINISTRATIVE EXCEPTIONS	1. LOT AREA SUBJECT LOT SIZE IS LESS THAN THE MIN. RIR LOT SIZE OF 7,500 SF 2. BUILDING HEIGHT MAXIMUM ALLOWBLE HEIGHT - 32 FEET (ADDITIONAL 3 FEET IF ROOF IS 3:12) PROPOSED HEIGHT - 36 FEET
VARIANCES	1. SETBACK A. REQUIRED STREET FRONT SETBACK (15'-0" MINIMUM) PROPOSED STREET FRONT SETBACK IS 6'-0" 2. LENGTH OF DRIVEWAY IN RIR ZONE VARIANCE (REFER TO SECTION 30.32.130.G.4) A. REQUIRED LENGTH OF DRIVEWAY IN RIR ZONE (18'-0" MINIMUM) PROPOSED DRIVEWAY LENGTH IS 10'- 0"



VICINITY MAP



SHEET INDEX

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D-T3.0	UNGRADED REGION / LANDSCAPE DIAGRAM
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D-T2.0	ZONING DIAGRAMS
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D-A1.1	COLORADO SITE PLAN
D-A2.0	GARAGE LEVEL PLAN / ROOF PLAN
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D-A3.0	ELEVATIONS
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D-A4.2	SECTION
D-A4.3	SECTION
D-A4.4	SECTION
D-A5.1	PHOTO SURVEY

PROJECT TEAM :

PROPERTY OWNER

ALAN KHATCHATOURIAN
879 W. MOUNTAIN ST.
GLENDALE, CA 91202
(818) 237-7954
ALAN.INSURANCE@YAHOO.COM

PROJECT ARCHITECT:

MALEKIAN AND ASSOCIATES
ALEN MALEKIAN AIA, NCARB C-38560
2255 HONOLULU AVE. 1A
MONTROSE, CA 91020
(818) 249-5522
PM@MALEKIAN.COM

SURVEYOR:

JACK LITTLE COMPANY INC.
ERIK G. BOWERS, L.S. 8571
17620 SHERMAN WAY #218
VAN NUYS, CA 91406
(818) 342-3277

SOIL ENGINEER:

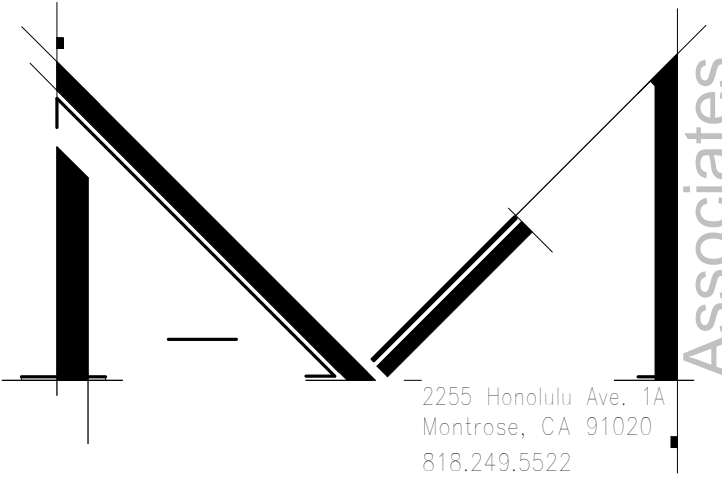
APPLIED EARTH SCIENCES
CARO J. MINAS GE No.601
4742 SAN FERNANDO RD.
GLENDALE, CA 91204
(818) 552-6000
WWW.AESSOIL.COM

STRUCTURAL:

INFO
-
-

LANDSCAPE:

INFO
-
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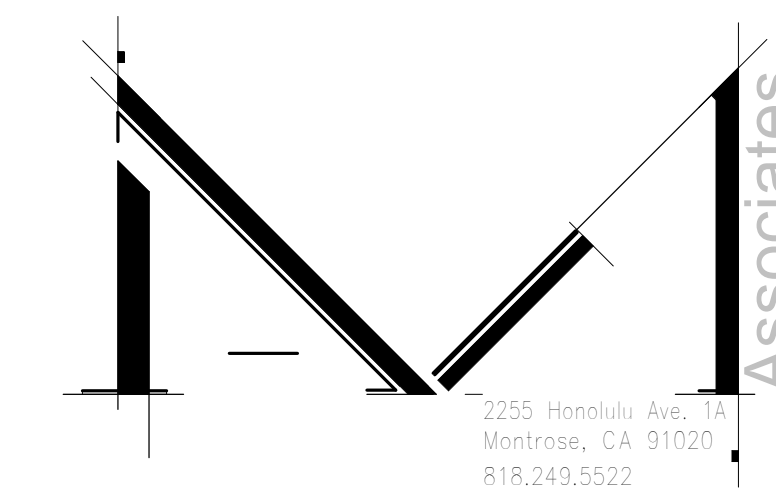
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COVER SHEET

Project Status

Project Number

D-T1.0



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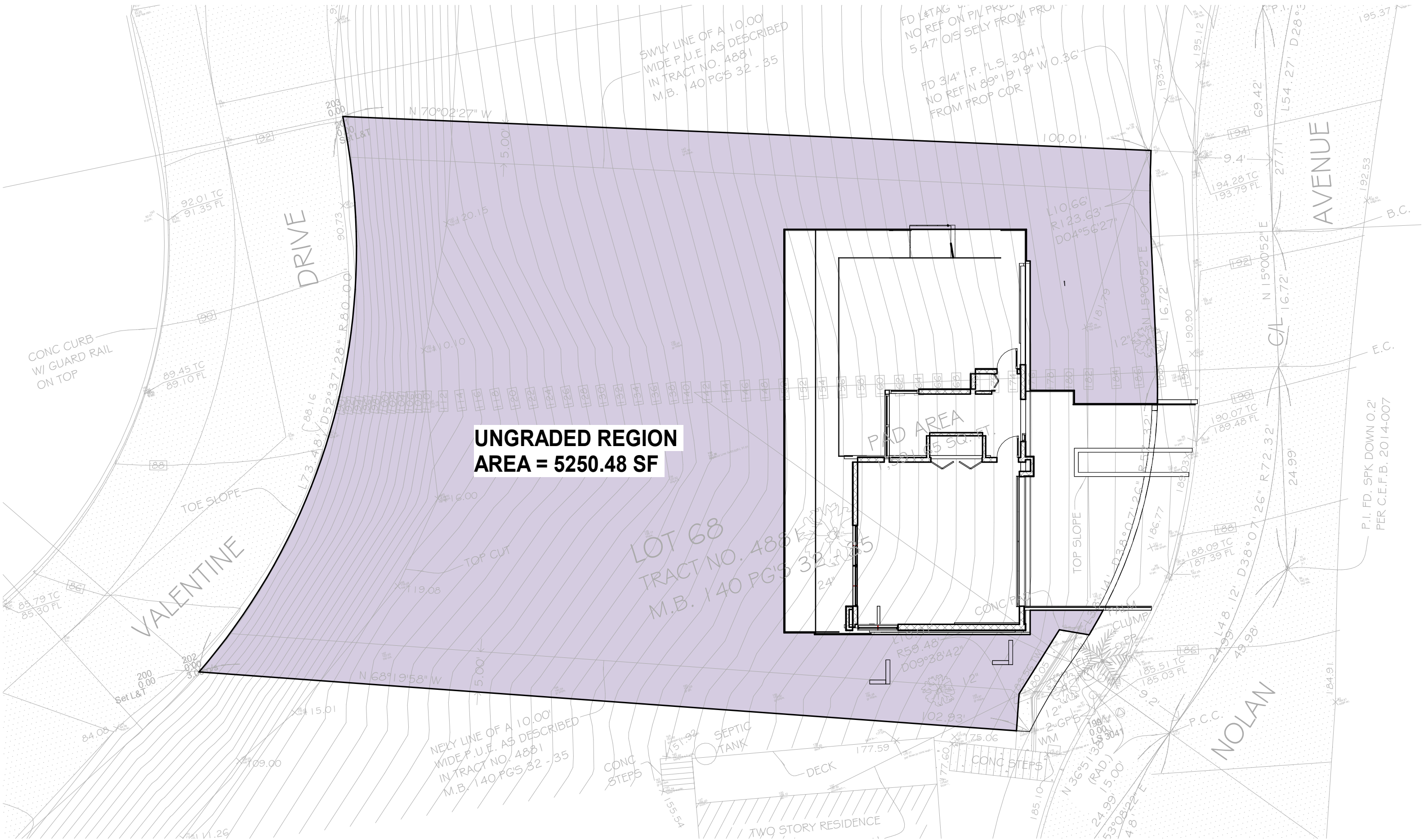
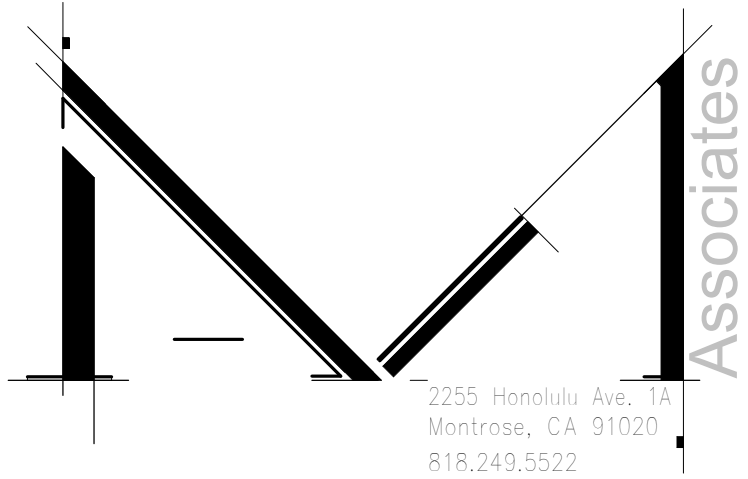
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ZONING DIAGRAMS

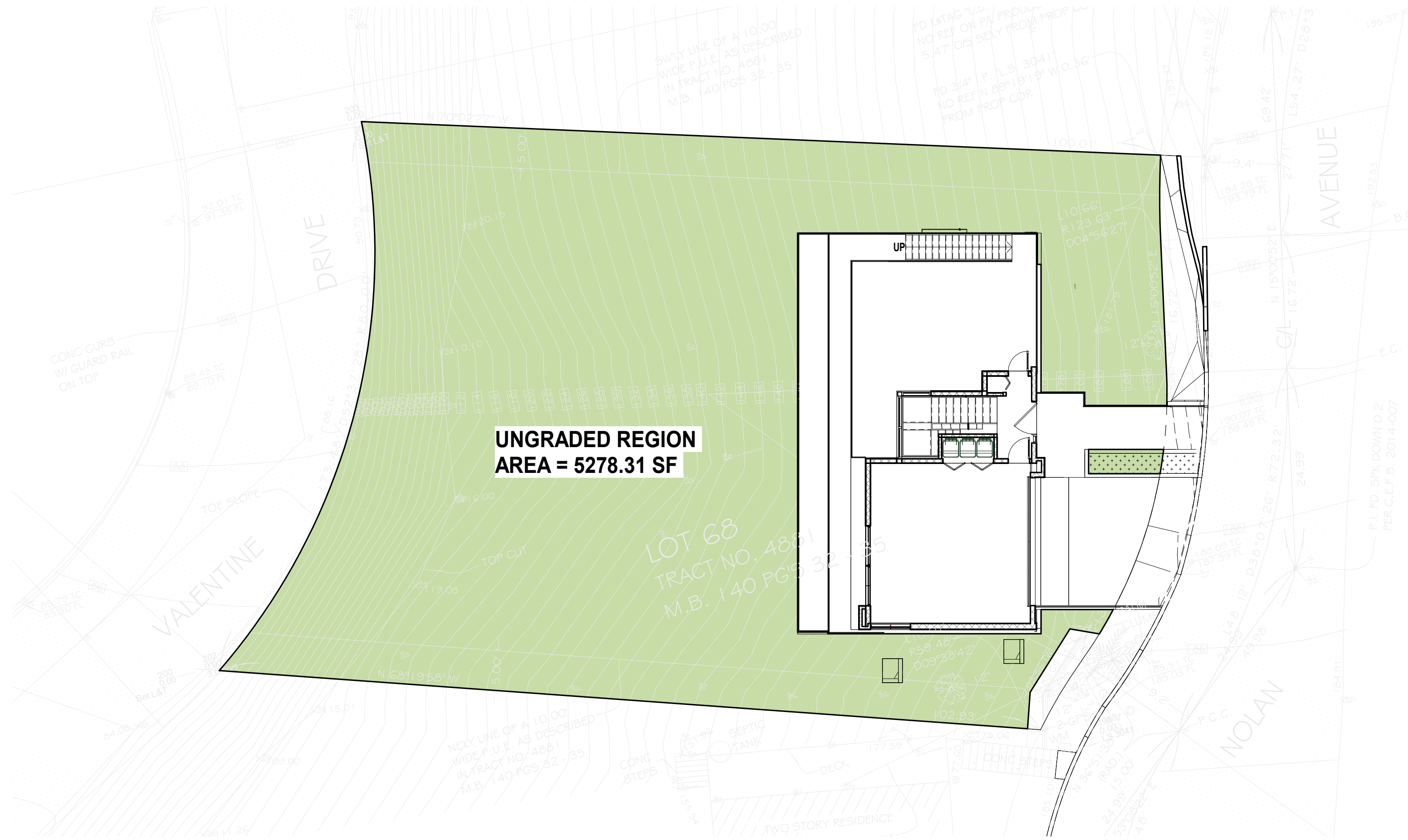
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D-T2.0



1 UNGRADED REGION DIAGRAM
3/32" = 1'-0"



2 LANDSCAPE DIAGRAM
3/32" = 1'-0"

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UNGRADED REGION /
LANDSCAPE DIAGRAM

D-T3.0

LOT 68 AVERAGE SLOPE DATA:

FORMULA:
 $S = (0.00229)(L) / (A)$

S = AVERAGE SLOPE
 I = COUNTOUT INTERVAL
 L = SUMMATION OF LENGTH OF COUNTOUTS WITHIN BOUNDARY OF THE PROJECT
 A = GROSS AREA OF THE PROJECT IN ACRES

CALCULATION:
 $S = (0.00229)(2)(3616.99) / (0.1645)$

AVERAGE SLOPE = 100.70%

BUILDING PAD AVERAGE SLOPE DATA:

FORMULA:
 $S = (0.00229)(L) / (A)$

S = AVERAGE SLOPE
 I = COUNTOUT INTERVAL
 L = SUMMATION OF LENGTH OF COUNTOUTS WITHIN BOUNDARY OF THE PROJECT
 A = GROSS AREA OF THE PROJECT IN ACRES

CALCULATION:
 $S = (0.00229)(2)(695.76) / (0.037)$

AVERAGE SLOPE = 86.12%

LEGEND

C/L CENTERLINE
 FH FIRE HYDRANT
 FL FLOW LINE
 OH OVERHEAD
 PP POWER POLE
 TC TOP OF CURB
 WM WATER METER

● SIGN
 ⊙ VALVE
 ⊙ FIRE HYDRANT
 ⊙ MANHOLE

12" TYPICAL TREE & TRUNK DIAMETER (DRIP LINE NOT INDICATED)
 12" TYPICAL PALM TREE & TRUNK DIAMETER (DRIP LINE NOT INDICATED)

--- PROPERTY LINE
 --- EXISTING CONTOUR

20.1 SPOT ELEVATION
 AC PAVED
 CONCRETE PAVED
 FOOTPRINT OF EXISTING BUILDING

PROJECT INFORMATION

TOPOGRAPHIC DATA:

THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PREPARED FROM A FIELD SURVEY BY JACK LITTLE COMPANY IN FEBRUARY, 2020.

BASIS OF BEARINGS:

THE BEARING S 51°29'28" W OF THE SIDELINE OF NOLAN AVENUE, AS SHOWN ON MAP OF TRACT NO. 4681, AS PER MAP RECORDED IN BOOK 140 PAGES 32 - 35 OF MAPS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

ZONING:

THIS PROJECT IS IN ZONE R1R

THIS SUMMARY IS ONLY A GUIDE. DEFINITIVE INFORMATION SHOULD BE OBTAINED FROM THE ZONING CODE ITSELF AND FROM CONSULTATION WITH THE DEPARTMENT OF BUILDING AND SAFETY.

PROJECT BENCHMARK:

ASSUMED DATUM 200.00 AT FD SMH AS SHOWN HEREON.

SITE AREA:

NET AREA: 7,166.37 SQ. FT. OR 0.1645 ACRES

TREE DATA:

TREES SHOWN HEREON DO NOT DIRECTLY INDICATE SPECIFIC SPECIES. FOR MORE DETAILED INFORMATION REGARDING PLEASE CONTACT A CERTIFIED ARBORIST FOR A FULL REPORT.

LEGAL DESCRIPTION:

LOT 68 OF TRACT NO. 4681 AS RECORDED IN MAP BOOK 140, PAGES 32 - 35 OF OFFICIAL RECORDS IN THE COUNTY OF LOS ANGELES. ASS550R5 PARCEL NO. 5630-01 1-033.

TITLE REPORT INFORMATION:

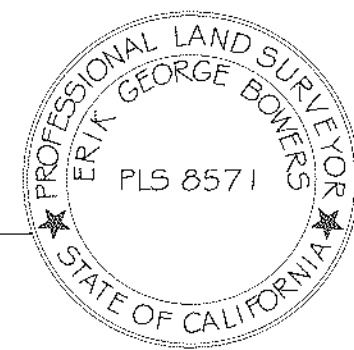
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NOTE:

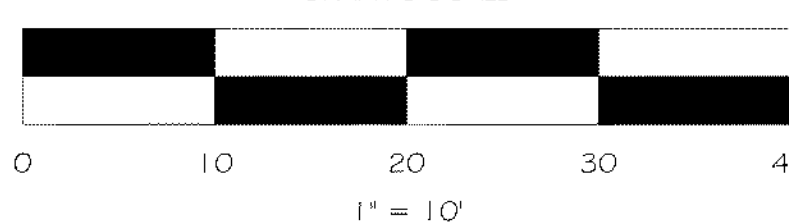
ONLY A SIGNED AND SEALED COPY OF THIS SURVEY REPRESENTS A TRUE COPY OF OUR WORK PRODUCT. ANY COPIES CREATED FROM ELECTRONIC FILES OR OTHER METHODS MUST BE COMPARED TO A SIGNED AND SEALED COPY TO ASSURE ITS ACCURACY AND COMPLETENESS.

PREPARED UNDER THE DIRECTION OF:

ERIK G. BOWERS, L.S. 8571



GRAPHIC SCALE



CONTOUR	LENGTH (FT)	CONTOUR	LENGTH (FT)
190	2.83	136	78.19
188	26.19	134	78.44
186	28.27	132	78.49
184	61.67	130	78.54
182	60.23	128	78.59
180	59.62	126	78.63
178	74.12	124	78.67
176	74.23	122	78.6
174	74.37	120	78.18
172	74.55	118	77.29
170	74.68	116	76.26
168	74.82	114	75.36
166	74.97	112	74.41
164	75.22	110	73.59
162	75.45	108	73.5
160	75.74	106	73.43
158	75.9	104	73.38
156	76.02	102	73.35
154	76.12	100	73.31
152	76.23	98	73.29
150	76.25	96	73.27
148	76.26	94	73.24
146	76.25	92	72.37
144	76.25	90	42.54
142	76.26	88	25.37
140	76.68		
138	77.32		
TOTAL LENGTH		3616.99 (FT.)	
LOT AREA		7,166.37 (SQ. FT.)	
AVERAGE SLOPE		100.70 %	

AVERAGE SLOPE CALCULATIONS FOR BUILDING PAD		
CONTOUR	LENGTH (T)	
178	1.89	
176	79.24	
174	51.44	
172	51.68	
170	51.94	
168	52.2	
166	52.46	
164	52.7	
162	52.98	
160	53.22	
158	53.6	
156	50.92	
154	45.7	
152	32.47	
150	13.32	
TOTAL LENGTH		695.76 (FT.)
LOT AREA		1,591.65 (SQ. FT.)
AVERAGE SLOPE		86.12 %

REVISION	BY

JACK LITTLE COMPANY INC.
 LICENSED LAND SURVEYORS
 17620 SHERRMAN WAY SUITE 218 VAN NUYS, CA 91406
 PHONE: (818) 342-3277 FAX: (818) 344-5787

AVERAGE SLOPE ANALYSIS OF
 A.P.N. 5630-011-033
 FOR ALAN KHATCHATOURIAN

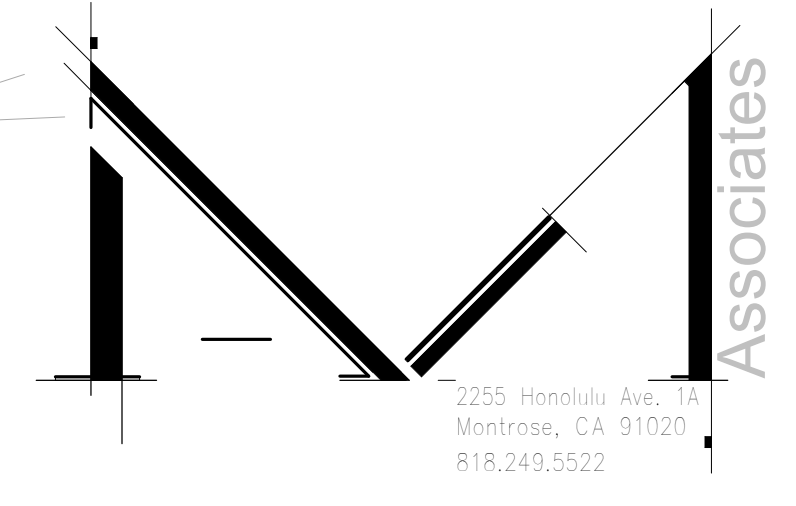
GLENDAL
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 PROJ: 50-10-20
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 SHEET NO. 1
 OF 1 SHEETS

S511 NOLAN AVE.
D.GLENDALE, CA 91202
E.F.B.
7

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1 PROPOSED SITE PLAN



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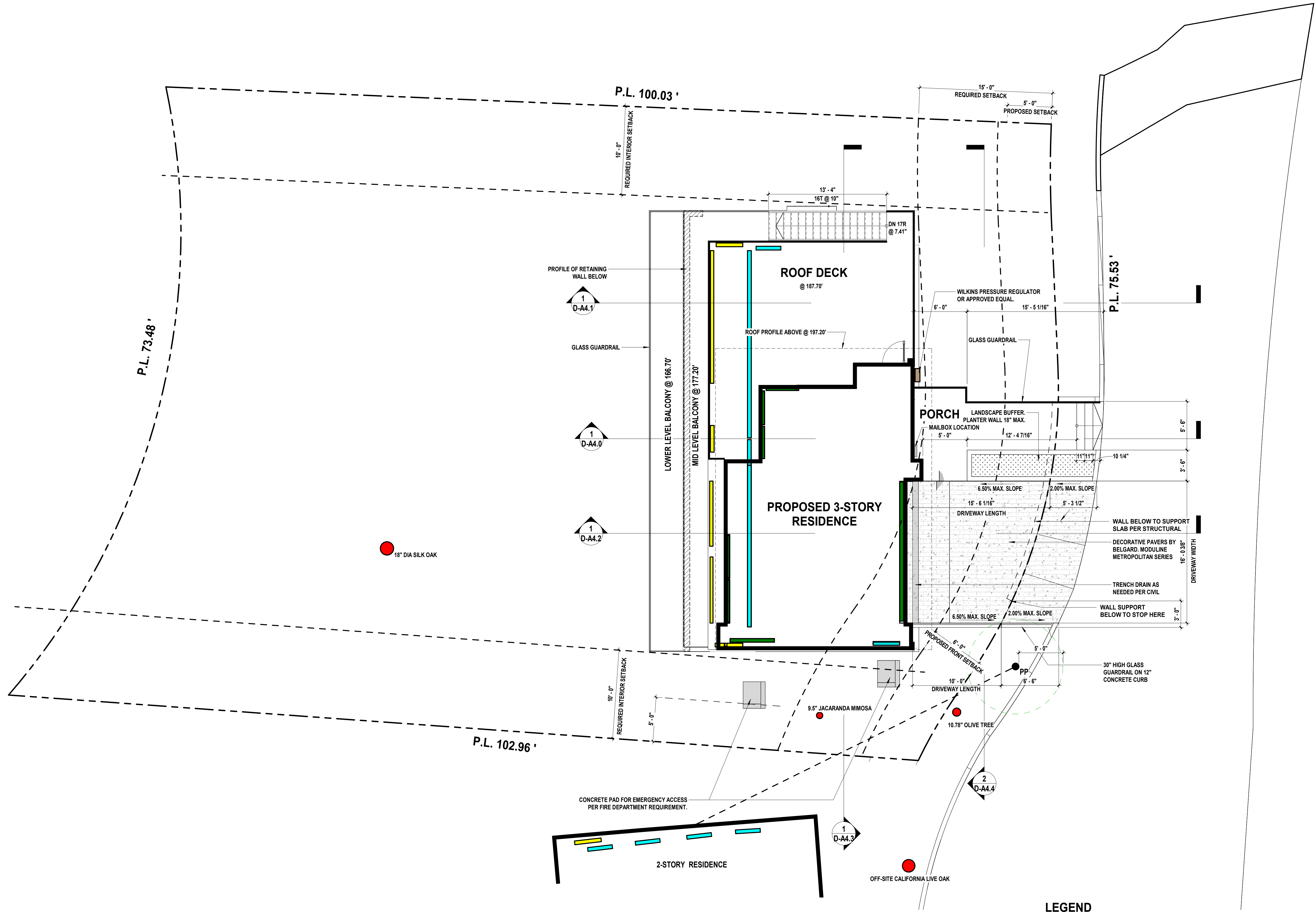
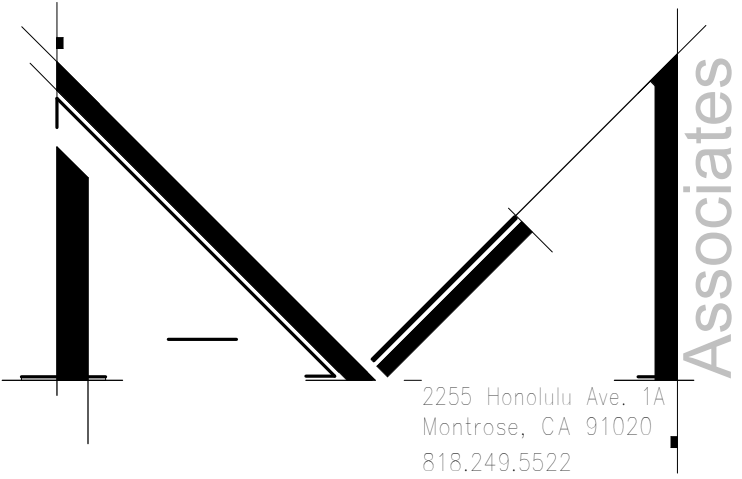
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PER C.E.F.B.
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LEGEND:

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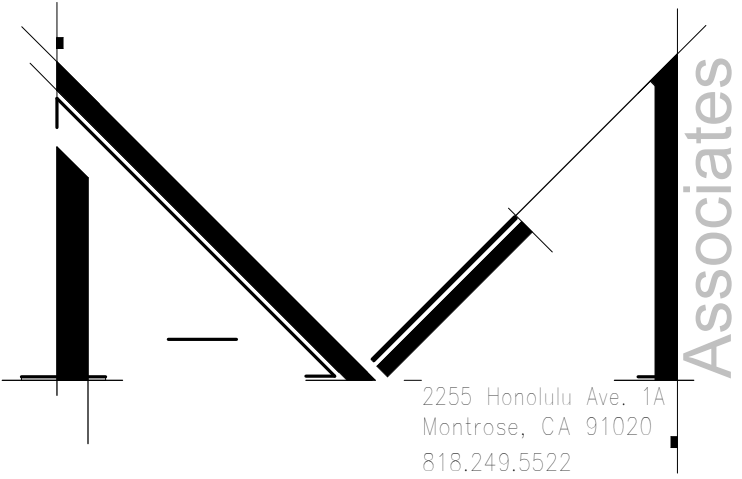
1 SITE PLAN - NEIGHBORING PROPERTIES
3/16" = 1'-0"

- LEGEND**
- WINDOWS AT LOWER LEVEL
 - WINDOWS AT MID LEVEL
 - WINDOWS AT GARAGE LEVEL

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SITE PLAN -
NEIGHBORING
PROPERTIES



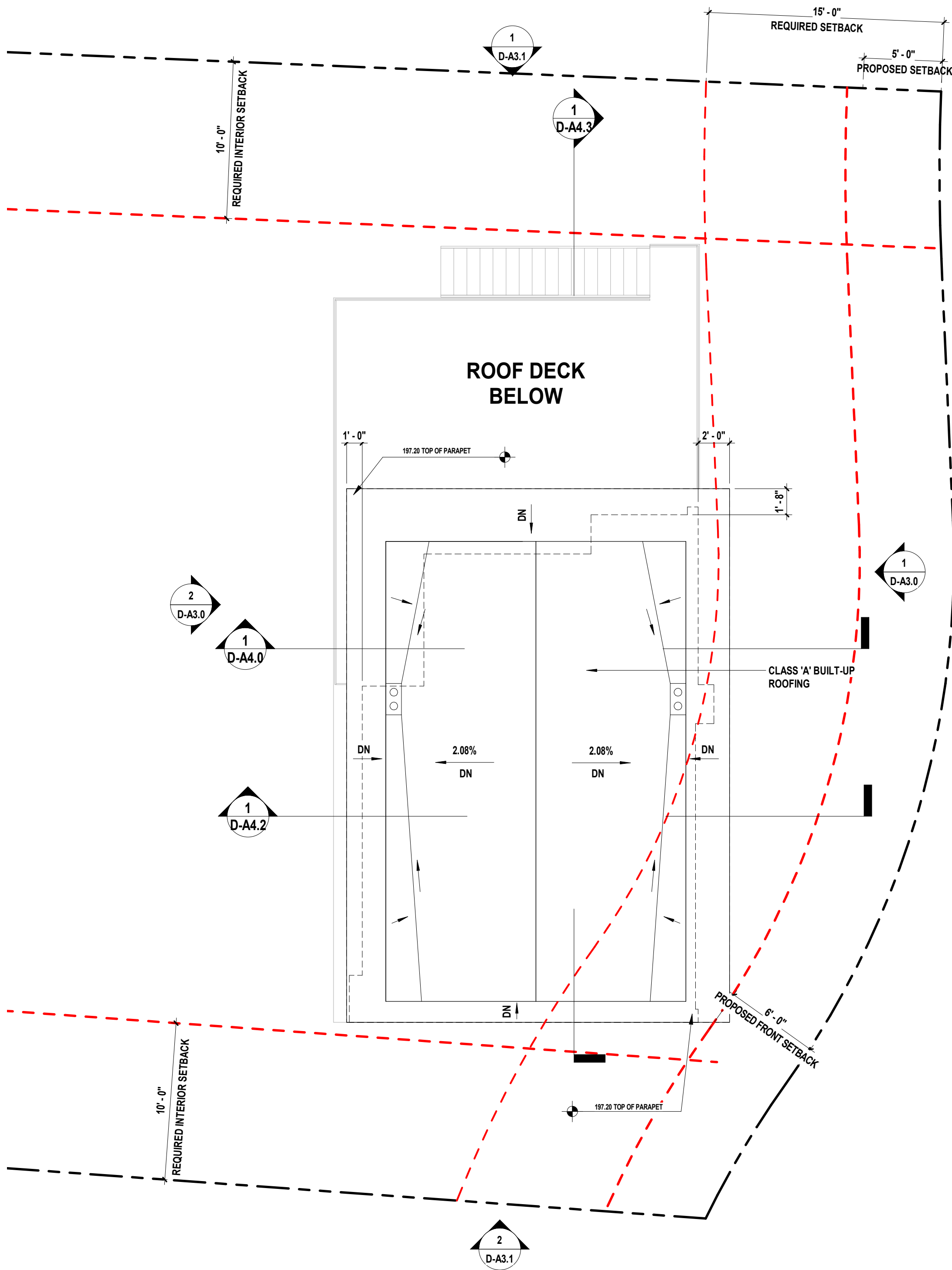
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Montrose, CA 91020
818.249.5522

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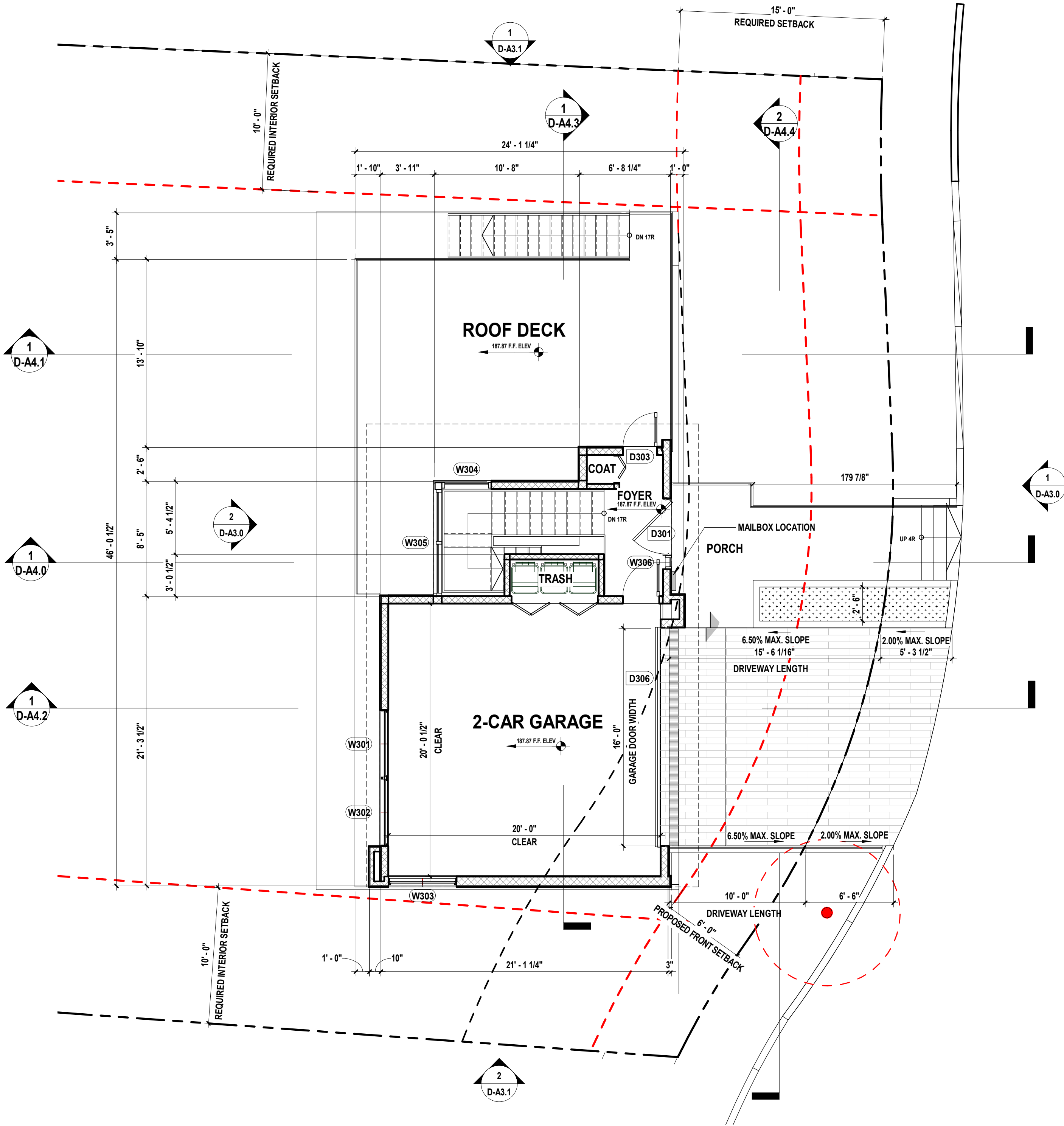
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GARAGE LEVEL PLAN /
ROOF PLAN

D-A2.0

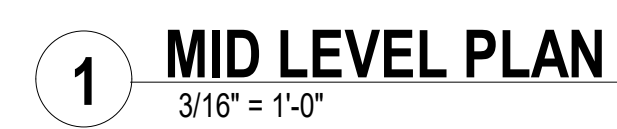


2 ROOF PLAN
3/16" = 1'-0"



1 GARAGE LEVEL PLAN
3/16" = 1'-0"



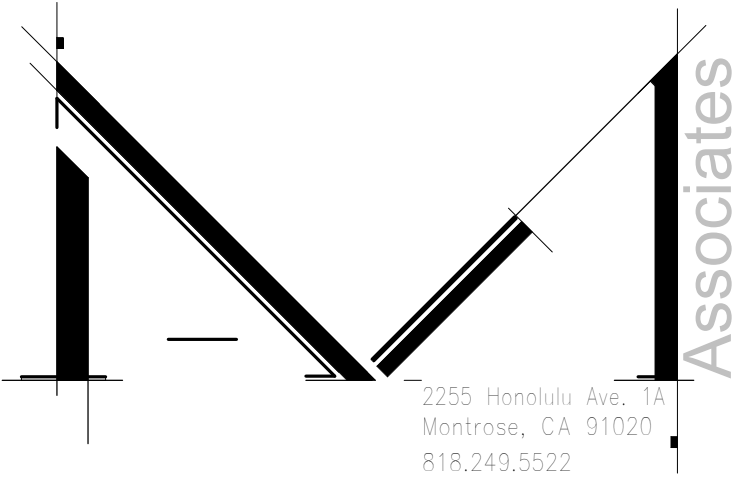


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ELEVATIONS

D-A3.0



2 WEST ELEVATION
1/4" = 1'-0"

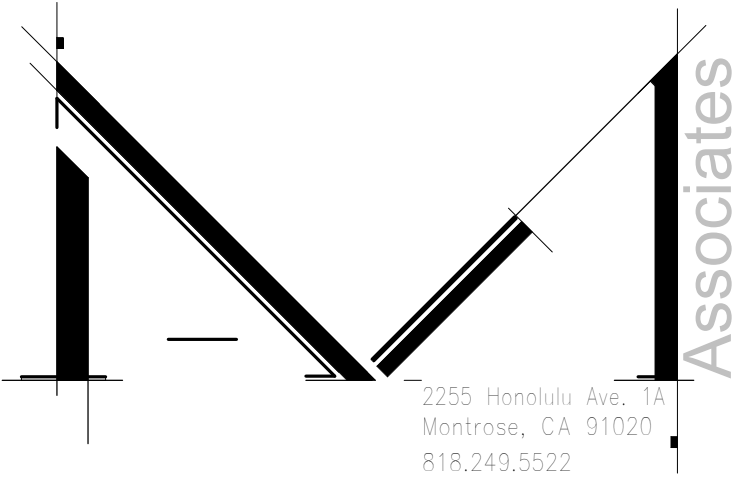


1 EAST ELEVATION
1/4" = 1'-0"

ELEVATION KEYNOTES

1	SMOOTH TROWELL FINISH BY DUNN EDWARDS COLOR - SILVER CITY (DE6337)
2	SMOOTH TROWELL FINISH BY DUNN EDWARDS COLOR - INDUSTRIAL AGE (DE7618)
3	WOOD-LOOK COMPOSITE EUROPEAN STYLES SLATTED SIDING BY NEWTECH COLOR - HAWAIIAN CHARCOAL
4	CUSTOM SOLID WOOD DOOR COLOR - STAINED TO MATCH SIDINGS
5	ALUMINUM AND GLASS GARGAGE DOORS BY CLOPAY AVANTE TYPE : BLACK ANODIZED
6	ALUMINUM DOORS & WINDOWS BY KOLBE VISTA LUXE AL LINE (FLUSH STYLE) : BLACK ANODIZED
7	ALUMINUM MULTI-SLIDE DOORS BY KOLBE VISTA LUXE AL LINE (FLUSH STYLE) : BLACK ANODIZED
8	MODERN BOX LIGHT BY BEGA BLACK METAL FINISH
9	METAL MAILBOX BY CRATE&BARREL BLACK-OASTED MODERN WALL-MOUNT MAILBOX
10	6" METAL ADDRESS NUMBER (BACKLIT)
11	42" HIGH GLASS GUARDRAIL
12	CONCRETE WALL SUPPORT FOR SLAB PER STRUCTURAL
13	DRIVEWAY PROFILE
14	EUROPEAN LEDGE BY ELDORADO (SEA CLIFF) OR APPROVED EQUAL



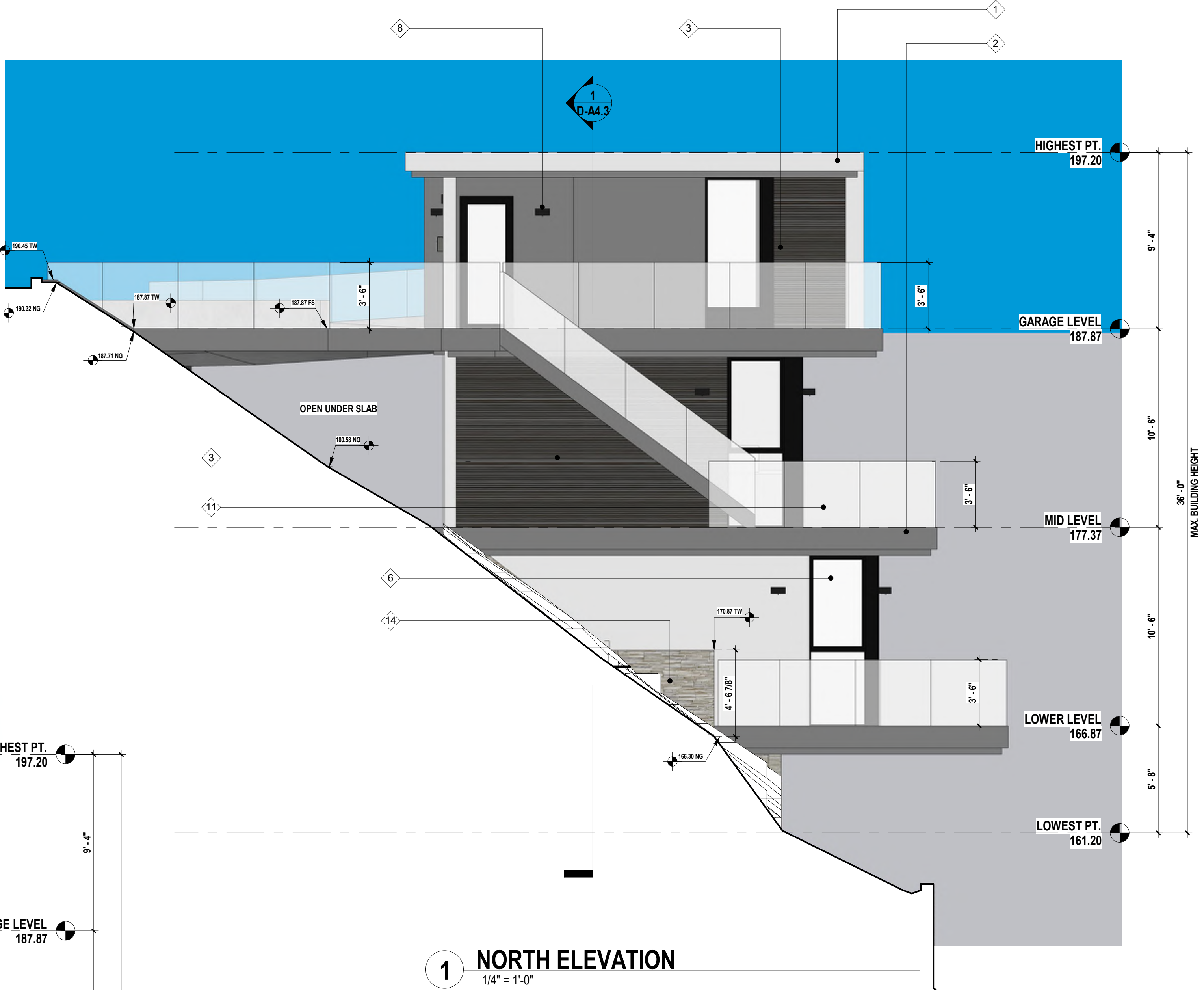


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ELEVATIONS

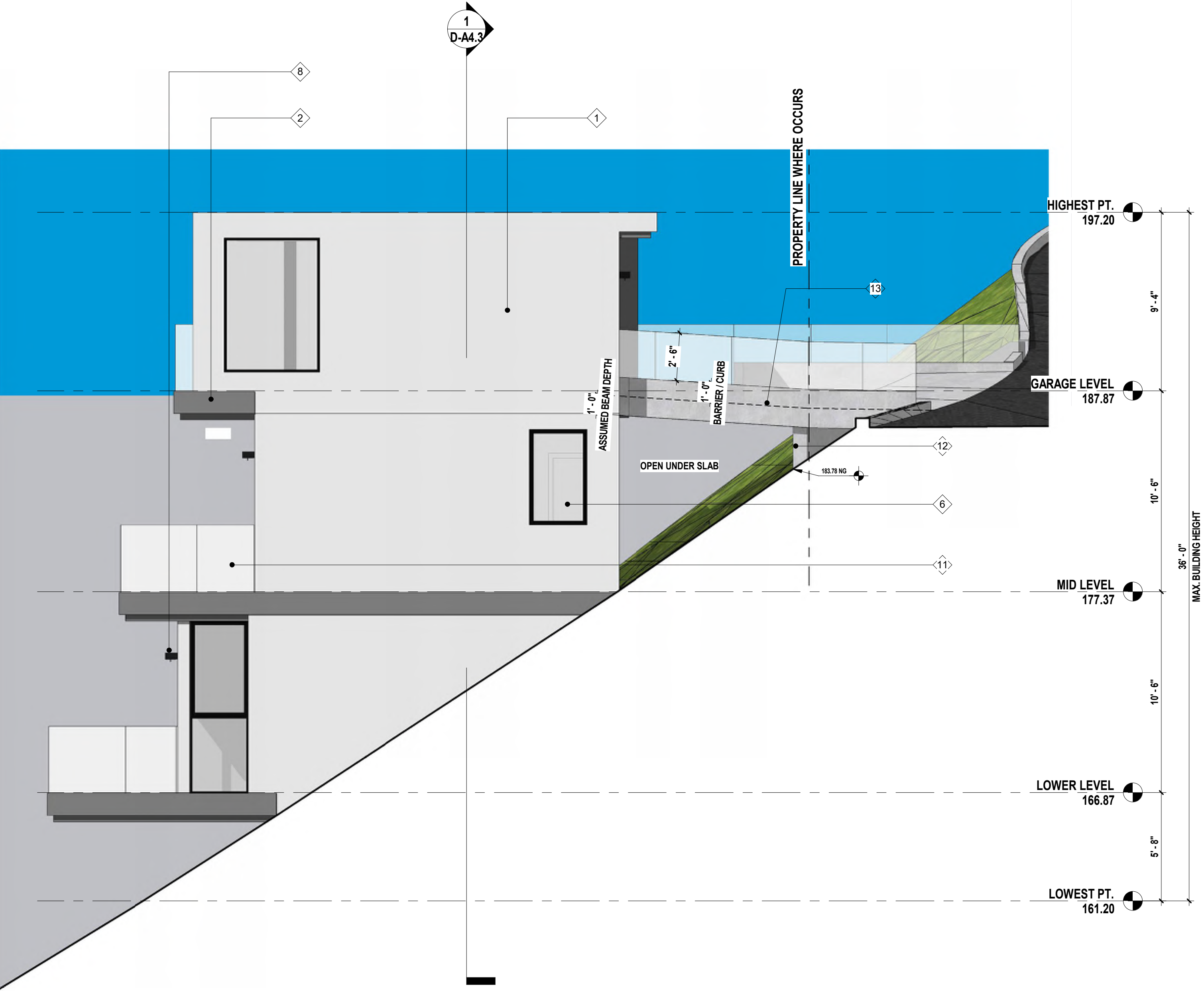
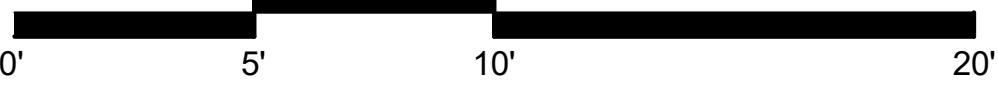
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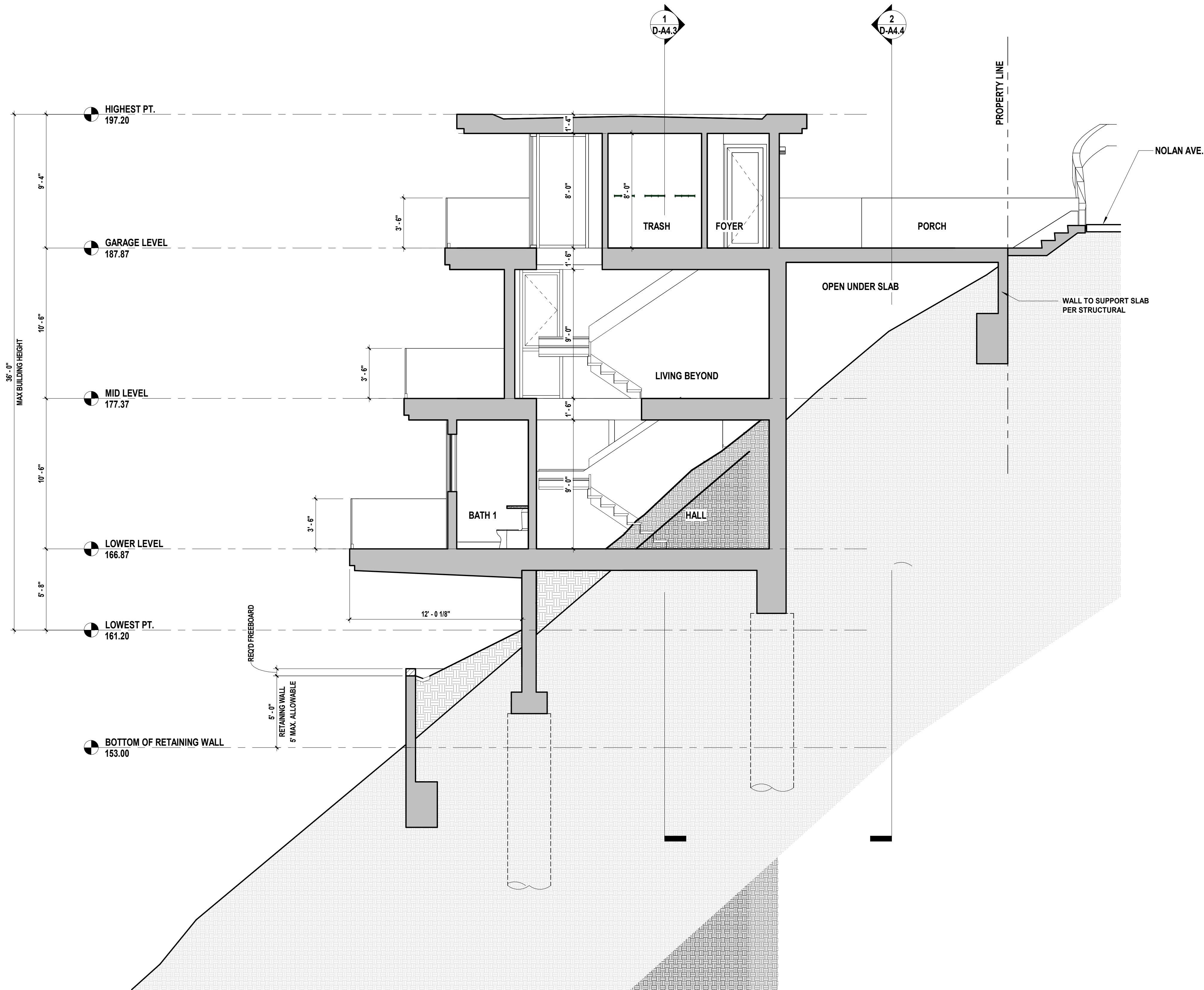
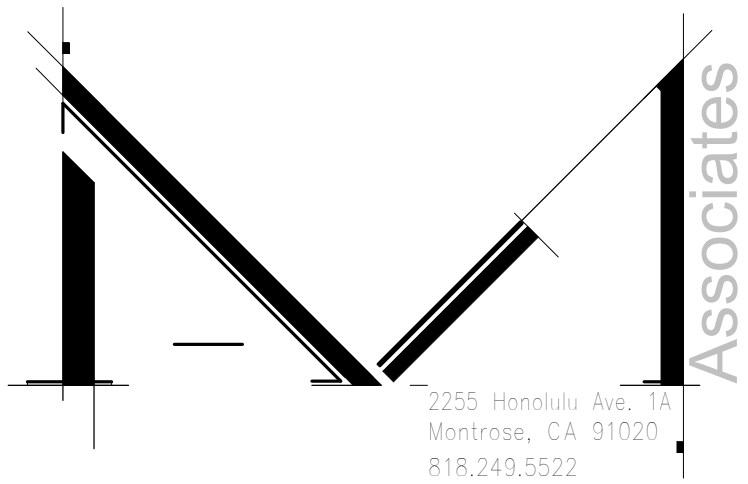
1 NORTH ELEVATION
1/4" = 1'-0"

ELEVATION KEYNOTES

1	SMOOTH TROWELL FINISH BY DUNN EDWARDS COLOR - SILVER CITY (DE6337)
2	SMOOTH TROWELL FINISH BY DUNN EDWARDS COLOR - INDUSTRIAL AGE (DET618)
3	WOOD-LOOK COMPOSITE EUROPEAN STYLES SLATTED SIDING BY NEWTECH COLOR - HAWAIIAN CHARCOAL
4	CUSTOM SOLID WOOD DOOR COLOR - STAINED TO MATCH SIDINGS
5	ALUMINUM AND GLASS GARGAGE DOORS BY CLOPAY AVANTE TYPE : BLACK ANODIZED
6	ALUMINUM DOORS & WINDOWS BY KOLBE. VISTA LUXE AL LINE (FLUSH STYLE) : BLACK ANODIZED
7	ALUMINUM MULTI-SLIDE DOORS BY KOLBE. VISTA LUXE AL LINE (FLUSH STYLE) : BLACK ANODIZED
8	MODERN BOX LIGHT BY BEGA BLACK METAL FINISH
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12	CONCRETE WALL SUPPORT FOR SLAB PER STRUCTURAL
13	DRIVEWAY PROFILE
14	EUROPEAN LEDGE BY ELDORADO (SEA CLIFF) OR APPROVED EQUAL



2 SOUTH ELEVATION
1/4" = 1'-0"



1 SECTION A
1/4" = 1'-0"

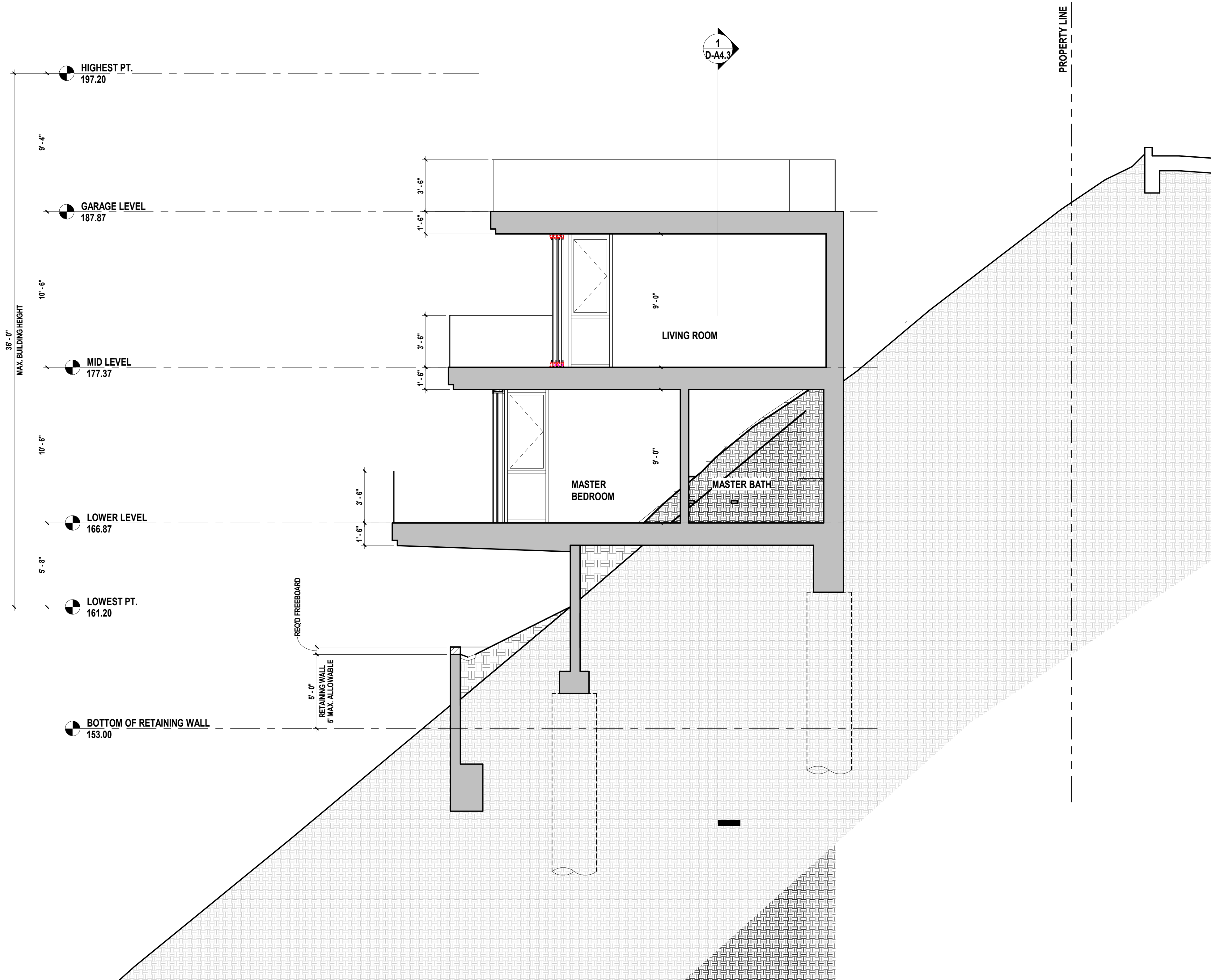
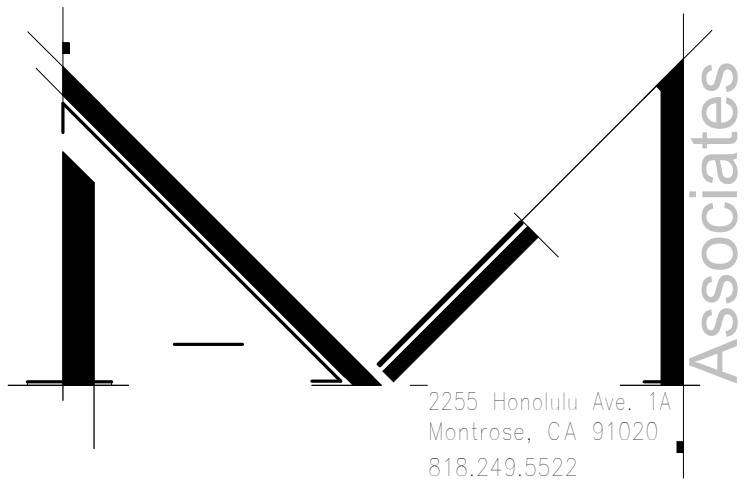


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SECTION

D-A4.0



1 SECTION B
1/4" = 1'-0"



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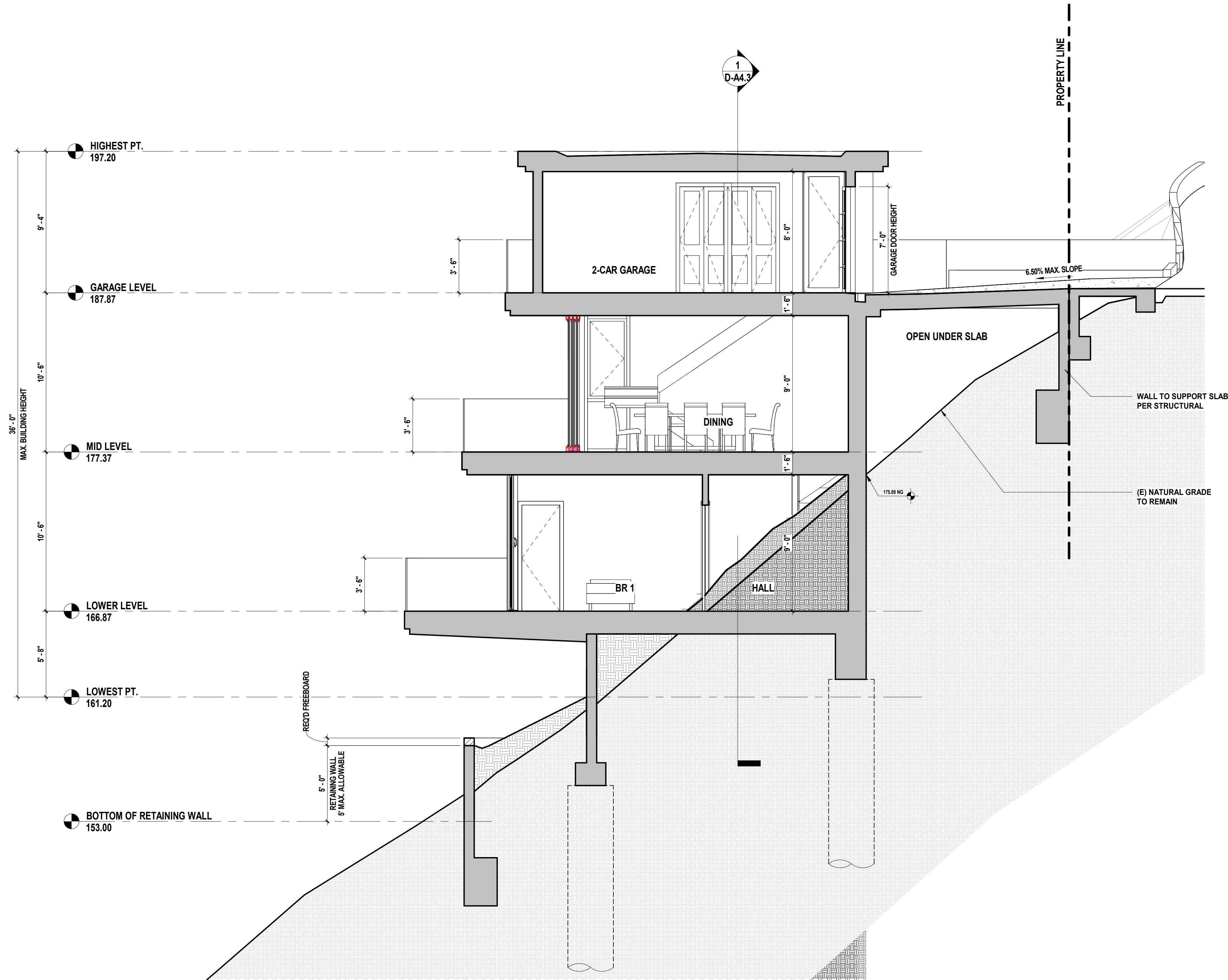
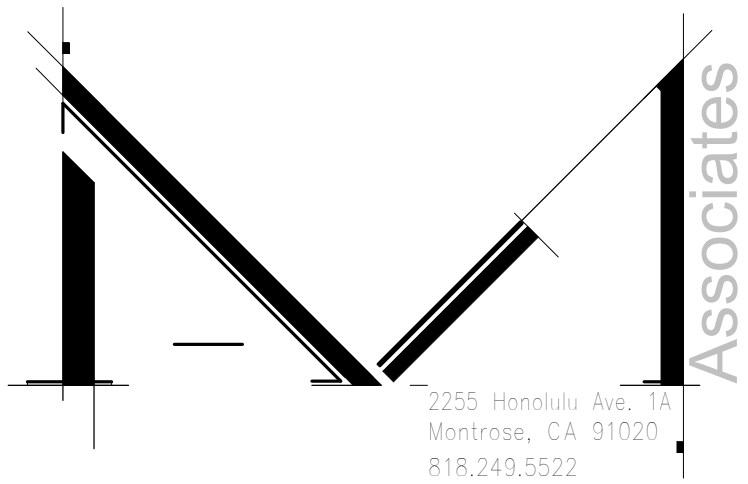
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SECTION

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Project Number



1 SECTION C
1/4" = 1'-0"



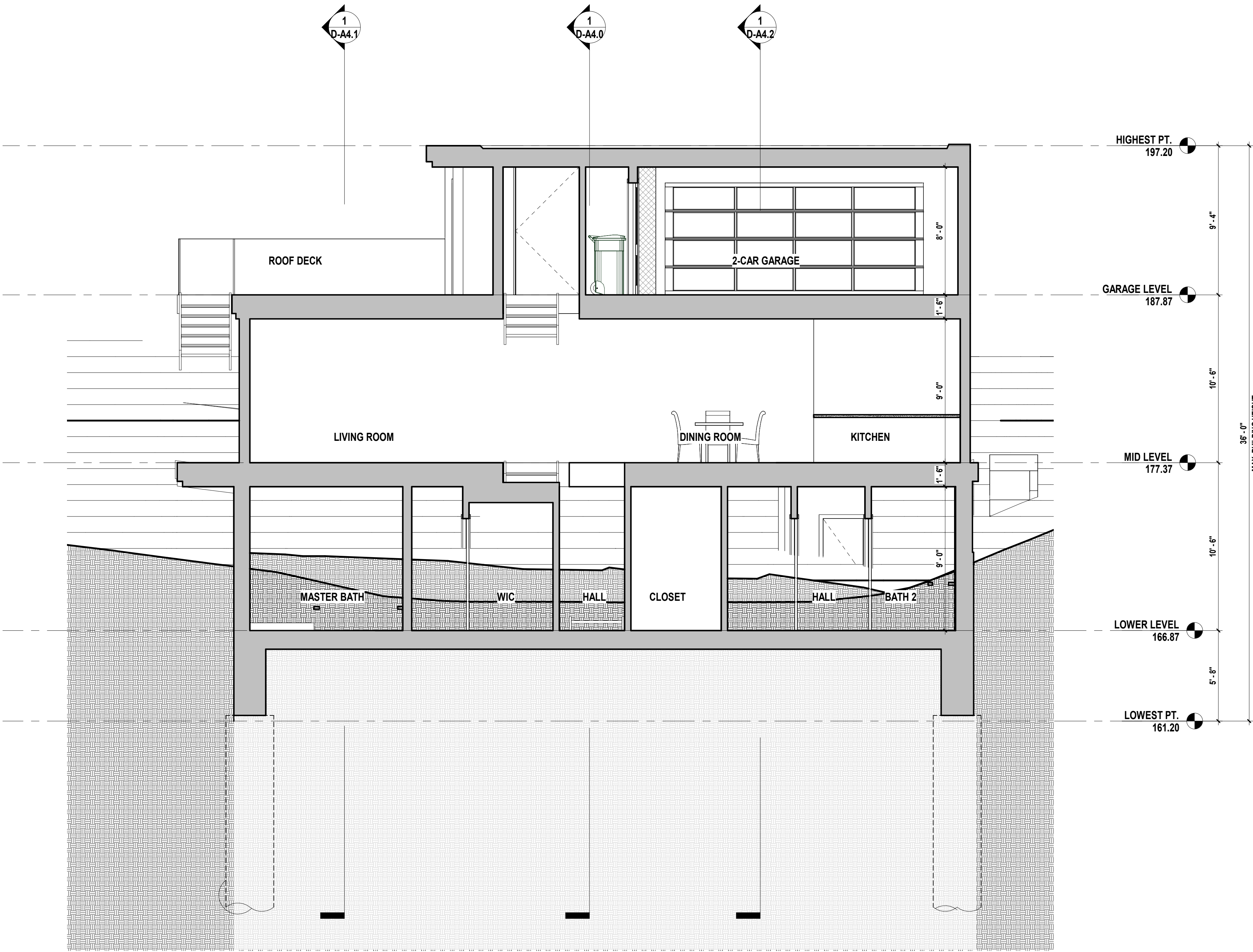
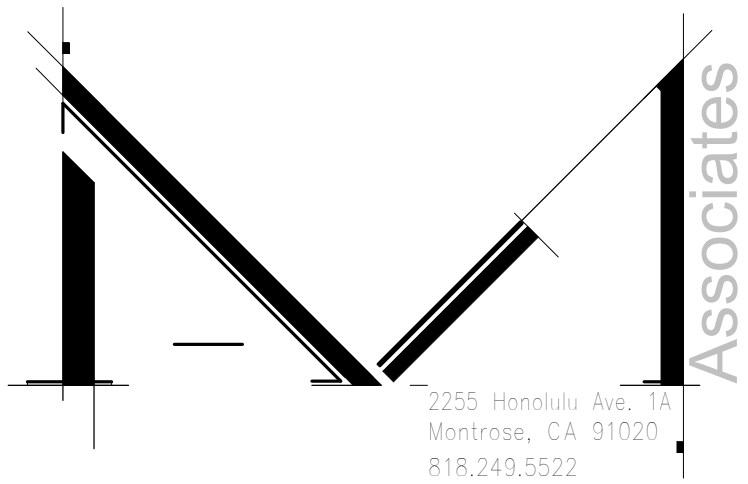
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SECTION

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D-A4.2



1

SECTION D

1/4" = 1'-0"



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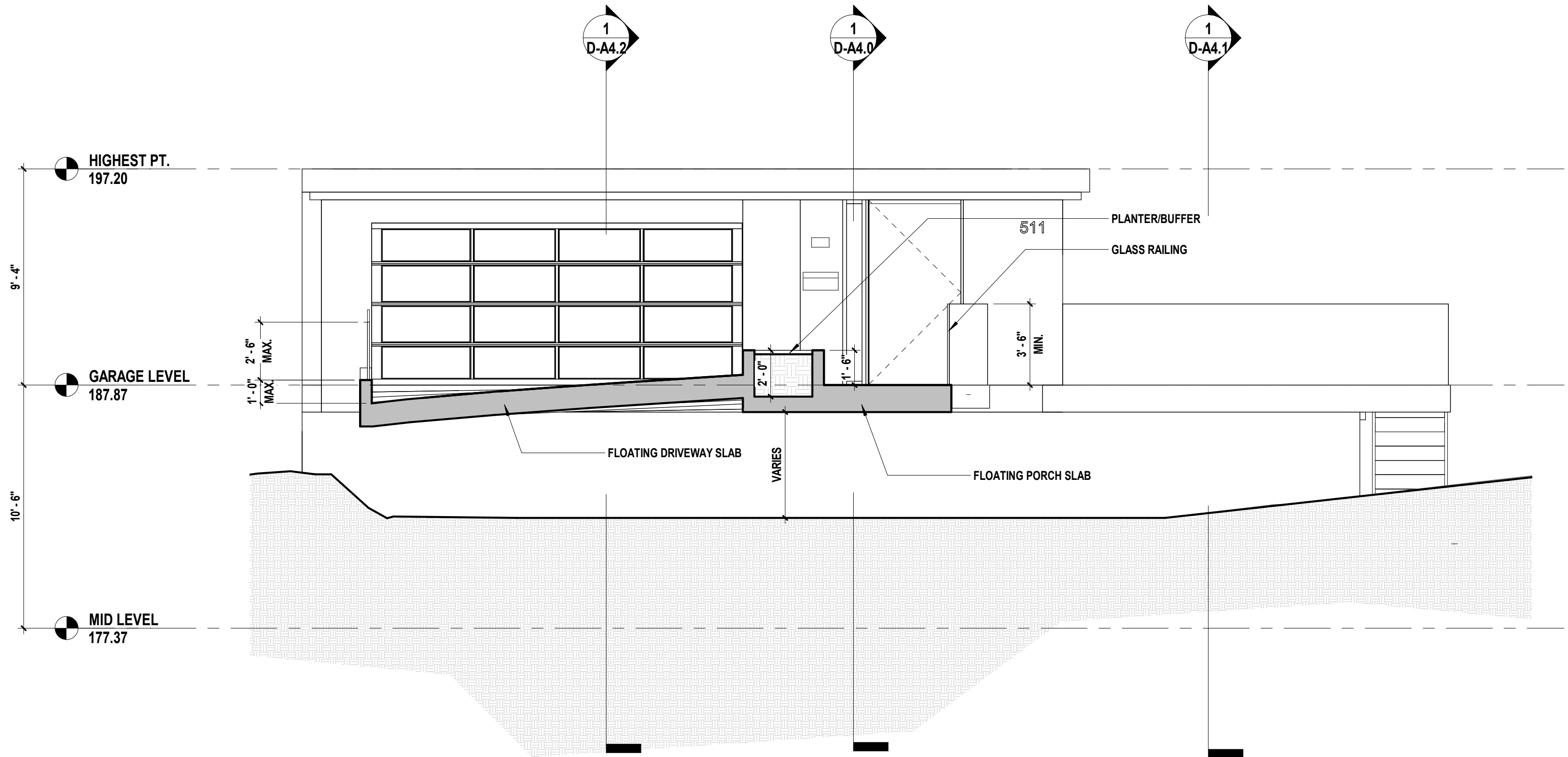
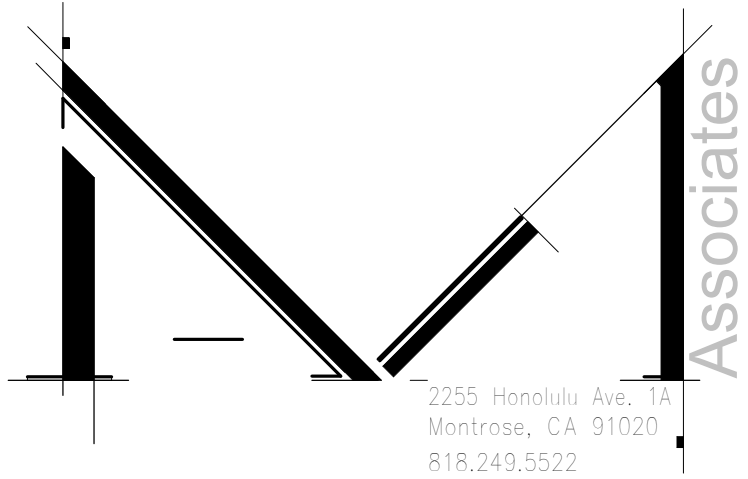
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SECTION

Project Status

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D-A4.3



2

SECTION F

1/4" = 1'-0"



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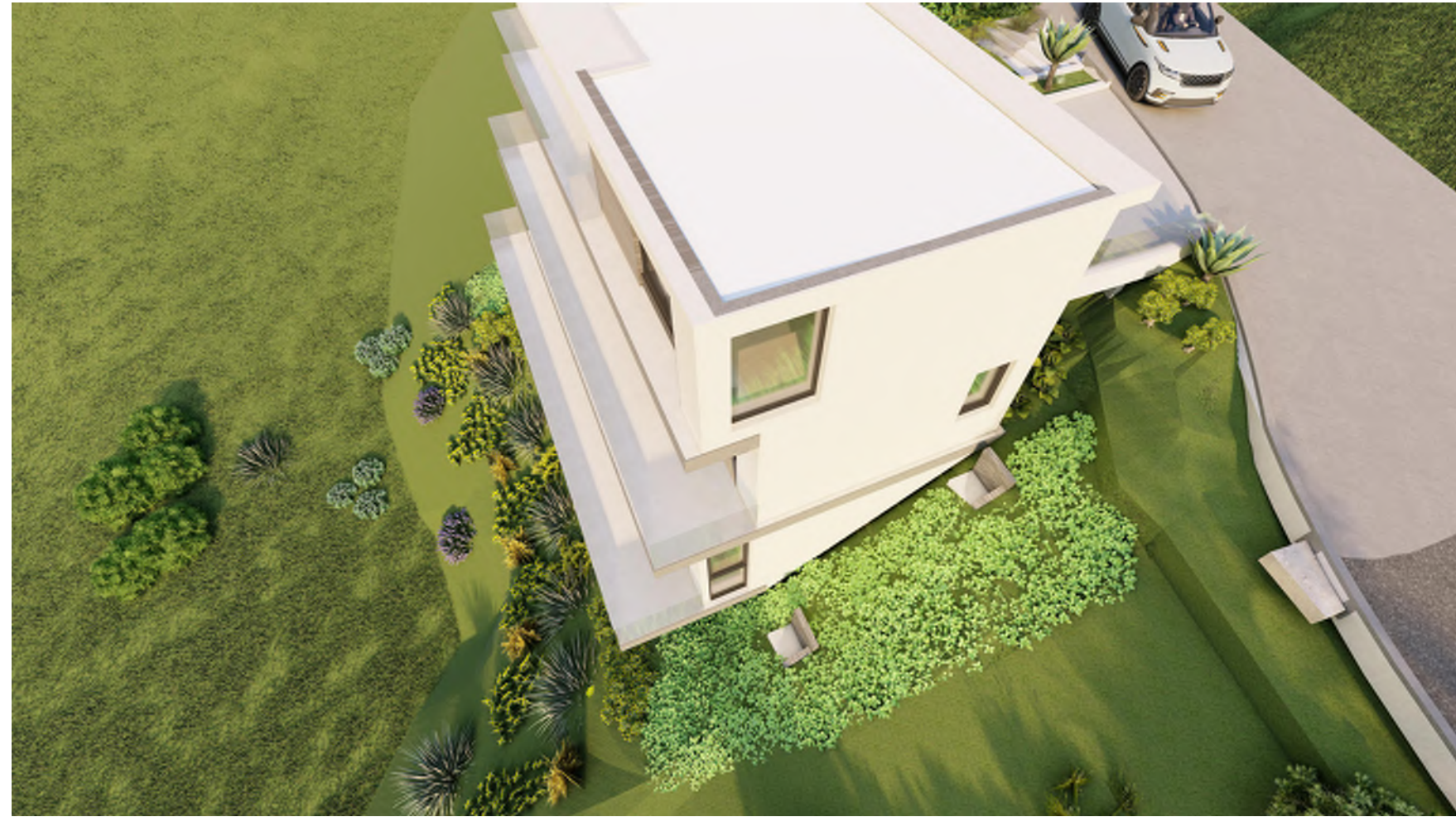
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GLENDALE, CA 91202

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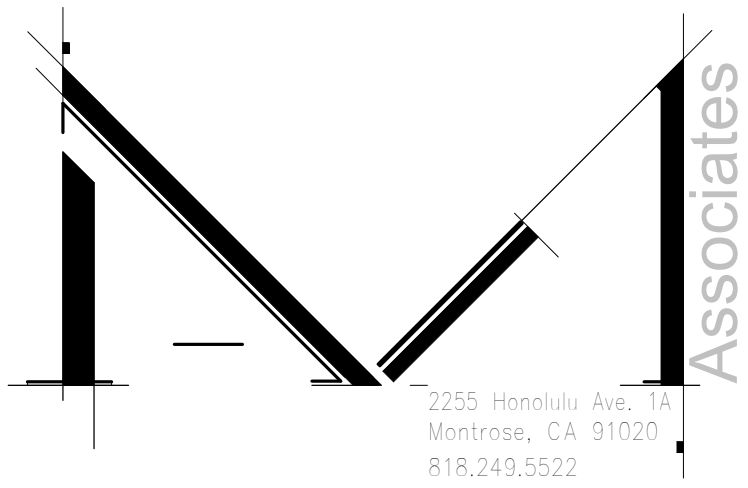
SECTION

Project Status	
Issue Phase	
Issue Title	
Project Number	
Drawn By	
Issue Number	

D-A4.4



ALAN KHATCHATOURIAN



2255 Honolulu Ave. 1A
Montrose, CA 91020
818.249.5522

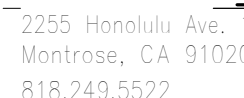
511 NOLAN

511 NOLAN AVE.
GLENDALE, CA 91202

8/29/2023 9:50:31 AM

RENDERING

D-A5.0



511 NOLAN

511 NOLAN AVE.
GLENDALE, CA 91202



PLOTTED DATE

[illegible]

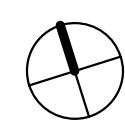
PHOTO SURVEY



ISSUE 2

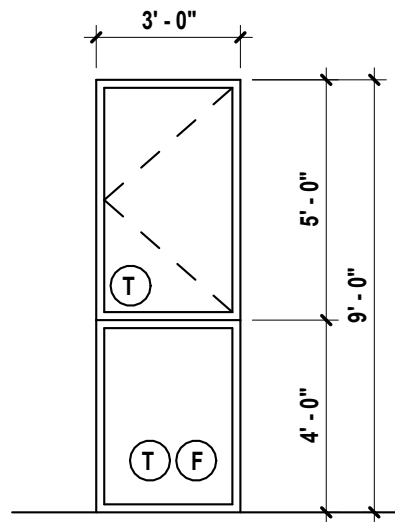
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D-A5.1

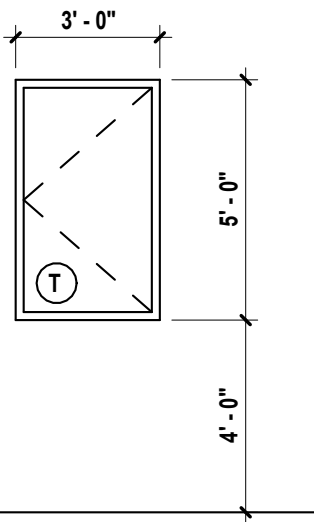

$$3/32'' = 1'-0''$$


NORTH

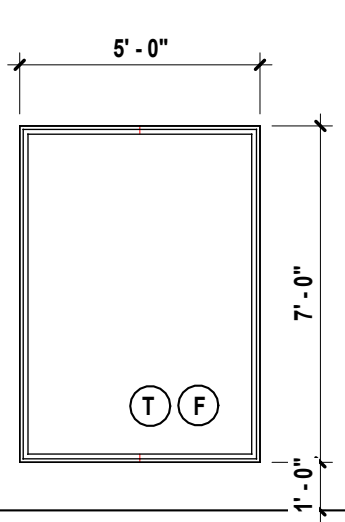
WINDOW SCHEDULE														
WINDOW NUMBER	QTY.	WIDTH	HEIGHT	WINDOW MATERIAL	VISIBLE FROM STREET? Y/N	OPERATION	FRAME TYPE	EXTERNAL GRID (SDL) Y/N	BEDROOM? Y/N	ENERGY EFFICIENT? Y/N	TEMPERED GLASS? Y/N	FIRE HAZARD ZONE? Y/N	WINDOW WITHIN 18" OF FLOOR OR 40" OF DOOR? Y/N	MANUFACTURER / COMMENTS
W101	1	3' - 0"	9' - 0"	ALUMINIUM	Y	CASEMENT/FIXED	BLOCK	NO	YES	YES	YES	YES	YES	WINDOWS BY KOLBE VISTALUXE AL LINE (FLUSH STYLE)
W102	1	3' - 0"	9' - 0"	ALUMINIUM	Y	CASEMENT	BLOCK	NO	YES	YES	YES	YES	YES	WINDOWS BY KOLBE VISTALUXE AL LINE (FLUSH STYLE)
W103	1	3' - 0"	9' - 0"	ALUMINIUM	Y	CASEMENT	BLOCK	NO	NO	YES	YES	YES	YES	WINDOWS BY KOLBE VISTALUXE AL LINE (FLUSH STYLE)
W201	1	3' - 0"	9' - 0"	ALUMINIUM	Y	CASEMENT	BLOCK	NO	NO	YES	YES	YES	YES	WINDOWS BY KOLBE VISTALUXE AL LINE (FLUSH STYLE)
W202	1	3' - 0"	5' - 0"	ALUMINIUM	Y	CASEMENT	BLOCK	NO	NO	YES	YES	YES	YES	WINDOWS BY KOLBE VISTALUXE AL LINE (FLUSH STYLE)
W301	1	5' - 0"	7' - 0"	ALUMINIUM	Y	FIXED	BLOCK	NO	NO	YES	YES	YES	YES	WINDOWS BY KOLBE VISTALUXE AL LINE (FLUSH STYLE)
W302	1	5' - 0"	7' - 0"	ALUMINIUM	Y	FIXED	BLOCK	NO	NO	YES	YES	YES	YES	WINDOWS BY KOLBE VISTALUXE AL LINE (FLUSH STYLE)
W303	1	5' - 0"	7' - 0"	ALUMINIUM	Y	FIXED	BLOCK	NO	NO	YES	YES	YES	YES	WINDOWS BY KOLBE VISTALUXE AL LINE (FLUSH STYLE)
W304	1	3' - 8"	8' - 0"	ALUMINIUM	Y	FIXED	BLOCK	NO	NO	YES	YES	YES	YES	WINDOWS BY KOLBE VISTALUXE AL LINE (FLUSH STYLE)
W305	1	7' - 8"	8' - 0"	ALUMINIUM	Y	SLIDING	BLOCK	NO	NO	YES	YES	YES	YES	WINDOWS BY KOLBE VISTALUXE AL LINE (FLUSH STYLE)
W306	1	1' - 0"	8' - 0"	ALUMINIUM	Y	FIXED	BLOCK	NO	NO	YES	YES	YES	YES	WINDOWS BY KOLBE VISTALUXE AL LINE (FLUSH STYLE)



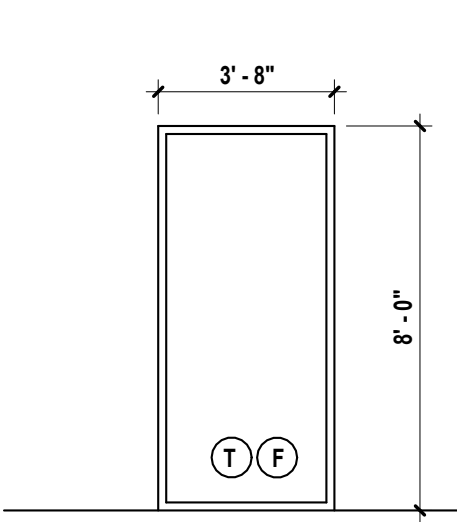
W101/W102/W103/W201
1/4" = 1'-0"



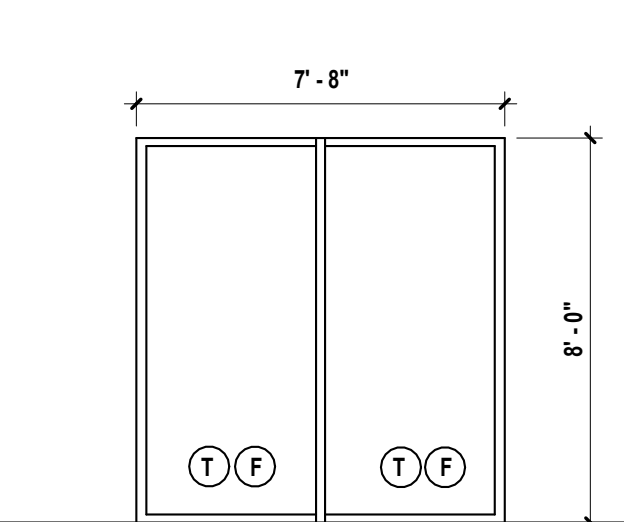
W202
1/4" = 1'-0"



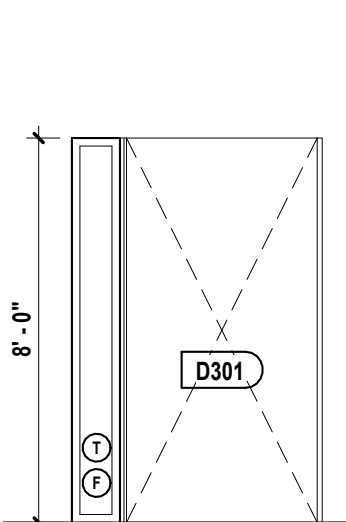
W301/W302/W303
1/4" = 1'-0"



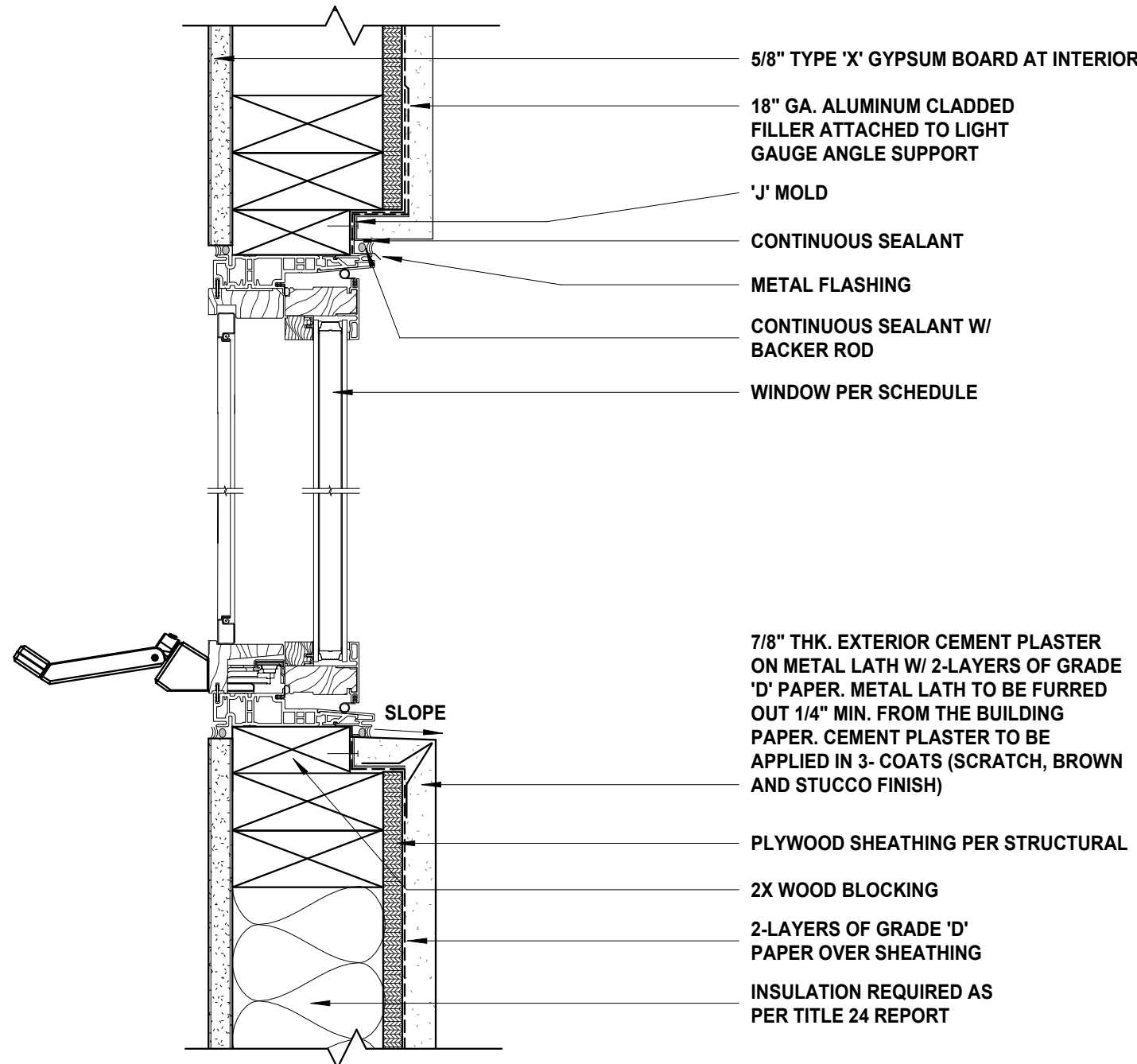
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1/4" = 1'-0"



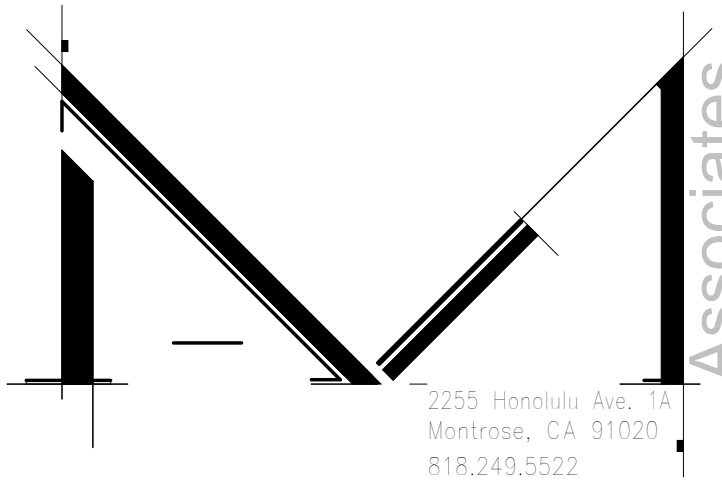
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1/4" = 1'-0"



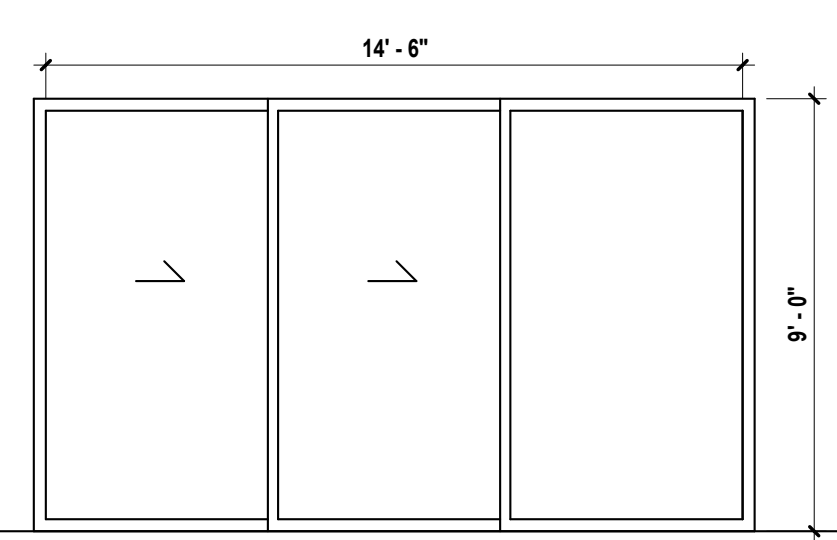
W306
1/4" = 1'-0"



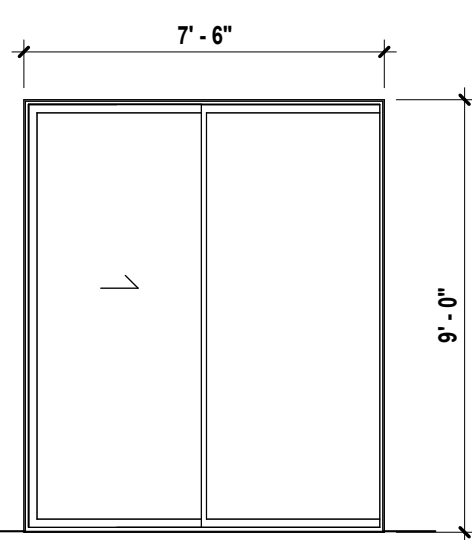
1 TYPICAL WINDOW DETAIL
3" = 1'-0"



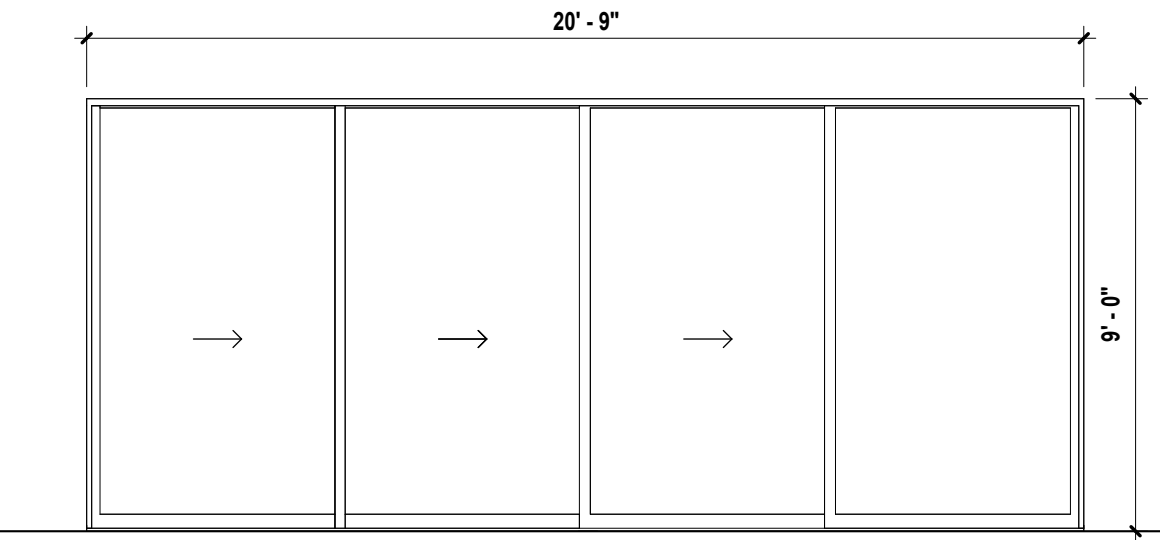
DOOR SCHEDULE								
DOOR NUMBER	QTY.	WIDTH	HEIGHT	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	MANUFACTURER / COMMENTS
D101	1	14' - 6"	9' - 0"	ALUMINIUM/GLASS	PREFINISHED - BLACK ANODIZED	ALUMINIUM	PREFINISHED - BLACK ANODIZED	MULTI-SLIDE DOOR BY KOLBE VISTALUXE AL LINE (FLUSH STYLE)
D112	1	7' - 6"	9' - 0"	ALUMINIUM/GLASS	PREFINISHED - BLACK ANODIZED	ALUMINIUM	PREFINISHED - BLACK ANODIZED	MULTI-SLIDE DOOR BY KOLBE VISTALUXE AL LINE (FLUSH STYLE)
D113	1	7' - 6"	9' - 0"	ALUMINIUM/GLASS	PREFINISHED - BLACK ANODIZED	ALUMINIUM	PREFINISHED - BLACK ANODIZED	MULTI-SLIDE DOOR BY KOLBE VISTALUXE AL LINE (FLUSH STYLE)
D201	1	20' - 9"	9' - 0"	ALUMINIUM/GLASS	PREFINISHED - BLACK ANODIZED	ALUMINIUM	PREFINISHED - BLACK ANODIZED	MULTI-SLIDE DOOR BY KOLBE VISTALUXE AL LINE (FLUSH STYLE)
D202	1	20' - 9"	9' - 0"	ALUMINIUM/GLASS	PREFINISHED - BLACK ANODIZED	ALUMINIUM	PREFINISHED - BLACK ANODIZED	MULTI-SLIDE DOOR BY KOLBE VISTALUXE AL LINE (FLUSH STYLE)
D301	1	4' - 0"	8' - 0"	SOLID WOOD	STAINED TO MATCH SIDING	ALUMINIUM	PREFINISHED - BLACK ANODIZED	SIDELITE AND DOOR FRAME BY KOLBE
D303	1	2' - 8"	7' - 0"	ALUMINIUM/GLASS	PREFINISHED - BLACK ANODIZED	ALUMINIUM	PREFINISHED - BLACK ANODIZED	SWING DOOR BY KOLBE
D306	1	16' - 0"	7' - 0"	ALUMINIUM/GLASS	PREFINISHED - BLACK ANODIZED	ALUMINIUM	PREFINISHED - BLACK ANODIZED	GARAGE DOOR BY CLOPAY AVANTE TYPE



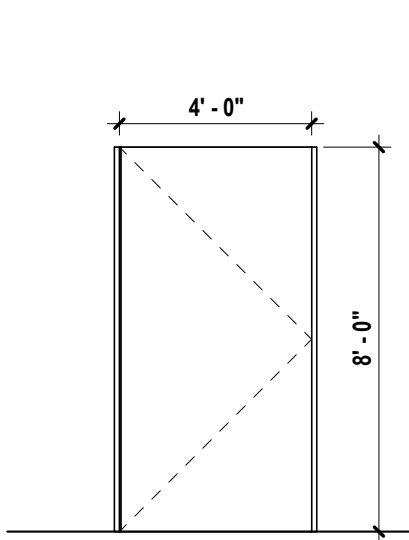
D101
1/4" = 1'-0"



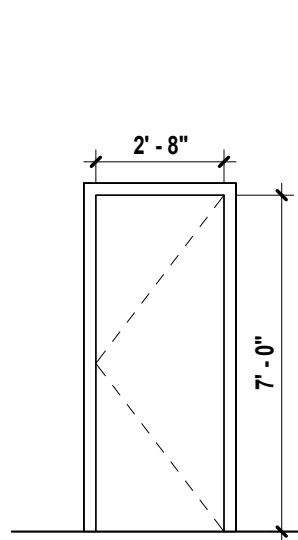
D112/D113
1/4" = 1'-0"



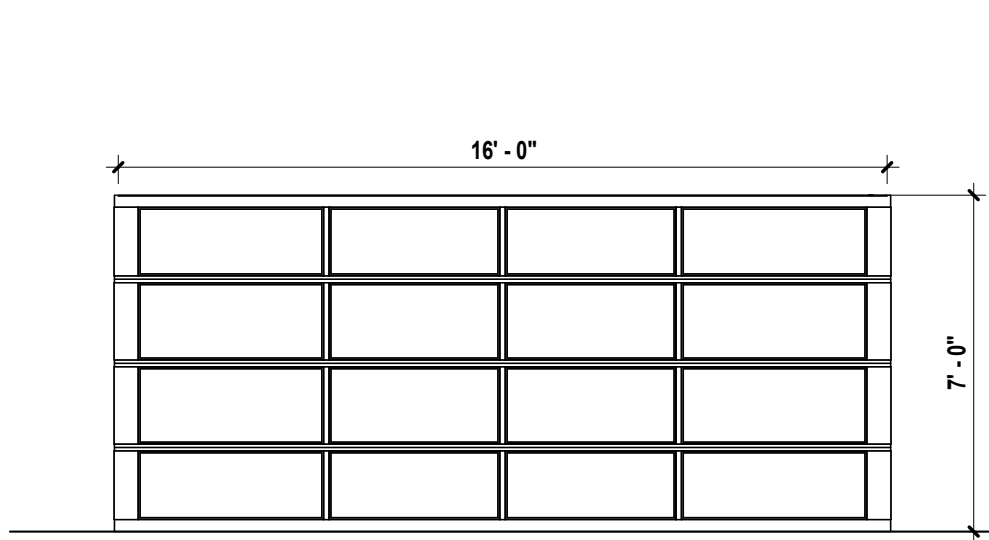
D201/D202
1/4" = 1'-0"



D301
1/4" = 1'-0"



D303
1/4" = 1'-0"

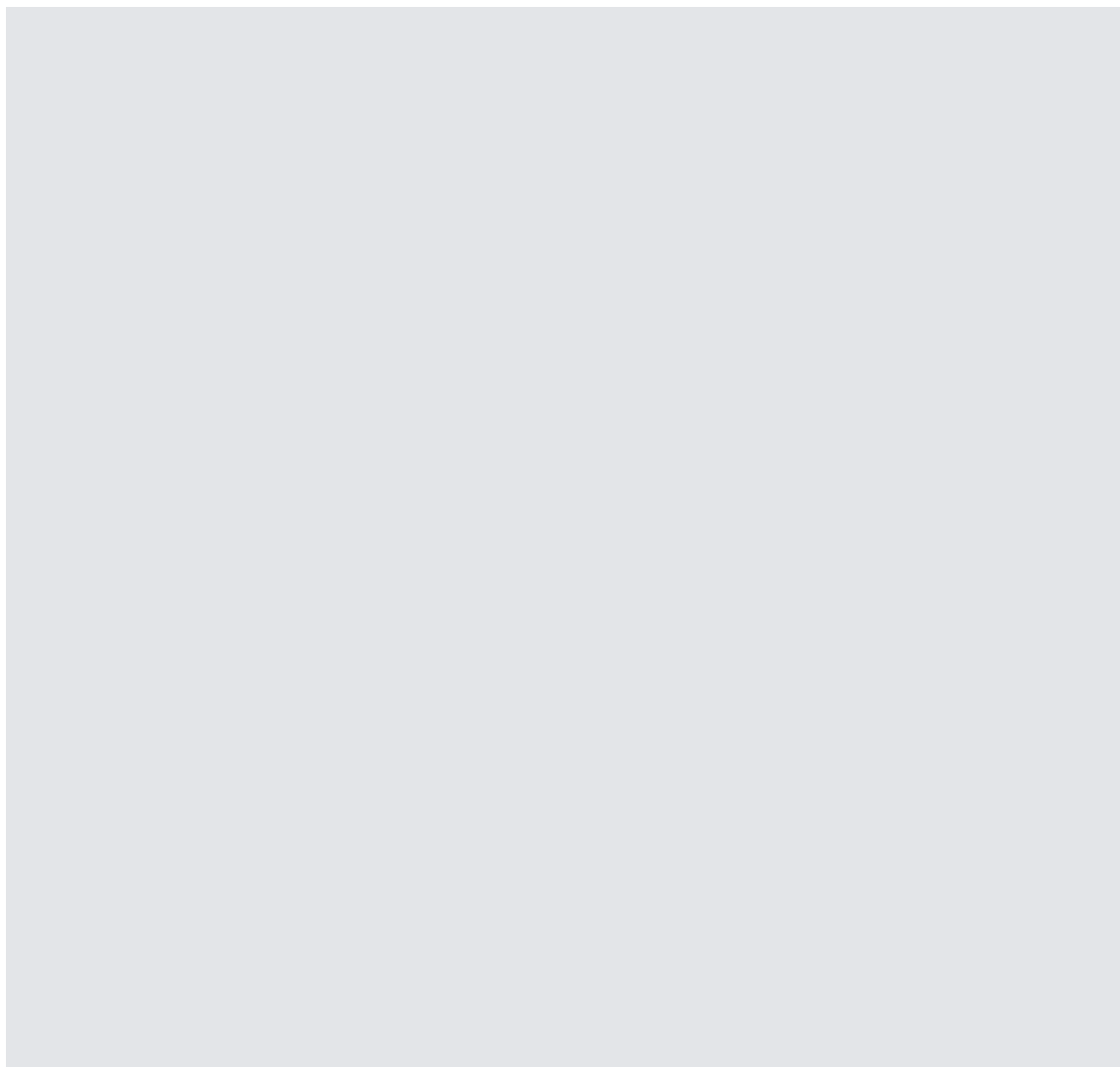


D306
1/4" = 1'-0"

511 NOLAN

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GLENDALE, CA 91202

WINDOW AND DOOR
SCHEDULE



01. SMOOTH TROWELL FINISH BY DUNN EDWARDS
COLOR - SILVER CITY (DE6337)



02. SMOOTH TROWELL FINISH BY DUNN EDWARDS
COLOR - INDUSTRIAL AGE (DET618)



06. ALUMINUM DOORS & WINDOWS BY KOLBE.
VISTALUXE AL LINE (FLUSH STYLE) : BLACK ANODIZED



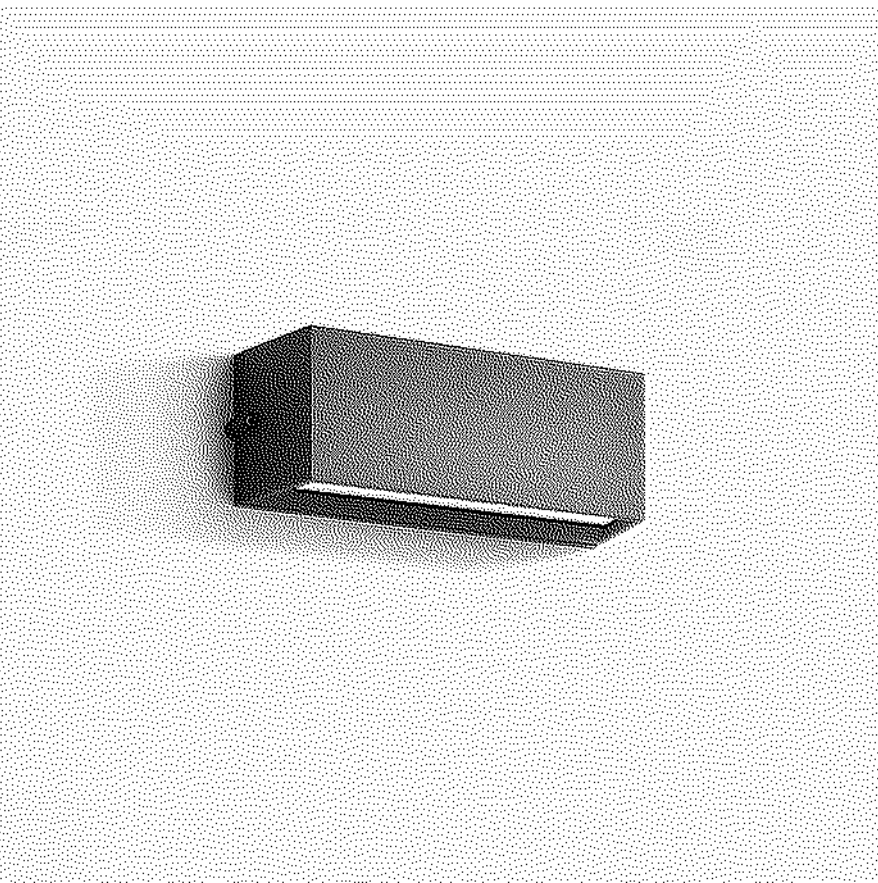
03. WOOD-LOOK COMPOSITE EUROPEAN STYLES SLATTED SIDING BY NEWTECH
COLOR - HAWAIIAN CHARCOAL



04. CUSTOM SOLID WOOD DOOR
COLOR : DARK STAINED



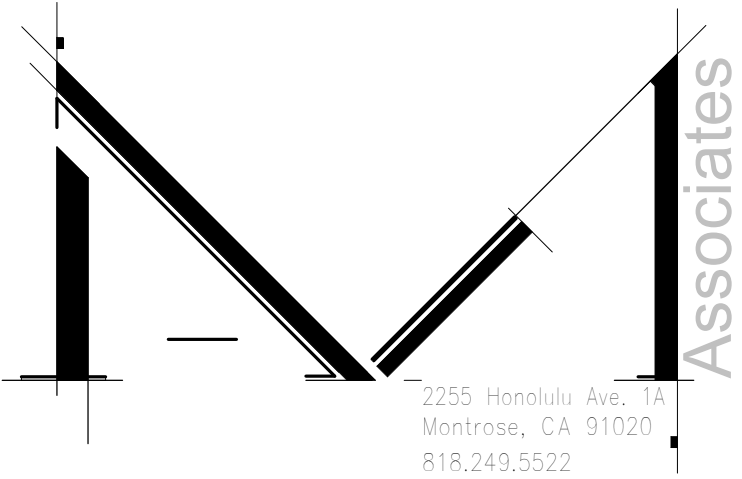
05. ALUMINUM AND GLASS GARAGE DOORS BY CLOPAY
AVANTE TYPE : BLACK ANODIZED



08. MODERN BOX LIGHT BY BEGA
BLACK METAL FINISH



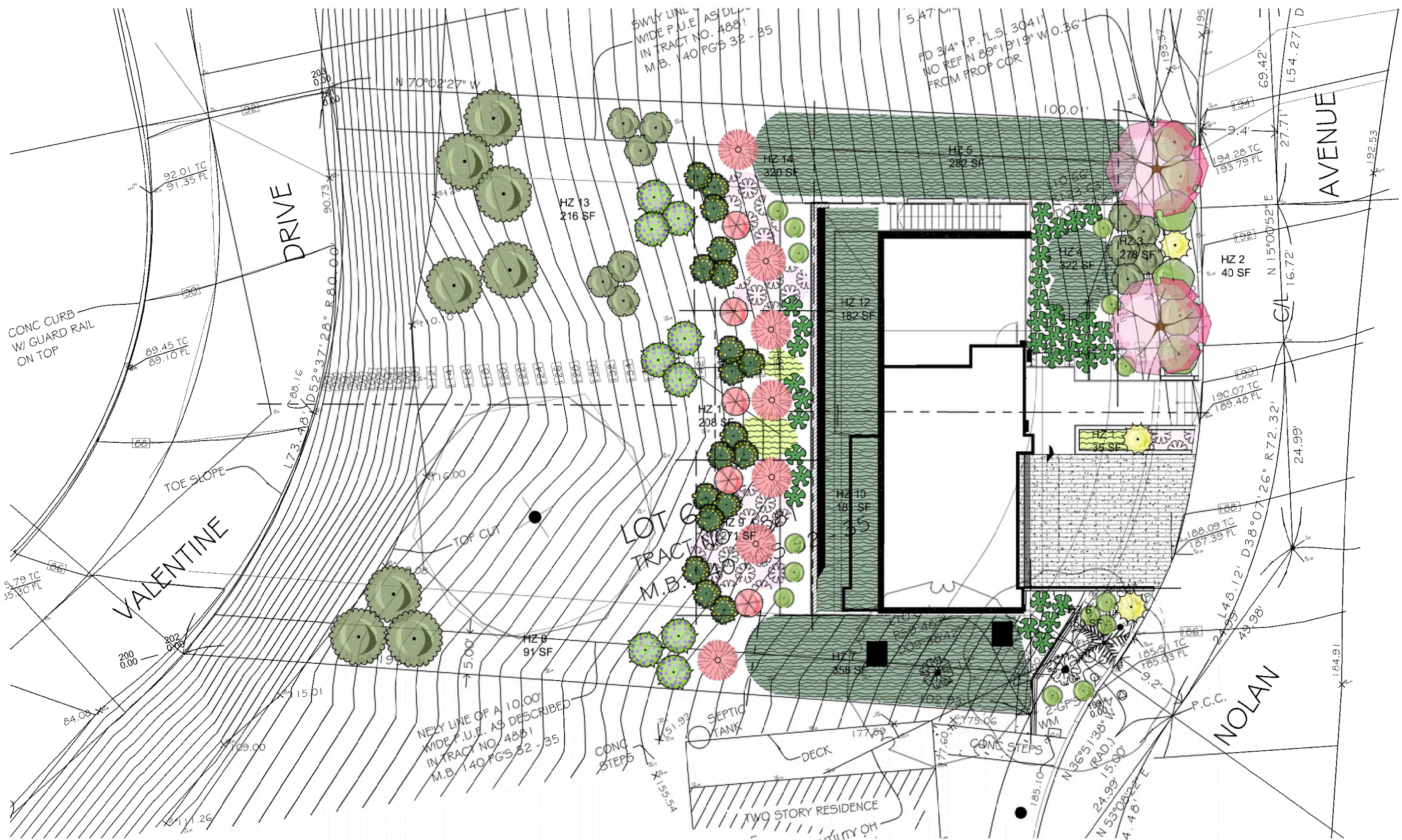
09. METAL MAILBOX BY CRATE&BARREL
BLACK-COATED MODERN WALL-MOUNT MAILBOX




















511 NOLAN

511 NOLAN AVE.
GLENDALE, CA 91202

MATERIAL BOARD



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONTAINER	SIZE @ PLANTING	SIZE @ MATURITY	WUCOLS	QTY	REMARKS	
	CER OCC	Cercis occidentalis / Western Redbud	24" box	6-8' H x 2-3' W	10-15' H x W	Low	2	Fire zone A + 10'	
	GRE SIL	Grevillea robusta / Silk Oak	---	---	---	---	1	Existing tree to remain	
	JAC MIM	Jacaranda mimosifolia / Jacaranda	---	---	---	---	1	Existing tree to remain	
	OLE EUR	Olea europaea / European Olive	---	---	---	---	1	Existing tree to remain	
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONTAINER	SIZE @ PLANTING	SIZE @ MATURITY	WUCOLS	QTY	REMARKS	
	ACA MOL	Acanthus mollis / Bear's Breech	5 gal.	1-2' H x W	3-4' H x 2-3' W	Mod	34	Fire zone A	
	AGA KAR	Agave attenuata Kara's Stripes / Kara's Stripes Foxtail Agave	5 gal.	1-2' H x W	2-4' H x 3-4' W	Low	3	Fire zone A	
	CAR ELI	Carpenteria californica Elizabeth / Elizabeth Bush Anemone	5 gal.	1-2' H x W	4-6' H x 3-5' W	Low	11	Fire zone A + 10'	
	CRA OVA	Crassula ovata / Large Jade Plant	5 gal.	1-2' H x W	3-6' H x 2-3' W	Low	14	Fire zone A	
	EUP STI	Euphorbia tirucalli Sticks on Fire / Sticks on Fire Pencil Tree	5 gal.	1-2' H x W	4-8' H x 3-5' W	VLow	5	Fire zone A	
	FRA CA3	Frangula californica / California Coffeeberry	5 gal.	1-2' H x W	6-8' H x W	VLow	8	Fire zone B	
	HES PAR	Hesperaloe parviflora / Red Yucca	5 gal.	1-2' H x W	3-4' H x 4-5' W	VLow	7	Fire zone A	
	PHL FRU	Phlomis frutescens / Jerusalem Sage	5 gal.	1-2' H x W	3-4' H x W	Low	18	Fire zone A	
	RIB VI2	Ribes viburnifolium / Evergreen Currant	5 gal.	1-2' H x W	3-4' H x 4-5' W	VLow	6	Fire zone A + 10'	
	SAL LEU	Salvia leucantha / Mexican Bush Sage	5 gal.	1-2' H x W	2-3' H x 3-5' W	Low	9	Fire zone A + 10'	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONTAINER	SIZE @ PLANTING	SIZE @ MATURITY	WUCOLS	SPACING	QTY	REMARKS
	ERI WAY	Eriogonum glaucum WR / Wayne Rodrick Seaside Daisy	1 gal.	<1' H x W	1' H x 1-2' W	Low	12" o.c.	172	Fire zone A
	MYO P12	Myoporum parvifolium Pink / Pink Trailing Myoporum	5 gal.	<1' H x 1-2' W	<1' H x 6-12' W	Low	48" o.c.	82	Fire zone A
	SED AN2	Sedum rupestre Angelina / Angelina Sedum	5 gal.	<1' H x W	<1' H x 1-2' W	Low	18" o.c.	28	Fire zone A

Soil in planting areas to be amended with Class I Forest Floor Mulch, available from C&M Topsoil, Inc., 818-899-5485

MWEO CALCULATIONS									
Maximum Applied Water Allowance (MAWA)									
MAWA= (Eto) x 0.62 x [(0.55 x LA)+(1 - 0.55 x SLA)]									
LANDSCAPE									
	(Eto)	AREA (LA)	ETAF			SLA	MAWA		
	43.7	2,934	0.55			0.00	43,721.59	GAL/YR	
Estimated Total Water Use (ETWU)									
ETWU=(Eto)*(0.62)*(PF*HA/IE+SLA)									
							ETWU		
							31,020.96	GAL/YR	
Hydrozone Table for Calculating ETWU									
Zone	Planting Description	Water Needs	PF	Irrigation Method	IE	ETAF (PF/IE)	Hydrozone Area (HA)	ETAF x HA	
1	GC/Succulents	Low	0.3	Drip	0.81	0.37	35	13	351.22
2	Trees	Low	0.3	Drip	0.81	0.37	40	15	401.39
3	Shrubs	Low	0.3	Drip	0.81	0.37	278	103	2,789.68
4	GC/Perennials	Low/Mod.	0.4	Drip	0.81	0.49	322	159	4,308.28
5	GC	Low	0.3	Drip	0.81	0.37	282	104	2,829.82
6	Per/Succ	Low/Mod.	0.4	Drip	0.81	0.49	150	74	2,006.96
7	Groundcover	Low	0.3	Drip	0.81	0.37	358	133	3,592.46
8	Shrubs	Low	0.3	Drip	0.81	0.37	91	34	913.17
9	GC/Shr/Succ	Low	0.3	Drip	0.81	0.37	271	100	2,719.43
10	Groundcover	Low	0.3	Drip	0.81	0.37	181	67	1,816.30
11	GC/Shr/Succ	Low	0.3	Drip	0.81	0.37	208	77	2,087.24
12	Groundcover	Low	0.3	Drip	0.81	0.37	182	67	1,826.34
13	Shrubs	Low	0.3	Drip	0.81	0.37	216	80	2,167.52
14	GC/Shr/Succ	Low	0.3	Drip	0.81	0.37	320	119	3,211.14
Sum					0.81	0.39	2,934.00	1144.94	31,020.96
Special Landscape Areas							A	B	
Sum							1.00	0	0
							1.00	0.00	0.00
								C	D
ETAF CALCULATIONS									
Regular Landscape Areas									
Total ETAF x Area				(B)	1144.94	All Landscape Areas			
Total Area				(A)	2934.00	Total ETAF x Area			
Average ETAF				(B / A)	0.39	Total Area			
						(A+C)			
						2934.00			
						Average ETAF			
						(B+D / C+ A)			
						0.39			

Hydrozone division

LEGAL DESCRIPTION
AIN: 5630-011-033
TRACT # 4881 LOT 68

General Notes

Green Building Notes
Performance Approach

TOTAL LANDSCAPE AREA:
2,934 sq. ft.

WATER SUPPLY TYPE:
GWP potable

A minimum 3-in. layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct-seeding applications when mulch is contraindicated.

For soils less than 6% organic matter in the top 6 in. of soil, compost at a minimum rate of 4 cu. yd. per 1,000 sq. ft. of permeable area shall be incorporated to a depth of 6 in. into the soil.

Recirculating water systems shall be used for water features.

I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans.

A Certificate of Completion shall be filled out and certified by either the signer of the landscape plans, the signer of the irrigation plans, or the licensed landscape contractor for the project.

For projects that include landscape work, the Landscape Certification, Form GRN 12, shall be completed prior to final inspection approval.
(State Assembly Bill No. 1881, 5.304.1)

I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package.

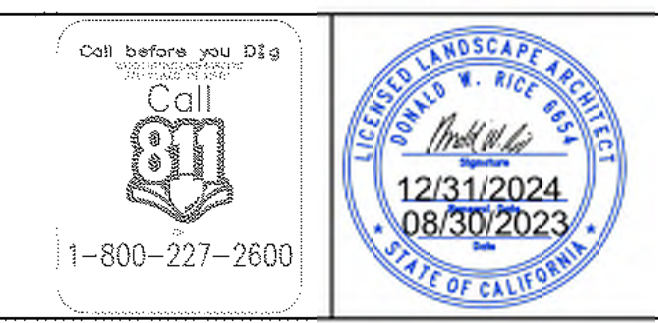
Signed: see stamp

Date: 08/30/2023

NOTES:
1. Refer to LID plans for LID and drainage systems.
2. If plant availability requires changes to the plant palette, please contact landscape architect for substitutions.

1	PRELIM REVISE	2023/08/16
No.	Revision/Issue	Date

Designed By:
HARMONY GARDENS
6620 Murieta Ave.
Van Nuys, CA 91405
818-617-9653
don@harmonygardens.net
harmonygardens.net

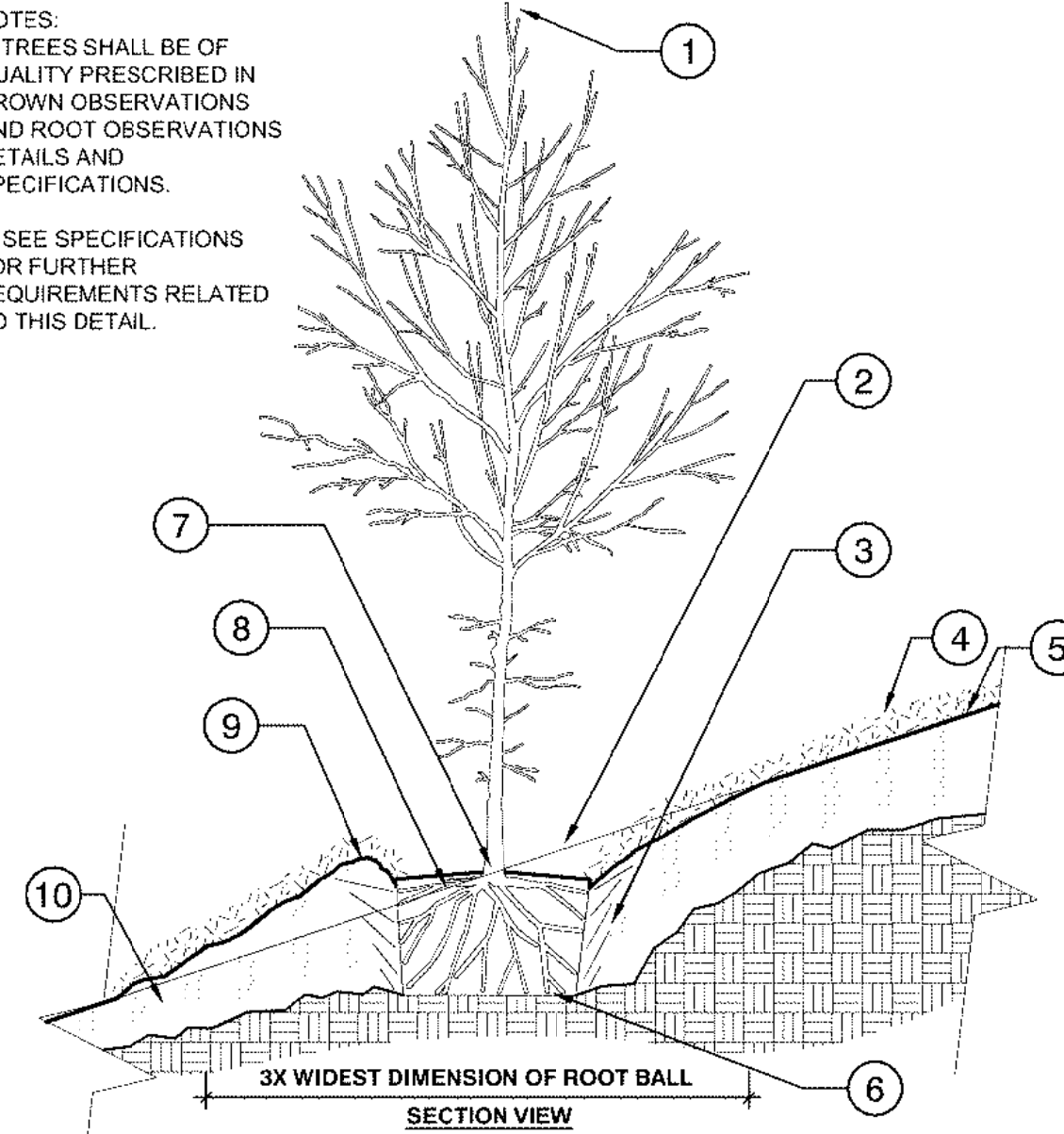


Client/Project:
ALAN KHATCHATOURIAN
879 W. MOUNTAIN ST. GLENDALE, CA 91202
(818) 237-7954 ALAN.INSURANCE@YAHOO.COM

511 NOLAN AVE.
GLENDALE, CA 91202

Project 511 Nolan Ave., Glendale	Sheet LANDSCAPE PLAN
Date 2023/08/30	
Scale 1/8" = 1'-0"	L1.1

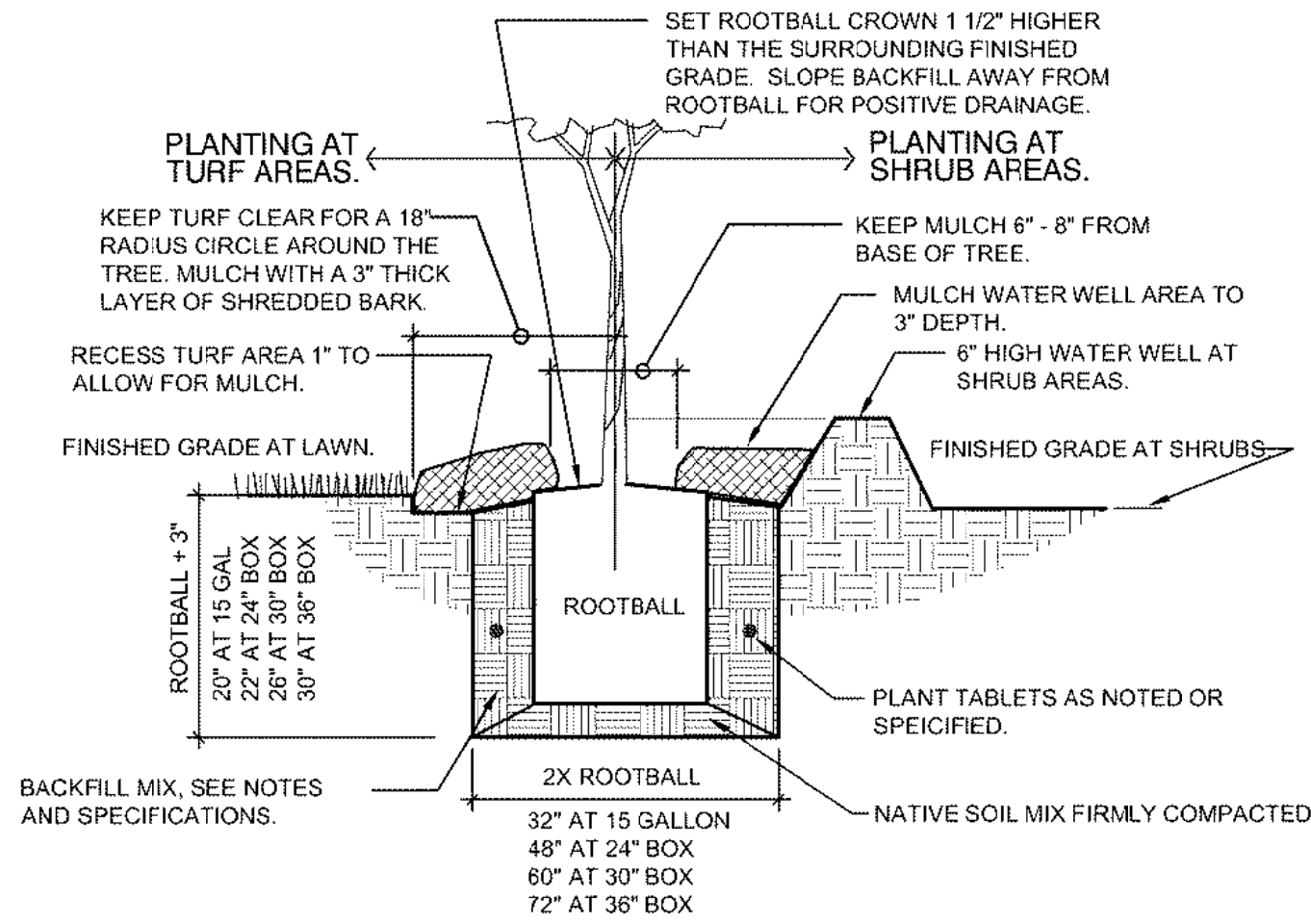
NOTES:
1- TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.
2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.



- 1 CENTRAL LEADER. (SEE CROWN OBSERVATIONS DETAIL).
- 2 ORIGINAL SLOPE SHOULD PASS THROUGH THE POINT WHERE THE TRUNK/BASE MEETS SUBSTRATE/SOIL.
- 3 PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
- 4 4" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (SEE SPECIFICATIONS FOR MULCH).
- 5 ORIGINAL GRADE.
- 6 BOTTOM OF ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.
- 7 TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE.
- 8 ROOT BALL MODIFIED AS REQUIRED.
- 9 ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CENTERED ON THE DOWNHILL SIDE OF THE ROOT BALL FOR 240". BERM SHALL BEGIN AT ROOT BALL PERIPHERY. SOIL DEPTH VARIES. (SEE SOIL PREPARATION PLAN).
- 10

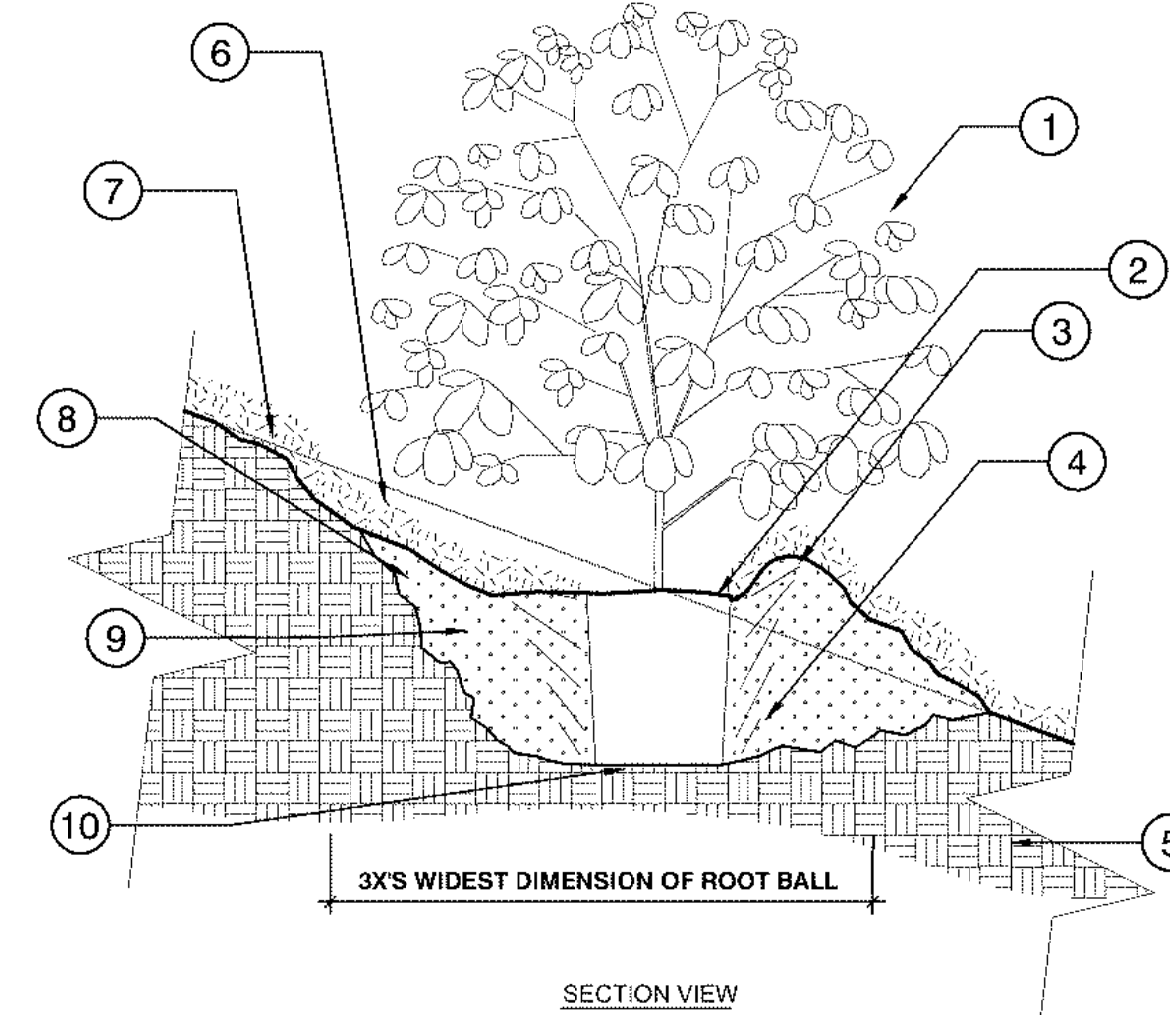
1 TREE ON SLOPE - UNMODIFIED SOIL SLOPE 5% (20:1) TO 50% (2:1)
1/2" = 1'-0"

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OPEN SOURCE FREE TO USE
FX-PL-FX-TREE-08



2 TREE PLANTING DOUBLE STAKE
1" = 1'-0"

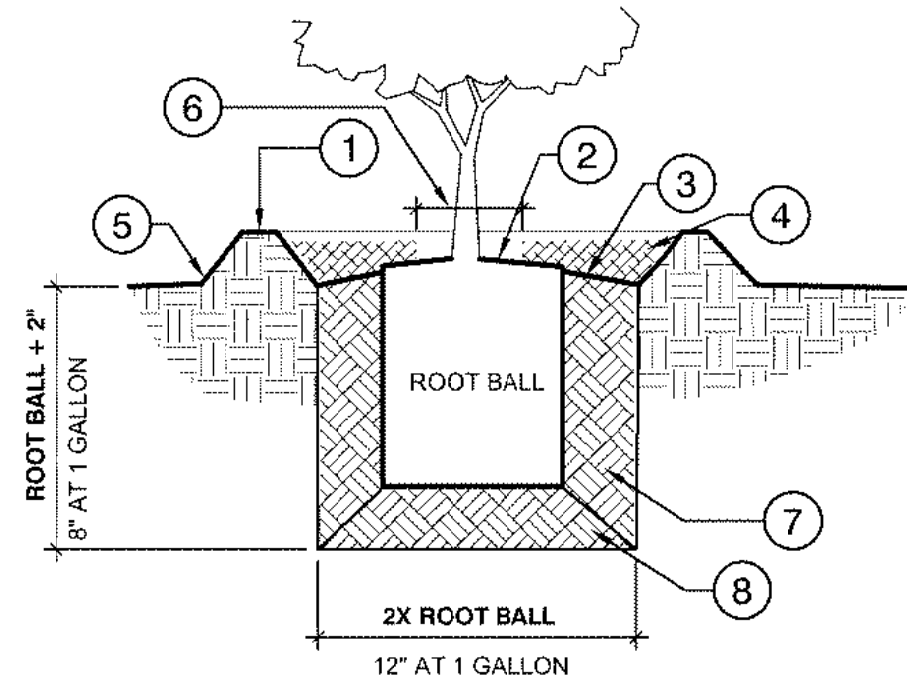
FX-PL-FX-TREE-11



- 1 SHRUB
- 2 ROOTBALL
- 3 ROUND - TOPPED SOIL BERM 4" HIGH AND 8"WIDE ABOVE ROOT BALL SURFACE SHALL BE CENTERED ON THE DOWNHILL SIDE OF THE ROOT BALL PERIPHERY.
- 4 PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE SHRUB. DO NOT OVER THE COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR THE WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
- 5 EXISTING SOIL
- 6 4" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (SEE SPECIFICATIONS FOR MULCH).
- 7 ORIGINAL SLOPE SHOULD PASS THROUGH THE POINT WHERE THE TRUNK MEETS SUBSTRATE/SOIL.
- 8 SLOPE SIDES OF LOOSENED SOIL.
- 9 LOOSEN THE SOIL. DIG AND TURN THE SOIL TO REDUCE THE COMPACTION TO THE AREA AND DEPTH SHOWN.
- 10 BOTTOM OF ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.

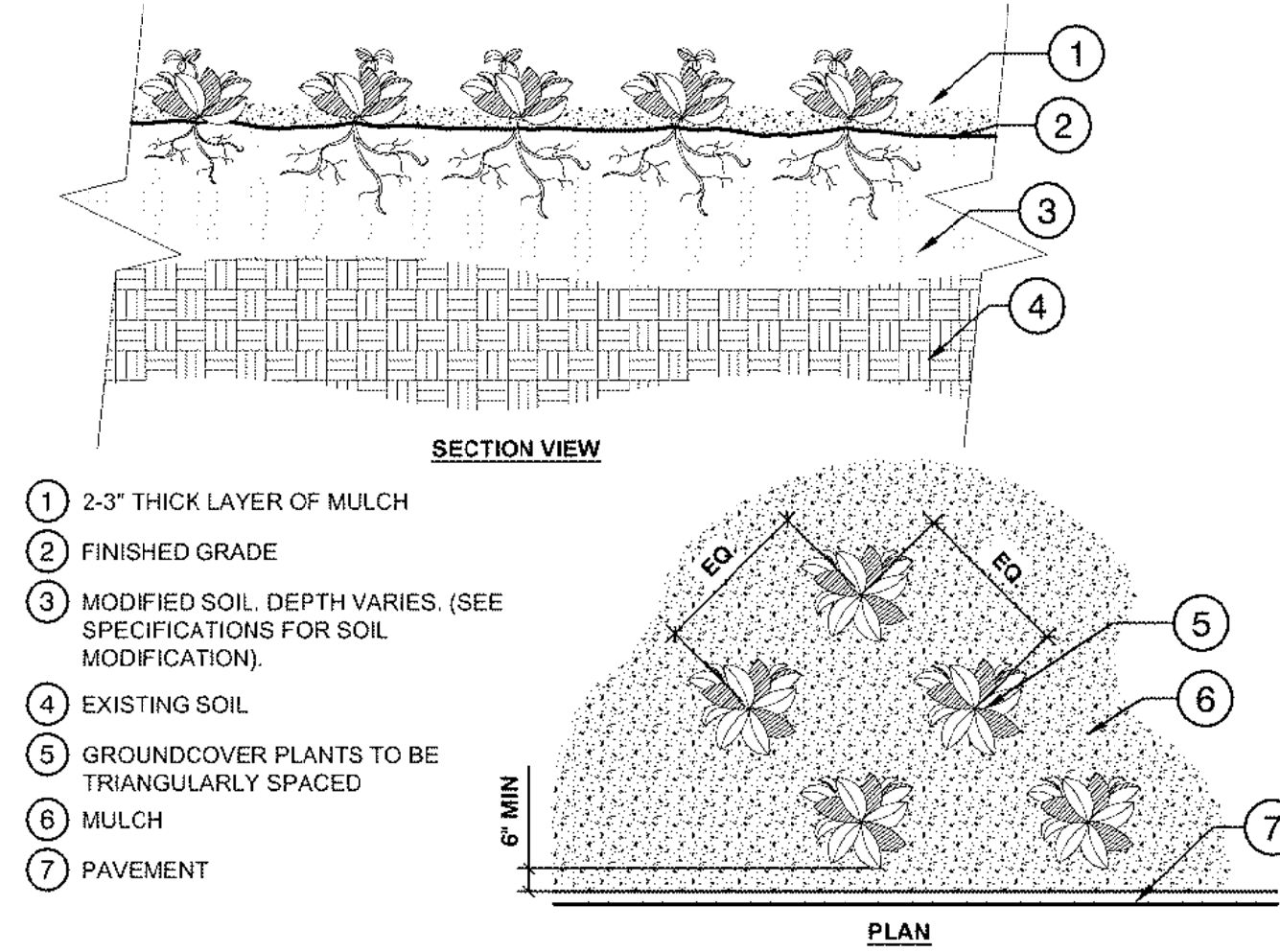
3 SHRUB ON SLOPE 5% (20:1) TO 50% (2:1) - UNMODIFIED SOIL
3/4" = 1'-0"

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FX-PL-FX-SHRB-02



4 SHRUB PLANTING
1" = 1'-0"

FX-PL-FX-SHRB-09



- NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2- SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

5 GROUNDCOVER
3/4" = 1'-0"

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE
FX-PL-FX-GROU-01

General Notes

Designed By:
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Client/Project:
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511 NOLAN AVE.
GLENDALE, CA 91202

Project
511 Nolan Ave., Glendale
Date
2023/08/30
Scale
PER DETAIL

Sheet
LANDSCAPE
DETAILS
L1.2

PLANTING SPECIFICATIONS

- Scope
- A. The Contractor shall furnish and install plant materials as indicated on the drawings and as specified. Planting shall be performed by personnel familiar with planting procedures and under supervision of a qualified planting foreman adjudged by the Landscape Architect to be capable of performing the class and scale of work contemplated.
- B. General Contractor of Owner shall supply to Landscape Contractor a grade condition of within 2% of 1 foot of finish grade.
- Inspections
- A. Inspections will be made by the Owner or Owner's Representative. Contractor shall be on the site when inspections are made. Request inspection by telephone at least two (2) working days in advance of date desired. Contractor will not be permitted to initiate the succeeding steps of work until he has received approval to proceed by the inspector.
- B. Contractor shall find out from the Owner or Owner's Representative if a soils test has been made and shall not begin work on the site until the results of such tests are know unless told otherwise by Owner. Contractor shall obtain soils test: and send report to Owner or Owner's Representative if no such test exists and pay all costs for such reports. Soil amendments and general backfill mixes listed below are for bid purposes only. Contractor will be responsible for providing mixes as specified based on the results of soil tests.
- C. Inspection is required for the following:
- When trees and other plant material are spotted for planting, but before planting occurs.
 - When planting and all other specified work has been completed.

MATERIALS

- A. Topsoil
- Existing soil on the site shall be used as topsoil for planting purposes insofar as possible, but shall be free of debris, oil, weeds, plaster, concrete, gasoline, paint, solvents, or other foreign matter. Contaminated soil shall be removed and replaced with acceptable existing soil or imported soil.
- B. Imported Topsoil
- Imported topsoil shall be fertile, friable, clean, sanitary, free of weeds, rocks, gravel, debris, and other deleterious matter. Soil shall contain sufficient quantities of available nitrogen, phosphorous, potassium, calcium, and magnesium to support normal plant growth.
 - Topsoil shall be subject to inspection at the source from which it is obtained before delivery, but such approval shall not impair the right of inspection and rejection at the site during delivery and progress of work. Rejected topsoil shall be removed immediately from the site.
 - Furnish the Owner or Owner's Representative with the following information 30 days prior to the importation of topsoil:
 - Specific location of topsoil source.
 - Contractor shall submit topsoil to soil testing Laboratory for conformance testing. Contractor shall have report sent to Owner or Owner Representative and shall pay all costs.
 - Contractor shall amend imported topsoil according to soil testing specifications.
- C. Soil Amendments (for bid purposes only): All planting areas shall be prepared by incorporating the following amendments:
- Amounts per 1,000 square feet:
- 100 lbs. of Gro-Power Plus
- 100 lbs. of Gypsum
- 3 cu. yd. nitrolized shavings or Organic Alternative:
- 3 cu. yd. of Organic (no sludge included) Compost
- D. Backfill
- Backfill shall be the following: (for bid purposes only):
 - 6 parts by volume site soil
 - 4 parts by volume nitrolized organic amendment
 - 5 lbs. Gro-Power Plus per cu. yd. of mix
 - Backfill for Succulents, Cacti, and other drought-tolerant plants shall be the following:
 - 6 parts coarse peat moss
 - 2 parts planter mix
 - 8 parts volcanic rock
 - 100 lbs. washed sand
 - 5 lbs. Gro-Power
 - Backfill for Palms shall be the following:
 - 100% coarse sand for at grade planting

- E. On-slab Planter mix shall be the following: 33% Peat moss 33% Vermiculite (coarse grade) 33% Sand plus nutrients and minerals (triple super phosphate, potassium sulfate, urea formaldehyde, lime, gypsum and iron sulfate). Contractor shall submit samples of the mix to soil testing laboratory for conformance testing. In addition, small amounts of the components (1 quart each bark and sand, 1 cup each of other ingredients) shall be delivered for lab to mix to specifications and compare. Contractor shall have report sent to Owner or Owner's Representative and shall pay all costs.

- Quality and size of all plants shall conform to the California Standard Grading Code of Nursery Stock and shall be No. 1 grade. Plants shall be vigorous, of normal growth, free from disease, insects, insect eggs and larvae. All plants shall equal or exceed the measurements specified in the plant list and be supplied from those sources indicated when a source is specified.
- Container stock shall have grown in containers for at least one year, but not over two years. Samples shall be shown to prove that no root bound conditions prevail. No container plants that have cracked or broken balls or earth when taken from containers shall be planted, except on special approval of the Owner or Owner's Representative
- Plants shall have been grown under climatic conditions comparable to those of the project site, unless otherwise specifically approved by the Owner or Owner's Representative.
- Nomenclature conforms to customary usage: For clarification, the term multi-trunk defines a plant having a minimum of three trunks and a maximum of five trunks of nearly equal diameter.
- Sod to be freshly cut and provided with minimum 3/4" thick root area and at least 9-12 months old. All sod to be protected from sun and wind drying while being shipped and prior to planting.
- Inspection: Plants shall be subject to inspection and approval by the Owner or Owner's Representative at the place of growth or upon delivery, for quality, size and variety. Such approval shall not impair the right of inspection and rejection at the site, during progress of work, for size and condition of ball or roots, latent defects or injuries. Rejected plants shall be removed immediately from the site.
- Certificate of Inspection: To accompany shipment of plant materials shall be furnished which may be required by Federal, State, County or other authorities.
- Identify each species and variety with a weatherproof label.

9. Protection: Plants shall be protected at all times from sun and drying wind, and shall be kept watered.
10. Nursery Order Placement: Place plant material order sufficiently in advance of planting to insure availability of plant materials and sizes specified.
11. Names of Plants and Standards: All plant materials shall conform to the standards as outlined by the Association of Nurserymen.
12. Substitutions will not be permitted without proof of the unavailability of any specifiedmaterial. In the event it is impossible to provide the quantities or varieties of plants specified, the Owner or Owner's Representative must be given notice in writing to submit a revised plant list. When substitutions are made, all requirements of the plant list shall be met, and in no case shall substitutions be made without approval of the Owner or Owner's Representative. The cost of substitute plants shall not exceed the original plants, except by the written approval of the Owner or Owner's Representative. Contractor may supply larger plants than those specified in the plant list at no additional cost, in which case, the root systems shall be proportional to the size of the component parts of the plants.
13. Verification of dimensions and quantities: All scaled dimensions are approximate. Before proceeding with any work, the Contractor shall carefully check and verify all dimensions and quantities, and shall immediately inform the Owner or Owner's Representative of any discrepancy between the drawings and/or specifications and actual conditions. No work shall be performed in any area where there is a discrepancy until Owner or Owner's Representative has given approval of it.

- F. Tree Ties: Corded rubber tree tie as approved by Owner or Owner's Representative.

- G. Tree Stakes: Tree stakes shall be black painted 1 1/2" Schedule 40 steel pipe (actual dimension) or as shown on detail.

- H. Wood bark mulch: Use 1/2" to 3/4" diameter wood bark. If not available in bulk quantity use bagged wood bark.

EXECUTION

Installation

- A. Commencement of Work
- The irrigation system shall have been installed and approved prior to soil preparation.
 - Within five days after notification by the Owner or Owner's Representative conduct operations continually to completion, unless weather conditions are unfavorable. All work shall conform to high standards of practice within the trade.
- B. Site clearance: Clean up and remove from the planting areas weeds and grasses, including roots, and any minor accumulated debris and rubbish before commencing work. Existence of major amounts of construction debris shall be called to the attention of the General Contractor or Owner for removal.
- C. Storage: Secure permission to store plants of the project site, and insure that they are protected from damage by sun, rain, wind and construction work.
- D. Weed Control
- All landscape areas to receive an application of Surflan 75W and Devrinol following manufacturer's instructions for rate, method and sequence with planting.
 - Application is to be made by licensed personnel.
 - Apply 1/2" to 1" water within two or three hours after applying this combination. This will incorporate the herbicides into the soil surface to control the susceptible weeds.
 - Equipment
 - Add the recommended rate of Surflan 75W and Devrinol to the spray tank during the filling operation. Apply in enough water to assure adequate coverage, 50 to 250 gallons per acre.
 - Use any properly calibrated low-pressure boom-type herbicide sprayer with 50-mesh or coarser screens in strainers, nozzles and suction units. Spray equipment shall provide vigorous bypass agitation during application.
 - Spray equipment shall be calibrated before use and checked frequently during application to insure a uniform spray pattern.
 - Caution
 - Harmful if swallowed or absorbed through the skin. Avoid contact with skin, eyes, and clothing. In case of contact, flush with water. Do not contaminate food.
 - Do not contaminate any body of water by direct application, cleaning of equipment or disposal of wastes.

E. Soil Preparation:

- No soil preparation work shall occur when moisture content is so great that excessive compaction will occur, not when it is so dry that dust will form in the air, or that clods will not break readily. Apply water if necessary to provide ideal moisture content for tilling and planting.
 - Prior to placing conditioners and fertilizer, scarify all planting areas, except slopes exceeding 2:1 to a depth of 12" below grade.
 - Grade all areas to be amended and lower, or fill areas not to grade.
 - Incorporate soil amendments into existing soil by means of a Rototiller to a depth of 6" using the soil amendments in MATERIALS paragraph (subsection C) thoroughly.
- F. Planting
- Position plants as indicated in drawings. Secure city approval of plant locations if required by local authority, or call Owner or Owner's Representative prior to planting for inspection. Before excavating pits, make necessary adjustments if indicated. The irrigation system shall be operable and tested prior to any planting.
 - Excavate pits with vertical sides for all plants. If hardpan or compacted soil is encountered, use a soil auger, digging-bar, or posthole digger to loosen soil and ensure drainage. Pits shall be twice the diameter and at a depth equal to the container or rootball. Dig 3-6 inches deeper around the edges of the hole's bottom to create a plateau of undug soil to support plant at proper depth. Where drainage is a problem, plant so the upper half of the root ball is above grade and add a ring of soil around root ball that gradually tapers down to the natural grade.
 - Remove plants from container and inspect root ball. Circling, matted, and kinked roots on outer surface should be trimmed away.
 - Refill holes with backfill mixture about halfway up the rootball. Soil amendments, if used, should generally not exceed 5% by volume. Tamp mixture around root ball. Water sufficiently to thoroughly settle backfill. Allow water to drain then fill remaining void with soil. Tamp firmly and water again to settle. Make impermanent basin and water plant immediately. The top of the root ball should sit 1 to 3 inches above soil grade.
 - Once a tree has been planted and thoroughly watered to settle soil, exposed soil to be covered with 2 to 3 in. wood mulch. Keep mulch 3 to 4 in. from the trunk.

6. After planting has been completed, double stake all trees, up to and including 24" box specimens, as follows:
- On-grade trees: place stake in prepared hole and drive stake one foot into solid ground. Plant tree as close to stake as possible without crowding roots. Fasten tree to stake in at least two places (preferably 6" below top of stake and 3 feet below first tie) using flat-woven polypropylene ¾", 900-lb. break strength tree ties. Tie trees loosely to permit crown to move 4 to 6 in. in the wind. Stakes shall be 1" - 2" (actual dimension) 10" lodgepole stake. Stakes should be place at right angles to prevailing winds. Install 24" below finish grade.
7. Finish grade all planting areas to a smooth and even condition making certain that no water pockets or irregularities remain. Remove and dispose of all foreign materials, clods and rocks over 1-1/2 inches in diameter. Final grade shall be one inch below existing walkways, sloping to drain to adjacent concrete or asphalt surfaces. drain swale or catch basins. Surface drainage shall flow away from all building foundations.
8. Groundcover shall be planted as specified in triangular configurations. After groundcover has been planted, water thoroughly.

- G. Wood Bark Mulch: Apply a minimum of 2" layer in all shrub areas without groundcover planting. Wood bark shall not be applied to groundcover areas.

H. Clean Up

- During the course of the work, remove surplus materials from the site and leave premises in a neat and clean condition.
- Clean up and remove all remaining debris and surplus materials upon completion of work, leaving the premises neat and clean.
- Remove all tags, labels, nursery stakes and ties from all plants.

MAINTENANCE

- A. After all work indicated on the drawings or herein specified has been completed, inspected and approved by the Owner or Owner's Representative, maintain all planted areas for a period of 90 days.
- B. During the maintenance period specified above, all plants and planted areas shall be kept well-watered at all times; weeds and grass shall be removed and disposed of, basins and depressions shall be maintained and cultivated and kept well formed around trees and shrubs; the water system will be maintained and repaired and the entire project shall be so cared for that a neat and clean condition will be presented at all times.
- C. The Contractor shall maintain a sufficient number of men and adequate equipment to perform the maintenance work herein specified from the time of planting until completion of the maintenance period and acceptance by the Owner.

GUARANTEE

- A. Within 15 days after notification by Owner, remove and replace all plant materials which for any reason fail to meet these requirements of the guarantee. All plant materials shall be the same as originally specified on the planting plan.
- B. All trees, shrubs, and plant material 15-gallon size and smaller shall be guaranteed for a period of 3 months; larger than 15 gallon shall be guaranteed for a period of one year. This includes replacement of material, which has been correctly maintained after final acceptance. This does not include replacement of material improperly maintained after final acceptance.

General Notes		
1	PRELIM REVISE	2023/08/16
No.	Revision/Issue	Date

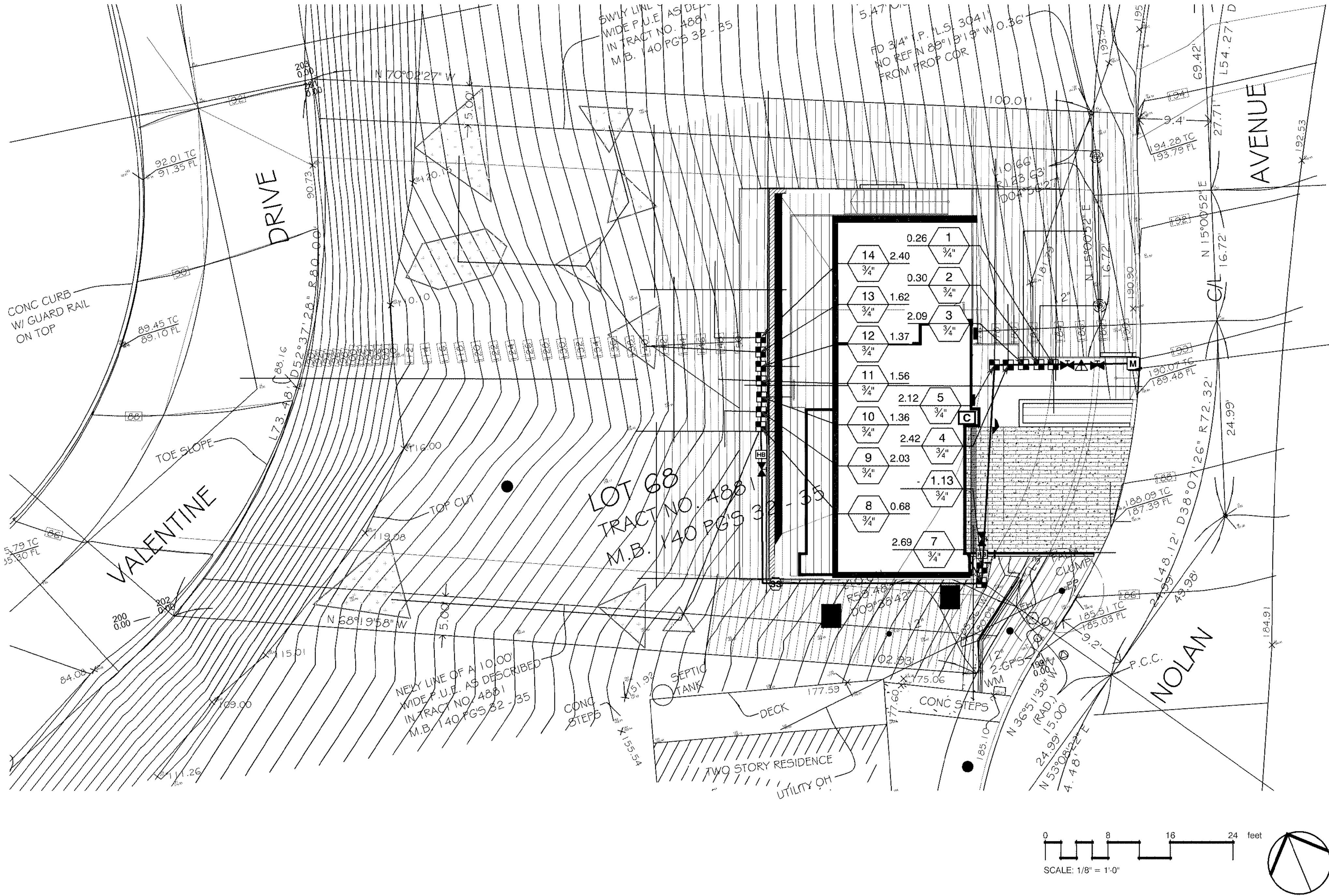
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511 NOLAN AVE.
GLENDALE, CA 91202

Project 511 Nolan Ave., Glendale	Sheet LANDSCAPE SPECIFICATIONS L1.3
Date 2023/08/30	
Scale N/A	



IRRIGATION SCHEDULING

WATER DURING PLANT ESTABLISHMENT:
SHRUB AND GROUND COVER SYSTEMS:
**10 MIN., 1X PER DAY,
FOR FIRST 10 DAYS**

SPRING WATERING AFTER PLANT
ESTABLISHMENT:
TREE, SHRUB AND GROUND COVER
SYSTEMS:
6 MIN, 3X PER WEEK

SUMMER WATERING AFTER PLANT
ESTABLISHMENT:
SHRUB AND GROUND COVER SYSTEMS:
10 MIN., 3X PER WEEK

FALL WATERING AFTER PLANT
ESTABLISHMENT:
TREE, SHRUB, AND GROUND COVER
SYSTEMS:
6 MIN, 3X PER WEEK

WINTER WATERING AFTER PLANT
ESTABLISHMENT:
SHRUB AND GROUND COVER SYSTEMS:
10 MIN., 2X PER WEEK

**ALL IRRIGATION SYSTEMS TO BE
OPERATED IN EARLY MORNING OR
IN THE EVENING.**

- AUTOMATIC CONTROLLERS SHALL BE SET TO WATER BETWEEN 5 PM AND 10 AM TO REDUCE EVAPORATION.
- A MINIMUM OF PVC SCHEDULE 40 OR EQUIVALENT SHALL BE USED FOR MAIN LINES AND UNDER DRIVEWAY AREAS, AND A MINIMUM OF PVC SCHEDULE 200 OR EQUIVALENT SHALL BE USED FOR LATERAL LINES.
- THE IRRIGATION SYSTEM MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.
- CONTRACTOR SHALL PROVIDE THE OWNER WITH A SET OF "AS-BUILT" PLANS.
- IT IS THE INTENT OF THE DRAWINGS TO SHOW A COMPLETE AND OPERATIONAL IRRIGATION SYSTEM. THE SYSTEM WAS DESIGNED BASED ON LANDSCAPE AND GRADING DRAWING IN EFFECT AT THIS TIME. ANY DISCREPANCIES, OMISSIONS, ERRORS, ETC., OF ON-SITE CHANGES DOES NOT RELIEVE THE IRRIGATION INSTALLER OF HIS RESPONSIBILITY TO PROVIDE A COMPLETE AND OPERATIONAL SYSTEM.
- IRRIGATION LINES, VALVES AND OTHER EQUIPMENT SHOWN IN PAVED OR PUBLIC AREAS ARE SCHEMATIC AND ARE FOR DIAGRAMATIC PURPOSES ONLY. LINES, VALVES, AND OTHER EQUIPMENT SHOWN IN PAVED OR PUBLIC AREAS ARE INTENDED TO BE LOCATED IN ADJACENT PLANTING AREAS.
- ALL LINES TRAVERSING HARDSCAPE TO BE PLACED IN CONDUIT UNDER PAVING.

IRRIGATION VALVE LEGEND							
VALVE NO.	PRESSURE	GPM	APP. IN./HR.	QTY.	SPACING	SUBTOTAL	TOTAL GPM
1	30	0.01	0.72	26	16"	0.26	0.26
2	30	0.01	0.72	30	16"	0.30	0.30
3	30	0.01	0.72	209	16"	2.09	2.09
4	30	0.01	0.72	242	16"	2.42	2.42
5	30	0.01	0.72	212	16"	2.12	2.12
6	30	0.01	0.72	113	16"	1.13	1.13
7	30	0.01	0.72	269	16"	2.69	2.69
8	30	0.01	0.72	68	16"	0.68	0.68
9	30	0.01	0.72	203	16"	2.03	2.03
10	30	0.01	0.72	136	16"	1.36	1.36
11	30	0.01	0.72	156	16"	1.56	1.56
12	30	0.01	0.72	137	16"	1.37	1.37
13	30	0.01	0.72	162	16"	1.62	1.62
14	30	0.01	0.72	240	16"	2.40	2.40

STATIC PRESSURE AT METER:
89-94 (+/- 7) PSI, per GWP 08/31/2023

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ACZ-075-40 3/4\"/> Drip control kit featuring a 3/4in. PGV-ASV valve, with 3/4in. HY075 filter system, and 40 psi pressure regulated. Flow range: 0.5 GPM to 15 GPM. With 150 mesh stainless steel screen.	14
	Hunter HDL-06-12-CV Drip Ring	2
	Area to Receive Drip Emitters Hunter HE-B Point Source Drip Emitter with Self Piercing Barb. Color coded emitters for flow rates of 0.5 GPH, 1.0 GPH, 2.0 GPH, 4.0 GPH, and 6.0 GPH. Can be inserted into 1/2in. and 3/4in. tubing and have pressure compensating from 15 PSI-50 PSI. Optional diffuser cap (HE) available. Emitter Notes: 65 emitters (3 assigned to each 5 gal. plant)	307.6 s.f. 72
	Area to Receive Dripline Hunter HDL-06-12-CV HDL-06-12-CV: Hunter Dripline w/ 0.6 GPH emitters at 12" O.C. Check valve, dark brown tubing with gray striping. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.	2,626 l.f.
	Hose Bibb owner to select location(s)	2
	Nibco Gate Valve Size per line	4
	Wilkins 600 Pressure Reducing Valve	1
	Hunter HCC-2400-M 24 Station Outdoor Wi-Fi enabled, full-functioning controller with touchscreen & two ICM-800 Module. Commercial Use. Metal Cabinet.	1
	Hunter Solar-Sync Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wired.	1
	Point of Connection 3" Glendale Water and Power	1
	Irrigation Lateral Lins: PVC Schedule 40	279.8 l.f.
	Irrigation Mainline: PVC Schedule 40	116.1 l.f.
	Valve Callout # Valve Number # Valve Flow # Valve Size	

IRRIGATION EQUIPMENT SHOWN ON THIS PLAN IS SCHEMATIC AND LOCATIONS ARE APPROXIMATE. PLACEMENT TO BE DETERMINED AT INSTALLATION IN CO-ORDINATION WITH OWNER.

NOTES:

- Pressure-regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.
- Check valves or anti-drain valves are required on all sprinkler heads where low-point drainage could occur.
- Recirculating water systems shall be used for water features.
- Refer to LID plans for LID and drainage systems.

LEGAL DESCRIPTION
AIN: 5630-011-033
TRACT # 4881 LOT 68

General Notes

Green Building Notes Performance Approach

Pressure-regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.

Check valves or anti-drain valves are required on all sprinkler heads where low-point drainage could occur.

Recirculating water systems shall be used for water features.

Locks shall be installed on all publicly accessible exterior faucets and hose bibs.

Plumbing contractor to install stub line for rooftop and upper floor irrigation.

A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.

An irrigation audit report shall be completed at the time of final inspection.

I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans.

A Certificate of Completion shall be filled out and certified by either the signer of the landscape plans, the signer of the irrigation plans, or the licensed landscape contractor for the project.

For projects that include landscape work, the Landscape Certification, Form GRN 12, shall be completed prior to final inspection approval. (State Assembly Bill No. 1881, 5.304.1)

I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package.

Signed: see stamp

Date: 08/30/2023

1	PRELIM REVISE	2023/08/16
No.	Revision/Issue	Date

Designed By:
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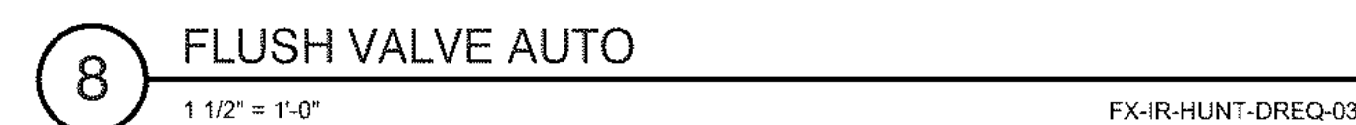
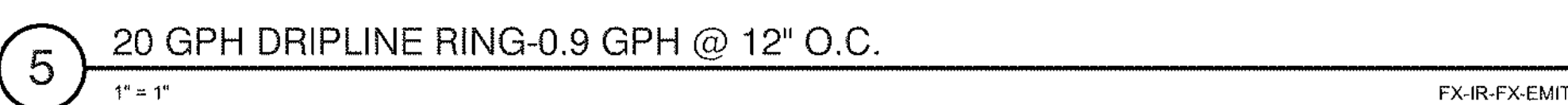
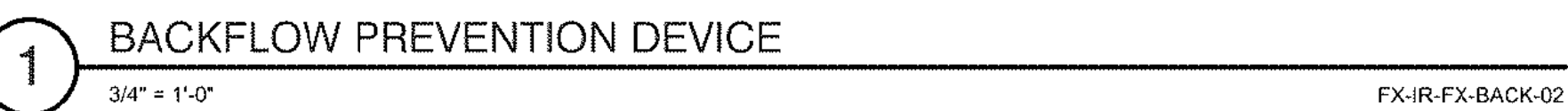
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511 NOLAN AVE.
GLENDALE, CA 91202

Project
511 Nolan Ave., Glendale
Date
2023/08/30
Scale
1/8" = 1'-0"

Sheet
IRRIGATION
PLAN

L2.1



Project 511 Nolan Ave., Glendale	Sheet IRRIGATION DETAILS L2.2
Date 2023/08/30	
Scale PER DETAIL	

IRRIGATION SPECIFICATIONS

GENERAL

Scope

- A. Include furnishing all labor, materials and equipment required to provide and install the irrigation system specified herein and required to complete the work per the plans. Contractor shall test water pressure to verify adequacy and inform Owner or Owner's Representative prior to irrigation system installation.
- B. Scope includes backfilling and recompacting soil equal to adjacent undisturbed soil.
- C. Owner shall provide a rough grade within 2% of 1 foot of finish grade prior to commencement of irrigation work.
- D. The Irrigation Contractor shall be familiar with site conditions and shall coordinate work with General Contractor and other subcontractors for locating pipe sleeves through walls, under paving and coordinate with mechanical and electrical subcontractors for water and electrical supplies.
- E. Water supply provided for by Owner.
- F. Manual shut-off valves shall be required, as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency or routine maintenance.

Requirements of regulatory agencies

- A. Comply with all local and state codes, ordinances, safety orders and regulations of all legally constituted authorities having jurisdiction over this work.
- B. Obtain and pay for all plumbing permits and all inspections required by authorities stated above.
- C. Notify the Landscape Architect in the event any equipment or methods indicated on the drawings or in specifications conflicts with local codes, prior to installation. In the event this notification is not performed, the Contractor must assume full responsibility for revisions necessary.

Submittals

- A. As-built Record Drawings:
- The contractor shall maintain a complete and accurate set of "as-built" drawings. These drawings shall be kept up with the progress of the work. The Owner shall furnish a set of drawings on which to record "as-built" conditions.
 - The Contractor shall indicate clearly and correctly work installed differently from the shown on the contract drawings. By dimensioning from two permanent points of reference, show connection to existing water lines, gate valves, pressure supply pipe, control valves and control wiring.
- B. Operations and Maintenance Manuals:
- Prepare and deliver to the Owner within ten days by calendar prior to completion of construction, all required and necessary descriptive material in complete detail and sufficient quantity, properly one bound copy of the operation and maintenance manuals. The manual shall describe the material installed and shall be in sufficient detail to permit operating personnel to understand, operate and maintain all equipment. Spare parts lists and related manufacturer information shall be included for each equipment item installed. Each complete, bound manual shall include the following information:
 - Index sheet stating Contractor's address and telephone number.
 - Duration of guarantee period.
 - List of equipment with names and addresses of local Manufacture Representative.
 - Complete operating and maintenance instructions on all major equipment.
 - In addition to the above maintenance manuals, provide the maintenance personnel and Owner with instructions for major equipment

Drawings

- A. For purposes of legibility, sprinkler lines are essentially diagrammatic. Although size and location of sprinkler equipment are drawn to scale wherever possible, make use of all data in all of the contract documents and verify this information at the construction site. The work shall be installed in such a manner as to avoid conflicts between irrigation systems, planting and architectural features.
- B. Irrigation lines shown adjacent to planter shall be located in planters. Wherever possible, locate lines in same trench.

MATERIALS

Materials to be furnished:prior to final inspection the Contractor shall furnish the following materials to the Owner:

- Two wrenches for disassembling and adjusting each type of sprinkler head supplied.
 - Two keys for automatic controller.Materials and Equipment
- A. All irrigation equipment shall be new and unused prior to installation, shall conform to the Irrigation Plan and Legend, and as specified. No substitution shall be allowed without prior written approval of Owner.
- B. Equipment or materials installed or furnished without the prior approval of the Owner or Owner's Representative may be rejected and such materials removed from the site at no expense to the Owner.

Plastic Pipe and Fittings

- A. All fittings shall be injection molded Schedule 80 of an approved PVC fitting compound featuring high tensile strength, high chemical resistance, and high impact strength. In terms of the current ASTM Standard D-1784-69, the compound must meet the requirements described in cell classification 13454B. Where threads are required in plastic fittings, these shall be injection molded also. All tees and ells shall be side galed.
- B. All threaded nipples exposed above grade shall be gray in color.
- C. All pipe and fittings shall be as manufactured by Lasco Co., pacific Western or S.M. or approved equal.
- D. Solvent weld pipe shall be extruded of an improved P.V.C. virgin pipe compound featuring high tensile strength, high chemical resistance, and high impact strength. In terms of the current ASTM Standard D-1784, or D-2241, this compound shall meet the requirements of cell classification 12454B for pipe. This compound must have a 2,000 p.s.i. hydrostatic design stress rating.
- E. All supply lines up to 2" diameter shall be Schedule 40 PVC. PVC lines to be manufactured by GSR, Johns Manville, Pacific Western Cleanese or approved equal.

Automatic Controller, Electrical

- A. Automatic controller shall be fully automatic in operation and shall be capable of operating the number of stations of remote-control valves as noted on the drawing.
- B. Controller shall be wall-mounted type (see plan), with a heavy duty watertight case and locking, hinged cover.
- C. Controller compounds shall be fused and chassis grounded.
- D. Controller shall be equipped with an approved on and off switch for 115-volt service and electrical outlet, located inside housing.
- E. The exact location of the controller shall be determined as noted on drawings and verified with Owner. The Irrigation Contractor will be responsible for coordinating the electrical service to this location. In the event a conflict prevents this coordination, the Landscape Architect shall be notified immediately.
- F. Electrical power and connections including 1-1/2" conduit sleeve, to automatic controller as per manufacturers specifications.

Remote Control Valves, Electrical

- A. Valve shall be spring-loaded, packless diaphragm activated type with brass or plastic body as specified on drawings.
- B. Valve shall be capable of being operated in the field without electricity at the controller, by a bleeder valve.
- C. Valve shall be installed in shrub area whenever possible and installed according Manufacturer's instructions.

Wiring, Low Voltage

- A. Unless otherwise specified, connections between the controller and remote-control valves shall be made with direct burial AWG-UF type wire, installed in accordance with valve manufacturer's wire chart and specifications.
- B. Wiring shall occupy the same trench and shall be installed along the same route as the pressure supply lines wherever possible, and shall be installed before pressure line whenever possible.
- C. Where more than one wire is placed in a trench, the wiring shall be taped together at intervals of 10 feet.
- D. Sizing of wire shall be according to manufacturer recommendations, in no case less than #14 in size.
- E. Use a continuous wire between controller and remote-control valves. Under no circumstances shall splices exist without prior approval. Any splices allowed shall be installed in an approved box.
- F. All splices shall be made using Scotch Lok Unipack waterproof sealing packets, Pen-Tite Connectors, or approved equal. An expansion loop of 12 inches shall be provided at each wire connection and/or directional turn.
- G. Ground wires shall be white in color.

EXECUTION

- A. The contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences or discrepancies in equipment usage or area dimensions exist that might not have been considered in the engineering. Such obstructions or differences shall be brought to the attention of the Owner or Owner's Representative. In the event this notification is not performed, the Contractor shall assume full responsibility.
- B. Before starting work on sprinkler system, carefully check all grades to determine that work may safely proceed, keeping within the specified material depths.
- C. The installation of all sprinkler materials, including pipe, shall be coordinated with the landscape drawings to avoid interfering with the trees, shrubs, or other planting.
- D. Layout sprinkler heads and make any minor adjustments required due to difference between site and drawings. Any such deviations in layout shall be within the intent of the original drawings, and without additional cost to the Owner. When directed by the Owner or Owner's Representative the layout shall be approved before installation. Check valves to prevent drainage of sprinklers through lowest head shall be installed on every sprinkler head at a lower elevation than the control valve.
- E. Contractor shall verify location of Controller. Contractor shall supply and install a rechargeable battery for controller back up, per manufacturer's instructions.
- F. All piping or equipment shown diagrammatically on drawing outside of planting areas shall be installed inside planting area whenever possible.
- G. Sprinklers with adjustable flow rate nozzles shall be adjusted by fully opening the sprinkler furthest from the control valve. The manual adjustment of the control valve shall be opened slightly to obtain a 12" high spray at the sprinkler mentioned above. After this condition has been met, all other sprinklers in the section shall be adjusted for equal height sprays, regulating the control valve as required to maintain this condition. With a pressure gauge on the sprinkler first opened, the control valve shall be adjusted to obtain the catalog rated pressure for the sprinkler installed. Individual heads shall be rotated and adjusted as required to keep sprays within the areas of lawn or shrubbery.

INSTALLATION

- A. Water Supply: Connections shall be made to the water meter or existing pipe as shown at approximate location on drawings or to point of connection. Minor changes caused by actual site conditions shall be made without additional cost to Owner.
- B. Assemblies:
- Routing of pressure supply lines as indicated on drawings is diagrammatic.
 - All plastic threaded pipe and fittings shall be assembled using Teflon tape or equivalent, applied to the male threads only.
 - Install all assemblies on a swing joint connection.
- C. Line Clearance: All lines shall have a minimum clearance of 4 inches from each other and 6 inches from lines of other trades. Parallel lines shall not be installed directly over one another.
- D. Trenching:
- Dig trench and support pipe continuously on bottom of ditch. Shake pipe in trench to an even grade. Trenching excavation shall follow layout indicated on drawings and as noted. Where lines occur under paved areas, these dimensions shall be considered below subgrade.
 - Provide minimum cover of 18 inches for all pressure supply lines 2 1/2" and smaller.
 - Provide minimum cover of 18 inches for all control wires.
 - Provide minimum cover of 12 inches for all other non-pressure lines.
- E. Paved Areas:
- Coordinate installation of sleeves under paved areas with General Contractor.
 - If the only piping installed is over 20 feet long, pressure testing is required for that section at the time of installation. Upon completion of piping installation, the entire system must be tested.
- F. Backfilling:
- Backfill for trenching shall be compacted to a dry density equal to the adjacent undisturbed soil, and shall conform to the adjacent grades without dips, sunken areas, humps or other irregularities. Initial backfill on all lines shall be of a fine granular material with no foreign matter larger than 1/2" size.
 - Trenches shall be backfilled promptly after the open trench inspection.

G. Flushing the System:

- After all new sprinkler pipe lines and risers are in place and connected, all necessary diversion work has been completed, and prior to installation of sprinkler heads, the control valves shall be opened and a full head of water used to flush out the system.
 - Sprinkler heads shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the Owner's Representative.
- H. Sprinkler Heads:
- Install sprinkler heads as designated on the drawings.
 - Spacing of heads shall not exceed the maximum indicated on the drawings. In no case shall the spacing exceed the maximum recommended by the manufacturer.
 - Sprinkler heads in lawn or turf areas shall be elevated to a minimum of 3 inches above grade. Heads along curbs, walks, paving, etc., shall be placed 1/2 inch above finish grade or coordinated with adjacent shrub heights. adjust sprinkler heads within ten days after notification by Owner.

Adjusting the System

- A. Adjust valves, alignment and coverage of all sprinkler heads.
- B. If it is determined that adjustments in the irrigation equipment or nozzle changes will provide proper and more adequate coverage, make all necessary changes, without additional cost to the Owner, prior to any planting.
- C. The entire system shall be operating properly before any planting operations commence.

Irrigation System Coverage Test

- A. When the sprinkler system is completed, determine if the water coverage of planting areas is complete and adequate. Furnish all materials and perform all work required to correct any inadequacies of coverage due to deviations from plans. This test shall be accomplished when planting is complete.

Clean-up and Repair

- A. Upon completion of the work, make the ground surface level, remove excess materials, rubbish, debris, etc., and remove construction and installation equipment from the premises.

Inspection of Work

- A. Installations and operations must be approved by owner.
- B. Prior to commencing work, the Contractor shall arrange a meeting with the Owner, at which time the Contractor will be informed of specific inspections required and the method of calling for such inspections as the individual work is completed.
- C. In no event shall the Contractor cover up or otherwise removes from view any work under this contract without prior approval of the Owner. The Contractor at his expense shall open any work covered prior to inspection to view.
- D. All hydrostatic tests shall be made only in the presence of the Landscape Architect, or other duly authorized representative of the Owner. No pipe shall be backfilled until it has been inspected, tested, and approved in writing.
- E. All pressure supply lines shall be tested under hydrostatic pressure of 150 pounds per square inch for a period of two hours.
- F. Upon completion of the project, the Contractor shall transfer all information concerning the dimensions to a clear set of transparency prints of the drawings. The changes and dimensions shall be recorded in a legible and workmanlike manner to the satisfaction of the Owner. The Contractor shall, for this purpose, procure from the Owner a copy of the piping layout to mark all as-built dimensions and work that differs from the original plans.
- G. Contractor shall instruct Owner on use of Irrigation controller. Contractor shall consult with Owner and Landscape Architect to establish appropriate watering program for the site.
- Guarantee**
- A. The entire sprinkler system shall be guaranteed for one year by the Contractor as to material and date of final acceptance of the work.
- B. Should any trouble develop within the specified guarantee period due to inferior or faulty material and/or workmanship, the trouble shall be corrected without delay by the Contractor to the satisfaction and at no expense to the Owner.
- C. Any and all damage to rainwater drains, water supply lines, gas lines and/or other service lines shall be repaired and made good by the Contractor at no extra cost to the builder. It is the responsibility of the Contractor to be aware of the location of all utilities or other permanent or non-permanent installations and to protect these installations from any damages whatsoever.

General Notes		
1	PRELIM REVISE	2023/08/16
No.	Revision/Issue	Date

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Project 511 Nolan Ave., Glendale	Sheet IRRIGATION SPECIFICATIONS L2.3
Date 2023/08/30	
Scale N/A	