CITY OF
SIERRA MADRE

STAFF REPORT

PLANNING & COMMUNITY PRESERVATION

DATE: February 24, 2026

TO: Honorable Mayor and City Council

FROM: Clare Lin, Planning & Community Preservation Director
By: Aleks Giragosian, City Attorney
Joshua Wolf, Senior Planner

SUBJECT: **Resolution No. 26-14 and Appeal of the Planning Commission's Decision to Approve a Design Review Permit (DRP 25-02) for The Meadows at Bailey Canyon Project**

RECOMMENDATION

It is recommended the City Council adopt Resolution No. 26-14 approving Design Review Permit 25-02, related to The Meadows at Bailey Canyon project.

SUMMARY

On January 15, 2026, the Planning Commission approved a Design Review Permit (DRP 25-02) for The Meadows at Bailey Canyon Project (the Project), pursuant to Planning Commission Resolution No. 26-01. In accordance with Sierra Madre Municipal Code section 17.60.120, the resolution of the Planning Commission shall become effective on the tenth business day, or February 2, 2026, unless within such time an appeal is filed in writing or the City Council makes a call for review. On January 29, 2026, non-applicant appellant Philip Yao filed an appeal of the Planning Commission's decision.

PROCEDURE

Sierra Madre Municipal Code Section 17.66.070 provides procedures for appeals. In accordance with these procedures, the City Council scheduled a Public Hearing (Hearing) for the appeal on the first available regular meeting of the City Council, February 24, 2026. The Hearing shall be conducted de novo. During this Hearing, the City Council shall consider all pertinent materials, including all documents constituting the administrative record. At the Hearing, all exhibits, notices, petitions and other papers and documents on file with the Planning Commission will be presented. At the Hearing, any party or person may appear in person or by agent or attorney to provide testimony.

Following an appeal Hearing, the City Council may remand the matter to the Planning Commission for further consideration or may affirm in whole or in part, modify, or reverse the decision appealed. If the City Council does not remand the matter to the Planning Commission, it shall make the findings prescribed for a design review permit. The City Council decision shall be made within thirty (30) days of the Hearing date, or March 26, 2026. The City Clerk shall mail notice of the City Council decision to the applicant and to the appellant within five business days after the date of the decision.

This project is subject to a limited number of hearings because it qualifies as a "housing development project" pursuant to Government Code Section 65905.5. The Planning Commission conducted one public hearing and approved the project at the first hearing. This Public Hearing for the appeal of the Planning Commission's decision constitutes the second of five available public hearings.

ANALYSIS

The appeal application articulates five separate reasons for the appeal:

> 1) "The Eaton Canyon fire of 2025 substantially altered site soils, hydrology, and fire behavior within a VHFHSZ (Very High Fire Hazard Severity Zone), and the CEQA Environmental Review is inadequate due to the changed circumstances."
>
> 2) "The Planning Commission' findings that the project's height, bulk, scale, mass, and siting are compatible with the existing neighborhood, landforms, and surroundings is not supported by substantial evidence in the record and is therefore erroneous and an abuse of discretion."
>
> 3) "The finding fails to adequately address consistency with the Sierra Madre General Plan and design review standards emphasizing preservation of the neighborhood character, open space, and visual harmony."
>
> 4) "The CEQA analysis of aesthetic and visual impacts (including potential effects on historical or character-defining resources) is inadequate, rendering the compatibility finding unsupported."
>
> 5) "I was denied proper notice, in violation of applicable open-meeting and procedural requirements."

Each reason for the appeal is analyzed in turn.

No Supplemental EIR or Subsequent EIR is Necessary Following the Eaton Fire

The City may not reconsider the adequacy of a certified EIR, unless specific events transpire. Public Resources Code section 21166 states, "When an environmental impact report has been

prepared for a project pursuant to this division, no subsequent or supplemental environmental impact report shall be required by the lead agency or by any responsible agency, unless one or more of the following events occurs:

> (a) Substantial changes are proposed in the project which will require major revisions of the environmental impact report.
>
> (b) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions in the environmental impact report.
>
> (c) New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available."

Article 11 of the CEQA Guidelines establishes three different types of reporting following an EIR. The first is a "Subsequent EIR", which is triggered by those factors listed above in Public Resources Code Section 21166. (14 CCR 15162.) The second is a "Supplemental EIR" which may be prepared where one of the subsequent EIR conditions are satisfied and, "Only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation." (14 CCR 15163(a).) The third is an "Addendum to an EIR" which, "The lead agency or a responsible agency shall prepare … if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." (14 CCR 15164.)

Courts generally defer to a City's determination to prepare a Subsequent EIR, Supplemental EIR, or an Addendum to the EIR so long as the City can demonstrate substantial evidence to support the decision. (*Citizens Against Airport Pollution v. City of San Jose* (2014) 227 Cal.App.4th 788 (2014).) Courts have explained that, "section 21166 comes into play precisely because in-depth review has already occurred, the time for challenging the sufficiency of the original EIR has long since expired, and the question is whether circumstances have changed enough to justify repeating a substantial portion of the process (*Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301)."

"Thus, while section 21151 is intended to create a 'low threshold requirement for preparation of an EIR' [citation], [section 21166] indicates a quite different intent, namely, to restrict the powers of agencies 'by prohibiting [them] from requiring a subsequent or supplemental environmental impact report' unless the stated conditions are met. [Citation.]"(*Bowman v. City of Petaluma* (1986) 185 Cal.App.3d 1065, 1073–1074.) CEQA's subsequent review provisions are "designed to balance CEQA's central purpose of promoting consideration of the environmental consequences of public decisions with interests in finality and efficiency." (*Friends of College of San Mateo Gardens v. San Mateo County Community College Dist*. (2016) 1 Cal.5th 937.)

On September 27, 2022, the City Council certified the EIR for the Project. The Eaton Fire occurred in January 2025 and burned a number of homes near or adjacent to the Project. Portions of the field within the Project site also burned. The appellant argues that the Eaton Fire substantially altered the soils, hydrology, and fire behavior within the northern half of the City, and, for that reason, the Project's certified EIR is inadequate due to "the changed circumstances."

Section 4.7 of the certified EIR analyzed soil geology, including issues regarding compaction, stability, and collapse. The applicant's appeal does not articulate and City staff is not aware of any substantial change or new information that undermines the analysis in the certified EIR. No soil testing for contaminants was completed as part of the EIR.

Section 4.9 of the certified EIR analyzed hazards and hazardous materials. That section analyzed a number of different environmental topics, including, "Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment" and, "Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?" While hazardous materials following a fire are not directly addressed in the EIR, the discussion in the section relates to such hazardous materials generally.

The City is aware of soil contamination on parcels with burnt structures. The City has been working with the Federal Emergency Management Agency (FEMA), the Army Corp. of Engineers, and Los Angeles County's Department of Public Health (LACDPH) to remediate soil contamination. But the Project site does not have a burnt structure, and the City is not aware of a presumption of contamination on sites adjacent to parcels with burnt structures. If such a presumption were adopted, it could have broad application to many other potential private developments throughout the City. For that reason, the City did not recommend the Planning Commission mandate the preparation of a Subsequent EIR or Supplemental EIR.

Regardless of any presumption, in May 2025, the City decided to mandate soil testing as a condition of the Project's grading permit to ameliorate residents' concerns regarding potential recontamination. The City decided to condition the soil test and any potential remediation on the approval of a grading permit because the grading permit is the first major step in any development and has the greatest impact on soil disturbance.

Following the Planning Commission's approval, the applicant performed soil testing on the site and developed a soil management plan dated January 27, 2026. According to the soil management plan, "Soil analytical results indicate that dioxin concentrations at sample location FS-2 exceeded the applicable residential screening level of 4.8E-06 established by the EPA Region IX Regional Screening Levels for residential soil." (Section 3.3 of the Soil Management Plan). The soil management plan was reviewed by the City's independent consultant Group Delta on

February 4, 2026, which proposed additional soil remediation. The remediation measures were incorporated into grading permit as conditions of approval.

Since the City Council's review is de novo, staff believes the applicant should prepare and the City Council should review an Addendum to the EIR to note the additional testing and soil remediation. There are no "substantial changes … with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR … due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects." (14 CCR 15162(a)(2).) The facts remain the same. The subject parcel was an unimproved site and remains an unimproved site. There were no structures that burnt on site as a result of the Eaton Fire that create a presumption of soil contamination.

Nor is there "New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete … was adopted, [which shows]:

> (a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration.;
>
> (b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
>
> (c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
>
> (d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative."

Here, the certified EIR never considered the soil contaminants that were recently tested as part of the soil management plan. The Project will not have one or more significant effects not discussed in the certified EIR because the soil remediation is complete. The contaminants have already been mitigated. These mitigation measures do not need to be imposed as a condition of the EIR, but should be reflected in an Addendum to the EIR to capture the steps taken to date. Under 14 CCR 15164(a), "The lead agency … shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."

Section 4.10 of the certified EIR analyzed the impacts of hydrology and water quality. The applicant's appeal does not articulate, and the City is not aware of any substantial change or new information that undermines the analysis in the certified EIR.

Section 4.20 of the certified EIR analyzed the impacts of wildfire. The applicant's appeal does not articulate, and the City is not aware of any substantial change or new information that undermines the analysis in the certified EIR. While no California case directly addresses wildfires as changed circumstances requiring a Supplemental EIR or Subsequent EIR, federal precedent provides guidance. In *Laguna Greenbelt, Inc. v. U.S. Department of Transportation* (9th Cir. 1994) 42 F.3d 517, an agency's decision not to supplement an Environmental Impact Statement under the National Environmental Pollution Act after wildfires was upheld because the initial environmental impact statement had taken into account the effects of the natural fires in the area.

<u>The Planning Commission's Findings Regarding the Design Standards are Supported by Substantial Evidence and Consistent with the Specific Plan and the Housing Accountability Act</u>

Under traditional design review, the Planning Commission has full discretion to determine whether an individual project complies with the City's Zoning Code. Under SMMC Section 17.60.041(D)(3), the Planning Commission must find, "The height, bulk, scale, mass and siting of the proposed project is compatible with the existing neighborhood, landforms and surroundings." However, the Planning Commission cannot exercise its full discretion for this Project because:

1) the Specific Plan articulates a separate set of applicable design standards outside the City's published municipal code, and

2) this Project is subject to the Housing Accountability Act – Government Code Section 65589.5

<u>Limitations to the Exercise of Discretion Under the Specific Plan</u>

Section 6.2.2 of the Specific Plan states, "The proposed development of the Specific Plan shall be subject to the City's Design Review process and … The Planning Commission shall review the project in its entirety and make a substantial conformance determination for the full set of architectural plans including the conceptual grading plan included in the Specific Plan (See Figure 4-2). … The Planning Commission shall review the application to ensure the proposed development is consistent with, and serves to implement, the goals, policies, standards, and design guidelines of the Specific Plan. No additional plans, materials, studies, environmental review, or technical analyses shall be required except as provided in Chapters 3 and 4 of the Meadow Specific Plan or as otherwise required by law."

Under traditional design review and SMMC Section 17.60.041, the Planning Commission may determine whether a project conforms to the development standards in the Zoning Code and is authorized to interpret the Zoning Code to make determinations that are more subjective in nature, such as whether a, "proposed project is compatible with the existing neighborhood."

Under the Specific Plan, the relevant development standards are not those published in City's municipal code, but those articulated in the Specific Plan itself. Further, the Planning Commission's authority to interpret the Code is severely constrained as any design review must be limited to a determination regarding whether the, "proposed development is consistent with, and serves to implement, the goals, policies, standards, and design guidelines of the Specific Plan." The Planning Commission cannot rely on external design elements such as, "compatibility with the existing neighborhood, landforms and surroundings." Those subjective interpretations are outside the scope of the factors to be reviewed. In other words, if the proposed design is consistent with the goals, policies, standards, and design guidelines of the Specific Plan, then the Project should "substantially conform" for purposes of design review.

Limitations to the Exercise of Discretion Under the Housing Accountability Act

The Housing Accountability Act limits the City's ability to exercise its discretion. Government Code section 65589.5(j)(1) articulates the relevant standard of review, stating, "When a proposed housing development project complies with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete, but the local agency proposes to disapprove the project or to impose a condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by a preponderance of the evidence on the record … ."

Under the Housing Accountability Act, a City cannot base a decision on development standards that are not objective. Government Code 65589.5 defines "objective" to mean "involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official."

Many of the findings under SMMC 17.60.041(D) do not meet the definition of "objective" under the Housing Accountability Act. For example, a determination regarding whether "the proposed project is compatible with the existing neighborhood, landforms and surroundings" is not uniformly verifiable and requires a degree of personal or subjective judgment. In fact, all the findings under SMMC 17.60.041(D), with the exception of (D)(1), likely do not satisfy the Housing Accountability Act's definition of objective.

For that reason, the City Council cannot deny the Project or reduce its density based on the findings under SMMC 17.60.041(D).

The Planning Commission's Findings Address the General Plan and Design Review Standards:

SMMC Section 17.60.041(D) states the findings that need to be made by the reviewing body prior to the issuance of a design review permit. Embedded within those findings under Sub-Section (D)(1) is a finding that, "The proposed project is consistent with the general plan, zoning code and any applicable design standards."

Section 2 of Planning Commission Resolution 26-01 makes the required findings for a design review permit under SMMC Section 17.60.041(D). Regarding the General Plan, Sub-Section (D)(1) states that the proposed single-family homes "are uses permitted by and consistent with the General Plan…" The staff report identifies the parcel as Residential Low Density General Plan designation.

Regarding architecture and design, Resolution 26-01 makes a robust finding that addresses: 1) building mass, form, scale, and articulation; 2) roof treatment; 3) windows and doors; 4) exterior materials and colors; and 5) balconies, porches, and porticos.

The Planning Commission's CEQA Determination is Correct:

The City may not reconsider the adequacy of a certified EIR, unless specific events transpire. Public Resources Code section 21166 states, "When an environmental impact report has been prepared for a project pursuant to this division, no subsequent or supplemental environmental impact report shall be required by the lead agency or by any responsible agency, unless one or more of the following events occurs:

> (a) Substantial changes are proposed in the project which will require major revisions of the environmental impact report.
>
> (b) Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report.
>
> (c) New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available."

On September 27, 2022, the City Council certified the EIR for the Project. The Planning Commission exempted the Project from further CEQA review under 14 CCR 15182(c), as a residential project implementing a specific plan that was approved alongside a certified EIR. As discussed above, the appellant's grounds for appeal do not articulate some substantial change or new information that would have triggered a Subsequent EIR or Supplemental EIR.

The City Noticed the Public Hearing Pursuant to State and Local Law:

The City made every effort to provide notice to property owners per State law and the Sierra Madre Municipal Code. There are three required methods of noticing.

State Public Hearing Notice Requirement:

Government Code section 65091(a)(4), states, "Notice of the hearing shall be mailed or delivered at least 10 days prior to the hearing to all owners of real property as shown on the latest equalized assessment roll within 300 feet of the real property that is the subject of the hearing. In lieu of using the assessment roll, the local agency may use records of the county assessor or tax collector which contain more recent information than the assessment roll." For this Project, the City developed a list of residents within a 300-foot radius of the Project's boundary based on the assessment rolls and delivered that notice via a postcard with return receipt requested through the United States Postal Service. The City did not receive an undeliverable notice from USPS for any address on the list.

Local Public Hearing Notice Requirement:

The Sierra Madre Municipal Code requires both the mailed notice above and the posting of a notice on the property. SMMC Section 17.60.100(B) states, "A notice of public hearing sign, meeting the criteria set forth below, shall be posted a minimum of fourteen days prior to the scheduled public hearing, and the sign shall remain in place until the expiration of the appeal period following a decision by the Planning Commission. If an appeal to the City Council is filed, a new public hearing sign complying with this section shall be posted. Failure to post the sign on the property by the applicant shall result in the automatic continuance of the project to the next available planning commission or city council meeting." The City confirmed the sign was posted to the Project site.

Brown Act Notice Requirement:

The Brown Act requires an agenda to be posted and uploaded to the City's website. Government Code Section 54954.2(a)(1) states, "At least 72 hours before a regular meeting, the legislative body of the local agency, or its designee, shall post an agenda that meets all of the following requirements: …." The City posted the agenda and agenda packet on January 8, 2026, at City Hall and to the City's website.

Even if the appellant did not receive notice by the three means identified above, failure to receive notice is not ground to overturn a decision by the Planning Commission. Government Code Section 68093 states, "The failure of any person or entity to receive notice given pursuant to this title, … shall not constitute grounds for any court to invalidate the actions of a local agency for which the notice was given."

PUBLIC NOTICE

Notice of this Public Hearing was provided in accordance with Sierra Madre Municipal Code sections 17.60.100 and 17.66.070 by direct communication via electronic mail to the applicant and appellant, posting of a notice of Public Hearing sign at the entrances to the project site, and mailing of notice of Public Hearing postcards to all property owners within a 300-foot radius of the project site. Additionally, notice of this Public Hearing was published to the City's website at sierramadreca.gov/meadows.

STRATEGIC PLAN RELATIONSHIP

Not applicable.

FISCAL IMPACT

There is no impact to the General Fund as a result of the recommended action. Staff time was used in the preparation of this report. Staff costs in preparation of this report are not fully recovered from a $1,000 flat-rate fee for appeals by a non-applicant established by the City Council pursuant to Resolution No. 23-14.

Approved by:



_____

Michael Bruckner
City Manager

Attachment(s):

1. City Council Resolution No. 26-14
2. Planning Commission Resolution No. 26-01
3. Planning Commission Staff Report re: Design Review Permit 25-02
    a. Planning Commission Resolution 26-01 (as considered)
    b. Consistency Review Matrix
    c. Project Site Plans, Materials, and Colors
    d. The Meadows at Bailey Canyon Specific Plan
4. Public Comments received for the Planning Commission meeting of January 15, 2026

5. Filed Application for Appeal of Decisions

CITY COUNCIL
RESOLUTION 26-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIERRA MADRE CONDITIONALLY APPROVING A DESIGN REVIEW PERMIT (DRP 25-02) FOR THE CONSTRUCTION OF 42 SINGLE-FAMILY RESIDENTIAL DWELLINGS, LANDSCAPING IN 6 OPEN SPACE LOTS AND LANDSCAPING OF ONE CITY PUBLIC PARK AT 700 NORTH SUNNYSIDE AVENUE

RECITALS

WHEREAS, on September 20, 2022, the City Council adopted Resolution 22-58, certifying the Meadows at Bailey Canyon Specific Plan Final Environmental Impact Report (Final EIR) was completed in compliance with CEQA, approved General Plan Land Use Map Amendment to Residential Low Density; and

WHEREAS, on September 27, 2022, the City Council adopted Ordinance 1461 approving Zoning Map Amendment to Residential Single Family, The Meadows at Bailey Canyon Specific Plan ("Specific Plan"), and the Development Agreement at 700 North Sunnyside Avenue; and

WHEREAS, Tentative Tract Map 22-01, including Vesting Tentative Tract Map No. 83966, was approved by City Council on February 27, 2024, granting the subdivision of a 17-acre site to 42 single-family residential lots, 6 open space lots, and one city public park and providing approximately 3.68 acres of land as dedicated public right-of-way.

WHEREAS, an application for a Design Review Permit was filed by:

NUWI-Sierra Madre, LLC
2001 Wilshire Boulevard
Santa Monica, CA 90403

WHEREAS, on November 19, 2025, the City approved an Assignment and Assumption of Development Agreement between NUWI-Sierra Madre, LLC and Toll West Coast LLC.

WHEREAS, the new applicant for purposes of this Design Review Permit is:

Toll West Coast LLC
1140 Virginia Road
Fort Washington, PA 19034

WHEREAS, the Design Review Permit can be described as:

Implementation of the Specific Plan: a request for the construction of 42 single-family dwellings, a 3-acre city public park, and landscaping within 6 open space lots ("Project");

WHEREAS, the Applicant submitted the Design Review Permit application on May 8, 2025, the Applicant provided revisions to the original submittal on October 2 and December 10, 2025, and the City deemed the application complete on December 22, 2025; and

WHEREAS, on January 15, 2026, the Planning Commission received the report and recommendations of staff; and

WHEREAS, following public notice, a public hearing was held before the Planning Commission on January 15, 2026, with all testimony being received being made part of the public record; and

WHEREAS, at said public hearing, the Planning Commission received written and oral evidence, all of which evidence is deemed to be part of the record of this proceeding; and

WHEREAS, the Planning Commission conditionally approved a Design Review Permit (DRP 25-02) for the construction of 42 single-family residential dwellings, landscaping in 6 open space lots and landscaping of one city public park, pursuant to Planning Commission Resolution 26-01 and subject to appeal period concluding on the 10th business day following the decision, or February 2, 2026; and

WHEREAS, on January 29, 2026, an appeal of the Planning Commission's decision was filed by appellant:

Philip Yao
513 Sierra Keys Drive
Sierra Madre, CA 91024

WHEREAS, on February 10, 2026, the City Council scheduled a hearing for the appeal on February 24, 2026, in accordance with Sierra Madre Municipal Code Section 17.66.070; and

WHEREAS, notice of the hearing for the appeal was provided in the same manner as required for the Design Review Permit, in accordance with Sierra Madre Municipal Code Sections 17.60.100 and 17.66.070; and

WHEREAS, the City Council conducted a hearing de novo on February 24, 2026,

considering all materials pertinent to the Design Review Permit (DRP 25-02), including documents constituting the administrative record.

NOW THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Planning Commission at said hearing, City Council now finds as follows:

SECTION 1. Recitals. The Recitals above are true and correct and incorporated herein by reference.

SECTION 2. Findings for approval of a Design Review Permit. Specific Plan Section 6.2.2 states that the proposed development of the Specific Plan shall be subject to the City's Design Review process. Sierra Madre Municipal Code Section 17.60.041 provides the process and findings required for the approval of a Design Review Permit. In accordance, the City Council finds substantial basis for approval of the Design Review Permit based on the following facts.

1. **The proposed project is consistent with the general plan, zoning code and any applicable design standards.**

   The Project is consistent with the City's General Plan, the Zoning Code, and all applicable design standards, including the Meadows at Bailey Canyon Specific Plan and its adopted architectural design guidelines. The Specific Plan establishes the zoning and design guidelines for the site, including the requirement that each home's style be selected from one of four approved styles. Conditions of Approval nos. 2.4.2 through 2.4.4 ensure that development of the Project remains consistent with the design standards of the Specific Plan. The Project's Park improvements and landscaping adhere to the development and design standards of the Specific Plan and are uses permitted by and consistent with the General Plan and Specific Plan. Condition of Approval no. 2.4.1 ensures that the Project's landscaping remain consistent with the development and design standards of the Specific Plan and comply with the Sierra Madre Water Efficient Landscape Ordinance. Therefore, the Project satisfies all applicable land-use, development, and design requirements established in the General Plan, Zoning Code, and The Meadows at Bailey Canyon Specific Plan and its design guidelines. For architecture, the Project adheres to the Specific Plan's design standards and the intent of the City's design review criteria through the following characteristics:

   - Building Mass, Form, Scale, and Articulation. The Specific Plan requires that building mass and form be consistent with the chosen architectural style. Each house design employs forms and roof heights appropriate to its style, and no two adjacent homes use identical façades. Roof massing is varied through parapets, hips, and gables, and most elevations break up larger volumes into smaller components. Primary façades include articulation and fenestration to avoid monotony; many homes incorporate second-story setbacks, intermediate roof offsets, and wall plane changes. These design strategies fulfill the Specific Plan's articulation requirements of applying multiple listed techniques per

façade, while oversized or disproportional elements such as two-story faux columns are generally avoided.

- Roof Treatment. Roof forms vary within each architectural style and are articulated with changes in height, slope direction, and multiple roof planes. For example, Modern homes use flat roofs with parapets and clerestory bands; Craftsman homes have low gabled roofs; Spanish homes employ low hip roofs; and Farmhouse homes feature front gables with overhanging eaves. Materials including cementitious wood shakes, standing-seam metal, and concrete tile are matched to each style, with eave lines, fascia, and dormers applied consistently on all elevations. Collectively, these roof design elements provide variation and interest and reinforce separation of masses, consistent with the Specific Plan's roof design standards.
- Windows and Doors. Window placement and proportions have been tailored to each style, with frames, shutters, and hardware proportionate and consistent across all elevations. The plans contain balanced window groupings and sizes appropriate to the style. Primary entry doors are prominent on front façades and typically sheltered by porches or overhangs. Door surrounds and hardware reflect the selected style, and entry openings are scaled to the building, avoiding oversized portals. These treatments fulfill the Specific Plan's standards for balanced and style-appropriate window and door design.
- Exterior Materials and Colors. The Project's material palette follows the guideline limiting façades to no more than two primary materials per façade. Wall claddings include stucco, wood or fiber-cement lap siding, stone veneer, and board-and-batten siding, with trim and accents in complementary colors. No prohibited materials such as plain plywood, corrugated metal, or reflective surfaces are used. Color palettes are subdued and appropriate to each style. All finishes are non-reflective and durable, and transitions in materials generally occur at inside corners or changes in plane, consistent with design guidelines. The selected materials and colors are compatible with both the individual home styles and the neighborhood context.
- Utilities and Equipment. Visible mechanical equipment and utility fixtures have been designed to minimize visual impact, in accordance with the Specific Plan. Mechanical equipment, meters, and similar items are located in side or rear yards where feasible or are screened with enclosures or landscaping. All exposed conduit, outlets, and hardware are finished to blend with adjacent wall colors. Gutters and downspouts are integrated with trim elements and are painted to match building colors to avoid a visually "tacked on" appearance. These measures satisfy the Specific Plan's requirements for utility integration and screening.
- Balconies, Porches, and Porticos. Covered entries, porches, or balconies are incorporated consistent with each architectural style and are scaled appropriately to the building mass. Craftsman homes include tapered columns on stone bases; Farmhouse homes have simple square posts and open porches; and Modern homes use flat metal canopies. Porch and balcony elements are integrated into façades through roof overhangs and railings,

providing articulation and contributing to a pedestrian-oriented streetscape in accordance with design standards.

2. **The proposed project will not unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties.**

   The homes are designed and sited so as not to unreasonably interfere with the use, possession or enjoyment of surrounding properties. The 42 detached homes are of single-family scale and are separated by private drives and open space. The development transitions to adjacent neighborhoods at modest heights and densities, and landscaping (including fuel-modification planting) further buffers views between properties. The Project conforms with the Good Neighbor Plan contained within the Specific Plan as demonstrated through an additional 20-foot buffer distance provided between homes on the west side of Sunnyside Avenue and homes adjacent to the west of the development site. No evidence shows undue loss of privacy, overshadowing, or noise beyond that normally expected in a residential community.

3. **The height, bulk, scale, mass and siting of the proposed project is compatible with the existing neighborhood, landforms and surroundings.**

   The massing, form and height of each proposed home have been designed to be compatible with the existing foothill village context. All homes are limited in height per the Specific Plan, and building articulations, such as second-story step-backs and roof variations, help reduce the visual bulk. The overall site is a gently graded former institutional site; homes generally step down the natural slope. The spacing of buildings, varied rooflines, and modest floor-to-floor heights help the Project reflect the scale of Sierra Madre's neighborhoods. No building is so large or tall as to visually dominate the site or the skyline; thus the project "does not visually overpower or dominate the neighborhood."

4. **The proposed project reflects the scale of the neighborhood in which it is proposed and it does not visually overpower or dominate the neighborhood and is not ill-proportioned so as to produce either architecture or design that detracts from the foothill village setting.**

   The design respects Sierra Madre's "foothill village" setting. The Specific Plan vision emphasizes a "distinctly Sierra Madre" character achieved through variety of styles that reflect the community's "eclectic charm." The proposed Modern, Spanish, Craftsman and Farmhouse homes collectively present a cohesive yet varied streetscape in a traditional grid pattern, fully avoiding the construction of a cul-de-sac. By avoiding excessive scale or overly monumental forms, the architecture avoids detracting from the hillside context. Elements such as shallow hipped or gabled rooflines (in Spanish and Farmhouse styles) and articulated roof planes (in Modern and Craftsman styles) help relate the buildings to the low hillsides and the backdrop of mature trees.

5. **The proposed project neither unreasonably interferes with public views or the views and privacy of neighbors, produces unreasonable noise levels, nor causes material adverse impacts.**

   The project preserves key public views toward the mountains and does not unduly impair existing sightlines. Because homes are modest in height and set back or step-down from the ridgeline, public vistas across open space and through the site to Bailey Canyon Park remain largely intact. Likewise, the privacy of neighboring residents is respected by orienting balconies and windows away from proximate existing homes, as guided by the Specific Plan. The project does not introduce noise or lighting impacts beyond standard residential use, which are mitigated through strategic placement of structural or plant screening techniques.

6. **The proposed project exhibits a coherent project-wide design, and each structure or portion thereof (especially additions) on the site is compatible with other portions of the project, regardless of whether the same are publicly visible.**

   Although the development includes multiple styles, it exhibits a unified, “coherent project-wide” design. The Specific Plan expressly encourages a “diversity of design, styles, and character” while requiring that each home on its lot adhere to one of the approved styles. Consistent with Chapter 5 of the Specific Plan, each floor plan is offered in several style options (e.g. Plan 1A Modern, 1B Spanish, etc.), and each style is applied consistently on each individual home’s elevations. Common features such as similar porch depths, column profiles, and material palettes (e.g. use of painted wood trim and stucco or siding) tie the neighborhoods together. The grid layout and uniform setbacks further harmonize the varied architecture. Thus, the mix of Contemporary Modern, Spanish, Craftsman and Farmhouse homes is compatible with itself and with the adjacent retreat center and neighborhoods, as the Specific Plan envisions.

7. **For proposed projects seeking relief from development standards, where allowed, to accommodate characteristics of an identifiable architectural style (such as additional height pursuant to subsection 17.20.027(A)), the proposed project adheres to the norms of such identifiable architectural style and that such style is consistently carried through on all elevations of the building, regardless of whether the same are publicly visible.**

   The project is not seeking additional height beyond standards, but each style is represented faithfully per Specific development and design standards and guidelines. All elevations of each home use consistent details appropriate to the style. For example, Spanish Revival homes feature stucco walls and low-pitched clay tile roofs; Craftsman homes have gabled porches, tapered wood columns, and horizontal lap siding; Farmhouse homes show board-and-batten or clapboard siding with simple gables; and Modern homes use streamlined forms, flat or shallow roofs, and large fixed windows. These elements implement the character-defining features of each style. Thus, the project “adheres to the norms” of the selected styles and carries them through on all elevations.

8. For proposed projects that require discretionary review due to exceeding size thresholds (pursuant to subsections 17.20.027(C), 17.30.045(B), 17.28.070(A)1 or similar), that the proposed is a superior project that would enhance its neighborhood and exhibit exceptional design through a combination of most, if not all, of the following:

This finding does not apply because the Project does not exceed any size threshold established by the Specific Plan.

SECTION 3. CEQA. The proposed project is categorically exempt from environmental review, pursuant to Section 15182(c) Residential Projects Implementing Specific Plans of the California Environmental Quality Act (CEQA). Where a public agency has prepared an EIR on a specific plan after January 1, 1980, a residential project undertaken pursuant to and in conformity to that specific plan is exempt from CEQA if the project meets the requirements of this section. The Project including residential planned unit developments that are undertaken consistent with the Specific Plan are exempt from CEQA, regardless of their location. However, the exemption requires review to ensure that the project would not create any new impacts or increase the severity of impacts previously disclosed in the original environmental document, as described in Guidelines §15162.

On September 27, 2022, the City Council certified the EIR for the Project. The Planning Commission exempted the Project from further CEQA review under 14 CCR 15182(c), as a residential project implementing a specific plan that was approved alongside a certified EIR. The appellant's grounds for appeal do not articulate some substantial change or new information that would have triggered a Subsequent EIR or Supplemental EIR.

There are no "substantial changes … with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR … due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects." (14 CCR 15162(a)(2).) The facts remain the same. The subject parcel was an unimproved site and remains an unimproved site. There were no structures that burnt on site as a result of the Eaton Fire that create a presumption of soil contamination. The certified EIR never considered the soil contaminants that were recently tested as part of the soil management plan. The Project will not have one or more significant effects not discussed in the certified EIR because the soil remediation is complete. The contaminants have already been mitigated.

Section 4.10 of the certified EIR analyzed the impacts of hydrology and water quality. The applicant's appeal does not articulate, and City staff is not aware of any substantial change or new information that undermines the analysis in the certified EIR.

Section 4.20 of the certified EIR analyzed the impacts of wildfire. The applicant's appeal does not articulate, and City staff is not aware of any substantial change or new information that undermines the analysis in the certified EIR. While no California case directly addresses wildfires as changed circumstances requiring a Supplemental EIR or

Subsequent EIR, federal precedent provides guidance. In Laguna Greenbelt, Inc. v. U.S. Department of Transportation (9th Cir. 1994) 42 F.3d 517, an agency's decision not to supplement an Environmental Impact Statement under the National Environmental Pollution Act after wildfires was upheld because the initial environmental impact statement had taken into account the effects of the natural fires in the area.

SECTION 4. Severability. If any sections, subsections, subdivisions, paragraph, sentence, clause or phrase of this Resolution or any part hereof or exhibit hereto is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portions of this Resolution or any part thereof or exhibit thereto. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that anyone or more sections, subsections, subdivisions, paragraph, sentences, clauses or phrases be declared invalid.

SECTION 5. Certification. Pursuant to Government Code Section 36932, the City Clerk shall certify the passage, approval, and adoption of this Resolution by the City Council.

SECTION 6. Decision. The City Council conditionally grants approval and issues DESIGN REVIEW PERMIT 25-02, subject to the attached conditions included in this resolution as Exhibit A.

PASSED, APPROVED, AND ADOPTED the 24th day of February 2026.

_____
Kristine Lowe, Mayor

I HEREBY CERTIFY the foregoing Resolution was duly passed, approved, and adopted by the City Council of the City of Sierra Madre, California, at a regular meeting held on the 24th day of February 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____

Laura Aguilar, City Clerk

EXHIBIT A

CONDITIONS OF APPROVAL
DESIGN REVIEW PERMIT 25-02 (DRP 25-02)

The applicant, property owner, or successor(s) in interest shall meet the following conditions:

1.0 General Conditions:

1.1 Comply with all applicable provisions of The Meadows at Bailey Canyon Specific Plan and the Sierra Madre Municipal Code, including but not limited to those Chapters pertaining to Zoning, Building and Construction, Vehicles and Traffic, and Health and Safety, and including all such provisions which may be contained in Uniform Codes which have been incorporated by reference within the Sierra Madre Municipal Code.

1.2 Comply with all applicable provisions of Federal, State, and Los Angeles County law and regulations, including but not limited to the California Environmental Quality Act.

1.3 Execute and deliver to the City's Department of Planning & Community Preservation an Affidavit of Acceptance of Conditions on a form to be provided by such Department before submitting either (a) construction plans for 1st Plan Check to the City, or (b) application for a building permit for the work involved in the subject project, but under no circumstance more than one (1) year following the date of this approval. This approval shall not be effective for any purpose until the Applicant complies with this condition.

1.4 In accordance with Development Agreement section 4(n), developer shall pay the City $250,000 to be used for public safety purposes.

1.5 To the full extent permitted by law, the applicant and property owner shall defend, indemnify, and hold harmless the City, its employees, agents, and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys' fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this approval, or the activities conducted pursuant to this approval. Applicant and property owner shall pay such obligations as they are incurred by City, its employees, agents, and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

430392.1

1.6 Maintain a signed copy of this record (City Council Resolution 26-14 with this Exhibit A), a letter from the Planning and Community Preservation Department of the notice of approval of the Design Review Permit (DRP 25-02), and a copy of the executed Affidavit of Acceptance of Conditions required by Condition of Approval no. 1.3 that together grant the following entitlement(s):

Design Review Permit (DRP 25-02):

- Pursuant to the provisions under section 17.60.041 (Design Review Permit) of the Sierra Madre Municipal Code effective as of the date the application for Design Review Permit (DRP 25-02) was received (May 8, 2025), the Design Review Permit (DRP 25-02) is issued for the construction of 42 single-family dwellings, a 3-acre city public park, and landscaping within 6 open space lots as presented to and approved by the City Council at its regular meeting of February 24, 2026.

Failure to provide valid, clean, and legible records whenever may be necessary, or as reasonably requested by the City, and under circumstances of force majeure causing loss of city records may nullify and void any grant of entitlement, approval of a discretionary permit, or issuance of a certificate described herein.

2.0 Planning Conditions:

2.1 Unless otherwise required by these conditions, the applicant, property owner, or successor(s) in interest shall construct the project in substantial conformance with all applications and supporting materials presented to the City Council and as may be modified by condition of approval on February 24, 2026. Inaccuracies and misrepresentations will be grounds for immediate revocation of the Design Review Permit (DRP 25-02).

2.2 In general, modifications to the project and supporting materials presented to and approved by the City Council by this resolution shall be subject to the granting of minor conditional use permit pursuant to Section 6.4 of The Meadows at Bailey Canyon Specific Plan.

2.3.0 Plan Check or Application for Building Permit Submittal

2.3.1 Submit an application for a building permit and/or construction plans for 1st Plan Check within one (1) year of the date of this approval, or within one (1) year of, and only under circumstances due to force majeure more than eighteen (18) months following, the date of this approval submit a request to extend approval of this entitlement. Failure to do so will automatically (and may be without notice to the applicant, owner, or successor(s) in interest) constitute an abandonment of the entitlement, and shall render this approval null and void.

2.3.2 This Resolution signed by the City Mayor and conditions of approval, a letter of approval from the Planning and Community Preservation Department, and a copy of the executed Affidavit of Acceptance of Conditions, as specified under Condition of Approval no. 1.3, shall be included in the submitted construction plans on an individual sheet or, when submittal of construction plans for review is not deemed necessary by the Building Official, shall be submitted together with the application for building permit. Failure to do so shall deem the review automatically incomplete and noncompliant and may be remedied by providing within or following the 2nd Plan Check Submittal compliance with this condition.

2.4.0 Conformance with The Meadows at Bailey Canyon Specific Plan

2.4.1 Landscaping: The applicant shall include within the Rules and Regulations of the Homeowners Association and within Covenants, Conditions & Restrictions requirements to plant and maintain one (1) shade tree within the front yard of each home, intended to shade the front of the home and the sidewalk. This condition shall be in addition to the parkway tree planting plan as presented and approved by the City Council.

2.4.2 Materials, Colors, and Paint: Exterior cladding materials shall be limited to the approved materials for each style as shown on the approved plans, with no more than two major wall materials per façade. Final color selections shall be non-reflective and complementary as approved. All exposed metal fixtures shall be painted or finished to match the wall or trim color to the extent permitted by public utility providers. Materials changes shall occur at inside corners or clear visual breaks per Specific Plan §5.5.7(e–f).

2.4.3 Mechanical and Utility Screening: All mechanical equipment (condensers, pool heaters, etc.) shall be screened from view by walls or plantings. Utility meters and outlet panels shall be grouped and painted to blend with adjacent surfaces. Gutters, downspouts, and scuppers shall be integrated into the architecture and painted to match the building.

2.4.4 Porch and Balcony Details: Covered entries and balconies shall be incorporated on street-facing elevations as shown; columns or pergolas must appear structurally supportive (no two-story faux columns). Porch depths and balcony setbacks shall meet or exceed the minimum dimensions in Specific Plan §5.5.9 to ensure pedestrian-friendly facades.

2.4.5 Fire Prevention: The applicant shall prepare, submit for City review and approval Covenants, Conditions, and Restrictions (CC&Rs) applicable to all residential lots within the subdivision that require ongoing compliance with California law and regulations governing Zone 0 defensible space, as amended from time to time, including but not limited to Public Resources Code Section 4291 and any

applicable regulations adopted by the State Board of Forestry and Fire Protection. The homeowners' association Rules and Regulations shall incorporate these Zone 0 requirements and establish procedures for inspection, notice of violation, corrective action, and enforcement. The CC&Rs and Rules and Regulations shall not be amended in any manner that would conflict with or reduce compliance with state Zone 0 defensible space requirements without prior City review and approval.

2.4.6 Lot 1 and Lot 9 Building Elevation Differentiation: The same exterior materials and colors scheme shall not be used on Lot 1 and Lot 9. Prior to the issuance of a building permit for the construction of Lot 1 and Lot 9, the applicant shall clearly identify on the construction plans the selected exterior materials and colors scheme consistent with the approved design review permit application materials.

(end of conditions)

PLANNING COMMISSION
RESOLUTION 26-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIERRA MADRE CONDITIONALLY APPROVING A DESIGN REVIEW PERMIT (DRP 25-02) FOR THE CONSTRUCTION OF 42-SINGLE FAMILY RESIDENTIAL DWELLINGS, LANDSCAPING IN 6 OPEN SPACE LOTS AND LANDSCAPING OF ONE CITY PUBLIC PARK AT 700 NORTH SUNNYSIDE AVENUE

RECITALS

WHEREAS, on September 20, 2022, the City Council adopted Resolution 22-58, certifying the Meadows at Bailey Canyon Specific Plan Final Environmental Impact Report (Final EIR) was completed in compliance with CEQA, approved General Plan Land Use Map Amendment to Residential Low Density; and

WHEREAS, on September 27, 2022, the City Council adopted Ordinance 1461 approving Zoning Map Amendment to Residential Single Family, The Meadows at Bailey Canyon Specific Plan ("Specific Plan"), and the Development Agreement at 700 North Sunnyside Avenue; and

WHEREAS, Tentative Tract Map 22-01, including Vesting Tentative Tract Map No. 83966, was approved by City Council on February 27, 2024, granting the subdivision of a 17-acre site to 42 single-family residential lots, 6 open space lots, and one city public park and providing approximately 3.68 acres of land as dedicated public right-of-way.

WHEREAS, an application for a Design Review Permit was filed by:

NUWI-Sierra Madre, LLC
2001 Wilshire Boulevard
Santa Monica, CA 90403

WHEREAS, on November 19, 2025, the City approved an Assignment and Assumption of Development Agreement between NUWI-Sierra Madre, LLC and Toll West Coast LLC.

WHEREAS, the new applicant for purposes of this Design Review Permit is:

Toll West Coast LLC
1140 Virginia Road
Fort Washington, PA 19034

WHEREAS, the Design Review Permit can be described as:

Implementation of the Specific Plan: a request for the construction of 42 single-family dwellings, a 3-acre city public park, and landscaping within 6 open space lots ("Project");

WHEREAS, the Applicant submitted the Design Review Permit application on May 8, 2025, the Applicant provided revisions to the original submittal on October 2 and December 10, 2025, and the City deemed the application complete on December 22, 2025; and

WHEREAS, on January 15, 2026, the Planning Commission received the report and recommendations of staff; and

WHEREAS, following public notice, a public hearing was held before the Planning Commission on January 15, 2026, with all testimony being received being made part of the public record; and

WHEREAS, at said public hearing, the Planning Commission received written and oral evidence, all of which evidence is deemed to be part of the record of this proceeding.

NOW THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Planning Commission at said hearing, Planning Commission now finds as follows:

SECTION 1. Recitals. The Recitals above are true and correct and incorporated herein by reference.

SECTION 2. Findings for approval of a Design Review Permit. Specific Plan Section 6.2.2 states that the proposed development of the Specific Plan shall be subject to the City's Design Review process. Sierra Madre Municipal Code Section 17.60.041 provides the process and findings required for the approval of a Design Review Permit. In accordance, the Planning Commission finds substantial basis for approval of the Design Review Permit based on the following facts.

1. **The proposed project is consistent with the general plan, zoning code and any applicable design standards.**

   The Project is consistent with the City's General Plan, the Zoning Code, and all applicable design standards, including the Meadows at Bailey Canyon Specific Plan and its adopted architectural design guidelines. The Specific Plan establishes the zoning and design guidelines for the site, including the requirement that each

home's style be selected from one of four approved styles. Conditions of Approval nos. 2.4.2 through 2.4.4 ensure that development of the Project remains consistent with the design standards of the Specific Plan. The Project's Park improvements and landscaping adhere to the development and design standards of the Specific Plan and are uses permitted by and consistent with the General Plan and Specific Plan. Condition of Approval no. 2.4.1 ensures that the Project's landscaping remain consistent with the development and design standards of the Specific Plan and comply with the Sierra Madre Water Efficient Landscape Ordinance. Therefore, the Project satisfies all applicable land-use, development, and design requirements established in the General Plan, Zoning Code, and The Meadows at Bailey Canyon Specific Plan and its design guidelines. For architecture, the Project adheres to the Specific Plan's design standards and the intent of the City's design review criteria through the following characteristics:

- Building Mass, Form, Scale, and Articulation. The Specific Plan requires that building mass and form be consistent with the chosen architectural style. Each house design employs forms and roof heights appropriate to its style, and no two adjacent homes use identical façades. Roof massing is varied through parapets, hips, and gables, and most elevations break up larger volumes into smaller components. Primary façades include articulation and fenestration to avoid monotony; many homes incorporate second-story setbacks, intermediate roof offsets, and wall plane changes. These design strategies fulfill the Specific Plan's articulation requirements of applying multiple listed techniques per façade, while oversized or disproportional elements such as two-story faux columns are generally avoided.
- Roof Treatment. Roof forms vary within each architectural style and are articulated with changes in height, slope direction, and multiple roof planes. For example, Modern homes use flat roofs with parapets and clerestory bands; Craftsman homes have low gabled roofs; Spanish homes employ low hip roofs; and Farmhouse homes feature front gables with overhanging eaves. Materials including cementitious wood shakes, standing-seam metal, and concrete tile are matched to each style, with eave lines, fascia, and dormers applied consistently on all elevations. Collectively, these roof design elements provide variation and interest and reinforce separation of masses, consistent with the Specific Plan's roof design standards.
- Windows and Doors. Window placement and proportions have been tailored to each style, with frames, shutters, and hardware proportionate and consistent across all elevations. The plans contain balanced window groupings and sizes appropriate to the style. Primary entry doors are prominent on front façades and typically sheltered by porches or overhangs. Door surrounds and hardware reflect the selected style, and entry openings are scaled to the building, avoiding oversized portals. These treatments fulfill the Specific Plan's standards for balanced and style-appropriate window and door design.
- Exterior Materials and Colors. The Project's material palette follows the guideline limiting façades to no more than two primary materials per façade. Wall claddings include stucco, wood or fiber-cement lap siding, stone veneer,

and board-and-batten siding, with trim and accents in complementary colors. No prohibited materials such as plain plywood, corrugated metal, or reflective surfaces are used. Color palettes are subdued and appropriate to each style. All finishes are non-reflective and durable, and transitions in materials generally occur at inside corners or changes in plane, consistent with design guidelines. The selected materials and colors are compatible with both the individual home styles and the neighborhood context.

- Utilities and Equipment. Visible mechanical equipment and utility fixtures have been designed to minimize visual impact, in accordance with the Specific Plan. Mechanical equipment, meters, and similar items are located in side or rear yards where feasible or are screened with enclosures or landscaping. All exposed conduit, outlets, and hardware are finished to blend with adjacent wall colors. Gutters and downspouts are integrated with trim elements and are painted to match building colors to avoid a visually “tacked on” appearance. These measures satisfy the Specific Plan’s requirements for utility integration and screening.
- Balconies, Porches, and Porticos. Covered entries, porches, or balconies are incorporated consistent with each architectural style and are scaled appropriately to the building mass. Craftsman homes include tapered columns on stone bases; Farmhouse homes have simple square posts and open porches; and Modern homes use flat metal canopies. Porch and balcony elements are integrated into façades through roof overhangs and railings, providing articulation and contributing to a pedestrian-oriented streetscape in accordance with design standards.

2. The proposed project will not unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties.

The homes are designed and sited so as not to unreasonably interfere with the use, possession or enjoyment of surrounding properties. The 42 detached homes are of single-family scale and are separated by private drives and open space. The development transitions to adjacent neighborhoods at modest heights and densities, and landscaping (including fuel-modification planting) further buffers views between properties. The Project conforms with the Good Neighbor Plan contained within the Specific Plan as demonstrated through an additional 20-foot buffer distance provided between homes on the west side of Sunnyside Avenue and homes adjacent to the west of the development site. No evidence shows undue loss of privacy, overshadowing, or noise beyond that normally expected in a residential community.

3. The height, bulk, scale, mass and siting of the proposed project is compatible with the existing neighborhood, landforms and surroundings.

The massing, form and height of each proposed home have been designed to be compatible with the existing foothill village context. All homes are limited in height per the Specific Plan, and building articulations, such as second-story step-backs and roof variations, help reduce the visual bulk. The overall site is a gently graded

former institutional site; homes generally step down the natural slope. The spacing of buildings, varied rooflines, and modest floor-to-floor heights help the Project reflect the scale of Sierra Madre's neighborhoods. No building is so large or tall as to visually dominate the site or the skyline; thus the project "does not visually overpower or dominate the neighborhood."

4. **The proposed project reflects the scale of the neighborhood in which it is proposed and it does not visually overpower or dominate the neighborhood and is not ill-proportioned so as to produce either architecture or design that detracts from the foothill village setting.**

   The design respects Sierra Madre's "foothill village" setting. The Specific Plan vision emphasizes a "distinctly Sierra Madre" character achieved through variety of styles that reflect the community's "eclectic charm." The proposed Modern, Spanish, Craftsman and Farmhouse homes collectively present a cohesive yet varied streetscape in a traditional grid pattern, fully avoiding the construction of a cul-de-sac. By avoiding excessive scale or overly monumental forms, the architecture avoids detracting from the hillside context. Elements such as shallow hipped or gabled rooflines (in Spanish and Farmhouse styles) and articulated roof planes (in Modern and Craftsman styles) help relate the buildings to the low hillsides and the backdrop of mature trees.

5. **The proposed project neither unreasonably interferes with public views or the views and privacy of neighbors, produces unreasonable noise levels, nor causes material adverse impacts.**

   The project preserves key public views toward the mountains and does not unduly impair existing sightlines. Because homes are modest in height and set back or step-down from the ridgeline, public vistas across open space and through the site to Bailey Canyon Park remain largely intact. Likewise, the privacy of neighboring residents is respected by orienting balconies and windows away from proximate existing homes, as guided by the Specific Plan. The project does not introduce noise or lighting impacts beyond standard residential use, which are mitigated through strategic placement of structural or plant screening techniques.

6. **The proposed project exhibits a coherent project-wide design, and each structure or portion thereof (especially additions) on the site is compatible with other portions of the project, regardless of whether the same are publicly visible.**

   Although the development includes multiple styles, it exhibits a unified, "coherent project-wide" design. The Specific Plan expressly encourages a "diversity of design, styles, and character" while requiring that each home on its lot adhere to one of the approved styles. Consistent with Chapter 5 of the Specific Plan, each floor plan is offered in several style options (e.g. Plan 1A Modern, 1B Spanish, etc.), and each style is applied consistently on each individual home's elevations. Common features such as similar porch depths, column profiles, and material palettes (e.g. use of painted wood trim and stucco or siding) tie the neighborhoods together. The grid layout and uniform setbacks further harmonize the varied

architecture. Thus, the mix of Contemporary Modern, Spanish, Craftsman and Farmhouse homes is compatible with itself and with the adjacent retreat center and neighborhoods, as the Specific Plan envisions.

7. **For proposed projects seeking relief from development standards, where allowed, to accommodate characteristics of an identifiable architectural style (such as additional height pursuant to subsection 17.20.027(A)), the proposed project adheres to the norms of such identifiable architectural style and that such style is consistently carried through on all elevations of the building, regardless of whether the same are publicly visible.**

   The project is not seeking additional height beyond standards, but each style is represented faithfully per Specific development and design standards and guidelines. All elevations of each home use consistent details appropriate to the style. For example, Spanish Revival homes feature stucco walls and low-pitched clay tile roofs; Craftsman homes have gabled porches, tapered wood columns, and horizontal lap siding; Farmhouse homes show board-and-batten or clapboard siding with simple gables; and Modern homes use streamlined forms, flat or shallow roofs, and large fixed windows. These elements implement the character-defining features of each style. Thus, the project "adheres to the norms" of the selected styles and carries them through on all elevations.

8. **For proposed projects that require discretionary review due to exceeding size thresholds (pursuant to subsections 17.20.027(C), 17.30.045(B), 17.28.070(A)1 or similar), that the proposed is a superior project that would enhance its neighborhood and exhibit exceptional design through a combination of most, if not all, of the following:**

   This finding does not apply because the Project does not exceed any size threshold established by the Specific Plan.

SECTION 3. Environmental Exemption. The proposed project is categorically exempt from environmental review, pursuant to Section 15182(c) Residential Projects Implementing Specific Plans of the California Environmental Quality Act (CEQA). Where a public agency has prepared an EIR on a specific plan after January 1, 1980, a residential project undertaken pursuant to and in conformity to that specific plan is exempt from CEQA if the project meets the requirements of this section. The Project including residential planned unit developments that are undertaken consistent with the Specific Plan are exempt from CEQA, regardless of their location. However, the exemption requires review to ensure that the project would not create any new impacts or increase the severity of impacts previously disclosed in the original environmental document, as described in Guidelines §15162.

SECTION 4. Severability. If any sections, subsections, subdivisions, paragraph, sentence, clause or phrase of this Resolution or any part hereof or exhibit hereto is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portions of this Resolution or any part thereof or exhibit thereto. The Planning Commission hereby declares that it would have passed each section, subsection,

subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that anyone or more sections, subsections, subdivisions, paragraph, sentences, clauses or phrases be declared invalid.

SECTION 5. Certification. The Director of Planning and Community Preservation shall attest to the passage and adoption of this Resolution by the Planning Commission and shall cause the same to be listed in the records of the City.

SECTION 6. The Planning Commission conditionally grants approval and issues DESIGN REVIEW PERMIT 25-02, subject to the attached conditions included in this resolution as Exhibit A.

PASSED, APPROVED, AND ADOPTED the 15th day of January 2026, by the following vote:

AYES: Chair Denison, Vice Chair Simcock, and Commissioners Brennan and Yoo
NOES:
ABSTAIN:
ABSENT: Commissioner Moran

Thomas Denison, Chair
Sierra Madre Planning Commission

I HEREBY CERTIFY the foregoing Resolution was duly adopted by the Planning Commission of the City of Sierra Madre, California, at a regular meeting held on the 15th day of January 2026.

Clare Lin, Director
Planning and Community Preservation Department

EXHIBIT A

CONDITIONS OF APPROVAL
DESIGN REVIEW PERMIT 25-02 (DRP 25-02)

The applicant, property owner, or successor(s) in interest shall meet the following conditions:

1.0 General Conditions:

1.1 Comply with all applicable provisions of The Meadows at Bailey Canyon Specific Plan and the Sierra Madre Municipal Code, including but not limited to those Chapters pertaining to Zoning, Building and Construction, Vehicles and Traffic, and Health and Safety, and including all such provisions which may be contained in Uniform Codes which have been incorporated by reference within the Sierra Madre Municipal Code.

1.2 Comply with all applicable provisions of Federal, State, and Los Angeles County law and regulations, including but not limited to the California Environmental Quality Act.

1.3 Execute and deliver to the City's Department of Planning & Community Preservation an Affidavit of Acceptance of Conditions on a form to be provided by such Department before submitting either (a) construction plans for 1st Plan Check to the City, or (b) application for a building permit for the work involved in the subject project, but under no circumstance more than one (1) year following the date of this approval. This approval shall not be effective for any purpose until the Applicant complies with this condition.

1.4 In accordance with Development Agreement section 4(n), developer shall pay the City $250,000 to be used for public safety purposes.

1.5 To the full extent permitted by law, the applicant and property owner shall defend, indemnify, and hold harmless the City, its employees, agents, and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys' fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this approval, or the activities conducted pursuant to this approval. Applicant and property owner shall pay such obligations as they are incurred by City, its employees, agents, and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

430392.1

1.6 Maintain a signed copy of this record (Planning Commission Resolution 26-01 with this Exhibit A), a letter from the Planning and Community Preservation Department of the notice of approval of the Design Review Permit (DRP 25-02), and a copy of the executed Affidavit of Acceptance of Conditions required by Condition of Approval no. 1.3 that together grant the following entitlement(s):

Design Review Permit (DRP 25-02):

- Pursuant to the provisions under section 17.60.041 (Design Review Permit) of the Sierra Madre Municipal Code effective as of the date the application for Design Review Permit (DRP 25-02) was received (May 8, 2025), the Design Review Permit (DRP 25-02) is issued for the construction of 42 single-family dwellings, a 3-acre city public park, and landscaping within 6 open space lots as presented to and approved by the Planning Commission at its regular meeting of January 15, 2026.

Failure to provide valid, clean, and legible records whenever may be necessary, or as reasonably requested by the City, and under circumstances of force majeure causing loss of city records may nullify and void any grant of entitlement, approval of a discretionary permit, or issuance of a certificate described herein.

2.0 Planning Conditions:

2.1 Unless otherwise required by these conditions, the applicant, property owner, or successor(s) in interest shall construct the project in substantial conformance with all applications and supporting materials presented to the Planning Commission and as may be modified by condition of approval on January 15, 2026. Inaccuracies and misrepresentations will be grounds for immediate revocation of the Design Review Permit (DRP 25-02).

2.2 In general, modifications to the project and supporting materials presented to and approved by the Planning Commission by this resolution shall be subject to the granting of minor conditional use permit pursuant to Section 6.4 of The Meadows at Bailey Canyon Specific Plan.

2.3.0 Plan Check or Application for Building Permit Submittal

2.3.1 Submit an application for a building permit and/or construction plans for 1st Plan Check within one (1) year of the date of this approval, or within one (1) year of, and only under circumstances due to force majeure more than eighteen (18) months following, the date of this approval submit a request to extend approval of this entitlement. Failure to do so will automatically (and may be without notice to the applicant, owner, or successor(s) in interest) constitute an abandonment of the entitlement, and shall render this approval null and void.

2.3.2 This Resolution signed by both the Planning Commission Chair and Director of Planning and Community Preservation and conditions of approval, a letter of approval from the Planning and Community Preservation Department, and a copy of the executed Affidavit of Acceptance of Conditions, as specified under Condition of Approval no. 1.3, shall be included in the submitted construction plans on an individual sheet or, when submittal of construction plans for review is not deemed necessary by the Building Official, shall be submitted together with the application for building permit. Failure to do so shall deem the review automatically incomplete and noncompliant and may be remedied by providing within or following the 2nd Plan Check Submittal compliance with this condition.

2.4.0 Conformance with The Meadows at Bailey Canyon Specific Plan

2.4.1 Landscaping: The applicant shall include within the Rules and Regulations of the Homeowners Association and within Covenants, Conditions & Restrictions requirements to plant and maintain one (1) shade tree within the front yard of each home, intended to shade the front of the home and the sidewalk. This condition shall be in addition to the parkway tree planting plan as presented and approved by the Planning Commission.

2.4.2 Materials, Colors, and Paint: Exterior cladding materials shall be limited to the approved materials for each style as shown on the approved plans, with no more than two major wall materials per façade. Final color selections shall be non-reflective and complementary as approved. All exposed metal fixtures shall be painted or finished to match the wall or trim color to the extent permitted by public utility providers. Materials changes shall occur at inside corners or clear visual breaks per Specific Plan §5.5.7(e–f).

2.4.3 Mechanical and Utility Screening: All mechanical equipment (condensers, pool heaters, etc.) shall be screened from view by walls or plantings. Utility meters and outlet panels shall be grouped and painted to blend with adjacent surfaces. Gutters, downspouts, and scuppers shall be integrated into the architecture and painted to match the building.

2.4.4 Porch and Balcony Details: Covered entries and balconies shall be incorporated on street-facing elevations as shown; columns or pergolas must appear structurally supportive (no two-story faux columns). Porch depths and balcony setbacks shall meet or exceed the minimum dimensions in Specific Plan §5.5.9 to ensure pedestrian-friendly facades.

2.4.5 Fire Prevention: The applicant shall prepare, submit for City review and approval Covenants, Conditions, and Restrictions (CC&Rs) applicable to all residential lots within the subdivision that require ongoing compliance with California law and regulations governing Zone 0 defensible space, as amended from time to time,

including but not limited to Public Resources Code Section 4291 and any applicable regulations adopted by the State Board of Forestry and Fire Protection. The homeowners' association Rules and Regulations shall incorporate these Zone 0 requirements and establish procedures for inspection, notice of violation, corrective action, and enforcement. The CC&Rs and Rules and Regulations shall not be amended in any manner that would conflict with or reduce compliance with state Zone 0 defensible space requirements without prior City review and approval.

2.4.6 Lot 1 and Lot 9 Building Elevation Differentiation: The same exterior materials and colors scheme shall not be used on Lot 1 and Lot 9. Prior to the issuance of a building permit for the construction of Lot 1 and Lot 9, the applicant shall clearly identify on the construction plans the selected exterior materials and colors scheme consistent with the approved design review permit application materials.

(end of conditions)

CITY OF
SIERRA MADRE

STAFF REPORT

PLANNING COMMISSION

DATE: January 15, 2026

TO: Planning Commission

FROM: Clare Lin, Director of Planning and Community Preservation
By: Joshua Wolf, Senior Planner

SUBJECT: **Design Review Permit (DRP 25-02), Implementing The Meadows at Bailey Canyon Specific Plan, for the Construction of Forty-Two (42) Detached Single-Family Dwellings**

RECOMMENDATION

It is recommended that the Planning Commission hold the public hearing, consider all pertinent testimony, and approve with modifications the application for Design Review Permit 25-02 ("DRP 25-02"), pursuant to Planning Commission Resolution 26-01 and conditions of approval that modify the project as presented.

ALTERNATIVES

The Planning Commission may:

1. Approve DRP 25-02 as presented, pursuant to Planning Commission Resolution 26-01 and conditions of approval;
2. Approve with modifications DRP 25-02, pursuant to Planning Commission Resolution 26-01 and conditions of approval as may be modified;
3. Deny DRP 25-02, identifying findings supporting the Planning Commission's denial; or
4. Continue the public hearing and provide direction to staff and the applicant.

SUMMARY

The applicant, Toll West Coast LLC, ("Applicant") is requesting that the Planning Commission consider granting an entitlement to construct 42 detached single-family dwellings, 6 open space parcels, and one city public park ("Project") through DRP 25-02, as required by Section 6.2.2 of The Meadows at Bailey Canyon Specific Plan ("Specific Plan").

BACKGROUND

The Congregation of the Passion, Mater Dolorosa Community, a California charitable corporation, operates a 90-guest retreat center in Sierra Madre ("Mater Dolorosa"). Mater Dolorosa owns the property

(Assessor's Parcel Number 5761-002-008) located at 700 North Sunnyside Avenue, Sierra Madre, CA 91024 ("Property"). In partnership with NUWI Sierra Madre, LLC ("Applicant"), Mater Dolorosa and the Applicant desire to construct up to 42 detached single-family dwellings on approximately 17.30 acres of its property. The proposed "Project" is referred to as "The Meadows at Bailey Canyon."

The Project includes the Meadows at Bailey Canyon Specific Plan ("Specific Plan"), which identifies approximately 9.19 acres of the 17.30-acre Project site to be developed for single-family residential uses; 3.68 acres developed as roadway; and approximately 3.39 acres developed as open space, which includes a 3.04-acre city public park, and a 1.04 acre landscaped buffer at the northern portion of the Project site. The Project site is located north of the intersection of North Sunnyside Avenue and Fairview Avenue. Primary access to the Project site is provided via North Sunnyside and secondary access is West Carter Avenue.



Aerial View ca. 2024 of the Project Site (outlined and shaded) and surrounding area.

On September 20, 2022, the City Council approved Resolution No. 22-58, approving a lot line adjustment, approving a General Plan Land Use Map amendment, and certifying an Environmental Impact Report and Mitigation Monitoring and Reporting Program and adopting CEQA Findings for the Project. On September 27, 2022, the City Council adopted Ordinance No. 1461, adopting the Specific Plan, approving a zoning map amendment, and approving the Development Agreement.

An ordinance usually takes effect within 30 days after its adoption. However, referendum proponents succeeded in collecting enough signatures to qualify for a ballot measure to referend Ordinance No. 1461. As a result, Ordinance No. 1461 did not take effect until the City Council adopted Resolution No. 23-41 on May 23, 2023, certifying the results of the special election rejecting the referendum.

Since the Planning Commission's most recent review action on the development, progress was made implementing the development. Waiting for the results of the special election to be certified and

following the recommendation of the Planning Commission, Tentative Tract Map 22-01, which include Vesting Tentative Tract Map No. 83966, was approved by City Council on February 27, 2024, granting the subdivision of the 17-acre site to 42 single-family residential lots, 6 open space lots, and one city public park and providing approximately 3.68 acres of land as dedicated public right-of-way (roadways and sidewalks).

Tentative Tract Map 22-01 is approved subject to conditions which must be met within certain time limits. Building permits may be issued for construction work and improvements required by the conditions of the tentative tract map's approval, including construction of boundary walls and fencing, installation of temporary sound walls, demolition of existing improvements, grading activities (movement and compaction of earth), and construction of public (roadway, stormwater, utility, etc.) infrastructure. Before any building permit is issued, the Applicant must meet compliance with modern Building and Safety requirements established by Title 24 of the California Code of Regulations, including the California Building Standards Code, California Fire Code, California Wildland-Urban Interface Code, California Energy Code, and California Green Building Standards Code, as determined by the City's Building Official through detailed plan review conducted by qualified City staff. Additionally, any activities permitted this way are subject to agency and professional oversight of the Applicant's environmental responsibilities as conditioned by the Project's Mitigation Monitoring and Reporting Program, including measures to mitigate impacts on air quality, biological resources, cultural resources, geology and soils, noise, and tribal cultural resources.

On May 22, 2024, the organization Protect Sierra Madre filed a writ of mandate seeking to overturn the City Council's approval of Resolution 24-12, including Tentative Tract Map 22-01 and Vesting Tentative Tract Map 83966 regarding The Meadows Project. On January 27, 2025, the superior court published an order denying Protect Sierra Madre's petition for writ of mandate. On May 1, 2025, Protect Sierra Madre appealed the superior court's decision. In November 2025, Protect Sierra Madre and Real Party in Interest NUWI-SIERRA MADRE, LLC agreed to a confidential settlement agreement to resolve the appeal. On November 20, 2025, Protect Sierra Madre filed a request for dismissal of appeal, and the appeal was dismissed on December 10, 2025.

The NUWI-Sierra Madre LLC submitted DRP 25-02 on May 27, 2025, and it was deemed complete on December 22, 2025, after being revised twice as received on October 2 and December 10, 2025, in response to City Staff review. On November 19, 2025, the City approved an Assignment and Assumption of Development Agreement between NUWI-Sierra Madre LLC and Toll West Coast LLC. Thus, Toll West Coast LLC is the current applicant.

A design review permit is a discretionary permit, or entitlement, required by the Sierra Madre Zoning Code and required to ensure that applicable projects incorporate good design principles and are compatible with their neighborhood and natural surroundings. Projects subject to a design review permit must be granted one prior to approval and issuance of any building permit within the scope of its application.

In the case of this Project, no building permit may be issued for the construction of any single-family dwelling or any landscaping, including the city public park, until the design review permit is

approved. In addition, approval and issuance of any building permit for this Project is subject to compliance with applicable laws, as mentioned above, including Title 24 of the California Code of Regulations, and measures to mitigate impacts on the environment as incorporated within the Project's Mitigation Monitoring and Reporting Program.

The application includes the full set of architectural plans applicable to all 42 single-family dwellings and the full set of landscape plans applicable to the Project site including the 6 open space parcels, the city public park, and the landscaped portions of the residential lots. The property is zoned R-1 One-family Residence with a land use designation of Residential Low Density. The design review permit meets the minimum requirements based on the analysis of the Specific Plan and Sierra Madre Zoning Code.

CRITERIA FOR REVIEW OF THE APPLICATION

As specified under section 6.2.2 (Design Review) of the Specific Plan, the Planning Commission shall review the project in its entirety and make a substantial conformance determination for the full set of architectural plans including the conceptual grading plan included in the Specific Plan. The Planning Commission shall review the application to ensure the proposed development is consistent with, and serves to implement, the goals, policies, standards, and design guidelines of the Specific Plan.

The Project is subject to the following requirements:

- State Law (including the Housing Accountability Act and the Housing Crisis Act);
- The Development Agreement;
- The Specific Plan; and
- Title 17 (Zoning) of the Sierra Madre Municipal Code.

Each requirement is discussed below in turn.

State Law and Statutory Constraints

Five Hearings Rule:

Government Code Section 65905.5, subdivision (a), states:

> Notwithstanding any other law, if a proposed housing development project complies with the applicable, objective general plan and zoning standards in effect at the time an application is deemed complete, after the application is deemed complete, a city, county, or city and county shall not conduct more than five hearings pursuant to Section 65905, or any other law, ordinance, or regulation requiring a public hearing in connection with the approval of that housing development project. If the city, county, or city and county continues a hearing subject to this section to another date, the continued hearing shall count as one of the five hearings allowed under this section. The city, county, or city and county shall consider and either approve or disapprove the application at any of the five hearings allowed under this section consistent with the applicable timelines under the Permit Streamlining Act (Chapter 4.5 (commencing with Section 65920)).

The Meadows Project is a "housing development project." DRP 25-02 is a discretionary approval "in connection with the approval of that housing development project." Staff determined DRP 25-02 is a complete application. Therefore, the City Council and Planning Commission "shall not conduct more than five hearings" to approve or disapprove DRP 25-02 under Section 65905.5.

Limited Discretion Under the Housing Accountability Act:

Government Code section 65589.5, subdivision (j)(1), states:

> When a proposed housing development project complies with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete, but the local agency proposes to disapprove the project or to impose a condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by a preponderance of the evidence on the record that both of the following conditions exist: (A) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. (B) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density

The Housing Accountability Act limits the City Council and Planning Commission's options with respect to DRP 25-02. If the Planning Commission agrees with staff's determination that DRP 25-02 "complies with applicable, objective general plan, zoning, and subdivision standards and criteria," then the Planning Commission cannot disapprove DRP 25-02 or impose a condition that would lower the proposed density. If the Planning Commission is inclined to disapprove DRP 25-02 or reduce the project's density, it will need to find that DRP 25-02 has a "specific, adverse impact upon the public health or safety" and there is no method to "satisfactorily mitigate or avoid the adverse impact." Under Section 65589.5, non-objective standards, as that term is defined under the Housing Accountability Act, cannot be used to disapprove DRP 25-02 or reduce the Project's density.

Development Agreement Conditions

Subsequent Discretionary Permit Approvals:

The Development Agreement contemplates the following three subsequent discretionary approvals required to advance the Project:

- a subdivision map application submitted by the Congregation to create the Open Space Configuration (DA § 3(a));

- a subdivision map application submitted by NUWI-Sierra Madre LLC to subdivide the lots consistent with The Meadows Specific Plan (DA § 4(a)(i));
- a design review permit application submitted by NUWI-Sierra Madre LLC to design the units consistent with The Meadows Specific Plan (DA § 4(a)(ii));

The first item, an application for Tentative Parcel Map 24-01 to create the Open Space Configuration was approved by City Council on April 22, 2025. For the second item and as mentioned above, an application for Tentative Tract Map 22-01 to subdivide the lots consistent with the Specific Plan was approved by City Council on February 27, 2024. The discretionary approval before the Planning Commission only deals with the third item — a design review permit application submitted by NUWI-Sierra Madre LLC to design the units consistent with the Specific Plan (DA § 4(a)(ii)).

Findings for the Design Review Permit

The Development Agreement does not establish the findings that need to be made to approve or disapprove a design review permit. However, it does contemplate certain conditions concurrent with or prior to issuance of a permit. Section 4(n) of the Development Agreement states, "Upon approval of a Tentative Tract Map pursuant to Section 4(a)(i) and issuance of a Design Review Permit pursuant to Section 4(a)(ii), Developer shall pay the City $250,000 to be used for public safety purposes."

Section 4(a)(iii) of the Development Agreement states, "Neither the Tentative Tract Map nor the Design Review Permit may be approved if the Developer is found to be in default in accordance with Section 12." Section 12 of the Development Agreement lays out the procedure for providing notice to a party of a default of a condition required under the Development Agreement. To date, no party has provided the other with a notice of default.

The Specific Plan

The Specific Plan provides the allowable land uses, zoning and development regulations, design guidelines, and implementation procedures for the property within the boundary of the Specific Plan. The regulations contained within the Specific Plan are in addition to those set forth in the planning, zoning, and subdivision provisions of the SMMC, and do not convey any rights not otherwise granted under the provisions and procedures contained in the SMMC or other ordinances, except as specifically provided for herein. Whenever the Specific Plan contains provisions that establish regulations, including, but not limited to, uses, densities, intensities, and height, floor area, lot area and coverage, setback, parking, open space, and landscaping requirements, which are different from, or more restrictive or permissive than would be allowed pursuant to the provisions of the SMMC, the Specific Plan shall prevail and supersede the applicable provisions of the SMMC. The Specific Plan provides the following definitions for Design Standards and Design Guidelines:

- Design Standards are expressed by the word "shall" to describe mandatory requirements. Although non-quantifiable (e.g., not described by a number, such as a quantity, dimension, or size, etc.), the Design Standards address qualitative design conditions that are deemed necessary in upholding the Vision and Guiding Principles.

- Design Guidelines are expressed by the word "should" to describe recommendations that are encouraged where feasible but are not mandatory. Although non-quantifiable, the Design Guidelines address qualitative design conditions based on best design practices.

Section 6.2 of the Specific Plan states the following:

> "Before a permit of any type is granted, the developer shall demonstrate, to the reasonable satisfaction of the reviewing authority, that the proposed project is in substantial conformance with the Specific Plan and all applicable design standards. Where the Specific Plan development regulations and design guidelines are silent, the applicable development regulations and design guidelines contained within the Sierra Madre Municipal Code (SMMC) shall apply. The design guidelines are intended to be flexible while establishing basic evaluation criteria for review by the City of developer projects during design review."

Sections 3.8 (Development Standards) and 5 (Design Standards and Guidelines) of the Specific Plan include design standards applicable to the review of DRP 25-02. Where the Specific Plan is silent on a development standard, the Sierra Madre Municipal Code controls.

Section 6.2.2 of the Specific Plan states the following:

> "The proposed development of the Specific Plan shall be subject to the City's Design Review process and shall be processed concurrently with the project's Tentative Tract Map. The Planning Commission shall review the project in its entirety and make a substantial conformance determination for the full set of architectural plans including the conceptual grading plan included in the Specific Plan. The Design Review application shall include project elevations, floorplans, a color palette, materials boards, landscape plan, park plan, and 3-D computer renderings depicting the development from various vantage points within the project site, including views form the community park and street intersections. The Planning Commission shall review the application to ensure the proposed development is consistent with, and serves to implement, the goals, policies, standards, and design guidelines of the Specific Plan. No additional plans, materials, studies, environmental review, or technical analyses shall be required except as provided in Chapters 3 and 4 of the Meadow Specific Plan or as otherwise required by law."

The City's Design Review process is established under Section 17.60.041 of the Sierra Madre Municipal Code, which includes the findings that need to be made to approve or disapprove a design review permit. City staff determined DRP 25-02 to be a complete application in accordance with Specific Plan Section 6.2.2 and determined notification to the public be provided in accordance with the City's Design Review process.

Title 17 – Zoning of the Sierra Madre Municipal Code

Definitions

The Specific Plan references the meaning of "gross floor area" as established by Section 17.20.015 of the SMMC and provides nuanced and limited exceptions for the gross floor area computations. Similarly, the Specific Plan references the definition of "height" to the SMMC with the modification that the lowest

point of height be measured from finished grade rather than pre-existing grade. All other definitions in Sections 17.20.015 and 17.08.020 of the SMMC apply.

Site Development Standards

The Specific Plan supersedes the SMMC development standards regarding minimum lot area, maximum lot coverage, maximum floor area, building height, building setbacks, projections into required setbacks, landscaping requirements, driveway and parking standards, fencing and walls, lighting standards, swimming pools, and signs. The SMMC development standard for angle plane height applies to a designated 14 lots among the 42 total lots. The remaining development standard applied by the SMMC is for the minimum dwelling width.

ANALYSIS – DEVELOPMENT STANDARDS

This section of this Staff Report provides analysis of the Project's requirements to meet development standards established by the Specific Plan and wherever may be applicable by the SMMC. Analysis of Design Standards is provided in the next section of this Staff Report. The applicant has provided a detailed consistency review matrix breaking down each of the Specific Plan's development standards and explaining how the Project meets each requirement, included in this Staff Report as Table 1 of Attachment 2.

Proposed in DRP 25-05 is the construction of 42 single-family dwellings, one located at each residential lot within Tract Map No. 83966, 6 open space parcels of maintained landscaped areas and one city public park. All proposed uses are consistent with Specific Plan Sections 3.8.4(A)(i) and 3.8.4(B). Except vehicle parking incidental to the primary one-family residential use, secondary uses for residential lots are not proposed in DRP 25-02. The proposed city public park includes secondary uses allowed under Specific Plan Section 3.8.4(B)(ii).

Residential development proposed in DRP 25-02 consists of three floor plan variants and four distinct architectural styles which are identified in the architectural plans first by its Plan number then by the correlated style (example: Lot 3 is Plan 3C, a two-story home with Craftsman architectural style).

Style	**Plan 1**	**Plan 2**	**Plan 3**
A. Modern **B.** Spanish **C.** Craftsman **D.** Farmhouse	One Story 2,483 SF (avg. livable) 3 to 4 Bedrooms 3.5 to 4 Bathrooms Attached 2 Car Garage	Two Stories 3,104 SF (avg. livable) 4 Bedrooms 3.5 Bathrooms Attached 2 or 3 Car Garage	Two Stories 3,094 SF (avg. livable) 4 to 5 Bedrooms 3.5 to 4 Bathrooms Attached 2 or 3 Car Garage

The typical standard of floor plan configuration for these homes is orientation with the garage on the right-hand side of the building façade. Plans that have been mirrored are indicated with an "R" appended to the plan identifier (example: Lot 19 is Plan 2AR because its garage is oriented on the left-hand side of the building façade). Single-story dwellings are located on residential lots predetermined by the Specific Plan (Lots 10, 11, 14, 21, 22, 31, 32, 34, 35, 36, 37, and 42) as illustrated in Figure 1.



Figure 1

Lot configuration and size was reviewed in the approved Tentative Tract Map 22-01 application. DRP 25-02 is substantially consistent with the lot configuration approved in Tentative Tract Map 22-02 and maintains compliance with minimum lot area requirements (Specific Plan Section 3.8.7(A)(i)) where the smallest lot within the development is Lot 13 at 7,802 square feet. Overall, the average residential lot area in the development is 9,533 square feet.

Lot coverage requirements within the Specific Plan allow a maximum of 50% of the lot area to be covered by buildings, including covered porches and patios (Specific Plan Section 3.8.7(A)(ii)). All residential development within the Project meets compliance with lot coverage where the most lot coverage occurs on Lot 14 at 38.7% which is also in compliance with SMMC §17.20.120, allowing a maximum of 40% of the lot to be covered. All residences include a covered front porch or entrance, but none of the residences include a fully covered patio. Overall, the development meets an average 29.3% lot coverage.

Floor area requirements for the development refer to the SMMC definition of "gross floor area" with modifications to the double computation for areas with a double-height volume, with exception provided to entrance areas, foyers, and areas connected to staircases provided those areas do not exceed 180 square feet. Simplified, floor area is a measure of a building's square footage measured from exterior side of walls wherever a floor is covered by a solid roof or story above. For further clarification, floor area

includes non-habitable areas such as garages, carports, and patios if they are covered by a solid roof. The Specific Plan establishes a maximum floor area for any individual residential lot of 3,775 square feet and a maximum average floor area for the overall development of 3,500 square feet. As proposed, DRP 25-02 complies with floor area standards where the maximum floor area is 3,773 square feet (Plan 2B, occurring on Lots 8 and 24) and the average floor area for the overall development is 3,500 square feet.

The Specific Plan entirely supersedes building setbacks otherwise required by the SMMC. As part of the Specific Plan's Good Neighbor Plan, rear yard setbacks for primary and accessory buildings west of Sunnyside Avenue are greater than the SMMC standard (15 feet) by an additional 20 feet, providing a minimum 35-foot buffer between buildings west of Sunnyside Avenue and the western Project boundary. Primary and accessory buildings east of Sunnyside Avenue must meet a minimum rear yard setback of 15 feet. Side yard setbacks for all lots within the development, regardless of lot width, require a minimum of 5 feet on either side. Front yard setbacks within the development requires a minimum 15 feet and more restrictively at 20 feet for garages. The site plan included in DRP 25-02 demonstrates that all residential buildings within the development meet or exceed minimum requirements for building setbacks.

Certain architectural features are permitted to project within required setbacks by both the Specific Plan and the SMMC. Similar to the SMMC, the Specific Plan permits eaves, fireplace masonry, and other non-floor area architectural design features to encroach into any of the required setbacks by no more than 24 inches which provides a clearance of at least 3 feet within side yards for emergency access. Also similar to the SMMC, the Specific Plan permits within the required front yard setback, the projection of a nonhabitable covered front porch up to 6 feet within the required front yard setback but in no case closer than 10 feet to the front property line. Eight lots within the development propose projections into required setbacks as permitted:

- Lot 11: a front porch meets a 13.3-foot front yard setback;
- Lot 14: a front porch meets a 14.1-foot front yard setback and a double-framed exterior wall projects 2.4 inches into a 5-foot side yard setback;
- Lot 22: a front porch meets a 14-foot front yard setback;
- Lot 25: a front porch meets a 13.4-foot front yard setback;
- Lot 32: a front porch meets a 12.7-foot front yard setback;
- Lot 35: a front porch meets a 12.6-foot front yard setback;
- Lot 37: a front porch meets a 13.6-foot front yard setback; and
- Lot 42: a front porch meets a 14-foot front yard setback.

Building height requirements reference the SMMC maximum of 25 feet but modify the method of measuring such that the lowest point of measure is taken from the finished grade level rather than the pre-existing grade level. The method for finding the highest point of measure is the same as the SMMC: to the highest point of the coping of a flat roof or to a point one-third the height of a pitched or hipped roof. The two-story Modern style homes (plans 2A and 3A) have the tallest building height at 24 feet and 11 inches. Overall, across all floor plans and styles, the average building height in the development is 21 feet and six inches.

Building height includes a secondary requirement called Angular Plane Height which regulates bulk and mass of second story volumes located close to minimum yard setbacks. The location and orientation of the angular plane is determined starting at the grade point elevation of a property line, then moving vertically upward 10 feet and projecting a plane in toward the property line at a 45-degree angle. With exception to certain architectural features, no portion of a building may project above the angular plan. The Specific Plan places this requirements only to a designated 14 lots within the development: Lot 1 (Plan 3D), Lot 8 (Plan 2B), Lot 10 (Plan 1B), Lot 11 (Plan 1D), Lot 14 (Plan 1B), Lot 21 (Plan 1A), Lot 22 (Plan 1C), Lot 31 (Plan 1B), Lot 32 (Plan 1D), Lot 34 (Plan 1A), Lot 35 (Plan 1C), Lot 36 (Plan 1B), Lot 37 (Plan 1D), and Lot 42 (Plan 1C). Therefore, plans 1A, 1B, 1C, 1D, 2B, and 3D are required to comply with the Angular Plane Height requirement.

Simple geometric computation of the 45-degree angle and the minimum setback occurring at the side yard of 5 feet resulting in the height of the angle plane at the 5-foot setback line being 15 feet. All one-story buildings in DRP 25-02 are within a 15-foot building height where they meet the 5-foot setback. However, one-story buildings have either stepped flat roofs or sloped roofs that vary the building height. The angle plane of the angular plane height requirement continues through the entire lot until it meets the angle plane of the other side. All one-story buildings do not encroach beyond the angle plane at any point. Therefore, comply with the angular plane height requirement.

Plan 2B's compliance with the angular plane height requirement is specific to Lot 8 where the side yard setbacks provided exceed the minimum requirements. At the south side, an 18-foot setback is provided, where at the point the grade elevation is the same as the pad elevation. At the north side, a 30.5-foot setback is provided, where at that point the grade elevation is raised from the building pad elevation by approximately 7 feet. Again, applying the simple geometric computation of the 45-degree angle plane, the specific setback distances, and height modifiers, Plan 2B at Lot 8 meets compliance with the angular plane height requirement; angular plane height and Plan 2B do not apply to any other lot within the development.

Lastly, Plan 3D's compliance with the angular plane height requirement is specific to Lot 1 where the side yard setbacks provided exceed the minimum requirements. At the south side, a 15.6-foot setback is provided, where at the point of grade elevation is the same as the pad elevation. At the north side, a 21-foot setback is provided, where at that point the grade elevation is raised from the building pad elevation by approximately 7 feet. Again, applying the simple geometric computation of the 45-degree angle plane, the specific setback distances, and the height modifiers, Plan 3D at Lot 1 meets compliance with the angular plane height requirement; angular plane height and Plan 3D do not apply to any other lot within the development.

Unique to the Specific Plan, the development must meet minimum and maximum thresholds for a Unit Mix requirement. A minimum of 25% of the units within the development must be Plan 1 of any style; no more than 35% of the units within the development may be Plan 2 of any style; and no more than 40% of the units within the development may be Plan 3 of any style. Twelve lots within the development (~30%) are designated for Plan 1 construction; fifteen lots (~35%) are designated for Plan 2; and 15 lots (~35%) are designated for Plan 3. This distribution meets and exceeds the Good Neighbor Plan and Site and Housing Plan of the Specific Plan where at least eleven Plan 1 homes are committed.

Development Standards of the Specific Plan require that all construction meet certain Fire Protection Criteria. As mentioned in a previous section of this Staff Report, following the approval and issuance of a design review permit for the development, approval and issuance of any building permit will be subject to local, county, and state laws, including Title 24 of the California Code of Regulations, requirements to use the most current construction methods intended to mitigate wildfire exposure as required by Los Angeles County Fire Department, and local amendments established under Title 15 of the SMMC. DRP 25-02 includes a detailed window and door schedule, specifying that all glazing be tempered. All materials provided in DRP 25-02 will be subject to compliance with all Fire Protection Criteria upon review by qualified City staff during plan check review initiated by the Applicant's submittal of building permit applications. Also review for compliance with the Applicant's Building Permit application, all landscaped areas within the Project site are subject to compliance with SMMC Chapter 8.36 (Hazardous Brush Clearance) and requirements for Fuel Modification by Zone, including Zone 0, established by the Los Angeles County Fire Department. DRP 25-02 includes landscape plans for all landscaped areas within the development including the city public park.

The Specific Plan requires that landscaping within the development area provide one shade tree within the front yard setback of each house for shading on the front of the house and sidewalk. Separately, the Specific Plan requires that trees be provided in the parkways along the street to provide shade and aesthetic value. Landscape Plans provided in DRP 25-02 lack planting plan detail within the front yard setback of each house to determine whether compliance with Specific Plan Section 3.8.7(A)(x)(b) is met. However, the applicant's consistency review matrix (Attachment 2, Table 1) states that a shade tree will be provided within the front yard of every home. To ensure that the project remains consistent with the Specific Plan development standards, staff recommends approval with the following condition:

- Rules and Regulations of the Homeowners Association and within Covenants, Conditions & Restrictions requirements shall include requirements to plant and maintain one (1) shade tree within the front yard of each home, intended to shade the front of the home and the sidewalk.

The applicant has provided unique plant palates complementary to each home style and compatible with the Sierra Madre Water Efficient Landscape Ordinance (SMMC Chapter 15.60) which does include various shade trees. Similar to the SMMC, the Specific Plan requires a minimum area of the front yard to be landscaped. However, unlike the SMMC, the Specific Plan's requirements exclude the areas covered by a driveway and require a minimum of the remaining 40% front yard area to be landscaped. The applicant's Consistency Review matrix provides that landscape coverage within front yards ranges from 55-59% though it could not be verified through review of the landscape plans provided in DRP 25-05. Irrigation plans provided as part of DRP 25-02 landscape plans demonstrate that the project site will incorporate water recycling systems and leverage graywater systems for residential units.

As mentioned above, vehicle parking is a permitted accessory use for residential lots within the development and is limited in use by reference to SMMC section 17.20.150 which prohibits the parking of vehicles within landscaped areas of the front yard and the repair, dismantling, or storage of vehicles in open areas with unobstructed public view (with certain permitted exceptions). Consistent with the SMMC, the Specific Plan requires that each home provides two parking spaces within a garage where each space is provided with a 10-foot by 20-foot clear floor area and a 7-foot vertically clear area. Each residential lot

is limited to one driveway, one curb cut, and one driveway apron. Site plans and floor plans provided within DRP 25-02 demonstrate that the Project meets or exceeds these standards.

For freestanding walls and fences, the Specific Plan includes a development standard that mirrors the SMMC. Maximum wall or fence height allowed is 6 feet except within the front yard area which is limited to 42 inches in height. Landscape plans provided with DRP 25-02 include landscape construction plans that detail the materials and layout of walls and fences throughout the development. These plans demonstrate that the development meets and exceeds these requirements by providing front yard fences or walls not exceeding 42 inches in height and elsewhere not exceeding 5 feet in height. Wall materials comprise of slump block with varying cap designs and fencing material is comprised of tube steel and cable railing. Corner lots on the east side of Sunnyside Avenue will include a Verdura plantable wall as part of the civil grading and soil retention system, also incorporated within the landscape plan. Generally, the front yards of homes are not enclosed by a 42-inch-tall fence. Rather, a fence or wall continues along the side property lines of each lot with reduced height where the front yard begins. Open front yards are consistent with Specific Plan section 3.8.7(A)(xii)(b), which includes a guideline to avoid a fortress appearance.

Lighting is sparingly used in the Project except to light roadways, public pathways and city public park areas and facilities. The architectural plans provided in DRP 25-02 include wall-mounted lighting for homes that are compliant with international Dark Sky guidelines and include attachable shield to ensure lighting remains within each property.

ANALYSIS – DESIGN STANDARDS

This section of this Staff Report provides analysis of the Project's requirements to meet design standards established by the Specific Plan. Analysis and bases for making findings for approval of a design review permit are provided in the next section of this Staff Report. The applicant has provided a detailed consistency review matrix breaking down each of the Specific Plan's design standards and guidelines and explaining how the Project meets each requirement, included in this Staff Report as Table 2 of Attachment 2. The Specific Plan stipulates design standards and design guidelines which are distinguished as requirements of the Project's design, using the word "shall," and suggestions to improve the Project's design, using the word "should."

Site Planning and Design

Building placement and orientation across the development is required by the Specific Plan to have visual connection with the street such that primary facades, door entries and porches are visible from the street. The Project site plan included in DRP 25-02 demonstrates that all 42 homes face the street and remain visible to the street through the avoidance of fencing or walls enclosing the front yards. Garages shall not be a dominant feature enforced by setting the garage back behind the main building. The Project site plan included in DRP 25-02 shows that all garages have a minimum setback of 20 feet, floor plans further demonstrate how garages are setback from the main building. Furthermore, garage doors are recessed 12 inches from the face of the garage consistent with design guidelines 5.4.2(c-b).

Architectural Design

As mentioned in the previous section, DRP 25-02 is comprised of four architectural styles consistent with the Specific Plan: Modern, Spanish, Craftsman, and Farmhouse. Building elevation drawings are included in the architectural drawings of DRP 25-02 which include designs unique from one another and incorporating architectural styles and techniques consistent with one of the architectural styles; a combination of different styles is not utilized for any one building.

Modern Architectural Style

Massing and forms include clean, rectilinear volumes with flat or very low-sloped roofs. Building mass is expressed as stacked or interlocking boxes with minimal offsets. Garage volumes are well-integrated and do not dominate the primary façade. These homes are appropriately scaled for Modern architecture as shown through strong horizontal emphases, controlled fenestration proportions, and minimal decorative elements. Articulation is expressed through the material contrast of smooth stucco, metal accents, and masonry veneer along with window composition rather than depth.

Roof forms are legible and intentional, emphasizing horizontality and cubic massing rather than competing with it. Windows are large, rectilinear, and predominantly flush with wall planes. Black window frames create strong contrast against light stucco finishes and grouped openings and horizontal proportions are consistent with modern design language. Entry doors are simple in form, often flush or minimally recessed, with limited ornamentation and emphasis given to quality of material and proportion rather than detailing. Exterior finishes primarily rely on smooth stucco material with selective use of masonry or metal accents. Material transitions are clean and deliberate rather than decorative while the color palette is restrained and neutral. Although wall-mounted utilities are not located on primary facades, they may be exposed to public view if not properly screened through the return of a property line wall or planting. Balconies are absent from primary facades, consistent with Modern precedent, and patios, where may be optionally included, are minimally detailed with focus on quality and proportions consistent with the Modern style.

Spanish Architectural Style

Massing is primarily rectilinear and is contemporary-forward with limited stepping or courtyard-driven forms typical of traditional Spanish architecture. Roofs utilize clay tile profiles, but underlying forms are simplified and modernized. Two-story volumes are substantial and read more as contemporary houses with Spanish cues rather than traditional Spanish Revival residences. The scale is mitigated through roof pitch and use of materials and color differentiating the first and second stories. Articulation is achieved through stucco wall planes, softened openings in select locations, and tile roofing and subtle entry emphasis. Overall, the Spanish architectural style is carried through its use of materials and color rather than through building mass and form.

Roofs utilize clay tile profiles, but include a low-profile, or flat, variant more akin to concrete tile; roof geometry remains simplified, with limited hips, valleys, or layered volumes typical of traditional Spanish Revival. Windows are generally rectangular, with limited or absent use of arched or deeply recessed openings. Darker frames express contemporary contrast rather than natural wood or bronze finishes that provide more subtlety in transition. Doors are simple and contemporary in detailing, with limited use of

heavy doors, arched surrounds, or ornamental ironwork. Stucco is the dominant exterior siding material, consistent with Spanish architecture, and the color palette remains contemporary with minimal warm or variegated tones. Like other plans in the project, wall-mounted utilities are not located on primary facades, but in some cases may be exposed to public view unless mitigated by the return of a property line wall or planted screening. Balconies are present in Plan 2B, but not in Plan 3B; balconies present express articulation related to the entry. However, the architectural expression is primarily contemporary in that traditional Spanish architectural elements like covered loggias or arcades are absent from the design and indoor-outdoor transition expressions are minimal.

Craftsman Architectural Style

Forms are boxier and taller than traditional Craftsman homes, especially in two-story variants. Roofs introduce gables, but they are simplified and often truncated, serving more as visual identifiers than as dominant organizing elements. The overall scale exceeds that of classic Craftsman precedents and large second-story masses are partially mitigated by roof articulation and porch elements. This style provides articulation emphasized by porches, board-and-batten or lap-style siding, and masonry veneer accents. Traditional Craftsman details such as brackets, rafter tails, and heavy trim are used minimally or absent. Overall, the style is more accurately attributed to Contemporary Craftsman emphasized by use of its materials, colors and front porch articulation.

Roofs introduce gabled forms consistent with Craftsman references, but roof pitches are moderate and simplified with limited overhang depth. Although windows are generally vertically proportioned, they lack divided lites or expressive trim; frames remain black and contemporary in appearance. Entry doors are conventional and understated with limited use of sidelites, transoms, or heavy trim typical of Craftsman homes. The proposed style is generally strong in its selection of board-and-batten siding, masonry veneer, and stucco that provide material variation. However, material transitions are generally vertical rather than layered. Like other styles in the Project, wall-mounted utilities avoid the primary façade, but in some cases may be exposed to public view if not property screened by the return of a property line wall or plant screening. The proposed Craftsman style also exhibits strength in its front porch design that help establish a pedestrian-oriented façade and are proportioned to be functional but are relatively shallow limiting their visual dominance.

Farmhouse Architectural Style

Massing and forms are simple and rectangular with strong primary roof forms. Gabled roofs are clear and legible, aligning well with Farmhouse styles. Although the proposed style is larger than historic farmhouses, scale is moderated through clear roof geometry, strong horizontal siding patterns, and front porch elements. Articulation in the design is straightforward and expressed through board-and-batten siding, covered porches, and simple window groupings. Minimal use of ornamentation is a contemporary expression of the proposed Farmhouse style.

The proposed Farmhouse is well-expressed through its gabled roof forms with simple geometry that are consistent with other Farmhouse typologies. Windows are vertically oriented, evenly spaced, and placed within dark frames that reinforce the contemporary expression. Entry doors are straightforward, often

emphasized through porch placement rather than ornamentation. Board-and-batten in the dominant exterior siding material that effectively conveys the farmhouse character. As with other styles reviewed, wall-mounted utilities have the same vulnerabilities unless properly screened in similar fashion as previously described. Front porches are clearly defined, integral to the façade, and include columns that provide human scale and visual relief from larger masses.

Overall

Specific Plan Section 5.5.2(b) limits the same elevation in the same floor plan from being repeated on any given street, except Street "A." Staff determined that usage of a mirrored building elevation on the same street as its non-mirrored version does not result in noncompliance with this design standard. However, according to the site plan submitted with DRP 25-02, homes on the west side of Sunnyside Avenue include a repeat of Plan 3D's building elevation, which occur on Lot 1 and Lot 9. Through discussions between the Applicant and City staff, City staff preferred Lot 1 to remain non-mirrored as presented to avoid presenting its garage as the first feature seen upon entering the neighborhood, and thus City staff requested that Lot 9 be mirrored to ensure compliance with Specific Plan Section 5.5.2(b). In response, the Applicant stated issues related to grading, as related to the location and slope of the driveway, would occur as a result of mirroring the building elevation of Lot 9 and further stated a commitment to differentiate the two building elevations through application of materials and color. The two lots are separated by a horizontal distance of 582.5 feet and a vertical distance of 63 feet. Furthermore, due to the meandering shape of Sunnyside Avenue shown in the Project site plan, Lot 9 would be mostly visually obstructed at the entrance of the subdivision. Staff recommends that the Planning Commission discuss potential solutions with the Applicant. If the Planning Commission sustain the issue of compliance, they may consider the following non-exhaustive options: (a) continue the application and ask the applicant to revise the Project design in a manner consistent with the Specific Plan; or (b) include a condition to the approval of this Project that ensures the development's consistency with the Specific Plan.

Specific Plan Section 5.5.9 establishes design standards and guidelines for balconies, porches and porticos. Patios, when including a supported structural cover of some kind, are features of a home similar to porches. Although the Specific Plan doesn't expressly provide design standards or guidelines for patio design, the standards and guidelines that apply to porch design are within reason to apply. The architectural plans presented in DRP 25-02 include optional amenities. These options are presented alongside floor plans for each style; most options have no effect on the exterior of the home, but there are several options that provide outdoor living options. The outdoor living options are also represented on side and rear building elevations. However, City staff identified that the outdoor living options represented in the building elevations do not accurately represent the design shown in options of the floor plan. Specifically, the outdoor living options represented in building floor plans call for an exterior fireplace or outdoor cooking area fixed within a framed wing wall extending from, and thus attached to, the building's side wall at either back corner of the building. Yet, side and rear building elevations presented what appeared to be a single-selected self-supported metal structure on posts abutting the

back of each building[1]. A manufacturer's brochure provides additional details regarding this metal structure, on architectural plan sheet AD-1.3, that it would include mechanically louvered cover adequate to provide shelter from rainfall; such a roof is not compatible to enable a habitable structure without substantial structural alteration. The Specific Plan includes, within Appendix 5A, guidelines relevant to the design of porches, which as mentioned above, are within reason to apply to patios; photographs are provided alongside these guidelines to illustrate good and bad examples of guideline implementation.

Style A	Style B	Style C	Style D
			
Modern	**Spanish**	**Craftsman**	**Farmhouse**
Not common but not prohibited; either open or roofed.	Porches are uncommon or recessed behind an arcade.	Full or partial width porches; Gable or shed roof over porch; Square or tapered wood supports.	Wide porches with, or without, bracketed posts; simple wood railings.

Furthermore, a single selected exterior fireplace appears to have been applied to all floor plans and styles as shown by their side and rear building elevations. The Strategic Plan does not contemplate exterior fireplaces other than by permitting one to project up to 24 inches within a minimum required yard setback However, the Specific Plan includes, in Section 5.5.6, a standard related to chimneys requiring that their material and elements be consistent with the selected architectural style and integrated into the roof line.

During the review of the second Project design iteration (submitted October 2, 2025), City staff discussed with the Applicant concerns regarding then taller and disproportionate building mass exhibited at the rear of multiple Floor Plans and Styles. City staff suggested a possibility to relieve the appearance of tall and disproportionate building mass through an indoor-outdoor transition to patio or deck space which may include structures covering no more than 50% of their area provided their design and material be consistent with their attached architectural style. The applicant responded to the concern of tall and disproportionate volume by making reductions to the heights of top plates and rooflines and closing excessive fenestration but expressed that designing patio or raised deck area would overly complicate the grading design. On January 8, 2026, the applicant further revised the patio structure with post and frame clad in siding material consistent with the attached architectural design and incorporating a Knotwood product, an aluminum material with wood-like appearance, or similar, for an overhead trellis structure instead of a mechanically louvered cover.

[1] For Plan 1, refer to architectural plan sheets A1-1.0, A1-1.2, A1-1.4, A1-1.6 for floor plans and A1-2.0 through A1-3.3 for building elevations. For Plan 2, refer to architectural plan sheets A2-1.0, A2-1.2, A2-1.4, A2-1.6 for floor plans and A2-2.0 through A2-3.3 for building elevations. For Plan 3, refer to architectural plan sheets A3-1.0, A3-1.2, A3-1.4, A3-1.6 and A3-2.0 through A3-3.3.

To further ensure the Project's design remains consistent with all Specific Plan design standards and employs design guidelines to the maximum extent feasible, City staff recommend the design review permit include the following conditions:

- Materials, Colors, and Paint: Exterior cladding materials shall be limited to the approved materials for each style as shown on the approved plans, with no more than two major wall materials per façade. Final color selections shall be non-reflective and complementary as approved. All exposed metal fixtures shall be painted or finished to match the wall or trim color to the extent permitted by public utility providers. Materials changes shall occur at inside corners or clear visual breaks per Specific Plan §5.5.7(e–f).
- Mechanical and Utility Screening: All mechanical equipment (condensers, pool heaters, etc.) shall be screened from view by walls or plantings. Utility meters and outlet panels shall be grouped and painted to blend with adjacent surfaces. Gutters, downspouts, and scuppers shall be integrated into the architecture and painted to match the building.
- Porch and Balcony Details: Covered entries and balconies shall be incorporated on street-facing elevations as shown; columns or pergolas must appear structurally supportive (no two-story faux columns). Porch depths and balcony setbacks shall meet or exceed the minimum dimensions in Specific Plan §5.5.9 to ensure pedestrian-friendly facades.

ANALYSIS – FINDINGS

Per Section 6.2.2 of the Specific Plan, the proposed development is subject to the City's Design Review process pursuant to SMMC §17.60.041. Before a design review permit is granted, the Planning Commission shall make the following findings of fact based on the evidence reviewed by City staff.

1. The proposed project is consistent with the general plan, zoning code and any applicable design standards.

The Project is consistent with the City's General Plan, the Zoning Code, and all applicable design standards, including the Meadows at Bailey Canyon Specific Plan and its adopted architectural design guidelines. The Specific Plan establishes the zoning and design guidelines for the site, including the requirement that each home's style be selected from one of four approved styles. Conditions of Approval nos. 2.4.2 through 2.4.4 ensure that development of the Project remains consistent with the design standards of the Specific Plan. The Project's park improvements and landscaping adhere to the development and design standards of the Specific Plan and are uses permitted by and consistent with the General Plan and Specific Plan. Condition of Approval no. 2.4.1 ensures that the Project's landscaping remain consistent with the development and design standards of the Specific Plan and comply with the Sierra Madre Water Efficient Landscape Ordinance. Therefore, the Project satisfies all applicable land-use, development, and design requirements established in the General Plan, Zoning Code, and The Meadows at Bailey Canyon Specific Plan and its design guidelines.

For architecture, the Project adheres to the Specific Plan's design standards and the intent of the City's design review criteria through the following characteristics:

- Building Mass, Form, Scale, and Articulation. The Specific Plan requires that building mass and form be consistent with the chosen architectural style. Each house design employs forms and roof

heights appropriate to its style, and no two adjacent homes use identical façades. Roof massing is varied through parapets, hips, and gables, and most elevations break up larger volumes into smaller components. Primary façades include articulation and fenestration to avoid monotony; many homes incorporate second-story setbacks, intermediate roof offsets, and wall plane changes. These design strategies fulfill the Specific Plan's articulation requirements of applying multiple listed techniques per façade, while oversized or disproportional elements such as two-story faux columns are generally avoided.

- Roof Treatment. Roof forms vary within each architectural style and are articulated with changes in height, slope direction, and multiple roof planes. For example, Modern homes use flat roofs with parapets and clerestory bands; Craftsman homes have low gabled roofs; Spanish homes employ low hip roofs; and Farmhouse homes feature front gables with overhanging eaves. Materials including cementitious wood shakes, standing-seam metal, and concrete tile are matched to each style, with eave lines, fascia, and dormers applied consistently on all elevations. Collectively, these roof design elements provide variation and interest and reinforce separation of masses, consistent with the Specific Plan's roof design standards.
- Windows and Doors. Window placement and proportions have been tailored to each style, with frames, shutters, and hardware proportionate and consistent across all elevations. The plans contain balanced window groupings and sizes appropriate to the style. Primary entry doors are prominent on front façades and typically sheltered by porches or overhangs. Door surrounds and hardware reflect the selected style, and entry openings are scaled to the building, avoiding oversized portals. These treatments fulfill the Specific Plan's standards for balanced and style-appropriate window and door design.
- Exterior Materials and Colors. The Project's material palette follows the guideline limiting façades to no more than two primary materials per façade. Wall claddings include stucco, wood or fiber-cement lap siding, stone veneer, and board-and-batten siding, with trim and accents in complementary colors. No prohibited materials such as plain plywood, corrugated metal, or reflective surfaces are used. Color palettes are subdued and appropriate to each style. All finishes are non-reflective and durable, and transitions in materials generally occur at inside corners or changes in plane, consistent with design guidelines. The selected materials and colors are compatible with both the individual home styles and the neighborhood context.
- Utilities and Equipment. Visible mechanical equipment and utility fixtures have been designed to minimize visual impact, in accordance with the Specific Plan. Mechanical equipment, meters, and similar items are located in side or rear yards where feasible or are screened with enclosures or landscaping. All exposed conduit, outlets, and hardware are finished to blend with adjacent wall colors. Gutters and downspouts are integrated with trim elements and are painted to match building colors to avoid a visually "tacked on" appearance. These measures satisfy the Specific Plan's requirements for utility integration and screening.
- Balconies, Porches, and Porticos. Covered entries, porches, or balconies are incorporated consistent with each architectural style and are scaled appropriately to the building mass. Craftsman homes include tapered columns on stone bases; Farmhouse homes have simple square posts and open porches; and Modern homes use flat metal canopies. Porch and balcony elements

are integrated into façades through roof overhangs and railings, providing articulation and contributing to a pedestrian-oriented streetscape in accordance with design standards.

2. **The proposed project will not unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties.**

   The homes are designed and sited so as not to unreasonably interfere with the use, possession or enjoyment of surrounding properties. The 42 detached homes are of single-family scale and are separated by private drives and open space. The development transitions to adjacent neighborhoods at modest heights and densities, and landscaping (including fuel-modification planting) further buffers views between properties. The Project conforms with the Good Neighbor Plan contained within the Specific Plan as demonstrated through an additional 20-foot buffer distance provided between homes on the west side of Sunnyside Avenue and homes adjacent to the west of the development site. No evidence shows undue loss of privacy, overshadowing, or noise beyond that normally expected in a residential community.

3. **The height, bulk, scale, mass and siting of the proposed project is compatible with the existing neighborhood, landforms and surroundings.**

   The massing, form and height of each proposed home have been designed to be compatible with the existing foothill village context. All homes are limited in height per the Specific Plan, and building articulations, such as second-story step-backs and roof variations, help reduce the visual bulk. The overall site is a gently graded former institutional site; homes generally step down the natural slope. The spacing of buildings, varied rooflines, and modest floor-to-floor heights help the Project reflect the scale of Sierra Madre's neighborhoods. No building is so large or tall as to visually dominate the site or the skyline; thus the project "does not visually overpower or dominate the neighborhood."

4. **The proposed project reflects the scale of the neighborhood in which it is proposed and it does not visually overpower or dominate the neighborhood and is not ill-proportioned so as to produce either architecture or design that detracts from the foothill village setting.**

   The design respects Sierra Madre's "foothill village" setting. The Specific Plan vision emphasizes a "distinctly Sierra Madre" character achieved through variety of styles that reflect the community's "eclectic charm." The proposed Modern, Spanish, Craftsman and Farmhouse homes collectively present a cohesive yet varied streetscape in a traditional grid pattern, fully avoiding the construction of a cul-de-sac. By avoiding excessive scale or overly monumental forms, the architecture avoids detracting from the hillside context. Elements such as shallow hipped or gabled rooflines (in Spanish and Farmhouse styles) and articulated roof planes (in Modern and Craftsman styles) help relate the buildings to the low hillsides and the backdrop of mature trees.

5. **The proposed project neither unreasonably interferes with public views or the views and privacy of neighbors, produces unreasonable noise levels, nor causes material adverse impacts.**

   The project preserves key public views toward the mountains and does not unduly impair existing sightlines. Because homes are modest in height and set back or step-down from the ridgeline, public vistas across open space and through the site to Bailey Canyon Park remain largely intact. Likewise, the privacy of neighboring residents is respected by orienting balconies and windows away from proximate existing homes, as guided by the Specific Plan. The project does not introduce noise or

lighting impacts beyond standard residential use, which are mitigated through strategic placement of structural or plant screening techniques.

6. **The proposed project exhibits a coherent project-wide design, and each structure or portion thereof (especially additions) on the site is compatible with other portions of the project, regardless of whether the same are publicly visible.**
   Although the development includes multiple styles, it exhibits a unified, "coherent project-wide" design. The Specific Plan expressly encourages a "diversity of design, styles, and character" while requiring that each home on its lot adhere to one of the approved styles. Consistent with Chapter 5 of the Specific Plan, each floor plan is offered in several style options (e.g. Plan 1A Modern, 1B Spanish, etc.), and each style is applied consistently on each individual home's elevations. Common features such as similar porch depths, column profiles, and material palettes (e.g. use of painted wood trim and stucco or siding) tie the neighborhoods together. The grid layout and uniform setbacks further harmonize the varied architecture. Thus, the mix of Contemporary Modern, Spanish, Craftsman and Farmhouse homes is compatible with itself and with the adjacent retreat center and neighborhoods, as the Specific Plan envisions.
7. **For proposed projects seeking relief from development standards, where allowed, to accommodate characteristics of an identifiable architectural style (such as additional height pursuant to subsection 17.20.027(A)), the proposed project adheres to the norms of such identifiable architectural style and that such style is consistently carried through on all elevations of the building, regardless of whether the same are publicly visible.**
   The project is not seeking additional height beyond standards, but each style is represented faithfully per Specific development and design standards and guidelines. All elevations of each home use consistent details appropriate to the style. For example, Spanish Revival homes feature stucco walls and low-pitched clay tile roofs; Craftsman homes have gabled porches, tapered wood columns, and horizontal lap siding; Farmhouse homes show board-and-batten or clapboard siding with simple gables; and Modern homes use streamlined forms, flat or shallow roofs, and large fixed windows. These elements implement the character-defining features of each style. Thus, the project "adheres to the norms" of the selected styles and carries them through on all elevations.
8. **For proposed projects that require discretionary review due to exceeding size thresholds (pursuant to subsections 17.20.027(C), 17.30.045(B), 17.28.070(A)1 or similar), that the proposed is a superior project that would enhance its neighborhood and exhibit exceptional design through a combination of most, if not all, of the following:**
   This finding does not apply because the Project does not exceed any size threshold established by the Specific Plan.

ENVIRONMENTAL ANALYSIS

The proposed project qualifies for a Categorical Exemption (Class 3), pursuant to Section 15182(c) - Residential Projects Implementing Specific Plans of the California Environmental Quality Act (CEQA). Where a public agency has prepared an EIR on a specific plan after January 1, 1980, a residential project undertaken pursuant to and in conformity to that specific plan is exempt from CEQA if the project meets the requirements of this section.

The residential projects including land subdivisions and residential planned unit developments that are undertaken consistent with the Specific Plan are exempt from CEQA, regardless of their location. However, the exemption requires review to ensure that the project would not create any new impacts or increase the severity of impacts previously disclosed in the original environmental document, as described in Guidelines §15162.

On September 27, 2022, pursuant to 14 Cal. Code of Regulations (CCR) Section 15090, the City Council certified that the Meadows at Bailey Canyon Specific Plan Final Environmental Report (Final EIR) was completed in compliance with CEQA. Pursuant to Public Resources Code Section 21081(a) and 14 CCR Section 15091(a), findings, accompanying mitigation measures, and a Mitigation Monitoring Program were also approved and adopted by the City.

State law requires the preparation of an EIR for projects that have the potential for environmental impacts. Public Resources Code Section 21002 requires that an EIR identify the significant effects of a project on the environment and provide measures or alternatives that can mitigate or avoid these effects. The EIR evaluates the environmental effects associated with the development of the project and discusses the manner in which the project's significant effects can be reduced or avoided through the implementation of mitigation measures or feasible alternatives to the proposed project. DRP 25-02 is a project that is consistent with and implements the Meadows at Bailey Canyon Specific Plan. Pursuant to 14 CCR Section 15182, projects consistent with an adopted specific plan are exempt from CEQA.

PUBLIC NOTICE PROCESS

This item has been noticed through the regular agenda notification process. Notice of this hearing was delivered by first class mail to property owners within three thousand feet of the boundaries of the subject property in addition to the posting of a sign, providing notice of the hearing, at the entrances of the Meadows at Bailey Canyon development site. Additionally, notice of the hearing was included in the January edition of the Village View Newsletter. Copies of this report can be accessed on the City's website at www.SierraMadreCA.gov.

Approved by:

Clare Lin
Director of Planning & Community Preservation

Attachment(s):

A. Planning Commission Resolution 26-01
B. Consistency Review Matrix
C. Project Site Plans, Materials, and Colors
D. The Meadows at Bailey Canyon Specific Plan

ATTACHMENT A

Planning Commission Resolution 26-01

PLANNING COMMISSION
RESOLUTION 26-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIERRA MADRE CONDITIONALLY APPROVING A DESIGN REVIEW PERMIT (DRP 25-02) FOR THE CONSTRUCTION OF 42-SINGLE FAMILY RESIDENTIAL DWELLINGS, LANDSCAPING IN 6 OPEN SPACE LOTS AND LANDSCAPING OF ONE CITY PUBLIC PARK AT 700 NORTH SUNNYSIDE AVENUE

RECITALS

WHEREAS, on September 20, 2022, the City Council adopted Resolution 22-58, certifing the Meadows at Bailey Canyon Specific Plan Final Environmental Impact Report (Final EIR) was completed in compliance with CEQA, approved General Plan Land Use Map Amendment to Residential Low Density; and

WHEREAS, on September 27, 2022, the City Council adopted Ordinance 1461 approving Zoning Map Amendment to Residential Single Family, The Meadows at Bailey Canyon Specific Plan ("Specific Plan"), and the Development Agreement at 700 North Sunnyside Avenue; and

WHEREAS, Tentative Tract Map 22-01, including Vesting Tentative Tract Map No. 83966, was approved by City Council on February 27, 2024, granting the subdivision of a 17-acre site to 42 single-family residential lots, 6 open space lots, and one city public park and providing approximately 3.68 acres of land as dedicated public right-of-way.

WHEREAS, an application for a Design Review Permit was filed by:

NUWI-Sierra Madre, LLC
2001 Wilshire Boulevard
Santa Monica, CA 90403

WHEREAS, on November 19, 2025, the City approved an Assignment and Assumption of Development Agreement between NUWI-Sierra Madre, LLC and Toll West Coast LLC.

WHEREAS, the new applicant for purposes of this Design Review Permit is:

Toll West Coast LLC
1140 Virginia Road
Fort Washington, PA 19034

WHEREAS, the Design Review Permit can be described as:

Implementation of the Specific Plan: a request for the construction of 42 single-family dwellings, a 3-acre city public park, and landscaping within 6 open space lots ("Project");

WHEREAS, the Applicant submitted the Design Review Permit application on May 8, 2025, the Applicant provided revisions to the original submittal on October 2 and December 10, 2025, and the City deemed the application complete on December 22, 2025; and

WHEREAS, on January 15, 2026, the Planning Commission received the report and recommendations of staff; and

WHEREAS, following public notice, a public hearing was held before the Planning Commission on January 15, 2026, with all testimony being received being made part of the public record; and

WHEREAS, at said public hearing, the Planning Commission received written and oral evidence, all of which evidence is deemed to be part of the record of this proceeding.

NOW THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Planning Commission at said hearing, Planning Commission now finds as follows:

SECTION 1. Recitals. The Recitals above are true and correct and incorporated herein by reference.

SECTION 2. Findings for approval of a Design Review Permit. Specific Plan Section 6.2.2 states that the proposed development of the Specific Plan shall be subject to the City's Design Review process. Sierra Madre Municipal Code Section 17.60.041 provides the process and findings required for the approval of a Design Review Permit. In accordance, the Planning Commission finds substantial basis for approval of the Design Review Permit based on the following facts.

1. **The proposed project is consistent with the general plan, zoning code and any applicable design standards.**

   The Project is consistent with the City's General Plan, the Zoning Code, and all applicable design standards, including the Meadows at Bailey Canyon Specific Plan and its adopted architectural design guidelines. The Specific Plan establishes the zoning and design guidelines for the site, including the requirement that each

home's style be selected from one of four approved styles. Conditions of Approval nos. 2.4.2 through 2.4.4 ensure that development of the Project remains consistent with the design standards of the Specific Plan. The Project's Park improvements and landscaping adhere to the development and design standards of the Specific Plan and are uses permitted by and consistent with the General Plan and Specific Plan. Condition of Approval no. 2.4.1 ensures that the Project's landscaping remain consistent with the development and design standards of the Specific Plan and comply with the Sierra Madre Water Efficient Landscape Ordinance. Therefore, the Project satisfies all applicable land-use, development, and design requirements established in the General Plan, Zoning Code, and The Meadows at Bailey Canyon Specific Plan and its design guidelines. For architecture, the Project adheres to the Specific Plan's design standards and the intent of the City's design review criteria through the following characteristics:

- Building Mass, Form, Scale, and Articulation. The Specific Plan requires that building mass and form be consistent with the chosen architectural style. Each house design employs forms and roof heights appropriate to its style, and no two adjacent homes use identical façades. Roof massing is varied through parapets, hips, and gables, and most elevations break up larger volumes into smaller components. Primary façades include articulation and fenestration to avoid monotony; many homes incorporate second-story setbacks, intermediate roof offsets, and wall plane changes. These design strategies fulfill the Specific Plan's articulation requirements of applying multiple listed techniques per façade, while oversized or disproportional elements such as two-story faux columns are generally avoided.
- Roof Treatment. Roof forms vary within each architectural style and are articulated with changes in height, slope direction, and multiple roof planes. For example, Modern homes use flat roofs with parapets and clerestory bands; Craftsman homes have low gabled roofs; Spanish homes employ low hip roofs; and Farmhouse homes feature front gables with overhanging eaves. Materials including cementitious wood shakes, standing-seam metal, and concrete tile are matched to each style, with eave lines, fascia, and dormers applied consistently on all elevations. Collectively, these roof design elements provide variation and interest and reinforce separation of masses, consistent with the Specific Plan's roof design standards.
- Windows and Doors. Window placement and proportions have been tailored to each style, with frames, shutters, and hardware proportionate and consistent across all elevations. The plans contain balanced window groupings and sizes appropriate to the style. Primary entry doors are prominent on front façades and typically sheltered by porches or overhangs. Door surrounds and hardware reflect the selected style, and entry openings are scaled to the building, avoiding oversized portals. These treatments fulfill the Specific Plan's standards for balanced and style-appropriate window and door design.
- Exterior Materials and Colors. The Project's material palette follows the guideline limiting façades to no more than two primary materials per façade. Wall claddings include stucco, wood or fiber-cement lap siding, stone veneer,

and board-and-batten siding, with trim and accents in complementary colors. No prohibited materials such as plain plywood, corrugated metal, or reflective surfaces are used. Color palettes are subdued and appropriate to each style. All finishes are non-reflective and durable, and transitions in materials generally occur at inside corners or changes in plane, consistent with design guidelines. The selected materials and colors are compatible with both the individual home styles and the neighborhood context.

- Utilities and Equipment. Visible mechanical equipment and utility fixtures have been designed to minimize visual impact, in accordance with the Specific Plan. Mechanical equipment, meters, and similar items are located in side or rear yards where feasible or are screened with enclosures or landscaping. All exposed conduit, outlets, and hardware are finished to blend with adjacent wall colors. Gutters and downspouts are integrated with trim elements and are painted to match building colors to avoid a visually “tacked on” appearance. These measures satisfy the Specific Plan’s requirements for utility integration and screening.
- Balconies, Porches, and Porticos. Covered entries, porches, or balconies are incorporated consistent with each architectural style and are scaled appropriately to the building mass. Craftsman homes include tapered columns on stone bases; Farmhouse homes have simple square posts and open porches; and Modern homes use flat metal canopies. Porch and balcony elements are integrated into façades through roof overhangs and railings, providing articulation and contributing to a pedestrian-oriented streetscape in accordance with design standards.

2. The proposed project will not unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties.

The homes are designed and sited so as not to unreasonably interfere with the use, possession or enjoyment of surrounding properties. The 42 detached homes are of single-family scale and are separated by private drives and open space. The development transitions to adjacent neighborhoods at modest heights and densities, and landscaping (including fuel-modification planting) further buffers views between properties. The Project conforms with the Good Neighbor Plan contained within the Specific Plan as demonstrated through an additional 20-foot buffer distance provided between homes on the west side of Sunnyside Avenue and homes adjacent to the west of the development site. No evidence shows undue loss of privacy, overshadowing, or noise beyond that normally expected in a residential community.

3. The height, bulk, scale, mass and siting of the proposed project is compatible with the existing neighborhood, landforms and surroundings.

The massing, form and height of each proposed home have been designed to be compatible with the existing foothill village context. All homes are limited in height per the Specific Plan, and building articulations, such as second-story step-backs and roof variations, help reduce the visual bulk. The overall site is a gently graded

former institutional site; homes generally step down the natural slope. The spacing of buildings, varied rooflines, and modest floor-to-floor heights help the Project reflect the scale of Sierra Madre's neighborhoods. No building is so large or tall as to visually dominate the site or the skyline; thus the project "does not visually overpower or dominate the neighborhood."

4. **The proposed project reflects the scale of the neighborhood in which it is proposed and it does not visually overpower or dominate the neighborhood and is not ill-proportioned so as to produce either architecture or design that detracts from the foothill village setting.**

   The design respects Sierra Madre's "foothill village" setting. The Specific Plan vision emphasizes a "distinctly Sierra Madre" character achieved through variety of styles that reflect the community's "eclectic charm." The proposed Modern, Spanish, Craftsman and Farmhouse homes collectively present a cohesive yet varied streetscape in a traditional grid pattern, fully avoiding the construction of a cul-de-sac. By avoiding excessive scale or overly monumental forms, the architecture avoids detracting from the hillside context. Elements such as shallow hipped or gabled rooflines (in Spanish and Farmhouse styles) and articulated roof planes (in Modern and Craftsman styles) help relate the buildings to the low hillsides and the backdrop of mature trees.

5. **The proposed project neither unreasonably interferes with public views or the views and privacy of neighbors, produces unreasonable noise levels, nor causes material adverse impacts.**

   The project preserves key public views toward the mountains and does not unduly impair existing sightlines. Because homes are modest in height and set back or step-down from the ridgeline, public vistas across open space and through the site to Bailey Canyon Park remain largely intact. Likewise, the privacy of neighboring residents is respected by orienting balconies and windows away from proximate existing homes, as guided by the Specific Plan. The project does not introduce noise or lighting impacts beyond standard residential use, which are mitigated through strategic placement of structural or plant screening techniques.

6. **The proposed project exhibits a coherent project-wide design, and each structure or portion thereof (especially additions) on the site is compatible with other portions of the project, regardless of whether the same are publicly visible.**

   Although the development includes multiple styles, it exhibits a unified, "coherent project-wide" design. The Specific Plan expressly encourages a "diversity of design, styles, and character" while requiring that each home on its lot adhere to one of the approved styles. Consistent with Chapter 5 of the Specific Plan, each floor plan is offered in several style options (e.g. Plan 1A Modern, 1B Spanish, etc.), and each style is applied consistently on each individual home's elevations. Common features such as similar porch depths, column profiles, and material palettes (e.g. use of painted wood trim and stucco or siding) tie the neighborhoods together. The grid layout and uniform setbacks further harmonize the varied

architecture. Thus, the mix of Contemporary Modern, Spanish, Craftsman and Farmhouse homes is compatible with itself and with the adjacent retreat center and neighborhoods, as the Specific Plan envisions.

7. **For proposed projects seeking relief from development standards, where allowed, to accommodate characteristics of an identifiable architectural style (such as additional height pursuant to subsection 17.20.027(A)), the proposed project adheres to the norms of such identifiable architectural style and that such style is consistently carried through on all elevations of the building, regardless of whether the same are publicly visible.**

   The project is not seeking additional height beyond standards, but each style is represented faithfully per Specific development and design standards and guidelines. All elevations of each home use consistent details appropriate to the style. For example, Spanish Revival homes feature stucco walls and low-pitched clay tile roofs; Craftsman homes have gabled porches, tapered wood columns, and horizontal lap siding; Farmhouse homes show board-and-batten or clapboard siding with simple gables; and Modern homes use streamlined forms, flat or shallow roofs, and large fixed windows. These elements implement the character-defining features of each style. Thus, the project "adheres to the norms" of the selected styles and carries them through on all elevations.

8. **For proposed projects that require discretionary review due to exceeding size thresholds (pursuant to subsections 17.20.027(C), 17.30.045(B), 17.28.070(A)1 or similar), that the proposed is a superior project that would enhance its neighborhood and exhibit exceptional design through a combination of most, if not all, of the following:**

   This finding does not apply because the Project does not exceed any size threshold established by the Specific Plan.

SECTION 3. Environmental Exemption. The proposed project is categorically exempt from environmental review, pursuant to Section 15182(c) Residential Projects Implementing Specific Plans of the California Environmental Quality Act (CEQA). Where a public agency has prepared an EIR on a specific plan after January 1, 1980, a residential project undertaken pursuant to and in conformity to that specific plan is exempt from CEQA if the project meets the requirements of this section. The Project including residential planned unit developments that are undertaken consistent with the Specific Plan are exempt from CEQA, regardless of their location. However, the exemption requires review to ensure that the project would not create any new impacts or increase the severity of impacts previously disclosed in the original environmental document, as described in Guidelines §15162.

SECTION 4. Severability. If any sections, subsections, subdivisions, paragraph, sentence, clause or phrase of this Resolution or any part hereof or exhibit hereto is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portions of this Resolution or any part thereof or exhibit thereto. The Planning Commission hereby declares that it would have passed each section, subsection,

subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that anyone or more sections, subsections, subdivisions, paragraph, sentences, clauses or phrases be declared invalid.

SECTION 5. Certification. The Director of Planning and Community Preservation shall attest to the passage and adoption of this Resolution by the Planning Commission and shall cause the same to be listed in the records of the City.

SECTION 6. The Planning Commission conditionally grants approval and issues DESIGN REVIEW PERMIT 25-02, subject to the attached conditions included in this resolution as Exhibit A.

PASSED, APPROVED, AND ADOPTED the ___ day of _____ 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Thomas Denison, Chair
Sierra Madre Planning Commission

I HEREBY CERTIFY the foregoing Resolution was duly adopted by the Planning Commission of the City of Sierra Madre, California, at a regular meeting held on the ___ day of _____ 2026.

_____
Clare Lin, Director
Planning and Community Preservation Department

EXHIBIT A

CONDITIONS OF APPROVAL
DESIGN REVIEW PERMIT 25-02 (DRP 25-02)

The applicant, property owner, or successor(s) in interest shall meet the following conditions:

1.0 General Conditions:

1.1 Comply with all applicable provisions of The Meadows at Bailey Canyon Specific Plan and the Sierra Madre Municipal Code, including but not limited to those Chapters pertaining to Zoning, Building and Construction, Vehicles and Traffic, and Health and Safety, and including all such provisions which may be contained in Uniform Codes which have been incorporated by reference within the Sierra Madre Municipal Code.

1.2 Comply with all applicable provisions of Federal, State, and Los Angeles County law and regulations, including but not limited to the California Environmental Quality Act.

1.3 Execute and deliver to the City's Department of Planning & Community Preservation an Affidavit of Acceptance of Conditions on a form to be provided by such Department before submitting either (a) construction plans for 1st Plan Check to the City, or (b) application for a building permit for the work involved in the subject project, but under no circumstance more than one (1) year following the date of this approval. This approval shall not be effective for any purpose until the Applicant complies with this condition.

1.4 In accordance with Development Agreement section 4(n), developer shall pay the City $250,000 to be used for public safety purposes.

1.5 To the full extent permitted by law, the applicant and property owner shall defend, indemnify, and hold harmless the City, its employees, agents, and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys' fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this approval, or the activities conducted pursuant to this approval. Applicant and property owner shall pay such obligations as they are incurred by City, its employees, agents, and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

430392.1

1.6 Maintain a signed copy of this record (Planning Commission Resolution 26-01 with this Exhibit A), a letter from the Planning and Community Preservation Department of the notice of approval of the Design Review Permit (DRP 25-02), and a copy of the executed Affidavit of Acceptance of Conditions required by Condition of Approval no. 1.3 that together grant the following entitlement(s):

Design Review Permit (DRP 25-02):

- Pursuant to the provisions under section 17.60.041 (Design Review Permit) of the Sierra Madre Municipal Code effective as of the date the application for Design Review Permit (DRP 25-02) was received (May 8, 2025), the Design Review Permit (DRP 25-02) is issued for the construction of 42 single-family dwellings, a 3-acre city public park, and landscaping within 6 open space lots as presented to and approved by the Planning Commission at its regular meeting of January 15, 2026.

Failure to provide valid, clean, and legible records whenever may be necessary, or as reasonably requested by the City, and under circumstances of force majeure causing loss of city records may nullify and void any grant of entitlement, approval of a discretionary permit, or issuance of a certificate described herein.

2.0 Planning Conditions:

2.1 Unless otherwise required by these conditions, the applicant, property owner, or successor(s) in interest shall construct the project in substantial conformance with all applications and supporting materials presented to the Planning Commission and as may be modified by condition of approval on January 15, 2026. Inaccuracies and misrepresentations will be grounds for immediate revocation of the Design Review Permit (DRP 25-02).

2.2 In general, modifications to the project and supporting materials presented to and approved by the Planning Commission by this resolution shall be subject to the granting of minor conditional use permit pursuant to Section 6.4 of The Meadows at Bailey Canyon Specific Plan.

2.3.0 Plan Check or Application for Building Permit Submittal

2.3.1 Submit an application for a building permit and/or construction plans for 1st Plan Check within one (1) year of the date of this approval, or within one (1) year of, and only under circumstances due to force majeure more than eighteen (18) months following, the date of this approval submit a request to extend approval of this entitlement. Failure to do so will automatically (and may be without notice to the applicant, owner, or successor(s) in interest) constitute an abandonment of the entitlement, and shall render this approval null and void.

2.3.2 This Resolution signed by both the Planning Commission Chair and Director of Planning and Community Preservation and conditions of approval, a letter of approval from the Planning and Community Preservation Department, and a copy of the executed Affidavit of Acceptance of Conditions, as specified under Condition of Approval no. 1.3, shall be included in the submitted construction plans on an individual sheet or, when submittal of construction plans for review is not deemed necessary by the Building Official, shall be submitted together with the application for building permit. Failure to do so shall deem the review automatically incomplete and noncompliant and may be remedied by providing within or following the 2nd Plan Check Submittal compliance with this condition.

2.4.0 Conformance with The Meadows at Bailey Canyon Specific Plan

2.4.1 Landscaping: The applicant shall include within the Rules and Regulations of the Homeowners Association and within Covenants, Conditions & Restrictions requirements to plant and maintain one (1) shade tree within the front yard of each home, intended to shade the front of the home and the sidewalk. This condition shall be in addition to the parkway tree planting plan as presented and approved by the Planning Commission.

2.4.2 Materials, Colors, and Paint: Exterior cladding materials shall be limited to the approved materials for each style as shown on the approved plans, with no more than two major wall materials per façade. Final color selections shall be non-reflective and complementary as approved. All exposed metal fixtures shall be painted or finished to match the wall or trim color to the extent permitted by public utility providers. Materials changes shall occur at inside corners or clear visual breaks per Specific Plan §5.5.7(e–f).

2.4.3 Mechanical and Utility Screening: All mechanical equipment (condensers, pool heaters, etc.) shall be screened from view by walls or plantings. Utility meters and outlet panels shall be grouped and painted to blend with adjacent surfaces. Gutters, downspouts, and scuppers shall be integrated into the architecture and painted to match the building.

2.4.4 Porch and Balcony Details: Covered entries and balconies shall be incorporated on street-facing elevations as shown; columns or pergolas must appear structurally supportive (no two-story faux columns). Porch depths and balcony setbacks shall meet or exceed the minimum dimensions in Specific Plan §5.5.9 to ensure pedestrian-friendly facades.

(end of conditions)

ATTACHMENT B

Consistency Review Matrix

Table 1. Development Standards

Specific Plan Section	Development Standard/Regulation	Project Compliance
3.8.7	***Site Development Standards***	
A. Development Standards	The overall maximum density of the Plan area is 2.5 dwelling units per acre; however, in no event shall the project be permitted to exceed a maximum of 42 primary residential units.	☒ The Project site consists of 17.30 acres and proposes 42 residential units for a density of 2.42 dwelling units per acre. The project complies with the maximum density and dwelling unit count. See Page 1 of the Vesting Tentative Tract Map 83966 (TTM).
i. Lot Area Requirements	The minimum required lot size shall be 7,800 square feet.	☒ The project meets the minimum required lot size. The proposed residential lots range from 7,811 to 21,535 square feet. See Page 1 of the TTM.
ii. Lot Coverage Requirements	Buildings, including covered porches and patios, shall have a maximum lot coverage of 50 percent of the area of the lot.	☒ The proposed buildings, including covered porches and patios, do not exceed the maximum lot coverage of 50 percent. Lot coverage was calculated using the horizontal area of the building covering the lot. The maximum lot coverage is 38.7%. See the Proposed lot coverage Summary Table on sheet AG-1.0 of the architectural plans.
iii. Floor Area Requirements	a. Maximum Floor Area Allowable gross floor area on a single lot shall not exceed 3,775 square feet in accordance with the definition for "gross floor area" set forth in Section 3.2, Definitions.	☒ The proposed project does not exceed the maximum floor area. Floor plans propose a floor area ranging from 2,908 sq. ft. to 3,763 sq. ft. See the Site Plan Summary Table on sheet AG-1.0 of the architectural plans.
	b. Average Floor Area Average floor area shall not exceed 3,500 square feet across all lots in the Plan area.	☒ The average floor area across all plans in the Plan area is 3,500 square feet. See the individual square footage of each floor plan on sheet AG-1.0 of the architectural plans.
iv. Building Height Requirements	a. Building Height No building shall exceed two stories or 25 feet in height, in accordance with the definition for "height" set forth in Section 3.2, Definitions.	☒ The Project complies with this requirement. All Plan 1 floor plans (one story) do not exceed 25 feet in height, and no Plan 2 or Plan 3 floor plan (two stories) exceed two stories or 25' as shown on the Project's Proposed Elevations. Maximum height ranges from 14'-3" to 24'-11".

Specific Plan Section	Development Standard/Regulation	Project Compliance
	b. Angular Plan Height To promote appropriately scaled and massed buildings within the Plan area, a minimum of 14 dwelling units shall comply with the angle plan height requirements set forth in Section 17.20.053, Angle plane, of the SMMC. Existing ground level shall be the grade elevation of the finished pad. Refer to Figure 3-13b, Conceptual Site Plan – Angle Plane Height, for the location of homes within the Plan area proposed to comply with the angle plane height requirements.	☒ All 14 proposed single-family homes comply with the angle plane height requirements. Angle plane measurements are shown on all elevations where the requirement is applicable. See sheets A1-3-.0, A1-3.1, A1-3.2, A1-3.3.
v. Setback Requirements	This section sets forth the minimum setback requirements, which shall apply to both the first and second floors.	See below.
	a. Front Yard Setback Every lot shall have a minimum front yard setback of at least 15 feet to the main building and at least 20 feet to all garages, except as provided in this chapter.	☒ All garages are set back at least 21' to the garage door and 20' to the exterior face of the garage. All proposed buildings are setback a minimum of 15 feet as shown on the project site plan, except for permitted projections (nonhabitable entryways and front porches) under section vi. Refer to the Project Site Plan for individual lot setbacks.
	b. Side Yard Setback Every lot shall have a side yard setback of at least five (5) feet on each side.	☒ All side yard setbacks have a minimum of 5 feet on each side as shown on the Project Site Plan. Refer to the Project Site Plan for individual lot setbacks.
	c. Rear Yard Setback 1. East of North Sunnyside Avenue. Lots east of North Sunnyside Avenue shall have a rear yard setback of at least 15 feet.	☒ All rear yard setbacks have a minimum setback of 15 feet as shown on the Project Site Plan. Refer to the Project Site Plan for individual lot setbacks.
	2. West of North Sunnyside Avenue. Lots west of North Sunnyside Avenue shall have a rear yard setback of at least 35 feet.	☒ All rear yard setbacks west of North Sunnyside Avenue have a minimum setback of 35 feet as shown on the project site plan. Refer to the Project Site Plan for individual lot setbacks.
vi. Projections into Required Setbacks	a. Architectural Feature Projections Eaves, fireplace masonry, and other non-floor area architectural design features, such as window seats, may project and/or encroach into any of the required setback area no more than 24 inches.	☒ No architectural feature projections are proposed to encroach into any required setback beyond the permissible 24 inches. Refer to the Project Site Plan.
	b. Projections into the Front Yard Projections into the required front yard setback may occur as follows: 1. Nonhabitable covered front porch, with or without supports, may encroach a maximum of six (6) feet into the	☒ Entryway and front porches that project into the front yard comply with the permitted projection and encroach less than 48 inches and 6 feet, respectively, into the required front yard. Refer to the Project Site Plan for individual lot setbacks/ proposed projections.

Specific Plan Section	Development Standard/Regulation	Project Compliance
	required front yard setback. In no case may the encroachment be closer than 10 feet to the front property line. 2. An open, uncovered balcony (not covered by a roof or similar structural feature) may project into the required front yard setback a maximum of 48 inches. 3. An open balcony, covered only with a roof feature and supports, may extend into the required front yard setback a maximum of 48 inches, pursuant to the approval of an administrative design review permit pursuant to the provisions of Chapter 17.60, Variances and Discretionary Permits, of the SMMC.	
vii. Accessory Structures	1. Accessory structures shall be consistent with the selected architectural style of the main building as discussed in Chapter 5, Design Guidelines. 2. Accessory Structures shall comply with the requirements and procedures found within Section 17.20.060, Accessory Structures, of the SMMC; however, detached accessory structures should be located in the rear of the lot.	N/A.
viii. Unit Mix Requirements	Housing Plan 1: Gross Floor Area (Max): 3,200 S.F Percentage of units to be Provided (minimum): 25% A minimum of 11 one-story homes shall be provided	☒ All plan 1 units are 1-story homes with a gross floor area of 2,908 sq. ft. – 2,938 sq. ft. 12 units are proposed as plan 1 units, which is 28% of the 42 units proposed. See the Project Site Plan for individual unit locations and floor areas.
	Housing Plan 2: Gross Floor Area (Max): 3,650 S.F Percentage of units to be Provided (maximum): 35%	☒ Floor plan 2 are 2-story homes with a gross floor area of 3,688 sq. ft. – 3,768 sq. ft. 14 units are proposed as housing plan 2 units, which is 33% of the 42 units proposed. See the Project Site Plan for individual unit locations and floor areas.
	Housing Plan 3: Gross Floor Area (Max): 3,775 S.F Percentage of units to be Provided (maximum): 40%	☒ Floor plan 3 are 2-story homes with a gross floor area of 3,689 sq. ft – 3,763 sq ft. 16 units are proposed as housing plan 3 units, which is 38% of the 42 units proposed. See the Project Site Plan for individual unit locations and floor areas.
ix. Fire Prevention	a. Fire Protection Criteria Where required, new buildings/structures within the Plan area shall be constructed using fire resistant features and shall meet applicable code requirements for building in these higher fire hazard areas. The requirements include using the most current construction methods intended to mitigate wildfire exposure, required by LACoFD, as well as complying with the wildfire protection building construction requirements, within the established limits by law, contained in the applicable California	☒ All new buildings/structures will be constructed to meet all applicable fire code requirements.

Specific Plan Section	Development Standard/Regulation	Project Compliance
	Building Standards Code and Los Angeles County Codes, including, but not limited to, the following: LA County Building Code, Chapter 7A, [SFM] Materials and Construction Methods for Exterior Wildfire Exposure, LA County Residential Code, Section R337, Materials and Construction Methods for Exterior Wildfire Exposure, LA County Referenced Standards Code, Chapter 12-7A, Materials and Construction Methods for Exterior Wildfire Exposure, and Los Angeles County and California Fire Codes, Chapter 49, as applicable.	
	b. Fuel Modification All landscaping within the Plan area shall be maintained in accordance with Chapter 8.36 – Hazardous Brush Clearance, of the SMMC, and the current Fuel Modification Guidelines from the Los Angeles County Fire Department, provided in Appendix 4A, Fuel Modification by Zone. To reduce the chance of building loss or damage from a wildfire, buildings/structures within the Specific Plan should maintain 100 feet of Defensible Space from each side and from the front and rear of the structure, but not beyond the property line as required under the Public Resources Code (PRC) 4291. Current CalFire guidelines are provided in Appendix 4B, CalFire Defensible Space and Hardening.	☒ All landscaping within the Plan area will be maintained in accordance with the required fuel modification regulations. See Landscaping Plan.
x. Landscaping Requirements	a. On-site landscaping shall be completed in accordance with the Conceptual Landscape Plan provided in Figure 3-6, Conceptual Landscape Plan, and with the Tree and Planting Plan provided in Figures 3-7a and b.	☒ The Project's proposed landscape plan complies with the Conceptual Landscape Plan provided in Figures 3-6 through 3-7a and b. See Landscape Plan (LP) 00 through LP 04.
	b. At least one (1) shade tree within each front yard setback shall be provided for shading on the front of the house and sidewalk.	☒ At least one shade tree will be provided within each front yard setback. A front yard landscaping palette has been provided for use by future homeowners and the project CC&R's will include a requirement that homeowners comply with all landscaping standards included in the Specific Plan, including the requirement to plant at least one tree in the front yard setback.
	c. Trees shall be provided in the parkways along the streets to provide shade and aesthetic value, in accordance with Figure 3-7a, Tree and Planting Plan.	☒ Trees are provided in the parkway to provide shade in accordance with Figure 3-7a. Refer to (LP) 00 through LP 04.
	d. All landscaping projects that meets the applicability criteria set forth in Section 15.60.030 – Applicability of the SMMC, shall comply with the City's Water Efficient Landscape Ordinance (WELO). Irrigation of all landscaped areas shall be conducted in a	☒ All projects meeting the applicability criteria in Section 15.60030 of the SMMC will comply with the City's WELO regulations. Irrigation of all landscaped areas will be conducted to conform to the rules

Specific Plan Section	Development Standard/Regulation	Project Compliance
	manner conforming to the rules and requirements, and shall be subject to penalties and incentives for water conservation and water waste prevention as determined and implemented by the City or as mutually agreed by the City.	and requirements as determined and implemented by the City or as mutually agreed by the City. See the landscape irrigation schedule on the Landscape and Irrigation Plans (LI) 00 through LI 09.
	e. For all projects that are required to comply with water efficient landscape standards, a conceptual landscape plan shall be submitted to the City to be reviewed in conformance with the landscape plan and standards set forth in this Chapter and consistent with Section 15.04.130 - Permit for landscape project, from the SMMC.	☒ A landscape plan has been submitted to the City. Refer to (LP) 00 through LP 04.
	f. Consistent with the City's Water Efficient Landscape Ordinance, landscaping within the Plan area shall use low water use plants and native California plants where possible. In areas where moderate or high use water use plants are needed, they should be limited in number, grouped together in adjacent areas to simplify irrigation strategies, and offset in other areas of the site with low or very low water use plants.	☒ The Project's landscaping will comply with the City's Water Efficient Landscape Ordinance and use low water use plants and native California plants where possible and implement strategies for moderate or high use water use plants where applicable. Refer to (LP) 00 through LP 04 for the plant list and location of plants.
	g. Landscaping and Paving in Front Yard. A minimum of 40% of the front yard area shall be landscaped. Landscaping shall include plant materials such as trees, shrubs, ground covers, flowers, and turf, and shall exclude areas such as driveways, walkways, landings, porches, patios, and similar areas.	☒ Lot front yards contain 55-59% landscaping coverage. Refer to page 1 of the TTM.
	h. Green infrastructure shall be incorporated into the design of the public realm, e.g., bioswales, permeable paving, etc.	☒ The Project includes green infrastructure elements such as the Stormwater Detention and Water Quality Gallery and Basin and the use of permeable pavement. See TTM Page 5-7 for details.
	i. Where available, recycled water should be used for landscaping.	☒ The project will use recycled water for landscape where possible. Refer to LP 01.
	j. Appropriate paving materials for exterior hardscape areas include native stone, faux stone that has the appearance of native stone, colored, stamped and/or patterned concrete, pre-cast concrete pavers, decomposed granite, wood, and permeable pavement.	☒ The project will use appropriate paving materials for exterior hardscape areas.
	k. Greywater systems shall be installed within all residential units.	☒ The project will install greywater system within all residential units. See Landscape Plans Sheets LI-00 through LI-09.
xi. Driveway and Parking Standards	a. Two spaces per dwelling unit in a garage; each space shall have a minimum interior dimension of 10 feet × 20 feet, with a minimum floor-to-ceiling height of seven (7) feet.	All proposed floor plans provide at least two spaces per dwelling unit in a garage that meets the minimum interior dimension of 10 feet x 20 feet per space and a 10-foot floor-to ceiling height.

Specific Plan Section	Development Standard/Regulation	Project Compliance
		Refer to individual floor plans provided in the Project's Proposed Elevations.
	b. Each residential lot should be limited to one driveway and one curb-cut.	☒ Each lot provides one driveway and one curb-cut. Refer to the Project's Site Plan.
	c. One driveway apron shall be provided per lot.	☒ Each lot provides one driveway apron. Refer to the Project's Site Plan.
xii. Fencing and Walls	a. On-site walls and fencing shall be completed in accordance with the Wall and Fence Plan provided in Figure 3-11, Wall and Fence Plan.	☒ Refer to the Landscape Plan (LC) Sheets LC-01 through LC-06.
	b. Front Yard Fencing and Property Line Walls. Fence and wall height should be minimized to avoid a fortress appearance while performing their intended function. Walls within the required front yard setback shall be no more than 42 inches high.	☒ Fences and wall heights will comply accordingly. Walls within the front setback will be a maximum of 42 inches Refer to the Landscape Plan (LC) Sheets LC-01 through LC-06.
	c. Fence and Wall Design. The design and color of fences and walls shall be consistent with the overall design of the main building. Appropriate materials for walls and fencing include tube steel, river rock stone veneer, split face block, slump stone block, and glass.	☒ Wall and fence materials include slump block and tube steel. Refer to Landscape Plans LC Sheets LC-01 through LC-06.
	d. Fence and Wall Landscaping. Fences and walls should incorporate landscaping, i.e., allow plants to grow around fences and merge with the landscape; however, they shall be in accordance with the current Fuel Modification Guidelines from the Los Angeles County Fire Department, provided in Appendix 4A.	☒ Fences and walls will incorporate landscaping where feasible, in accordance with the current LA County Fire Guidelines. Refer to the Landscape Plans Sheet LP-05.
	e. Maximum Wall Height. 1. Wall height shall be no more than six (6) feet.	☒ The maximum proposed wall height is 5 feet. Refer to Landscape Plans LC Sheets LC-01 through LC-06.
	2. Privacy walls located within lot "A" north of Street "A" are intended to buffer the existing Mater Dolorosa Retreat Center from the residential uses. Accordingly, walls located within lot "A" shall be no more than eight (8) feet while performing their intended function.	☒ Walls in Lot A will comply with the maximum height allowances. Refer to LP-01 for landscaping and LC 01- and LC 02 for fences on Lot A.
	f. Retaining Walls. 1. Retaining walls shall not exceed six (6) feet in height.	☒ Retaining walls do not exceed 6 feet in height. Landscape Plans LC Sheets LC-01 through LC-06.
	2. Where multiple walls are used, retaining walls shall be terraced.	☒ The use of multiple walls will be terraced. See Landscape Plans LC Sheets LC-01 through LC-06.

Specific Plan Section	Development Standard/Regulation	Project Compliance
	3. Terraced retaining walls shall be separated by a minimum of three (3) feet and screened by appropriate landscaping in accordance with the Specific Plan's Conceptual Landscape Plan.	☒ Terraced retaining walls will be separated and screened. Refer to the Landscape Plan Sheet LP-05.
	4. The total wall height of an upslope wall system shall be no more than 20 feet.	☒ The total wall height of an upslope wall system will not be more than 20 feet. Refer to Landscape Plans.
xiii. Lighting Standards	a. All lighting of the building, landscaping, parking area, or similar facilities shall comply with the City's "Dark Sky" Program.	☒ All lighting in the Plan area will comply with the City's "Dark Sky" Program. See architectural sheet AD-1.3 for details.
	b. Lighting shall be hooded and directed downward to reflect away from adjoining properties.	☒ All lighting in the Plan area will be hooded and directed downward to reflect away from adjoining properties.
	c. Lighting shall be confined to the lot boundaries and not be oriented towards neighboring properties to protect privacy.	☒ All lighting in the Plan area will be confined to the lot boundaries and will protect the privacy of neighboring properties.
	d. Pedestrian-scaled street lighting shall be provided within the proposed park areas pedestrian routes of travel to enable visibility and safety	☒ Lighting will be provided to enable visibility and safety in the proposed park area's pedestrian routes of travel.
xiv. Energy Efficiency	To reduce wasteful and unnecessary energy consumption in newly constructed and existing buildings, all new construction of, and additions and alterations to, residential and nonresidential buildings within the Plan area shall comply with the state's Building Energy Efficiency Standards – Title 24.	☒ All buildings will comply with Building Energy Efficiency Standards – Title 24.
xv. Swimming Pool	Swimming pools and/or similar recreational facilities shall comply with the requirements and procedures found within Section 17.20.065, Swimming Pools, of the SMMC.	N/A. (Pools proposed in the future will comply with these requirements.)
xvi. Signage Regulations	Entry monuments that do not exceed 16 square feet and six (6) feet in total height shall not require a sign permit. All other signage within the Plan area shall comply with the design requirements and procedures found within Chapter 17.72, Signs, of the SMMC. A Signage Plan is required to be reviewed and approved by the City of Sierra Madre Planning and Community Development Department. Signage plan shall include both temporary, construction, and permanent signage standards and guidelines.	☒ All signage in the Plan area will comply with the applicable sign regulations. Refer to Wall, Fence and Monument Plans.
xvii. Development Standards Applicable to Individual Lots	Where development standards set forth in Section 3.8.7 are expressed in terms of an average across all lots, a certain number of lots of the total, or otherwise not equally applicable to each lot, then the development standard applicable to each lot shall be provided on the TTM. Examples of such development standards	☒ Development standards for each lot are shown on Page 1 of the TTM and the Site Plan Summary on the Project's Site Plan.

Specific Plan Section	Development Standard/Regulation	Project Compliance
	include maximum floor area, number of stories, and compliance with angle plane requirements.	

Table 2. Design Standards and Guidelines

Specific Plan Section	Specific Plan Design Standard or Guideline	Project Compliance	
		Compliance with Design Standard ***(mandatory requirements)***	***Compliance with Design Guideline*** ***(guideline, where feasible)***
5.4	***Site Planning & Design***		
5.4.1 Building Placement, Orientation, and Street-Facing Facades	(b) To enhance curb appeal and foster a pedestrian-friendly street, buildings shall orient to and have a visual connection with the street, by facing primary facades, door entries, windows, porticos, and porches visibly to the street.	☒ All buildings are oriented towards and have a visual connection with the street. The primary facades and door entries, including windows, porticos and porches, when applicable, face the street. Refer to the Project's Site Plan for building orientation on individual lots.	—
	(c) Buildings should be oriented to provide adequate light and air while protecting the privacy of adjacent neighbors.	—	☒ Buildings are oriented to provide light and air while avoiding direct lines of sight where possible. Refer to the Project's Site Plan for building orientation on individual lots.
5.4.2 Driveways and Garages	(a) Avoid private entry gates, fences, or doors at driveways for attached garages.	—	Private entry gates, fences, and doors at driveways are avoided. See Project Site Plan.
	(b) Garages shall not be the dominant architectural element facing the street. Instead, garages shall be set back from the main building.	☒ All garages are recessed at least 12" and porches and patios are used to create forward massing toward the street and minimize the dominance of the garage. See Project's Site Plan and architectural elevations.	—
	(c) Garage doors should be inset from the garage façade.	—	☒ Doors are inset from the façade. Refer to the Project's Proposed Elevations.
	(d) Garage door recesses should be at a minimum of 12 inches.	—	☒ All garage doors are recessed a minimum of 12".

Specific Plan Section	Specific Plan Design Standard or Guideline	Project Compliance	
		Compliance with Design Standard ***(mandatory requirements)***	***Compliance with Design Guideline*** ***(guideline, where feasible)***
	(e) If used for detached garages, porte-cocheres should be architecturally consistent with and integrated into the main building.	—	N/A. Porte-cocheres are not proposed.
	(f) Driveways should respond to the topography and minimize excessive areas of grading and paving.	—	☒ Refer to the TTM for individual driveway details.
	(g) Driveways shall not have private entry gates.	☒ No private entry gates are proposed for individual lots. See Project Site Plan.	—
5.5	***Architectural Design***		
5.5.1 Architectural styles and character	(a) The Plan area should be composed of a diversity of design, styles, and character.	—	☒
	(b) To ensure a harmonious integration and compatibility with the adjacent Sierra Madre community, while enabling a diversity of styles and eclecticism, the design of all buildings, inclusive of materials, elements, and details on a single lot shall be stylistically consistent with one of the following architectural styles. See Appendix 5A, Architectural Styles Reference Guide for a reference guide on each recommended architectural style and associated design features. a. Contemporary Craftsman b. Spanish Colonial Revival c. Modern d. Contemporary Farmhouse	☒ All proposed buildings are consistent with one of the four architectural styles –Modern, Contemporary Craftsman, Contemporary Farmhouse, and Contemporary Spanish. Refer to the Project's Proposed Elevations.	—
	(c) A combination of different architectural styles on a single lot shall not be used.	☒ A consistent architectural style is used on each individual lot. Refer to the Project's Proposed Elevations.	—
5.5.2 Building mass, form, scale, and articulation	(a) Building mass, form, scale, and articulation shall be consistent with the selected architectural style.	☒ Building mass, form, scale and articulation are consistent with the selected architectural styles. Refer to the Project's Proposed Elevations.	—

Specific Plan Section	Specific Plan Design Standard or Guideline	Project Compliance	
		Compliance with Design Standard ***(mandatory requirements)***	***Compliance with Design Guideline*** ***(guideline, where feasible)***
	(b) The same elevation in the same floor plan shall not be repeated on any given street, with the exception of Street "A." Refer to Appendix 5B, Architectural Elevations, for illustrative examples of floor plan elevations.	☒ Refer to the Project's Site Plan for each individual lot's proposed elevation and floor plan. No elevation of the same floor plan with the same color is repeated on any given street. Color and material changes are used to comply with the intent of this standard to create a diverse street scene.	—
	(c) Form, materials and type of ornamentation should be consistent on all four elevations on a building.	—	☒ Form, materials and type of ornamentation are consistent on all four elevations. Refer to the Project's Proposed Elevations for each façade's details.
	(d) Building details should be in proportion to the overall building massing. Oversized, monumental forms and elements that are disproportionate in scale to the overall building shall not be used (e.g., oversized entry columns which are disproportionate with the massing of the building façade). Overall building compositions should be balanced.	—	☒ Building details are proportional to the overall building massing and composition is balanced. Refer to the Project's Proposed Elevations for building massing and composition details.
	(e) Primary facades without articulation or fenestration shall not be used. Instead, buildings should consider the following strategies consistent with the selected architectural style, and shall incorporate at least three of the following strategies: i. Second stories should be stepped back from the first. ii. Transitions in height should be incorporated. iii. Large volumes should be broken up into smaller ones. iv. There should be variations in horizontal and vertical wall and roof planes. v. Balconies, porticos, and porches should be incorporated.	☒ The homes at The Meadows have been designed to comply with the Specific Plan's elevation requirements and utilize the strategies recommended to promote well-articulated elevations. Primary facades incorporate articulation or fenestration and incorporate at least three of the strategies varying between elevations, including a combination of transitions in height, volumes being broken up into smaller ones, variations in horizontal and vertical planes, and incorporation of balconies and porches. Refer to the Project's Proposed Elevations for each primary façade's details. Each of the proposed plans incorporates the following:	—

Specific Plan Section	Specific Plan Design Standard or Guideline	Project Compliance	
		Compliance with Design Standard ***(mandatory requirements)***	***Compliance with Design Guideline*** ***(guideline, where feasible)***
		Plan 1 • Porches and porticos in styles appropriate to the corresponding architectural style are used to create plane breaks and activate the front elevation. The porches and/or porticos provide a plane break range from 4'-7" to 7'-0" from the building mass behind. • Each of the one-story elevations utilizes transitions in height to create a hierarchy in the elevation composition. A variety of parapet heights, articulated gables and hip roof forms at di-erent levels break the horizontal roof line and create distinct elevations for each architectural style. • The front elevations break down the volume of the main mass by using smaller elements such as porches or forward living spaces to create smaller, pedestrian friendly volumes. These in combination with associated roof forms give architectural scale to the elevations. **Plan 2** • Porches and porticos in styles appropriate to the corresponding architectural style are used to create plane breaks and activate the front elevation. The porches and/or porticos provide a plane break range from 2'-0" to 10'-4" from the building mass behind. This in combination with inherent plan step backs enhance the front elevation massing. The front porches for both the Craftsman and Farmhouse elevations are substantially deep and usable porches with a maximum depth	

Specific Plan Section	Specific Plan Design Standard or Guideline	Project Compliance	
		Compliance with Design Standard ***(mandatory requirements)***	***Compliance with Design Guideline*** ***(guideline, where feasible)***
		ranging from 7'-9" to 10'- 4". • Each of the two-story elevations utilize variations in horizontal and vertical wall and roof planes. The elevations have been composed to utilize vertical and horizontal forms enhanced with low roofs, porches and varying exterior material to reduce the overall mass. The change in materials and varied plane breaks reduce the visual mass of the elevations into smaller forms. • The front elevations break down the volume of the main mass by using smaller elements such as porches or forward living spaces to create smaller, pedestrian friendly volumes. These in combination with associated roof forms give architectural scale to the elevations. The second floor partially steps back to provide plane relief while vertical forms develop a hierarchy in the elevation composition. **Plan 3** • Porches and porticos in styles appropriate to the corresponding architectural style are used to create plane breaks and activate the front elevation. The porches and/or porticos provide a plane break range from 1'-11" to 8'-7" from the building mass behind. This in combination with inherent plan step backs enhance the front elevation massing. The front porches for both the Modern and Craftsman elevations are substantially deep and usable porches with a maximum depth ranging from 6'-7" to 7'- 4".	

Specific Plan Section	Specific Plan Design Standard or Guideline	Project Compliance	
		Compliance with Design Standard ***(mandatory requirements)***	***Compliance with Design Guideline*** ***(guideline, where feasible)***
		• Each of the two-story elevations utilize variations in horizontal and vertical wall and roof planes. The elevations have been composed to utilize vertical and horizontal forms enhanced with low roofs, porches and varying exterior material to reduce the overall mass. The change in materials and varied plane breaks reduce the visual mass of the elevations into smaller forms. • The front elevations break down the volume of the main mass by using smaller elements such as porches or forward living spaces to create smaller, pedestrian friendly volumes. These in combination with associated roof forms give architectural scale to the elevations. The second-floor steps back to provide plane relief while vertical forms develop a hierarchy in the elevation composition.	
	(f) Rear facades without articulation or fenestration shall not be used. The following strategies shall be used, consistent with the selected architectural style: i. The same materials as used in the primary façade should be incorporated wherever possible. ii. Large volumes should be broken up into smaller ones. iii. There should be variations in horizontal and vertical wall planes.	☒ The rear facades of the proposed plans have articulation and fenestration and incorporate the listed strategies consistent with their respective architectural styles. Refer to the Project's Proposed Elevations for rear façade details.	—
5.5.3 Roofs	(a) Roof materials and elements (e.g., fascia, flashing, gutters, etc.) should be consistent with the selected architectural style and applied consistently on all roof forms.	—	☒ Proposed roof materials including fascia, eaves, and trim are consistent with the selection architectural styles. See the Project's

Specific Plan Section	Specific Plan Design Standard or Guideline	Project Compliance	
		Compliance with Design Standard ***(mandatory requirements)***	***Compliance with Design Guideline*** ***(guideline, where feasible)***
			Proposed Elevations and Exterior Color Scheme Plan.
	(b) Roof components (e.g., materials, eave lines, dormers, fascia boards, etc.) should be applied consistently on all elevations, including those that are not visible from the public right-of-way.	—	☒ Proposed roof components are be applied consistently on all elevations, including those that are not visible from the public right-of-way. See the Project's Proposed Elevations.
	(c) Roof forms should be varied and articulated through: i. Changes in roof height ii. Changes in direction of roof slopes/pitches iii. Offsets iv. Use of roofs on lower levels as decks serving higher levels	—	☒ All proposed roof plans are varied and articulated through changes in roof height, or changes in direction of roof slopes/pitches or offsets, as appropriate, to maintain the integrity and comply with the applicable architectural style. See the Project's Proposed Elevations.
	(d) A combination of lower and upper roof components and forms, appropriate to the architectural style, may be used to add interest and reinforce the separation of building masses.	—	☒ The project incorporated a combination of lower and upper rood components and forms appropriate to its respective architectural style. See the Project's Proposed Elevations.
5.5.4 Windows	(a) Window materials and elements (e.g., frames, hardware, shutters, awnings, etc.) should be proportioned to the window size, and consistent with the selected architectural style and applied consistently on all windows.	—	☒ Window materials and elements are proportioned to the window size, and consistent with the selected architectural style. See the Project's Proposed Elevations and Exterior Color Scheme Plan.
	(b) The arrangement of windows on a façade and their proportions should be balanced and consistent with the selected architectural style.	—	☒ The arrangement of windows on a façade and their proportions are balanced, consistent with the selected architectural style. See the Project's Proposed Elevations.
	(c) The size and location of windows should be related to the scale and proportion of the building elevation.	—	☒ The size and location of windows are related to the scale and proportion of the building elevation, consistent with the selected architectural style. See the Project's Proposed Elevations.

Specific Plan Section	Specific Plan Design Standard or Guideline	Project Compliance	
		Compliance with Design Standard ***(mandatory requirements)***	***Compliance with Design Guideline*** ***(guideline, where feasible)***
	(d) The size, detailing, and arrangement of windows on elevations should be consistent with the selected architectural style.	—	☒ Window sizes, detailing, and arrangement are proportionate and consistent with the selected architectural style across all proposed floor plans. Refer to the Project's Proposed Elevations for window details by floor plan.
	(e) Non-rectangular, irregular window shapes shall not be used (e.g., circles, ellipses, and trapezoids), unless if consistent with the selected architectural style.	☒ The project doesn't propose any irregular window shapes. Refer to the Project's Proposed Elevations for window details by floor plan.	
	(f) Reflective glass or films (e.g., mirrored) shall not be used.	☒ Reflective glass or films are not used.	
	(g) Unfinished aluminum or other metal windows should not be used.	—	☒ Unfinished aluminum or other metal windows are not used.
	(h) Simulated divided lites to simulate true divided lites are acceptable. Authentic divided lites are not required.	—	—
	(i) Windows shall be energy efficient, high-quality, and durable.	☒ Windows will be energy efficient, high quality, and durable.	
	(j) Windows shall be designed and placed to maximize the use of natural daylight.	☒ Window are designed and placed to maximize the use of natural daylight across all proposed floor plans. Refer to the Project's Proposed Elevations for window details by floor plan.	
	(k) Window, clerestories and dormers should be designed and located to maximize natural daylight and reduce reliance on electrical lighting.	—	☒ Window, clerestories and dormers will be designed and located to maximize natural daylight and reduce reliance on electrical lighting, as appropriate.
	(l) Placement, shape, and size of dormers windows should consider the scale and proportions of the primary building as well as interior spaces and functions.	—	☒ Dormers are not proposed but future placement, shape, and size of dormers windows will consider the scale and proportions of the primary building as well as interior spaces and functions, as appropriate.

Specific Plan Section	Specific Plan Design Standard or Guideline	Project Compliance	
		Compliance with Design Standard ***(mandatory requirements)***	***Compliance with Design Guideline*** ***(guideline, where feasible)***
	(m) Large expanses of glass may be used when set within a structural frame. Deep roof overhangs are encouraged above large areas of glass to provide shade and minimize glare.	—	☒ Provided as appropriate for consistency with the architectural style. See the Project's Proposed Elevations.
	(n) Awnings should be consistent with the selected architectural design.	—	☒ Provided as appropriate for consistency with the architectural style. See the Project's Proposed Elevations.
5.5.5 Doors	(a) Door materials and elements (e.g., frames, hardware, etc.) should be consistent with the selected architectural style and applied consistently on all facades.	—	☒ Door materials and elements are consistent and complementary as shown on the elevations and exterior color plan. Refer to Project Proposed Elevations and Exterior Color Scheme Plan (Sheets AD-1.0 to AD-1.3).
	(b) Primary door entries shall be clearly visible and identifiable from the street and should be emphasized with special architectural and landscape treatments. For example, doors should consider following strategies: i. Protected from climatic elements using porticos, porches, or roof overhangs. ii. Decorative ornamentation, e.g., pediments, columns, sidelights, etc.	—	☒ Primary doors are clearly identifiable and emphasized as shown on the elevations and exterior color plan. Refer to Project Proposed Elevations and Exterior Color Scheme Plan (pages 2-13).
	(c) The size and location of doors should be related to the scale and proportion of the building elevation. Oversized, monumental primary door entry elements that are disproportionate in scale to the overall building (e.g., two-story columns) shall not be used.	—	☒ The size and location of doors are related to the scale and proportion of the building elevation and are provided as appropriate for consistency with the architectural style. See the Project's Proposed Elevations.
	(d) The proportion of solid to open elements should be balanced on all wall planes. Oversized elements should be avoided.	—	☒ Solid and open elements are balanced. Refer to the Project's Proposed Elevations.
5.5.6 Skylights, solar panels, and chimneys	(a) Skylight, solar panel, and chimney materials and elements shall be consistent with the selected architectural style and be fully integrated into the roof design, excepting solar panels which may be roof mounted.	☐ —	—

Specific Plan Section	Specific Plan Design Standard or Guideline	Project Compliance	
		Compliance with Design Standard ***(mandatory requirements)***	***Compliance with Design Guideline*** ***(guideline, where feasible)***
	(b) Solar panels should be oriented to the south to maximize efficiency and establish visual consistency across buildings.	—	☒ Solar panels will be oriented to maximize efficiency and establish visual consistency.
	(c) When installed on top of a residence, solar panels should be appropriately placed flat on the roof structure to minimize visibility from off-site.	—	☒ Solar panels will be appropriately placed to minimum off-site visibility.
	(d) Flashing, sheet metal, and framing should be colored to match the roof material, and exposed metal should be anodized, or factory finished to match surrounding roof materials.	—	☐ Flashing, sheet metal, and framing will match surrounding roof materials. Refer to Exterior Color Scheme Plan (pages 2-13).
	(e) For skylights, employ the following strategies: i. Glazing should be clear, flat, or non-reflective. ii. Tubular, domed, or "bubble" skylights shall not be used. iii. Skylights should be mounted on the same plan and angle as the roof. iv. To eliminate skyward glare, interior lights should not be oriented upward through skylights.	—	☒ Skylights are not proposed in the Plan area.
5.5.7 Exterior materials and colors	(a) Materials and colors should be consistent and complementary with the selected architectural style.	—	☒ Materials and colors are consistent and complementary as shown on the elevations and exterior color plan. Refer to Project Proposed Elevations and Exterior Color Scheme Plan (pages 2-13).
	(b) Colors should be durable and not readily deteriorate with exposure to the elements	—	☒ Refer to Exterior Color Scheme Plan (pages 2-13) for paint and color details.
	(c) Materials should be durable and low maintenance, and able to withstand long-term exposure to elements.	—	☒ Refer to Exterior Color Scheme Plan (pages 2-13) for paint, color and material details.
	(d) Materials and technologies that minimize environmental impacts, reduce energy and resource consumption, and promote long-lasting development should be used.	—	☒ Technologies that minimize environmental impacts will be used where feasible.

Specific Plan Section	Specific Plan Design Standard or Guideline	Project Compliance	
		Compliance with Design Standard ***(mandatory requirements)***	***Compliance with Design Guideline*** ***(guideline, where feasible)***
	(e) Building materials used on a façade (excludes trim work and decorative elements) should be limited to no more than two different materials (excluding glass windows) on a single façade. Frequent changes in materials should be avoided.	—	☒ All facades utilize a maximum of two different building materials, such as batten, stone and brick veneer, to complement the building's stucco body. Refer to Exterior Color Scheme Plan (pages 2-13).
	(f) Changes in material should generally occur when there is a change in the plane of the façade. If possible, the change in material should occur on inside corners of the building. If a change is proposed along the line of a single plane, a pronounced expansion joint or trim piece should be used to define a clear separation. Stone should turn corners and not be used only on one wall of a facade.	—	☒ Refer to Project Proposed Elevations and Exterior Color Scheme Plan (pages 2-13) for detailed façade plans and individual façade materials.
	(g) Building facades should not include the following materials: plywood, hardboard Masonite, unfinished lumber, aluminum siding, corrugated sheet metal or tin siding, textured T1-11 siding, plastics/plastic laminates, highly reflective materials.	—	☒ The building facades incorporate materials such as stucco, batten siding, stone and brick, as shown in the Exterior Color Scheme Plan (pages 2-13).
	(h) Color applications on a façade should generally be limited in number (e.g., one or two main colors and two to three accent colors that complement the main color(s) of the house).	—	☒ Color applications are generally limited in number in terms of main and accent colors. Refer to Exterior Color Scheme Plan (pages 2-13) for paint and color details.
	(i) Colors should be non-reflective.	—	☐ Refer to Exterior Color Scheme Plan (pages 2-13) for paint and color details.
	(j) Painted building surfaces should have a matte finish. Trim work may have a glossy finish.	—	☒ Refer to Exterior Color Scheme Plan (pages 2-13) for paint and color details.
	(k) Green Seal certified products and/or other products with low levels of volatile organic compounds (VOCs) are encouraged on painted and stained surfaces.	—	☒ Products with low levels of VOCs will be utilized where feasible. Refer to Exterior Color Scheme Plan (pages 2-13) for exterior paint details.

Specific Plan Section	Specific Plan Design Standard or Guideline	Project Compliance	
		Compliance with Design Standard ***(mandatory requirements)***	***Compliance with Design Guideline*** ***(guideline, where feasible)***
5.5.8 Utilities and Equipment	(a) Mechanical equipment, including air-condition units, utility meters, pool/spa equipment and similar above-ground devices, should be screened from off-site views by the use of architectural devices and/or plant materials. Where feasible, these areas are to be integrated into the building's architecture. Noise emission from such devices is to be contained.	—	☒ Refer to Project Site Plan for location of mechanical equipment. Mechanical equipment is located within the rear yard and will be screened via proposed on lot fencing. Mechanical equipment is not visible from the public street.
	(b) All utilities with exposed metal (meters, outlet covers, etc.) are to be painted to match adjacent natural and/or building materials.	☒ Refer to Exterior Color Scheme Plan (Sheet AD-1.1 – AD 1.2 for paint and color details.	
	(c) Gutters, scuppers and downspouts should be integrated into the exterior design and not "tacked on." These items should be finished to blend in with the background material or be integrated into the architectural design.	—	☒ Gutters will be Musket Color by RGS as shown on exterior color scheme plan. Refer to Exterior Color Scheme Plan (AD-1.1 – AD 1.2).
5.5.9 Balconies, porticos, and porches	(a) Balcony, portico, and porch materials and elements (e.g., columns, railings, roof overhangs, etc.) shall be consistent with the selected architectural style and should be integrated into the design of the building.	☒ Balcony and porch materials are consistent with the selected architectural style and integrated into the design of the building. Refer to Project Proposed Elevations and Exterior Color Scheme Plan (AD -1.1 – AD 1.2) for material details.	
	(b) Column and railing designs and size should be consistent with the massing and detailing of the main building.	—	☒ Column and railings are consistent with the main building. See the Project's Proposed Elevations.
	(c) Structural supports, such as columns, beams, purlins, brackets, rafter tails and trusses are encouraged to be expressed at roofs, decks, porches, balconies and building walls and used where they are needed to avoid the appearance of unsupported spans and cantilevers. Structural supports may be covered if appropriate to the architectural style of the building.	—	☒ Structural supports are used as appropriate to avoid the appearance of unsupported spans and cantilevers. See the Project's Proposed Elevations.
	(d) For balconies, employ the following strategies:	☒	—

Specific Plan Section	Specific Plan Design Standard or Guideline	Project Compliance	
		Compliance with Design Standard ***(mandatory requirements)***	***Compliance with Design Guideline*** ***(guideline, where feasible)***
	i. To protect the privacy of adjacent neighbors, rear balconies facing existing units to the west shall be set back at least 35 feet from the property line.	No west facing balconies proposed in rear setbacks. See Project Site Plan for individual lot details.	
	ii. Minimum dimensions for balconies off living spaces, such as second story bonus rooms, lofts, or master bedrooms, should be five (5) feet. Balconies off secondary bedrooms should be a minimum of three (3) feet, with the exception of "Juliet" balconies, which may be a minimum of 12 to 18 inches.	—	☒ Minimum dimensions of balconies are at least 5 feet, 3 feet, and 12-18 inches, respectively. See the Project's Proposed elevations for individual plan details.
	(e) For porticos and porches, employ the following strategies: i. To enhance curb appeal and foster a pedestrian-friendly street, porches should be used on primary facades.	—	☒ Porches, porticos, or entryways are incorporated on primary facades. See the Project's Proposed elevations.
	ii. Portico or porch elements, such as columns, should not be disproportionate in scale, and should provide enough mass and scale to appear they are supporting roof elements of a porch. Columns that appear thin or weak, or conversely, too massive or heavy as it related to the roof element above, should be avoided.	—	☒ Porches and portico elements are proportionate in scale. See the Project's Proposed elevations.
	iii. Minimum dimension for porches should be five (5) feet. Portico dimensions may vary depending on the selected architectural style.	—	☒ Porches are a minimum of 5 feet. See the Project's Proposed elevations for individual plan details.
	iv. Porches should be architecturally integrated into the design of the structure.	—	☒ Porches are architecturally integrated into the design of the structure. See the Project's Proposed elevations for individual plan details.
5.6	***Landscape Design***		
5.6.1 Landscaping	(b) Landscaping (e.g., trees, shrubs, flowers, hedges, groundcover, hardscape, etc.) should be designed with equal care and attention to detail as is the design of the building, and	—	☒ Landscaping is an integral part of the design of the plan with approximately 13 varying types of trees and shrubs as shown on the

Specific Plan Section	Specific Plan Design Standard or Guideline	Project Compliance	
		Compliance with Design Standard ***(mandatory requirements)***	***Compliance with Design Guideline*** ***(guideline, where feasible)***
	should be complimentary and consistent with the selected architectural style, whether installed by the developer, landscape maintenance district, or homeowner.		landscaping plans. Refer to LP-00 through LP-05 of the Project's Landscape Plan. Individual homeowners will ultimately select rear yard landscape finishes. A typical palette has been provided for each architectural style. See sheet LP-08.
	(d) Landscaping should be an integral component of the overall project design.	—	☒ Landscaping is integrated into the overall project design. Refer to LP-00 through LP-05 of the Project's Landscape Plan.
	(e) Landscaping should provide for a balance and variety of plant selections, colors, sizes, shapes, textures, and arrangements.	—	☒ The landscaping plan includes 13 types of trees and shrubs varying in colors, sizes, shapes, textures, and arrangements. Refer to LP-00 through LP-05 of the Project's Landscape Plan.
	(f) Landscaping should be used to: i. Frame important viewsheds or elements of the building. ii. Reduce the visual impact of the building to adjacent neighbors, public street views, and other downslope residences. iii. Screen outdoor service areas.	—	☒ Landscaping will be used to frame important elements, reduce the visual impact of buildings and screen outdoor areas as feasible. Refer to LP-00 through LP-05 of the Project's Landscape Plan.
5.6.2 Walls and Fences	(a) Wall and fence materials and elements should be consistent with the selected architectural style.	—	☒ Wall and fence materials will be consistent with the selected architectural styles.
5.6.3 Exterior Lighting	(a) Exterior lighting materials and elements (structural support, such as posts, fixtures, etc.) should be consistent with the scale and design of the selected architectural style.	—	☒ Exterior lighting materials and elements will be consistent with the selected architectural styles.
	(b) The latest technical and operational energy conservation concepts in lighting designs should be considered.	—	☒ The lates energy conservation concepts in lighting designs will be considered.
	(c) Exterior night lighting should be kept to a minimum as necessary for safety and address identification at entrances, driveways and		☒ Exterior night lighting will be kept to a minimum as necessary.

Specific Plan Section	Specific Plan Design Standard or Guideline	Project Compliance	
		Compliance with Design Standard ***(mandatory requirements)***	***Compliance with Design Guideline*** ***(guideline, where feasible)***
	buildings, and all light fixtures should be activated for short-term use only.		
5.7	***Sustainability***		
5.7.1 Water and energy conservation	(b) Refer to CalGreen (the California Green Building Standards Code), as referred to and referenced in Chapter 15.30 – Green Building Standards Code, of the SMMC, for requirements on using water- and energy-efficient materials, fixtures, and appliances; managing stormwater; recycling; and other sustainable practices.		☒ All buildings in the Plan area will comply with CalGreen's requirements.

ATTACHMENT C

Project Site Plans, Materials, and Colors

SHEET INDEX

Sheet Number	Sheet Title
AG-1.0	PROJECT DATA, SHEET INDEX AND CONTACTS
1	EXISTING CONDITIONS AND EASEMENTS
2	PROPOSED SITE PLAN
AG-4.0	SUNNYSIDE AVENUE VIEW
AG-4.1	'B' STREET VIEW
AG-4.2	'C' STREET VIEW
AG-4.3	THE MEADOWS PARK VIEW
A1-1.0	FLOOR PLAN 1A MODERN
A1-1.1	ROOF PLAN 1A MODERN
A1-1.2	FLOOR PLAN 1B CONTEMPORARY SPANISH
A1-1.3	ROOF PLAN 1B CONTEMPORARY SPANISH
A1-1.4	FLOOR PLAN 1C CONTEMPORARY CRAFTSMAN
A1-1.5	ROOF PLAN 1C CONTEMPORARY CRAFTSMAN
A1-1.6	FLOOR PLAN 1D CONTEMPORARY FARMHOUSE
A1-1.7	ROOF PLAN 1D CONTEMPORARY FARMHOUSE
A1-2.0	PLAN 1A MODERN COLORED FRONT AND REAR ELEVATIONS
A1-2.1	PLAN 1A MODERN COLORED RIGHT AND LEFT ELEVATIONS
A1-2.2	PLAN 1B CONTEMPORARY SPANISH COLORED FRONT & REAR ELEVATIONS
A1-2.3	PLAN 1B CONTEMPORARY SPANISH COLORED RIGHT & LEFT ELEVATIONS
A1-2.4	PLAN 1C CONTEMPORARY CRAFTSMAN COLORED FRONT & REAR ELEVATIONS
A1-2.5	PLAN 1C CONTEMPORARY CRAFTSMAN COLORED RIGHT & LEFT ELEVATIONS
A1-2.6	PLAN 1D CONTEMPORARY FARMHOUSE COLORED FRONT & REAR ELEVATIONS
A1-2.7	PLAN 1D CONTEMPORARY FARMHOUSE COLORED RIGHT & LEFT ELEVATIONS
A1-3.0	ELEVATIONS PLAN 1A MODERN
A1-3.1	ELEVATIONS PLAN 1B CONTEMPORARY SPANISH
A1-3.2	ELEVATIONS PLAN 1C CONTEMPORARY CRAFTSMAN
A1-3.3	ELEVATIONS PLAN 1D CONTEMPORARY FARMHOUSE
A1-4.0	PLAN 1A - 1D BUILDING SECTIONS
A2-1.0	FIRST FLOOR PLAN 2A MODERN
A2-1.1	SECOND FLOOR AND ROOF PLAN 2A MODERN
A2-1.2	FIRST FLOOR PLAN 2B CONTEMPORARY SPANISH
A2-1.3	SECOND FLOOR AND ROOF PLAN 2B CONTEMPORARY SPANISH
A2-1.4	FIRST FLOOR PLAN 2C CONTEMPORARY CRAFTSMAN
A2-1.5	SECOND FLOOR AND ROOF PLAN 2C CONTEMPORARY CRAFTSMAN
A2-1.6	FIRST FLOOR PLAN 2D CONTEMPORARY FARMHOUSE
A2-1.7	SECOND FLOOR AND ROOF PLAN 2D CONTEMPORARY FARMHOUSE
A2-2.0	PLAN 2A MODERN COLORED FRONT AND REAR ELEVATIONS
A2-2.1	PLAN 2A MODERN COLORED RIGHT AND LEFT ELEVATIONS
A2-2.2	PLAN 2B CONTEMPORARY SPANISH COLORED FRONT & REAR ELEVATIONS
A2-2.3	PLAN 2B CONTEMPORARY SPANISH COLORED RIGHT & LEFT ELEVATIONS
A2-2.4	PLAN 2C CONTEMPORARY CRAFTSMAN COLORED FRONT & REAR ELEVATIONS
A2-2.5	PLAN 2C CONTEMPORARY CRAFTSMAN COLORED RIGHT & LEFT ELEVATIONS
A2-2.6	PLAN 2D CONTEMPORARY FARMHOUSE COLORED FRONT & REAR ELEVATIONS
A2-2.7	PLAN 2D CONTEMPORARY FARMHOUSE COLORED RIGHT & LEFT ELEVATIONS
A2-3.0	ELEVATIONS PLAN 2A MODERN
A2-3.1	ELEVATIONS PLAN 2B CONTEMPORARY SPANISH
A2-3.2	ELEVATIONS PLAN 2C CONTEMPORARY CRAFTSMAN
A2-3.3	ELEVATIONS PLAN 2D CONTEMPORARY FARMHOUSE
A2-4.0	PLAN 2A - 2D BUILDING SECTIONS
A3-1.0	FIRST FLOOR PLAN 3A MODERN
A3-1.1	SECOND FLOOR AND ROOF PLAN 3A MODERN
A3-1.2	FIRST FLOOR PLAN 3B CONTEMPORARY SPANISH
A3-1.3	SECOND FLOOR AND ROOF PLPAN 3B CONTEMPORARY SPANISH
A3-1.4	FIRST FLOOR PLAN 3C CONTEMPORARY CRAFTSMAN
A3-1.5	SECOND FLOOR AND ROOF PLAN 3C CONTEMPORARY CRAFTSMAN
A3-1.6	FIRST FLOOR PLAN 3D CONTEMPORARY FARMHOUSE
A3-1.7	SECOND FLOOR AND ROOF PLAN 3D CONTEMPORARY FARMHOUSE
A3-2.0	PLAN 3A MODERN COLORED FRONT AND REAR ELEVATIONS
A3-2.1	PLAN 3A MODERN COLORED RIGHT AND LEFT ELEVATIONS
A3-2.2	PLAN 3B CONTEMPORARY SPANISH COLORED FRONT & REAR ELEVATIONS
A3-2.3	PLAN 3B CONTEMPORARY SPANISH COLORED RIGHT & LEFT ELEVATIONS
A3-2.4	PLAN 3C CONTEMPORARY CRAFTSMAN COLORED FRONT & REAR ELEVATIONS
A3-2.5	PLAN 3C CONTEMPORARY CRAFTSMAN COLORED RIGHT & LEFT ELEVATIONS
A3-2.6	PLAN 3D CONTEMPORARY FARMHOUSE COLORED FRONT & REAR ELEVATIONS
A3-2.7	PLAN 3D CONTEMPORARY FARMHOUSE COLORED RIGHT & LEFT ELEVATIONS
A3-3.0	ELEVATIONS PLAN 3A MODERN
A3-3.1	ELEVATIONS PLAN 3B CONTEMPORARY SPANISH
A3-3.2	ELEVATIONS PLAN 3C CONTEMPORARY CRAFTSMAN
A3-3.3	ELEVATIONS PLAN 3D CONTEMPORARY FARMHOUSE
A3-4.0	PLAN 3A - 3D BUILDING SECTIONS
AD-1.0	DOOR AND WINDOW SCHEDULE
AD-1.1	COLORS AND MATERIAL BOARD MODERN & CONTEMPORARY CRAFTSMAN
AD-1.2	COLORS AND MATERIAL BOARD CONTEMPORARY FARMHOUSE & SPANISH
AD-1.3	SPECIFICATIONS AND DETAILS
TS-01	LANDSCAPE TITLE SHEET
LC-01~LC-04	LANDSCAPE CONSTRUCTION PLANS
LC-05~LC-06	LANDSCAPE CONSTRUCTION DETAILS AND NOTES
LI-00	LANDSCAPE IRRIGATION SCHEDULE
LI-01~LI-04	LANDSCAPE IRRIGATION PLANS
LI-05	LANDSCAPE IRRIGATION CALCS
LI-06~LI-08	LANDSCAPE IRRIGATION DETAILS AND NOTES
LI-09	LANDSCAPE IRRIGATION SPECIFICATIONS
LP-00	LANDSCAPE PLANTING LEGEND
LP-01~LP-04	LANDSCAPE PLANTING PLANS
L9-05	LANDSCAPE PLANTING DETAILS AND NOTES
LP-06	LANDSCAPE PLANTING SPECIFICATIONS
LP-07~LP-08	ARCHITECTURAL STYLE PLANT PALETTES
TS-01	ONSITE FENCE AND WALL PLANS TITLE SHEET
LC-01~LC-04	FENCE AND WALL CONSTRUCTION PLAN
LC-05	FENCE AND WALL CONSTRUCTION DETAILS
LC-06	FENCE AND WALL CONSTRUCTION NOTES AND SPECIFICATIONS
TS-01	PERIMETER WALL & FENCING PLANS TITLE SHEET
LC-01~LC-04	FENCE AND WALL CONSTRUCTION PLANS
LC-05	FENCE AND WALL CONSTRUCTION DETAIL
LC-06	FENCE AND WALL CONSTRUCTION NOTES & SPECIFICATIONS
TS-01	MEADOWS PARK LANDSCAPE TITLE SHEET
LC-00	LANDSCAPE CONSTRUCTION LEGEND
LC-01~LC-03	LANDSCAPE CONSTRUCTION PLANS
LC-04	LANDSCAPE CONSTRUCTION DETAILS
LC-05	LANDSCAPE CONSTRUCTION NOTES & SPECIFICATIONS
LI-00	LANDSCAPE IRRIGATION LEGEND
LI-01~LI-03	LANDSCAPE IRRIGATION PLANS
LI-04	LANDSCAPE IRRIGATION CALCULATIONS
LI-05~LI-06	LANDSCAPE IRRIGATION DETAILS
LI-07	LANDSCAPE IRRIGATION SPECIFICATIONS
LP-00	LANDSCAPE PLANTING LEGEND
LP-01~LP-03	LANDSCAPE PLANTING PLANS
LP-04	LANDSCAPE PLANTING DETAILS & NOTES
LP-05	LANDSCAPE PLANTING SPECIFICATIONS



Note for Design Review: All sheets are available for inspection by request at City Hall. Please contact the Planning & Community Preservation Department to schedule an appointment to review.

PROPOSED LOT COVERAGE AND FLOOR AREA RATIO

	LOT No.	LOT AREA SQ. FT.	50% LOT COVERAGE MAX.	PROPOSED LOT COVERAGE	LOT COVERAGE PERCENTAGE	PLAN	1st FLOOR AREA	GARAGE	2nd FLOOR AREA	GROSS FLOOR AREA
SUNNYSIDE AVENUE	1	21,535	10,768	2442.45	11.3 %	3D	1744.10	647.81	1347.14	3739.05
	2	11,648	5,824	2466.13	21.2 %	2A	1828.69	619.24	1320.45	3768.38
	3	11,263	5,632	2465.08	21.9 %	3C	1744.10	636.89	1308.39	3689.38
	4	10,519	5,260	2652.52	25.2 %	2D	1791.70	605.25	1292.72	3689.67
	5	11,323	5,662	2448.51	21.6 %	3B	1745.65	644.75	1373.12	3763.52
	6	11,026	5,513	2569.90	23.3 %	2C	1790.01	605.99	1292.72	3688.72
	7	13,026	6,513	2631.69	20.2 %	3A	1760.50	644.40	1337.84	3742.74
	8	13,586	6,793	2450.59	18.0 %	2B	1825.52	604.93	1342.52	3772.97
	9	10,660	5,330	2442.45	22.9 %	3D	1744.10	647.81	1347.14	3739.05
	10	12,460	6,230	3029.46	24.3 %	1B	2508.78	429.62		2938.40
C STREET	11	9,381	4,691	3125.58	33.3 %	1D	2506.82	429.63		2936.45
	12	7,810	3,905	2448.51	31.4 %	3B	1745.65	644.75	1373.12	3763.52
	13	7,802	3,901	2466.13	31.6 %	2A	1828.69	619.24	1320.45	3768.38
	14	7,827	3,914	3029.46	38.7 %	1B	2508.78	429.62		2938.40
	15	7,811	3,906	2652.52	34.0 %	2D	1791.70	605.25	1292.72	3689.67
	16	7,820	3,910	2631.69	33.7 %	3A	1760.50	644.40	1337.84	3742.74
	17	7,829	3,915	2569.90	32.8 %	2C	1790.01	605.99	1292.72	3688.72
	18	7,811	3,906	2442.45	31.3 %	3D	1744.10	647.81	1347.14	3739.05
	19	7,810	3,905	2466.13	31.6 %	2AR	1828.69	619.24	1320.45	3768.38
	20	7,810	3,905	2465.08	31.6 %	3C	1744.10	636.89	1308.39	3689.38
	21	7,833	3,917	3028.65	38.7 %	1A	2493.09	429.62		2922.71
B STREET	22	8,953	4,477	3022.33	33.8 %	1CR	2479.26	429.62		2908.88
	23	8,350	4,175	2442.45	29.3 %	3D	1744.10	647.81	1347.14	3739.05
	24	8,347	4,174	2450.59	29.4 %	2B	1825.52	604.93	1342.52	3772.97
	25	8,343	4,172	2631.69	31.5 %	3A	1760.50	644.40	1337.84	3742.74
	26	8,349	4,175	2652.52	31.8 %	2D	1791.70	605.25	1292.72	3689.67
	27	8,345	4,173	2465.08	29.5 %	3C	1744.10	636.89	1308.39	3689.38
	28	8,344	4,172	2466.13	29.6 %	2A	1828.69	619.24	1320.45	3768.38
	29	8,350	4,175	2448.51	29.3 %	3B	1745.65	644.75	1373.12	3763.52
	30	8,350	4,175	2569.90	30.8 %	2C	1790.01	605.99	1292.72	3688.72
	31	8,347	4,174	3029.46	36.3 %	1B	2508.78	429.62		2938.40
A STREET	32	9,239	4,620	3125.58	33.8 %	1DR	2506.82	429.63		2936.45
	33	9,255	4,628	2631.69	28.4 %	3AR	1760.50	644.40	1337.84	3742.74
	34	9,254	4,627	3028.65	32.7 %	1A	2493.09	429.62		2922.71
	35	9,248	4,624	3022.33	32.7 %	1C	2479.26	429.62		2908.88
	36	9,253	4,627	3029.46	32.7 %	1B	2508.78	429.62		2938.40
	37	9,254	4,627	3125.58	33.8 %	1D	2506.82	429.63		2936.45
	38	9,248	4,624	2569.90	27.8 %	2C	1790.01	605.99	1292.72	3688.72
	39	9,253	4,627	2652.52	28.7 %	2D	1791.70	605.25	1292.72	3689.67
	40	9,255	4,628	2631.69	28.4 %	3A	1760.50	644.40	1337.84	3742.74
	41	9,255	4,628	2652.52	28.7 %	2DR	1791.70	605.25	1292.72	3689.67
	42	9,217	4,609	3022.33	32.8 %	1C	2479.26	429.62		2908.88

AVERAGES ACROSS ALL LOTS COMBINED	AVERAGE GROSS FLOOR AREA
	3,500 SQ. FT.

*REQUIREMENTS:

a. MAXIMUM GROSS FLOOR AREA 3,775 S.F.

b. AVERAGE FLOOR AREA 3,500 S.F. ACROSS ALL LOTS

c. MAXIMUM LOT COVERAGE 50%

ELEVATION LEGEND:

A. MODERN

B. CONTEMPORARY SPANISH

C. CONTEMPORARY CRAFTSMAN

D. CONTEMPORARY FARMHOUSE

BUILDING HEIGHTS*

		PLAN 1 1-STORY	PLAN 2 2-STORY	PLAN 3 2-STORY
ELEVATION STYLE	A - Modern	16'-7"	24'-11"	24'-11"
	B - Spanish	15'-3"	23'-5"	23'-2"
	C - Craftsman	14'-3"	22'-9"	22'-9"
	D - Farmhouse	16'-4"	23'-2"	23'-2"

*MAXIMUM 25' BUILDING HEIGHT. HEIGHT SHALL BE DETERMINED IN ACCORDANCE WITH SECTION 17.20.040, HOWEVER, THAT IN ALL CASES HEIGHT SHALL BE MEASURED FROM FINISHED GRADE RATHER THAN PRE-EXISTING GRADE.

REQUIRED PARKING PER SMMC Ch.17.68

2 SPACES FOR DWELLINGS <1,000 SF TO 3,500 SF NOT INCLUDING GARAGES

	FLOOR AREA	REQUIRED PARKING	No. OF PARKING PROVIDED
PLAN 1B	2,508.78	2	2
PLAN 2B	3,168.04	2	3
PLAN 3B	3,118.77	2	3

PROJECT DATA

PROJECT ADDRESS: 700 NORTH SUNNYSIDE AVENUE, SIERRA MADRE, CA 91024

ACCESSOR'S PARCEL NUMBER: 5761-002-008, TRACT No. 83966

SITE ZONING: SINGLE-FAMILY RESIDENTIAL/SPECIFIC PLAN (R-1/SP)

LAND USE: GENERAL PLAN DESIGNATION SINGLE-FAMILY DWELLING (RL)

SITE AREA: 753,615 S.F. (17.30 ACRES)

NUMBER OF LOTS: SINGLE-FAMILY RESIDENTIAL 42; COMMON OPEN SPACE LOTS 7; TOTAL LOTS 49

LANDSCAPE

PROPOSED LANDSCAPING

PRIVATE SIDE/REAR YARDS	37,936 S.F.
PARKWAY & SLOPES	85,715 S.F.
PARK	73,927 S.F.
MDRC LS BUFFER	44,010 S.F.

PROPOSED HARDSCAPE/PAVING

ROADS	129,433 S.F.
SIDEWALKS	26,306 S.F.
PARK PATHWAYS	9,659 S.F.

BUILDING

CONSTRUCTION TYPE: TYPE V-B

UBC OCCUPANCY TYPE: R-3/SINGLE-FAMILY DETACHED

CONSULTANTS

OWNER:
TOLL WEST COAST LLC
9301 Corbin Avenue #1200
Northridge, CA 91324
818 / 651-1501
ANI SCHLAH
aschlah@tollbrothers.com

ARCHITECT:
LCRA, INC.
95 Hugus Alley, Suite 220
Pasadena, CA 91103
626 / 449-9949
626 / 449-1409 FAX
EVERARDO GARCIA
egarcia@lcra-architects.com

SURVEY:
FUSCOE ENGINEERING, INC.
600 Wilshire Blvd. Suite 1470
Los Angeles, CA 90017
213 / 988-8802
ANDREW WILLRODT
awillrodt@fuscoe.com

CIVIL ENGINEER:
SIKAND
15250 Burbank Blvd.
Van Nuys, CA 91411
818 / 787-8550
818 / 901-7451 FAX
DOUG FARMER
info@sikand.com

LANDSCAPE ARCHITECT:
@LLESPIE MOODY PRATTERSON, INC., (GMP)
3176 Lionshead Avenue, Suite 102
Carlsbad, CA 92010
858 / 558-8977
ROBERT STREZA
rob@gmplandarch.com



VICINITY MAP

N.T.S.

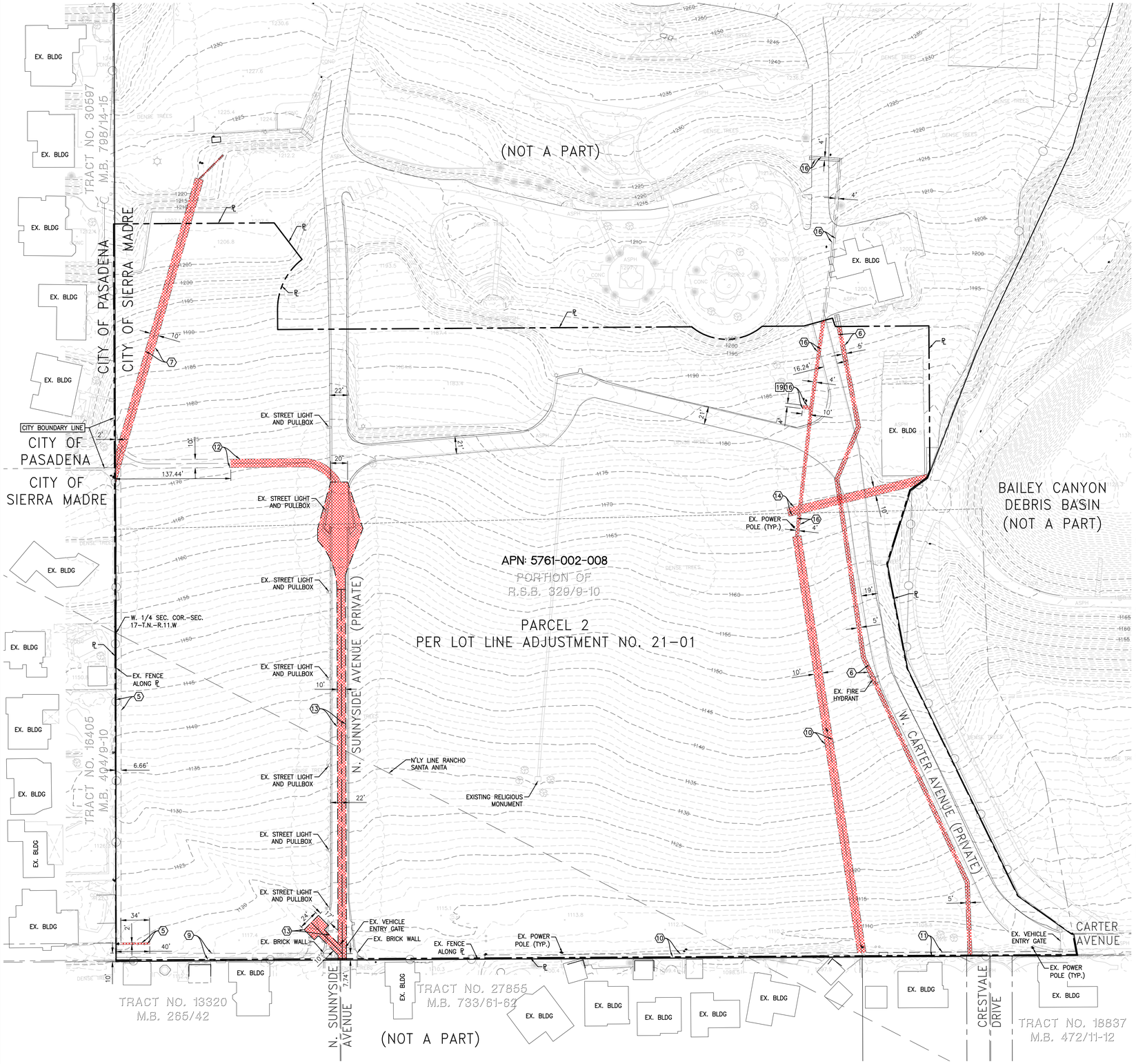
THE MEADOWS AT BAILEY CANYON

NUWI Sierra Madre, LLC

December 7, 2025

PROJECT DATA, SHEET INDEX AND CONTACTS AG-1.0

LCRA



LINE LEGEND

- PROJECT PROPERTY LINES
- CENTERLINE
- ADJACENT LOTS
- PROPOSED QUIT-CLAIM EASEMENT LIMITS
- EXISTING EASEMENT PLOTTED HEREON
- EXISTING EASEMENT PLOTTED HEREON

EXISTING EASEMENTS TO BE QUIT-CLAIMED OR MODIFIED

THE TITLE EXCEPTIONS SHOWN ON THE PRELIMINARY TITLE REPORT BY FIDELITY NATIONAL TITLE COMPANY, ORDER NO. VTO-00578-AL.

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

   GRANTED TO: A. D. TRUSSELL
   PURPOSE: PIPELINES
   RECORDING NO.: BOOK 834, PAGE 211 OF DEEDS
   AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

   GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
   PURPOSE: POLES, WIRE AND CROSS ARMS
   RECORDING NO.: BOOK 4284, PAGE 47 OF DEEDS
   AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

   GRANTED TO: CITY OF SIERRA MADRE
   PURPOSE: WATER MAINS AND PIPES
   RECORDING NO.: BOOK 12280, PAGE 30 OF OFFICIAL RECORDS
   AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

   GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
   PURPOSE: ELECTRIC LINES AND POLES
   RECORDING NO.: BOOK 36398, PAGE 195 OF OFFICIAL RECORDS
   AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

   GRANTED TO: CITY OF SIERRA MADRE
   PURPOSE: WATER MAINS AND PIPES
   RECORDING NO.: BOOK 46269, PAGE 4 OF OFFICIAL RECORDS
   AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

   GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
   PURPOSE: ELECTRIC LINES AND POLES
   RECORDING NO.: BOOK 47585, PAGE 17 OF OFFICIAL RECORDS
   AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

   GRANTED TO: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
   PURPOSE: TELEPHONE LINES, INGRESS AND EGRESS
   RECORDING DATE: NOVEMBER 12, 1961
   RECORDING NO.: BOOK 4779 OF OFFICIAL RECORDS
   AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

   GRANTED TO: CITY OF SIERRA MADRE
   PURPOSE: SANITARY SEWER
   RECORDING DATE: JULY 18, 1962
   RECORDING NO.: BOOK 3989 OF OFFICIAL RECORDS
   AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

    GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
    PURPOSE: ELECTRIC LINES AND POLES
    RECORDING DATE: MAY 17, 1965
    RECORDING NO.: BOOK 4319 OF OFFICIAL RECORDS
    AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

    GRANTED TO: CALIFORNIA WATER AND TELEPHONE COMPANY
    PURPOSE: TELEPHONE LINES AND POLES
    RECORDING DATE: MAY 9, 1966
    RECORDING NO.: BOOK 2908 OF OFFICIAL RECORDS
    AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

    GRANTED TO: CITY OF SIERRA MADRE
    PURPOSE: STORM DRAIN
    RECORDING DATE: DECEMBER 20, 1968
    RECORDING NO.: BOOK 3355 OF OFFICIAL RECORDS
    AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

    GRANTED TO: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
    PURPOSE: COVERED STORM DRAIN
    RECORDING DATE: JANUARY 3, 1969
    RECORDING NO.: BOOK 2977 OF OFFICIAL RECORDS
    AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

    GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
    PURPOSE: ELECTRIC LINES AND POLES
    RECORDING DATE: APRIL 1, 1981
    RECORDING NO.: BOOK 81-330992 OF OFFICIAL RECORDS
    AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

15. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

    GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
    PURPOSE: PUBLIC UTILITIES AND CONDUITS
    RECORDING DATE: AUGUST 6, 1987
    RECORDING NO.: BOOK 87-01256381 OF OFFICIAL RECORDS
    AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

    GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
    PURPOSE: PUBLIC UTILITIES AND CONDUITS
    RECORDING DATE: MARCH 14, 2017
    RECORDING NO.: BOOK 2017-289425 OF OFFICIAL RECORDS
    AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

THE TITLE EXCEPTIONS SHOWN ON THE PRELIMINARY TITLE REPORT BY CHICAGO TITLE COMPANY, ORDER NO. 00131334-021-JH5-JC.

19. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

    GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
    PURPOSE: PUBLIC UTILITIES, CONDUITS, AND INCIDENTAL PURPOSES
    RECORDING NO.: 2017-1105405
    AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

50' 0' 25' 50'
SCALE: 1" = 50'

NO.	REVISIONS	DATE	BY

FUSCOE ENGINEERING
FULL CIRCLE THINKING
600 Wilshire Blvd Suite 1470 Los Angeles, Ca 90017
213.988.8802 fuscoe.com

REGISTERED PROFESSIONAL ENGINEER
ANDREW JEFFERSON WILLIAMS
No.C49881
CIVIL
STATE OF CALIFORNIA

MAJOR LAND DIVISION

EXISTING CONDITIONS AND EASEMENTS

VESTING TENTATIVE TRACT MAP 83966

FOR LOT SUBDIVISION PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE	JOB NUMBER
1/16/2024	1972-001

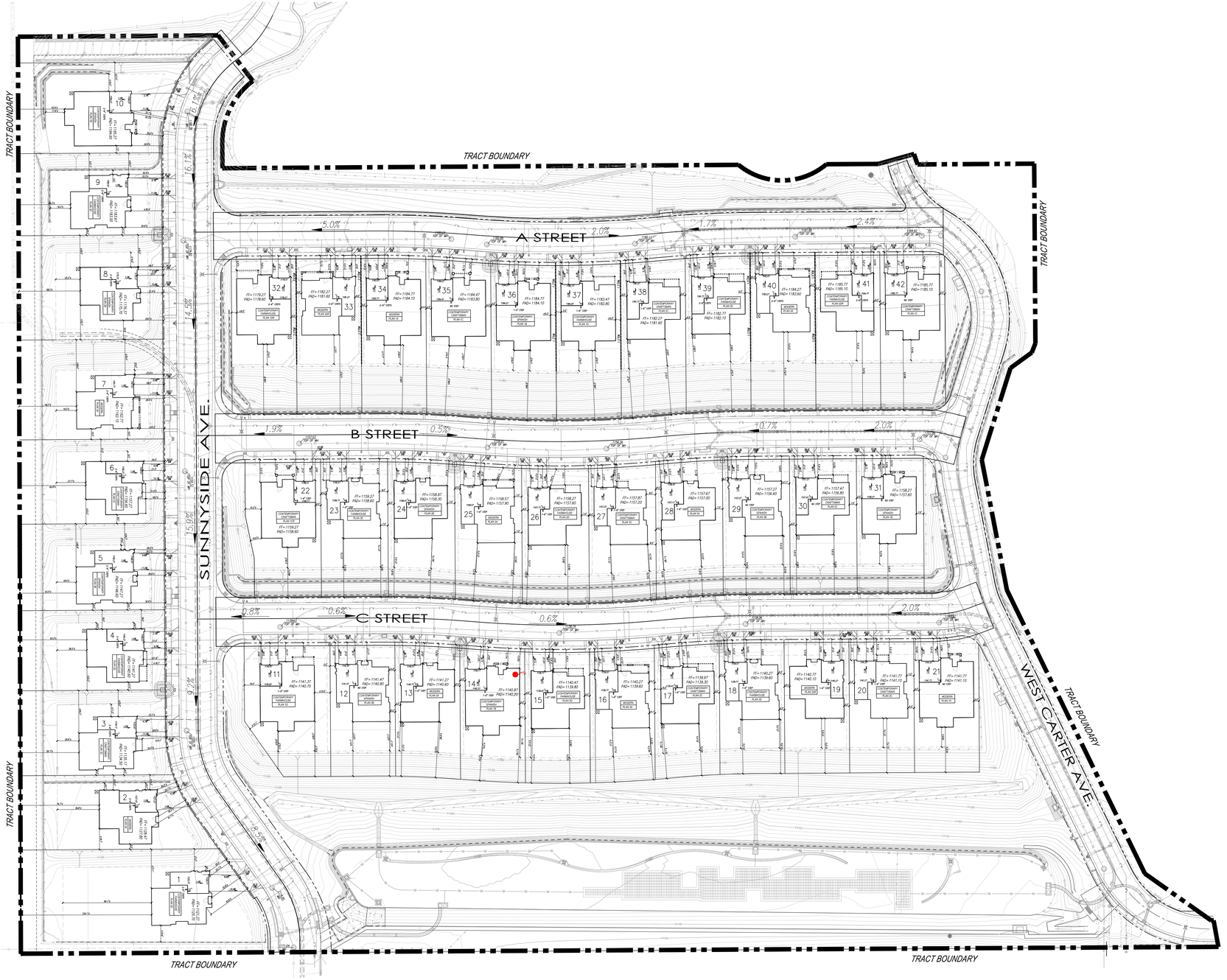
SCALE:	DRAFTED BY: EC	SHT. 2 OF 7
PER PLAN	CHECKED BY: AW	

F:\PROJECTS\1972\001\PLANS\ENTITLEMENTS\TENTATIVE TRACT MAP\1972_001-TTM01.DWG (01-16-24 8:39:33AM) Plotted by: sjordan

THE MEADOWS - SITE PLAN SUMMARY								
LOT NO.	PLAN	LOT SIZE (sq.ft.)	TOTAL HOUSE SQUARE FOOTAGE (sq.ft.)	FLOOR AREA RATIO	LOT COVERAGE (sq.ft.)	LOT COVERAGE (%)	MAXIMUM HEIGHT (ft)	BACKFLOW PREVENTER
1	3D	21,535	3,740	17.4%	2,443	11.3%	25	O
2	2A	11,648	3,769	32.4%	2,467	21.2%	25	O
3	3C	11,263	3,690	32.8%	2,465	21.9%	25	X
4	2D	10,519	3,690	35.1%	2,653	25.2%	25	O
5	3B	11,323	3,764	33.2%	2,449	21.6%	25	O
6	2C	11,026	3,689	33.5%	2,570	23.3%	25	X
7	3A	13,026	3,743	28.7%	2,632	20.2%	25	O
8	2B	13,586	3,773	27.8%	2,451	18.0%	25	X
9	3D	10,660	3,740	35.1%	2,443	22.9%	25	O
10	1B	12,460	2,939	23.6%	3,030	24.3%	25	X
11	1D	9,381	2,937	31.3%	3,126	33.3%	25	X
12	3B	7,810	3,764	48.2%	2,449	31.4%	25	X
13	2A	7,802	3,769	48.3%	2,467	31.6%	25	X
14	1B	7,827	2,939	37.5%	3,030	38.7%	25	X
15	2D	7,811	3,690	47.2%	2,653	34.0%	25	X
16	3A	7,820	3,743	47.9%	2,632	33.7%	25	X
17	2C	7,829	3,689	47.1%	2,570	32.8%	25	X
18	3D	7,811	3,740	47.9%	2,443	31.3%	25	O
19	2AR	7,810	3,769	48.3%	2,467	31.6%	25	X
20	3C	7,810	3,690	47.2%	2,465	31.6%	25	X
21	1A	7,833	2,923	37.3%	3,029	38.7%	25	X
22	1CR	8,953	2,909	32.5%	3,023	33.8%	25	X
23	3D	8,350	3,740	44.8%	2,443	29.3%	25	X
24	2B	8,347	3,773	45.2%	2,451	29.4%	25	X
25	3A	8,343	3,743	44.9%	2,632	31.5%	25	X
26	2D	8,349	3,690	44.2%	2,653	31.8%	25	X
27	3C	8,345	3,690	44.2%	2,465	29.5%	25	O
28	2A	8,344	3,769	45.2%	2,467	29.6%	25	O
29	3B	8,350	3,764	45.1%	2,449	29.3%	25	O
30	2C	8,350	3,689	44.2%	2,570	30.8%	25	O
31	1B	8,347	2,939	35.2%	3,030	36.3%	25	X
32	1DR	9,239	2,937	31.8%	3,126	33.8%	25	O
33	3AR	9,255	3,743	40.4%	2,632	28.4%	25	O
34	1A	9,254	2,923	31.6%	3,029	32.7%	25	X
35	1C	9,248	2,909	31.5%	3,023	32.7%	25	X
36	1B	9,253	2,939	31.8%	3,030	32.7%	25	X
37	1D	9,254	2,937	31.7%	3,126	33.8%	25	X
38	2C	9,248	3,689	39.9%	2,570	27.8%	25	X
39	2D	9,253	3,690	39.9%	2,653	28.7%	25	X
40	3A	9,255	3,743	40.4%	2,632	28.4%	25	X
41	2DR	9,255	3,690	39.9%	2,653	28.7%	25	X
42	1C	9,217	2,909	31.6%	3,023	32.8%	25	X

O = REQUIRED
X = NOT REQUIRED

- *LOT 14 - 4" ARCHITECTURAL FEATURE PROJECTION PURSUANT TO SECTION 3.8.7(A)(VI)(A) OF THE MEADOWS SP*



NORTH
SCALE: 1"=50'

PREPARED FOR:
Toll Brothers
AMERICA'S LUXURY HOME BUILDER
11280 CORBIN AVE
PORTER RANCH, CA 91326
(818) 332-7216

NO.	REVISIONS	REV'D BY	APP'D BY	DATE

DATE 11-10-2025
DRAWN
DESIGNED
CHECKED

REGISTERED PROFESSIONAL ENGINEER
DOUG FARMER
No.49041
Exp. 09-30-2026
CIVIL
STATE OF CALIFORNIA

PREPARED BY:
SIKAND
Engineering | Planning | Surveying
15230 Burbank Blvd,
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

TRACT NO. 83966
BAILEY CANYON ESTATES
SITE PLAN

PROJECT NO. 5125-009
SHEET 1
OF 1

X:\CIVIL3D\5125-009\EXHIBITS\TEMP\2025-08-12 UPDATED FOOTPRINT COMPARISON.DWG

Bailey Canyon Estates

4.23.2025 Renamed/ Renumbered schemes / Updated project name/ brick 3MO & 1CS changed
3.13.2025 MBACI updated callouts per Toll request
3.10.2025 M.BACI Revised Reconfigure / Toll colors & MBACI schemes

COLOR SCHEME #/ COLOR APPLICATION	1MO	2MO	3MO
ROOF MATERIAL/ FLAT ROOF	TPO OR EQUAL	TPO OR EQUAL	TPO OR EQUAL
METAL ROOF	DARK BRONZE	MEDIUM BRONZE	ZINC GRAY
STUCCO BODY/ TRIM	SW 7010 WHITE DUCK	SW 7050 USEFUL GRAY	SW 7005 PURE WHITE
FASCIA / EAVES/ METAL AWNINGS	SW 7020 BLACK FOX	SW 7020 BLACK FOX	SW 7020 BLACK FOX
GARAGE DOORS	SW 7048 URBANE BRONZE	SW 7048 URBANE BRONZE	SW 7048 URBANE BRONZE
ENTRY DOORS	ONYX	ONYX	ONYX
STONE VENEER / DRYSTACK INSTALLATION	6" SPLIT LIMESTONE CREAM	6" SPLIT LIMESTONE WHITE	6" SPLIT LIMESTONE SUMMIT GRAY
THIN BRICK VENEER / MORTAR COLOR	WIRECUT BRICK - WOLF GREY OBP MISTY COVE	WIRECUT BRICK - ICEBERG OBP SNOW WHITE	WIRECUT BRICK - ICEBERG OBP SNOW WHITE

PAINT/ STUCCO: SHERWIN WILLIAMS PAINT - FLAT FINISH ON STUCCO / STUCCO FINISH= 16/20 SAND
CONCRETE ROOFING: EAGLE ROOFING OR EQUAL
METAL ROOF: TAYLOR MADE OR EQUAL
MASONRY VENEER: CORONADO STONE & THIN BRICK OR EQUAL
MORTAR GROUT: ORCO BLEND PRODUCTS (OBP MAC PLUS) OR EQUAL
RAIN GUTTERS: RGS - MUSKET COLOR OR EQUAL
ALL METAL: SHERWIN WILLIAMS PAINT - SW 7020 BLACK FOX - EGGSHELL FINISH
ENTRY DOORS: THERMA TRU CLASSIC CRAFT
GARAGE DOORS: WAYNE DALTON OR EQUAL
WINDOWS: BLACK BY BUILDER
Exterior Sheet Metal Flashing, Vents, Utility Box, Garage Exit Doors & Jamb to be painted adjacent field color.

EXTERIOR COLORS & MATERIALS
MICHELLE BRIDGES ARCHITECTURAL COLORS, INC.

MO - Modern Elevations

Bailey Canyon Estates - Sierra Madre, CA

COLOR SCHEME COLOR APPLICATION	1MO	2MO	3MO
ROOF MATERIAL: FLAT ROOF	TPO OR EQUAL	TPO OR EQUAL	TPO OR EQUAL
METAL ROOF	DARK BRONZE	MEDIUM BRONZE	ZINC GRAY
STUCCO BODY/ TRIM	SW 7010 WHITE DUCK	SW 7050 USEFUL GRAY	SW 7005 PURE WHITE
FASCIA / EAVES	SW 7020 BLACK FOX	SW 7020 BLACK FOX	SW 7020 BLACK FOX
GARAGE DOORS	SW 7048 URBANE BRONZE	SW 7048 URBANE BRONZE	SW 7048 URBANE BRONZE
ENTRY DOORS	ONYX	ONYX	ONYX
STONE VENEER / DRYSTACK ISHTRI INSTALLATION	6" SPLIT LIMESTONE CREAM	6" SPLIT LIMESTONE WHITE	6" SPLIT LIMESTONE SUMMIT GRAY
THIN BRICK VENEER / MORTAR COLOR	WIRECUT BRICK - WOLF GREY OBP MISTY COVE	WIRECUT BRICK - ICEBERG OBP SNOW WHITE	WIRECUT BRICK - ICEBERG OBP SNOW WHITE
WET, IRON / METAL DETAILS	SW 7020 BLACK FOX	SW 7020 BLACK FOX	SW 7020 BLACK FOX
GUTTERS	MUSKET BY RGS	MUSKET BY RGS	MUSKET BY RGS

PAINT/ STUCCO: SHERWIN WILLIAMS PAINT - FLAT FINISH ON STUCCO / STUCCO FINISH= 16/20 SAND
CONCRETE ROOFING: EAGLE ROOFING OR EQUAL
METAL ROOF: TAYLOR MADE OR EQUAL
MASONRY VENEER: CORONADO STONE & THIN BRICK OR EQUAL
MORTAR GROUT: ORCO BLEND PRODUCTS (OBP MAC PLUS) OR EQUAL
RAIN GUTTERS: RGS - MUSKET COLOR OR EQUAL
ALL METAL: SHERWIN WILLIAMS PAINT - SW 7020 BLACK FOX - EGGSHELL FINISH
ENTRY DOORS: THERMA TRU CLASSIC CRAFT
GARAGE DOORS: WAYNE DALTON OR EQUAL
WINDOWS: BLACK BY BUILDER
Exterior Sheet Metal Flashing, Vents, Utility Box, Garage Exit Doors & Jamb to be painted adjacent field color

EXTERIOR COLORS & MATERIALS
MICHELLE BRIDGES ARCHITECTURAL COLORS, INC.

MO - Modern Elevations

For Review and Approval Only
NOT FOR FIELD USE











THE MEADOWS AT BAILEY CANYON

Bailey Canyon Estates

4.23.2025 Renamed/ Renumbered schemes / Updated project name/ brick 3MO & 1CS changed
3.13.2025 MBACI updated callouts per Toll request
3.10.2025 M.BACI Revised Reconfigure / Toll colors & MBACI schemes

COLOR SCHEME #/ COLOR APPLICATION	1CC	2CC	3CC
ROOF MATERIAL/ CONCRETE FLAT SHAKE PROFILE	5804 ROCKLIN BLEND	5880 SHASTA BLEND	5808 TOMBSTONE BLEND
METAL ROOF	N/A	N/A	N/A
STUCCO BODY / GABLE INSETS	SW 7043 WORLDLY GRAY	SW 7016 MINDFUL GRAY	SW 7042 SHOJI WHITE
FASCIA / EAVES / TRIM 1	SW 7020 BLACK FOX	SW 7035 AESTHETIC WHITE	SW 7047 PORPOISE
STRAIGHT EDGE PANEL SHINGLE SIDING / TRIM 2	SW 6200 LINK GRAY	SW 7622 HOMBURG GRAY	SW 7045 INTELLECTUAL GRAY
GARAGE DOORS	SW 7048 URBANE BRONZE	SW 7048 URBANE BRONZE	SW 7048 URBANE BRONZE
ENTRY DOORS	ONYX	ONYX	ONYX
STONE VENEER / DRYSTACK INSTALLATION	N/A	N/A	N/A
THIN BRICK VENEER / MORTAR COLOR	SAND MOLD BRICK - BROOKFIELD OBP MISTY COVE	SAND MOLD BRICK - SAVANNAH GRAY OBP MISTY COVE	SAND MOLD BRICK - BARNACLE OBP MISTY COVE

PAINT/ STUCCO: SHERWIN WILLIAMS PAINT - FLAT FINISH ON STUCCO / STUCCO FINISH= 16/20 SAND
CONCRETE ROOFING: EAGLE ROOFING OR EQUAL
METAL ROOF: TAYLOR MADE OR EQUAL
MASONRY VENEER: CORONADO STONE & THIN BRICK OR EQUAL
MORTAR GROUT: ORCO BLEND PRODUCTS (OBP MAC PLUS) OR EQUAL
RAIN GUTTERS: RGS - MUSKET COLOR OR EQUAL
ALL METAL: SHERWIN WILLIAMS PAINT - SW 7020 BLACK FOX - EGGSHELL FINISH
ENTRY DOORS: THERMA TRU CLASSIC CRAFT
GARAGE DOORS: WAYNE DALTON OR EQUAL
WINDOWS: BLACK BY BUILDER
Exterior Sheet Metal Flashing, Vents, Utility Box, Garage Exit Doors & Jamb to be painted adjacent field color.

EXTERIOR COLORS & MATERIALS
MICHELLE BRIDGES ARCHITECTURAL COLORS, INC.

CC - Contemporary Craftsman Elevations

Bailey Canyon Estates - Sierra Madre, CA

COLOR SCHEME COLOR APPLICATION	1CC	2CC	3CC
ROOF MATERIAL: CONCRETE FLAT SHAKE PROFILE	5804 ROCKLIN BLEND	5880 SHASTA BLEND	5808 TOMBSTONE BLEND
STUCCO BODY / GABLE INSETS	SW 7043 WORLDLY GRAY	SW 7016 MINDFUL GRAY	SW 7042 SHOJI WHITE
FASCIA / EAVES / TRIM 1	SW 7020 BLACK FOX	SW 7035 AESTHETIC WHITE	SW 7047 PORPOISE
STRAIGHT EDGE PANEL SHINGLE SIDING / TRIM 2	SW 6200 LINK GRAY	SW 7622 HOMBURG GRAY	SW 7045 INTELLECTUAL GRAY
GARAGE DOORS	SW 7048 URBANE BRONZE	SW 7048 URBANE BRONZE	SW 7048 URBANE BRONZE
ENTRY DOORS	ONYX	ONYX	ONYX
THIN BRICK VENEER/ MORTAR COLOR	SAND MOLD BRICK BROOKFIELD OBP MISTY COVE	SAND MOLD BRICK SAVANNAH GREY OBP MISTY COVE	SAND MOLD BRICK BARNACLE OBP MISTY COVE
WRT, IRON / METAL DETAILS	SW 7020 BLACK FOX	SW 7020 BLACK FOX	SW 7020 BLACK FOX
GUTTERS	MUSKET BY RGS	MUSKET BY RGS	MUSKET BY RGS

PAINT/ STUCCO: SHERWIN WILLIAMS PAINT - FLAT FINISH ON STUCCO / STUCCO FINISH= 16/20 SAND
CONCRETE ROOFING: EAGLE ROOFING OR EQUAL
METAL ROOF: TAYLOR MADE OR EQUAL
MASONRY VENEER: CORONADO STONE & THIN BRICK OR EQUAL
MORTAR GROUT: ORCO BLEND PRODUCTS (OBP MAC PLUS) OR EQUAL
RAIN GUTTERS: RGS - MUSKET COLOR OR EQUAL
ALL METAL: SHERWIN WILLIAMS PAINT - SW 7020 BLACK FOX - EGGSHELL FINISH
ENTRY DOORS: THERMA TRU CLASSIC CRAFT
GARAGE DOORS: WAYNE DALTON OR EQUAL
WINDOWS: BLACK BY BUILDER
Exterior Sheet Metal Flashing, Vents, Utility Box, Garage Exit Doors & Jamb to be painted adjacent field color

EXTERIOR COLORS & MATERIALS
MICHELLE BRIDGES ARCHITECTURAL COLORS, INC.

CC - Contemporary Craftsman Elevations

For Review and Approval Only
NOT FOR FIELD USE











THE MEADOWS AT BAILEY CANYON

Bailey Canyon Estates

4.23.2023 Renamed/ Renumbered schemes / Updated project name/ brick SMO & TCS changed
3.13.2025 MBACI updated callouts per Tait request
3.10.2025 MBACI Reuse/ Reconfigure / Tait colors & MBACI schemes

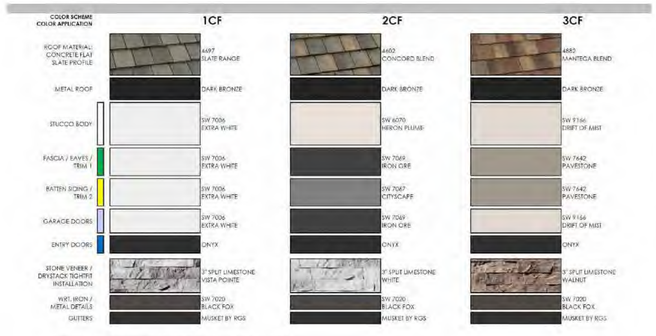
COLOR SCHEME #/ COLOR APPLICATION	1CF	2CF	3CF
ROOF MATERIAL CONCRETE FLAT SLATE PROFILE	4697 SLATE RANGE	4602 CONCORD BLEND	4882 MANTECA BLEND
METAL ROOF	DARK BRONZE	DARK BRONZE	DARK BRONZE
STUCCO BODY	SW 7006 EXTRA WHITE	SW 6070 HERON PLUME	SW 9166 DRIFT OF MIST
FASCIA / EAVES / TRIM 1	SW 7006 EXTRA WHITE	SW 7069 IRON ORE	SW 7642 PAVESTONE
BATTEN SIDING / TRIM 2	SW 7006 EXTRA WHITE	SW 7067 CITYSCAPE	SW 7642 PAVESTONE
GARAGE DOORS	SW 7006 EXTRA WHITE	SW 7069 IRON ORE	SW 9166 DRIFT OF MIST
ENTRY DOORS	ONYX	ONYX	ONYX
STONE VENEER / DRYSTACK INSTALLATION	3" SPLIT LIMESTONE VISTA POINTE	3" SPLIT LIMESTONE WHITE	3" SPLIT LIMESTONE WALNUT
THIN BRICK VENEER / MORTAR COLOR	N/A	N/A	N/A

PAINT/ STUCCO: SHERWIN WILLIAMS PAINT - FLAT FINISH ON STUCCO / STUCCO FINISH= 16/20 SAND
CONCRETE ROOFING: EAGLE ROOFING OR EQUAL
METAL ROOF: TAYLOR MADE OR EQUAL
MASONRY VENEER: CORONADO STONE & THIN BRICK OR EQUAL
MORTAR GROUT: ORCO BLEND PRODUCTS (QSP MAC PLUS) OR EQUAL
RAIN GUTTERS: RGS - MUSKET COLOR OR EQUAL
ALL METAL: SHERWIN WILLIAMS PAINT - SW 7020 BLACK FOX - EGGSHELL FINISH
ENTRY DOORS: THERMA TRU CLASSIC CRAFT
GARAGE DOORS: WAYNE DALTON OR EQUAL
WINDOWS: BLACK BY BUILDER
Exterior Sheet Metal Flashing, Vents, Utility Box, Garage Exit Doors & Jamb to be painted adjacent field color.

EXTERIOR COLORS & MATERIALS
MICHELLE BRIDGES ARCHITECTURAL COLORS, INC

CF - Contemporary Farmhouse Elevations

Bailey Canyon Estates - Sierra Madre, CA

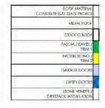


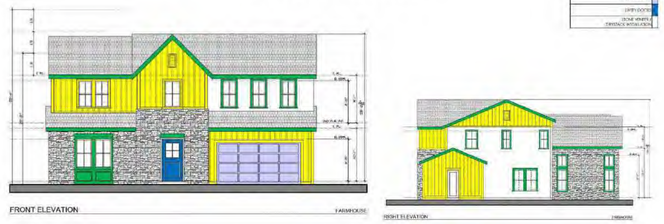
PAINT/ STUCCO: SHERWIN WILLIAMS PAINT - FLAT FINISH ON STUCCO / STUCCO FINISH= 16/20 SAND
CONCRETE ROOFING: EAGLE ROOFING OR EQUAL
METAL ROOF: TAYLOR MADE OR EQUAL
MASONRY VENEER: CORONADO STONE & THIN BRICK OR EQUAL
MORTAR GROUT: ORCO BLEND PRODUCTS (QSP MAC PLUS) OR EQUAL
RAIN GUTTERS: RGS - MUSKET COLOR OR EQUAL
ALL METAL: SHERWIN WILLIAMS PAINT - SW 7020 BLACK FOX - EGGSHELL FINISH
ENTRY DOORS: THERMA TRU CLASSIC CRAFT
GARAGE DOORS: WAYNE DALTON OR EQUAL
WINDOWS: BLACK BY BUILDER
Exterior Sheet Metal Flashing, Vents, Utility Box, Garage Exit Doors & Jamb to be painted adjacent field color.

EXTERIOR COLORS & MATERIALS
MICHELLE BRIDGES ARCHITECTURAL COLORS, INC

CF - Contemporary Farmhouse Elevations

For Review and Approval Only
NOT FOR FIELD USE





THE MEADOWS AT BAILEY CANYON

Bailey Canyon Estates

4.23.2023 Renamed/ Renumbered schemes / Updated project name/ brick SMO & TCS changed
3.13.2025 MBACI updated callouts per Tait request
3.10.2025 MBACI Reuse/ Reconfigure / Tait colors & MBACI schemes

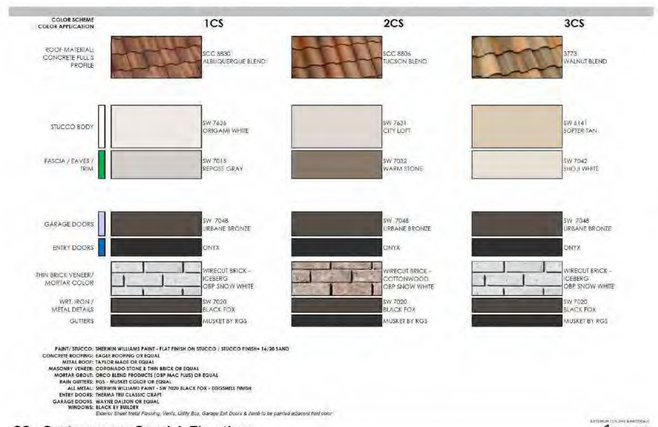
COLOR SCHEME #/ COLOR APPLICATION	1CS	2CS	3CS
ROOF MATERIAL CONCRETE FLUES PROFILE	SCC 8830 ALBUQUERQUE BLEND	SCC 8806 TUCSON BLEND	3773 WALNUT BLEND
METAL ROOF	N/A	N/A	N/A
STUCCO BODY	SW 7636 ORIGAMI WHITE	SW 7631 CITY LOFT	SW 6141 SOFTER TAN
FASCIA / EAVES / TRIM	SW 7015 REPOSE GRAY	SW 7032 WARM STONE	SW 7042 SHOJI WHITE
GARAGE DOORS	SW 7048 URBANE BRONZE	SW 7048 URBANE BRONZE	SW 7048 URBANE BRONZE
ENTRY DOORS	ONYX	ONYX	ONYX
STONE VENEER / DRYSTACK INSTALLATION	N/A	N/A	N/A
THIN BRICK VENEER / MORTAR COLOR	WIRECUT BRICK - ICEBERG OBP SNOW WHITE	WIRECUT BRICK - COTTONWOOD OBP SNOW WHITE	WIRECUT BRICK - ICEBERG OBP SNOW WHITE

PAINT/ STUCCO: SHERWIN WILLIAMS PAINT - FLAT FINISH ON STUCCO / STUCCO FINISH= 16/20 SAND
CONCRETE ROOFING: EAGLE ROOFING OR EQUAL
METAL ROOF: TAYLOR MADE OR EQUAL
MASONRY VENEER: CORONADO STONE & THIN BRICK OR EQUAL
MORTAR GROUT: ORCO BLEND PRODUCTS (QSP MAC PLUS) OR EQUAL
RAIN GUTTERS: RGS - MUSKET COLOR OR EQUAL
ALL METAL: SHERWIN WILLIAMS PAINT - SW 7020 BLACK FOX - EGGSHELL FINISH
ENTRY DOORS: THERMA TRU CLASSIC CRAFT
GARAGE DOORS: WAYNE DALTON OR EQUAL
WINDOWS: BLACK BY BUILDER
Exterior Sheet Metal Flashing, Vents, Utility Box, Garage Exit Doors & Jamb to be painted adjacent field color.

EXTERIOR COLORS & MATERIALS
MICHELLE BRIDGES ARCHITECTURAL COLORS, INC

CS - Contemporary Spanish Elevations

Bailey Canyon Estates - Sierra Madre, CA



PAINT/ STUCCO: SHERWIN WILLIAMS PAINT - FLAT FINISH ON STUCCO / STUCCO FINISH= 16/20 SAND
CONCRETE ROOFING: EAGLE ROOFING OR EQUAL
METAL ROOF: TAYLOR MADE OR EQUAL
MASONRY VENEER: CORONADO STONE & THIN BRICK OR EQUAL
MORTAR GROUT: ORCO BLEND PRODUCTS (QSP MAC PLUS) OR EQUAL
RAIN GUTTERS: RGS - MUSKET COLOR OR EQUAL
ALL METAL: SHERWIN WILLIAMS PAINT - SW 7020 BLACK FOX - EGGSHELL FINISH
ENTRY DOORS: THERMA TRU CLASSIC CRAFT
GARAGE DOORS: WAYNE DALTON OR EQUAL
WINDOWS: BLACK BY BUILDER
Exterior Sheet Metal Flashing, Vents, Utility Box, Garage Exit Doors & Jamb to be painted adjacent field color.

EXTERIOR COLORS & MATERIALS
MICHELLE BRIDGES ARCHITECTURAL COLORS, INC

CS - Contemporary Spanish Elevations

For Review and Approval Only
NOT FOR FIELD USE



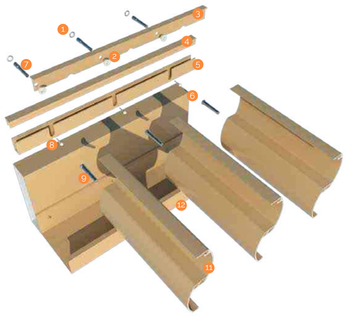


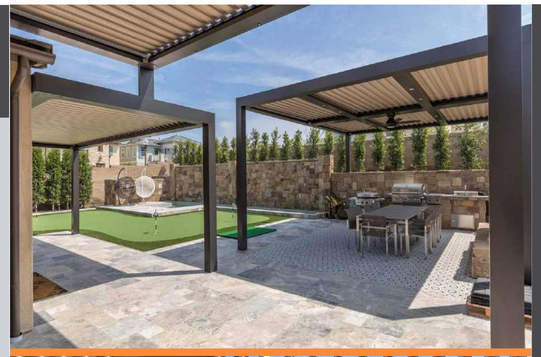
THE MEADOWS AT BAILEY CANYON

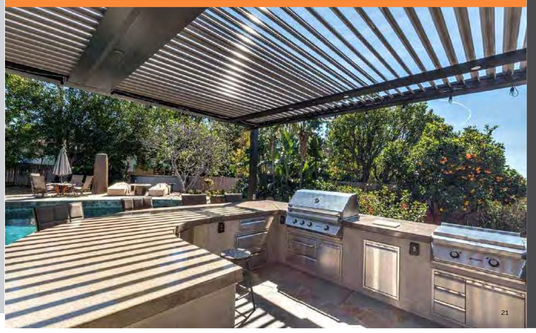
How It All Fits Together

/ PIVOT LOUVERS

1. Push nut
2. Nylon washer
3. Track Bar
4. Pivot Bar CAP
5. Pivot Bar
6. Perimeter Beam
7. Link Bar pin
8. Tek Screws
9. Pivot pin
10. Tek Screws
11. Louver
12. Perimeter Gutter
13. Link Bar pin with Nylon washer







Pivot

The original StruXure Outdoor system has been improved and perfected since its inception in 2011. Its award- winning pivot design gives a full 135˚ range of motion to provide a cool oasis, regardless of the sun's position. Now available with StruXure's myLink™ technology, the Pivot can intuitively control the effects of the weather to enhance your outdoor lifestyle.

CLOSED

When closed, the patented louver design interlocks, providing a solid shelter from rain. Water is pitched into the system's 360˚ integrated gutter.

ANGLED IN

Shaded space provides protection from the harmful effects of the sun. The Pivot provides SPF protection and allows you to spend more time outdoors without added sun exposure.

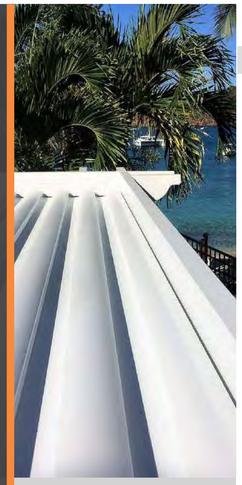
OPENED

Allow maximum light into your space with the louvers fully opened. Minimizes resistance and uplift in high winds.

ANGLED OUT

Angled louvers provide cool shade and air flow without blocking your blue sky view.

Pivot to create shade or shelter from the elements.

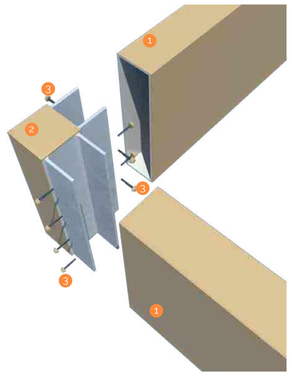


THE AWARD-WINNING PIVOT DESIGN IS CHANGING HOW WE LIVE OUTDOORS, WITH A FULL 135˚ RANGE OF MOTION.

How It All Fits Together

/ PERIMETER BEAM CORNER

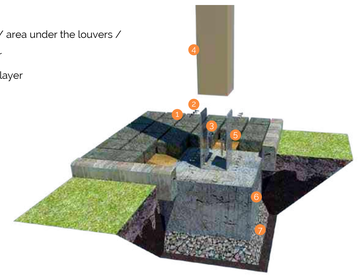
1. Perimeter Beam
2. Corner Connector
3. Tek Screws



How It All Fits Together

/ POST BRACKET TO FOOTER / POST TO POST BRACKET

1. Floor covering / area under the louvers /
2. Tek Screws
3. Concrete anchors
4. Posts (4" x 4", 6" x 6", 8" x 8" available)
5. Post Bracket
6. Concrete footer
7. Gravel leveling layer
8. Concrete anchors
9. Tek Screws
10. Post
11. Tek Screws
12. Floor covering / area under the louvers /
13. Concrete footer
14. Gravel leveling layer



ENTRY DOOR & GARAGE DOOR

Standard Entry Door and Garage Door @ ALL PLANS



ThermaTru Classic Craft Artissa Collection CCR8222 Color per Color Scheme



Wayne Dalton 9100 Series Long Panel (No Glass) Color per Color Scheme

PROGRESS LIGHTING

Project:
Fixture Type:
Location:
Contact:

Arrive LED

Wall Mounted - Wet Location Listed PROGRESS LED

P6069-3130K9

Description:

Arrive Collection One-Light Large Wall Lantern

Specifications:

- Clear Seeded Glass Panel
- Dimmable to 10% brightness (See Dimming Notes)
- Back plate covers a standard 4" recessed outlet box: 4.5 in W., 13.0625 in ht., 1 in depth
- Mounting strap for outlet box included
- 6 in of wire supplied
- Dark Sky compliant

Performance:

Number of Modules	1
Input Power	17 W
Input Voltage	120 V
Input Frequency	60 Hz
Lumens/LPW (Source)	1,211/71.2 (LM-82)
Lumens/LPW (Delivered)	738/41.2 (LM-79)
CCT	3000 K
CRI	90 CRI
Life (hours)	60000 (L70/TM-21)
EMI/RFI	Meets FCC Title 47, Part 15 Class B
Max. Operating Temp	30 °C
Warranty	5-year Limited Warranty
Labels	cCSAus Wet Location Listed



Dimensions:

Width: 9 in
Height: 13 in
Depth: 10-1/4 in
H/CTR: 5-3/4 in

Clear Seeded Glass Panel
Length: 6 in
Width: 0-1/8 in
Height: 9-1/8 in



701 Millennium Blvd. Greenville, South Carolina 29607 www.progresslighting.com Rev. 11/24

BAILEY CANYON – SIERRA MADRE (PLAN 1) Typical
All Elevation Garage Doors – Wayne Dalton Sectional 9100 Series Long Panel, No Glass
All Elevations Front Entry Door – ThermaTru Classic Craft Artissa Collection CCR8222
Exterior Light Fixtures
Elevation A (Contemporary) - Progress Lighting P560374-031 – Tryon Large with Dark Sky Shield P8709-31
Elevation B (Craftsman) - Progress Lighting P6069-3130K9 - Arrive
Elevation C (Modern Farmhouse) - Progress Lighting P560317-031 - Birkdale
Elevation D (Spanish) - Progress Lighting P560173-031 – Marquette with Dark Sky Shield P8709-31



PROGRESS LIGHTING

Project:
Fixture Type:
Location:
Contact:

P560317-020
Birkdale

Birkdale Collection One-Light Modern Farmhouse Antique Bronze Outdoor Wall Lantern

Category: Outdoor
Finish: Antique Bronze (Painted)
Construction: Cast Aluminum Construction



Width: 7 in
Extends: 9-1/2 in
Height: 23-1/4 in
H/CTR: 17 in

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted Mounting plate for outlet box included Canopy covers a standard 4" recessed outlet box: 4.75" W., 8.75" ht., 0.87" depth	6 inches of wire supplied 120 VAC	(1) Medium Base (E26) Socket Lamp Type A19 Incandescent: 100-watt MAX per socket LED: 17.5-watt MAX per socket Fully dimmable with dimmable bulbs	cCSAus Wet Location Listed 1-year Limited Warranty Dark Sky compliant

PROGRESS LIGHTING

Project:
Fixture Type:
Location:
Contact:

P560173-031
Marquette

This wall lantern is a go-to choice when incorporating classic silhouettes with a farmhouse flair into your home decor vision. The traditional frame is constructed with non-metallic, corrosion-resistant composite polymer in a classic black finish. A beautiful water glass shade adds charming character to the timeless design. DURASHIELD by Progress Lighting is built to last. Constructed from a composite material with UV protection, DURASHIELD holds up even in the harshest weather conditions. This high-performance finish has a 5-year warranty and is resistant to rust, corrosion, and fading.

- A beautiful water glass shade adds charming character to the timeless design.
- The traditional frame is constructed with non-metallic, corrosion-resistant black composit polymer finish.
- The wall lantern is a go-to choice when incorporating classic silhouettes with a farmhouse flair into your home detor vision.
- Ideal for any bedroom, foyer, entryway, porch, or patio in transitional, traditional, and coastal settings.
- DURASHIELD by Progress Lighting is a material that is built to last. Constructed from a composite polymer with UV protection, DURASHIELD holds up even in the harshest weather conditions. This high-performance material has a 5-year warranty and is resistant to rust, corrosion, and fading.
- Measures 10-1/8-inch width by 18-5/8-inch height.
- Uses one medium base bulb that is sold separately (100w max - LED or incandescent).
- Able to be fully dimmable with dimmable bulbs.
- Includes installation instructions and mounting hardware.
- Progress Lighting products are designed for exceptional quality, reliability, and functionality.

Category: Outdoor
Finish: Black (Painted)
Construction: Composite Polymer Construction
Glass/Shade: Clear Water glass Panel



Width: 10-1/8 in
Height: 18-5/8 in
Depth: 12-1/2 in
H/CTR: 7-5/8 in

Clear Water glass Panel
Width: 7-3/4 in
Height: 10-3/4 in

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted Mounting plate for outlet box included Canopy covers a standard 4" recessed outlet box: 5" W., 11" ht., 0.75" depth	6 inches of wire supplied 120 VAC	(1) Medium Socket Lamp Type A19 Incandescent: 60-watt MAX per socket LED: 12.5-watt MAX per socket Fully dimmable with dimmable bulbs	cETLus Listed Wet Location Listed 1-year Limited Warranty

PROGRESS LIGHTING

Project:
Fixture Type:
Location:
Contact:

P560374-031
Tryon

Tryon Collection One-Light Large Black New Traditional Outdoor Wall Lantern

Category: Outdoor
Finish: Black (Painted)
Construction: EPMH Construction
Glass/Shade: Clear Panel Glass Flat Panels



Width: 9-1/2 in
Extends: 7 in
Height: 24 in
H/CTR: 21-7/8 in

701 Millennium Blvd. Greenville, South Carolina 29607 www.progresslighting.com Rev. 05/21

PROGRESS LIGHTING
by WYOMING

701 Millennium Blvd. Greenville, South Carolina 29607 www.progresslighting.com Rev. 12/19



P8709 - Nightsaver - Outdoor Light in Traditional style - 2.88 Inches wide by 5 Inches high by Progress Lighting

Specs	
Family/Collection:	Nightsaver
Width/Diameter (in):	2.88"
Height:	5"
Weight:	0.3 lbs
Installation Sheet:	https://images.betamiecommerce.com/supplier/progress-lighting/specsheets/p8709_31_inst.pdf
Installation Sheet:	https://images.betamiecommerce.com/supplier/progress-lighting/specsheets/p8709_20_inst.pdf
Bulb Type:	LED
Lamp Base Type:	Integrated LED
Finish:	Antique Bronze, Textured Black
Warranty:	1 Year Limited
Made In:	China
Style and Option 1	
Style:	
Item #:	P8709-31
Price:	$24.00

LANDSCAPE ARCHITECTURAL PLANS FOR:

THE MEADOWS

SIERRA MADRE, CA

GENERAL CONDITIONS SHORT FORM

PROTECTION OF LIFE AND PROPERTY
1. Contractor shall protect all construction and landscaping from damage and, when required, provide guards or covering. Any damage shall be repaired or replaced at the Contractor's expense. Contractors on the job shall carry the following Insurance: (a) Worker's Compensation, (b) Public Comprehensive General Liability, and (c) Property Damage. In an emergency threatening the safety of life, work or adjoining property, the Contractor is hereby instructed to act at his discretion to prevent such loss or injury and shall maintain the following minimum liability insurance coverage during the contract period.

COVERAGE
Bodily Injury: $250,000 per Individual, per Occurrence
Property Damage: $100,000 per Occurrence, aggregate

2. The Contractor shall cause to be named as additional insured in such Contractor's Public Liability, Contractor's Protective Liability and Automobile Liability Insurance policies the following: (a) TOLL BROTHERS, 11280 CORBIN AVENUE, NORTHRIDGE, CA 91326 (b) GILLESPIE MOODY PATTERSON, INC.: 3176 LIONSHEAD AVE., SUITE 102, CARLSBAD, CA 92010.
3. Contractor shall not cause this policy to be canceled or permit it to lapse, and the insurance policy shall include a clause to the effect that the policy shall not, at any time during the construction period, be canceled or reduced, restricted or limited until fifteen (15) days after all additional insureds have received written notice as evidenced by returned receipts of registered or certified letters.

4. The Contractor agrees to hold the Owner and Landscape Architect harmless from any claims arising out of his operations of any of his sub contractors, material supplies, or agents.

5. 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.

6. 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. Any discrepancies between these plans and actual field conditions shall be reported to the owner or landscape architect.

7. The contractor shall protect all existing utilities and features to remain on, and adjacent to, the project site during construction. Contractor shall repair, at his own expense, all damage resulting from his operations or negligence.

8. The contractor shall obtain the pertinent engineering and/or architectural plans before beginning work.

9. Permits for any construction depicted in these plans shall be obtained by the contractor.

10. Contractor shall have a valid contractors license required for the particular work being done. Contractor shall not allow the license(s) to lapse during the contract period.

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY CERTIFY THAT I AM THE LANDSCAPE ARCHITECT OF WORK FOR THIS THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 67003 OF THE BUSINESS AND PROFESSIONAL CODE, AND THAT THE DESIGN OF THE PROJECT IS CONSISTENT WITH CURRENT STANDARDS

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO AND THE COUNTY OF SAN DIEGO DEPARTMENT OF ENVIRONMENTAL HEALTH IS CONFINED TO REVIEW OF ONLY AND DOES NOT RELIEVE ME, AS THE LICENSED DESIGNER OF THE WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

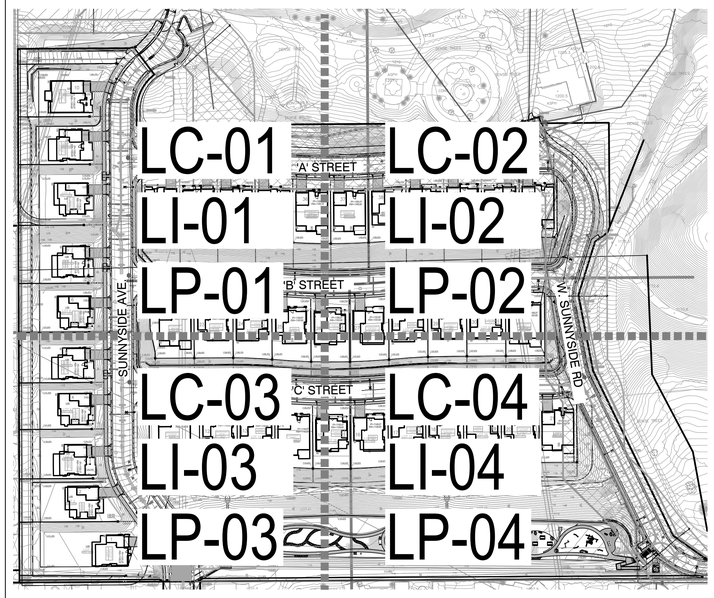
SIGNED:_____ DATE: 9/2/2025
PRINTED NAME: ROBERT J. STREZA RLA. No. 4536
DISCIPLINE: LANDSCAPE ARCHITECT MY REGISTRATION EXPIRES: 12/2024

APPLICABLE CODES

2010 CALIFORNIA GREEN BUILDING STANDARDS CODE (2010 CGBC)



VICINITY MAP N.T.S.



KEYMAP N.T.S.

PLANS PREPARED FOR:

NUWI Sierra Madre, LLC.
2001 Wilshire Blvd. Suite 401
Santa Monica, CA 90403
818 / 366-1132

PLANS PREPARED BY:

GMP, INC.
3176 LIONSHEAD AVE, SUITE 102
CARLSBAD, CA. 92010
858.558.8977

SHEET INDEX:

SHEET IDENTIFICATION:	SHEET #:	SHEET ID:
LANDSCAPE TITLE SHEET	1	TS-01
LANDSCAPE CONSTRUCTION PLANS	2 - 5	LC-01 - LC-04
LANDSCAPE CONSTRUCTION DETAILS & NOTES	6 - 7	LC-05 - LC-06
LANDSCAPE IRRIGATION SCHEDULE	8	LI-00
LANDSCAPE IRRIGATION PLANS	9 - 12	LI-01 - LI-04
LANDSCAPE IRRIGATION CALCS	13	LI-05
LANDSCAPE IRRIGATION DETAILS & NOTES	14 - 15	LI-06 - LI-07
LANDSCAPE IRRIGATION SPECIFICATIONS	17	LI-09
LANDSCAPE PLANTING LEGEND	18	LP-00
LANDSCAPE PLANTING PLANS	19 - 22	LP-01 - LP-04
LANDSCAPE PLANTING DETAILS & NOTES	23	LP-05
LANDSCAPE PLANTING SPECIFICATIONS	24	LP-06

HOLD HARMLESS AND INDEMNIFICATION CLAUSE

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

TAKE PRECEDENCE

THE CITY OF SIERRA MADRE LANDSCAPE STANDARDS REQUIREMENTS SHALL TAKE PRECEDENCE OVER THE APPROVED LANDSCAPE PLANS. SHOULD A DISCREPANCY OCCUR BETWEEN ANY NOTES, SPECIFICATIONS, DETAILS, SITE CONDITIONS, OR OTHER SITUATION REGARDING THE INTERPRETATION OF CONSTRUCTION FROM THESE PLANS, THE C1TY REPRESENTATIVE'S DECISION SHALL BE FINAL.

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert
Call:
811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION" Remember that the USA Center notifies only those utilities belonging to the center. There may be other utilities underground in the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

NOT FOR CONSTRUCTION

LANDSCAPE TITLE SHEET TS-01

MAJOR LAND DIVISION
THE MEADOWS
LANDSCAPE AND IRRIGATION PLANS
FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE	JOB NUMBER	
09/02/25	24-009-00	
SCALE: PER PLAN	DRAFTED BY: LL CHECKED BY: RS	SHT. 1 OF 24 SHTS.

G:\24-PROJECTS\24-009-00\LANDARCH\CDS\24-009 TSHT.DWG (09-02-25 3:45:41PM) Plotted by: lleslee

FENCING LEGEND

FENCING ANGLES (FOR REFERENCE ONLY)

- 5' HT. SLUMP BLOCK
- 5' HT. SLUMP BLOCK WITH SAC FINISH
- 5' HT. TUBULAR STEEL VIEW FENCE
- 42" HT. TUBULAR STEEL GUARD RAIL FENCE
- CABLE RAIL
- STEEL GATE
- SLUMP BLOCK PILASTER WITH SAC FINISH
- THEMATIC COMMUNITY PILASTER / MONUMENT

NOTE: REFERENCE WALL, FENCE AND ENTRY MONUMENT PLANS FOR CONSTRUCTION OF FENCING.

CONSTRUCTION SCHEDULE

CODE	DESCRIPTION	DETAIL
1	CURB AND GUTTER PER CIVIL PLANS	
2	RETAINING WALL PER CIVIL PLANS	
3	SITE UTILITY STRUCTURE/ APPURTENANCE PER CIVIL PLANS	
4	ADA RAMP PER CIVIL PLANS	
5	FIRE MANAGEMENT ZONE (FMZ) - ONSITE 0-100 FT	
6	FIRE MANAGEMENT ZONE (FMZ) - OFFSITE AS SHOWN	
7	LIMIT OF WORK	
8	STREET LIGHT PER CIVIL ENGINEER	
9	CONCRETE V-DITCH PER CIVIL ENGINEER	
10	CONCRETE DRIVE APRON AND DRIVEWAY PER CIVIL ENGINEER	
11	VEHICULAR PAVERS	
12	COMMUNITY PILASTER PER WALL. FENCE AND MONUMENT PLANS	
13	CONCRETE MOW CURB	C/06
14	VERDURA PLANTABLE REFERENCE SOIL RETENTION SYSTEMS PLANS FOR CONSTRUCTION	
15	ENTRY GATES, WALL, AND PILASTERS PER FENCE AND WALL PLANS	
16	MEDIAN PER CIVIL PLANS	
17	ENTRY GATE CALL BOX PER FENCE AND WALL PLANS	
18	MATER DOLOROSA SECONDARY ENTRY GATES	

STREET 'A'

STREET 'B'

MATCHLINE - SEE LC-02

MATCHLINE - SEE LC-03

SCALE: 1"=20'-0"

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert Call 811 TWO WORKING DAYS BEFORE YOU DIG

"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave. Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

NOT FOR CONSTRUCTION

LANDSCAPE CONSTRUCTION PLAN LC-01

MAJOR LAND DIVISION

THE MEADOWS

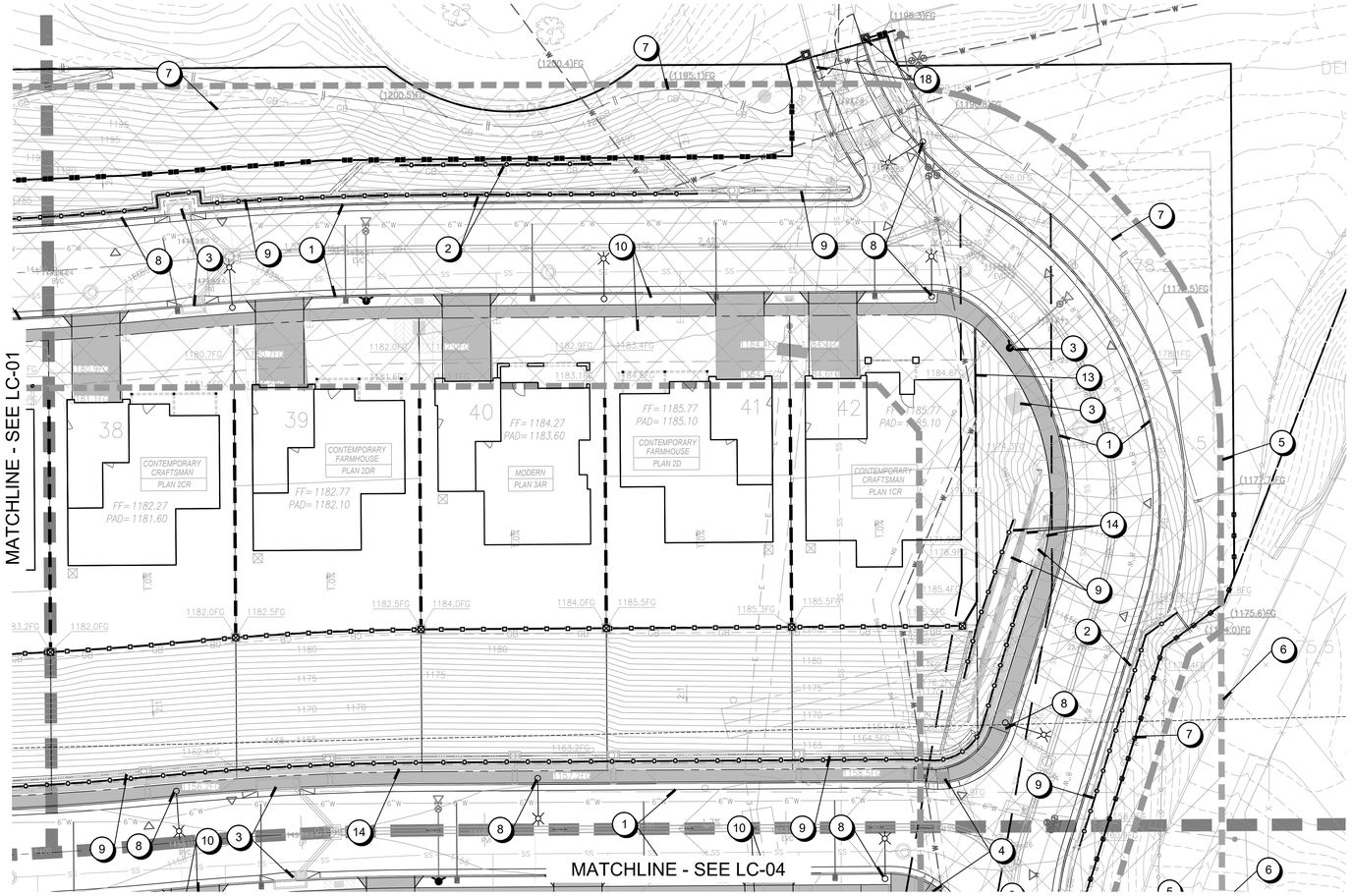
LANDSCAPE AND IRRIGATION PLANS

FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE	JOB NUMBER
09/02/25	24-009-00

SCALE:	DRAFTED BY: LL	SHT. 2 OF 24 SHTS.
PER PLAN	CHECKED BY: RS	

G:\24-PROJECTS\24-009-00\LA\ARCH\CDS\24-009 CSHT.DWG (09-02-25 3:45:46PM) Plotted by: lilcke



FENCING LEGEND

FENCING IMAGES (FOR REFERENCE ONLY)

- 5' HT. SLUMP BLOCK
- 5' HT. SLUMP BLOCK WITH SAC FINISH
- 5' HT. TUBULAR STEEL VIEW FENCE
- 42" HT. TUBULAR STEEL GUARD RAIL FENCE
- CABLE RAIL
- STEEL GATE
- SLUMP BLOCK PILASTER WITH SAC FINISH
- THEMATIC COMMUNITY PILASTER / MONUMENT

NOTE: REFERENCE WALL, FENCE AND ENTRY MONUMENT PLANS FOR CONSTRUCTION OF FENCING.

CONSTRUCTION SCHEDULE

CODE	DESCRIPTION	DETAIL
1	CURB AND GUTTER PER CIVIL PLANS	
2	RETAINING WALL PER CIVIL PLANS	
3	SITE UTILITY STRUCTURE/ APPURTENANCE PER CIVIL PLANS	
4	ADA RAMP PER CIVIL PLANS	
5	FIRE MANAGEMENT ZONE (FMZ) - ONSITE 0-100 FT	
6	FIRE MANAGEMENT ZONE (FMZ) - OFFSITE AS SHOWN	
7	LIMIT OF WORK	
8	STREET LIGHT PER CIVIL ENGINEER	
9	CONCRETE V-DITCH PER CIVIL ENGINEER	
10	CONCRETE DRIVE APRON AND DRIVEWAY PER CIVIL ENGINEER	
11	VEHICULAR PAVERS	
12	COMMUNITY PILASTER PER WALL. FENCE AND MONUMENT PLANS	
13	CONCRETE MOW CURB	C/06
14	VERDURA PLANTABLE REFERENCE SOIL RETENTION SYSTEMS PLANS FOR CONSTRUCTION	
15	ENTRY GATES, WALL, AND PILASTERS PER FENCE AND WALL PLANS	
16	MEDIAN PER CIVIL PLANS	
17	ENTRY GATE CALL BOX PER FENCE AND WALL PLANS	
18	MATER DOLOROSA SECONDARY ENTRY GATES	

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

SCALE: 1"=20'-0"

Underground Service Alert Call 811 TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

NOT FOR CONSTRUCTION

LANDSCAPE CONSTRUCTION PLAN LC-02

MAJOR LAND DIVISION

THE MEADOWS
LANDSCAPE AND IRRIGATION PLANS

FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE	JOB NUMBER
09/02/25	24-009-00

SCALE:	DRAFTED BY: LL	SHT. 3 OF 24 SHTS.
PER PLAN	CHECKED BY: RS	

G:\24-PROJECTS\24-009-00\LANDARCH\CDS\24-009 CSHT.DWG (09-02-25 3:48:27PM) Plotted by: lincke

MATCHLINE - SEE LC-01

STREET 'B'

STREET 'C'

MATCHLINE - SEE LC-04

NOT A PART OF

FENCING LEGEND

FENCING LEGEND (FOR REFERENCE ONLY)

- 5' HT. SLUMP BLOCK
- 5' HT. SLUMP BLOCK WITH SAC FINISH
- 5' HT. TUBULAR STEEL VIEW FENCE
- 42" HT. TUBULAR STEEL GUARD RAIL FENCE
- CABLE RAIL
- STEEL GATE
- SLUMP BLOCK PILASTER WITH SAC FINISH
- THEMATIC COMMUNITY PILASTER / MONUMENT

NOTE: REFERENCE WALL, FENCE AND ENTRY MONUMENT PLANS FOR CONSTRUCTION OF FENCING.

CONSTRUCTION SCHEDULE

CODE	DESCRIPTION	DETAIL
1	CURB AND GUTTER PER CIVIL PLANS	
2	RETAINING WALL PER CIVIL PLANS	
3	SITE UTILITY STRUCTURE/ APPURTENANCE PER CIVIL PLANS	
4	ADA RAMP PER CIVIL PLANS	
5	FIRE MANAGEMENT ZONE (FMZ) - ONSITE 0-100 FT	
6	FIRE MANAGEMENT ZONE (FMZ) - OFFSITE AS SHOWN	
7	LIMIT OF WORK	
8	STREET LIGHT PER CIVIL ENGINEER	
9	CONCRETE V-DITCH PER CIVIL ENGINEER	
10	CONCRETE DRIVE APRON AND DRIVEWAY PER CIVIL ENGINEER	
11	VEHICULAR PAVERS	
12	COMMUNITY PILASTER PER WALL. FENCE AND MONUMENT PLANS	
13	CONCRETE MOW CURB	C/06
14	VERDURA PLANTABLE REFERENCE SOIL RETENTION SYSTEMS PLANS FOR CONSTRUCTION	
15	ENTRY GATES, WALL, AND PILASTERS PER FENCE AND WALL PLANS	
16	MEDIAN PER CIVIL PLANS	
17	ENTRY GATE CALL BOX PER FENCE AND WALL PLANS	
18	MATER DOLOROSA SECONDARY ENTRY GATES	

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

SCALE: 1"=20'-0"

Underground Service Alert Call: 811 TWO WORKING DAYS BEFORE YOU DIG

"CAUTION": Remember that the USA Center notifies only its members who operate underground lines. It is not the other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

NOT FOR CONSTRUCTION

LANDSCAPE CONSTRUCTION PLAN LC-03

MAJOR LAND DIVISION

THE MEADOWS
LANDSCAPE AND IRRIGATION PLANS

FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE	JOB NUMBER
09/02/25	24-009-00

SCALE:	DRAFTED BY: LL	SHT. 4 OF 24 SHTS.
PER PLAN	CHECKED BY: RS	

G:\24-PROJECTS\24-009-00\LANDARCH\CDS\24-009 CSHT.DWG (09-02-25 3:48:10PM) Plotted by: Jackie

MATCHLINE - SEE LC-02

MATCHLINE - SEE LC-03

NOT A PART OF

FENCING LEGEND

FENCING HEIGHTS (FOR REFERENCE ONLY)

- 5' HT. SLUMP BLOCK
- 5' HT. SLUMP BLOCK WITH SAC FINISH
- 5' HT. TUBULAR STEEL VIEW FENCE
- 42" HT. TUBULAR STEEL GUARD RAIL FENCE
- CABLE RAIL
- STEEL GATE
- SLUMP BLOCK PILASTER WITH SAC FINISH
- THEMATIC COMMUNITY PILASTER / MONUMENT

NOTE: REFERENCE WALL, FENCE AND ENTRY MONUMENT PLANS FOR CONSTRUCTION OF FENCING.

CONSTRUCTION SCHEDULE

CODE	DESCRIPTION	DETAIL
1	CURB AND GUTTER PER CIVIL PLANS	
2	RETAINING WALL PER CIVIL PLANS	
3	SITE UTILITY STRUCTURE/ APPURTENANCE PER CIVIL PLANS	
4	ADA RAMP PER CIVIL PLANS	
5	FIRE MANAGEMENT ZONE (FMZ) - ONSITE 0-100 FT	
6	FIRE MANAGEMENT ZONE (FMZ) - OFFSITE AS SHOWN	
7	LIMIT OF WORK	
8	STREET LIGHT PER CIVIL ENGINEER	
9	CONCRETE V-DITCH PER CIVIL ENGINEER	
10	CONCRETE DRIVE APRON AND DRIVEWAY PER CIVIL ENGINEER	
11	VEHICULAR PAVERS	
12	COMMUNITY PILASTER PER WALL. FENCE AND MONUMENT PLANS	
13	CONCRETE MOW CURB	C/06
14	VERDURA PLANTABLE REFERENCE SOIL RETENTION SYSTEMS PLANS FOR CONSTRUCTION	
15	ENTRY GATES, WALL, AND PILASTERS PER FENCE AND WALL PLANS	
16	MEDIAN PER CIVIL PLANS	
17	ENTRY GATE CALL BOX PER FENCE AND WALL PLANS	
18	MATER DOLOROSA SECONDARY ENTRY GATES	

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

SCALE: 1"=20'-0"

Underground Service Alert
Call: **811**
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities underground in the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

NOT FOR CONSTRUCTION

LANDSCAPE CONSTRUCTION PLAN LC-04

MAJOR LAND DIVISION

THE MEADOWS
LANDSCAPE AND IRRIGATION PLANS

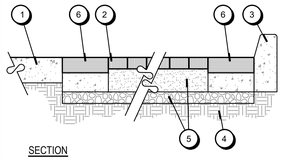
FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE	JOB NUMBER
09/02/25	24-009-00

SCALE: PER PLAN | DRAFTED BY: LL | CHECKED BY: RS | SHT. 5 OF 24 SHTS.

G:\24-PROJECTS\24-009-00\LANDARCH\CD\24-009 CSHT.DWG (09-02-25 3:47:48PM) Plotted by: lloske

NOTE:
CONTRACTOR SHALL REVIEW CIVIL ENGINEERS PLANS FOR THE INSTALLATION LOCATIONS OF PERMEABLE AND NON-PERMEABLE PAVERS. THIS DETAIL IS FOR NON-PERMEABLE PAVERS ONLY.



SECTION

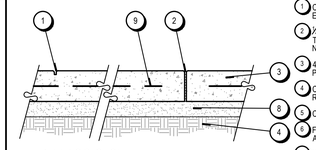
DETAIL LEGEND

1. CONCRETE GUTTER PER CIVIL ENGINEERS PLANS/ OR CONCRETE PAVING. SEE PLAN FOR LOCATION
2. CONCRETE INTERLOCKING PAVERS. SEE CONSTRUCTION LEGEND FOR PRODUCT SPECIFICATIONS. CONCRETE BASE, DEPTH PER GEOTECHNICAL REPORT
3. CURB PER CIVIL ENGINEERS PLANS
4. COMPACTED SUB-GRADE PER GEOTECHNICAL REPORT
5. BASE MATERIAL PER GEOTECHNICAL REPORT & MANUFACTURERS RECOMMENDATION
6. SOLDIER COURSE PAVER IF SPECIFIED IN CONSTRUCTION LEGEND

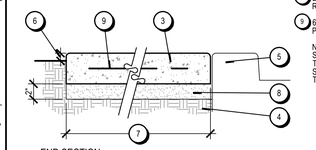
NOTE:
+ BASE AND AGGREGATE BASE THICKNESS SHALL BE PER THE RECOMMENDATION OF THE GEOTECHNICAL REPORT AND SHALL SUPERSEDE THE MANUFACTURER RECOMMENDATIONS.
+ INSTALL TAN 'TECHNI-SEAL' HP^2 POLYMERIC JOINTING SAND MATERIAL BETWEEN NON-PERMEABLE PAVERS 1-800-465-7325.
+ SEAL ALL PAVERS WITH 'SUREBOND' JOINT STABILIZING SEALER #SB-1300-1370, CONTACT (949) 360-4446. APPLY AS PER MANUFACTURER'S RECOMMENDATIONS.

A PAVERS (VEHICULAR - ON GRADE)

SCALE: 3/4" = 1'-0" P-2400900-CN-05



RUNNING SECTION



END SECTION

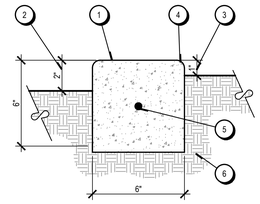
DETAIL LEGEND

1. CONTROL JOINT, ¼" RAD. TOOLED EDGE, ¼" DEEP, 5' O.C. UNLESS NOTED
2. ½" PRE-MOLDED EXP. JOINT, ½" RAD. TOOLED EDGE, 20' O.C. UNLESS NOTED, CAULK TO MATCH PAVING
3. 4" CONC. PAVING, COLOR AND FINISH PER NOTES
4. COMPACTED SUB-GRADE PER SOILS REPORT
5. CONCRETE CURB WHERE OCCURS
6. FINISH GRADE 1" @ TURF, 2" @ SHRUB AREAS
7. WIDTH PER PLANS
8. 2" THICK SAND BASE OR AS PER SOILS REPORT
9. 6x6/10-10 W.W.M. CENTERED IN PAVING

NOTE:
SAND BASE AND AGGREGATE BASE THICKNESS SHALL BE DETERMINED BY SOILS REPORT AND "R" VALUE TESTING

B CONCRETE PAVING WITH TOOLED JOINTS

SCALE: 1 1/2" = 1'-0" P-2400900-08



DETAIL LEGEND

1. 6" SQUARE CONCRETE MOW STRIP (MIN. 2000 PSI AT 28 DAYS)
2. FINISH GRADE 2" FOR GROUNDCOVER AREAS
3. FINISH GRADE 1" FOR LAWN AREAS
4. ½" RADIUS TROWELED EDGES (TYP.)
5. #3 REBAR CONT. (LAP 12" AT SPLICES)
6. 95% COMPACTED SUBGRADE

NOTE: PROVIDE CONTROL JOINTS AT 10'-0" O.C. MAX. AND EXPANSION JOINTS AT 40'-0" MAX. O.C. OR WHERE MOW STRIP ABUTS ANY CONCRETE IMPROVEMENT.

C CONCRETE MOW CURB

SCALE: 3" = 1'-0" P-2400900-CN-53

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert
Call
811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

RENEWAL 8.31.26
RENEWAL 9.7.26
AUDREY GRIGSBY
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

LANDSCAPE CONSTRUCTION DETAILS & NOTES LC-05

MAJOR LAND DIVISION

THE MEADOWS
LANDSCAPE AND IRRIGATION PLANS

FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE	JOB NUMBER
09/02/25	24-009-00

SCALE:		
PER PLAN	DRAFTED BY: LL CHECKED BY: RS	SHT. 6 OF 24 SHTS.

G:\24-PROJECTS\24-009-00\LANDARCH\CDS\24-009 CSUP.DWG (09-02-25 3:45:43PM) Plotted by: lincke

FUEL MODIFICATION NOTES

SMMC CHAPTER 8.36 - HAZARDOUS BRUSH CLEARANCE

EACH PERSON WHO HAS ANY OWNERSHIP OR POSSESSORY INTEREST IN, OR CONTROL OF, A PARCEL OF LAND SHALL:

A. REMOVE FROM THE PROPERTY ALL DEAD TREES, AND MAINTAIN ALL WEEDS AND OTHER VEGETATION AT A HEIGHT OF NO MORE THAN THREE INCHES, EXCEPT AS OTHERWISE PROVIDED HEREIN, IF SUCH WEEDS OR OTHER VEGETATION ARE WITHIN ONE HUNDRED FEET OF A BUILDING. DISTANCES UP TO TWO HUNDRED FEET MAY BE NECESSARY AS DETERMINED BY THE FIRE CHIEF. THIS REQUIREMENT DOES NOT APPLY TO THE MAINTENANCE OF TREES, ORNAMENTAL SHRUBBERY OR PLANTS WHICH ARE USED AS GROUND COVER PROVIDED SUCH DO NOT PROVIDE A READY FUEL SUPPLY TO AUGMENT THE SPREAD OR INTENSITY OF A FIRE. GRASS AND OTHER VEGETATION LOCATED MORE THAN THIRTY FEET FROM SUCH BUILDING OR STRUCTURE AND LESS THAN EIGHTEEN INCHES FROM THE GROUND MAY BE MAINTAINED WHERE NECESSARY TO STABILIZE THE SOIL AND PREVENT EROSION;

B. MAINTAIN TREES WITHIN ONE HUNDRED FEET OF ANY BUILDING OR STRUCTURE OR WITHIN TEN FEET OF THAT PORTION OF ANY HIGHWAY, STREET, ALLEY, OR DRIVEWAY WHICH IS IMPROVED OR USED FOR VEHICLE TRAVEL OR OTHER VEHICULAR PURPOSES, SO THAT NO LEAFY FOLIAGE, TWIGS, OR BRANCHES ARE WITHIN THREE FEET OF THE GROUND. DISTANCES MAY BE REQUIRED UP TO FIFTY FEET OF THAT PORTION OF ANY HIGHWAY, STREET, ALLEY OR DRIVEWAY WHICH IS IMPROVED OR USED FOR VEHICLE TRAVEL OR OTHER VEHICULAR PURPOSES AS DETERMINED BY THE FIRE CHIEF;

C. REMOVE ANY PORTION OF A TREE WHICH EXTENDS WITHIN TEN FEET OF AN OUTLET OF A CHIMNEY OR STOVEPIPE;

D. KEEP ALL TREES, SHRUBS AND, OTHER GROWING VEGETATION OR PORTIONS THEREOF ADJACENT TO OR OVERHANGING ANY BUILDING OR STRUCTURE FREE OF DEAD LIMBS, BRANCHES AND OTHER COMBUSTIBLE MATTER;

E. MAINTAIN FIVE FEET OF VERTICAL CLEARANCE BETWEEN ROOF SURFACES AND PORTIONS OF TREES OVERHANGING ANY BUILDING OR STRUCTURE;

F. MAINTAIN THE ROOFS OF ALL BUILDINGS OR STRUCTURES FREE OF LEAVES, NEEDLES, TWIGS AND OTHER COMBUSTIBLE MATTER;

G. MAINTAIN ALL WEEDS AND OTHER VEGETATION LOCATED WITHIN TEN FEET OF ANY COMBUSTIBLE FENCE OR AN EDGE OF THAT PORTION OF ANY HIGHWAY, STREET, ALLEY OR DRIVEWAY IMPROVED OR USED FOR VEHICULAR TRAVEL OR OTHER VEHICULAR PURPOSES AT A HEIGHT OF NOT MORE THAN THREE INCHES. UNDER CERTAIN CIRCUMSTANCES, THE FIRE CHIEF MAY REQUIRE CLEARANCE OF UP TO FIFTY FEET OF THE ABOVE REQUIREMENT. THIS SHALL NOT REQUIRE THE REMOVAL OF TREES, ORNAMENTAL SHRUBBERY OF PLANTS WHICH ARE USED AS GROUND COVER, PROVIDED SUCH DO NOT PROVIDE A READY FUEL SUPPLY TO AUGMENT THE SPREAD OR INTENSITY OF A FIRE, NOR REQUIRE THE REMOVAL OF NATIVE SHRUBS WHICH MEET THE REQUIREMENTS SET FORTH IN SUBSECTION A OF THIS SECTION;

H. NOTHING CONTAINED IN THIS SECTION SHALL BE DEEMED TO PRECLUDE THE FIRE CHIEF FROM REQUIRING MORE THAN THE MINIMUM SPECIFIC REQUIREMENTS SET FORTH ABOVE WHEN THE FIRE CHIEF DETERMINES THAT CONDITIONS EXIST WHICH NECESSITATE GREATER FIRE PROTECTION MEASURES.

DEFENSIBLE SPACE REQUIREMENTS PER THE COUNTY OF LOS ANGELES:

HAZARDOUS VEGETATION AND FUELS AROUND ALL BUILDINGS AND STRUCTURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE FOLLOWING LAWS AND REGULATIONS:

1.PUBLIC RESOURCES CODE, SECTION 4291.

2.CALIFORNIA CODE OF REGULATIONS, TITLE 14, DIVISION 1.5, CHAPTER 7, SUBCHAPTER 3, ARTICLE 3, SECTION 1299.03.

3.CALIFORNIA GOVERNMENT CODE, SECTION 51182.

4.CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1, CHAPTER 7, SUBCHAPTER 1, SECTION 3.07.

5.LOS ANGELES COUNTY CODE, TITLE 32, INCLUDING SECTION 325.

DEFENSIBLE SPACE PER CALFIRE:

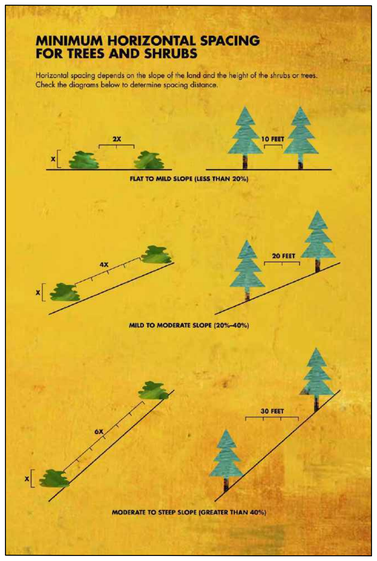
CAL FIRE'S DEFENSIBLE SPACE ZONES ARE 0–5 FEET (ZONE 0), 5–30 FEET (ZONE 1), AND 30–100 FEET (ZONE 2). THE GOAL OF DEFENSIBLE SPACE IS TO REDUCE THE RISK OF WILDFIRE DAMAGE BY CLEARING VEGETATION AND OTHER COMBUSTIBLE MATERIALS AROUND YOUR HOME.

ZONE 0
PURPOSE: PROTECT AGAINST EMBER ATTACKS
FEATURES: EMBER-RESISTANT ZONE THAT'S FREE OF COMBUSTIBLE MATERIALS LIKE MULCH, WOODPILES, AND TRELLISES
IDEAS: USE HARDSCAPING LIKE GRAVEL, PAVERS, OR CONCRETE

ZONE 1
PURPOSE: REMOVE FIRE PATHS BETWEEN VEGETATION
FEATURES: "LEAN AND CLEAN" ZONE THAT'S FREE OF DEAD VEGETATION AND DEBRIS
IDEAS: INCREASE SPACING BETWEEN TREES, REMOVE LOWER BRANCHES, AND TRIM TREES REGULARLY

ZONE 2
PURPOSE: MODERATE POTENTIAL FIRE SPREAD AND FLAME HEIGHT
FEATURES: REDUCE THE DENSITY OF TREES, SHRUBS, AND GRASSES
IDEAS: THIN OR SEPARATE LIVE VEGETATION, AND CUT ANNUAL GRASSES AND FORBS TO A MAXIMUM HEIGHT OF 4 INCHES
YOU CAN FIND MORE IDEAS ON HOW TO PREP





CONSTRUCTION SPECIFICATIONS

PORTLAND CEMENT CONCRETE
PART I - GENERAL

1.1 RELATED DOCUMENTS

A. DRAWINGS AND GENERAL PROVISIONS OF CONTRACT, APPLY TO THIS SECTION.

1.2 SUMMARY

A. EXTENT OF PORTLAND CEMENT CONCRETE PAVING IS SHOWN ON DRAWINGS, INCLUDING CURBS, GUTTERS, WALKWAYS AND PAVEMENT.

B. PREPARED SUB-BASE IS SPECIFIED IN DRAWINGS.

1.3 SUBMITTALS

A. PROVIDE SAMPLES, MANUFACTURER'S PRODUCT DATA, TEST REPORTS, AND MATERIALS' CERTIFICATIONS AS REQUIRED IN REFERENCED SECTIONS FOR CONCRETE AND JOINT FILLERS AND SEALERS.

1.4 QUALITY ASSURANCE

A. CODES AND STANDARDS: COMPLY WITH LOCAL GOVERNING REGULATIONS IF MORE STRINGENT THAN HEREIN SPECIFIED.

1.5 JOB CONDITIONS

A. TRAFFIC CONTROL: MAINTAIN ACCESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC AS REQUIRED FOR OTHER CONSTRUCTION ACTIVITIES.

PART 2 - PRODUCT

2.1 MATERIALS

A. FORMS: STEEL, WOOD, OR OTHER SUITABLE MATERIAL OF SIZE AND STRENGTH TO RESIST MOVEMENT DURING CONCRETE PLACEMENT AND TO RETAIN HORIZONTAL AND VERTICAL ALIGNMENT UNTIL REMOVAL. USE STRAIGHT FORMS, FREE OF DISTORTION AND DEFECTS.

1. USE FLEXIBLE SPRING STEEL FORMS OR LAMINATED BOARDS TO FORM RADIUS BENDS AS REQUIRED.

2. COAT FORMS WITH A NON-STAINING FORM RELEASE AGENT THAT WILL NOT DISCOLOR OR DEFACE SURFACE OF CONCRETE.

B. REINFORCING BARS: DEFORMED STEEL BARS, ASTM A 615, GRADE 60.

C. LIQUID-MEMBRANE FORMING AND SEALING CURING COMPOUND: COMPLY WITH ASTM C 309, TYPE I, CLASS A UNLESS OTHER TYPE ACCEPTABLE TO ARCHITECT. MOISTURE LOSS NO MORE THAN 0.055 GR./SQ. CM. WHEN APPLIED AT 200 SQ. FT./GAL.

1. AVAILABLE PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PRODUCTS WHICH MAY BE INCORPORATED IN THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

2. PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE ONE OF THE FOLLOWING:
"MASTERSEAL": MASTER BUILDERS
"A-H 3 WAY SEALER": ANTI-HYDRO WATERPROOFING CO.
"ECOCURE": EUCLID CHEMICAL CO.
"CLEAR SEAL": A.C. HORN
"J-20 ACRYLIC CURE": DAYTON SUPERIOR
"SURE CURE": KAUFMAN PRODUCTS, INC.
"AR-30": W.R. MEADOWS
"SPARTAN-COTE": THE BURKE CO.
"SEALKURE": TOCH DIV. - CARBOLINE
"KURE-N-SEAL": SONNEBORN-CONTECH.
"POLYCLEAR": UPCO CHEMICAL USM CORP.
"L&M CURE": L & M CONSTRUCTION CHEMICALS
"KLEARSEAL": SETCON INDUSTRIES
"LR-152": PROTEX INDUSTRIES
"HARDTOP": GIFFORD - HILL

3. BONDING COMPOUND: POLYVINYL ACETATE OR ACRYLIC BASE, REWETTABLE TYPE.
1. AVAILABLE PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PRODUCTS WHICH MAY BE INCORPORATED IN THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
"J-40 BONDING AGENT": DAYTON SUPERIOR CORP.
"WELDCRETE": LARSEN PRODUCTS
"INTRALOK": W.R. MEADOWS
"EVERBOND": L & M CONSTRUCTION CHEMICALS
"EUCOWELD": EUCLID CHEMICAL CO.
"HORNWELD": A.C. HORN
"SONOCRETE": SONNEBORN-CONTECH.
"ACRYLIC BONDCRETE": THE BURKE CO.

D. EPOXY ADHESIVE: ASTM C 881, 2-COMPONENT MATERIAL SUITABLE FOR USE ON DRY OR DAMP SURFACES. PROVIDE MATERIAL "TYPE", "GRADE", AND "CLASS" TO SUIT PROJECT REQUIREMENTS.

1. AVAILABLE PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PRODUCTS WHICH MAY BE INCORPORATED IN THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
A. PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE ONE OF THE FOLLOWING:
"EPOXTITE": A.C. HORN
"EDOCO 2118 EPOXY ADHESIVE": EDOCO TECHNICAL PROD.
"SIKADUR HI-MOD": SIKA CHEMICAL CO.
"PATCH AND BOND EPOXY": THE BURKE CO.
"SURE-POXY": KAUFMAN PRODUCTS, INC.

2.2 CONCRETE MIX, DESIGN AND TESTING

A. DESIGN MIX TO PRODUCE NORMAL-WEIGHT CONCRETE CONSISTING OF PORTLAND CEMENT, AGGREGATE, WATER-REDUCING OR HIGH-RANGE WATER-REDUCING ADMIXTURE (SUPERPLASTICIZER), AIR-ENTRAINING ADMIXTURE, AND WATER TO PRODUCE THE FOLLOWING PROPERTIES:

1. COMPRESSIVE STRENGTH: 3000 PSI, MINIMUM AT 28 DAYS, UNLESS OTHERWISE INDICATED.

2. SLUMP LIMIT: 8 INCHES MINIMUM FOR CONCRETE CONTAINING HIGH-RANGE WATER-REDUCING ADMIXTURE (SUPERPLASTICIZER) 3 INCHES FOR OTHER CONCRETE.

3. AIR CONTENT: 3 TO 5 PERCENT.

PART 3 - EXECUTION

3.1 SURFACE PREPARATION

A. REMOVE LOOSE MATERIAL FROM COMPACTED SUB-BASE SURFACE IMMEDIATELY BEFORE PLACING CONCRETE. PROOF-ROLL PREPARED SUB-BASE SURFACE TO CHECK FOR UNSTABLE AREAS AND NEED FOR ADDITIONAL COMPACTION. DO NOT BEGIN PAVING WORK UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

3.2 FORM CONSTRUCTION

A. SET FORMS TO REQUIRED GRADES AND LINES, BRACED AND SECURED. INSTALL FORMS TO ALLOW CONTINUOUS PROGRESS OF WORK AND SO THAT FORMS CAN REMAIN IN PLACE AT LEAST 24 HOURS AFTER CONCRETE PLACEMENT.

B. CHECK COMPLETED FORM WORK FOR GRADE AND ALIGNMENT TO FOLLOWING TOLERANCES:

1. TOP OF FORMS NOT MORE THAT 1/8 INCH IN 10 FEET.

2. VERTICAL FACE ON LONGITUDINAL AXIS, NOT MORE THAN 1/4 INCH IN 10 FEET.

C. CLEAN FORMS AFTER EACH USE AND COAT WITH FORM RELEASE AGENT AS REQUIRED TO ENSURE SEPARATION FROM CONCRETE WITHOUT DAMAGE.

D. SLOPE STEP TREADS AT 1/4 INCH PER FOOT TO DRAIN.

3.3 REINFORCEMENT

A. LOCATE, PLACE AND SUPPORT REINFORCEMENT AS SPECIFIED IN DRAWINGS.

3.4 CONCRETE PLACEMENT

A. DO NOT PLACE CONCRETE UNTIL SUB-BASE AND FORMS HAVE BEEN CHECKED FOR LINE AND GRADE. MOISTEN SUB-BASE IF REQUIRED TO PROVIDE A UNIFORM DAMPENED CONDITION AT TIME CONCRETE IS PLACED. DO NOT PLACE CONCRETE AROUND MANHOLES OR OTHER STRUCTURES UNTIL THEY ARE AT REQUIRED FINISH ELEVATION AND ALIGNMENT.

B. PLACE CONCRETE BY METHODS THAT PREVENT SEGREGATION OF MIX. CONSOLIDATE CONCRETE ALONG FACE OF FORMS AND ADJACENT TO TRANSVERSE JOINTS WITH INTERNAL VIBRATOR. KEEP VIBRATOR AWAY FROM JOINT ASSEMBLIES, REINFORCEMENT, OR SIDE FORMS. USE ONLY SQUARE-FACED SHOVELS FOR HAND-SPREADING AND CONSOLIDATION. CONSOLIDATE WITH CARE TO PREVENT DISLOCATION OF REINFORCING, DOWELS, AND JOINT DEVICES.

1. USE BONDING AGENT AT LOCATIONS WHERE FRESH CONCRETE IS PLACED AGAINST HARDENED OR PARTIALLY HARDENED CONCRETE SURFACES.

2. DEPOSIT AND SPREAD CONCRETE IN A CONTINUOUS OPERATION BETWEEN TRANSVERSE JOINTS AS FAR AS POSSIBLE. IF INTERRUPTED FOR MORE THAN 1/2 HOUR, PLACE A CONSTRUCTION JOINT.

3. WHEN ADJACENT PAVEMENT LANES ARE PLACED IN SEPARATE POURS, DO NOT OPERATE EQUIPMENT ON CONCRETE UNTIL PAVEMENT HAS ATTAINED SUFFICIENT STRENGTH TO CARRY LOADS WITHOUT INJURY.

3.5 JOINTS

A. GENERAL: CONSTRUCT EXPANSION, WEAKENED-PLANE (CONTRACTION), AND CONSTRUCTION JOINTS TRUE TO LINE WITH FACE PERPENDICULAR TO SURFACE OF CONCRETE. CONSTRUCT TRANSVERSE JOINTS AT RIGHT ANGLES TO THE CENTERLINE, UNLESS OTHERWISE INDICATED.

1. WHEN JOINING EXISTING STRUCTURES, PLACE TRANSVERSE JOINT TO ALIGN WITH PREVIOUSLY PLACED JOINTS UNLESS OTHERWISE INDICATED.

B. WEAKENED-PLANE (CONTRACTION) JOINTS: PROVIDE WEAKENED-PLANE (CONTRACTION) JOINTS, SECTIONING CONCRETE INTO AREAS AS SHOWN ON DRAWINGS. CONSTRUCT WEAKENED-PLANE JOINTS FOR A DEPTH EQUAL TO AT LEAST 1/4 CONCRETE THICKNESS, AS FOLLOWS:

1. TOOLED JOINTS: FORM WEAKENED-PLANE JOINT IN FRESH CONCRETE BY GROOVING TOP PORTION WITH A RECOMMENDED CUTTING TOOL AND FINISHING EDGES WITH A JOINTER.

C. CONSTRUCTION JOINTS: PLACE CONSTRUCTION JOINTS AT END OF PLACEMENTS AND AT LOCATIONS WHERE PLACEMENT OPERATIONS ARE STOPPED FOR MORE THAN 1/2 HOUR, EXCEPT WHERE SUCH PLACEMENTS TERMINATE AT EXPANSION JOINTS.

D. EXPANSION JOINTS: PROVIDE PRE-MOLDED JOINT FILLER FOR EXPANSION JOINTS ABUTTING CONCRETE CURBS, CATCH BASINS, MANHOLES, INLETS, STRUCTURES, WALKS, AND OTHER FIXED OBJECTS, UNLESS OTHERWISE INDICATED.

1. LOCATE EXPANSION JOINTS AS INDICATED ON DRAWINGS.

2. EXTEND JOINT FILLERS FULL WIDTH AND DEPTH OF JOINT, NOT LESS THAN 1/2 INCH OR MORE THAN 1 INCH BELOW FINISHED SURFACE WHERE JOINT SEALER IS INDICATED.

3. FURNISH JOINT FILLERS IN ONE-PIECE LENGTHS FOR FULL WIDTH BEING PLACED WHEREVER POSSIBLE. WHERE MORE THAN ONE LENGTH IS REQUIRED, LACE OR CLIP JOINT FILLER SECTION TOGETHER.

4. PROTECT TOP EDGE OF JOINT FILLER DURING CONCRETE PLACEMENT WITH A METAL CAP OR OTHER TEMPORARY MATERIAL. REMOVE PROTECTION AFTER CONCRETE HAS BEEN PLACED ON BOTH SIDES OF JOINT.

3.6 CONCRETE FINISHING

A. AFTER STRIKING-OFF AND CONSOLIDATING CONCRETE, SMOOTH SURFACE BY SCREEDING AND FLOATING. USE HAND METHODS ONLY WHERE MECHANICAL FLOATING IS NOT POSSIBLE. ADJUST FLOATING TO COMPACT SURFACE AND PRODUCE UNIFORM TEXTURE.

B. AFTER FLOATING, TEST SURFACE FOR TRUENESS WITH A 10-FT. STRAIGHTEDGE. DISTRIBUTE CONCRETE AS REQUIRED TO REMOVE SURFACE IRREGULARITIES, AND RE-FLOAT REPAIRED AREAS TO PROVIDE A CONTINUOUS SMOOTH FINISH.

C. WORK EDGES OF SLABS, GUTTERS, BACK TOP EDGE OF CURB, AND FORMED JOINTS WITH AN EDGING TOOL, AND ROUND TO 1/2-RADIUS, UNLESS OTHERWISE INDICATED. ELIMINATE TOOL MARKS ON CONCRETE SURFACE.

D. AFTER COMPLETION OF FLOATING AND WHEN EXCESS MOISTURE OR SURFACE SHEEN HAS DISAPPEARED, COMPLETE TROWELING AND FINISH SURFACE AS FOLLOWS:

1. BROOM FINISH BY DRAWING A FINE-HAIR BROOM ACROSS CONCRETE SURFACE PERPENDICULAR TO LINE OF TRAFFIC. REPEAT OPERATION IF REQUIRED TO PROVIDE A FINE LINE TEXTURE ACCEPTABLE TO LANDSCAPE ARCHITECT.

2. ON INCLINED SLAB SURFACES, PROVIDE A COARSE, NON-SLIP FINISH BY SCORING SURFACE WITH A STIFF-BRISTLED BROOM, PERPENDICULAR TO LINE OF TRAFFIC.

E. DO NOT REMOVE FORMS FOR 24 HOURS AFTER CONCRETE HAS BEEN PLACED. AFTER FORM REMOVAL, CLEAN ENDS OF JOINTS AND POINT-UP AND MINOR HONEYCOMBED AREAS. REMOVE AND REPLACE AREAS OR SECTIONS WITH MAJOR DEFECTS, AS DIRECTED BY LANDSCAPE ARCHITECT.

3.7 CURING

A. PROTECT AND CURE FINISHED CONCRETE PAVING. USE MEMBRANE-FORMING CURING AND SEALING COMPOUND OR APPROVED MOIST-CURING METHODS.

B. ANTI-SPALLING TREATMENT: APPLY TREATMENT TO CONCRETE SURFACES NO SOONER THAN 28 DAYS AFTER PLACEMENT, TO CLEAN, DRY CONCRETE FREE OF OIL, DIRT, AND OTHER FOREIGN MATERIAL. APPLY CURING AND SEALING COMPOUND AT A MAXIMUM COVERAGE RATE OF 300 S.F. PER GALLON. APPLY ANTI-SPALLING COMPOUND IN 2 SPRAYED APPLICATIONS. FIRST APPLICATION AT RATE OF 40 SQ. YARDS. PER GAL.; SECOND APPLICATION, 60 SQ. YARDS PER GALLON. ALLOW COMPLETE DRYING BETWEEN APPLICATIONS.

3.8 REPAIRS AND PROTECTIONS

A. REPAIR OR REPLACE BROKEN OR DEFECTIVE CONCRETE, AS DIRECTED BY ARCHITECT.

B. DRILL TEST CORES WHERE DIRECTED BY ARCHITECT WHEN NECESSARY TO DETERMINE MAGNITUDE OF CRACKS OR DEFECTIVE AREAS. FILL DRILLED CORE HOLES IN SATISFACTORY PAVEMENT AREAS WITH PORTLAND CEMENT CONCRETE BONDED TO PAVEMENT WITH EPOXY ADHESIVE.

C. PROTECT CONCRETE FROM DAMAGE UNTIL ACCEPTANCE OF WORK. EXCLUDE TRAFFIC FROM PAVEMENT FOR AT LEAST 14 DAYS AFTER PLACEMENT. WHEN CONSTRUCTION TRAFFIC IS PERMITTED, MAINTAIN PAVEMENT AS CLEAN AS POSSIBLE BY REMOVING SURFACE STAINS AND SPILLAGE OF MATERIALS AS THEY OCCUR.

1. SWEEP CONCRETE PAVEMENT AND WASH FREE OF STAINS, DISCOLORATIONS, DIRT, AND OTHER FOREIGN MATERIAL JUST BEFORE FINAL INSPECTION.

END OF SECTION

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert
Call
811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

NOT FOR CONSTRUCTION
AS-BUILT
09-25-25
DATE

LANDSCAPE CONSTRUCTION DETAILS & NOTES LC-06

MAJOR LAND DIVISION

THE MEADOWS
LANDSCAPE AND IRRIGATION PLANS

FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE	JOB NUMBER
09/02/25	24-009-00

SCALE:	DRAFTED BY: LL CHECKED BY: RS	SHT. 7 OF 24 SHTS.
PER PLAN		

G:\24-PROJECTS\24-009-00\LA\ARCH\CDS\24-009 CSUP.DWG (09-02-25 3:47:03PM) Plotted by: linckie

TABLE: A1	
POC - A	1"
ROAD STATION	00+00
SERVICE LINE	1.5"
WATER TYPE	POTABLE WATER
WYE/ CV	1"
BACKFLOW ENCLOSURE	MODEL #SBBC-45SS
BACKFLOW	1"
MASTER VALVE	1.5"
FLOW SENSOR	1"
STATIC WATER PRESSURE	87 PSI
DESIGN WATER PRESSURE	85 PSI
BOOST REQUIRED	0 PSI
MAX DEMAND	33 GPM
SET POC REGULATOR AT	PSI OR N/A
ESTIMATED AREA SERVED	40965 SQ. FT.
ESTIMATED WATER USE	1.62 ACRE FEET PER YEAR
MAXIMUM ALLOWABLE WATER USE	1.94 ACRE FEET PER YEAR
WATER SOURCE	SIERRA MADRE
	PHONE #
WATER SOURCE INFO OBTAINED	COMPANY NAME
	NAME OF PERSON
	PHONE #
	DATE
CONTRACTOR SHALL VERIFY LOCATION AND WATER PRESSURE BY DIRECT MEASURMENT IN THE FIELD. IF EXISTING PRESSURE IS NOT STATED ON PLANS CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTIVE BEFORE PURCHASE OF EQUIPMENT AND BEGINNING OF INSTALLATION. PURCHASE OF EQUIPMENT AND ANY INSTALLATIONS WHEN EXISTING STATIC PRESSURE IS BELOW THAT STATED ABOVE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.	
TABLE: A2	
POC - A CONTROLLER SHALL BE AN IMPERIAL TECHNICAL SERVICES CONTROLLER ASSEMBLY, CONTACT DARYL GREEN (949) 584-7311, MODEL#	
ICA6-HU4-75/SP/(19)/CD-1/ICD-S/SOLSE/(2)GRD-K/MP16/IFS-100F	

TABLE: B1	
POC - B	1.5"
ROAD STATION	00+00
SERVICE LINE	2"
WATER TYPE	POTABLE WATER
WYE/ CV	1"
BACKFLOW ENCLOSURE	MODEL #SBBC-45SS
BACKFLOW	1.5"
MASTER VALVE	2"
FLOW SENSOR	1"
STATIC WATER PRESSURE	87 PSI
DESIGN WATER PRESSURE	85 PSI
BOOST REQUIRED	0 PSI
MAX DEMAND	34 GPM
SET POC REGULATOR AT	PSI OR N/A
ESTIMATED AREA SERVED	59907 SQ. FT.
ESTIMATED WATER USE	2.34 ACRE FEET PER YEAR
MAXIMUM ALLOWABLE WATER USE	2.83 ACRE FEET PER YEAR
WATER SOURCE	SIERRA MADRE
	PHONE #
WATER SOURCE INFO OBTAINED	COMPANY NAME
	NAME OF PERSON
	PHONE #
	DATE
CONTRACTOR SHALL VERIFY LOCATION AND WATER PRESSURE BY DIRECT MEASURMENT IN THE FIELD. IF EXISTING PRESSURE IS NOT STATED ON PLANS CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTIVE BEFORE PURCHASE OF EQUIPMENT AND BEGINNING OF INSTALLATION. PURCHASE OF EQUIPMENT AND ANY INSTALLATIONS WHEN EXISTING STATIC PRESSURE IS BELOW THAT STATED ABOVE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.	
TABLE: B2	
POC - B CONTROLLER SHALL BE AN IMPERIAL TECHNICAL SERVICES CONTROLLER ASSEMBLY, CONTACT DARYL GREEN (949) 584-7311, MODEL#	
ICA2-HU4-75+75/SP/(68)ICD-1/(2)ICD-S/(2)SOLSE/(7)GRD-K/MP18D/(2)IFS-100F	

TABLE: C1	
POC - C	1.5"
ROAD STATION	00+00
SERVICE LINE	2"
WATER TYPE	POTABLE WATER
WYE/ CV	1.5"
BACKFLOW ENCLOSURE	MODEL #SBBC-45SS
BACKFLOW	1.5"
MASTER VALVE	2"
FLOW SENSOR	1"
STATIC WATER PRESSURE	87 PSI
DESIGN WATER PRESSURE	85 PSI
BOOST REQUIRED	0 PSI
MAX DEMAND	33 GPM
SET POC REGULATOR AT	PSI OR N/A
ESTIMATED AREA SERVED	56073 SQ. FT.
ESTIMATED WATER USE	2.2 ACRE FEET PER YEAR
MAXIMUM ALLOWABLE WATER USE	2.65 ACRE FEET PER YEAR
WATER SOURCE	SIERRA MADRE
	PHONE #
WATER SOURCE INFO OBTAINED	COMPANY NAME
	NAME OF PERSON
	PHONE #
	DATE
CONTRACTOR SHALL VERIFY LOCATION AND WATER PRESSURE BY DIRECT MEASURMENT IN THE FIELD. IF EXISTING PRESSURE IS NOT STATED ON PLANS CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTIVE BEFORE PURCHASE OF EQUIPMENT AND BEGINNING OF INSTALLATION. PURCHASE OF EQUIPMENT AND ANY INSTALLATIONS WHEN EXISTING STATIC PRESSURE IS BELOW THAT STATED ABOVE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.	
TABLE: C2	
POC - C CONTROLLER SHALL BE AN IMPERIAL TECHNICAL SERVICES CONTROLLER ASSEMBLY, CONTACT DARYL GREEN (949) 584-7311, MODEL#	
CONTROLLERS B & C SHARE THE SAME ENCLOSURE, SEE TABLE B2	

CRITICAL ANALYSIS

Generated: 2025-02-13 16:06

P.O.C. #: 01
Water Source Information: POC Meter `C`

FLOW AVAILABLE
Water Meter Size: 1-1/2"
Flow Available 70.55 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 87 PSI
Elevation Change: 5.00 ft
Service Line Size: 2"
Length of Service Line: 20 ft
Pressure Available: 84 PSI

DESIGN ANALYSIS
Max. Station Flow: 29.12 GPM
Flow Available at POC: 70.55 GPM
Residual Flow Available: 41.43 GPM

Critical Station: C12
Design Pressure: 40 PSI
Friction Loss: 6.77 PSI
Fittings Loss: 0.68 PSI
Elevation Loss: 0 PSI
Loss through Valve: 1.5 PSI
Pressure Req. at Critical Station: 48.9 PSI
Loss for Fittings: 0.52 PSI
Loss for Main Line: 5.24 PSI
Loss for POC to Valve Elevation: -16.02 PSI
Loss for Backflow: 13.4 PSI
Loss for Master Valve: 0.8 PSI
Loss for Water Meter: 1.62 PSI
Critical Station Pressure at POC: 54.5 PSI
Pressure Available: 84 PSI
Residual Pressure Available: 29.5 PSI

CRITICAL ANALYSIS

Generated: 2025-02-13 16:04

P.O.C. #: 02
Water Source Information: POC Meter `B`

FLOW AVAILABLE
Water Meter Size: 1-1/2"
Flow Available 70.55 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 87 PSI
Elevation Change: 5.00 ft
Service Line Size: 2"
Length of Service Line: 20 ft
Pressure Available: 84 PSI

DESIGN ANALYSIS
Max. Multi-valve Flow: 60 GPM
Flow Available at POC: 70.55 GPM
Residual Flow Available: 10.55 GPM

Critical Station: B20
Design Pressure: 40 PSI
Friction Loss: 5.17 PSI
Fittings Loss: 0.52 PSI
Elevation Loss: 0 PSI
Loss through Valve: 1.5 PSI
Pressure Req. at Critical Station: 47.2 PSI
Loss for Fittings: 0.33 PSI
Loss for Main Line: 3.28 PSI
Loss for POC to Valve Elevation: -3.03 PSI
Loss for Backflow: 13.8 PSI
Loss for Master Valve: 1.7 PSI
Loss for Water Meter: 7.2 PSI
Critical Station Pressure at POC: 70.5 PSI
Pressure Available: 84 PSI
Residual Pressure Available: 13.5 PSI

CRITICAL ANALYSIS

Generated: 2025-02-13 16:31

P.O.C. #: 03
Water Source Information: POC Meter `A`

FLOW AVAILABLE
Water Meter Size: 1"
Flow Available 37.5 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 87 PSI
Elevation Change: 5.00 ft
Service Line Size: 1 1/2"
Length of Service Line: 20 ft
Pressure Available: 84 PSI

DESIGN ANALYSIS
Max. Station Flow: 23.94 GPM
Flow Available at POC: 37.5 GPM
Residual Flow Available: 13.56 GPM

Critical Station: A20
Design Pressure: 40 PSI
Friction Loss: 0 PSI
Fittings Loss: 0.53 PSI
Elevation Loss: 0 PSI
Loss through Valve: 1.5 PSI
Pressure Req. at Critical Station: 47.3 PSI
Loss for Fittings: 0.34 PSI
Loss for Main Line: 3.38 PSI
Loss for POC to Valve Elevation: 6.93 PSI
Loss for Backflow: 13.4 PSI
Loss for Master Valve: 1.5 PSI
Loss for Water Meter: 0.78 PSI
Critical Station Pressure at POC: 73.6 PSI
Pressure Available: 84 PSI
Residual Pressure Available: 10.4 PSI

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
A1	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.28 in/h	0.57	124	2,042	511
A2	HUNTER ICV-G-FS-AS-ADJ (RCV)	BUBBLER	1.7 in/h	0.57	21	105	26.3
A3	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.29 in/h	0.57	119	1,909	477
A4	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.3 in/h	0.57	115	1,667	417
A5	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT)	AREA FOR DRIPLINE	0.72 in/h	0.57	48	74.4	18.6
A6	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	1.38 in/h	0.57	25	287	71.8
A7	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.27 in/h	0.57	126	3,016	754
A8	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.28 in/h	0.57	122	1,820	455
A9	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.31 in/h	0.57	110	1,887	472
A10	HUNTER ICV-G-FS-AS-ADJ (RCV)	BUBBLER	1.7 in/h	0.57	21	200	49.9
A11	HUNTER ICV-G-FS-AS-ADJ (RCV)	BUBBLER	1.7 in/h	0.57	21	284	70.9
A12	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.34 in/h	0.57	102	1,618	405
A13	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.31 in/h	0.57	110	2,149	537
A14	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.35 in/h	0.57	100	1,739	435
A15	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.27 in/h	0.57	126	1,873	468
A16	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.54 in/h	0.57	64	745	186
A17	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.59 in/h	0.57	59	669	167
A18	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT)	AREA FOR DRIPLINE	0.72 in/h	0.57	48	177	44.2
A19	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT)	AREA FOR DRIPLINE	0.72 in/h	0.57	48	348	86.9
A20	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.71 in/h	0.57	49	528	132
A21	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.65 in/h	0.57	53	455	114
A22	HUNTER ICV-G-FS-AS-ADJ (RCV)	BUBBLER	1.7 in/h	0.57	21	63	15.8
A23	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.34 in/h	0.57	101	525	131
A24	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.4 in/h	0.57	87	614	154
A25	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT)	AREA FOR DRIPLINE	0.72 in/h	0.57	48	23.5	5.88
A26	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.28 in/h	0.57	121	1,750	437
A27	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.29 in/h	0.57	119	1,242	310
		TOTALS:			2,108	27,808	6,952

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
B6	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT)	AREA FOR DRIPLINE	0.72 in/h	0.57	48	186	46.6
B7	HUNTER ICZ-151-40 (DRIP CONTROL ZONE KIT)	AREA FOR DRIPLINE	0.72 in/h	0.57	48	1,193	298
B8	HUNTER ICV-G-FS-AS-ADJ (RCV)	BUBBLER	1.7 in/h	0.57	21	94.5	23.6
B9	HUNTER ICV-G-FS-AS-ADJ (RCV)	BUBBLER	1.7 in/h	0.57	21	84	21
B10	HUNTER ICZ-151-40 (DRIP CONTROL ZONE KIT)	AREA FOR DRIPLINE	0.72 in/h	0.57	48	1,257	314
B11	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT)	AREA FOR DRIPLINE	0.72 in/h	0.57	48	221	55.3
B12	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.32 in/h	0.57	107	351	87.9
B13	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.3 in/h	0.57	116	401	100
B17	HUNTER ICV-G-FS-AS-ADJ (RCV)	BUBBLER	1.7 in/h	0.57	21	147	36.8
B18	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.35 in/h	0.57	99	2,688	672
B19	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.36 in/h	0.57	95	2,669	667
B20	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.34 in/h	0.57	101	2,601	650
B21	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.33 in/h	0.57	103	2,624	656
B22	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT)	AREA FOR DRIPLINE	0.72 in/h	0.57	48	62.9	15.7
B23	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.49 in/h	0.57	71	255	63.7
B24	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.51 in/h	0.57	67	255	63.8
B26	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.59 in/h	0.57	58	944	236
B27	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.6 in/h	0.57	58	969	242
B28	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.35 in/h	0.57	97	1,462	365
B29	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.35 in/h	0.57	98	1,439	358
B30	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.49 in/h	0.57	71	271	67.7
B31	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.49 in/h	0.57	71	256	64.0
B32	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.46 in/h	0.57	75	281	70.1
B33	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT)	AREA FOR DRIPLINE	0.72 in/h	0.57	48	88.8	22.2
B34	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.29 in/h	0.57	118	2,162	540
B35	HUNTER ICV-G-FS-AS-ADJ (RCV)	BUBBLER	1.7 in/h	0.57	21	221	55.1
B36	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.3 in/h	0.57	116	1,815	454
B37	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.3 in/h	0.57	114	2,075	519
B38	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.29 in/h	0.57	120	2,102	526
B39	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT)	AREA FOR DRIP EMITTERS	0.65 in/h	0.57	53	49.0	12.2
B40	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT)	AREA FOR DRIP EMITTERS	0.65 in/h	0.57	53	43.7	10.9
B41	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT)	AREA FOR DRIP EMITTERS	0.65 in/h	0.57	53	50.7	12.7
B43	HUNTER ICV-G-FS-AS-ADJ (RCV)	BUBBLER	1.7 in/h	0.57	21	31.5	7.88
B44	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT)	AREA FOR DRIP EMITTERS	0.65 in/h	0.57	53	66.5	16.6
B45	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.28 in/h	0.57	121	1,706	426
B46	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.3 in/h	0.57	113	2,921	730
		TOTALS:			2,594	34,036	8,509

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
C1	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT)	AREA FOR DRIPLINE	0.72 in/h	0.57	48	423	106
C7	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT)	AREA FOR DRIPLINE	0.72 in/h	0.57	48	335	83.6
C8	HUNTER ICV-G-FS-AS-ADJ (RCV)	BUBBLER	1.7 in/h	0.57	21	31.5	7.88
C9	HUNTER ICV-G-FS-AS-ADJ (RCV)	BUBBLER	1.7 in/h	0.57	21	147	36.8
C10	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.34 in/h	0.57	101	2,941	735
C11	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.35 in/h	0.57	97	2,738	685
C12	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.34 in/h	0.57	100	2,823	706
C13	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.33 in/h	0.57	104	2,650	662
C14	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT)	AREA FOR DRIPLINE	0.72 in/h	0.57	48	40.8	10.2
C15	HUNTER ICV-G-FS-AS-ADJ (RCV)	BUBBLER	1.7 in/h	0.57	21	31.5	7.88
C16	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.3 in/h	0.57	114	742	185
C17	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.33 in/h	0.57	104	739	185
C18	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT)	AREA FOR DRIP EMITTERS	0.65 in/h	0.57	53	43.7	10.9
C19	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.59 in/h	0.57	58	971	243
C20	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.59 in/h	0.57	58	957	239
C21	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.38 in/h	0.57	92	1,190	298
C22	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.38 in/h	0.57	91	1,193	298
C24	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.23 in/h	0.57	149	1,081	270
C25	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.28 in/h	0.57	123	1,100	275
C26	HUNTER ICV-G-FS-AS-ADJ (RCV)	BUBBLER	1.7 in/h	0.57	21	200	49.9
C27	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT)	AREA FOR DRIPLINE	0.72 in/h	0.57	48	428	107
C29	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.3 in/h	0.57	113	2,635	659
C30	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.3 in/h	0.57	116	2,455	614
C31	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.29 in/h	0.57	117	2,569	642
C32	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.3 in/h	0.57	115	2,539	635
C33	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT)	AREA FOR DRIP EMITTERS	0.65 in/h	0.57	53	42.0	10.5
C34	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT)	AREA FOR DRIP EMITTERS	1.29 in/h	0.57	27	12.5	3.12
C35	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT)	AREA FOR DRIP EMITTERS	0.65 in/h	0.57	53	52.5	13.1
C37	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT)	AREA FOR DRIP EMITTERS	0.65 in/h	0.57	53	49.0	12.2
C38	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT)	AREA FOR DRIP EMITTERS	0.65 in/h	0.57	53	54.2	13.6
C39	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT)	AREA FOR DRIP EMITTERS	0.65 in/h	0.57	53	66.5	16.6
		TOTALS:			2,273	31,280	7,820

IRRIGATION SCHEDULE

SYM.	MANUF./MODEL/DESC.	PSI	DETAIL
0.19-0.45 TURQUOISE 45°-105°	HUNTER MP CORNER PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	/
0.22 IVORY LT STRIP; 0.22 COPPER RT STRIP; 0.44 BROWN SIDE STRIP	HUNTER MP STRIP PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	/
0.21-0.49 MAROON 90°-210°; 0.49-0.63 LT BLUE 210°-270°; 0.84 OLIVE 360°	HUNTER MP1000 PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	/
0.43-0.86 BLACK 90°-210°; 0.86-1.10 GREEN 210°-270°; 1.48 RED 360°	HUNTER MP2000 PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	/
0.86-2.12 BLUE 90°-210°; 2.12-2.73 YELLOW 210°-270°; 3.64 GRAY 360°	HUNTER MP3000 PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	/
0.23-0.43 ORANGE 90°-210°; 0.78 LIME GRN 210°-360°	HUNTER MP800SR PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	/
0.49-1.10 MRNGNTY 90°-210°; 1.10-1.40 LT BLU/GRY 210°-270°; 1.87 OLV/GRY 360°	HUNTER MP815 PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	/
0.25; 0.50	HUNTER RZWS-SLEEVE-18-CV 18" LONG RZWS WITH FILTER FABRIC SLEEVE, .25GPM OR .50GPM BUBBLER OPTIONS, CHECK VALVE, 1/2" SWING JOINT FOR CONNECTION TO 1/2" PIPE	30	/

SYM.	MANUF./MODEL/DESC.	DETAIL
	HUNTER ICV-101-40 (DRIP CONTROL ZONE KIT) 1" ICV GLOBE VALVE W/ 1" HY100 FILTER SYSTEM. PRESSURE REG.: 40PSI. FLOW: 2-20 GPM. USE ICZ-101-LF-40 FOR LESS THAN 2 GPM. INSTALL ONE VALVE PER JUMBO RECT. VALVE BOX W/ LOCKING GREEN COVER HEAT BRANDED WITH 'RCV'. INSTALL VALVES IN MANIFOLDS ISOLATED FROM THE MAINLINE BY A LINE SIZED BALL VALVE.	
	HUNTER ICZ-151-40 (DRIP CONTROL ZONE KIT) 1-1/2" ICV GLOBE VALVE W/ 1" HY100 FILTER SYSTEM. PRESSURE REG.: 40PSI. FLOW: 20-60 GPM. INSTALL ONE VALVE PER JUMBO RECT. VALVE BOX W/ LOCKING GREEN COVER HEAT BRANDED WITH 'RCV'. VALVES SHALL BE INSTALLED IN MANIFOLDS ISOLATED FROM THE MAINLINE BY A LINE SIZED BALL VALVE.	
	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.	
F	FLUSH VALVE AND ECO-INDICATOR PROVIDE A PLD-LOC CAP AT END OF DRIP DISCHARGE HEADERS. INSTALL FLUSH VALVE INSIDE A SEPARATE VALVE BOX, ONE AT EACH END OF THE TUBING RUNS IN EACH DIRECRTION. INSTALL 18" FROM PAVING. PROVIDE AN ECO-INDICATOR ADJACENT TO ALL FLUSH VALVES AND CONNECT WITH TEE AND SWING JOINT.	
A	HUNTER PLD-AVR (DRIP AIR RELIEF VALVE) AIR/VACUUM RELIEF VALVE, PLD-AVR, INSTALLED WITH A COMBINATION TEE. INSTALL AIR RELIEF ASSEMBLY INSIDE A 6" ROUND VALVE BOX AT THE HIGH POINT OF EACH PLANTER, MULTIPLE ARV`S SHALL BE REQUIRED PER RCV, VERIFY QUANTITY PRIOR TO STARTING WORK, INSTALL VALVE BOX 18" FROM PAVING AND AT HIGH POINT OF PLANTER AREA	
	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-B (AREA) POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5, 1.0, 2.0, 4.0, AND 6.0 GPH. CAN BE INSERTED INTO 1/2" AND 3/4" TUBING AND HAVE PRESSURE COMPENSATING FROM 15-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE. Emitter Notes: 20HE-B emitters (1 assigned to each 1 gal plant) 40HE-B emitters (1 assigned to each 5 gal plant) 40HE-B emitters (2 assigned to each 24"box plant) 40HE-B emitters (3 assigned to each 36"box plant) 60HE-B emitters (1 assigned to each 15 gal plant)	N, O, P /LI-08
	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 16" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS. ALL TUBING SHALL BE INSTALLED 3" BELOW MULCH GRADE W/ 9" WIRE STAKES FIVE (5) FEET ON CENTER; VERIFY THE LAYOUT AND SPACING IN THE FIELD PRIOR TO STARTING WORK	/

SYM.	MANUF./MODEL/DESC.	DETAIL
	HUNTER ICV-G-FS-AS-ADJ (RCV) 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, WITH NPT THREADED INLET/OUTLET AND FILTER SENTRY. INSTALL ONE VALVE PER STD. RECT. VALVE BOX WITH LOCKING GREEN COVER HEAT BRANDED WITH 'RCV'. VALVES SHALL BE INSTALLED IN MANIFOLDS ISOLATED FROM THE MAINLINE BY A LINE SIZED BALL VALVE.	/
	HUNTER PGV-ASV 3/4" & 1" PLASTIC ELECTRIC REMOTE CONTROL VALVE, WITH REMOVABLE ANTI-SIPHON CAP, AND FLOW CONTROL. INSTALL 6" ABOVE HIGHEST HEAD SERVED. USE WITH CHAMPION AVB AS NECESSARY.	
	HUNTER HQ-44LRC (QCV) QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 2-PIECE BODY. INSTALL IN A 10" ROUND VALVE BOX WITH LOCKING GREEN COVER HEAT BRANDED WITH 'QCV'. INSTALL EACH QCV ON A 1 1/2" STUB-OUT OFF MAINLINE ISOLATED WITH A 1 1/2" BALL VALVE AND INSTALLED AT 200` O.C	/
	LASCO FITTINGS TUBV-SC (BALL VALVE) 1", 1-1/2", 2", AND 3" PLASTIC FULL BLOCK TRUE UNION BALL VALVE. SHUT OFF/ISOLATION VALVE TO ELIMINATE WATER HAMMER. INSTALL SAME SIZE AS MAINLINE. INSTALL IN VALVE BOX WITH GREEN LID, HEAT BRAND LID WITH "BV".	/
MV	HUNTER IBV-FS (MASTER VALVE) 1", 1-1/2", 2", AND 3" BRASS ELECTRIC MASTER VALVE WITH NPT THREADED INLET/OUTLET AND FILTER SENTRY OPTION. INSTALL IN A `JUMBO` SIZED VALVE BOX WITH LOCKING GREEN COVER HEAT BRANDED WITH 'MV'.	/
	CHAMPION 262-100 AVB BRASS ATMOSPHERIC VACUUM BREAKER, INSTALL ON THE DOWNSTREAM SIDE OF THE CONTROL VALVE AND 6" ABOVE THE HIGHEST HEAD, SIZE SAME AS RCV	
	ZURN 975XL (BACKFLOW) REDUCED PRESSURE BACKFLOW DEVICE W/ MODEL `YBP` WYE STRAINER. ALL PIPING BETWEEN METER AND BACKFLOW DEVICE SHALL BE `K` COPPER OR RED BRASS. INSTALL IN A VIT STRONGBOX STAINLESS STEEL BACKFLOW ENCLOSURE #SBBC-XXSS, SIZED TO FIT BACKFLOW.	
	HUNTER HPC-400 (PRIVATE HOMEOWNER CONTROLLER) 4 STATION OUTDOOR WI-FI ENAB

IRRIGATION NOTES

1. IRRIGATION MAINLINE AND APPURTENANCES LOCATIONS ARE DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED WITHIN THE LIMIT OF WORK, 18" OFF ANY HARDSCAPE AND WITH PLANTING AREAS. ANY PARKWAY IMPROVEMENTS IN PUBLIC RIGHT-OF-WAY REQUIRES AN ENCROACHMENT PERMIT FROM THE CITY.
2. IRRIGATION EQUIPMENT SHOWN OUTSIDE OF MAINTENANCE RESPONSIBILITY AREAS FOR CLARITY ONLY. ALL EQUIPMENT SHALL BE INSTALLED WITHIN THE LIMIT OF WORK LINES. VERIFY ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE.
3. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. ALL ADJUSTMENTS SHALL ASSURE GOOD SYSTEM COVERAGE AND DISTRIBUTION EFFICIENCY WHILE KEEPING WATER WITHIN THE LANDSCAPED PLANTED AREAS.
4. CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO ACCOMMODATE ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR, INCLUDING BUT NOT LIMITED TO LIGHT POLES, FIRE HYDRANTS, FENCES, ETC. VERIFY ALL HEAD LAYOUT WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.
5. CONTRACTOR SHALL PROVIDE SLEEVING FOR ALL FUTURE PAVED AREAS INCLUDING FUTURE DRIVEWAYS, ROADWAYS, AS WELL AS ALL CURRENT PAVED AREAS, PATHS, ETC. VERIFY ALL SLEEVE LOCATIONS IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.
6. ALL RCV'S AND QCV'S SHALL BE INSTALLED OFFSET FROM MAINLINE AND ISOLATED WITH A BALL VALVE. ALL RCV'S SHOWN WITHIN 15 FEET OF EACH OTHER SHALL BE INSTALLED ON A COMMON MANIFOLD.

PARTIAL IRRIGATION SCHEDULE, FOR FULL IRRIGATION SCHEDULE SEE SHEET LI-00

SYM.	MANUF./MODEL/DESC.	PSI	DETAIL
0.19 0.45 TURQUOISE 45°-105°	HUNTER MP CORNER PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	/
0.22 IVORY LT STRIP; 0.22 COPPER RT STRIP; 0.44 BROWN SIDE STRIP	HUNTER MP STRIP PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	/
0.21-0.49 MAROON 90°-210°; 0.49-0.63 LT BLUE 210°-270°; 0.84 OLIVE 360°	HUNTER MP1000 PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	/
0.43-0.86 BLACK 90°-210°; 0.86-1.10 GREEN 210°-270°; 1.48 RED 360°	HUNTER MP2000 PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	/
0.86-2.12 BLUE 90°-210°; 2.12-2.73 YELLOW 210°-270°; 3.64 GRAY 360°	HUNTER MP3000 PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	/
0.23-0.43 ORANGE 90°-210°; 0.78 LIME GRN 360°	HUNTER MP800SR PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	/
0.49-1.10 MRN/GRY 90°-210°; 1.10-1.40 LT BLU/GRY 210°-270°; 1.83 OLV/GRY 360°	HUNTER MP815 PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	/
0.25 0.50	HUNTER RZWS-SLEEVE-18-CV 18" LONG RZWS WITH FILTER FABRIC SLEEVE, .25GPM OR .50GPM BUBBLER OPTIONS, CHECK VALVE, 1/2" SWING JOINT FOR CONNECTION TO 1/2" PIPE	30	/

SYM.	MANUF./MODEL/DESC.	DETAIL
	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT) 1" ICV GLOBE VALVE W/ 1" HY100 FILTER SYSTEM. PRESSURE REG.: 40PSI. FLOW: 2-20 GPM. USE ICZ-101-LF-40 FOR LESS THAN 2 GPM. INSTALL ONE VALVE PER JUMBO RECT. VALVE BOX W/ LOCKING GREEN COVER HEAT BRANDED WITH 'RCV'. INSTALL VALVES IN MANIFOLDS ISOLATED FROM THE MAINLINE BY A LINE SIZED BALL VALVE.	
	HUNTER ICZ-151-40 (DRIP CONTROL ZONE KIT) 1-1/2" ICV GLOBE VALVE W/ 1" HY100 FILTER SYSTEM. PRESSURE REG.: 40PSI. FLOW: 20-60 GPM. INSTALL ONE VALVE PER JUMBO RECT. VALVE BOX W/ LOCKING GREEN COVER HEAT BRANDED WITH 'RCV'. VALVES SHALL BE INSTALLED IN MANIFOLDS ISOLATED FROM THE MAINLINE BY A LINE SIZED BALL VALVE.	
	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.	
F	FLUSH VALVE AND ECO-INDICATOR PROVIDE A PLD-LOC CAP AT END OF DRIP DISCHARGE HEADERS, INSTALL FLUSH VALVE INSIDE A SEPARATE VALVE BOX, ONE AT EACH END OF THE TUBING RUNS IN EACH DIRECRTION, INSTALL 18" FROM PAVING. PROVIDE AN ECO-INDICATOR ADJACENT TO ALL FLUSH VALVES AND CONNECT WITH TEE AND SWING JOINT.	
A	HUNTER PLD-AVR (DRIP AIR RELIEF VALVE) AIR/VACUUM RELIEF VALVE, PLD-AVR, INSTALLED WITH A COMBINATION TEE. INSTALL AIR RELIEF ASSEMBLY INSIDE A 6" ROUND VALVE BOX AT THE HIGH POINT OF EACH PLANTER, MULTIPLE ARV'S SHALL BE REQUIRED PER RCV, VERIFY QUANTITY PRIOR TO STARTING WORK, INSTALL VALVE BOX 18" FROM PAVING AND AT HIGH POINT OF PLANTER AREA	
	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-B (AREA) POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5, 1.0, 2.0, 4.0, AND 6.0 GPH. CAN BE INSERTED INTO 1/2" AND 3/4" TUBING AND HAVE PRESSURE COMPENSATING FROM 15-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE. Emitter Notes: 20HE-B emitters (1 assigned to each 1 gal plant) 40HE-B emitters (1 assigned to each 5 gal plant) 40HE-B emitters (2 assigned to each 24"box plant) 40HE-B emitters (3 assigned to each 36"box plant) 60HE-B emitters (1 assigned to each 15 gal plant)	N, O, P /LI-08
	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 16" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS. ALL TUBING SHALL BE INSTALLED 3" BELOW MULCH GRADE W/ 9" WIRE STAKES FIVE (5) FEET ON CENTER; VERIFY THE LAYOUT AND SPACING IN THE FIELD PRIOR TO STARTING WORK	/

SYM.	MANUF./MODEL/DESC.	DETAIL
	HUNTER ICV-G-FS-AS-ADJ (RCV) 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, WITH NPT THREADED INLET/OUTLET AND FILTER SENTRY. INSTALL ONE VALVE PER STD. RECT. VALVE BOX WITH LOCKING GREEN COVER HEAT BRANDED WITH 'RCV'. VALVES SHALL BE INSTALLED IN MANIFOLDS ISOLATED FROM THE MAINLINE BY A LINE SIZED BALL VALVE.	/
	HUNTER PGV-ASV 3/4" & 1" PLASTIC ELECTRIC REMOTE CONTROL VALVE, WITH REMOVABLE ANTI-SIPHON CAP, AND FLOW CONTROL. INSTALL 6" ABOVE HIGHEST HEAD SERVED. USE WITH CHAMPION AVB AS NECESSARY.	
	HUNTER HQ-44LRC (QCV) QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 2-PIECE BODY. INSTALL IN A 10" ROUND VALVE BOX WITH LOCKING GREEN COVER HEAT BRANDED WITH 'QCV'. INSTALL EACH QCV ON A 1 1/2" STUB-OUT OFF MAINLINE ISOLATED WITH A 1 1/2" BALL VALVE AND INSTALLED AT 200' O.C	/
	LASCO FITTINGS TUBV-SC (BALL VALVE) 1", 1-1/2", 2", AND 3" PLASTIC FULL BLOCK TRUE UNION BALL VALVE. SHUT OFF/ISOLATION VALVE TO ELIMINATE WATER HAMMER. INSTALL SAME SIZE AS MAINLINE. INSTALL IN VALVE BOX WITH GREEN LID, HEAT BRAND LID WITH "BV".	/

MATCHLINE - SEE LI-02

MATCHLINE - SEE LI-03

POC 'C', REFER TO TABLE 'C1' SHEET 8

CONTROLLER 'C', REFER TO TABLE 'C2' SHEET 8

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

SCALE: 1"=20'-0"

Underground Service Alert Call 811 TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave. Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

NOT FOR CONSTRUCTION

LANDSCAPE IRRIGATION PLAN LI-01

MAJOR LAND DIVISION

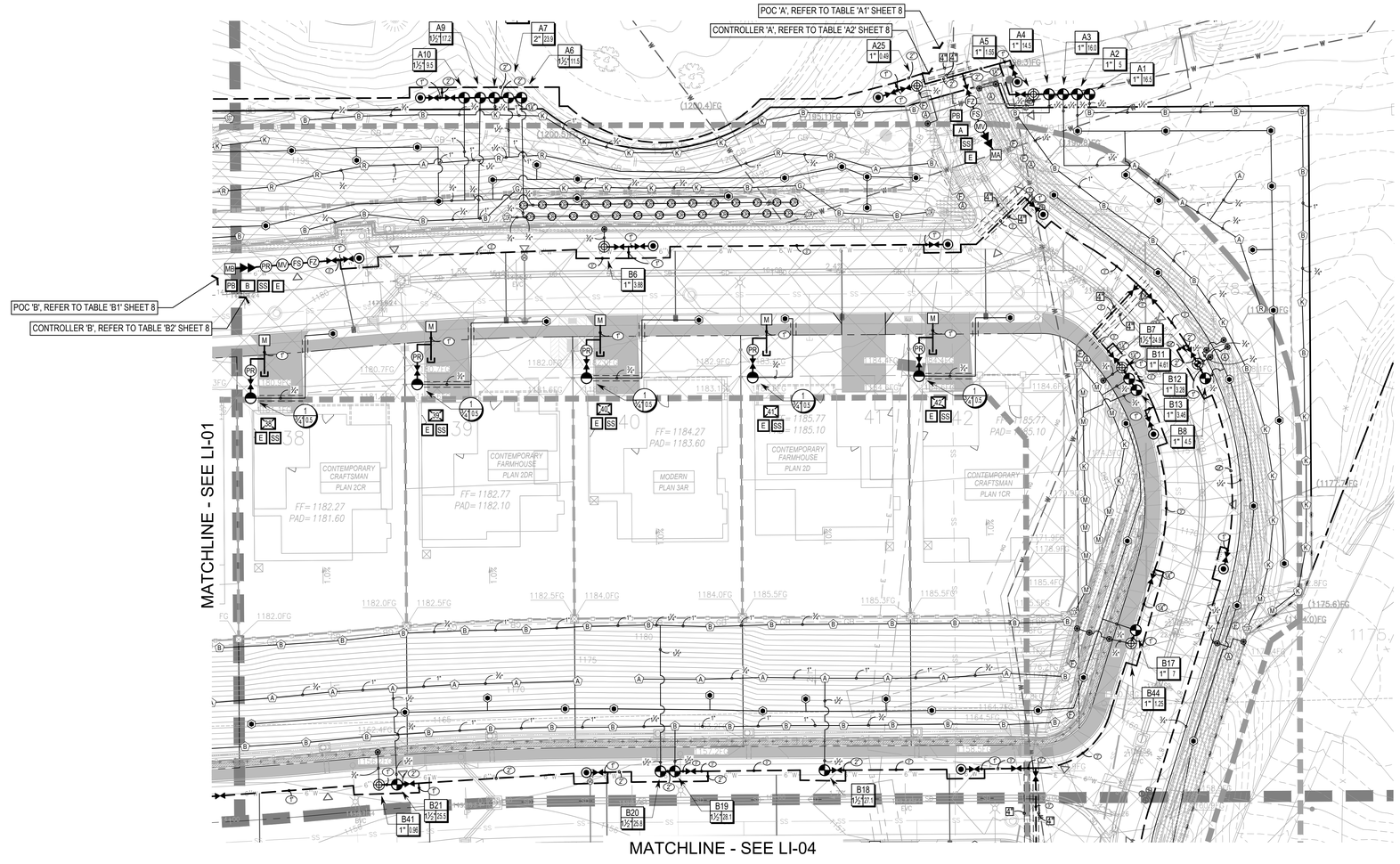
THE MEADOWS
LANDSCAPE AND IRRIGATION PLANS

FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE	JOB NUMBER
09/02/25	24-009-00

SCALE:	DRAFTED BY: LL	SHT. 9 OF 24 SHTS.
PER PLAN	CHECKED BY: RS	

G:\24-PROJECTS\24-009-00\LANDARCH\DWGS\24-009 ISH1.DWG (09-02-25 3:46:27PM) Plotted by: linske



PARTIAL IRRIGATION SCHEDULE, FOR FULL IRRIGATION SCHEDULE SEE SHEET LI-00

SYM.	MANUF./MODEL/DESC.	PSI	DETAIL
0.19-0.45 TURQUOISE 45°-105°	HUNTER MP CORNER PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	/
0.22 IVORY LT STRIP; 0.22 COPPER RT STRIP; 0.44 BROWN SIDE STRIP	HUNTER MP STRIP PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	/
M 0.21-0.49 MAROON 90°-210°; L 0.49-0.63 LT BLUE 210°-270°; T 0.84 OLIVE 360°	HUNTER MP1000 PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	/
K 0.43-0.86 BLACK 90°-210°; G 0.86-1.10 GREEN 210°-270°; R 1.28 RED 360°	HUNTER MP2000 PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	/
B 0.86-2.12 BLUE 90°-210°; Y 2.12-2.73 YELLOW 210°-270°; A 3.64 GRAY 360°	HUNTER MP3000 PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	/
O 0.23-0.43 ORANGE 90°-210°; LG 0.78 LIME GRN 360°	HUNTER MP800SR PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	/
BR 0.49-1.10 MRN/GRY 90°-210°; S 1.10-1.40 LT BLU/GRY 210°-270°; IV 1.87 OLV/GRY 360°	HUNTER MP815 PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	/
0.25 0.50	HUNTER RZWS-SLEEVE-18-CV 18" LONG RZWS WITH FILTER FABRIC SLEEVE, .25GPM OR .50GPM BUBBLER OPTIONS, CHECK VALVE, 1/2" SWING JOINT FOR CONNECTION TO 1/2" PIPE	30	/

SYM.	MANUF./MODEL/DESC.	DETAIL
	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT) 1" ICV GLOBE VALVE W/ 1" HY100 FILTER SYSTEM. PRESSURE REG.: 40PSI. FLOW: 2-20 GPM. USE ICZ-101-LF-40 FOR LESS THAN 2 GPM. INSTALL ONE VALVE PER JUMBO RECT. VALVE BOX W/ LOCKING GREEN COVER HEAT BRANDED WITH 'RCV'. INSTALL VALVES IN MANIFOLDS ISOLATED FROM THE MAINLINE BY A LINE SIZED BALL VALVE.	
	HUNTER ICZ-151-40 (DRIP CONTROL ZONE KIT) 1-1/2" ICV GLOBE VALVE W/ 1" HY100 FILTER SYSTEM. PRESSURE REG.: 40PSI. FLOW: 20-60 GPM. INSTALL ONE VALVE PER JUMBO RECT. VALVE BOX W/ LOCKING GREEN COVER HEAT BRANDED WITH 'RCV'. VALVES SHALL BE INSTALLED IN MANIFOLDS ISOLATED FROM THE MAINLINE BY A LINE SIZED BALL VALVE.	
	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.	
F	FLUSH VALVE AND ECO-INDICATOR PROVIDE A PLD-LOC CAP AT END OF DRIP DISCHARGE HEADERS, INSTALL FLUSH VALVE INSIDE A SEPARATE VALVE BOX, ONE AT EACH END OF THE TUBING RUNS IN EACH DIRECRTION, INSTALL 18" FROM PAVING. PROVIDE AN ECO-INDICATOR ADJACENT TO ALL FLUSH VALVES AND CONNECT WITH TEE AND SWING JOINT.	
A	HUNTER PLD-AVR (DRIP AIR RELIEF VALVE) AIR/VACUUM RELIEF VALVE, PLD-AVR, INSTALLED WITH A COMBINATION TEE. INSTALL AIR RELIEF ASSEMBLY INSIDE A 6" ROUND VALVE BOX AT THE HIGH POINT OF EACH PLANTER, MULTIPLE ARV`S SHALL BE REQUIRED PER RCV, VERIFY QUANTITY PRIOR TO STARTING WORK, INSTALL VALVE BOX 18" FROM PAVING AND AT HIGH POINT OF PLANTER AREA	
	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-B (AREA) POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5, 1.0, 2.0, 4.0, AND 6.0 GPH. CAN BE INSERTED INTO 1/2" AND 3/4" TUBING AND HAVE PRESSURE COMPENSATING FROM 15-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE. Emitter Notes: 20HE-B emitters (1 assigned to each 1 gal plant) 40HE-B emitters (1 assigned to each 5 gal plant) 40HE-B emitters (2 assigned to each 24"box plant) 40HE-B emitters (3 assigned to each 36"box plant) 60HE-B emitters (1 assigned to each 15 gal plant)	N, O, P /LI-08
	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 16" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS. ALL TUBING SHALL BE INSTALLED 3" BELOW MULCH GRADE W/ 9" WIRE STAKES FIVE (5) FEET ON CENTER; VERIFY THE LAYOUT AND SPACING IN THE FIELD PRIOR TO STARTING WORK	/

SYM.	MANUF./MODEL/DESC.	DETAIL
	HUNTER ICV-G-FS-AS-ADJ (RCV) 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, WITH NPT THREADED INLET/OUTLET AND FILTER SENTRY. INSTALL ONE VALVE PER STD. RECT. VALVE BOX WITH LOCKING GREEN COVER HEAT BRANDED WITH 'RCV'. VALVES SHALL BE INSTALLED IN MANIFOLDS ISOLATED FROM THE MAINLINE BY A LINE SIZED BALL VALVE.	/
	HUNTER PGV-ASV 3/4" & 1" PLASTIC ELECTRIC REMOTE CONTROL VALVE, WITH REMOVABLE ANTI-SIPHON CAP, AND FLOW CONTROL. INSTALL 6" ABOVE HIGHEST HEAD SERVED. USE WITH CHAMPION AVB AS NECESSARY.	
	HUNTER HQ-44LRC (QCV) QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 2-PIECE BODY. INSTALL IN A 10" ROUND VALVE BOX WITH LOCKING GREEN COVER HEAT BRANDED WITH 'QCV'. INSTALL EACH QCV ON A 1 1/2" STUB-OUT OFF MAINLINE ISOLATED WITH A 1 1/2" BALL VALVE AND INSTALLED AT 200` O.C	/
	LASCO FITTINGS TUBV-SC (BALL VALVE) 1", 1-1/2", 2", AND 3" PLASTIC FULL BLOCK TRUE UNION BALL VALVE. SHUT OFF/ISOLATION VALVE TO ELIMINATE WATER HAMMER. INSTALL SAME SIZE AS MAINLINE. INSTALL IN VALVE BOX WITH GREEN LID, HEAT BRAND LID WITH "BV".	/

IRRIGATION NOTES

1. IRRIGATION MAINLINE AND APPURTENANCES LOCATIONS ARE DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED WITHIN THE LIMIT OF WORK, 18" OFF ANY HARDSCAPE AND WITH PLANTING AREAS. ANY PARKWAY IMPROVEMENTS IN PUBLIC RIGHT-OF-WAY REQUIRES AN ENCROACHMENT PERMIT FROM THE CITY.
2. IRRIGATION EQUIPMENT SHOWN OUTSIDE OF MAINTENANCE RESPONSIBILITY AREAS FOR CLARITY ONLY. ALL EQUIPMENT SHALL BE INSTALLED WITHIN THE LIMIT OF WORK LINES. VERIFY ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE.
3. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. ALL ADJUSTMENTS SHALL ASSURE GOOD SYSTEM COVERAGE AND DISTRIBUTION EFFICIENCY WHILE KEEPING WATER WITHIN THE LANDSCAPED PLANTED AREAS.
4. CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO ACCOMMODATE ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR, INCLUDING BUT NOT LIMITED TO LIGHT POLES, FIRE HYDRANTS, FENCES, ETC. VERIFY ALL HEAD LAYOUT WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.
5. CONTRACTOR SHALL PROVIDE SLEEVING FOR ALL FUTURE PAVED AREAS INCLUDING FUTURE DRIVEWAYS, ROADWAYS, AS WELL AS ALL CURRENT PAVED AREAS, PATHS, ETC. VERIFY ALL SLEEVE LOCATIONS IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.
6. ALL RCV'S AND QCV'S SHALL BE INSTALLED OFFSET FROM MAINLINE AND ISOLATED WITH A BALL VALVE. ALL RCV'S SHOWN WITHIN 15 FEET OF EACH OTHER SHALL BE INSTALLED ON A COMMON MANIFOLD.

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

SCALE: 1"=20'-0"

Underground Service Alert Call: 811 TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp LANDSCAPE ARCHITECTURE & PLANNING
3176 Lionshead Ave. Suite 102 Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977

NOT FOR CONSTRUCTION

LANDSCAPE IRRIGATION PLAN LI-02

MAJOR LAND DIVISION

THE MEADOWS
LANDSCAPE AND IRRIGATION PLANS

FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE	JOB NUMBER
09/02/25	24-009-00

SCALE:	DRAFTED BY: LL	
PER PLAN	CHECKED BY: RS	SHT. 10 OF 24 SHTS.

G:\24-PROJECTS\24-009-00\LANDARCH\CDS\24-009 ISHT.DWG (09-02-25 3:47:51 PM) Plotted by: lincke

IRRIGATION NOTES

1. IRRIGATION MAINLINE AND APPURTENANCES LOCATIONS ARE DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED WITHIN THE LIMIT OF WORK, 18" OFF ANY HARDSCAPE AND WITH PLANTING AREAS. ANY PARKWAY IMPROVEMENTS IN PUBLIC RIGHT-OF-WAY REQUIRES AN ENCROACHMENT PERMIT FROM THE CITY.

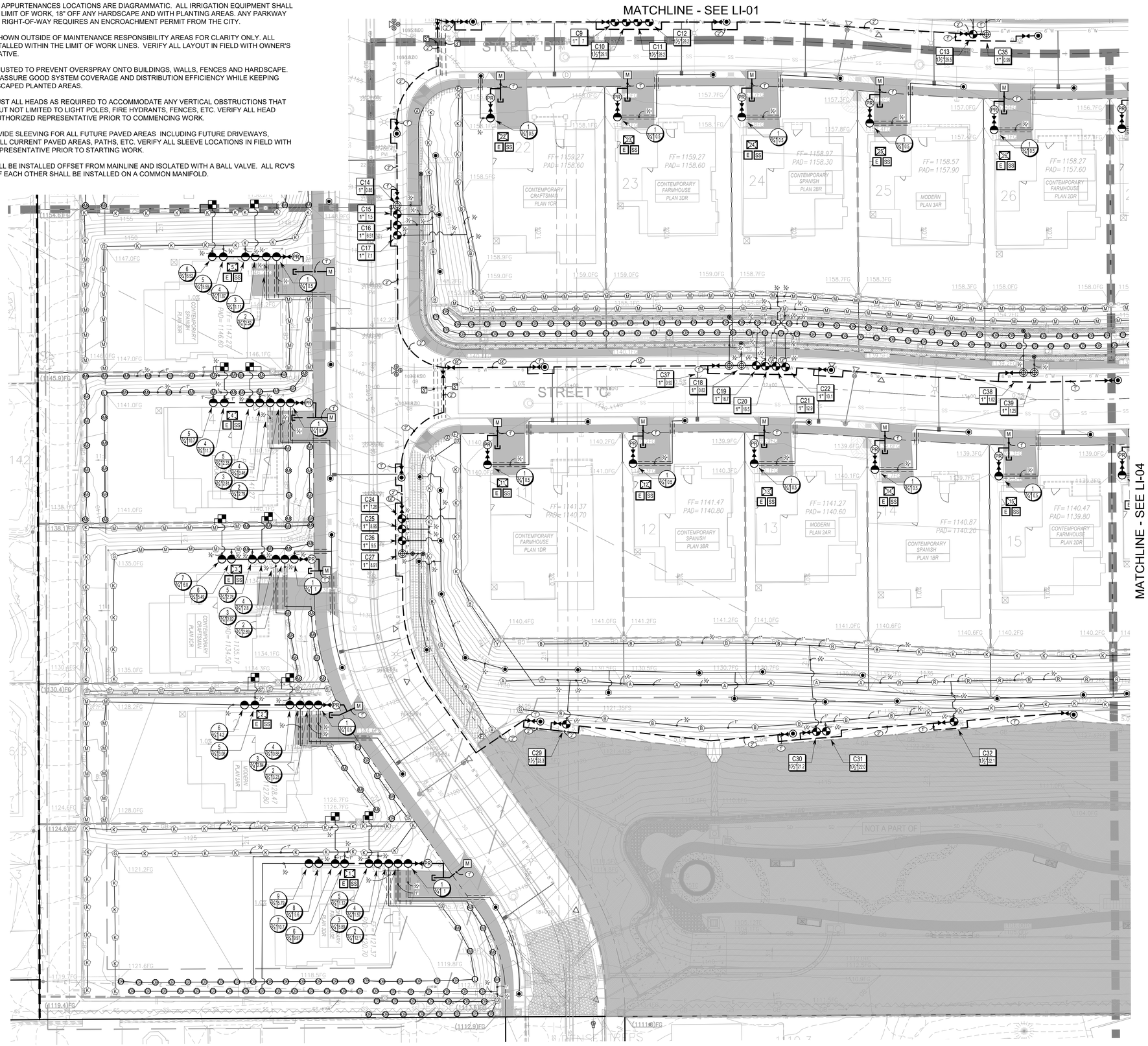
2. IRRIGATION EQUIPMENT SHOWN OUTSIDE OF MAINTENANCE RESPONSIBILITY AREAS FOR CLARITY ONLY. ALL EQUIPMENT SHALL BE INSTALLED WITHIN THE LIMIT OF WORK LINES. VERIFY ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE.

3. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. ALL ADJUSTMENTS SHALL ASSURE GOOD SYSTEM COVERAGE AND DISTRIBUTION EFFICIENCY WHILE KEEPING WATER WITHIN THE LANDSCAPED PLANTED AREAS.

4. CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO ACCOMMODATE ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR, INCLUDING BUT NOT LIMITED TO LIGHT POLES, FIRE HYDRANTS, FENCES, ETC. VERIFY ALL HEAD LAYOUT WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.

5. CONTRACTOR SHALL PROVIDE SLEEVING FOR ALL FUTURE PAVED AREAS INCLUDING FUTURE DRIVEWAYS, ROADWAYS, AS WELL AS ALL CURRENT PAVED AREAS, PATHS, ETC. VERIFY ALL SLEEVE LOCATIONS IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

6. ALL RCV'S AND QCV'S SHALL BE INSTALLED OFFSET FROM MAINLINE AND ISOLATED WITH A BALL VALVE. ALL RCV'S SHOWN WITHIN 15 FEET OF EACH OTHER SHALL BE INSTALLED ON A COMMON MANIFOLD.



PARTIAL IRRIGATION SCHEDULE, FOR FULL IRRIGATION SCHEDULE SEE SHEET LI-00

SYM.	MANUF./MODEL/DESC.	PSI	DETAIL
0.19-0.45 TURQUOISE 45°-105°	HUNTER MP CORNER PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	/
0.22 IVORY LT STRIP; 0.22 COPPER RT STRIP; 0.44 BROWN SIDE STRIP	HUNTER MP STRIP PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	/
0.21-0.49 MAROON 90°-210°; 0.49-0.53 LT BLUE 210°-270°; 0.84 OLIVE 360°	HUNTER MP1000 PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	/
0.43-0.86 BLACK 90°-210°; 0.86-1.10 GREEN 210°-270°; 1.48 RED 360°	HUNTER MP2000 PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	/
0.86-2.12 BLUE 90°-210°; 2.12-2.73 YELLOW 210°-270°; 3.64 GRAY 360°	HUNTER MP3000 PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	/
0.22-0.43 ORANGE 90°-210°; 0.78 LIME GRN 210°-360°	HUNTER MP800SR PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	/
0.49-1.10 MRN/GRY 90°-210°; 1.10-1.40 LT BLU/GRY 210°-270°; 1.83 OLV/GRY 360°	HUNTER MP815 PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	/
0.25; 0.50	HUNTER RZWS-SLEEVE-18-CV 18" LONG RZWS WITH FILTER FABRIC SLEEVE, .25GPM OR .50GPM BUBBLER OPTIONS, CHECK VALVE, 1/2" SWING JOINT FOR CONNECTION TO 1/2" PIPE	30	/

SYM.	MANUF./MODEL/DESC.	DETAIL
	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT) 1" ICV GLOBE VALVE W/ 1" HY100 FILTER SYSTEM. PRESSURE REG.: 40PSI. FLOW: 2-20 GPM. USE ICZ-101-LF-40 FOR LESS THAN 2 GPM. INSTALL ONE VALVE PER JUMBO RECT. VALVE BOX W/ LOCKING GREEN COVER HEAT BRANDED WITH 'RCV'. INSTALL VALVES IN MANIFOLDS ISOLATED FROM THE MAINLINE BY A LINE SIZED BALL VALVE.	
	HUNTER ICZ-151-40 (DRIP CONTROL ZONE KIT) 1-1/2" ICV GLOBE VALVE W/ 1" HY100 FILTER SYSTEM. PRESSURE REG.: 40PSI. FLOW: 20-60 GPM. INSTALL ONE VALVE PER JUMBO RECT. VALVE BOX W/ LOCKING GREEN COVER HEAT BRANDED WITH 'RCV'. VALVES SHALL BE INSTALLED IN MANIFOLDS ISOLATED FROM THE MAINLINE BY A LINE SIZED BALL VALVE.	
	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.	
F	FLUSH VALVE AND ECO-INDICATOR PROVIDE A PLD-LOC CAP AT END OF DRIP DISCHARGE HEADERS, INSTALL FLUSH VALVE INSIDE A SEPARATE VALVE BOX, ONE AT EACH END OF THE TUBING RUNS IN EACH DIRECRTION, INSTALL 18" FROM PAVING. PROVIDE AN ECO-INDICATOR ADJACENT TO ALL FLUSH VALVES AND CONNECT WITH TEE AND SWING JOINT.	
A	HUNTER PLD-AVR (DRIP AIR RELIEF VALVE) AIR/VACUUM RELIEF VALVE, PLD-AVR, INSTALLED WITH A COMBINATION TEE. INSTALL AIR RELIEF ASSEMBLY INSIDE A 6" ROUND VALVE BOX AT THE HIGH POINT OF EACH PLANTER, MULTIPLE ARV'S SHALL BE REQUIRED PER RCV, VERIFY QUANTITY PRIOR TO STARTING WORK, INSTALL VALVE BOX 18" FROM PAVING AND AT HIGH POINT OF PLANTER AREA	
	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-B (AREA) POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5, 1.0, 2.0, 4.0, AND 6.0 GPH. CAN BE INSERTED INTO 1/2" AND 3/4" TUBING AND HAVE PRESSURE COMPENSATING FROM 15-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE. Emitter Notes: 20HE-B emitters (1 assigned to each 1 gal plant) 40HE-B emitters (1 assigned to each 5 gal plant) 40HE-B emitters (2 assigned to each 24"box plant) 40HE-B emitters (3 assigned to each 36"box plant) 60HE-B emitters (1 assigned to each 15 gal plant)	N, O, P /LI-08
	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 16" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS. ALL TUBING SHALL BE INSTALLED 3" BELOW MULCH GRADE W/ 9" WIRE STAKES FIVE (5) FEET ON CENTER. VERIFY THE LAYOUT AND SPACING IN THE FIELD PRIOR TO STARTING WORK	/

SYM.	MANUF./MODEL/DESC.	DETAIL
	HUNTER ICV-G-FS-AS-ADJ (RCV) 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, WITH NPT THREADED INLET/OUTLET AND FILTER SENTRY. INSTALL ONE VALVE PER STD. RECT. VALVE BOX WITH LOCKING GREEN COVER HEAT BRANDED WITH 'RCV'. VALVES SHALL BE INSTALLED IN MANIFOLDS ISOLATED FROM THE MAINLINE BY A LINE SIZED BALL VALVE.	/
	HUNTER PGV-ASV 3/4" & 1" PLASTIC ELECTRIC REMOTE CONTROL VALVE, WITH REMOVABLE ANTI-SIPHON CAP, AND FLOW CONTROL. INSTALL 6" ABOVE HIGHEST HEAD SERVED. USE WITH CHAMPION AVB AS NECESSARY.	
	HUNTER HQ-44LRC (QCV) QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 2-PIECE BODY. INSTALL IN A 10" ROUND VALVE BOX WITH LOCKING GREEN COVER HEAT BRANDED WITH 'QCV'. INSTALL EACH QCV ON A 1 1/2" STUB-OUT OFF MAINLINE ISOLATED WITH A 1 1/2" BALL VALVE AND INSTALLED AT 200' O.C	/
	LASCO FITTINGS TUBV-SC (BALL VALVE) 1", 1-1/2", 2", AND 3" PLASTIC FULL BLOCK TRUE UNION BALL VALVE. SHUT OFF/ISOLATION VALVE TO ELIMINATE WATER HAMMER. INSTALL SAME SIZE AS MAINLINE. INSTALL IN VALVE BOX WITH GREEN LID, HEAT BRAND LID WITH "BV".	/

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

20 10 0 20 40 60
SCALE: 1"=20'-0"

Underground Service Alert
Call: **811**
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave. Suite 102 Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

NOT FOR CONSTRUCTION

LANDSCAPE IRRIGATION PLAN LI-03

MAJOR LAND DIVISION
THE MEADOWS
LANDSCAPE AND IRRIGATION PLANS
FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

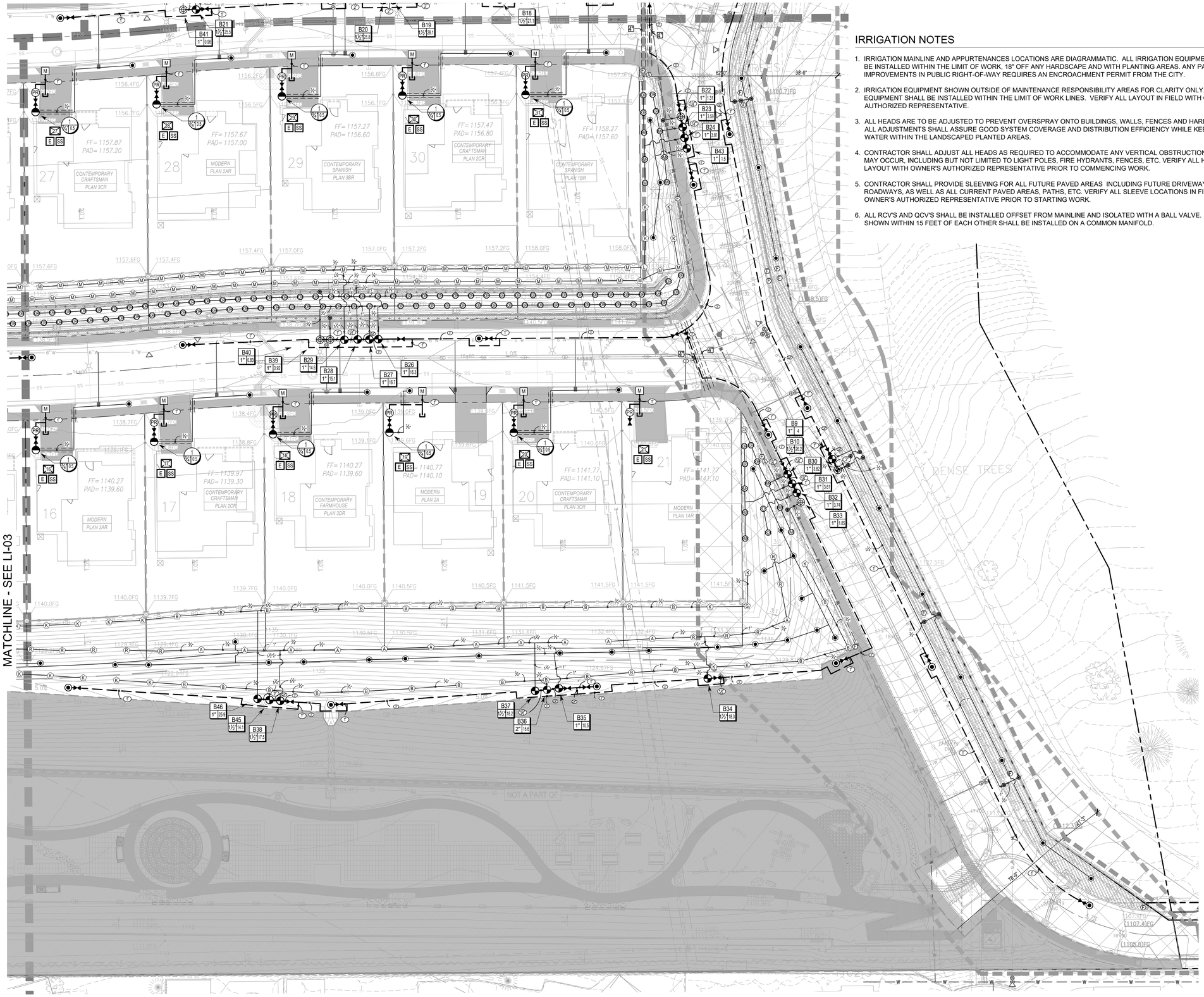
PLOT DATE	JOB NUMBER
09/02/25	24-009-00

SCALE:	DRAFTED BY: LL	SHT. 11 OF 24 SHTS.
PER PLAN	CHECKED BY: RS	

G:\24-PROJECTS\24-009-00\LANDARCH\CAD\LI24-009 SprinkMc (09-02-25 3:46:07PM) Plotted by: lincke

MATCHLINE - SEE LI-02

MATCHLINE - SEE LI-03



IRRIGATION NOTES

1. IRRIGATION MAINLINE AND APPURTENANCES LOCATIONS ARE DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED WITHIN THE LIMIT OF WORK, 18" OFF ANY HARDSCAPE AND WITH PLANTING AREAS. ANY PARKWAY IMPROVEMENTS IN PUBLIC RIGHT-OF-WAY REQUIRES AN ENCROACHMENT PERMIT FROM THE CITY.
2. IRRIGATION EQUIPMENT SHOWN OUTSIDE OF MAINTENANCE RESPONSIBILITY AREAS FOR CLARITY ONLY. ALL EQUIPMENT SHALL BE INSTALLED WITHIN THE LIMIT OF WORK LINES. VERIFY ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE.
3. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. ALL ADJUSTMENTS SHALL ASSURE GOOD SYSTEM COVERAGE AND DISTRIBUTION EFFICIENCY WHILE KEEPING WATER WITHIN THE LANDSCAPED PLANTED AREAS.
4. CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO ACCOMMODATE ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR, INCLUDING BUT NOT LIMITED TO LIGHT POLES, FIRE HYDRANTS, FENCES, ETC. VERIFY ALL HEAD LAYOUT WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.
5. CONTRACTOR SHALL PROVIDE SLEEVING FOR ALL FUTURE PAVED AREAS INCLUDING FUTURE DRIVEWAYS, ROADWAYS, AS WELL AS ALL CURRENT PAVED AREAS, PATHS, ETC. VERIFY ALL SLEEVE LOCATIONS IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.
6. ALL RCV'S AND QCV'S SHALL BE INSTALLED OFFSET FROM MAINLINE AND ISOLATED WITH A BALL VALVE. ALL RCV'S SHOWN WITHIN 15 FEET OF EACH OTHER SHALL BE INSTALLED ON A COMMON MANIFOLD.

PARTIAL IRRIGATION SCHEDULE, FOR FULL IRRIGATION SCHEDULE SEE SHEET LI-00

SYM.	MANUF./MODEL/DESC.	PSI	DETAIL
0.15-0.45 TURQUOISE 45°-105°	HUNTER MP CORNER PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	/
0.22 IVORY LT STRIP; 0.22 COPPER RT STRIP; 0.44 BROWN SIDE STRIP	HUNTER MP STRIP PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE	40	/
0.21-0.49 MAROON 90°-210°; 0.49-0.63 LT BLUE 210°-270°; 0.84 OLIVE 270°-360°	HUNTER MP1000 PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	/
0.43-0.86 BLACK 90°-210°; 0.86-1.10 GREEN 210°-270°; 1.48 RED 270°-360°	HUNTER MP2000 PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	/
0.86-2.12 BLUE 90°-210°; 2.12-2.73 YELLOW 210°-270°; 3.64 GRAY 270°-360°	HUNTER MP3000 PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	/
0.23-0.43 ORANGE 90°-210°; 0.78 LIME GRN 270°-360°	HUNTER MP800SR PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	/
0.49-1.10 MRN/GRY 90°-210°; 1.10-1.40 LT BLU/GRY 210°-270°; YST OLV/GRY 360°	HUNTER MP815 PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	/
0.25 0.50	HUNTER RZWS-SLEEVE-18-CV 18" LONG RZWS WITH FILTER FABRIC SLEEVE, .25GPM OR .50GPM BUBBLER OPTIONS, CHECK VALVE, 1/2" SWING JOINT FOR CONNECTION TO 1/2" PIPE	30	/

SYM.	MANUF./MODEL/DESC.	DETAIL
	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT) 1" ICV GLOBE VALVE W/ 1" HY100 FILTER SYSTEM. PRESSURE REG.: 40PSI. FLOW: 2-20 GPM. USE ICZ-101-LF-40 FOR LESS THAN 2 GPM. INSTALL ONE VALVE PER JUMBO RECT. VALVE BOX W/ LOCKING GREEN COVER HEAT BRANDED WITH 'RCV'. INSTALL VALVES IN MANIFOLDS ISOLATED FROM THE MAINLINE BY A LINE SIZED BALL VALVE.	
	HUNTER ICZ-151-40 (DRIP CONTROL ZONE KIT) 1-1/2" ICV GLOBE VALVE W/ 1" HY100 FILTER SYSTEM. PRESSURE REG.: 40PSI. FLOW: 20-60 GPM. INSTALL ONE VALVE PER JUMBO RECT. VALVE BOX W/ LOCKING GREEN COVER HEAT BRANDED WITH 'RCV'. VALVES SHALL BE INSTALLED IN MANIFOLDS ISOLATED FROM THE MAINLINE BY A LINE SIZED BALL VALVE.	
	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.	
F	FLUSH VALVE AND ECO-INDICATOR PROVIDE A PLD-LOC CAP AT END OF DRIP DISCHARGE HEADERS, INSTALL FLUSH VALVE INSIDE A SEPARATE VALVE BOX, ONE AT EACH END OF THE TUBING RUNS IN EACH DIRECRTION, INSTALL 18" FROM PAVING. PROVIDE AN ECO-INDICATOR ADJACENT TO ALL FLUSH VALVES AND CONNECT WITH TEE AND SWING JOINT.	
A	HUNTER PLD-AVR (DRIP AIR RELIEF VALVE) AIR/VACUUM RELIEF VALVE, PLD-AVR, INSTALLED WITH A COMBINATION TEE. INSTALL AIR RELIEF ASSEMBLY INSIDE A 6" ROUND VALVE BOX AT THE HIGH POINT OF EACH PLANTER, MULTIPLE ARV'S SHALL BE REQUIRED PER RCV, VERIFY QUANTITY PRIOR TO STARTING WORK, INSTALL VALVE BOX 18" FROM PAVING AND AT HIGH POINT OF PLANTER AREA	
	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-B (AREA) POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5, 1.0, 2.0, 4.0, AND 6.0 GPH. CAN BE INSERTED INTO 1/2" AND 3/4" TUBING AND HAVE PRESSURE COMPENSATING FROM 15-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE. Emitter Notes: 20HE-B emitters (1 assigned to each 1 gal plant) 40HE-B emitters (1 assigned to each 5 gal plant) 40HE-B emitters (2 assigned to each 24"box plant) 40HE-B emitters (3 assigned to each 36"box plant) 60HE-B emitters (1 assigned to each 15 gal plant)	N, O, P /LI-08
	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 16" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS. ALL TUBING SHALL BE INSTALLED 3" BELOW MULCH GRADE W/ 9" WIRE STAKES FIVE (5) FEET ON CENTER; VERIFY THE LAYOUT AND SPACING IN THE FIELD PRIOR TO STARTING WORK	/

SYM.	MANUF./MODEL/DESC.	DETAIL
	HUNTER ICV-G-FS-AS-ADJ (RCV) 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, WITH NPT THREADED INLET/OUTLET AND FILTER SENTRY. INSTALL ONE VALVE PER STD. RECT. VALVE BOX WITH LOCKING GREEN COVER HEAT BRANDED WITH 'RCV'. VALVES SHALL BE INSTALLED IN MANIFOLDS ISOLATED FROM THE MAINLINE BY A LINE SIZED BALL VALVE.	/
	HUNTER PGV-ASV 3/4" & 1" PLASTIC ELECTRIC REMOTE CONTROL VALVE, WITH REMOVABLE ANTI-SIPHON CAP, AND FLOW CONTROL. INSTALL 6" ABOVE HIGHEST HEAD SERVED. USE WITH CHAMPION AVB AS NECESSARY.	
	HUNTER HQ-44LRC (QCV) QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 2-PIECE BODY. INSTALL IN A 10" ROUND VALVE BOX WITH LOCKING GREEN COVER HEAT BRANDED WITH 'QCV'. INSTALL EACH QCV ON A 1 1/2" STUB-OUT OFF MAINLINE ISOLATED WITH A 1 1/2" BALL VALVE AND INSTALLED AT 200' O.C	/
	LASCO FITTINGS TUBV-SC (BALL VALVE) 1", 1-1/2", 2", AND 3" PLASTIC FULL BLOCK TRUE UNION BALL VALVE. SHUT OFF/ISOLATION VALVE TO ELIMINATE WATER HAMMER. INSTALL SAME SIZE AS MAINLINE. INSTALL IN VALVE BOX WITH GREEN LID, HEAT BRAND LID WITH "BV".	/

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

20 10 0 20 40 60
SCALE: 1"=20'-0"

Underground Service Alert
Call: 811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

NOT FOR CONSTRUCTION

LANDSCAPE IRRIGATION PLAN LI-04

MAJOR LAND DIVISION

THE MEADOWS
LANDSCAPE AND IRRIGATION PLANS

FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE	JOB NUMBER
09/02/25	24-009-00

SCALE:	DRAFTED BY: LL	SHT. 12 OF 24 SHTS.
PER PLAN	CHECKED BY: RS	

G:\24-PROJECTS\24-009-00\LANDARCH\CDS\24-009 SHT.DWG (09-02-25 3:47:28PM) Plotted by: linske

PROJECT NAME **METER - A / CONTROLLER - A**

ESTIMATED WATER USE

EWU (GPD) = ETO x PF x HA x .62 / IE

ETo	=	0.136	AVG. DAILY Eto	49.7 per year
PF	=	0.3	LOW	
		0.5	MODERATE	
		0.8	HIGH	
HA	=	SEE BELOW FOR SQUARE FOOTAGE		
0.62	=	CONVERSION FACTOR OF UNITS TO GPD		
IE	=	0.85	ROTORS/ROTARY	
		0.6	SPRAYS	
		0.9	DRIP	
		0.85	BUBBLERS	

ZONE TYPE:	AREA (SQ.FT.)			
SHRUB ROTARY	40,003	EWU = (Eto x 0.5 x HA x .62)/.85	1,986.55	GPD
TURF ROTARY	0	EWU = (Eto x 0.8 x HA x .62)/.85	0.00	GPD
SHRUB SPRAYS	0	EWU = (Eto x 0.5 x HA x .62)/.60	0.00	GPD
TURF SPRAYS	0	EWU = (Eto x 0.8 x HA X .62)/.60	0.00	GPD
SHRUB DRIP	722	EWU = (Eto x 0.5 x HA x .62)/.90	33.86	GPD
TREE BUBBLER	240	EWU = (Eto x 0.5 x HA x .62)/.85	11.92	GPD
TOTAL SQ. FEET:	**40,965**	**EWU =**	**2032.33**	**GPD**
ACRE:	*0.94*		**528,405**	**1.62**
		**EWU based on watering 5days per week, 52 weeks per year, with no effective rainfall.*	**GPY***	**AC. FT/yr**
				70637.75
				CU.FT/yr
MAWA=Eto x 0.5 x AREA x 0.62		*DAILY MAWA:*	*1,729*	
		YEARLY MAWA:	*631,148*	*1.94*
			GPY	*AC. FT.*

PROJECT NAME **METER - B / CONTROLLER - B**

ESTIMATED WATER USE

EWU (GPD) = ETO x PF x HA x .62 / IE

ETo	=	0.136	AVG. DAILY Eto	49.7 per year
PF	=	0.3	LOW	
		0.5	MODERATE	
		0.8	HIGH	
HA	=	SEE BELOW FOR SQUARE FOOTAGE		
0.62	=	CONVERSION FACTOR OF UNITS TO GPD		
IE	=	0.85	ROTORS/ROTARY	
		0.6	SPRAYS	
		0.9	DRIP	
		0.85	BUBBLERS	

ZONE TYPE:	AREA (SQ.FT.)			
SHRUB ROTARY	45,705	EWU = (Eto x 0.5 x HA x .62)/.85	2,269.71	GPD
TURF ROTARY	0	EWU = (Eto x 0.8 x HA x .62)/.85	0.00	GPD
SHRUB SPRAYS	0	EWU = (Eto x 0.5 x HA x .62)/.60	0.00	GPD
TURF SPRAYS	0	EWU = (Eto x 0.8 x HA X .62)/.60	0.00	GPD
SHRUB DRIP	13,702	EWU = (Eto x 0.5 x HA x .62)/.90	642.64	GPD
TREE BUBBLER	500	EWU = (Eto x 0.5 x HA x .62)/.85	24.83	GPD
TOTAL SQ. FEET:	**59,907**	**EWU =**	**2937.18**	**GPD**
ACRE:	*1.38*		**763,666**	**2.34**
		**EWU based on watering 5days per week, 52 weeks per year, with no effective rainfall.*	**GPY***	**AC. FT/yr**
				102087.62
				CU.FT/yr
MAWA=Eto x 0.5 x AREA x 0.62		*DAILY MAWA:*	*2,529*	
		YEARLY MAWA:	*922,987*	*2.83*
			GPY	*AC. FT.*

SIERRA MADRE **METER - C / CONTROLLER - C**

ESTIMATED WATER USE

EWU (GPD) = ETO x PF x HA x .62 / IE

ETo	=	0.136	AVG. DAILY Eto	49.7 per year
PF	=	0.3	LOW	
		0.5	MODERATE	
		0.8	HIGH	
HA	=	SEE BELOW FOR SQUARE FOOTAGE		
0.62	=	CONVERSION FACTOR OF UNITS TO GPD		
IE	=	0.85	ROTORS/ROTARY	
		0.6	SPRAYS	
		0.9	DRIP	
		0.85	BUBBLERS	

ZONE TYPE:	AREA (SQ.FT.)			
SHRUB ROTARY	45,349	EWU = (Eto x 0.5 x HA x .62)/.85	2,252.03	GPD
TURF ROTARY	0	EWU = (Eto x 0.8 x HA x .62)/.85	0.00	GPD
SHRUB SPRAYS	0	EWU = (Eto x 0.5 x HA x .62)/.60	0.00	GPD
TURF SPRAYS	0	EWU = (Eto x 0.8 x HA X .62)/.60	0.00	GPD
SHRUB DRIP	10,284	EWU = (Eto x 0.5 x HA x .62)/.90	482.33	GPD
TREE BUBBLER	440	EWU = (Eto x 0.5 x HA x .62)/.85	21.85	GPD
TOTAL SQ. FEET:	**56,073**	**EWU =**	**2756.21**	**GPD**
ACRE:	*1.29*		**716,615**	**2.20**
		**EWU based on watering 5days per week, 52 weeks per year, with no effective rainfall.*	**GPY***	**AC. FT/yr**
				95797.76
				CU.FT/yr
MAWA=Eto x 0.5 x AREA x 0.62		*DAILY MAWA:*	*2,367*	
		YEARLY MAWA:	*863,917*	*2.65*
			GPY	*AC. FT.*

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert
Call
811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

RENEWAL 8/31/25
9.2.25
AUDREY GMP/SHEET SET/LATEST/

NOT FOR CONSTRUCTION

LANDSCAPE IRRIGATION CALCS LI-05

MAJOR LAND DIVISION

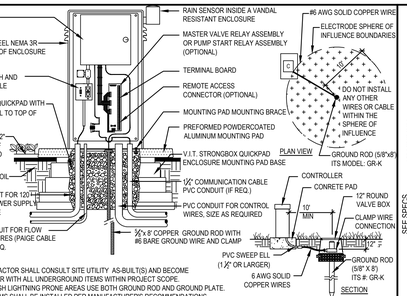
THE MEADOWS
LANDSCAPE AND IRRIGATION PLANS

FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE	JOB NUMBER
09/02/25	24-009-00

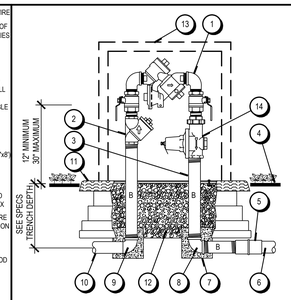
SCALE:	DRAFTED BY: LL CHECKED BY: RS	SHT. 13 OF 24 SHTS.
PER PLAN		

G:\24-PROJECTS\24-009-00\LANDARCH\CDS\24-009 ISSP.DWG (09-02-25 3:46:30PM) Plotted by: lincke



NOTES:
1. CONTRACTOR SHALL CONSULT SITE UTILITY AS-BUILT(S) AND BECOME FAMILIAR WITH ALL UNDERGROUND ITEMS WITHIN PROJECT SCOPE.
2. FOR HIGH LIGHTNING PRONE AREAS USE BOTH GROUND ROD AND GROUND PLATE.
3. ALL ITEMS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
4. ALL INSTALLATIONS SHALL MEET MINIMUM REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AND SOUND PRACTICES OF THE INSTITUTE OF ELECTRICAL & ELECTRONIC ENGINEERS (IEEE) TO ENSURE PERSONNEL SAFETY AND EQUIPMENT RELIABILITY.
5. EARTH RESISTANCE SHALL BE MEASURED AND RECORDED AFTER INSTALLATION WITHIN ACCORDANCE OF LATEST REQUIREMENTS OF NFPA 780. DESIRED READINGS ARE 5 TO 10 OHMS BUT NO MORE THAN 25 OHMS.
6. FOR FURTHER REQUIREMENTS CONSULT THE ASIC GUIDELINE 100-2002 FOR EARTH GROUNDING ELECTRONIC EQUIPMENT IN IRRIGATION SYSTEMS.
7. PROVIDE RECTANGULAR PULL BOX FOR LOW VOLTAGE CONTROL WIRE SPLICES AT BASE OF CONTROLLER.

A PEDESTAL MOUNT CONTROLLER
SCALE: 1" = 1" — P-2400900-IRR-31

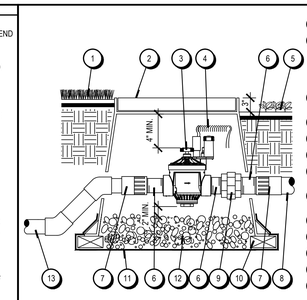


DETAIL LEGEND
1. REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER, PER LEGEND
2. WYE STRAINER
3. BRASS NIPPLES (LENGTH AS REQ.)
4. FINISHED GRADE
5. SCH.80 PVC FEMALE ADAPTER.
6. PVC PRESSURE SUPPLY LINE, SEE SPECIFICATIONS.
7. 12"x12"x12" CONCRETE THRUST BLOCKS
8. BRASS TXT ELL, LINE SIZE
9. COPPER SXT ELL, LINE SIZE
10. TYPE 'K' COPPER TUBING FROM WATER METER.
11. V.I.T. STRONGBOX QP-30BF QUICK PAD. IF ENCLOSURE IS SPECIFIED, SET 2" ABOVE GRADE.
12. FILL BASE OF QUICKPAD WITH ¾" ROCK TO TOP OF BASE OF UNIT
13. STAINLESS STEEL ENCLOSURE (IF SPECIFIED)
14. PRESSURE REGULATOR

NOTES:
- INSTALLATION MUST CONFORM TO LOCAL CODES
- CONTRACTOR MUST PROVIDE BACKFLOW CERTIFICATION.
- ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.
- ALL BRASS OR COPPER BELOW GRADE SHALL HAVE AWWA C209 APPROVED PIPE TAPE.

B BACKFLOW DEVICE WITH PRESSURE REGULATOR
SCALE: 1" = 1" — P-2400900-IRR-32

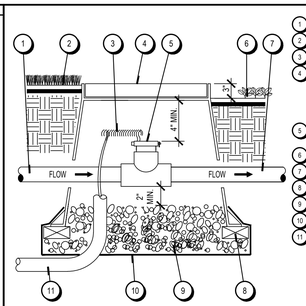
DETAIL LEGEND
1. FINISHED GRADE IN TURF AREAS
2. PLASTIC RECTANGULAR VALVE BOX WITH BOLT DOWN COVER, USE STAINLESS BOLT, NUT, AND WASHER. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. HEAT BRAND "MV" ONTO LID.
3. MASTER CONTROL VALVE, SEE LEGEND FOR SPEC.
4. 24" WIRE LOOP
5. FINISHED GRADE IN SHRUB AREAS
6. BRASS CLOSE NIPPLE (3 REQ'D).
7. PVC SCH 80 FEMALE ADAPTER (2 REQ'D)
8. PVC MAINLINE TO FLOW SENSOR, PIPE PER SPECS.
9. BRASS UNION
10. (4) BRICK SUPPORTS
11. LANDSCAPE FABRIC
12. ½" ROCK, 2 CUBIC FT.
13. PVC MAINLINE PIPE FROM BACKFLOW PER SPECS.



NOTE:
- USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH FROM SUPPLY SIDE OF THE MASTER VALVE ASSEMBLY. ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

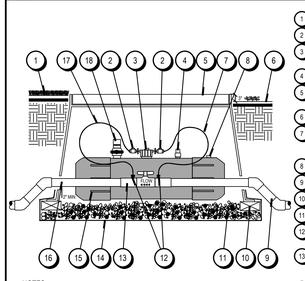
C MASTER VALVE
SCALE: 1" = 1" — P-2400900-IRR-33

DETAIL LEGEND
1. PVC MAINLINE FROM MASTER VALVE
2. FINISHED GRADE IN TURF AREAS
3. 24" WIRE LOOP
4. PLASTIC RECTANGULAR VALVE BOX WITH BOLT DOWN COVER, USE STAINLESS BOLT, NUT, AND WASHER. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. HEAT BRAND "FS" ONTO LID.
5. FLOW SENSOR, SEE LEGEND FOR SPECIFICATION
6. FINISHED GRADE IN SHRUB AREAS
7. PVC MAINLINE TO RCVS
8. (4) BRICK SUPPORTS
9. ¾" ROCK, 2 CUBIC FEET
10. LANDSCAPE FABRIC
11. 1" ELECTRICAL CONDUIT TO CONTROLLER



NOTES:
- NO FITTINGS 10x PIPE O.D. UPSTREAM OF SENSOR, NO FITTINGS 5x PIPE O.D. DOWNSTREAM OF SENSOR.
- INSTALL FLOW SENSOR PER THE MANUFACTURER'S RECOMMENDATIONS, ROUTE WIRES THROUGH CONDUIT TO IRRIGATION CONTROLLER.
- USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH ON THE DOWNSTREAM SIDE OF THE FLOW SENSOR.

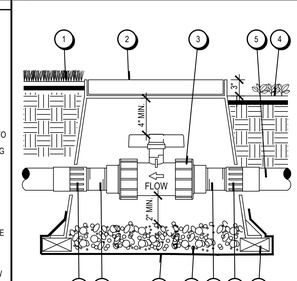
D FLOW SENSOR
SCALE: 1" = 1" — P-2400900-IRR-34



DETAIL LEGEND
1. FINISHED GRADE IN TURF AREAS
2. EZ-FLO SHUT OFF VALVES
3. PROPORTIONING CAP WITH FEED ADJUSTMENT KNOB
4. AIR VENT VALVE
5. VALVE BOX WITH LOCKING LID 36"Lx24"Wx24"H
6. FINISHED GRADE IN SHRUB AREAS
7. WATER IN - CONNECT BLACK TUBE TO BLUE CONNECTIONS ON PROPORTIONING CAP AND COUPLING
8. PRESSURE RELIEF VALVE
9. MAIN LINE FROM BACKFLOW
10. (4) BRICK SUPPORTS
11. ¾" ROCK, 3 CUBIC FEET
12. ¾" TUBING CLAMP - GREEN AND BLUE COUPLING TUBING CONNECTIONS
13. EZ BALL VALVE COUPLING CONNECTOR - INSTALL ACCORDING TO WATER FLOW DIRECTION ARROW
14. LANDSCAPE FABRIC
15. EZ-FLO FERTIGATION UNIT PER PLAN
16. PVC MAIN LINE TO VALVE MANIFOLD
17. FERTILIZER OUT - CONNECT CLEAR TUBE TO GREEN CONNECTIONS ON PROPORTIONING CAP AND COUPLING
18. FILL VALVE (DRAIN VALVE INCLUDED BUT NOT SHOWN)

NOTES:
- USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH FROM DISCHARGE SIDE OF ASSEMBLY.
- ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.
- FOLLOW ALL MANUFACTURER DIRECTIONS AND RECOMMENDATIONS.
- USE ONLY APPROVED FERTIGATION FORMULAS. DO NOT USE ANY PESTICIDES, HERBICIDES OR FUNGICIDES IN UNIT.
- USE VALVE BOX EXTENSIONS AS REQUIRED TO ACHIEVE PROPER DEPTH.

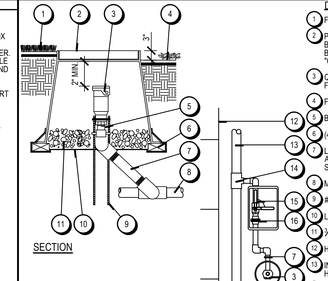
E EZ-FLO FERTILIZER INJECTOR
SCALE: 1" = 1" — P-2400900-IRR-35



DETAIL LEGEND
1. FINISHED GRADE IN TURF AREAS
2. PLASTIC RECTANGULAR VALVE BOX WITH BOLT DOWN COVER, USE STAINLESS BOLT, NUT, AND WASHER. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. HEAT BRAND "BV" ONTO LID.
3. DUAL UNION CONNECTIONS AS PART OF BALL VALVE. THREADED IF SPECIFIED IN LEGEND
4. FINISHED GRADE IN SHRUB AREAS
5. MAINLINE, DEPTH PER SPECS.
6. (4) BRICK SUPPORTS
7. ½" ROCK, 2 CUBIC FT.
8. LANDSCAPE FABRIC
9. PVC SCH 80 FEMALE ADAPTER
10. PVC SCH 80 THREADED NIPPLE

NOTES:
- BOX TO BE INSTALLED TO ALLOW FOR PROPER OPERATION OF BALL VALVE HANDLE.
- INSTALL AT RIGHT ANGLE TO HARDSCAPE EDGE.
- INSTALL VALVE BOX EXTENSIONS AS REQUIRED TO ACHIEVE PROPER VALVE INSTALLATION AT MAINLINE DEPTH.
- ALL THREADED CONNECTIONS SHALL HAVE TEFLON TAPE OR PASTE.

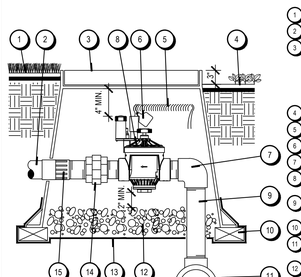
F BALL VALVE - TRUE UNION
SCALE: 1" = 1" — P-2400900-IRR-36



DETAIL LEGEND
1. FINISHED GRADE IN TURF AREAS
2. PLASTIC ROUND VALVE BOX WITH BOLT DOWN COVER, USE STAINLESS BOLT NUT AND WASHER. HEAT BRAND "QCV" ONTO LID.
3. QUICK COUPLER VALVE SEE LEGEND FOR SPEC.
4. FINISHED GRADE IN SHRUB AREAS
5. BRASS NIPPLE, THREADED IN PLACE
6. (4) BRICK SUPPORTS
7. LASCO SCH. 40 TRIPLE SWING JOINT ASSEMBLY WITH MALE BRASS STABILIZER ELBOW
8. MAINLINE, SEE SPECS.
9. #4 x 36" REBAR STAKES, (1 of 2)
10. LANDSCAPE FABRIC
11. ½" ROCK, 1 CUBIC FT.
12. HARDSCAPE EDGE
13. INSTALL MAINLINE 18" OFF OF HARDSCAPE EDGE
14. SCH.80 TEE, MAINLINE x 1 ½" SxSxS
15. BALL TYPE ISOLATION VALVE
16. SCH. 80 PVC UNION

NOTES:
- ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.
- QUICK COUPLER VALVE KEY MUST SWIVEL FREELY WHEN INSERTED INTO LUG TRACK.

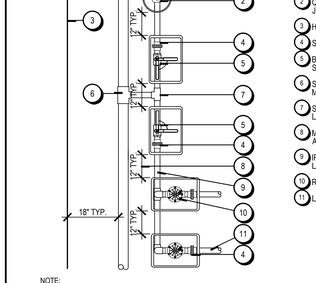
G QUICK COUPLER VALVE
SCALE: 1" = 1" — P-2400900-IRR-37



DETAIL LEGEND
1. FINISHED GRADE IN TURF AREAS
2. LATERAL
3. PLASTIC RECTANGULAR VALVE BOX WITH BOLT DOWN COVER, USE STAINLESS BOLT, NUT, AND WASHER. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. HEAT BRAND "RCV" AND CONTROL STATION # ONTO LID.
4. FINISHED GRADE IN SHRUB AREAS
5. 24" WIRE LOOP
6. VALVE ID TAG
7. SCH. 80 PVC THREADED ELL OR TEE
8. CONTROL VALVE, SEE LEGEND FOR SPECS
9. SCH 80 PVC NIPPLES (TYP)., LENGTH AS REQUIRED
10. (4) BRICK SUPPORTS
11. IRRIGATION MAINLINE OR MANIFOLD SUB-MAIN
12. ½" ROCK GRAVEL, 2 CUBIC FEET
13. LANDSCAPE FABRIC
14. SCH. 80 UNION
15. SCH. 80 FEMALE ADAPTER

NOTES:
- ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.
- IF MAINLINE OR MANIFOLD SUB-MAIN IS AT VALVE DEPTH, TEE INTO VALVE WITH SCH.80 NIPPLE, LENGTH AS REQUIRED.

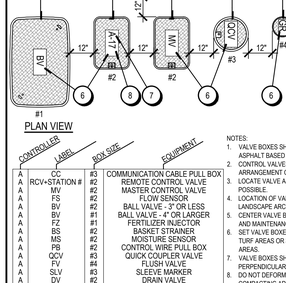
H REMOTE CONTROL VALVE
SCALE: 1" = 1" — P-2400900-IRR-38



DETAIL LEGEND
1. IRRIGATION MAINLINE INSTALLED 18" OFF HARDSCAPE EDGE
2. QUICK COUPLER VALVE ON SWING JOINT IN ROUND VALVE BOX
3. HARDSCAPE EDGE
4. SCH. 80 PVC UNION
5. BALL TYPE ISOLATION VALVE, IF SPECIFIED
6. SCH. 80 PVC TEE, SxSxS MAINLINE X MANIFOLD SIZE
7. SCH. 80 PVC TEE, SxSxS, SIZE PER LARGEST VALVE
8. MINIMUM 12" SEPARATION BETWEEN ALL VALVE BOXES
9. IRRIGATION SUB-MAINLINE, SIZE PER LARGEST VALVE
10. REMOTE CONTROL VALVE
11. LATERAL LINE TO SPRINKLERS

NOTE:
- IF MANIFOLD SUB-MAIN IS AT VALVE DEPTH, TEE INTO VALVE WITH SCH.80 NIPPLE, LENGTH AS REQUIRED.
- ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE

I VALVE MANIFOLD INSTALLATION
SCALE: 1" = 1" — P-2400900-IRR-39



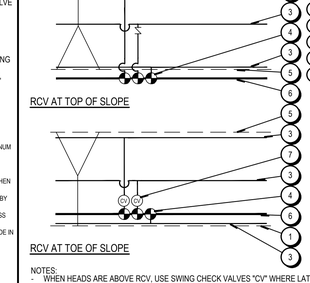
DETAIL LEGEND
1. #1 - JUMBO RECTANGULAR VALVE BOX (22"x16"x12")
2. #2 - STANDARD RECTANGULAR VALVE BOX (18"x12"X12")
3. #3 - ROUND VALVE BOX (10" DIA)
4. #4 - ROUND VALVE BOX (6" DIA)
5. EDGE OF PAVING, WALL OR BUILDING
6. 2" LABELING PER SPECIFICATIONS, SEE TABLE
7. CONTROLLER/EQUIPMENT DESIGNATION
8. VALVE NUMBER IDENTIFICATION

PLAN VIEW

CONTROLLER	LABEL	BOX SIZE	EQUIPMENT
A	CC	#3	COMMUNICATION CABLE PULL BOX
A	RCV+STATION #	#2	REMOTE CONTROL VALVE
A	MV	#2	MASTER CONTROL VALVE
A	FS	#2	FLOW SENSOR
A	BV	#2	BALL VALVE - 3" OR LESS
A	BV	#1	BALL VALVE - 4" OR LARGER
A	FZ	#1	FERTILIZER INJECTOR
A	BS	#2	BASKET STRAINER
A	MS	#2	MOISTURE SENSOR
A	PB	#2	CONTROL WIRE PULL BOX
A	QCV	#3	QUICK COUPLER VALVE
A	FV	#4	FLUSH VALVE
A	SLV	#3	SLEEVE MARKER
A	DV	#2	DRAIN VALVE
A	ARV	#4	AIR/VACUUM RELIEF
A	PR	#2	PRESSURE REG. VALVE
A	HM	#2	HYDROMETER
A	GR	#4	GROUNDING ROD

NOTES:
1. VALVE BOXES SHALL BE LABELED BY HOT IRON BRANDING OR ALUMINUM ASPHALT BASED WATERPROOF PAINT.
2. CONTROL VALVES SHALL BE INSTALLED TO ALLOW ORDERLY ARRANGEMENT OF VALVE BOXES.
3. LOCATE VALVE ASSEMBLIES IN SHRUB OR GROUND COVER AREAS WHEN POSSIBLE.
4. LOCATION OF VALVE ASSEMBLIES SHALL BE STAKED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. CENTER VALVE BOXES OVER VALVE ASSEMBLE TO FACILITATE ACCESS AND MAINTENANCE.
6. SET VALVE BOXES AT EQUAL ELEVATIONS WITH TOPS AT FINISH GRADE IN TURF AREAS OR 3" ABOVE FINISH GRADE IN SHRUB/GROUND COVER AREAS.
7. VALVE BOXES SHALL BE SET PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF PAVEMENT.
8. DO NOT DEFORM OR COLLAPSE VALVE BOX BY EXCESSIVE SOIL COMPACTING AROUND BOX.
9. ON RECYCLED SYSTEMS ALL VALVE BOXES AND QUICK COUPLING VALVES SHALL BE CLEARLY COLORED PURPLE.
10. VALVE BOX # 1 THRU # 3 SHALL HAVE STAINLESS STEEL LOCKING HARDWARE.

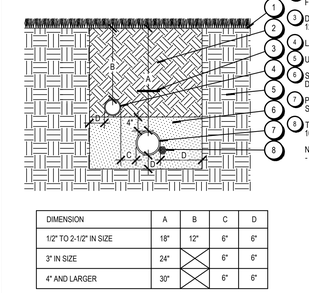
J VALVE BOX LAYOUT AND LABELING
SCALE: 1" = 1" — P-2400900-IRR-40



DETAIL LEGEND
1. TOE OF SLOPE
2. SPRING TYPE CHECK VALVE
3. LATERAL LINE (TYP.)
4. REMOTE CONTROL VALVE
5. TOP OF SLOPE
6. MAINLINE
7. SWING TYPE CHECK VALVE

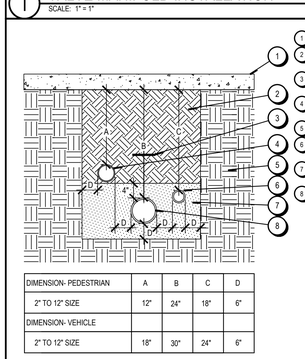
NOTES:
- WHEN HEADS ARE ABOVE RCV, USE SWING CHECK VALVES "CV" WHERE LATERALS CONNECT TO RCV.
- WHERE HEADS ARE BELOW RCV USE SPRING CHECK VALVES AT LATERALS.
- INSTALL IN SEPERATE 6" VALVE BOX.
- ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

K RCV INSTALLATION AT TOP/TOE OF SLOPE
SCALE: 1" = 1" — P-2400900-IRR-41



DIMENSION	A	B	C	D
1/2" TO 2-1/2" IN SIZE	18"	12"	6"	6"
3" IN SIZE	24"		6"	6"
4" AND LARGER	30"		6"	6"

L PIPE INSTALLATION - POTABLE
SCALE: 1" = 1" — P-2400900-IRR-42

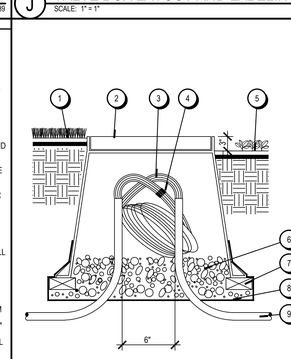


DETAIL LEGEND
1. PAVING
2. RECOMPACTED NATIVE BACKFILL FREE OF ROCKS
3. DETECTABLE WARNING TAPE 12" ABOVE MAINLINE SLEEVE (MINIMUM)
4. LATERAL LINE SLEEVE(S), SEE LEGEND FOR SPECS
5. UNDISTURBED SOIL
6. CONTROL WIRE SLEEVE, SEE LEGEND FOR SPECS
7. SAND BACKFILL COMPACTED TO THE DENSITY OF EXISTING SOIL
8. MAINLINE SLEEVE, SEE LEGEND FOR SPECS

NOTES:
- SLEEVES TO BE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE CARRIED.
- DETECTABLE WARNING TAPE SHALL BE PROVIDED FOR ALL PRESSURE MAINLINES. STANDARD 5MIL THICKNESS, 3" WIDTH WITH ALUMINUM CORE. PERMANENTLY PRINTED AND A.P.W.A. UNIFORM COLOR CODE.
- EXTEND ALL SLEEVES 12" MINIMUM PAST HARDSCAPE EDGES
- BACKFILL SHOULD BE PLACED IN 6" LAYERS AND TAMPED.
- CONTRACTOR SHALL INSTALL PULL BOX 6" FROM THE END OF EACH SIDE OF ANY ROAD CROSSINGS

DIMENSION- PEDESTRIAN	A	B	C	D
2" TO 12" SIZE	12"	24"	18"	6"
DIMENSION- VEHICLE				
2" TO 12" SIZE	18"	30"	24"	6"

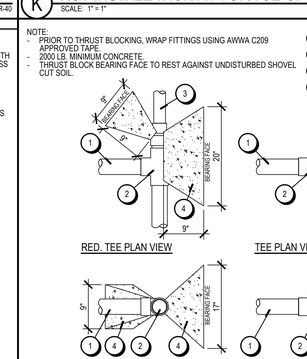
M SLEEVE INSTALLATION - POTABLE
SCALE: 1" = 1" — P-2400900-IRR-43



DETAIL LEGEND
1. FINISHED GRADE IN TURF AREAS
2. 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN COVER, USE STAINLESS BOLT, NUT, AND WASHER. HEAT BRAND "PB" ONTO LID.
3. 24" WIRE EXPANSION LOOP (TYP).
4. WATER PROOF WIRE CONNECTORS
5. FINISH GRADE IN SHRUB AREAS
6. ½" ROCK, 1 CUBIC FT.
7. (4)BRICK SUPPORTS
8. LANDSCAPE FABRIC
9. PVC ELECTRICAL SWEEP (IF INSTALLED IN CONDUIT)

N WIRE PULL BOX
SCALE: 1" = 1" — P-2400900-IRR-45

NOTE:
- PRIOR TO THRUST BLOCKING, WRAP FITTINGS USING AWWA C209 APPROVED TAPE.
- 2000 LB. MINIMUM CONCRETE.
- THRUST BLOCK BEARING FACE TO REST AGAINST UNDISTURBED SHOVEL CUT SOIL.



DETAIL LEGEND
1. PVC PIPE
2. PVC TEE
3. PVC CONCENTRIC REDUCER
4. CONCRETE

O THRUST BLOCKS - TEES
SCALE: 1" = 1" — P-2400900-IRR-46

ROOT BARRIER NOTE:
ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert
Call 811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

NOT FOR CONSTRUCTION
AUTOCAD 2026 (LATEST)

LANDSCAPE IRRIGATION DETAILS & NOTES — LI-06

MAJOR LAND DIVISION
THE MEADOWS
LANDSCAPE AND IRRIGATION PLANS
FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

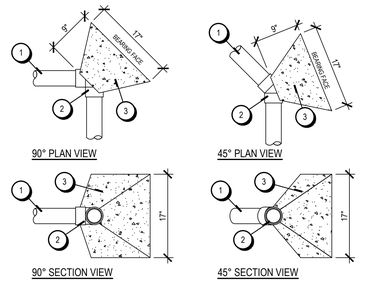
PLOT DATE	JOB NUMBER
09/02/25	24-009-00

SCALE: PER PLAN
DRAFTED BY: LL
CHECKED BY: RS
SHT. 14 OF 24 SHTS.

G:\24-PROJECTS\24-009-00\LANDARCH\DSV\24-009 ISUP.DWG (09-02-25 3:47:51 PM) Plotted by: lincke

NOTE:
- PRIOR TO THRUST BLOCKING, WRAP FITTINGS USING AWWA C209 APPROVED TAPE.
- 2000 LB. MINIMUM CONCRETE.
- THRUST BLOCK BEARING FACE TO REST AGAINST UNDISTURBED SHOVEL CUT SOIL.

DETAIL LEGEND
1. PVC PIPE
2. PVC ELL
3. CONCRETE



90° PLAN VIEW

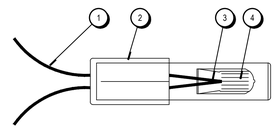
45° PLAN VIEW

90° SECTION VIEW

45° SECTION VIEW

A THRUST BLOCKS - ELLS
SCALE: 1" = 1" P-2400900-IRR-47

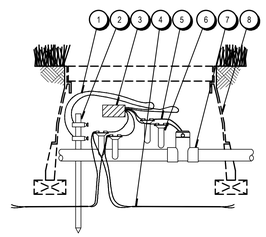
DETAIL LEGEND
1. LOW VOLTAGE WIRES, 3 MAXIMUM
2. OUTER CASE OF WATERPROOF CONNECTOR
3. STRIP AND TWIST WIRES FOR PROPER CONNECTION
4. WIRE NUT



NOTES:
- INSPECT, TEST, AND VERIFY PROPER SYSTEM CONNECTION BEFORE INSERTION INTO SEALANT CARTRIDGE.
- DO NOT REUSE SEALANT CARTRIDGES.

B WIRE CONNECTORS
SCALE: 1" = 1" P-2400900-IRR-48

DETAIL LEGEND
1. WIRE FROM SENSOR DECODER TO GROUNDING ROD USING CAD WELD (1 OF 2)
2. GROUNDING ROD PER ASIC SPECIFICATIONS
3. SENSOR DECODER PER LEGEND
4. COMMUNICATION CABLE PER LEGEND TO/FROM DEVICES (FIELD DECODER, SENSOR DECODER, OR CONTROLLER)
5. WIRE FROM SENSOR DECODER TO FLOW SENSOR
6. WATERPROOF CONNECTION PER LEGEND (1 OF 4)
7. FLOW SENSOR PER LEGEND AND DETAILS
8. SEE FLOW SENSOR DETAIL FOR INSTALLATION METHOD

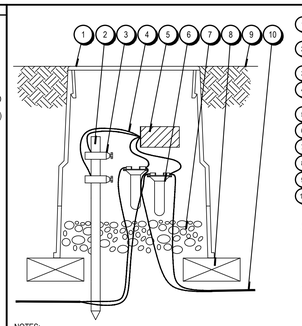


WIRE SPLICE STEPS
1. STRIP WIRES ½" TO ¾". USING LINEMANS PLIERS OR OTHER STYLE TOOL, TWIST ENDS TOGETHER MIN 3 TIMES. INSERT INTO SCOTCHLOK ELECTRICAL CONNECTOR AND ROTATE CLOCKWISE UNTIL ADDITIONAL FORCE IS REQUIRED.
2. INSERT THE SPLICE INTO THE GEL-FILLED INSULATOR TUBE. PUSH PAST THE LOCKING FINGERS TO HOLD THE SCOTHLOK CONNECTOR IN PLACE.
3. POSITION WIRE CHANNELS AND SNAP INSULATOR TUBE COVER CLOSED.

NOTES:
- SEE FLOW SENSOR DETAIL AND LEGEND FOR FLOW SENSOR INSTALLATION METHODS AND MATERIALS.
- SECONDARY WIRE RUN BETWEEN SENSOR DECODER AND FLOW METER NOT TO EXCEED 150' WITH 14 GAUGE WIRE.
- PLACE 5' OF EXTRA WIRE IN VALVE BOX FOR SERVICING.
- INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

C DECODER - FLOW SENSOR CONNECTION
SCALE: 1" = 1" P-2400900-IRR-49

DETAIL LEGEND
1. VALVE BOX WITH COVER: 10-INCH ROUND SIZE
2. ¾" x 8' GROUNDING ROD: 50 OHMS OR LESS
3. BRASS CLAMP OR CAD-WELD (1 OF 2)
4. WIRE FROM SURGE PROTECTION TO GROUNDING ROD (1 OF 2)
5. LINE SURGE PROTECTION
6. WATERPROOF CONNECTION (1 OF 2)
7. 3" MIN. DEPTH OF ¾" ROCK
8. BRICK SUPPORT (1 OF 2)
9. FINISHED GRADE / TOP OF MULCH
10. TWO-WIRE CABLE TO/FROM NEXT DEVICE

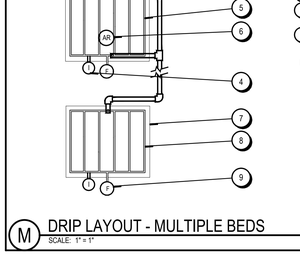


WIRE SPLICE STEPS
1. STRIP WIRES ½" TO ¾". USING LINEMANS PLIERS OR OTHER STYLE TOOL, TWIST ENDS TOGETHER MIN 3 TIMES. INSERT INTO SCOTCHLOK ELECTRICAL CONNECTOR AND ROTATE CLOCKWISE UNTIL ADDITIONAL FORCE IS REQUIRED.
2. INSERT THE SPLICE INTO THE GEL-FILLED INSULATOR TUBE. PUSH PAST THE LOCKING FINGERS TO HOLD THE SCOTHLOK CONNECTOR IN PLACE.
3. POSITION WIRE CHANNELS AND SNAP INSULATOR TUBE COVER CLOSED.

NOTES:
- SURGE PROTECTION SHOULD BE INSTALLED EVERY 1000' ON TWO-WIRE PATH. SURGE PROTECTION TO BE INSTALLED AT END OF WIRE RUN THAT TERMINATES IN THE FIELD (STAR CONFIGURATION). INSTALL PER ASIC GUIDELINES

D DECODER - GROUNDING ROD
SCALE: 1" = 1" P-2400900-IRR-50

DETAIL LEGEND
1. TWO-WIRE TWISTED CABLE FROM CONTROLLER OR NEXT DECODER, ALLOW 5 FT. OF SLACK PER DECODER IN EACH VALVE BOX
2. DBY-6 WATERPROOF CONNECTORS (TYP)
3. GROUNDING ROD IN 10" ROUND VALVE BOX. USE CAD-WELDS (2 REQ.) INSTALL PER ASIC GUIDELINES. 1 PER 12 DECODERS OR EVERY 1000 FT.
4. ONE OR TWO STATION DECODER PER LEGEND
5. DBY WATERPROOF CONNECTORS (TYP)
6. SOLENOID #1 (VALVE), MASTER VALVE, OR BOOSTER PUMP / VALVE (MAXIMUM 2)
7. SOLENOID #2 (VALVE), MASTER VALVE, OR BOOSTER PUMP / VALVE (MAXIMUN 2)



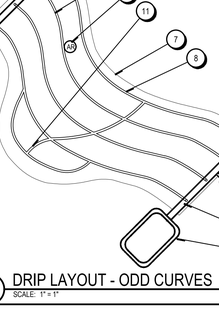
WIRE SPLICE STEPS
1. STRIP WIRES ½" TO ¾". USING LINEMANS PLIERS OR OTHER STYLE TOOL, TWIST ENDS TOGETHER MIN 3 TIMES. INSERT INTO ELECTRICAL CONNECTOR AND ROTATE CLOCKWISE UNTIL ADDITIONAL FORCE IS REQUIRED.
2. INSERT THE SPLICE INTO THE GEL-FILLED INSULATOR TUBE. PUSH PAST THE LOCKING FINGERS TO HOLD THE CONNECTOR IN PLACE.
3. POSITION WIRE CHANNELS AND SNAP INSULATOR TUBE COVER CLOSED.

NOTE: All DECODERS SHALL HAVE THE FOLLOWING ADDRESS AND CORRESPONDING COLOR
ADDRESS 1 = BLACK
ADDRESS 2 = YELLOW
ADDRESS 3 = GREEN
ADDRESS 4 = WHITE
ADDRESS 5 = ORANGE
ADDRESS 6 = PURPLE

NOTE:
- MAXIMUM LENGTH OF SECONDARY WIRE PATH (14 AWG) FROM DECODER TO SOLENOID IS 150 FEET.

E DECODER - ONE OR TWO STATION
SCALE: 1" = 1" P-2400900-IRR-51

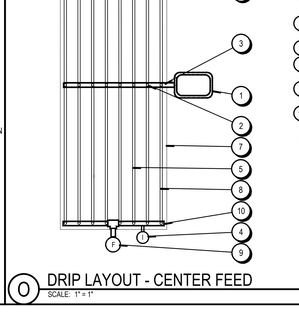
DETAIL LEGEND
1. SHRUB ADAPTER SPRAY, SEE LEGEND FOR SPECIFICATION
2. SECURE RISER TO STAKE WITH STAINLESS STEEL "PUNCH-LOK" CLAMP, TWO REQUIRED
3. SCH 80 PVC NIPPLE, TWO REQUIRED LENGTH AS REQUIRED
4. SPRING TYPE ANTI-DRAIN VALVE
5. FINISHED GRADE
6. REBAR STAKE, #4, SIZE AS REQUIRED
7. UNDISTURBED SOIL
8. TRIPLE SWING JOINT ASSEMBLY
9. SCH 40 PVC SxSxT TEE FITTING LATERAL x SPRINKLER INLET SIZE
10. LATERAL LINE, SEE SPECIFICATIONS FOR TYPE AND DEPTH REQUIRED



NOTE:
- INSTALL SPRINKLER HEADS 12 INCHES FROM FENCES WALLS OR BUILDINGS. DO NOT INSTALL FIXED RISER HEADS WITHIN 10 FEET OF PAVING, CURBS OR TURF EDGES.
- INSTALL FIXED RISER HEADS PLUMB. ADJUST SPRAY TO COVER LANDSCAPE AREA WITHOUT OVERSPRAY ONTO PAVING, FENCES, WALLS OR BUILDINGS.
- ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

F SHRUB SPRAY ON RISER
SCALE: 1" = 1" P-2400900-IRR-52

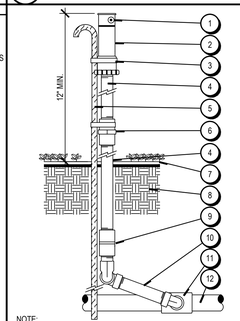
DETAIL LEGEND
1. ROTOR HEAD, SEE LEGEND FOR SPECIFICATION
2. INSTALL IRRIGATION HEAD FLUSH WITH FINISHED GRADE IN TURF AREAS
3. SPRAY HEAD, SEE LEGEND FOR SPECIFICATION
4. INSTALL SPRINKLER HEAD ½" ABOVE FINISHED GRADE IN SHRUB AND GROUND COVERS AREAS
5. UNDISTURBED SOIL
6. TRIPLE SWING JOINT ASSEMBLY, 8" LAY MINIMUM
7. SCH 40 PVC SxSxT TEE FITTING LATERAL x SPRINKLER INLET SIZE
8. LATERAL LINE, SEE SPECIFICATIONS FOR TYPE AND DEPTH REQUIRED



NOTE:
- INSTALL SPRINKLER HEADS 6" FROM PAVING EDGE IN GROUND COVER AREAS.
- INSTALL SPRINKLER HEADS 4" FROM PAVING EDGE IN TURF AREAS.
- INSTALL SPRINKLER HEADS PLUMB.
- ADJUST SPRAYS OR NOZZLE STREAM TO COVER LANDSCAPE AREA WITHOUT OVERSPRAY ONTO PAVING, FENCES, WALLS OR BUILDINGS.
- DO NOT USE SIDE INLET ON HEADS WITH INTEGRAL CHECK VALVE.
- ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.
- SHRUB RISER CAN BE USED ON HEADS 10' AWAY FROM ANY HARDSCAPE.

G POP-UP SPRAY OR ROTOR HEAD ON SWING JOINT
SCALE: 1" = 1" P-2400900-IRR-53

DETAIL LEGEND
1. SHRUB ROTOR, SEE LEGEND FOR SPECIFICATION
2. SHRUB RISER ASSEMBLY, SEE LEGEND FOR SPECIFICATION
3. SECURE RISER TO STAKE WITH STAINLESS STEEL "PUNCH-LOK" CLAMP, TWO REQUIRED
4. SCH 80 PVC NIPPLE, TWO REQUIRED LENGTH AS REQUIRED
5. REBAR STAKE, #4 x 36" LENGTH
6. SPRING TYPE ANTI-DRAIN VALVE
7. FINISHED GRADE
8. UNDISTURBED SOIL
9. SCH 40 PVC THREADED COUPLING
10. TRIPLE SWING JOINT ASSEMBLY
11. SCH 40 PVC SxSxT TEE FITTING LATERAL x SPRINKLER INLET SIZE
12. LATERAL LINE, SEE SPECIFICATIONS FOR TYPE AND DEPTH REQUIRED



NOTE:
- INSTALL SPRINKLER HEADS 12 INCHES FROM FENCES WALLS OR BUILDINGS. DO NOT INSTALL FIXED RISER HEADS WITHIN 10 FEET OF PAVING, CURBS OR TURF EDGES.
- INSTALL FIXED RISER HEADS PLUMB. ADJUST SPRAY TO COVER LANDSCAPE AREA WITHOUT OVERSPRAY ONTO PAVING, FENCES, WALLS OR BUILDINGS.
- ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

H SHRUB ROTOR ON RISER
SCALE: 1" = 1" P-2400900-IRR-54

DETAIL LEGEND
1. FINISHED GRADE IN TURF AREAS
2. GRATED CAP
3. FINISHED GRADE IN SHRUB AREAS
4. HUNTER 0.25 or 0.50 GPM PCB BUBBLER
5. HUNTER HCV CHECK VALVE (OPTIONAL)
6. ¾" GRAVEL
7. PATENTED STRATA ROOT SYSTEM
8. HUNTER SWING JOINT MODEL #SJ-SXX-X
9. LATERAL PIPE
10. PVC SCH 40 TEE OR EL
11. ROOT INTRUSION BARRIER
12. HUNTER FILTER FABRIC SLEEVE #RZWS SLEEVE

I TREE ROOT ZONE WATERING SYSTEM
SCALE: 1" = 1" P-2400900-IRR-55

DETAIL LEGEND
1. TEE
2. TOP OF MULCH
3. PRESSURE-COMPENSATING IN-LINE EMITTER TUBING PER LEGEND
4. TIE DOWN STAKE
5. FINISHED GRADE

J DRIPLINE PROFILE
SCALE: 1" = 1" P-2400900-IRR-56

DETAIL LEGEND
1. DRIP VALVE ASSEMBLY (SEE LEGEND)
2. BLANK TUBING, LENGTH AS REQUIRED
3. PVC HEADER, PER PLAN
4. MANUAL ISOLATION BALL VALVE PER LEGEND
5. LANDSCAPE DRIPLINE, LENGTH AND TYPE PER LEGEND
6. TREE ROOTBALL
7. EMISSION POINT (TYP)
8. ESTIMATED DRIPLINE OF MATURE TREE
9. AIR RELIEF VALVE, PER LEGEND, INSTALL AT HIGHEST POINT
10. COUPLING, (1 OF 2)
11. MANUAL LINE FLUSHING VALVE W/ GRAVEL

K TREE RING DRIP LAYOUT
SCALE: 1" = 1" P-2400900-IRR-57

DETAIL LEGEND
1. DRIP VALVE ASSEMBLY (SEE LEGEND)
2. HUNTER ECO INDICATOR
3. PVC SUPPLY HEADER
4. DRIP TUBING START CONNECTION
5. DRIP TUBING, PER LEGEND, NOT TO EXCEED 200 LINEAR FEET BETWEEN HEADERS
6. AIR RELIEF VALVE, PER LEGEND, INSTALL AT HIGHEST POINT ON ZONE
7. AREA PERIMETER
8. PERIMETER LATERALS 2" TO 4" FROM EDGE
9. PVC EXHAUST HEADER
10. FLUSH VALVE, PER LEGEND, PLUMB TO EXHAUST HEADER

NOTE:
- ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

L DRIP LAYOUT - END FEED
SCALE: 1" = 1" P-2400900-IRR-58

DETAIL LEGEND
1. DRIP VALVE ASSEMBLY (SEE LEGEND)
2. DRIP TUBING START CONNECTION
3. PVC SUPPLY HEADER
4. HUNTER ECO INDICATOR
5. DRIP TUBING, PER LEGEND, NOT TO EXCEED 200 LINEAR FEET BETWEEN HEADERS
6. AIR RELIEF VALVE, PER LEGEND, INSTALL AT HIGHEST POINT ON ZONE
7. AREA PERIMETER
8. PERIMETER LATERALS 2" TO 4" FROM EDGE
9. FLUSH VALVE, PER LEGEND, PLUMB TO EXHAUST HEADER

NOTE:
- ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

M DRIP LAYOUT - MULTIPLE BEDS
SCALE: 1" = 1" P-2400900-IRR-59

DETAIL LEGEND
1. DRIP VALVE ASSEMBLY (SEE LEGEND)
2. DRIP TUBING START CONNECTION
3. PVC SUPPLY HEADER
4. HUNTER ECO INDICATOR
5. DRIP TUBING, PER LEGEND, NOT TO EXCEED 200 LINEAR FEET BETWEEN HEADERS
6. AIR RELIEF VALVE, PER LEGEND, INSTALL AT HIGHEST POINT ON ZONE
7. AREA PERIMETER
8. PERIMETER LATERALS 2" TO 4" FROM EDGE
9. FLUSH VALVE, PER LEGEND, PLUMB TO EXHAUST HEADER
10. PVC EXHAUST HEADER
11. BLANK TUBING HEADER CENTERED ON MOUND OR BERM

NOTE:
- ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

N DRIP LAYOUT - ODD CURVES
SCALE: 1" = 1" P-2400900-IRR-60

DETAIL LEGEND
1. DRIP VALVE ASSEMBLY (SEE LEGEND)
2. DRIP TUBING START CONNECTION
3. PVC SUPPLY HEADER
4. HUNTER ECO INDICATOR
5. DRIP TUBING, PER LEGEND, NOT TO EXCEED 200 LINEAR FEET BETWEEN HEADERS
6. AIR RELIEF VALVE, PER LEGEND, INSTALL AT HIGHEST POINT ON ZONE
7. AREA PERIMETER
8. PERIMETER LATERALS 2" TO 4" FROM EDGE
9. FLUSH VALVE, PER LEGEND, PLUMB TO EXHAUST HEADER
10. PVC EXHAUST HEADER

NOTE:
- ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

O DRIP LAYOUT - CENTER FEED
SCALE: 1" = 1" P-2400900-IRR-61

LANDSCAPE IRRIGATION DETAILS & NOTES LI-07

ROOT BARRIER NOTE:
ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert
Call:
811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

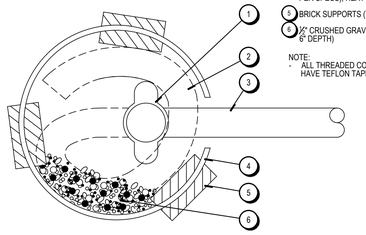
NOT FOR CONSTRUCTION

MAJOR LAND DIVISION
THE MEADOWS
LANDSCAPE AND IRRIGATION PLANS
FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE	JOB NUMBER
09/02/25	24-009-00

SCALE:	DRAFTED BY: LL	SHT. 15 OF 24 SHTS.
PER PLAN	CHECKED BY: RS	

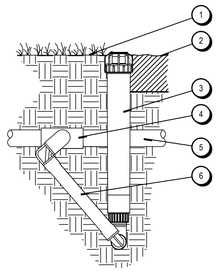
G:\24-PROJECTS\24-009-00\LANDARCH\CDS\24-009 ISUP.DWG (09-02-25 3:47:30PM) Plotted by: tlocke



DETAIL LEGEND
1. HUNTER PLD-BV
2. HUNTER PLD BLANK TUBING 24" LENGTH
3. DRIP LINE PER PLAN
4. 6" DIA. ROUND VALVE BOX (INSTALL PER SPEC'S), HEAT BRAND 'FV' ON LID
5. BRICK SUPPORTS (THREE)
6. ¾" CRUSHED GRAVEL SUMP (MINIMUM 6" DEPTH)

NOTE:
- ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

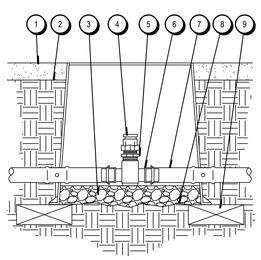
A FLUSH VALVE - HUNTER PLD
SCALE: 1" = 1" P-2400900-IRR-63



DETAIL LEGEND
1. FINISHED GRADE IN TURF
2. TOP OF MULCH, 3-4" DEEP LAYER
3. HUNTER ECO INDICATOR
4. ½" FPT CONNECTION FROM LATERAL
5. LATERAL PIPE PER PLAN
6. SWING JOINT

NOTE:
- LOCATE AIR RELIEF VALVE(S) AT HIGHEST POINT(S) OF ZONE.
- MULTIPLE AIR RELIEF VALVES MAY BE NECESSARY.
- ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

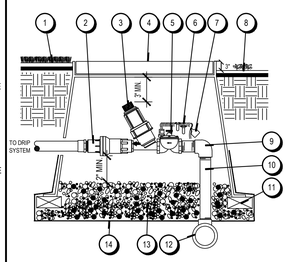
B DRIP ECO INDICATOR
SCALE: 1" = 1" P-2400900-IRR-64



DETAIL LEGEND
1. TOP OF MULCH
2. FINISHED GRADE
3. ½" WASHED GRAVEL, 1 CUBIC FOOT
4. AIR RELIEF VALVE
5. ½" MPT x ½" FPT BUSHING
6. PLD-075-TBTEE FITTING
7. PROFESSIONAL LANDSCAPE DRIPLINE
8. FILTER FABRIC
9. BRICK SUPPORTS (THREE)

NOTE:
- LOCATE AIR RELIEF VALVE(S) AT HIGHEST POINT(S) OF ZONE.
- MULTIPLE AIR RELIEF VALVES MAY BE NECESSARY.
- ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

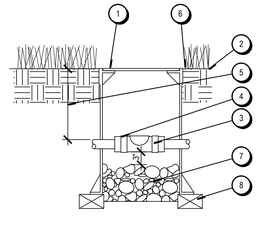
C DRIP AIR RELIEF VALVE
SCALE: 1" = 1" P-2400900-IRR-65



DETAIL LEGEND
1. FINISHED GRADE IN TURF AREAS
2. PRESSURE REGULATOR, SEE LEGEND FOR SPECS.
3. BASKET STRAINER, SEE LEGEND FOR SPECS.
4. PLASTIC RECTANGULAR 'JUMBO' VALVE BOX(S) WITH BOLT DOWN COVER, USE STAINLESS BOLT, NUT, AND WASHER. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. HEAT BRAND "RCV" AND CONTROL STATION # ONTO LID.
5. REMOTE CONTROL VALVE, SEE LEGEND FOR SPECS.
6. 24" WIRE LOOP WITH DRI-SPLICE CONNECTORS (1 OF 2)
7. VALVE ID TAG
8. FINISHED GRADE IN SHRUB AREAS
9. SCH. 80 PVC TxT ELL
10. SCH 80 PVC NIPPLES LENGTH AS REQ., (1 OF 2)
11. (4) BRICK SUPPORTS
12. IRRIGATION MAINLINE OR MANIFOLD SUPPLY
13. ¾" ROCK, 2 CUBIC FEET
14. LANDSCAPE FABRIC

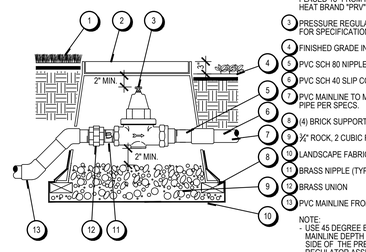
NOTES:
- INSTALL VALVE BOX EXTENSIONS AS REQUIRED TO ACHIEVE PROPER VALVE INSTALLATION AT MAIN LINE DEPTH.
- ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

D DRIP VALVE ASSEMBLY WITH BASKET STRAINER
SCALE: 1" = 1" P-2400900-IRR-66



DETAIL LEGEND
1. 6" ROUND PLASTIC VALVE BOX, 'T' TYPE LOCKING LID
2. FINISHED GRADE
3. CHECK VALVE
4. INTEGRAL UNIONS
5. DEPTH-SEE SPECIFICATIONS
6. TOP OF BOX ½" ABOVE FINISHED GRADE IN TURF, 2" ABOVE FINISHED GRADE IN BEDS
7. 1 CU. FT. PEA GRAVEL
8. BRICK SUPPORTS (2 REQ.)

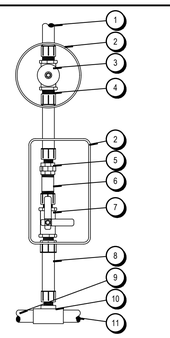
E LATERAL CHECK VALVE
SCALE: 1" = 1" P-2400900-IRR-68



DETAIL LEGEND
1. FINISHED GRADE IN TURF AREAS
2. PLASTIC ROUND VALVE BOX WITH BOLT DOWN COVER. USE STAINLESS BOLT, NUT, AND WASHER. BOX TO BE PLACED 18" FROM HARDSCAPE EDGE. HEAT BRAND "PRV" ONTO LID.
3. PRESSURE REGULATOR, SEE LEGEND FOR SPECIFICATION
4. FINISHED GRADE IN SHRUB AREAS
5. PVC SCH 80 NIPPLE, 3" MIN., 2 REQ.
6. PVC SCH 40 SLIP COUPLING, 2 REQ.
7. PVC MAINLINE TO MASTER VALVE, PIPE PER SPECS.
8. (4) BRICK SUPPORTS
9. ¾" ROCK, 2 CUBIC FT.
10. LANDSCAPE FABRIC
11. BRASS NIPPLE (TYP).
12. BRASS UNION
13. PVC MAINLINE FROM P.O.C.

NOTE:
- USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH FROM SUPPLY SIDE OF THE PRESSURE REGULATOR ASSEMBLY.
- ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

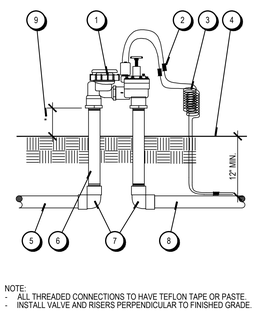
F PRESSURE REGULATING VALVE
SCALE: 1" = 1" P-2400900-IRR-69



DETAIL LEGEND
1. MAINLINE TO IRRIGATION SYSTEM
2. VALVE BOX (IF BELOW GRADE)
3. PRESSURE REGULATOR, PER LEGEND.
4. MALE ADAPTER TYP.
5. SCH. 80 PVC OR BRASS UNION
6. SCH. 80 PVC OR BRASS NIPPLE TYP.
7. BALL VALVE, PER LEGEND
8. IRRIGATION MAINLINE, PER LEGEND.
9. PRESSURE SUPPLY LINE FROM METER
10. TEE FITTING INSTALLED BY PLUMBER
11. PRESSURE SUPPLY LINE TO HOUSE

NOTE:
- ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

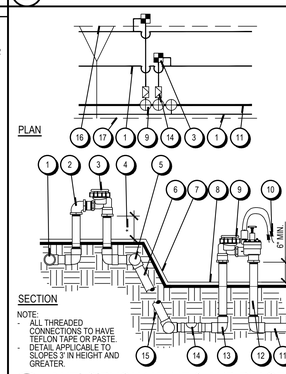
G IRRIGATION POC AT PRIVATE LOTS
SCALE: 1" = 1" P-2400900-IRR-71



DETAIL LEGEND
1. ANTI-SIPHON CONTROL VALVE PER LEGEND
2. WATERPROOF WIRE CONNECTORS (2 TYP.)
3. 30" WIRE LOOP
4. FINISHED GRADE
5. PVC LATERAL LINE PIPING
6. PVC SCH. 80 NIPPLE LENGTH AS REQ. (1 OF 2)
7. SxT SCH. 40 FITTINGS
8. PVC PRESSURE MAIN
9. MIN. 6" ABOVE LOWEST EMITTER

NOTE:
- ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.
- INSTALL VALVE AND RISERS PERPENDICULAR TO FINISHED GRADE.

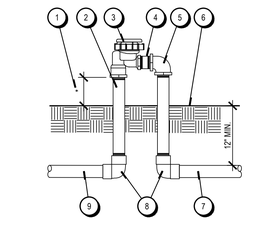
H ANTI-SIPHON VALVE
SCALE: 1" = 1" P-2400900-IRR-75



DETAIL LEGEND
1. PVC LATERAL LINE TO HEADS
2. UVR PVC SCH. 80 THREADED 90°
3. ATMOSPHERIC VACUUM BREAKER PER LEGEND
4. MIN. 6" ABOVE LOWEST EMITTER
5. TWO PVC ELLS AS REQUIRED (TYP).
6. PVC LATERAL LINE TO AVB BURIED AS SHOWN ON PLANS
7. SLOPE
8. FINISHED GRADE
9. ANTI-SIPHON CONTROL VALVE PER LEGEND
10. WATERPROOF WIRE CONNECTORS (2 TYP.)
11. PVC MAINLINE PER PLAN
12. PVC SCH. 80 NIPPLE LENGTH AS REQ.
13. PVC SCH. 40 SxT FITTINGS (TYP.)
14. SWING CHECK VALVE
15. PVC LATERAL LINE TO AVB
16. TOP OF SLOPE
17. TOE OF SLOPE

NOTE:
- ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.
- DETAIL APPLICABLE TO SLOPES 2' IN HEIGHT AND GREATER.

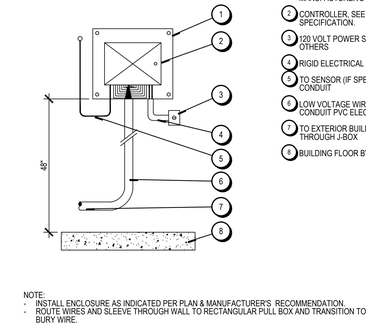
I ANTI-SIPHON VALVE & AVB PLACEMENT
SCALE: 1" = 1" P-2400900-IRR-74



DETAIL LEGEND
1. MIN. 6" ABOVE LOWEST EMITTER
2. PVC SCH. 80 NIPPLE, LENGTH AS REQ. (1 OF 2)
3. ATMOSPHERIC VACUUM BREAKER PER LEGEND
4. UVR RESISTANT SCH. 80 NIPPLE, LENGTH AS REQ.
5. UVR RESISTANT SCH. 80 THREADED 90
6. FINISHED GRADE
7. PVC LATERAL LINE PIPING TO HEADS
8. SxT PVC SCH. 40 FITTINGS (TYP).
9. PVC LATERAL LINE PIPING FROM RCV

NOTE:
- ALL THREADED CONNECTIONS SHALL HAVE TEFLON TAPE OR PASTE.

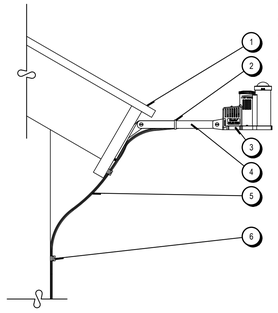
J ATMOSPHERIC VACUUM BREAKER
SCALE: 1" = 1" P-2400900-IRR-73



DETAIL LEGEND
1. MOUNT ENCLOSURE AS PER MANUFACTURER'S RECOMMENDATION
2. CONTROLLER, SEE LEGEND FOR SPECIFICATION.
3. 120 VOLT POWER SUPPLY IN J-BOX, BY OTHERS
4. RIGID ELECTRICAL CONDUIT
5. TO SENSOR (IF SPECIFIED) IN RIGID CONDUIT
6. LOW VOLTAGE WIRE IN RIGID PVC CONDUIT PVC ELECTRICAL SWEEP
7. TO EXTERIOR BUILDING WALL THROUGH J-BOX
8. BUILDING FLOOR BY OTHERS

NOTE:
- INSTALL ENCLOSURE AS INDICATED PER PLAN & MANUFACTURER'S RECOMMENDATION.
- ROUTE WIRES AND SLEEVE THROUGH WALL TO RECTANGULAR PULL BOX AND TRANSITION TO DIRECT BURY WIRE.

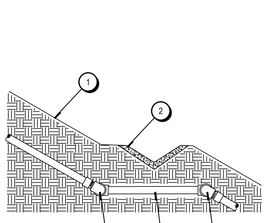
K WALL MOUNT CONTROLLER
SCALE: 1" = 1" P-2400900-IRR-72



DETAIL LEGEND
1. EAVE OF BUILDING
2. PLASTIC TIE DOWN STRAP
3. SENSOR, SEE LEGEND FOR SPECS
4. MOUNTING BRACKET, INSTALL PER MANUFACTURER'S RECOMMENDATIONS
5. IF WIRED MODEL IS SPECIFIED, PROVIDE WIRE BACK TO CONTROLLER
6. SECURE WIRE WITH CABLE TIE BRACKET, 3' O.C. MIN.

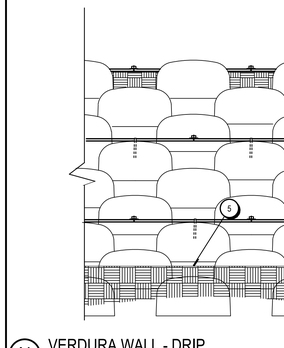
NOTE:
- MOUNT SENSOR PER MANUFACTURER'S RECOMMENDATIONS
- MOUNT SENSOR IN A LOCATION WITH EXPOSURE TO THE SUN AND RAINFALL WHICH IS UNOBSTRUCTED

L SOLAR SYNC MOUNTED TO EAVE
SCALE: 1" = 1" P-2400900-IRR-70



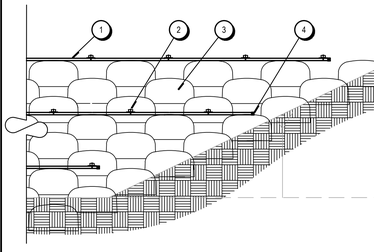
DETAIL LEGEND
1. FINISHED GRADE, SLOPE VARIES
2. V-DITCH
3. PVC PIPE, DEPTH AS PER PLAN, CONNECT TO SCH. 80 SWING JOINT WITH SCH. 80 PVC MALE ADAPTER (TYP.)
4. PVC PIPE, SIZE AS SHOWN ON PLANS

M V-DITCH CROSSING - BELOW
SCALE: 1" = 1" P-2400900-IRR-76



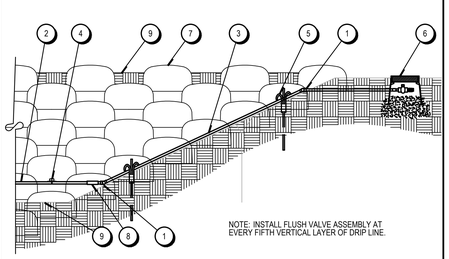
DETAIL LEGEND
1. SINGLE OUTLET PRESSURE COMPENSATING EMITTER
2. #3 "J" HOOK REBAR PIPE STABILIZER. EMBEDDED IN OPEN CELL
3. ½" DIA. POLYETHYLENE TUBING
4. UVR PVC SCH 40 LATERAL
5. FINISH GRADE
6. AIR RELEASE VALVE
7. VERDURA WALL PER MFG. SPECIFICATIONS
8. PIN TUBING IN PANTING CELL W/ LANDSCAPE STAPLE

N VERDURA WALL - DRIP
SCALE: N.T.S. P-2400900-IRR-77



DETAIL LEGEND
1. POLYETHYLENE TUBING
2. SINGLE OUTLET PRESSURE COMPENSATING EMITTER
3. ½" COMPRESSION HOSE END PLUG W/ THREDDED CAP
4. VERDURA WALL PER MFG. SPECIFICATIONS

O VERDURA WALL - POLY TUBING - END CONNECTION
SCALE: N.T.S. P-2400900-IRR-78



DETAIL LEGEND
1. (2)- UVR PVC SCH 40 ELLS (T X T) AND 1- UVR PVC SCH 40 (T X T) THREADED, 6" LONG NIPPLE
2. 1/2" POLYETHYLENE TUBING
3. UVR PVC SCH 40 LATERAL, ON GRADE
4. SINGLE OUTLET EMITTER PIPE STABILIZER @ 10' O.C. MAXIMUM SPACING
5. FLUSH VALVE ASSEMBLY
6. VERDURA WALL PER MFG. SPECIFICATIONS
7. 1/2" COMPRESSION TO 1/2" PVC ADAPTER
8. FINISH GRADE

NOTE: INSTALL FLUSH VALVE ASSEMBLY AT EVERY FIFTH VERTICAL LAYER OF DRIP LINE.

P TRANSITION CONNECTION W/ FLUSH VALVE
SCALE: N.T.S. P-2400900-IRR-79

GENERAL IRRIGATION NOTES

1. 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.
2. 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. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
5. THE MAINLINE AND SLEEVING IS DIAGRAMMATIC. ALL PIPING IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN LIMIT OF WORK BOUNDARIES AND IN SHRUB PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
6. IRRIGATION EQUIPMENT AS SHOWN IS DIAGRAMMATIC. INSTALL ALL THE IRRIGATION REMOTE CONTROL VALVES, QUICK COUPLERS, MASTER VALVES, FLOW SENSORS, BACKFLOWS, AIR/VACUUM DEVICES, BALL VALVES, AND ANCILLARY EQUIPMENT, IN SHRUB PLANTING AREAS WHEN FEASIBLE OR AS APPROVED BY OWNER'S REPRESENTATIVE AND THE LANDSCAPE IRRIGATION DESIGNER.
7. DO NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS 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 CHANGES DEEMED NECESSARY BY THE OWNER.
8. 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.
9. ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER, RECYCLED CROSS CONNECTION TEST VALVE, PUMP STATION AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
10. CONTRACTOR IS TO PROVIDE THREE (3) ADDITIONAL PILOT WIRES AND ONE (1) COMMON WIRE TO THE END OF THE MAINLINE RUN IN TWO DIRECTIONS FROM THE CONTROLLER. THE ADDITIONAL WIRE SHALL BE EXTENDED 10', MAKING A COIL TO FIT INSIDE A RECTANGULAR PULL BOX. LABEL THE LID OF THE PULL BOX 'SW'.
11. ALL PIPE UNDER PAVED AREAS, HARDSCAPE, OR AS DIRECTED BY OWNERS REPRESENTATIVE TO BE INSTALLED IN SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED. ALL 2" AND 3" SLEEVING SHALL BE PVC1220 SCH. 40, TYPE 1, GRADE 2 MATERIAL CONFORMING TO ASTM STANDARD D-1785-4. ALL 4" AND LARGER SLEEVING SHALL BE PVC1220 CLASS 200 SDR21, TYPE 1, GRADE 2 MATERIAL CONFORMING TO ASTM STANDARD D-2241. SLEEVES UNDER BROW DITCHES SHALL BE ENCASED IN CONCRETE A MINIMUM OF 6" THICK ON ALL SIDES OF PIPE. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF PAVING.
12. ALL QUICK COUPLER VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER VALVES WITHIN 18" OF HARDSCAPE.
13. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS. WHEN VERTICAL OBSTRUCTIONS (PROPS, STREET LIGHTS, TREES, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE SPRINKLER HEADS PREVENTING PROPER COVERAGE, THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER CIRCLE OR HALF CIRCLE SPRINKLER HEAD ON EACH SIDE OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
14. 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.
15. 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 VIA 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 POINT 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 FOR ANY REVISIONS, AND COSTS ASSOCIATED WITH SAID REVISIONS.
16. 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. FLOW THROUGH ANCILLARY EQUIPMENT, STEEL AND COPPER PIPE SHALL NOT EXCEED A VELOCITY OF 7½ FPS. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
17. ELECTRICAL POWER SOURCE FOR THE IRRIGATION CONTROLLER AND/OR BOOSTER PUMP 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.
18. DRIP IRRIGATION TO BE USED WHEREVER POSSIBLE. NO OVERHEAD IRRIGATION ALLOWED WITHIN 24" OF NON-PERMEABLE SURFACE.

ROOT BARRIER NOTE:
ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert
Call: 811
TWO WORKING DAYS BEFORE YOU DIG
CAUTION: Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

NOT FOR CONSTRUCTION

LANDSCAPE IRRIGATION DETAILS & NOTES LI-08

MAJOR LAND DIVISION
THE MEADOWS
LANDSCAPE AND IRRIGATION PLANS
FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE	JOB NUMBER
09/02/25	24-009-00

SCALE: PER PLAN | DRAFTED BY: LL | CHECKED BY: RS | SHT. 16 OF 24 SHTS.

C:\24-PROJECTS\24-009-00\LANDARCH\LDS\24-009 SUP.DWG (09-02-25 3:46:58PM) Plotted by: linzke

SECTION 02811
LANDSCAPE IRRIGATION

PART I - GENERAL

1.01 SUMMARY

A. IT IS THE INTENT OF THE SPECIFICATIONS AND DRAWINGS THAT THE FINISHED SYSTEM IS COMPLETE IN EVERY RESPECT AND SHALL BE READY FOR OPERATION SATISFACTORY TO THE OWNER.

B. THE WORK SHALL INCLUDE ALL MATERIALS, LABOR, SERVICES, TRANSPORTATION, AND EQUIPMENT NECESSARY TO PERFORM THE WORK AS INDICATED ON THE DRAWINGS, IN THESE SPECIFICATION, AND AS NECESSARY TO COMPLETE THE CONTRACT.

1.02 CONSTRUCTION DRAWINGS

A. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC. WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND PLAN HIS WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC. AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.

B. ALL WORK CALLED FOR ON THE DRAWINGS BY NOTES OR DETAILS SHALL BE FURNISHED AND INSTALLED WHETHER OR NOT SPECIFICALLY MENTIONED IN THE SPECIFICATIONS. WHEN AN ITEM IS SHOWN ON THE PLANS BUT NOT SHOWN ON THE SPECIFICATIONS OR VICE VERSA, IT SHALL BE DEEMED TO BE AS SHOWN ON BOTH. THE LANDSCAPE ARCHITECT SHALL HAVE FINAL AUTHORITY FOR CLARIFICATION.

C. 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 AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AS SOON AS DETECTED. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISION NECESSARY.

1.03 QUALITY ASSURANCE

A. PROVIDE AT LEAST ONE ENGLISH SPEAKING PERSON WHO SHALL BE PRESENT AT ALL TIMES DURING EXECUTION OF THIS PORTION OF THE WORK AND WHO SHALL BE THOROUGHLY FAMILIAR WITH THE TYPE OF MATERIALS BEING INSTALLED AND THE MANUFACTURER'S RECOMMENDED METHODS OF INSTALLATION AND WHO SHALL DIRECT ALL WORK PERFORMED UNDER THIS SECTION.

B. MANUFACTURER'S DIRECTIONS AND DETAILED DRAWINGS SHALL BE FOLLOWED IN ALL CASES WHERE THE MANUFACTURER OF ARTICLES USED IN THIS CONTRACT FURNISH DIRECTIONS COVERING POINTS NOT SHOWN IN THE DRAWINGS AND SPECIFICATIONS.

C. 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. ANYTHING CONTAINED IN THESE SPECIFICATIONS SHALL NOT BE CONSTRUED TO CONFLICT WITH ANY OF THE ABOVE RULES AND REGULATIONS OF THE SAME. HOWEVER, WHEN THESE SPECIFICATIONS AND DRAWINGS CALL FOR OR DESCRIBE MATERIALS, WORKMANSHIP, OR CONSTRUCTION OF A BETTER QUALITY, HIGHER STANDARD, OR LARGER SIZE THAN IS REQUIRED BY THE ABOVE RULES AND REGULATIONS, THE PROVISIONS OF THESE SPECIFICATIONS AND DRAWINGS SHALL TAKE PRECEDENCE.

D. ALL MATERIALS SUPPLIED FOR THIS PROJECT SHALL BE NEW AND FREE FROM ANY DEFECTS. ALL DEFECTIVE MATERIALS SHALL BE REPLACED IMMEDIATELY AT NO ADDITIONAL COST TO OWNER.

E. THE CONTRACTOR SHALL SECURE THE REQUIRED LICENSES AND PERMITS INCLUDING PAYMENTS OF CHARGES AND FEES, GIVE REQUIRED NOTICES TO PUBLIC AUTHORITIES, VERIFY PERMITS SECURED OR ARRANGEMENTS MADE BY OTHERS AFFECTING THE WORK OF THIS SECTION.

1.04 SUBMITTALS

A. MATERIALS LIST:
1. AFTER AWARD OF CONTRACT AND BEFORE ANY IRRIGATION SYSTEM MATERIALS ARE DELIVERED TO THE JOB SITE, SUBMIT TO THE OWNER A COMPLETE LIST OF ALL IRRIGATION SYSTEMS, MATERIALS, OR PROCESSES PROPOSED TO BE FURNISHED AND INSTALLED AS PART OF THIS CONTRACT.
2. SHOW MANUFACTURER'S NAME AND CATALOG NUMBER FOR EACH ITEM, FURNISH COMPLETE CATALOG CUTS AND TECHNICAL DATA, FURNISH THE MANUFACTURER'S RECOMMENDATIONS AS TO THE METHOD OF INSTALLATION.
3. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN ACCEPTANCE BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
4. MANUFACTURER'S WARRANTIES SHALL NOT RELIEVE THE CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE. SUCH WARRANTIES SHALL ONLY SUPPLEMENT THE GUARANTEE.

B. SUBSTITUTIONS:
IF THE IRRIGATION CONTRACTOR WISHES TO SUBSTITUTE ANY EQUIPMENT OR MATERIALS FOR THOSE EQUIPMENT OR MATERIALS LISTED ON THE IRRIGATION DRAWINGS AND SPECIFICATIONS HE MAY DO SO BY PROVIDING THE FOLLOWING INFORMATION TO THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE AND CITY INSPECTOR FOR APPROVAL.
1. PROVIDE A WRITTEN STATEMENT INDICATING THE REASON FOR MAKING THE SUBSTITUTION.
2. PROVIDE CATALOG CUT SHEETS, TECHNICAL DATA, AND PERFORMANCE INFORMATION FOR EACH SUBSTITUTE ITEM.
3. PROVIDE IN WRITING THE DIFFERENCE IN INSTALLED PRICE IF THE ITEM IS ACCEPTED.

1.05 EXISTING CONDITIONS

A. THE CONTRACTOR SHALL VERIFY AND BE FAMILIAR WITH THE LOCATIONS, SIZE AND DETAIL OF POINTS OF CONNECTION PROVIDED AS THE SOURCE OF WATER, ELECTRICAL SUPPLY, AND ANY TELEPHONE LINE CONNECTION TO THE IRRIGATION SYSTEM.

B. IRRIGATION DESIGN IS BASED ON THE AVAILABLE STATIC WATER PRESSURE SHOWN ON THE DRAWINGS. CONTRACTOR SHALL VERIFY STATIC WATER ON THE PROJECT PRIOR TO THE START OF CONSTRUCTION. SHOULD A DISCREPANCY EXIST, NOTIFY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION.

C. PRIOR TO CUTTING INTO THE SOIL, THE CONTRACTOR SHALL LOCATE ALL CABLES, CONDUITS, SEWER SEPTIC TANKS, AND OTHER UTILITIES AS ARE COMMONLY ENCOUNTERED UNDERGROUND AND HE SHALL TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH IMPROVEMENTS. IF A CONFLICT EXISTS BETWEEN THE SUCH OBSTACLES AND THE PROPOSED WORK, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER WHO WILL ARRANGE FOR RELOCATIONS. THE CONTRACTOR WILL PROCEED IN THE SAME MANNER IF A ROCK LAYER OR ANY OTHER SUCH CONDITIONS ARE ENCOUNTERED.

A. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FEATURES TO REMAIN ON AND ADJACENT TO THE PROJECT SITE DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR, AT HIS OWN COST, ALL DAMAGE RESULTING FROM HIS OPERATIONS OR NEGLIGENCE.

B. THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR FOR INSTALLATION OF REQUIRED SLEEVING AS SHOWN ON THE PLANS.

1.06 INSPECTIONS

A. THE CONTRACTOR SHALL PERMIT THE LANDSCAPE ARCHITECT, OWNER'S AUTHORIZED REPRESENTATIVE AND CITY INSPECTOR TO VISIT AND INSPECT AT ALL TIMES ANY PART OF THE WORK AND SHALL PROVIDE SAFE ACCESS FOR SUCH VISITS.

B. WHERE THE SPECIFICATIONS REQUIRE WORK TO BE TESTED BY THE CONTRACTOR, IT SHALL NOT BE COVERED OVER UNTIL ACCEPTED BY THE LANDSCAPE ARCHITECT, OWNER'S AUTHORIZED REPRESENTATIVE, AND/OR GOVERNING AGENCIES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR NOTIFYING THE LANDSCAPE ARCHITECT, OWNER, AND GOVERNING AGENCIES, A MINIMUM OF 48 HOURS IN ADVANCE, WHERE AND WHEN THE WORK IS READY FOR TESTING. SHOULD ANY WORK BE COVERED WITHOUT TESTING OR ACCEPTANCE, IT SHALL BE, IF SO ORDERED, UNCOVERED AT THE CONTRACTOR'S EXPENSE.

C. INSPECTIONS WILL BE REQUIRED FOR THE FOLLOWING AT A MINIMUM:
1. SYSTEM LAYOUT
2. PRESSURE TEST OF IRRIGATION MAIN LINE (FOUR HOURS AT 125 PSI OR 120% OF STATIC WATER PRESSURE, WHICH EVER IS GREATER) APPROVAL REQUIRED BY CITY INSPECTOR.
3. COVERAGE TEST OF IRRIGATION SYSTEM (APPROVAL REQUIRED BY CITY INSPECTOR).
4. FINAL INSPECTION PRIOR TO START OF MAINTENANCE PERIOD
5. FINAL ACCEPTANCE

D. SITE OBSERVATIONS AND TESTING WILL NOT COMMENCE WITHOUT THE RECORD DRAWINGS AS PREPARED BY THE IRRIGATION CONTRACTOR. RECORD DRAWINGS MUST COMPLETE AND UP TO DATE FOR EACH SITE VISIT.

E. WORK WHICH FAILS TESTING AND IS NOT ACCEPTED WILL BE RETESTED. HOURLY RATES AND EXPENSES OF THE LANDSCAPE ARCHITECT, OWNER'S AUTHORIZED REPRESENTATIVE, AND GOVERNING AGENCIES FOR REINSPECTION OR RETESTING WILL BE PAID BY THE IRRIGATION CONTRACTOR AT NO ADDITIONAL EXPENSE TO OWNER.

1.07 STORAGE AND HANDLING

A. USE ALL MEANS NECESSARY TO PROTECT IRRIGATION SYSTEM MATERIALS BEFORE, DURING, AND AFTER INSTALLATION AND TO PROTECT THE INSTALLATION WORK AND MATERIALS OF ALL OTHER TRADES. IN THE EVENT OF DAMAGE, IMMEDIATELY MAKE ALL REPAIRS AND REPLACEMENTS NECESSARY TO THE ACCEPTANCE OF THE LANDSCAPE ARCHITECT AND OWNER AND AT NO ADDITIONAL COST TO THE OWNER.

B. EXERCISE CARE IN HANDLING, LOADING, UNLOADING, AND STORING PLASTIC PIPE AND FITTINGS UNDER COVER UNTIL READY TO INSTALL. TRANSPORT PLASTIC PIPE ONLY ON A VEHICLE WITH A BED LONG ENOUGH TO ALLOW THE PIPE TO LAY FLAT TO AVOID UNDUE BENDING AND CONCENTRATED EXTERNAL LOAD.

1.08 CLEANUP AND DISPOSAL

A. DISPOSE OF WASTE, TRASH, AND DEBRIS IN ACCORDANCE WITH APPLICABLE LAWS AND ORDINANCES AND AS PRESCRIBED BY AUTHORITIES HAVING JURISDICTION. BURY NO SUCH WASTE MATERIAL AND DEBRIS ON THE SITE. BURNING OF TRASH AND DEBRIS WILL NOT BE PERMITTED. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF RUBBISH AND DEBRIS GENERATED BY HIS WORK AND WORKMEN AT FREQUENT INTERVALS OR WHEN ORDERED TO DO SO BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

B. AT THE TIME OF COMPLETION THE ENTIRE SITE WILL BE CLEARED OF TOOLS, EQUIPMENT, RUBBISH AND DEBRIS WHICH SHALL BE DISPOSED OF OFF-SITE IN A LEGAL DISPOSAL AREA.

1.09 TURNOVER ITEMS

A. RECORD DRAWINGS:
1. RECORD ACCURATELY ON ONE SET OF CONTRACT DRAWINGS ALL CHANGES IN THE WORK CONSTITUTING DEPARTURES FROM THE ORIGINAL CONTRACT DRAWINGS.
2. THE CHANGES AND DIMENSIONS SHALL BE RECORDED IN A LEGIBLE AND WORKMANLIKE MANNER TO THE SATISFACTION OF THE OWNER. PRIOR TO FINAL INSPECTION OF WORK, SUBMIT RECORD DRAWINGS TO THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
3. DIMENSIONS FROM/TO PERMANENT POINTS OF REFERENCE SUCH AS BUILDINGS, SIDEWALKS, CURBS, ETC. SHALL BE SHOWN. DATA ON RECORD DRAWINGS SHALL BE RECORDED ON A DAY TO DAY BASIS AS THE PROJECT IS BEING INSTALLED. ALL LETTERING ON DRAWINGS SHALL BE MINIMUM 1/8 INCH IN SIZE.
4. SHOW LOCATIONS AND DEPTHS OF THE FOLLOWING ITEMS:
A. POINT OF CONNECTION (INCLUDING WATER METERS, BACKFLOW PREVENTERS, MASTER CONTROL VALVES, ETC.)
B. ROUTING OF SPRINKLER PRESSURE LINES (DIMENSIONS SHOWN AT A MAXIMUM OF 100 FEET ALONG ROUTING)
C. GATE VALVES
D. AUTOMATIC REMOTE CONTROL VALVES AND ISOLATION BALL VALVES
E. QUICK COUPLING VALVES AND ISOLATION BALL VALVES
F. ROUTING OF CONTROL WIRES
G. IRRIGATION CONTROLLERS
H. RELATED EQUIPMENT (AS MAY BE DIRECTED)
5. MAINTAIN RECORD DRAWINGS ON SITE AT ALL TIMES. UPON COMPLETION OF WORK, TRANSFER ALL AS-BUILT INFORMATION AND DIMENSIONS TO REPRODUCIBLE SEPIA PRINTS.
6. FINAL AS-BUILT PLANS SHALL BE PREPARED BY GMP FROM THE DIMENSIONS PROVIDED BY THE CONTRACTOR.
7. FINAL AS-BUILT PLANS SHALL BE DRAFTED CLEARLY TO THE SATISFACTION OF THE CITY, AND THE ORIGINAL MYLARS SHALL BE SUBMITTED TO THE CITY FOR THEIR KEEPING.
8. THE FINAL AS-BUILT PLANS WILL BE REQUIRED TO BE APPROVED BY THE CITY AND FINAL MYLARS WILL BE REQUIRED TO BE APPROVED AND SIGNED BY THE CITY PRIOR TO CITY RELEASE OF SECURITIES.

B. CONTROLLER CHARTS:
1. RECORD DRAWINGS MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE CHARTS ARE PREPARED.
2. PROVIDE ONE CONTROLLER CHART FOR EACH AUTOMATIC CONTROLLER. CHART SHALL SHOW THE AREA COVERED BY THE PARTICULAR CONTROLLER.
3. THE CHART IS TO BE A REDUCED COPY OF THE ACTUAL "RECORD" DRAWING. IN THE EVENT THE CONTROLLER SEQUENCE IS NOT LEGIBLE WHEN THE DRAWING IS REDUCED, IT SHALL BE ENLARGED TO A READABLE SIZE.
4. WHEN COMPLETED AND APPROVED, THE CHART SHALL BE HERMETICALLY SEALED BETWEEN TWO PIECES OF PLASTIC, EACH PIECE BEING A MINIMUM 20 MILS IN THICKNESS.

C. OPERATION AND MAINTENANCE MANUALS:
1. TWO INDIVIDUALLY BOUND COPIES OF OPERATION AND MAINTENANCE MANUALS SHALL BE DELIVERED TO THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE AT LEAST 10 CALENDAR DAYS PRIOR TO FINAL INSPECTION. THE MANUALS SHALL DESCRIBE THE MATERIAL INSTALLED AND THE PROPER OPERATION OF THE SYSTEM.
2. EACH COMPLETE, BOUND MANUAL SHALL INCLUDE THE FOLLOWING INFORMATION:
A. INDEX SHEET STATING CONTRACTOR'S ADDRESS AND TELEPHONE NUMBER, DURATION OF GUARANTEE PERIOD, LIST OF EQUIPMENT INCLUDING NAMES AND ADDRESSES OF LOCAL MANUFACTURER REPRESENTATIVES.
B. OPERATING AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT.
C. SPARE PARTS LISTS AND RELATED MANUFACTURER INFORMATION FOR ALL EQUIPMENT.

D. EQUIPMENT:
1. SUPPLY AS A PART OF THIS CONTRACT THE FOLLOWING ITEMS:
A. TWO (2) WRENCHES FOR DISASSEMBLY AND ADJUSTMENT OF EACH TYPE OF SPRINKLER HEAD USED IN THE IRRIGATION SYSTEM.
B. THREE 30-INCH SPRINKLER KEYS FOR MANUAL OPERATION OF CONTROL VALVES.
C. TWO KEYS FOR EACH AUTOMATIC CONTROLLER.
D. FIVE QUICK COUPLER KEYS WITH A BRONZE HOSE THREAD 90 DEGREE SWIVEL ATTACHMENT AND FIVE COUPLER LID KEYS.
E. FIVE VALVE BOX COVER KEY OR WRENCH.
F. ONE 5-FOOT TEE WRENCH FOR OPERATING GATE VALVES 3 INCHES OR LARGER (IF USED).
G. SIX EXTRA SPRINKLER HEADS OF EACH SIZE AND TYPE PER IRRIGATION P.O.C.
2. THE ABOVE EQUIPMENT SHALL BE TURNED OVER TO OWNER'S AUTHORIZED REPRESENTATIVE AT THE FINAL INSPECTION.

1.10 COMPLETION
A. AT THE TIME OF THE PRE-MAINTENANCE PERIOD INSPECTION, THE LANDSCAPE ARCHITECT, OWNER'S AUTHORIZED REPRESENTATIVE, AND GOVERNING AGENCIES WILL INSPECT THE WORK, AND IF NOT ACCEPTED, WILL PREPARE A LIST OF ITEMS TO BE COMPLETED BY THE CONTRACTOR. AT THE TIME OF THE POST-MAINTENANCE PERIOD OR FINAL INSPECTION THE WORK WILL BE REINSPECTED AND FINAL ACCEPTANCE WILL BE IN WRITING BY THE LANDSCAPE ARCHITECT, OWNER'S AUTHORIZED REPRESENTATIVE, AND GOVERNING AGENCIES.

B. THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL HAVE FINAL AUTHORITY ON ALL PORTIONS OF THE WORK.

C. AFTER THE SYSTEM HAS BEEN COMPLETED, THE CONTRACTOR SHALL INSTRUCT OWNER'S AUTHORIZED REPRESENTATIVE IN THE OPERATION AND MAINTENANCE OF THE IRRIGATION SYSTEM AND SHALL FURNISH A COMPLETE SET OF OPERATING AND MAINTENANCE INSTRUCTIONS.

D. ANY SETTLING OF TRENCHES WHICH MAY OCCUR DURING THE ONE-YEAR PERIOD FOLLOWING ACCEPTANCE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION BY THE CONTRACTOR WITHOUT ANY ADDITIONAL EXPENSE TO THE OWNER. REPAIRS SHALL INCLUDE THE COMPLETE RESTORATION OF ALL DAMAGE TO PLANTING, PAVING OR OTHER IMPROVEMENTS OF ANY KIND AS A RESULT OF THE WORK.

1.11 GUARANTEE

A. THE ENTIRE SPRINKLER SYSTEM, INCLUDING ALL WORK DONE UNDER THIS CONTRACT, SHALL BE UNCONDITIONALLY GUARANTEED AGAINST ALL DEFECTS AND FAULT OF MATERIAL AND WORKMANSHIP, INCLUDING SETTLING OF BACK FIELD AREAS BELOW GRADE, FOR A PERIOD OF ONE (1) YEAR FOLLOWING THE FILING OF THE NOTICE OF COMPLETION. SHOULD ANY PROBLEM WITH THE IRRIGATION SYSTEM BE DISCOVERED WITHIN THE GUARANTEE PERIOD, IT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO OWNER WITHIN TEN (10) CALENDAR DAYS OF RECEIPT OF WRITTEN NOTICE FROM OWNER. WHEN THE NATURE OF THE REPAIRS AS DETERMINED BY THE OWNER CONSTITUTE AN EMERGENCY (I.E. BROKEN PRESSURE LINE) THE OWNER MAY PROCEED TO MAKE REPAIRS AT THE CONTRACTOR'S EXPENSE. ANY AND ALL DAMAGES TO EXISTING IMPROVEMENT RESULTING EITHER FROM FAULTY MATERIALS OR WORKMANSHIP, OR FROM THE NECESSARY REPAIRS TO CORRECT SAME, SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR, ALL AT NO ADDITIONAL COST TO THE OWNER.

B. GUARANTEE SHALL BE SUBMITTED ON CONTRACTORS OWN LETTERHEAD AS FOLLOWS: GUARANTEE FOR SPRINKLER IRRIGATION SYSTEM WE HEREBY GUARANTEE THAT THE SPRINKLER IRRIGATION SYSTEM WE HAVE FURNISHED AND INSTALLED IS FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP, AND THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ORDINARY WEAR AND TEAR AND UNUSUAL ABUSE, OR NEGLECT EXCEPTED. WE AGREE TO REPAIR OR REPLACE ANY DEFECTIVE MATERIAL DURING THE PERIOD OF ONE YEAR FROM DATE OF FILING OF THE NOTICE OF COMPLETION AND ALSO TO REPAIR OR REPLACE ANY DAMAGE RESULTING FROM THE REPAIRING OR REPLACING OF SUCH DEFECTS AT NO ADDITIONAL COST TO THE OWNER. WE SHALL MAKE SUCH REPAIRS OR REPLACEMENTS WITHIN 10 CALENDAR DAYS FOLLOWING WRITTEN NOTIFICATION BY THE OWNER. IN THE EVENT OF OUR FAILURE TO MAKE SUCH REPAIRS OR REPLACEMENTS WITHIN THE TIME SPECIFIED AFTER RECEIPT OF WRITTEN NOTICE FROM OWNER, WE AUTHORIZE THE OWNER TO PROCEED TO HAVE SAID REPAIRS OR REPLACEMENTS MADE AT OUR EXPENSE AND WE WILL PAY THE COSTS AND CHARGES THEREFORE UPON DEMAND.

PROJECT NAME:
PROJECT LOCATION:
CONTRACTOR NAME:
ADDRESS:
TELEPHONE:

SIGNED:
DATE:

PART II - MATERIALS

2.01 SUMMARY
USE ONLY NEW MATERIALS OF THE MANUFACTURER, SIZE AND TYPE SHOWN ON THE DRAWINGS AND SPECIFICATIONS. MATERIALS OR EQUIPMENT INSTALLED OR FURNISHED THAT DO NOT MEET LANDSCAPE ARCHITECT'S, OWNER'S, OR GOVERNING AGENCIES STANDARDS WILL BE REJECTED AND SHALL BE REMOVED FROM THE SITE AT NO EXPENSE TO THE OWNER.

2.02 PIPE
A. PRESSURE SUPPLY LINE FROM POINT OF CONNECTION THROUGH BACKFLOW PREVENTION UNIT SHALL BE TYPE K "HARD" COPPER PIPE OR BRASS NIPPLES (LENGTH AS REQUIRED).

B. PRESSURE SUPPLY LINES 2 INCHES IN DIAMETER AND UP TO 2.5 INCHES IN DIAMETER DOWNSTREAM OF BACKFLOW PREVENTION UNIT SHALL BE CLASS 315 SOLVENT WELD PVC. PIPING SHALL CONFORM TO ASTM D2241.

C. PRESSURE SUPPLY LINES 3 INCHES IN DIAMETER AND UP TO 8 INCHES IN DIAMETER DOWNSTREAM OF BACKFLOW PREVENTION UNIT SHALL BE CLASS 200 GASKET JOINT PVC. PIPING SHALL CONFORM TO ASTM D2241.

D. PRESSURE SUPPLY LINES 1.5 INCHES IN DIAMETER AND SMALLER OF THE BACKFLOW PREVENTION UNIT SHALL BE SCHEDULE 40 SOLVENT WELD PVC CONFORMING TO ASTM D1785.

E. NON-PRESSURE LINES .75 INCHES IN DIAMETER AND LARGER DOWNSTREAM OF THE REMOTE CONTROL VALVE SHALL BE SCH. 40 PVC.

F. ALL SPECIALIZED PIPING SHALL BE AS INDICATED ON THE DRAWING LEGEND OR DETAILS.

2.03 METAL PIPE AND FITTINGS

A. BRASS PIPE SHALL BE 85 PERCENT RED BRASS, ANSI, IPS STANDARD 125 POUNDS, SCHEDULE 40 SCREWED PIPE.

B. BRASS FITTINGS SHALL BE MEDIUM BRASS, SCREWED 125-POUND CLASS.

C. COPPER PIPE SHALL BE "HARD" TYPE K OR AS NOTED ON THE DRAWING LEGEND OR DETAILS.

D. COPPER FITTINGS SHALL BE SOLDERED TYPE.

2.04 PLASTIC PIPE AND FITTINGS

A. PIPE SHALL BE MARKED CONTINUOUSLY WITH MANUFACTURER'S NAME, NOMINAL PIPE SIZE, SCHEDULE OR CLASS, PVC TYPE AND GRADE, NATIONAL SANITATION FOUNDATION APPROVAL, COMMERCIAL STANDARDS DESIGNATION, AND DATE OF EXTRUSION.

B. ALL PLASTIC PIPE SHALL BE EXTRUDED OF AN IMPROVED PVC VIRGIN PIPE COMPOUND IN ACCORDANCE WITH ASTM D2241 OR ASTM D1784.

C. ALL PVC FITTINGS SHALL BE STANDARD WEIGHT SCHEDULE 40 AND SHALL BE INJECTION MOLDED OF AN IMPROVED VIRGIN PVC FITTING COMPOUND. SLIP PVC FITTINGS SHALL BE THE "DEEP SOCKET" BRACKETED TYPE. THREADED PLASTIC FITTINGS SHALL BE SCHEDULE 80 INJECTION MOLDED. ALL TEES AND ELLS SHALL BE SIDE GATED. ALL FITTINGS SHALL CONFORM TO ASTM D2466.

D. ALL THREADED NIPPLES SHALL BE STANDARD WEIGHT SCHEDULE 80 WITH MOLDED THREADS AND SHALL CONFORM TO ASTM D1785.

PART II - MATERIALS

E. ALL SOLVENT CEMENTING OF PLASTIC PIPE AND FITTINGS SHALL BE A TWO-STEP PROCESS, USING PRIMER AND SOLVENT CEMENT APPLIED PER THE MANUFACTURER'S RECOMMENDATIONS. CEMENT SHALL BE OF A FLUID CONSISTENCY, NOT GEL-LIKE OR ROPY. SOLVENT CEMENTING SHALL BE IN CONFORMANCE WITH ASTM D2564 AND ASTM D2855.

F. WHEN CONNECTION IS PLASTIC TO METAL, FEMALE ADAPTERS SHALL BE HAND TIGHTENED, PLUS ONE TURN WITH A STRAP WRENCH. JOINT COMPOUND SHALL BE NON-LEAD BASE TEFLON PASTE, TAPE, OR EQUAL.

2.05 BACKFLOW PREVENTION UNITS

A. THE BACKFLOW PREVENTION UNIT SHALL BE OF THE MANUFACTURER, SIZE, AND TYPE INDICATED ON THE DRAWINGS.

B. THE BACKFLOW PREVENTION UNIT SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH BY LOCAL CODES.

C. THE BACKFLOW PREVENTION ASSEMBLY SHALL CONSIST OF BRASS PIPING, UNIONS AND FITTINGS.

2.06 VALVES

A. GATE VALVES:
1. GATE VALVES SHALL BE OF THE MANUFACTURER, SIZE, AND TYPE INDICATED ON THE DRAWINGS.
2. GATE VALVES SHALL BE CONSTRUCTED OF A BRONZE BODY, BONNET AND DISC, AND A MALLEABLE IRON HANDWHEEL. GATE VALVES SHALL HAVE THREADED CONNECTIONS.

ROOT BARRIER NOTE:
ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert
Call
811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those companies belonging to the center. There are companies and utilities not members of the center. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

NOT FOR CONSTRUCTION
09.26.25

LANDSCAPE IRRIGATION SPECIFICATIONS LI-09

MAJOR LAND DIVISION
THE MEADOWS
LANDSCAPE AND IRRIGATION PLANS
FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE 09/02/25
JOB NUMBER 24-009-00
SCALE: PER PLAN
DRAFTED BY: LL
CHECKED BY: RS
SHT. 17 OF 24 SHTS.

G:\24-PROJECTS\24-009-00\LANDARCH\CDS\24-009 ISSP.DWG (09-02-25 3:47:07PM) Plotted by: linzke

PLANT SCHEDULE

SYM.	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	H X S	DETAIL	REMARKS
TREES								
AE	18	ARBUTUS UNEDO	STRAWBERRY TREE SHRUB	15 GAL	L		A/LP-05	
AM	12	ARBUTUS X `MARINA`	ARBUTUS STANDARD	24"BOX	L		A/LP-05	
CO	35	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	L		A/LP-05	
CL	21	CHILOPSIS L. `TIMELESS BEAUTY`	DESERT WILLOW	15 GAL	VL		A/LP-05	
K	44	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	24"BOX	L		A/LP-05	
LA	11	LAGERSTROEMIA X `TUSCARORA`	TUSCARORA CRAPE MYRTLE	15 GAL	M		A/LP-05	
LT	11	LAGERSTROEMIA X `TUSCARORA`	TUSCARORA CRAPE MYRTLE	24"BOX	M		A/LP-05	
OH	12	OLEA EUROPAEA `WILSONII`	WILSON OLIVE	15 GAL	L		A/LP-05	
PL	8	PRUNUS ILICIFOLIA LYONII	CATALINA CHERRY	15 GAL	L	25`	A/LP-05	
Q	3	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL	VL		A/LP-05	
QE	3	QUERCUS ENGLEMANNII	ENGELMANN OAK	24" BOX	VL		A/LP-05	
QI	22	QUERCUS ILEX	HOLLY OAK	24"BOX	L		A/LP-05	
QT	8	QUERCUS TURBINELLA	SONORAN SCRUB OAK	15 GAL	L		A/LP-05	
R	4	RHUS LANCEA	AFRICAN SUMAC	15 GAL	L		A/LP-05	
SM	18	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY	15 GAL	L		A/LP-05	
CT	4	X CHITALPA TASHKENTENSIS	CHITALPA	15 GAL	L		A/LP-05	
SHRUBS								
AT	116	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	L		E/LP-05	
AV	28	AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL	L		E/LP-05	
AB	47	AGAVE X `BLUE FLAME`	BLUE FLAME AGAVE	5 GAL	L		E/LP-05	
AS	24	AGAVE X `SHARKSKIN`	SHARKSKIN AGAVE	5 GAL	L		E/LP-05	
AA	137	ALOE ARBORESCENS	TORCH ALOE	5 GAL	L		E/LP-05	
Sa	6	ALOE TONGAENSIS 'MEDUSA'	MEDUSA MOZAMBIQUE TREE ALOE	15 GAL	L		E/LP-05	
AH	196	ALYOGYNE HUEGELII	BLUE HIBISCUS	5 GAL	L		E/LP-05	
AuC	78	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	5 GAL	L		E/LP-05	
BS	19	BACCHARIS SAROTHROIDES	DESERT BROOM	5 GAL	VL		E/LP-05	
BB	703	BOUGAINVILLEA X `LA JOLLA`	BOUGAINVILLEA	5 GAL	L		E/LP-05	
CY	141	CEANOTHUS G. H. `YANKEE POINT`	CALIFORNIA LILAC	5 GAL	L		E/LP-05	
CP	351	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL	L		E/LP-05	
FM	191	FURCRAEA F. `MEDIOPICTA`	MAURITIUS HEMP	5 GAL	L		E/LP-05	
HP	148	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	VL		E/LP-05	
HA	39	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	VL		E/LP-05	
LA	269	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GAL	L	2`	E/LP-05	
LO	139	LEONOTIS LEONURUS	LION'S TAIL	5 GAL	L		E/LP-05	
LE	89	LEUCADENDRON X 'EBONY'	EBONY CONEBUSH	5 GAL	L		E/LP-05	
LM	409	LOMANDRA L. 'PLATINUM BEAUTY'	PLATINUM BEAUTY LOMANDRA	5 GAL	L		E/LP-05	
MC	7	MIMULUS CARDINALIS	SCARLET MONKEYFLOWER	5 GAL	L		E/LP-05	BASIN BOTTOM
RC	81	RHAMNUS CALIFORNICA	CALIFORNIA COFFEE BERRY	5 GAL	VL		E/LP-05	
RH	71	RHUS INTEGRIFOLIA	LEMONADE BERRY	5 GAL	VL		E/LP-05	
ROM	50	ROMNEYA COULTERI	MATILIJA POPPY	5 GAL	VL		E/LP-05	
RCA	81	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GAL	L		E/LP-05	
SA	163	SALVIA APIANA	WHITE SAGE	1 GAL	L	8`	E/LP-05	
SX	196	SALVIA X `ALLEN CHICKERING`	SAGE	5 GAL	VL	4`	E/LP-05	
SB	112	SALVIA X `BEE`S BLISS`	SAGE	5 GAL	L	3`	E/LP-05	

VINE/ESPALIER	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	DETAIL
VB	122	BOUGAINVILLEA X 'SAN DIEGO RED'	SAN DIEGO RED BOUGAINVILLEA	5 GAL	L	E/LP-05
VC	36	CLEMATIS LIGUSTICIFOLIA	WESTERN WHITE CLEMATIS	5 GAL	L	E/LP-05
VF	344	FICUS PUMILA	CREEPING FIG	1 GAL	M	E/LP-05
VM	90	MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE	5 GAL	L	E/LP-05

SYM.	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING	DETAIL	REMARKS
GROUND COVERS								
	70,705 SF	BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON POINT COYOTE BRUSH	1 GAL	L	24" o.c.	D/LP-05	
	11,104 SF	CARISSA MACROCARPA `PROSTRATA`	PROSTRATE NATAL PLUM	FLAT	L	36" o.c.	D/LP-05	
	65,476 SF	MYOPORUM PARVIFOLIUM	TRAILING MYOPORUM	FLAT	L	18" o.c.	D/LP-05	
	14,841 SF	SENECIO MANDRALISCAE	BLUE CHALK STICKS	1 GAL	L	12" o.c.	D/LP-05	

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert
Call
811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

NOT FOR CONSTRUCTION

AUTOCAD 2025 (LATEST)

LANDSCAPE PLANTING LEGEND LP-00

MAJOR LAND DIVISION

THE MEADOWS
LANDSCAPE AND IRRIGATION PLANS

FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE	JOB NUMBER
09/02/25	24-009-00

SCALE:	DRAFTED BY: LL	SHT. 18 OF 24 SHTS.
PER PLAN	CHECKED BY: RS	

G:\24-PROJECTS\24-009-00\LANDARCH\CDS\24-009 PSHT.DWG (09-02-25 3:48:08PM) Plotted by: lilocke

FOR FULL PLANTING SCHEDULE
SEE SHEET LP-00

PLANTING NOTES

1. ALL SHRUB AND GROUNDCOVER AREAS (EXCLUDING LAWNS AND SLOPES OVER 3:1 SHALL BE TOP DRESSED WITH A MINIMUM OF 3" DEPTH OF 1½" MINUS SHREDDED BARK MULCH (FOREST FINES BY AGRISERVICE, INC., CONTACT (760) 295-6255) TO RETAIN SOIL MOISTURE. CONTRACTOR SHALL PROVIDE SAMPLE FOR LANDSCAPE ARCHITECTS APPROVAL.
2. CONTRACTOR SHALL COLLECT AND SUBMIT SOIL SAMPLES FROM A MINIMUM OF (4) AREAS TO THE `SOIL AND PLANT LABORATORY`, 'WALLACE LABORATORIES' OR APPROVED EQUAL FOR TESTING. THE TESTS SHALL BE RUN FOR NUTRIENTS, CHEMISTRY AND TEXTURE. THE REPORT SHALL PROVIDE RECOMMENDED AMENDMENTS FOR: `SURFACE SOIL PREPARATION FOR GROUNDCOVER AND MASS PLANTING`, `TREE AND SHRUB PLANTING GUIDELINES` AND `MAINTENANCE FERTILIZATION`. THE CONTRACTOR SHALL PROVIDE A COPY OF THE REPORT TO THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL AND IS EXPECTED TO FOLLOW ALL RECOMMENDATIONS STATED IN THE REPORT.
3. ALL TREES WITHIN 5` OF ANY WALK, CURB, DRIVE, BUILDING, UTILITY OR HARDSCAPE ELEMENT SHALL RECEIVE 10` OF 24" DEEP ROOT BARRIER UNLESS OTHERWISE INDICATED.

ABBREVIATED PLANT SCHEDULE

SYM.	BOTANICAL NAME	COMMON NAME
TREES		
A2	ARBUTUS UNEDO	STRAWBERRY TREE SHRUB
AU	ARBUTUS X `MARINA`	ARBUTUS STANDARD
CO	CERCIS OCCIDENTALIS	WESTERN REDBUD
CL	CHILOPSIS L. `TIMELESS BEAUTY`	DESERT WILLOW
K	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE
LZ	LAGERSTROEMIA X `TUSCARORA`	TUSCARORA CRAPE MYRTLE
LT	LAGERSTROEMIA X `TUSCARORA`	TUSCARORA CRAPE MYRTLE
OW	OLEA EUROPAEA `WILSONII`	WILSON OLIVE
PL	PRUNUS ILICIFOLIA LYONII	CATALINA CHERRY
Q	QUERCUS AGRIFOLIA	COAST LIVE OAK
QE	QUERCUS ENGLEMANNII	ENGELMANN OAK
QI	QUERCUS ILEX	HOLLY OAK
QT	QUERCUS TURBINELLA	SONORAN SCRUB OAK
R	RHUS LANCEA	AFRICAN SUMAC
SM	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY
CT	X CHITALPA TASHKENTENSIS	CHITALPA

PLANTABLE WALLS - FOR PLANTING REFERENCE DETAIL F/ LP-05

STREET 'A'

STREET 'B'

MATCHLINE - SEE LP-02

MATCHLINE - SEE LP-03

MATCHLINE - SEE LP-03

PLANTABLE WALLS - FOR PLANTING REFERENCE DETAIL F/ LP-05

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

SCALE: 1"=20'-0"

Underground Service Alert
Call: 811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only its members who have facilities in the area. It is not the other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

NOT FOR CONSTRUCTION

LANDSCAPE PLANTING PLAN LP-01

MAJOR LAND DIVISION

THE MEADOWS
LANDSCAPE AND IRRIGATION PLANS

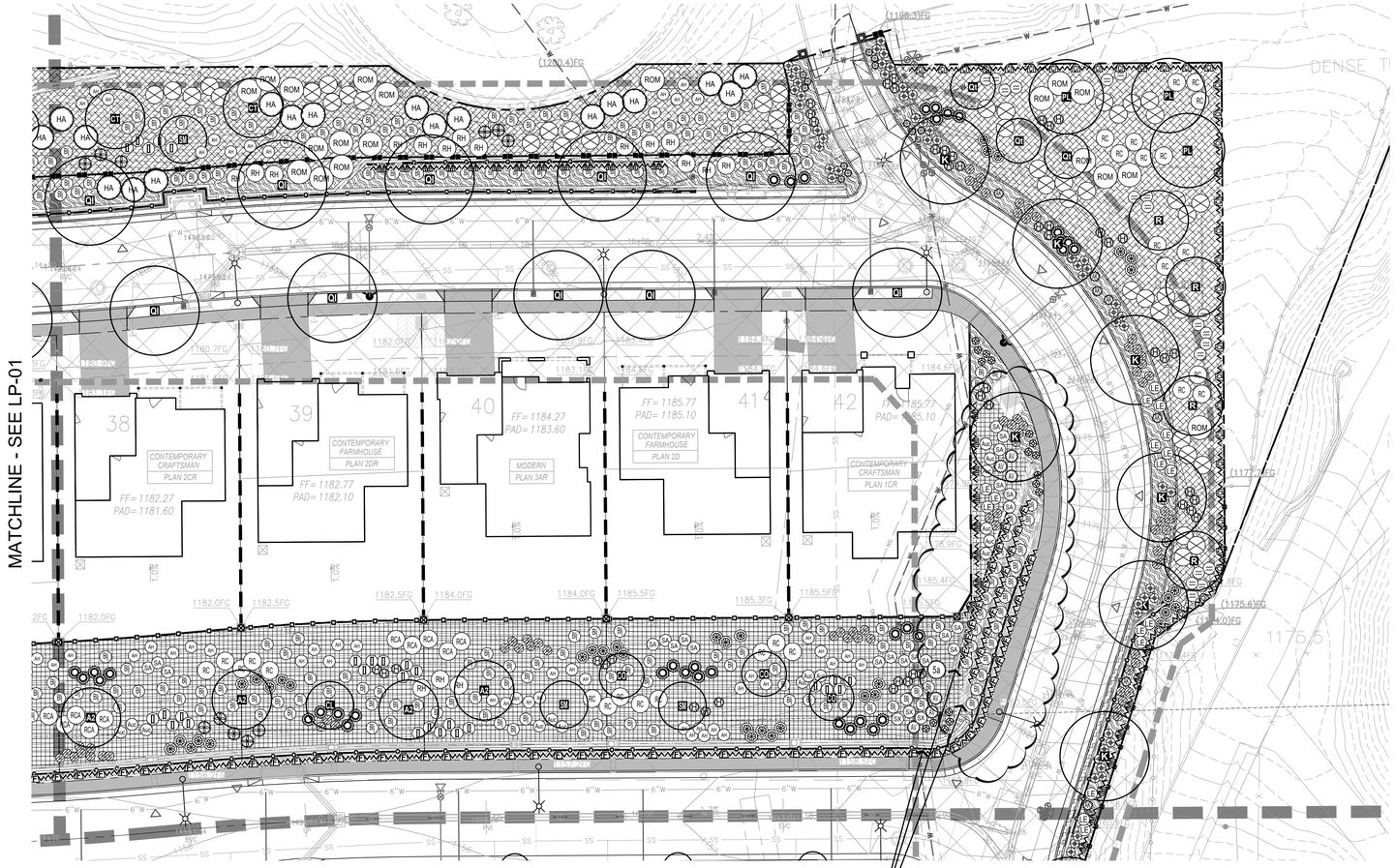
FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE	JOB NUMBER
09/02/25	24-009-00

SCALE:	DRAFTED BY: LL	SHT. 19 OF 24 SHTS.
PER PLAN	CHECKED BY: RS	

G:\24-PROJECTS\24-009-00\LANDARCH\CDS\24-009 PSHT.DWG (09-02-25 3:45:57PM) Plotted by: lincke

FOR FULL PLANTING SCHEDULE
SEE SHEET LP-00



ABBREVIATED PLANT SCHEDULE

SYM.	BOTANICAL NAME	COMMON NAME
TREES		
AS	ARBUTUS UNEDO	STRAWBERRY TREE SHRUB
AM	ARBUTUS X `MARINA`	ARBUTUS STANDARD
CC	CERCIS OCCIDENTALIS	WESTERN REDBUD
CL	CHILOPSIS L. `TIMELESS BEAUTY`	DESERT WILLOW
K	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE
LG	LAGERSTROEMIA X `TUSCARORA`	TUSCARORA CRAPE MYRTLE
LT	LAGERSTROEMIA X `TUSCARORA`	TUSCARORA CRAPE MYRTLE
OW	OLEA EUROPAEA `WILSONII`	WILSON OLIVE
PL	PRUNUS ILICIFOLIA LYONII	CATALINA CHERRY
Q	QUERCUS AGRIFOLIA	COAST LIVE OAK
QE	QUERCUS ENGLEMANNII	ENGELMANN OAK
QI	QUERCUS ILEX	HOLLY OAK
QT	QUERCUS TURBINELLA	SONORAN SCRUB OAK
R	RHUS LANCEA	AFRICAN SUMAC
SJ	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY
CT	X CHITALPA TASHKENTENSIS	CHITALPA

SYM.	BOTANICAL NAME	COMMON NAME	SI
SHRUBS			
AA	AGAVE ATTENUATA	FOXTAIL AGAVE	
AV	AGAVE VILMORINIANA	OCTOPUS AGAVE	
AB	AGAVE X `BLUE FLAME`	BLUE FLAME AGAVE	
AS	AGAVE X `SHARKSKIN`	SHARKSKIN AGAVE	
AA	ALOE ARBORESCENS	TORCH ALOE	
Sg	ALOE TONGAENSIS `MEDUSA`	MEDUSA MOZAMBIQUE TREE ALOE	
AH	ALYOGYNE HUEGELII	BLUE HIBISCUS	
Auc	ARBUTUS UNEDO `COMPACTA`	COMPACT STRAWBERRY TREE	
BS	BACCHARIS SAROTHROIDES	DESERT BROOM	
BG	BOUGAINVILLEA X `LA JOLLA`	BOUGAINVILLEA	
CH	CEANOTHUS G. H. `YANKEE POINT`	CALIFORNIA LILAC	
CP	CISTUS X PURPUREUS	ORCHID ROCKROSE	
FH	FURCRAEA F. `MEDIOPICTA`	MAURITIUS HEMP	
HP	HESPERALOE PARVIFLORA	RED YUCCA	
HA	HETEROMELES ARBUTIFOLIA	TOYON	
LA	LANTANA X `NEW GOLD`	NEW GOLD LANTANA	
LM	LEONOTIS LEONURUS	LION'S TAIL	
LE	LEUCADENDRON X `EBONY`	EBONY CONEBUSH	
LP	LOMANDRA L. `PLATINUM BEAUTY`	PLATINUM BEAUTY LOMANDRA	
MC	MIMULUS CARDINALIS	SCARLET MONKEYFLOWER	
RC	RHAMNUS CALIFORNICA	CALIFORNIA COFFEE BERRY	
RH	RHUS INTEGRIFOLIA	LEMONADE BERRY	
ROM	ROMNEYA COULTERI	MATILIJA POPPY	
RCA	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	
SA	SALVIA APIANA	WHITE SAGE	
SX	SALVIA X `ALLEN CHICKERING`	SAGE	
SB	SALVIA X `BEE`S BLISS`	SAGE	
VINE/ESPALIER			
BV	BOUGAINVILLEA X `SAN DIEGO RED`	SAN DIEGO RED BOUGAINVILLEA	
CV	CLEMATIS LIGUSTICIFOLIA	WESTERN WHITE CLEMATIS	
FV	FICUS PUMILA	CREEPING FIG	
MV	MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE	

SYM.	BOTANICAL NAME	COMMON NAME
GROUND COVERS		
BP	BACCHARIS PILULARIS `PIGEON POINT`	PIGEON POINT COYOTE BRUSH
CM	CARISSA MACROCARPA `PROSTRATA`	PROSTRATE NATAL PLUM
MY	MYOPORUM PARVIFOLIUM	TRAILING MYOPORUM
SE	SENECIO MANDRALISCAE	BLUE CHALK STICKS

ROOT BARRIER NOTE:
ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

20 10 0 20 40 60
SCALE: 1"=20'-0"

Underground Service Alert
Call: 811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

NOT FOR CONSTRUCTION
09-25
LANDSCAPE ARCHITECT

LANDSCAPE PLANTING PLAN LP-02

MAJOR LAND DIVISION
THE MEADOWS
LANDSCAPE AND IRRIGATION PLANS
FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE	JOB NUMBER
09/02/25	24-009-00

SCALE:	DRAFTED BY: LL	SHT. 20 OF 24 SHTS.
PER PLAN	CHECKED BY: RS	

G:\24-PROJECTS\24-009-00\LANDARCH\CDS\24-009 PSHT.DWG (09-02-25 3:46:56PM) Plotted by: lbicke



FOR FULL PLANTING SCHEDULE
SEE SHEET LP-00

ABBREVIATED PLANT SCHEDULE

SYM.	BOTANICAL NAME	COMMON NAME
TREES		
AE	ARBUTUS UNEDO	STRAWBERRY TREE SHRUB
AM	ARBUTUS X `MARINA`	ARBUTUS STANDARD
CC	CERCIS OCCIDENTALIS	WESTERN REDBUD
CL	CHILOPSIS L. `TIMELESS BEAUTY`	DESERT WILLOW
K	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE
LX	LAGERSTROEMIA X `TUSCARORA`	TUSCARORA CRAPE MYRTLE
LT	LAGERSTROEMIA X `TUSCARORA`	TUSCARORA CRAPE MYRTLE
OM	OLEA EUROPAEA `WILSONII`	WILSON OLIVE
PL	PRUNUS ILICIFOLIA LYONII	CATALINA CHERRY
Q	QUERCUS AGRIFOLIA	COAST LIVE OAK
QE	QUERCUS ENGLEMANNII	ENGELMANN OAK
QI	QUERCUS ILEX	HOLLY OAK
QT	QUERCUS TURBINELLA	SONORAN SCRUB OAK
R	RHUS LANCEA	AFRICAN SUMAC
SM	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY
CT	X CHITALPA TASHKENTENSIS	CHITALPA

ROOT BARRIER NOTE:
ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

SCALE: 1"=20'-0"

Underground Service Alert
Call 811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

NOT FOR CONSTRUCTION
AUDREY GRIGGS-THETFORD LATE 9-2-25

LANDSCAPE PLANTING PLAN LP-03

MAJOR LAND DIVISION
THE MEADOWS
LANDSCAPE AND IRRIGATION PLANS
FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE 09/02/25
JOB NUMBER 24-009-00
SCALE: PER PLAN
DRAFTED BY: LL
CHECKED BY: RS
SHT. 21 OF 24 SHTS.

G:\24-PROJECTS\24-009-00\LANDARCH\CDS\24-009 PSHT.DWG (09-02-25 3:47:18PM) Plotted by: linzie

MATCHLINE - SEE LP-02

MATCHLINE - SEE LP-03

FOR FULL PLANTING SCHEDULE
SEE SHEET LP-00

ABBREVIATED PLANT SCHEDULE

SYM.	BOTANICAL NAME	COMMON NAME
TREES		
AS	ARBUTUS UNEDO	STRAWBERRY TREE SHRUB
AU	ARBUTUS X `MARINA`	ARBUTUS STANDARD
CO	CERCIS OCCIDENTALIS	WESTERN REDBUD
CL	CHILOPSIS L. `TIMELESS BEAUTY`	DESERT WILLOW
K	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE
LT	LAGERSTROEMIA X `TUSCARORA`	TUSCARORA CRAPE MYRTLE
LT	LAGERSTROEMIA X `TUSCARORA`	TUSCARORA CRAPE MYRTLE
OH	OLEA EUROPAEA `WILSONII`	WILSON OLIVE
PL	PRUNUS ILICIFOLIA LYONII	CATALINA CHERRY
Q	QUERCUS AGRIFOLIA	COAST LIVE OAK
QE	QUERCUS ENGLEMANNII	ENGELMANN OAK
QI	QUERCUS ILEX	HOLLY OAK
QT	QUERCUS TURBINELLA	SONORAN SCRUB OAK
R	RHUS LANCEA	AFRICAN SUMAC
SM	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY
XT	X CHITALPA TASHKENTENSIS	CHITALPA

PLANTABLE WALLS - FOR PLANTING REFERENCE DETAIL F/ LP-05

NOT A PART OF

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

SCALE: 1"=20'-0"

Underground Service Alert
Call: 811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION" Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

NOT FOR CONSTRUCTION

LANDSCAPE PLANTING PLAN LP-04

MAJOR LAND DIVISION

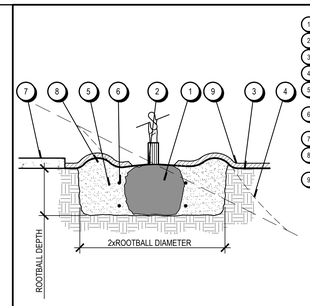
THE MEADOWS
LANDSCAPE AND IRRIGATION PLANS

FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE	JOB NUMBER
09/02/25	24-009-00

SCALE: PER PLAN | DRAFTED BY: LL | CHECKED BY: RS | SHT. 22 OF 24 SHTS.

G:\24-PROJECTS\24-009-00\LANDARCH\CDS\24-009 PSHT.DWG (09-02-25 3:48:27PM) Plotted by: Ricke



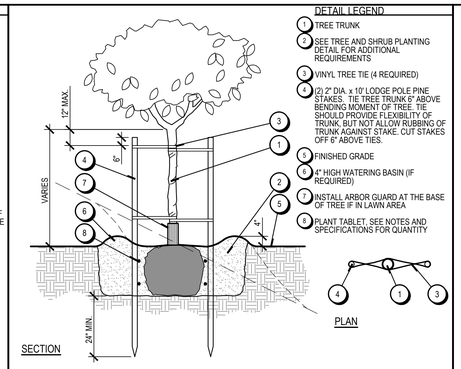
DETAIL LEGEND

1. ROOTBALL
2. CROWN 1" ABOVE FINISHED GRADE
3. FINISHED GRADE
4. FINISHED GRADE AT SLOPE
5. BACKFILL MIX, SEE NOTES AND SPECIFICATIONS
6. PLANT TABLETS, SEE NOTES AND SPECIFICATIONS FOR QUANTITY
7. FINISH SURFACE OF PAVED AREA
8. 4" HIGH WATERING BASIN (IF REQUIRED)
9. 3"-4" LAYER OF 2"-MINUS SHREDDED ORGANIC BARK MULCH

NOTE:
WHERE TREES ARE PLANTED IN TURF AREAS, CONTRACTOR SHALL REMOVE TURF A MIN. OF 12" DIA. AT THE BASE OF THE TREE. INSTALL AN ARBOR GUARD AT THE BASE OF THE TRUNK.

A TREE AND SHRUB PLANTING

SCALE: 1/2" = 1'-0" P-2400900-PLA-01

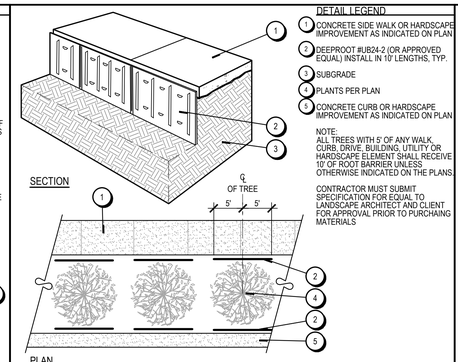


DETAIL LEGEND

1. TREE TRUNK
2. SEE TREE AND SHRUB PLANTING DETAIL FOR ADDITIONAL REQUIREMENTS
3. VINYL TREE TIE (4 REQUIRED)
4. (2) 2" DIA. x 10' LODGE POLE PINE STAKES. TIE TREE TRUNK 6" ABOVE BENDING MOMENT OF TREE. TIE SHOULD PROVIDE FLEXIBILITY OF TRUNK, BUT NOT ALLOW RUBBING OF TRUNK AGAINST STAKE. CUT STAKES OFF 6" ABOVE TIES.
5. FINISHED GRADE
6. 4" HIGH WATERING BASIN (IF REQUIRED)
7. INSTALL ARBOR GUARD AT THE BASE OF TREE IF IN LAWN AREA
8. PLANT TABLET, SEE NOTES AND SPECIFICATIONS FOR QUANTITY

B TREE DOUBLE STAKING

SCALE: 1/2" = 1'-0" P-2400900-PLA-02



DETAIL LEGEND

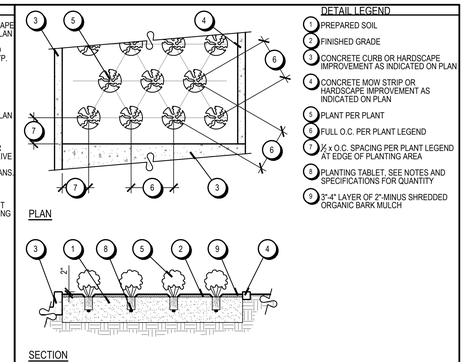
1. CONCRETE SIDE WALK OR HARDSCAPE IMPROVEMENT AS INDICATED ON PLAN
2. DEEPROOT #UB24-2 (OR APPROVED EQUAL) INSTALL IN 10' LENGTHS, TYP.
3. SUBGRADE
4. PLANTS PER PLAN
5. CONCRETE CURB OR HARDSCAPE IMPROVEMENT AS INDICATED ON PLAN.

NOTE:
ALL TREES WITH 5' OF ANY WALK, CURB, DRIVE, BUILDING, UTILITY OR HARDSCAPE ELEMENT SHALL RECEIVE 10' OF ROOT BARRIER UNLESS OTHERWISE INDICATED ON THE PLANS.

CONTRACTOR MUST SUBMIT SPECIFICATION FOR EQUAL TO LANDSCAPE ARCHITECT AND CLIENT FOR APPROVAL PRIOR TO PURCHAING MATERIALS

C ROOT BARRIER

SCALE: 1/2" = 1'-0" P-2400900-PLA-04

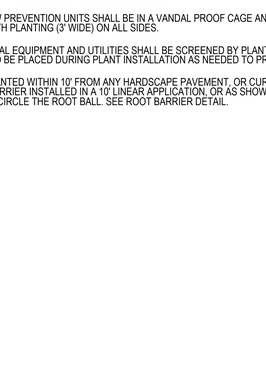


DETAIL LEGEND

1. PREPARED SOIL
2. FINISHED GRADE
3. CONCRETE CURB OR HARDSCAPE IMPROVEMENT AS INDICATED ON PLAN
4. CONCRETE MOW STRIP OR HARDSCAPE IMPROVEMENT AS INDICATED ON PLAN
5. PLANT PER PLANT
6. FULL O.C. PER PLANT LEGEND
7. ½ x O.C. SPACING PER PLANT LEGEND AT EDGE OF PLANTING AREA
8. PLANTING TABLET, SEE NOTES AND SPECIFICATIONS FOR QUANTITY
9. 3"-4" LAYER OF 2"-MINUS SHREDDED ORGANIC BARK MULCH

D GROUNDCOVER PLANTING

SCALE: 1/4" = 1'-0" P-2400900-PLA-03



DETAIL LEGEND

1. VINE ATTACHED TO TRELLIS W/ VINYL PLANT TIES
2. NURSERY STAKES TO BE REMOVED
3. BUILDING SURFACE
4. CROWN - 1" ABOVE FINISH GRADE
5. 4" HIGH WATERING BASIN (IF REQUIRED)
6. PLANT TABLETS
7. FINISH GRADE
8. BACKFILL MIX (SEE SPECIFICATIONS)
9. UNDISTURBED NATIVE SOIL
10. ROOTBALL

NOTE:
ALTERNATE METHOD OF ATTACHMENT. VINE SHALL BE ATTACHED TO SURFACE OF FREESTANDING MASONRY WALLS W/ CLEAR EPOXY VINE TIES, DO NOT ATTACH VINES TO BUILDING

VINES W/ NURSERY ESPALIER STAKE TO BE MOVED OUT OF ROOTBALL AND INSTALLED 6" FROM BUILDING

TOP OF WATERING BASING TO BE MIN. 6" BELOW FINISHED FLOOR OF BUILDING

E VINE PLANTING

SCALE: 1/2" = 1'-0" P-2400900-PLA-05



DETAIL LEGEND

1. TOP OF WALL
2. PLANTING CELL LOCATION
3. TRIANGULAR SPACING
4. DEPRESS PLANTING AREA TO HELP CAPTURE RAIN AND IRRIGATION WATER.
5. VERDURA WALL PER SOIL RETENTION SYSTEMS.
6. FINISH SURFACE/GRADE

PLANTING PATTERN:

10 PLANTS = A-B-C-B-A-A-B-C-B-A

- A = 4" POTS FICUS PUMILA
- B = 1 GAL. ROSMARINUS PROSTRATUS
- C = 1 GAL. BOUGAINVILLEA 'LA JOLLA'

F VERDURA WALL PLANTING LAYOUT

SCALE: N.T.S. P-2400900-PLA-58

PLANTING NOTES

1. THE PLANTING PLAN IS DIAGRAMMATIC. ALL PLANT LOCATIONS ARE APPROXIMATE. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED.
   A. QUANTITIES SHOWN ON THE PLANTING PLAN ARE APPROXIMATE AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY.
   B. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF THE DISCREPANCIES BETWEEN QUANTITIES AND SYMBOLS SHOWN.
2. LANDSCAPE CONTRACTOR SHALL APPLY AN ORGANIC CONTACT HERBICIDE, WHERE WEEDS ARE PRESENT, PER MANUFACTURERS SPECIFICATIONS A MINIMUM OF TEN (10) DAYS PRIOR TO COMMENCEMENT OF ANY PLANTING OR IRRIGATION WORK. WEEDS SHALL BE ALLOWED TO COMPLETELY DIE BACK, INCLUDING THE ROOTS BEFORE PROCEEDING WITH WORK. AS AN ALTERNATIVE WEEDS MAY ALSO BE REMOVED MANUALLY FROM THE ROOTS.
3. LANDSCAPE CONTRACTOR SHALL SUBMIT A SOIL ANALYSIS REPORT FROM AN AUTHORIZED TESTING AGENCY TO THE LANDSCAPE ARCHITECT BEFORE BEGINNING WORK. THE SOIL TEST SHALL SPECIFY ORGANIC FERTILIZERS.
4. PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND PLANTING AREAS SHALL BE THOROUGHLY SOAKED.
5. ALL AREAS TO BE PLANTED, WHICH HAVE A SLOPE OF LESS THAN 10%, SHALL BE CROSS-RIPPED TO A DEPTH OF SIX (6") INCHES AND THE FOLLOWING AMENDMENTS SPREAD EVENLY AND THOROUGHLY BLENDED IN PER 1,000 SQUARE FEET (QUANTITIES SUBJECT TO CHANGE PER SOIL ANALYSIS):
   A. 3 CUBIC YARDS NITROGEN FORTIFIED REDWOOD SHAVINGS
   B. 150LBS. GRO-POWER 5-3-1 (OR APPROVED EQUAL) ORGANIC FERTILIZER
6. EACH PLANT SHALL RECEIVE "GRO-POWER" (OR APPROVED EQUAL) PLANT TABLETS AS FOLLOWS:

A. ROOTED CUTTING/4" POT	-	(1) 7 GRAM
B. 1 GAL. CONTAINER	-	(2-3) 7 GRAM
C. 5 GAL. CONTAINER	-	(6-9) 7 GRAM
D. 15 GAL. CONTAINER	-	(12-15) 7 GRAM
E. 24" BOX TREE	-	(14-16) 7 GRAM
F. 36" & LARGER BOX TREE	-	(18-20) 7 GRAM

7. PLANT BACK FILL SHALL BE 50% SITE SOIL, AND 50% NITROGEN FORTIFIED REDWOOD SHAVINGS BY VOLUME. THE CONTRACTOR SHALL NOT USE SOILS THAT MAY BE HARMFUL TO PLANT MATERIAL.
8. PLANT PITS SHALL BE TWICE THE SIZE OF THE DESIGNATED NURSERY CONTAINER.
9. PLANT MATERIAL SHALL NOT BE ROOT BOUND. FIVE GALLON PLANTS AND LARGER SHALL HAVE BEEN GROWN IN CONTAINERS FOR A MINIMUM OF 6 MONTHS AND A MAXIMUM OF TWO YEARS.
10. PLANTS SHALL EXHIBIT HEALTHY GROWTH AND BE FREE OF DISEASES AND PESTS.
11. STAKE ALL TREES PER STANDARD DETAIL.
12. REMOVE NURSERY STAKES ON ALL VINES AND ATTACH TO ADJACENT FENCES WITH GALV. NAILS AND GREEN NURSERY TAPE OR AS SHOWN IN DETAILS.
13. REMOVE NURSERY STAKES AND TIES FROM ALL CONTAINER STOCK. MAINTAIN SIDE GROWTH ON ALL TREES.
14. PLANTS SHALL NOT BE PLACED WITHIN TWELVE (12") INCHES OF SPRINKLER HEADS.
15. SHRUBS SHOWN IN PLANT AREAS SHALL BE UNDER-PLANTED WITH GROUNDCOVER SHOWN BY ADJACENT SYMBOL, TO WITHIN 12" OF MAIN PLANT STEM.
16. LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 2% DRAINAGE AWAY FROM ALL BUILDINGS, STRUCTURES, AND WALLS. FINISHED GRADES SHALL BE SMOOTHED TO ELIMINATE PUDDLING OR STANDING WATER.
17. FINISHED GRADES SHALL BE ONE (1) INCH BELOW THE TOP OF CURBS, SILLS, AND WALKWAYS IN ALL AREAS. WHERE SOD IS LAID NEXT TO THESE IMPROVEMENTS-FINISH GRADE BEFORE LAYING SOD SHALL BE 1-1/2" BELOW THE TOP.
18. THE LANDSCAPE CONTRACTOR SHALL LEAVE SITE IN A CLEAN CONDITION, REMOVING ALL UNUSED MATERIAL, TRASH, AND TOOLS.
19. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF SIXTY (60) DAYS AFTER COMPLETION. ALL AREAS SHALL BE KEPT CLEAN, WATERED, AND WEED FREE.
20. AT COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A WALK THROUGH TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETED. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS AND SPECIFICATIONS AND MUST BE COMPLETED IN A GOOD WORKMANSHIP MANNER AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE BEGINNING OF THE MAINTENANCE PERIOD.
21. THE MAINTENANCE PERIOD SHALL INCLUDE THE FOLLOWING SCOPE OF WORK:
   A. DAILY WATERING OF ALL PLANT MATERIAL.
   B. WEEKLY MOWING OF ALL TURF AREAS.
   C. WEEDING AND REMOVAL OF ALL WEEDS FROM GROUND COVER AREAS.
   D. REPLACEMENT OF ANY DEAD, DYING, OR DAMAGED TREES, SHRUBS, OR GROUND COVERS.
   E. FILLING AND REPLANTING OF ANY LOW AREAS WHICH MAY CAUSE STANDING WATER.
   F. ADJUSTING OF SPRINKLER HEAD HEIGHT AND WATERING SYSTEM.
   G. FILLING AND RECOMPACTION OF ERODED AREAS.
   H. WEEKLY REMOVAL OF ALL TRASH, LITTER, CLIPPINGS, AND ALL FOREIGN DEBRIS.
   I. AT 120 DAYS AFTER PLANTING AND PRIOR TO THE END OF THE MAINTENANCE PERIOD, GRO-POWER/GROW-POWER PLUS (OR APPROVED EQUAL) SHALL BE APPLIED AT THE RATE OF 25 LBS. PER 1,000 SQUARE FEET TO PLANTING AREAS.
   J. AT 60 DAYS GRO-POWER HIGH NITROGEN 18-3-7 (OR APPROVED EQUAL) SHALL BE APPLIED AT THE RATE OF 25 LBS. PER 1000 SQUARE FEET TO TURF AREAS.
22. PRIOR TO END OF MAINTENANCE PERIOD, LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A FINAL WALK THROUGH. OWNER MUST ACCEPT ALL MAINTAINED AREAS IN WRITING PRIOR TO END OF MAINTENANCE PERIOD.
23. ALL GROUND COVERS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF SIXTY (60) DAYS AFTER THE COMPLETION OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE. ALL SHRUBS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF NINETY (90) DAYS AFTER COMPLETION OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE. ALL TREES SHALL BE GUARANTEED BY THE CONTRACTOR TO LIVE AND GROW IN AN ACCEPTABLE UPRIGHT POSITION FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD AND FINAL ACCEPTANCE.
24. THE CONTRACTOR, WITHIN FIFTEEN (15) DAYS OF WRITTEN NOTIFICATION BY THE LANDSCAPE ARCHITECT, SHALL REMOVE AND REPLACE ALL GUARANTEED PLANT MATERIALS, WHICH FOR ANY REASON FAIL TO MEET THE REQUIREMENTS OF THE GUARANTEE. REPLACEMENT SHALL BE MADE WITH PLANT MATERIALS AS INDICATED OR SPECIFIED ON THE ORIGINAL PLANS, AND ALL SUCH REPLACEMENT MATERIALS SHALL BE GUARANTEED AS SPECIFIED FOR THE ORIGINAL MATERIAL GUARANTEE.
25. ALL BACKFLOW PREVENTION UNITS SHALL BE IN A VANDAL PROOF CAGE AND CONCRETE PADS AND WILL BE SCREENED WITH PLANTING (3' WIDE) ON ALL SIDES.
26. ALL MECHANICAL EQUIPMENT AND UTILITIES SHALL BE SCREENED BY PLANTING. ALLOW EIGHT 5-GALLON SHRUBS PER UTILITY TO BE PLACED DURING PLANT INSTALLATION AS NEEDED TO PROVIDE REQUIRED SCREENING.
27. ALL TREES PLANTED WITHIN 10' FROM ANY HARDSCAPE PAVEMENT, OR CURBS SHALL RECEIVE A UB24-2 'DEEP ROOT' TREE ROOT BARRIER INSTALLED IN A 10' LINEAR APPLICATION, OR AS SHOWN ON PLANTING PLAN. ROOT BARRIER SHALL NOT ENCIRCLE THE ROOT BALL. SEE ROOT BARRIER DETAIL.

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert
Call:
811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those underground facilities that are part of the USA. The other utilities present at the work site, the center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

NOT FOR CONSTRUCTION

LANDSCAPE PLANTING DETAILS & NOTES LP-05

MAJOR LAND DIVISION

THE MEADOWS
LANDSCAPE AND IRRIGATION PLANS

FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE 09/02/25	JOB NUMBER 24-009-00
SCALE: PER PLAN	DRAFTED BY: LL CHECKED BY: RS
SHT. 23 OF 24 SHTS.	

G:\24-PROJECTS\24-009-00\LANDARCH\CDS\24-009 PSUP.DWG (09-02-25 3:47:20PM) Plotted by: Ricke

IRRIGATION SPECIFICATIONS

SECTION 02811

LANDSCAPE IRRIGATION

LANDSCAPING
PART 1 - GENERAL
1.1 RELATED DOCUMENTS

SECTION:
1.2 SUMMARY
A. THIS SECTION INCLUDES THE FOLLOWING:

1. TREES.
2. SHRUBS.
3. VINES.
4. PLANTS/GROUNDCOVERS.
5. SOIL AMENDMENTS.
6. FERTILIZERS AND MULCHES.
7. STAKES.
8. LANDSCAPE EDGINGS.

1.3 SUBMITTALS

A. GENERAL: SUBMIT EACH ITEM IN THIS ARTICLE ACCORDING TO THE CONDITIONS OF THE CONTRACT.

B. PRODUCT CERTIFICATES SIGNED BY MANUFACTURERS CERTIFYING THAT THEIR PRODUCTS COMPLY WITH SPECIFIED REQUIREMENTS.
1. MANUFACTURER'S CERTIFIED ANALYSIS FOR STANDARD PRODUCTS.
2. ANALYSIS FOR OTHER MATERIALS BY A RECOGNIZED LABORATORY MADE ACCORDING TO METHODS ESTABLISHED BY THE ASSOCIATION OF OFFICIAL ANALYTICAL CHEMISTS, WHERE APPLICABLE.
3. LABEL DATA SUBSTANTIATING THAT PLANTS, TREES, SHRUBS, AND PLANTING MATERIALS COMPLY WITH SPECIFIED REQUIREMENTS.

C. MATERIAL TEST REPORTS FROM QUALIFIED INDEPENDENT TESTING AGENCY INDICATING AND INTERPRETING TEST RESULTS RELATIVE TO COMPLIANCE OF THE FOLLOWING MATERIALS WITH REQUIREMENTS INDICATED.
1. ANALYSIS OF EXISTING SURFACE SOIL.
2. ANALYSIS OF IMPORTED TOPSOIL.

D. PLANTING SCHEDULE INDICATING ANTICIPATED DATES AND LOCATIONS FOR EACH TYPE OF PLANTING.

1.4 QUALITY ASSURANCE

A. INSTALLER QUALIFICATIONS: ENGAGE AN EXPERIENCED INSTALLER WHO HAS COMPLETED LANDSCAPING WORK SIMILAR IN MATERIAL, DESIGN, AND EXTENT TO THAT INDICATED FOR THIS PROJECT AND WITH A RECORD OF SUCCESSFUL LANDSCAPE ESTABLISHMENT.
1. INSTALLER'S FIELD SUPERVISION: REQUIRE INSTALLER TO MAINTAIN AN EXPERIENCED FULL-TIME SUPERVISOR ON THE PROJECT SITE DURING TIMES THAT LANDSCAPING IS IN PROGRESS.

B. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF TREES, SHRUBS AND OTHER PLANT MATERIALS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK."

C. PREINSTALLATION CONFERENCE: CONDUCT CONFERENCE AT PROJECT SITE NOTIFYING LANDSCAPE ARCHITECT, ALLOW 48 HOURS NOTICE.

1.5 DELIVERY, STORAGE, AND HANDLING

A. PACKAGED MATERIALS: DELIVER PACKAGED MATERIALS IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERING AND WHILE STORED AT SITE.

B. TREES AND SHRUBS: DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY, EXCEPT AS APPROVED BY LANDSCAPE ARCHITECT. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING DELIVERY. DO NOT DROP TREES AND SHRUBS DURING DELIVERY.

C. DELIVER TREES, SHRUBS, VINES, GROUND COVERS, AND OTHER PLANT MATERIAL AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED AFTER DELIVERY, SET PLANTING MATERIALS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
1. DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING.
2. WATER ROOT SYSTEMS OF TREES, SHRUBS AND VINES AND OTHER PLANT MATERIALS STORED ON SITE WITH A FINE-MIST SPRAY. WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS IN A MOIST CONDITION.

1.6 PROJECT CONDITIONS

A. UTILITIES: DETERMINE LOCATION OF ABOVE GRADE AND UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER WHICH WILL AVOID DAMAGE. HAND EXCAVATE, AS REQUIRED. MAINTAIN GRADE STAKES UNTIL REMOVAL IS MUTUALLY AGREED UPON BY PARTIES CONCERNED.

B. EXCAVATION: WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS, NOTIFY LANDSCAPE ARCHITECT BEFORE PLANTING.

1.7. COORDINATION AND SCHEDULING

A. COORDINATE INSTALLATION OF PLANTING MATERIALS DURING NORMAL PLANTING SEASONS FOR EACH TYPE OF PLANT MATERIAL REQUIRED.

1.8 WARRANTY

A. GENERAL WARRANTY: THE SPECIAL WARRANTY SPECIFIED IN THIS ARTICLE SHALL NOT DEPRIVE THE OWNER OF OTHER RIGHTS THE OWNER MAY HAVE UNDER OTHER PROVISIONS OF THE CONTRACT DOCUMENTS AND SHALL BE IN ADDITION TO, AND RUN CONCURRENT WITH, OTHER WARRANTIES MADE BY THE CONTRACTOR UNDER REQUIREMENTS OF THE CONTRACT DOCUMENTS.

B. SPECIAL WARRANTY: WARRANT THE FOLLOWING LIVING PLANTING MATERIALS FOR A PERIOD OF ONE YEAR FOR TREES AND 90 DAYS FOR SHRUBS, GROUNDCOVER AND PLANTS, AFTER DATE OF SUBSTANTIAL COMPLETION, AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT, OR ABUSE BY OWNER, ABNORMAL WEATHER CONDITIONS UNUSUAL FOR WARRANTY PERIOD, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.

C. REMOVE AND REPLACE DEAD PLANTING MATERIALS IMMEDIATELY UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON.

D. REPLACE PLANTING MATERIALS THAT ARE MORE THAT 25 PERCENT DEAD OR IN AN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD.

1.9 TREE, SHRUB AND VINE MAINTENANCE

A. MAINTAIN TREES, SHRUBS AND VINES BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES, AND RESETTING TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. RESTORE OR REPLACE DAMAGED TREE WRAPPINGS. MAINTAIN TREES AND SHRUBS FOR THE FOLLOWING PERIOD:
1. MAINTENANCE PERIOD: 3 MONTHS FOLLOWING SUBSTANTIAL COMPLETION.

PART 2 - PRODUCTS

2.1 TREE, SHRUB AND VINE MATERIAL

A. GENERAL: FURNISH NURSERY-GROWN TREES AND SHRUBS CONFORMING TO ANSI Z60.1, WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY-BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFEATS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.

B. GRADE: PROVIDE TREES AND SHRUBS OF SIZES AND GRADES CONFORMING TO ANSI Z60.1 FOR TYPE OF TREES AND SHRUBS REQUIRED. TREES AND SHRUBS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO ARCHITECT, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.

C. LABEL AT LEAST 1 TREE AND 1 SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.

2.2 SHADE AND FLOWERING TREES

A. SHADE TREES: SINGLE-STEM TREES WITH STRAIGHT TRUNK, WELL-BALANCED CROWN, AND INTACT LEADER, OF SIZE INDICATED, CONFORMING TO ANSI Z60.1 FOR TYPE OF TREES REQUIRED.
1. BRANCHING HEIGHT: 1/2 OF TREE HEIGHT.

B. SMALL TREES: SMALL UPRIGHT OR SPREADING TYPE, BRANCHED OR PRUNED NATURALLY ACCORDING TO SPECIES AND TYPE, AND WITH RELATIONSHIP OF CALIPER, HEIGHT, AND BRANCHING RECOMMENDED BY ANSI Z60.1, AND STEM FORM AS FOLLOWS:
1. FORM: MULTISTEM, CLUMP, WITH 2 OR MORE MAIN STEMS.

C. CONTAINER-GROWN TREES WILL MEET ANSI Z60.1 LIMITATIONS FOR CONTAINER STOCK.

2.3 BROADLEAF EVERGREENS

A. FORM AND SIZE: NORMAL-QUALITY, WELL-BALANCED, BROADLEAF EVERGREENS, OF TYPE, HEIGHT, SPREAD, AND SHAPE REQUIRED, CONFORMING TO ANSI Z60.1.

2.4 PLANTS/GROUNDCOVERS

A. SEED: PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSTS OF NORTH AMERICA. PROVIDE SEED MIXTURE COMPOSED OF SEED SPECIES, PROPORTIONS AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED, AS SPECIFIED IN THE "SCHEDULE OF SEED MIXTURES" INDICATED ON PLANS.

B. PROVIDE GROUND COVER PLANTS ESTABLISHED AND WELL ROOTED IN FLAT REMOVABLE CONTAINERS AND WITH NOT LESS THAN THE MINIMUM NUMBER AND LENGTH OF RUNNERS REQUIRED BY ANSI Z60.1 FOR THE POT SIZE SHOWN OR LISTED.

2.5 TURF

A. THE SOD SHALL CONSIST OF LIVE, GROWING, MATURE GRASS AS SPECIFIED ON THE PLANTING LEGEND OBTAINED FROM A LOCAL REPUTABLE SOD FARM. THE SOD SHALL BE CUT FROM THE FIELD WITH A MINIMUM OF ONE-HALF INCH OF SOIL THAT COMPLETELY COVERS THE ROOTS OF THE SOD. THE SOD SHALL HAVE A HEALTHY, VIRILE ROOT SYSTEM OF DENSE, THICKLY MATTED ROOTS THROUGHOUT.

B. THE SOD SHALL ARRIVE VIGOROUS AND HAVE A LUSH APPEARANCE. UNIFORM TEXTURE AND DARK-GREEN COLOR THROUGHOUT WITH NO DEAD OR DRY EDGES.

C. THE SOD SHALL BE SUFFICIENTLY DENSE TO BEAR HANDLING AND PLACEMENT WITHOUT TEARING.

D. THE SOD SHALL BE FREE OF DISEASE AND HARMFUL INSECTS, OBNOXIOUS WEEDS OR OTHER GRASSES AND SHALL NOT CONTAIN ANY OTHER MATTER DELETERIOUS TO ITS GROWTH OR WHICH MIGHT AFFECT ITS SUBSISTENCE OR HARDINESS WHEN TRANSPLANTED.

2.5 SOIL AMENDMENTS

A. LIME: ASTM C 602, CLASS T, AGRICULTURAL LIMESTONE CONTAINING A MINIMUM 80 PERCENT CALCIUM CARBONATE EQUIVALENT, WITH A MINIMUM 99 PERCENT PASSING A NO. 8 (2.36 MM) SLEEVE AND A MINIMUM 75 PERCENT PASSING A NO. 60 (250 MICROMETER) SLEEVE.
1. PROVIDE LIME IN THE FORM OF DOLOMITIC LIMESTONE.

B. ALUMINUM SULFATE: COMMERCIAL GRADE, UNADULTERATED.

C. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED SAND, FREE OF TOXIC MATERIALS.

D. PERLITE: HORTICULTURAL PERLITE, SOIL AMENDMENT GRADE.

E. PEAT HUMUS: FINELY DIVIDED OR GRANULAR TEXTURE, WITH A PH RANGE OF 6 TO 7.5, COMPOSED OF PARTIALLY DECOMPOSED MOSS PEAT (OTHER THAN SPHAGNUM), PEAT HUMUS, OR REED-SEDGE PEAT.

F. PEAT HUMUS: FOR ACID-TOLERANT TREES AND SHRUBS, PROVIDE MOSS PEAT, WITH A PH RANGE OF 3.2 TO 4.5, COARSE FIBROUS TEXTURE, MEDIUM-DIVIDED SPHAGNUM MOSS PEAT OR REED-SEDGE PEAT.

G. SAWDUST OR GROUND-BARK HUMUS: DECOMPOSED, NITROGEN-TREATED, OF UNIFORM TEXTURE, FREE OF CHIPS, STONES, STICKS, SOIL, OR TOXIC MATERIALS
1. WHEN SITE TREATED, MIX WITH AT LEAST 0.15 LB (2.4 KG) OF AMMONIUM NITRATE OR 0.25 LB (4 KG) OF AMMONIUM SULFATE PER CU. FT. (CU. M) OF LOOSE SAWDUST OR GROUND BARK.

H. MANURE: WELL-ROTTED, UNLEACHED STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS; FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WELL SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.

I. HERBICIDES: EPA REGISTERED AND APPROVED, OF TYPE RECOMMENDED BY MANUFACTURER.

J. WATER: AS PROVIDED BY LOCAL WATER PURVEYOR.

2.6 FERTILIZER

A. BONEMEAL: COMMERCIAL, RAW, FINELY GROUND; MINIMUM OF 4 PERCENT NITROGEN AND 20 PERCENT PHOSPHORIC ACID.

B. SUPERPHOSPHATE: COMMERCIAL, PHOSPHATE MIXTURE, SOLUBLE; MINIMUM OF 20 PERCENT AVAILABLE PHOSPHORIC ACID.

C. COMMERCIAL FERTILIZER: COMMERCIAL-GRADE COMPLETE FERTILIZER OF NEUTRAL CHARACTER, CONSISTING OF FAST- AND SLOW-RELEASE NITROGEN, 50 PERCENT DERIVED FROM NATURAL ORGANIC SOURCES OR UREA-FORM, PHOSPHOROUS, AND POTASSIUM IN THE FOLLOWING COMPOSITION:
1. COMPOSITION: 1 LB PER 1000 SQ. FT. (0.5 KG PER 100 SQ. M) OF ACTUAL NITROGEN, 4 PERCENT PHOSPHOROUS, AND 2 PERCENT POTASSIUM, BY WEIGHT.
2. COMPOSITION: NITROGEN, PHOSPHOROUS, AND POTASSIUM IN AMOUNTS RECOMMENDED IN SOIL REPORTS FROM A QUALIFIED SOIL-TESTING AGENCY.

D. SLOW-RELEASE FERTILIZER: GRANULAR FERTILIZER CONSISTING OF 50 PERCENT WATER-INSOLUBLE NITROGEN, PHOSPHOROUS, AND POTASSIUM IN THE FOLLOWING COMPOSITION:
1. COMPOSITION: 5 PERCENT NITROGEN, 10 PERCENT PHOSPHOROUS, AND 5 PERCENT POTASSIUM, BY WEIGHT.
2. COMPOSITION: 20 PERCENT NITROGEN, 10 PERCENT PHOSPHOROUS, AND 10 PERCENT POTASSIUM, BY WEIGHT.
3. COMPOSITION: NITROGEN, PHOSPHOROUS, AND POTASSIUM IN AMOUNTS RECOMMENDED IN SOIL REPORTS FROM A QUALIFIED SOIL-TESTING AGENCY.
4. 'AGRIFORM' (OR EQUAL) PLANTING TABLETS SHALL BE TIGHTLY COMPRESSED, LONG-LASTING AND SLOW-RELEASE. WEIGHTS OF 5, 10, AND 21 GRAMS LISTED IN THE GUARANTEED ANALYSIS.

2.7 MULCHES

A. ORGANIC MULCH: ORGANIC MUCH, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, CONSISTING OF ONE OF THE FOLLOWING:
1. TYPE: GROUND OR SHREDDED BARK.

B. PEAT MULCH: PROVIDE PEAT MOSS IN NATURAL, SHREDDED, OR GRANULATED FORM, OF FINE TEXTURE, WITH A PH RANGE OF 4 TO 6 AND A WATER-ABSOBING CAPACITY OF 1100 TO 2000 PERCENT.

C. FIBER MULCH: BIODEGRADABLE DYED-WOOD CELLULOSE-FIBER MULCH, NONTOXIC, FREE OF PLANT GROWTH- OR GERMINATION-INHIBITORS, WITH MAXIMUM MOISTURE CONTENT OF 15 PERCENT AND A PH RANGE OF 4.5 TO 6.5.

D. INSTALL 3" DEPTH OF MULCH IN ALL NON-TURF PLANTING AREAS LESS STEEP THAN 3:1.

2.8 MISCELLANEOUS LANDSCAPE MATERIALS

A. STAKES

1. UPRIGHT STAKES: ROUGH-SAWN, SOUND, NEW HARDWOOD, REDWOOD, OR PRESSURE-PRESERVATIVE-TREATED SOFTWOOD, FREE OF KNOTS, HOLES, CROSS GRAIN, AND OTHER DEFECTS, 2 INCHES DIAMETER BY LENGTH INDICATED, POINTED AT ONE END.
2. HOSE CHAFING GUARD: REINFORCED RUBBER OR PLASTIC HOSE AT LEAST 1/2 INCH (13 MM) IN DIAMETER, BLACK, CUT TO LENGTHS REQUIRED TO PROTECT TREE TRUNKS DAMAGE.

B. HERBICIDES AND INSECTICIDES

1. ALL JOB SITE PESTICIDE APPLICATION SHALL BE MADE BY PERSONNEL CAPABLE OF IDENTIFYING THE PEST SPECIES TO BE CONTROLLED, KNOWLEDGEABLE OF CONTROL TECHNIQUES AND ABLE TO APPLY PESTICIDES AT PRESCRIBED DOSAGES AND RATES OF APPLICATION, AS REQUIRED TO ACHIEVE THE REQUIRED CONTROL UNDER THE JOB SITE CONDITIONS, WITHOUT DANGER TO PEOPLE, PETS, OR OTHER NON-TARGET ANIMALS OR VEGETATION.

C. ROOT BARRIER

1. ROOT BARRIERS ARE TO BE USED ON ALL TREES WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT OR LIGHT FIXTURE. USE DEEP ROOT LB-24-2 INTERLOCKING LINEAR BARRIER OF LENGTH AND DEPTH AS INDICATED ON THE DRAWINGS.

D. ARBOR GUARD

1. INSTALL TREE TRUNK PROTECTOR FOR ALL TREES INSTALLED IN LAWN AREAS. TRUNK PROTECTOR SHALL ENCIRCLE ENTIRE BASE OF TREE TRUNK TO A HEIGHT OF 9" ABOVE FINISH GRADE. TRUNK PROTECTOR SHALL BE MADE OF A HARD PLASTIC MATERIAL TO PREVENT DAMAGE FROM WEED WHIPPERS AND LAWN MOWERS. PROTECTORS SHALL HAVE HOLES TO ALLOW THE TREE TRUNK TO BREATHE AND PREVENT MOLD.

E. TREE TIES

1. TREE TIES SHALL BE MADE OF BLACK VINYL MATERIAL WHICH AND SHALL CONFORM TO ASTM-D-412 STANDARDS FOR TENSILE AND ELONGATION STRENGTH. TIES ARE TO BE SECURED TO TREE STAKE USING A GALVANIZED NAIL.

PART 3 - EXECUTION

3.1 EXAMINATION

A. EXAMINE AREAS TO RECEIVE LANDSCAPING FOR COMPLIANCE WITH REQUIREMENTS AND FOR CONDITIONS AFFECTING PERFORMANCE OF WORK OF THIS SECTION. DO NOT PROCEED WITH INSTALLATION UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

3.2 WEED ABATEMENT

A. UPON THE COMPLETION OF THE IRRIGATION SYSTEM AND AFTER ALL EXISTING WEEDS AND GROWTH HAVE BEEN REMOVED FROM THE PLANTING AREA, PERFORM THE FOLLOWING WEED ABATEMENT PROGRAM. WATER ALL AREAS FOUR (4) TIMES DAILY FOR TWENTY-ONE (21) CONSECUTIVE DAYS AND UNTIL WEED SEEDS HAVE GERMINATED. CEASE WATERING FOR THREE (3) DAYS. APPLY A NON-SELECTIVE HERBICIDE (ROUND-UP) PER MANUFACTURER'S RECOMMENDATIONS TO ERADICATE THE GERMINATED WEEDS. ALLOW HERBICIDE TO KILL ALL WEEDS. RAKE OR HOE OFF ALL DEAD WEEDS TO A DEPTH OF 1/4 INCH BELOW THE SURFACE OF THE SOIL. IF PERENNIAL WEEDS OR GRASSES STILL EXIST, REWATER FOUR (4) TIMES DAILY FOR FOURTEEN (14) CONSECUTIVE DAYS UNTIL NEW GROWTH APPEARS. REAPPLY A HERBICIDE WITH A DYE INDICATOR. REMOVE WEEDS AFTER HERBICIDE HAS HAD SUFFICIENT TIME TO KILL.

3.3 PREPARATION

A. LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS. STAKE LOCATIONS, OUTLINE AREAS, AND SECURE ARCHITECTS ACCEPTANCE BEFORE THE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS MAY BE REQUIRED.

3.4 PLANTING SOIL PREPARATION

A. MIX SOIL AMENDMENTS AND FERTILIZERS WITH SITE SOIL AT RATES INDICATED. DELAY MIXING FERTILIZER IF PLANTING DOES NOT FOLLOW PLACING OF PLANTING SOIL WITHIN A FEW DAYS. AMENDMENTS WILL BE MODIFIED FROM THOSE NOTED BASED ON SOILS REPORTS PERFORMED BY CONTRACTOR MIN. (3).

B. FOR TREE PIT OR TRENCH BACKFILL, MIX PLANTING SOIL BEFORE BACKFILLING AND STOCKPILE AT SITE.

C. FOR PLANTING BEDS, MIX PLANTING SOIL EITHER PRIOR TO PLANTING OR APPLY ON SURFACE OF TOPSOIL AND MIX THOROUGHLY BEFORE PLANTING.

D. PLANT BACKFILL SHALL BE PER SOIL TEST PERFORMED BY A SOIL TESTING LABORATORY PRE-APPROVED BY THE CITY OF SIERRA MADRE. THE TEST SHALL INDICATE BUT NOT BE LIMITED TO THE FOLLOWING:
a. ORGANIC MATTER CONTENT
b. N, P, K
c. PH
d. EC
e. SOIL TEXTURE (SILT, SLAY, SAND)
f. RECOMMENDATIONS FOR AMENDMENTS, LEACHING AND MAINTENANCE FERTILIZATIONS.

THE RESULTS AND RECOMMENDATIONS OF THE SOIL TESTING LABORATORY SHALL BE SUBMITTED TO AND APPROVED BY THE CITY OF SIERRA MADRE. THE APPROVED RECOMMENDATIONS FOR AMENDMENTS AND BACKFILL SHALL BE INCORPORATED INTO THE LANDSCAPE PLANS PRIOR TO THE START OF CONSTRUCTION AND SHALL BECOME PART OF THE APPROVED PLANS. PRODUCTS SPECIFIED BY PRODUCT NAME BY THE SOIL LAB, IN THE RECOMMENDATIONS MAY BE SUBSTITUTED WITH 'OR EQUAL' PRODUCTS APPROVED BY THE CITY OF SIERRA MADRE.

3.5 GROUND COVER AND PLANTING BED PREPARATION

A. LOOSEN SUBGRADE OF PLANTING BED AREAS TO A MINIMUM DEPTH OF 6 INCHES (150 MM). REMOVE STONES LARGER THAN 1-1/2 INCHES 938 MM) IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATERIALS.

B. SPREAD PLANTING SOIL MIXTURE TO DEPTH REQUIRED TO MEET THICKNESS, GRADES, AND ELEVATIONS SHOWN AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. PLACE SOIL MIXTURE IN TWO (2) LIFTS AND INSURE PROPER COMPACTION OF PLANTING BEDS.

C. EACH PLANT SHALL RECEIVE ONE (1) 5 GRAM 'AGRIFORM' (OR EQUAL) PLANT TABLET.

3.6 EXCAVATION FOR TREES AND SHRUBS

A. PITS AND TRENCHES: EXCAVATE WITH VERTICAL SIDES AND WITH BOTTOM OF EXCAVATION SLIGHTLY RAISED AT CENTER TO ASSIST DRAINAGE. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION.
1. CONTAINER-GROWN TREES AND SHRUBS: EXCAVATE TO TWICE CONTAINER WIDTH, AND TO DEPTH OF ROOTBALL IN CONTAINER.
1. EXCAVATION AND PLANTING OF TREES SHALL BE COMPLETED PRIOR TO INSTALLATION OF DRAIN LINE.

B. OBSTRUCTIONS: NOTIFY LANDSCAPE ARCHITECT IF UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO TREES OR SHRUBS ARE ENCOUNTERED IN EXCAVATIONS.
1. HARDPAN LAYER: DRILL 6-INCH- (150 MM-) DIAMETER HOLES INTO FREE-DRAINING STRATA OR TO A DEPTH OF 10 FEET (3 M), WHICHEVER IS LESS, AND BACKFILL WITH FREE-DRAINING MATERIAL.

C. DRAINAGE: NOTIFY LANDSCAPE ARCHITECT IF SUBSOIL CONDITIONS EVIDENCE UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PITS.

D. FILL EXCAVATIONS WITH WATER AND ALLOW TO PERCOLATE OUT, BEFORE PLACING SETTING LAYER AND POSITIONING TREES AND SHRUBS.

3.7 PLANTING TREES, SHRUBS AND VINES

A. SET CONTAINER-GROWN STOCK PLUMB AND IN CENTER OF PIT OR TRENCH WITH TOP OF BALL LEVEL TO ADJACENT FINISH GRADES AS INDICATED.
1. CAREFULLY REMOVE CONTAINERS SO AS NOT TO DAMAGE ROOT BALLS.
2. PLACE BACKFILL AROUND BALL IN LAYERS, TAMPING TO SETTLE BACKFILL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PIT IS APPROXIMATELY 1/2 BACKFILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE IS ABSORBED. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF BACKFILL.

B. DISH AND TAMP TOP OF BACKFILL TO FORM A 3-INCH- (75-MM-) HIGH MOUND AROUND THE RIM OF THE PIT. DO NOT COVER TOP OF ROOT BALL WITH BACKFILL.

3.8 TREE, SHRUB AND VINE PRUNING

A. PRUNE, THIN, AND SHAPE TREES AND SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICE. PRUNE TREES TO RETAIN REQUIRED HEIGHT AND SPREAD. UNLESS OTHERWISE DIRECTED BY ARCHITECT, DO NOT CUT TREE LEADERS; REMOVE ONLY INJURED OR DEAD BRANCHES FROM FLOWERING TREES. PRUNE SHRUBS TO RETAIN NATURAL CHARACTER. SHRUB SIZES INDICATED ARE SIZE AFTER PRUNING. VINES ARE TO BE ALLOWED TO SPREAD/CLIMB AND SHOULD NOT BE PRUNED BACK HEAVILY.

3.9 TREE AND SHRUB STAKING

A. UPRIGHT STAKING AND TYING: STAKE TREES OF 15 GALLON AND LARGER. USE A MINIMUM OF 2 STAKES OF LENGTH REQUIRED TO PENETRATE AT LEAST 24 INCHES BELOW BOTTOM OF BACKFILLED EXCAVATION AND TO EXTEND AT LEAST 72 INCHES ABOVE GRADE. SET VERTICAL STAKES AND SPACE TO AVOID PENETRATING BALLS OR ROOT MASSES. SUPPORT TREES WITH 2 STANDS OF TIE WIRE ENCASED IN HOSE SECTIONS AT CONTACT POINTS WITH TREE TRUNK. STAKING AND TYING OF TREE IS NOT INTENDED TO IMMOBILIZE TREE. INSTALL TO ALLOW SLACK IN TIES, AVOIDING RIGID RESTRAINT OF TREE.

3.10 VINE TYING

A. STANDARD NURSERY STAKE SHALL BE REMOVED FROM ALL VINES AND THE VINES SHALL BE TRAINED AND FASTENED TO THE WALLS/FENCES AS DIRECTED BY THE LANDSCAPE ARCHITECT.

B. USE STANDARD GREEN PLANT TIE TAPE TO TIE TRAIN VINE TO TRELLIS OR FENCE

C. PLANT ANCHOR KITS MAY BE USED ON MASONRY SURFACES. KIT SHALL CONSIST OF ANCHOR CAP, GLUE AND PLANT TIE.

3.11 PLANTING PLANTS

A. SPACE PLANTS AS INDICATED ON DRAWINGS.

B. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS, AND BACKFILL WITH PLANTING SOIL. WORK SOIL AROUND ROOTS TO ELIMINATE AIR POCKETS AND LEAVE A SLIGHT SAUCER INDENTATION AROUND PLANTS TO HOLD WATER. WATER THOROUGHLY AFTER PLANTING, TAKING CARE NOT TO COVER PLANT CROWNS WITH WET SOIL.

3.12 TURF INSTALLATION

A. SOIL PREPARATION
1. PRIOR TO PLANTING SOD, REMOVE ALL ROCKS AND DEBRIS, ERADICATE AND PHYSICALLY REMOVE ALL VEGETATION AND WEEDS, DEAD OR ALIVE. FROM THE SITE.
2. ROTOTILL OR SPADE THE AREA TO A DEPTH OF 4 TO 6 INCHES. ELIMINATE DRAINAGE PROBLEMS BY HAVING SOIL SLOPE AWAY FROM FOUNDATIONS, ETC.
3. INCORPORATE ORGANIC MATTER (HUMUS, REDWOOD, SAND, ETC.), GYPSUM, LIME AND FERTILIZER AS RECOMMENDED BY AN APPROVED SOILS REPORT TO A DEPTH OF 3 TO 4 INCHES. IN THE DESERT SOUTHWEST, INCORPORATE SOIL AMENDMENTS INTO THE TOP 2 TO 4 INCHES OF THE SOIL PROFILE.
4. RAKE AND SMOOTH THE SOIL, REMOVING ROCKS, ROOTS, AND LARGE CLODS. ROLL THE AREA LIGHTLY WITH A LAWN ROLLER 1/3 FULL OF WATER, LEAVING THE GRADE 1 INCH BELOW FINISH GRADE.
5. WATER THE PREPARED AREA TO A DEPTH OF 6 INCHES TO SETTLE SOIL AND PROVIDE A MOIST BASE FOR TURF.

B. SODDING
1. PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE TESTED AND FULLY FUNCTIONAL.
2. SOD SHALL BE HARVESTED WITHIN 24 HOURS PRIOR TO DELIVERY AND PLANTED WITHIN THREE DAYS AFTER HARVEST.
3. INSTALL SOD IMMEDIATELY UPON DELIVERY. IN HOT WEATHER, PROTECT UNLAID SOD BY PLACING STACKS IN SHADE, COVERING WITH MOIST BURLAP SACKING AND SPRINKLING.
4. BEGIN INSTALLING SOD ALONG THE LONGEST STRAIGHT LINE. SUCH AS A DRIVEWAY OR SIDEWALK. BUTT AND PUSH EDGES AND ENDS AGAINST EACH OTHER TIGHTLY, WITHOUT STRETCHING. AVOID GAPS OR OVERLAPS. STAGGER THE JOINTS IN EACH ROW IN A BRICK-LIKE FASHION. USING A LARGE SHARP KNIFE TO TRIM CORNERS, ETC. AVOID LEAVING SMALL STRIPS AT OUTER EDGES AS THEY WILL NOT RETAIN MOISTURE. ON SLOPES, LAY THE TURF PIECES HORIZONTALLY ACROSS THE SLOPE. ON 2:1 SLOPES OR GREATER, STAKE SOD TO HOLD IN PLACE WITH 1/2" X 1" X 12" PEGS AT TWO-FOOT SPACINGS. TO AVOID CAUSING INDENTATIONS OR AIR POCKETS, AVOID WALKING OR KNEELING ON THE TURF WHILE IT IS BEING INSTALLED OR JUST AFTER WATERING. DO NOT LAY WHOLE LAWN BEFORE WATERING. WHEN A CONVENIENTLY LARGE AREA HAS BEEN SODDED, WATER LIGHTLY TO PREVENT DRYING.
5. AFTER INSTALLING THE TURF, ROLL THE ENTIRE AREA TO IMPROVE TURF-TO-SOIL CONTACT AND REMOVE AIR POCKETS.
6. BEGIN WATERING WITHIN 30 MINUTES OF INSTALLATION.

3.13 MULCHING

A. MULCH BACKFILLED SURFACES OF PITS, TRENCHES, PLANTED AREAS, AND OTHER AREAS INDICATED. 3" LAYER SHALL BE INSTALLED IN SHRUB AREA WITH GRADE LESS THAN 3:1. SUBMIT SAMPLE TO CITY INSPECTOR FOR APPROVAL.

3.14 CLEANUP AND PROTECTION

A. DURING LANDSCAPING, KEEP PAVEMENTS CLEAN AND WORK AREA IN AN ORDERLY CONDITION.

B. PROTECT LANDSCAPING FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED LANDSCAPE WORK AS DIRECTED.

3.15 DISPOSAL OF SURPLUS AND WASTE MATERIALS

A. DISPOSAL: REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING EXCESS SUBSOIL, UNSUITABLE SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF IT OFF THE OWNER'S PROPERTY.

ROOT BARRIER NOTE:
ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. RO

ARCHITECTURAL STYLE PLANT PALETTES

MODERN PLANT PALETTE

BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
TREES		***SHRUBS***		***GROUNDCOVER***	
CERCIS OCCIDENTALIS	WESTERN REDBUD	AGAVE X `BLUE FLAME`	BLUE FLAME AGAVE	BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH
KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	AGAVE X `SHARKSKIN`	SHARKSKIN AGAVE	CAREX PANSA	CALIFORNIA MEADOW SEDGE
LOPHOSTEMON CONFERTUS	BRISBANE BOX	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	MYOPORUM PARVIFILUM	TRAILING MYOPORUM
		DIANELLA SPP.	FLAX LILY	SENESIO MANDRALISCAE	BLUE CHALK STICKS
		LEUCADENDRON X 'EBONY'	EBONY CONEBUSH		
		LOMANDRA L. 'PLATINUM BEAUTY'	PLATINUM BEAUTY LOMANDRA		
		PITTOSPORUM T. `MARJORIE CHANNON`	TAWHIWHI		
		PITTOSPORUM T. `NANA`	MOCK ORANGE		
		PRUNUS ILICIFOLIA LYONII	CATALINA CHERRY		

TREES



Cercis occidentalis
Western Redbud



Koelreuteria paniculata
Golden Rain Tree



Lophostemon confertus
Brisbane Box

SHRUBS



Agave 'Blue Flame'
Blue Flame Agave



Agave x 'Sharkskin'
Sharkskin Agave



Arbutus unedo 'Compacta'
Compact Strawberry Tree



Leucadendron x 'Ebony'
Ebony Conebush

SHRUBS (CONT.)



Pittosporum t. 'Marjorie Channon'
Marjorie Channon Pittosporum



Pittosporum t. `Nana`
Dwarf Mock Orange



Prunus ilicifolia lyonii
Catalina Cherry



Dianella c. 'Cassa Blue'
Cassa Blue Flax Lily



Lomandra 'Platinum Beauty'
Platinum Beauty Lomandra

GROUNDCOVER



Arctostaphylos 'Emerald Carpet'
Emerald Carpet Manzanita



Carex pansa
California Meadow Sedge



Myoporum parvifolium
Trailing Myoporum



Senecio mandraliscae
Blue Chalk Sticks

CONTEMPORARY CRAFTSMAN PLANT PALETTE

BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
TREES		***SHRUBS***		***GROUNDCOVER***	
ARBUTUS X `MARINA`	ARBUTUS STANDARD	AGAVE ATTENUATA	FOXTAIL AGAVE	ACHILLEA MILLEFOLIUM	YARROW
QUERCUS AGRIFOLIAOLEA	COAST LIVE OAK	CISTUS X PURPUREUS	ORCHID ROCKROSE	CEANOTHUS 'YANKEE POINT'	CALIFORNIA LILAC
EUROPAEA `WILSONII`	WILSON OLIVE	DIETES BICOLOR	YELLOW WILD IRIS	DYMONDIA MARGARETAE	ILVER CARPET
		HESPERALOE PARVIFLORA	RED YUCCA	SALVIA SONOMENSIS	CREEPING SAGE
		LANTANA X 'NEW GOLD'	NEW GOLD LANTANA		
		OLEA E. MONTRA	LITTLE OLLIE OLIVE		
		PITTOSPORUM T. `GOLFBALL`	MOCK ORANGE		
		PRUNUS ILICIFOLIA LYONII	CATALINA CHERRY		
		SALVIA X `ALLEN CHICKERING`	SAGE		

TREES



Arbutus 'Marina'
Strawberry tree



Quercus agrifolia
Coast Live Oak



Olea europaea 'Wilsoni'
Wilson Fruitless Olive

SHRUBS



Agave attenuata
Foxtail Agave



Cistus x purpureus
Orchid Rockrose



Dietes bicolor
Fortnight Lily



Hesperaloe parviflora
Red yucca



Lantana x 'New Gold'
New Gold Lantana

SHRUBS (CONT.)



Olea europaea 'Montra'
Little Ollie Olive



Pittosporum t. 'Variegata'
Variegated Mock Orange



Prunus ilicifolia lyonii
Catalina Cherry



Salvia c. 'Allen Chickering'
Allen Chickering Sage

GROUNDCOVER



Achillea millefolium
Common Yarrow



Ceanothus griseus horizontalis 'Yankee Point'
Yankee Point Ceanothus



Dymondia margaretae
Silver Carpet Dymondia

LANDSCAPE ARCHITECTURAL STYLE PLANT PALETTE LP-07

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert
Call:
811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

NOT FOR CONSTRUCTION

MAJOR LAND DIVISION

THE MEADOWS
LANDSCAPE AND IRRIGATION PLANS

FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE	JOB NUMBER
09/02/25	24-009-00

SCALE:	DRAFTED BY: LL	SHT. 25 OF 24 SHTS.
PER PLAN	CHECKED BY: RS	

G:\24-PROJECTS\24-009-00\LANDARCH\CD\[24-009 PSUP.DWG (09-02-25 3:47:22PM) Plotted by: lbicke

ARCHITECTURAL STYLE PLANT PALETTES

CONTEMPORARY FARMHOUSE PLANT PALETTE

BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
TREES		***SHRUBS***		***GROUNDCOVER***	
CERCIS OCCIDENTALIS	WESTERN REDBUD	ALYOGYNE HUEGELII	BLUE HIBISCUS	ACHILLEA MILLEFOLIUM	YARROW
CHILOPSIS L. `TIMELESS BEAUTY`	DESERT WILLOW	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	CAREX PANSA	CALIFORNIA MEADOW SEDGE
QUERCUS DUMOSA	SCRUB OAK	DIETES BICOLOR	YELLOW WILD IRIS	FRAGARIA CHILOENSIS	BEACH STRAWBERRY
		LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE	GAZANIA X `BURGUNDY`	BURGUNDY GAZANIA
		RHAPHIOLEPIS I. `SPRINGTIME`	SPRINGTIME INDIAN HAWTHORNE		
		ROSA X `NOARE`	FLOWER CARPET RED G.C. ROSE		
		SALVIA X `ALLEN CHICKERING`	SAGE		
		SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTON		
		WESTRINGIA FRUTICOSA	COAST ROSEMARY		

TREES



Cercis occidentalis
Western Redbud



Chilopsis l. 'Timeless Beauty'
Desert Willow



Quercus dumosa
Scrub Oak

SHRUBS



Alyogyne huegelii
Blue Hibiscus



Arbutus unedo 'Compacta'
Compact Strawberry Tree



Dietes bicolor
Fortnight Lily



Leucophyllum frutescens 'Compacta'
Compact Texas Ranger

SHRUBS (CONT.)



Rhaphiolepis i. 'Springtime'
Springtime Indian Hawthorn



Rosa x 'Noare'
Flower Carpet Red Rose



Salvia c. 'Allen Chickering'
Allen Chickering Sage



Santolina chamaecyparissus
Lavender Cotton



Westringia fruticosa
Coast Rosemary

GROUNDCOVER



Achillea millefolium
Common Yarrow



Carex pansa
California Meadow Sedge



Gazania x 'Burgundy'
Burgundy Gazania

CONTEMPORARY SPANISH PLANT PALETTE

BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
TREES		***SHRUBS***		***GROUNDCOVER***	
ARBUTUS X `MARINA`	ARBUTUS STANDARD	AGAVE ATTENUATA	FOXTAIL AGAVE	CAREX PANSA	CALIFORNIA MEADOW SEDGE
LAGERSTROEMIA X `TUSCARORA`	TUSCARORA CRAPE MYRTLE	AGAVE X `BLUE FLAME`	BLUE FLAME AGAVE	CEANOTHUS 'YANKEE POINT'	CALIFORNIA LILAC
EUROPAEA `WILSONII`	WILSON OLIVE	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	SALVIA SONOMENSIS	CREEPING SAGE
		CISTUS X PURPUREUS	ORCHID ROCK	SENESIO MANDRALISCAE	BLUE CHALK STICKS
		FURCRAEA F. `MEDIOPICTA`	ROSEMAURITIUS HEMP		
		LIGUSTRUM TEXANUM	WAX LEAF PRIVET		
		ROSA F. `ICEBERG`	ICEBERG ROSE		
		SALVIA X `BEE`S BLISS`	SAGE		
		STRELITZIA REGINAE	BIRD OF PARADISE		

TREES



Arbutus 'Marina'
Strawberry tree



Lagerstroemia x 'Tuscarora'
Tuscarora Crape Myrtle



Olea europaea 'Wilsoni'
Wilson Fruitless Olive

SHRUBS



Agave attenuata
Foxtail Agave



Agave 'Blue Flame'
Blue Flame Agave



Arbutus unedo 'Compacta'
Compact Strawberry Tree



Cistus x purpureus
Orchid Rockrose



Furcraea foetida 'Mediopicta'
Mauritus Hemp

SHRUBS (CONT.)



Ligustrum j. 'Texanum'
Texas Privet



Rosa f. 'Iceberg'
Iceberg Rose



Salvia x `Bee`s Bliss`
Bees Bliss Sage



Strelitzia reginae
Bird of Paradise

GROUNDCOVER



Carex praegracilis
Western Meadow Sedge



Ceanothus griseus horizontalis 'Yankee Point'
Yankee Point Ceanothus



Salvia sonomensis
Creeping Sage



Senecio mandraliscae
Blue Chalk Sticks

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert
Call:
811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECTURAL STYLE PLANT PALETTE LP-08

MAJOR LAND DIVISION

THE MEADOWS
LANDSCAPE AND IRRIGATION PLANS

FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE	JOB NUMBER
09/02/25	24-009-00

SCALE:	DRAFTED BY: LL	SHT. 26 OF 24 SHTS.
PER PLAN	CHECKED BY: RS	

G:\24-PROJECTS\24-009-00\LANDARCH\CDS\24-009 PSUP.DWG (09-02-25 3:47:27PM) Plotted by: lloske

LANDSCAPE ARCHITECTURAL ONSITE WALL AND FENCING PLANS FOR:

THE MEADOWS

SIERRA MADRE, CA

GENERAL CONDITIONS SHORT FORM

PROTECTION OF LIFE AND PROPERTY
1. Contractor shall protect all construction and landscaping from damage and, when required, provide guards or covering. Any damage shall be repaired or replaced at the Contractor's expense. Contractors on the job shall carry the following Insurance: (a) Worker's Compensation, (b) Public Comprehensive General Liability, and (c) Property Damage. In an emergency threatening the safety of life, work or adjoining property, the Contractor is hereby instructed to act at his discretion to prevent such loss or injury and shall maintain the following minimum liability insurance coverage during the contract period.

COVERAGE
Bodily Injury: $250,000 per Individual, per Occurrence
Property Damage: $100,000 per Occurrence, aggregate

2. The Contractor shall cause to be named as additional insured in such Contractor's Public Liability, Contractor's Protective Liability and Automobile Liability Insurance policies the following: (a) TOLL BROTHERS, 11280 CORBIN AVENUE, NORTHRIDGE, CA 91326 (b) GILLESPIE MOODY PATTERSON, INC.: 3176 LIONSHEAD AVE., SUITE 102, CARLSBAD, CA 92010.
3. Contractor shall not cause this policy to be canceled or permit it to lapse, and the insurance policy shall include a clause to the effect that the policy shall not, at any time during the construction period, be canceled or reduced, restricted or limited until fifteen (15) days after all additional insureds have received written notice as evidenced by returned receipts of registered or certified letters.

4. The Contractor agrees to hold the Owner and Landscape Architect harmless from any claims arising out of his operations of any of his sub contractors, material supplies, or agents.

5. 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.

6. 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. Any discrepancies between these plans and actual field conditions shall be reported to the owner or landscape architect.

7. The contractor shall protect all existing utilities and features to remain on, and adjacent to, the project site during construction. Contractor shall repair, at his own expense, all damage resulting from his operations or negligence.

8. The contractor shall obtain the pertinent engineering and/or architectural plans before beginning work.

9. Permits for any construction depicted in these plans shall be obtained by the contractor.

10. Contractor shall have a valid contractors license required for the particular work being done. Contractor shall not allow the license(s) to lapse during the contract period.

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY CERTIFY THAT I AM THE LANDSCAPE ARCHITECT OF WORK FOR THIS THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 67003 OF THE BUSINESS AND PROFESSIONAL CODE, AND THAT THE DESIGN OF THE PROJECT IS CONSISTENT WITH CURRENT STANDARDS

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO AND THE COUNTY OF SAN DIEGO DEPARTMENT OF ENVIRONMENTAL HEALTH IS CONFINED TO REVIEW OF ONLY AND DOES NOT RELIEVE ME, AS THE LICENSED DESIGNER OF THE WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

SIGNED:_____ DATE: 9/2/2025

PRINTED NAME: ROBERT J. STREZA RLA. No. 4536

DISCIPLINE: LANDSCAPE ARCHITECT MY REGISTRATION EXPIRES: 12/2024

APPLICABLE CODES

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (2022 CGBC)

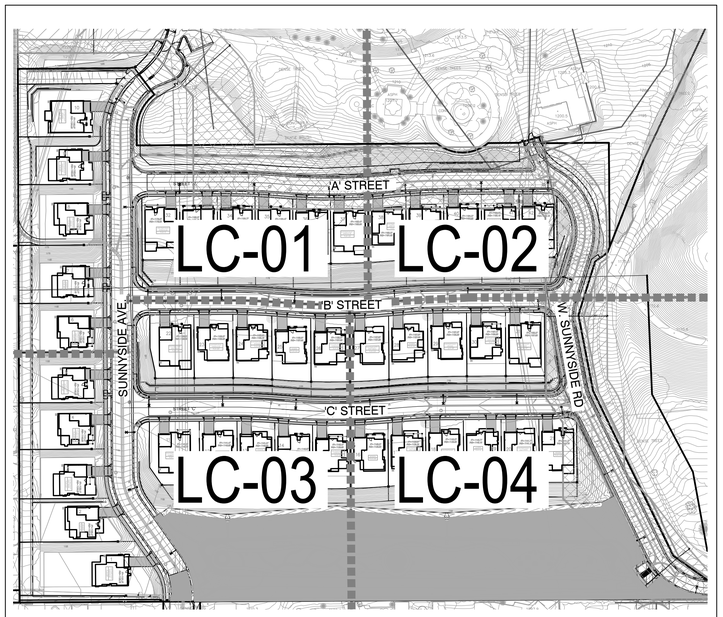
SITE INFORMATION

PROPERTY ADDRESS: 700 N. SUNNYSIDE AVE., SIERRA MADRE, CA 91024

ASSESORS ID NUMBER(S): 5761-002-009



VICINITY MAP N.T.S.



KEYMAP N.T.S.

PLANS PREPARED FOR:

NUWI Sierra Madre, LLC.
2001 Wilshire Blvd. Suite 401
Santa Monica, CA 90403
818 / 366-1132

PLANS PREPARED BY:

GMP, INC.
3176 LIONSHEAD AVE, SUITE 102
CARLSBAD, CA. 92010
858.558.8977

SHEET INDEX:

SHEET IDENTIFICATION:	SHEET #:	SHEET ID:
TITLE SHEET	01	TS-01
CONSTRUCTION PLAN	02 - 05	LC-01 - LC-04
CONSTRUCTION DETAILS	06	LC-05
CONSTRUCTION NOTES & SPECIFICATIONS	07	LC-06

HOLD HARMLESS AND INDEMNIFICATION CLAUSE

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

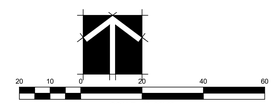
TAKE PRECEDENCE

THE CITY OF SIERRA MADRE LANDSCAPE STANDARDS REQUIREMENTS SHALL TAKE PRECEDENCE OVER THE APPROVED LANDSCAPE PLANS. SHOULD A DISCREPANCY OCCUR BETWEEN ANY NOTES, SPECIFICATIONS, DETAILS, SITE CONDITIONS, OR OTHER SITUATION REGARDING THE INTERPRETATION OF CONSTRUCTION FROM THESE PLANS, THE C1TY REPRESENTATIVE'S DECISION SHALL BE FINAL.

SOURCE CONTROL REQUIREMENT NOTES:
ELEMENTS OF THE PROJECT DESIGN THAT SPECIFY OUTDOOR COMPONENTS, EQUIPMENT, AND OR COATINGS (INCLUDING ROOFING, GUTTERS, LOUVERS, TRIM, ROOFTOP AND/OR OUTDOOR MECHANICAL HVAC AND LANDSCAPING EQUIPMENT, ETC.) SHALL NOT EXPOSE METALS, NUTRIENTS, TOXICS OR OTHER MATERIALS THAT WHEN EXPOSED TO STORMWATER COULD PRODUCE RUNOFF THAT COULD HAVE THE POTENTIAL TO PRODUCE ADDITIONAL WATER QUALITY IMPAIRMENTS TO THE DOWNSTREAM RECEIVING WATER BODIES. THE DOWNSTREAM WATER BODIES THAT ARE CURRENTLY IMPAIRED INCLUDE KIT CARSON CREEK (IMPAIRED FOR PENTACHLOROPHENOL (PCP), AND TOTAL DISSOLVED SOLIDS), LAKE HODGES (IMPAIRED FOR COLOR, MANGANESE, MERCURY, pH, TURBIDITY, NITROGEN, PHOSPHORUS, AND NUTRIENTS), SAN DIEGUITO RIVER (IMPAIRED FOR BENTHIC COMMUNITY EFFECTS, NITROGEN, PHOSPHORUS, INDICATOR BACTERIA, TOTAL DISSOLVED SOLIDS, TOXICITY, BIFENTHENRIN, CHLORIDE, DISSOLVED OXYGEN, AND PYRETHROIDS), AND PACIFIC OCEAN SHORELINE, SAN DIEGUITO HU, AT SAN DIEGUITO LAGOON MOUTH AT SAN DIEGUITO RIVER BEACH (IMPAIRED FOR INDICATOR BACTERIA).

SUBMITTAL DATE BLOCK

1st SUBMITTAL	05/02/25
2nd SUBMITTAL	07/08/25
	DATE
	DATE
	DATE
	DATE
	DATE



SCALE: 1"=20'-0"

TS-01

MAJOR LAND DIVISION
THE MEADOWS
FENCE AND WALL PLANS

FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE	JOB NUMBER
09/02/25	24-009-01

SCALE: PER PLAN | DRAFTED BY: LL | CHECKED BY: RS | SHT. 01 OF 07 SHTS.

NOT FOR CONSTRUCTION

ROOT BARRIER NOTE:
ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert
Call: 811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

Plotted by: lmcke
S:\24-PROJECTS\24-009-00\LANDARCH\CDS\CD-FAR\24-009 TSHT FAR.DWG (09-02-25 5:09:29PM)

CONSTRUCTION SCHEDULE

CODE	DESCRIPTION	DETAIL
1	RETAINING WALL PER CIVIL PLANS	
2	SITE UTILITY STRUCTURE/ APPURTENANCE PER CIVIL PLANS	
3	5'-6" HEIGHT SLUMP BLOCK PILASTER WITH SAC FINISH	A/LC-05
4	5' HEIGHT SLUMP BLOCK WALL	B/LC-05
5	5' HEIGHT SLUMP BLOCK WALL ATOP RETAINING WALL - REFERENCE CIVIL PLANS	
6	5' HEIGHT SLUMP BLOCK WALL WITH SAC FINISH	C/LC-05
7	5' TUBULAR STEEL FENCE	D/LC-05
8	MOW CURB PER ONSITE PLANS	
9	LIMIT OF WORK	
10	SPECIAL FOOTING REQUIRED FOR SLUMP BLOCK WALL WITHIN GEOGRID AREA - PER STRUCTURAL ENGINEER	
11	VERDURA PLANTABLE WALL PER SOIL RETENTION SYSTEMS - PLANTING AND IRRIGATION PER ONSITE PLANS	E/LC-05
12	FIRE MANAGEMENT ZONE (FMZ) - ONSITE 0-100 FT	
13	FIRE MANAGEMENT ZONE (FMZ) - OFFSITE AS SHOWN	
14	FIRE MANAGEMENT ZONE (FMZ) ZONE A	

NOTES:

SPECIAL FOOTINGS REQUIRED FOR SLUMP BLOCK WALLS AT LOTS 32 AND 42 WHERE ADJACENT TO VERDURA WALLS. FOOTINGS FOR WALLS TO BE CAISSON AND GRADE BEAM AS PER STRUCTURAL ENGINEER.

AREAS ADJACENT TO VERDURA WALLS: MAINTENANCE/CLEAN UP MAY BE NEEDED FOR MINOR DIRT SPILLAGES OVER THE WALL FACE FROM STORMS IN THE FIRST COUPLE YEARS.

ONE DRIPLINE PLACED WITHIN NOTCH CAST IN THE BLOCK PER EVERY TWO (2) COURSES OF VERDURA BLOCK.

IRRIGATION IS REQUIRED AT TOP COURSE OF VERDURA WALL.

TREES PLANTED ON SLOPE SHALL BE 3' - 5' HIGHER IN ELEVATION TO AVOID CONFLICT WITH GEOGRID REINFORCEMENTS.

The Verdura® wall is plantable in each cell and plants are able to root into the backfill of the wall. Our wall is not limited to vines. Consult your landscape architect / plant specialist for the best plants to use in your Verdura® wall based on your needs. Some plants that we recommend: Rosemary, Rosea Mini-Ice Plant, Vinca Minor, Lantana, Bougainvillea, Hans Ivy, Myoporum (ground cover type), Isotoma, Succulents, and Ivy Geranium. The options are unlimited…for residential applications we recommend vertical gardens of herbs, fruits, and vegetables.

PLANTING POCKETS:
Start by calculating the square footage of the exposed wall face. Then divide the area by the square footage that the individual Verdura® block covers. This is the amount of planting pockets that are available for planting. View our product info page for block coverage.

MATCHLINE - SEE LC-02

MATCHLINE - SEE LC-03

MATCHLINE - SEE LC-04

SUBMITTAL DATE BLOCK

1st SUBMITTAL	05/02/25
2nd SUBMITTAL	07/08/25
DATE	
DATE	
DATE	
DATE	
DATE	

SCALE: 1"=20'-0"

ROOT BARRIER NOTE:
ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert
Call: 811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

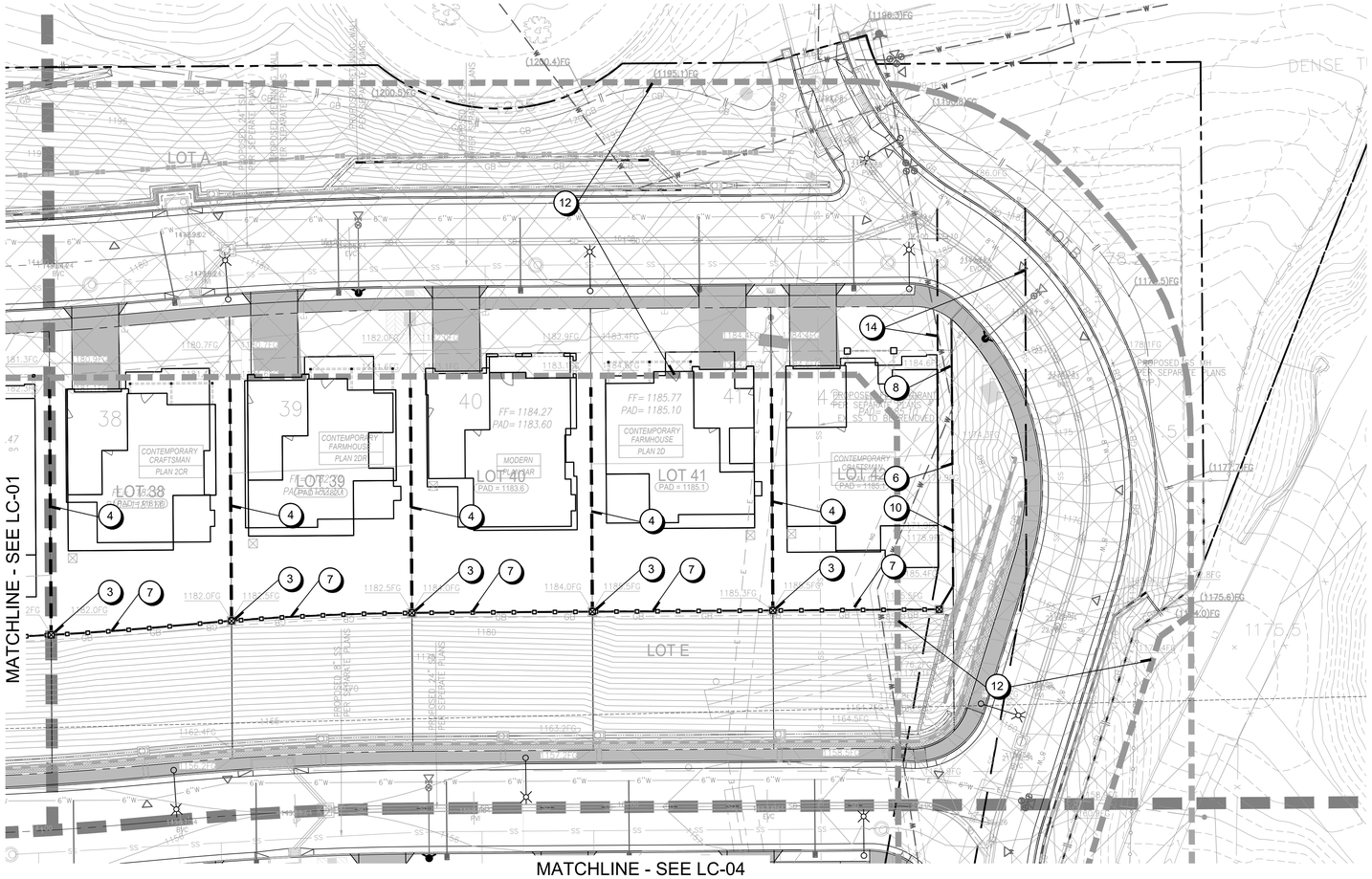
NOT FOR CONSTRUCTION

LC-01

MAJOR LAND DIVISION
THE MEADOWS
FENCE AND WALL PLANS
FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE	JOB NUMBER
09/02/25	24-009-01
SCALE: PER PLAN	DRAFTED BY: LL CHECKED BY: RS
SHT. 2 OF 07 SHTS.	

C:\24-PROJECTS\24-009-00\LANDARCH\CDS\D-FAW\24-009 CSHT FAW.DWG (09-02-25 5:09:36PM) Plotted by: fincke



CONSTRUCTION SCHEDULE

CODE	DESCRIPTION	DETAIL
1	RETAINING WALL PER CIVIL PLANS	
2	SITE UTILITY STRUCTURE/ APPURTENANCE PER CIVIL PLANS	
3	5'-6" HEIGHT SLUMP BLOCK PILASTER WITH SAC FINISH	A/LC-05
4	5' HEIGHT SLUMP BLOCK WALL	B/LC-05
5	5' HEIGHT SLUMP BLOCK WALL ATOP RETAINING WALL - REFERENCE CIVIL PLANS	
6	5' HEIGHT SLUMP BLOCK WALL WITH SAC FINISH	C/LC-05
7	5' TUBULAR STEEL FENCE	D/LC-05
8	MOW CURB PER ONSITE PLANS	
9	LIMIT OF WORK	
10	SPECIAL FOOTING REQUIRED FOR SLUMP BLOCK WALL WITHIN GEOGRID AREA - PER STRUCTURAL ENGINEER	
11	VERDURA PLANTABLE WALL PER SOIL RETENTION SYSTEMS - PLANTING AND IRRIGATION PER ONSITE PLANS	E/LC-05
12	FIRE MANAGEMENT ZONE (FMZ) - ONSITE 0-100 FT	
13	FIRE MANAGEMENT ZONE (FMZ) - OFFSITE AS SHOWN	
14	FIRE MANAGEMENT ZONE (FMZ) ZONE A	

NOTES:

SPECIAL FOOTINGS REQUIRED FOR SLUMP BLOCK WALLS AT LOTS 32 AND 42 WHERE ADJACENT TO VERDURA WALLS. FOOTINGS FOR WALLS TO BE CAISSON AND GRADE BEAM AS PER STRUCTURAL ENGINEER.

AREAS ADJACENT TO VERDURA WALLS: MAINTENANCE/CLEAN UP MAY BE NEEDED FOR MINOR DIRT SPILLAGES OVER THE WALL FACE FROM STORMS IN THE FIRST COUPLE YEARS.

ONE DRIPLINE PLACED WITHIN NOTCH CAST IN THE BLOCK PER EVERY TWO (2) COURSES OF VERDURA BLOCK.

IRRIGATION IS REQUIRED AT TOP COURSE OF VERDURA WALL.

TREES PLANTED ON SLOPE SHALL BE 3' - 5' HIGHER IN ELEVATION TO AVOID CONFLICT WITH GEOGRID REINFORCEMENTS.

The Verdura® wall is plantable in each cell and plants are able to root into the backfill of the wall. Our wall is not limited to vines. Consult your landscape architect / plant specialist for the best plants to use in your Verdura® wall based on your needs. Some plants that we recommend: Rosemary, Rosea Mini-ice Plant, Vinca Minor, Lantana, Bougainvillea, Hans Ivy, Myoporum (ground cover type), Isotoma, Succulents, and Ivy Geranium. The options are unlimited…for residential applications we recommend vertical gardens of herbs, fruits, and vegetables.

PLANTING POCKETS:
Start by calculating the square footage of the exposed wall face. Then divide the area by the square footage that the individual Verdura® block covers. This is the amount of planting pockets that are available for planting. View our product info page for block coverage.

SUBMITTAL DATE BLOCK

1st SUBMITTAL	05/02/25
2nd SUBMITTAL	07/08/25
	DATE
	DATE
	DATE
	DATE
	DATE

SCALE: 1"=20'-0"

LC-02

MAJOR LAND DIVISION
THE MEADOWS
FENCE AND WALL PLANS

FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE 09/02/25
JOB NUMBER 24-009-01
SCALE: PER PLAN
DRAFTED BY: LL
CHECKED BY: RS
SHT. 3 OF 07 SHTS.

ROOT BARRIER NOTE:
ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

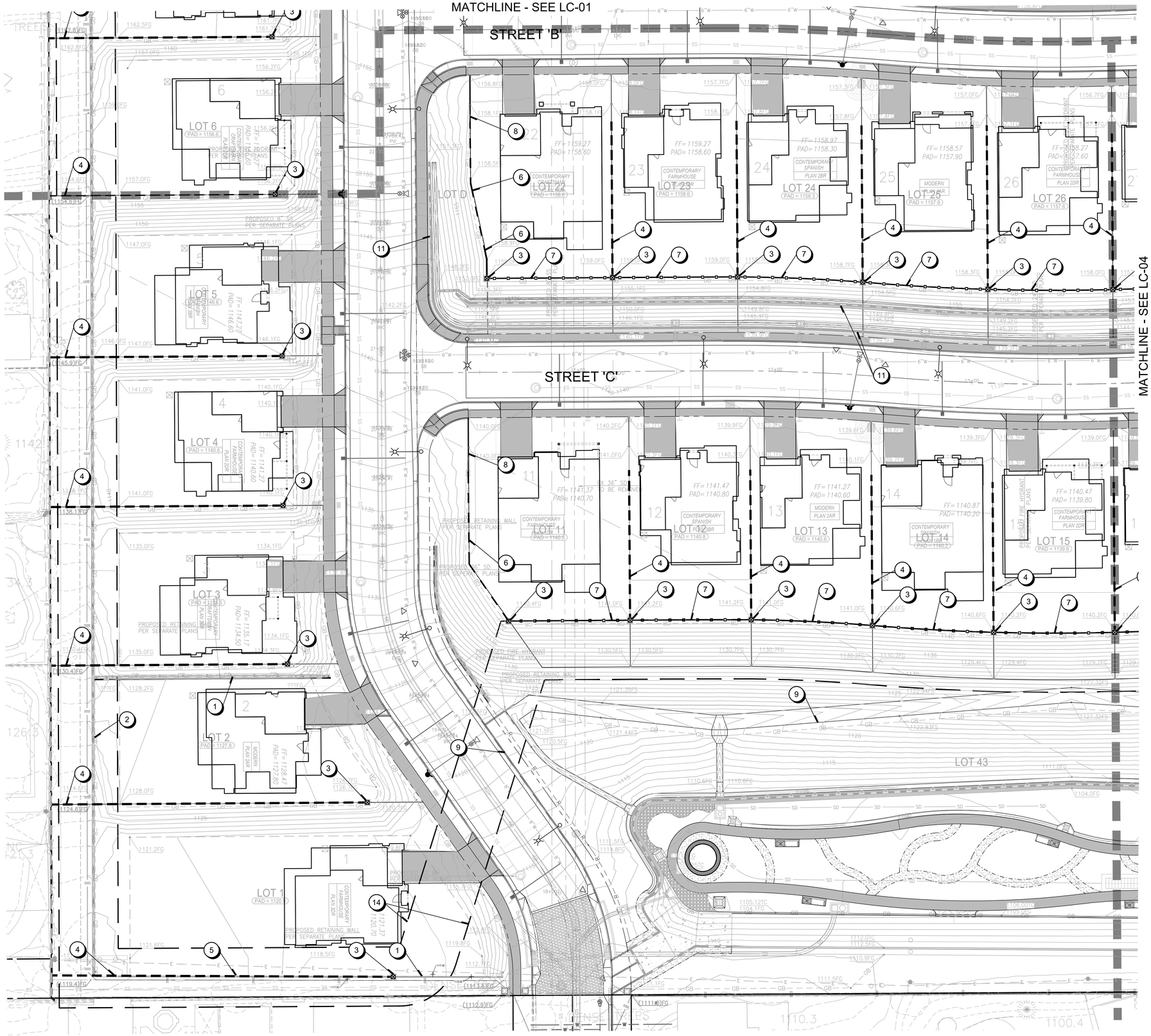
Underground Service Alert
Call: 811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

NOT FOR CONSTRUCTION

G:\24-PROJECTS\24-009-00\LA\ARCH\CDS\D-7 F&W\24-009 CSHT F&W.DWG (09-02-25 5:03:58PM) Plotted by: timbe



CONSTRUCTION SCHEDULE

CODE	DESCRIPTION	DETAIL
1	RETAINING WALL PER CIVIL PLANS	
2	SITE UTILITY STRUCTURE/ APPURTENANCE PER CIVIL PLANS	
3	5'-6" HEIGHT SLUMP BLOCK PILASTER WITH SAC FINISH	A/LC-05
4	5' HEIGHT SLUMP BLOCK WALL	B/LC-05
5	5' HEIGHT SLUMP BLOCK WALL ATOP RETAINING WALL - REFERENCE CIVIL PLANS	
6	5' HEIGHT SLUMP BLOCK WALL WITH SAC FINISH	C/LC-05
7	5' TUBULAR STEEL FENCE	D/LC-05
8	MOW CURB PER ONSITE PLANS	
9	LIMIT OF WORK	
10	SPECIAL FOOTING REQUIRED FOR SLUMP BLOCK WALL WITHIN GEOGRID AREA - PER STRUCTURAL ENGINEER	
11	VERDURA PLANTABLE WALL PER SOIL RETENTION SYSTEMS - PLANTING AND IRRIGATION PER ONSITE PLANS	E/LC-05
12	FIRE MANAGEMENT ZONE (FMZ) - ONSITE 0-100 FT	
13	FIRE MANAGEMENT ZONE (FMZ) - OFFSITE AS SHOWN	
14	FIRE MANAGEMENT ZONE (FMZ) ZONE A	

NOTES:

SPECIAL FOOTINGS REQUIRED FOR SLUMP BLOCK WALLS AT LOTS 32 AND 42 WHERE ADJACENT TO VERDURA WALLS. FOOTINGS FOR WALLS TO BE CAISSON AND GRADE BEAM AS PER STRUCTURAL ENGINEER.

AREAS ADJACENT TO VERDURA WALLS: MAINTENANCE/CLEAN UP MAY BE NEEDED FOR MINOR DIRT SPILLAGES OVER THE WALL FACE FROM STORMS IN THE FIRST COUPLE YEARS.

ONE DRIPLINE PLACED WITHIN NOTCH CAST IN THE BLOCK PER EVERY TWO (2) COURSES OF VERDURA BLOCK.

IRRIGATION IS REQUIRED AT TOP COURSE OF VERDURA WALL.

TREES PLANTED ON SLOPE SHALL BE 3' - 5' HIGHER IN ELEVATION TO AVOID CONFLICT WITH GEOGRID REINFORCEMENTS.

The Verdura® wall is plantable in each cell and plants are able to root into the backfill of the wall. Our wall is not limited to vines. Consult your landscape architect / plant specialist for the best plants to use in your Verdura® wall based on your needs. Some plants that we recommend: Rosemary, Rosea Mini-Ice Plant, Vinca Minor, Lantana, Bougainvillea, Hans Ivy, Myoporum (ground cover type), Isotoma, Succulents, and Ivy Geranium. The options are unlimited…for residential applications we recommend vertical gardens of herbs, fruits, and vegetables.

PLANTING POCKETS:
Start by calculating the square footage of the exposed wall face. Then divide the area by the square footage that the individual Verdura® block covers. This is the amount of planting pockets that are available for planting. View our product info page for block coverage.

SUBMITTAL DATE BLOCK

1st SUBMITTAL	05/02/25
2nd SUBMITTAL	07/08/25
DATE	
DATE	
DATE	
DATE	
DATE	

SCALE: 1"=20'-0"

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert
Call:
811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only member companies. It is the contractor's responsibility to contact other utilities prior to digging at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

NOT FOR CONSTRUCTION

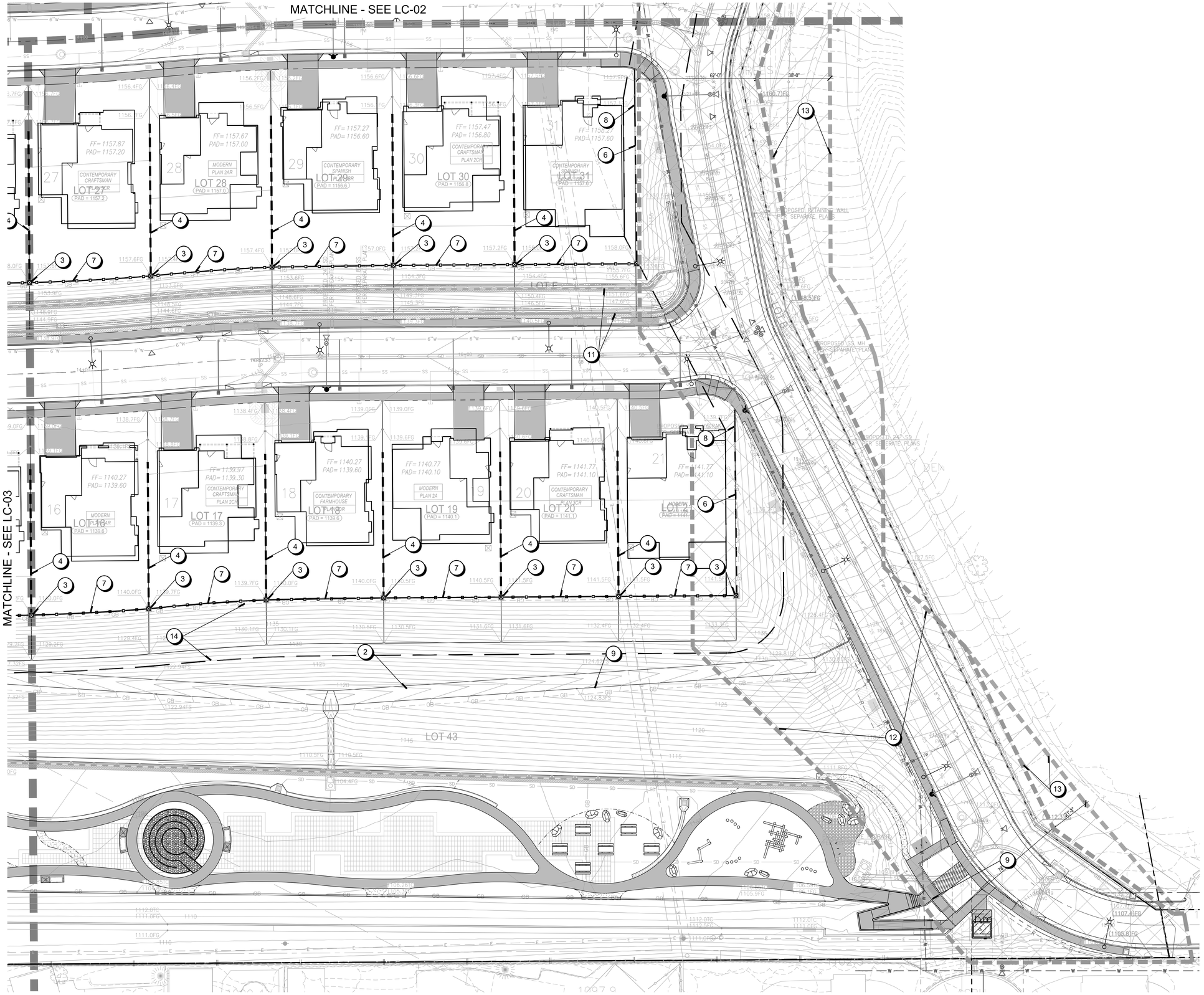
LC-03

MAJOR LAND DIVISION
THE MEADOWS
FENCE AND WALL PLANS

FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE 09/02/25	JOB NUMBER 24-009-01	
SCALE: PER PLAN	DRAFTED BY: LL CHECKED BY: RS	SHT. 4 OF 07 SHTS.

G:\24-PROJECTS\24-009-00\LAND\ARCH\CDS\CD-F&W\24-009 CSHT F&W.DWG (09-02-25 5:09:47PM) Plotted by: lincke



CONSTRUCTION SCHEDULE

CODE	DESCRIPTION	DETAIL
1	RETAINING WALL PER CIVIL PLANS	
2	SITE UTILITY STRUCTURE/ APPURTENANCE PER CIVIL PLANS	
3	5'-6" HEIGHT SLUMP BLOCK PILASTER WITH SAC FINISH	A/LC-05
4	5' HEIGHT SLUMP BLOCK WALL	B/LC-05
5	5' HEIGHT SLUMP BLOCK WALL ATOP RETAINING WALL - REFERENCE CIVIL PLANS	
6	5' HEIGHT SLUMP BLOCK WALL WITH SAC FINISH	C/LC-05
7	5' TUBULAR STEEL FENCE	D/LC-05
8	MOW CURB PER ONSITE PLANS	
9	LIMIT OF WORK	
10	SPECIAL FOOTING REQUIRED FOR SLUMP BLOCK WALL WITHIN GEOGRID AREA - PER STRUCTURAL ENGINEER	
11	VERDURA PLANTABLE WALL PER SOIL RETENTION SYSTEMS - PLANTING AND IRRIGATION PER ONSITE PLANS	E/LC-05
12	FIRE MANAGEMENT ZONE (FMZ) - ONSITE 0-100 FT	
13	FIRE MANAGEMENT ZONE (FMZ) - OFFSITE AS SHOWN	
14	FIRE MANAGEMENT ZONE (FMZ) ZONE A	

NOTES:

SPECIAL FOOTINGS REQUIRED FOR SLUMP BLOCK WALLS AT LOTS 32 AND 42 WHERE ADJACENT TO VERDURA WALLS. FOOTINGS FOR WALLS TO BE CAISSON AND GRADE BEAM AS PER STRUCTURAL ENGINEER.

AREAS ADJACENT TO VERDURA WALLS: MAINTENANCE/CLEAN UP MAY BE NEEDED FOR MINOR DIRT SPILLAGES OVER THE WALL FACE FROM STORMS IN THE FIRST COUPLE YEARS.

ONE DRIPLINE PLACED WITHIN NOTCH CAST IN THE BLOCK PER EVERY TWO (2) COURSES OF VERDURA BLOCK.

IRRIGATION IS REQUIRED AT TOP COURSE OF VERDURA WALL.

TREES PLANTED ON SLOPE SHALL BE 3' - 5' HIGHER IN ELEVATION TO AVOID CONFLICT WITH GEOGRID REINFORCEMENTS.

The Verdura® wall is plantable in each cell and plants are able to root into the backfill of the wall. Our wall is not limited to vines. Consult your landscape architect / plant specialist for the best plants to use in your Verdura® wall based on your needs. Some plants that we recommend: Rosemary, Rosea Mini-Ice Plant, Vinca Minor, Lantana, Bougainvillea, Hans Ivy, Myoporum (ground cover type), Isotoma, Succulents, and Ivy Geranium. The options are unlimited…for residential applications we recommend vertical gardens of herbs, fruits, and vegetables.

PLANTING POCKETS:
Start by calculating the square footage of the exposed wall face. Then divide the area by the square footage that the individual Verdura® block covers. This is the amount of planting pockets that are available for planting. View our product info page for block coverage.

SUBMITTAL DATE BLOCK

1st SUBMITTAL	05/02/25
2nd SUBMITTAL	07/08/25
DATE	
DATE	
DATE	
DATE	
DATE	

SCALE: 1"=20'-0"

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert
Call: 811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

NOT FOR CONSTRUCTION

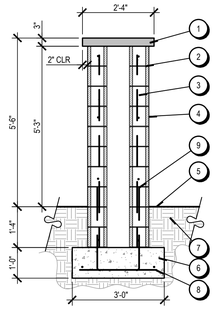
LC-04

MAJOR LAND DIVISION
THE MEADOWS
FENCE AND WALL PLANS
FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE	JOB NUMBER
09/02/25	24-009-01

SCALE: PER PLAN
DRAFTED BY: LL
CHECKED BY: RS
SHT. 5 OF 07 SHTS.

G:\24-PROJECTS\24-009-00\LANDARCH\CD\CD-F&W\24-009 CSHT F&W.DWG (09-02-25 5:09:46PM) Plotted by: linske

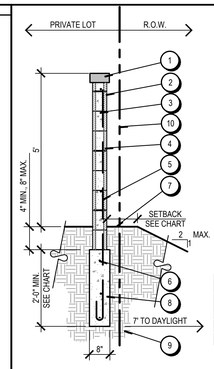


DETAIL LEGEND

1. 28" SQUARE X 3" THICK CHISELED EDGE PRECAST PILASTER CAP. COLOR LAREDO WITH SANDSTONE FINISH BY EMPIRE PRECAST (OR EQUAL)
2. 6x6x16 SLUMP BLOCK WITH SAC FINISH. COLOR: TBD GROUT ALL CELLS SOLID
3. #4 VERT. REBAR @ EACH CORNER
4. #4 REBAR TIES AT 24" O.C.
5. FINISHED GRADE
6. CONCRETE FOOTING
7. COMPACTED SUBGRADE PER SOILS REPORT
8. (4) #4 REBAR EACH WAY
9. (4) #4 REBAR DOWELS, 24" MIN. LAP SPLICE

A 5'-6" SLUMP FACE PILASTER W/ SAC FINISH

SCALE: 1/2" = 1'-0" P-2400901-CN-15



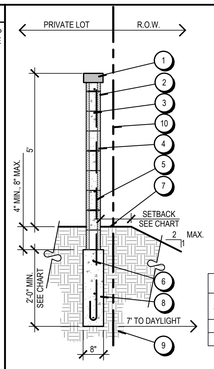
DETAIL LEGEND

1. 8" WIDE X 2" THICK PRECAST CHISELED EDGE WALL CAP IN COLOR LAREDO WITH SANDSTONE FINISH BY EMPIRE PRECAST (OR EQUAL)
2. 6x6x16 SLUMP BLOCK, COLOR TO BE TAN - GROUT ALL CELLS WITH REBAR SOLID
3. #4 REBAR @ 40" O.C.
4. #6 STD. 'DUR-O-WALL' JOINT REINFORCEMENT @ 24" O.C. (3 PLACES) PER UBC STD. 21-10. USE #5 STD. (FOR CURVED WALLS, USE #4 BAR)
5. #4 REBAR DOWEL @ 40" O.C., 18" MIN. LAP SPLICE
6. (2) #4 HORIZ. REBAR CONT. IN FOOTING
7. FINISH GRADE
8. CONT. CONCRETE FOOTING
9. COMPACTED SUBGRADE PER SOILS REPORT
10. PROPERTY LINE

MIN. FOOTING DEPTH FOR 7' TO DAYLIGHT			
SLOPE	WALL @ TOP	WALL @ 1 FT. SETBACK	WALL @ 2 FT. SETBACK
2 TO 1	3'-6"	3'-0"	2'-6"
3 TO 1	2'-4"	2'-0"	——

B 5' HIGH SLUMP BLOCK WALL - FREESTANDING

SCALE: 1/2" = 1'-0" P-2400901-CN-13



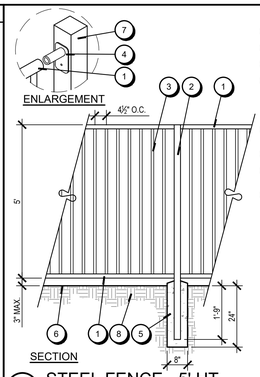
DETAIL LEGEND

1. 8" WIDE X 2" THICK PRECAST CHISELED EDGE WALL CAP. COLOR LAREDO WITH SANDSTONE FINISH BY EMPIRE PRECAST (OR EQUAL)
2. 6x6x16 SLUMP BLOCK, WITH SAC FINISH. COLOR: TBD - GROUT ALL CELLS WITH REBAR SOLID
3. #4 REBAR @ 40" O.C.
4. #6 STD. 'DUR-O-WALL' JOINT REINFORCEMENT @ 24" O.C. (3 PLACES) PER UBC STD. 21-10. USE #5 STD. (FOR CURVED WALLS, USE #4 BAR)
5. #4 REBAR DOWEL @ 40" O.C., 18" MIN. LAP SPLICE
6. (2) #4 HORIZ. REBAR CONT. IN FOOTING
7. FINISH GRADE
8. CONT. CONCRETE FOOTING
9. COMPACTED SUBGRADE PER SOILS REPORT
10. PROPERTY LINE

MIN. FOOTING DEPTH FOR 7' TO DAYLIGHT			
SLOPE	WALL @ TOP	WALL @ 1 FT. SETBACK	WALL @ 2 FT. SETBACK
2 TO 1	3'-6"	3'-0"	2'-6"
3 TO 1	2'-4"	2'-0"	——

C 5' HIGH SLUMP BLOCK WALL WITH SAC FINISH-FREESTANDING

SCALE: 1/2" = 1'-0" P-2400901-CN-17



DETAIL LEGEND

1. 1¼" DIA. T.S. TOP AND BOTTOM RAILS.
2. 2" SQ. T.S. POST W/ CAP @ 8'-0" O.C. MAX.
3. ¾" DIA. T.S. PICKETS @ 4½" O.C.
4. SLIP FIT BRACKET ATTACHMENT, CAULK JOINT WITH CLEAR SILICON. SECURE END PLATE W/ ¼"x3" LAG SCREW/LEAD ANCHOR ASSEMBLIES OR SIMILAR TYPE OF FASTENERS. OBTAIN APPROVAL OF ARCHITECT PRIOR TO USE.
5. 8"x24" DOMED CONCRETE FOOTING, SLOPE TO DRAIN AWAY FROM POST
6. FINISHED GRADE
7. 2x2 POST, ARCHITECTURAL WALL OR COLUMN PER PLAN.
8. COMPACTED SUBGRADE AS PER SOILS REPORT

NOTE:
FINISH W/ (1) COAT OF METAL PRIMER AND (2) COATS METAL EXTERIOR GLOSS, SW 6991 BLACK MAGIC

ALL TUBING SHALL HAVE BOTH ENDS WELDED CLOSED AND GROUND SMOOTH

ALL METAL FENCING CONNECTIONS SHALL BE CONTINUOUSLY WELDED. THERE SHALL BE NO WELDING OF FENCE MATERIALS IN THE FIELD

ALL MATERIALS TO BE FULLY HOT DIP GALVANIZED BEFORE INSTALLATION IN FIELD, REFER TO SPECIFICATIONS

FENCE PANELS SHALL BE PRE-MEASURED AND INSTALLED W/ GALVANIZED STEEL MOUNTING BRACKETS

D STEEL FENCE - 5' HT.

SCALE: 1/2" = 1'-0" P-2400901-CN-10

SUBMITTAL DATE BLOCK

1st SUBMITTAL	05/02/25
2nd SUBMITTAL	07/08/25
	DATE
	DATE
	DATE
	DATE
	DATE

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert
Call:
811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to this center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

RENEWAL 9-7-25

NOT FOR CONSTRUCTION

AUDIO ASSISTANCE/TACTILE EXHIBITS

LC-05

MAJOR LAND DIVISION
THE MEADOWS
FENCE AND WALL PLANS
FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE	JOB NUMBER
09/02/25	24-009-01

SCALE: PER PLAN | DRAFTED BY: LL | CHECKED BY: RS | SHT. 6 OF 07 SHTS.

G:\24-PROJECTS\24-009-00\LANDARCH\CDS\CD-F&W\24-009 CSUP F&W.DWG (09-02-25 5:09:32PM) Plotted by: lincke

CONSTRUCTION SPECIFICATIONS

PORTLAND CEMENT CONCRETE
PART I - GENERAL

1.1 RELATED DOCUMENTS

A. DRAWINGS AND GENERAL PROVISIONS OF CONTRACT, APPLY TO THIS SECTION.

1.2 SUMMARY

A. EXTENT OF PORTLAND CEMENT CONCRETE PAVING IS SHOWN ON DRAWINGS, INCLUDING CURBS, GUTTERS, WALKWAYS AND PAVEMENT.

B. PREPARED SUB-BASE IS SPECIFIED IN DRAWINGS.

1.3 SUBMITTALS

A. PROVIDE SAMPLES, MANUFACTURER'S PRODUCT DATA, TEST REPORTS, AND MATERIALS' CERTIFICATIONS AS REQUIRED IN REFERENCED SECTIONS FOR CONCRETE AND JOINT FILLERS AND SEALERS.

1.4 QUALITY ASSURANCE

A. CODES AND STANDARDS: COMPLY WITH LOCAL GOVERNING REGULATIONS IF MORE STRINGENT THAN HEREIN SPECIFIED.

1.5 JOB CONDITIONS

A. TRAFFIC CONTROL: MAINTAIN ACCESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC AS REQUIRED FOR OTHER CONSTRUCTION ACTIVITIES.

PART 2 - PRODUCT

2.1 MATERIALS

A. FORMS: STEEL, WOOD, OR OTHER SUITABLE MATERIAL OF SIZE AND STRENGTH TO RESIST MOVEMENT DURING CONCRETE PLACEMENT AND TO RETAIN HORIZONTAL AND VERTICAL ALIGNMENT UNTIL REMOVAL. USE STRAIGHT FORMS, FREE OF DISTORTION AND DEFECTS.

1. USE FLEXIBLE SPRING STEEL FORMS OR LAMINATED BOARDS TO FORM RADIUS BENDS AS REQUIRED.

2. COAT FORMS WITH A NON-STAINING FORM RELEASE AGENT THAT WILL NOT DISCOLOR OR DEFACE SURFACE OF CONCRETE.

B. REINFORCING BARS: DEFORMED STEEL BARS, ASTM A 615, GRADE 60.

C. LIQUID-MEMBRANE FORMING AND SEALING CURING COMPOUND: COMPLY WITH ASTM C 309, TYPE I, CLASS A UNLESS OTHER TYPE ACCEPTABLE TO ARCHITECT. MOISTURE LOSS NO MORE THAN 0.055 GR./SQ. CM. WHEN APPLIED AT 200 SQ. FT./GAL.

1. AVAILABLE PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PRODUCTS WHICH MAY BE INCORPORATED IN THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

2. PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE ONE OF THE FOLLOWING:
"MASTERSEAL": MASTER BUILDERS
"A-H-3 WAY SEALER": ANTI-HYDRO WATERPROOFING CO.
"ECOCURE": EUCLID CHEMICAL CO.
"CLEAR SEAL": A.C. HORN
"J-20 ACRYLIC CURE": DAYTON SUPERIOR
"SURE CURE": KAUFMAN PRODUCTS, INC.
"AR-30": W.R. MEADOWS
"SPARTAN-COTE": THE BURKE CO.
"SEALKURE": TOCH DIV. - CARBOLINE
"KURE-N-SEAL": SONNEBORN-CONTECH
"POLYOLSEAL": UPCO CHEMICAL/USM CORP.
"LMM CURE": L & M CONSTRUCTION CHEMCIALS
"KLEARSEAL": SETCON INDUSTRIES
"LR-1SC": PROTEX INDUSTRIES
"HARDTOP": GIFFORD - HILL

3. BONDING COMPOUND: POLYVINYL ACETATE OR ACRYLIC BASE, REWETTABLE TYPE.
1. AVAILABLE PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PRODUCTS WHICH MAY BE INCORPORATED IN THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
"J-40 BONDING AGENT": DAYTON SUPERIOR CORP.
"WELDCRETE": LARSEN PRODUCTS
"INTRALOK": W.R. MEADOWS
"EVERBOND": L & M CONSTRUCTION CHEMICALS
"EUCOWELD": EUCLID CHEMICAL CO.
"HORNWELD": A.C. HORN
"SONOCRETE": SONNEBORN-CONTECH
"ACRYLIC BONDCRETE": THE BURKE CO.

D. EPOXY ADHESIVE: ASTM C 881, 2-COMPONENT MATERIAL SUITABLE FOR USE ON DRY OR DAMP SURFACES. PROVIDE MATERIAL "TYPE", "GRADE", AND "CLASS" TO SUIT PROJECT REQUIREMENTS.

1. AVAILABLE PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PRODUCTS WHICH MAY BE INCORPORATED IN THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
A. PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE ONE OF THE FOLLOWING:
"EPOXITITE": A.C. HORN
"EDOCO 2118 EPOXY ADHESIVE": EDOCO TECHNICAL PROD.
"SIKADUR HI-MOD": SIKA CHEMICAL CO.
"PATCH AND BOND EPOXY": THE BURKE CO.
"SURE-POXY": KAUFMAN PRODUCTS, INC.

2.2 CONCRETE MIX, DESIGN AND TESTING

A. DESIGN MIX TO PRODUCE NORMAL-WEIGHT CONCRETE CONSISTING OF PORTLAND CEMENT, AGGREGATE, WATER-REDUCING OR HIGH-RANGE WATER-REDUCING ADMIXTURE (SUPERPLASTICIZER), AIR-ENTRAINING ADMIXTURE, AND WATER TO PRODUCE THE FOLLOWING PROPERTIES:

1. COMPRESSIVE STRENGTH: 3000 PSI, MINIMUM AT 28 DAYS, UNLESS OTHERWISE INDICATED.

2. SLUMP LIMIT: 8 INCHES MINIMUM FOR CONCRETE CONTAINING HIGH-RANGE WATER-REDUCING ADMIXTURE (SUPERPLASTICIZER) 3 INCHES FOR OTHER CONCRETE.

3. AIR CONTENT: 3 TO 5 PERCENT.

PART 3 - EXECUTION

3.1 SURFACE PREPARATION

A. REMOVE LOOSE MATERIAL FROM COMPACTED SUB-BASE SURFACE IMMEDIATELY BEFORE PLACING CONCRETE. PROOF-ROLL PREPARED SUB-BASE SURFACE TO CHECK FOR UNSTABLE AREAS AND NEED FOR ADDITIONAL COMPACTION. DO NOT BEGIN PAVING WORK UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

3.2 FORM CONSTRUCTION

A. SET FORMS TO REQUIRED GRADES AND LINES, BRACED AND SECURED. INSTALL FORMS TO ALLOW CONTINUOUS PROGRESS OF WORK AND SO THAT FORMS CAN REMAIN IN PLACE AT LEAST 24 HOURS AFTER CONCRETE PLACEMENT.

B. CHECK COMPLETED FORM WORK FOR GRADE AND ALIGNMENT TO FOLLOWING TOLERANCES:

1. TOP OF FORMS NOT MORE THAT 1/8 INCH IN 10 FEET.

2. VERTICAL FACE ON LONGITUDINAL AXIS, NOT MORE THAN 1/4 INCH IN 10 FEET.

C. CLEAN FORMS AFTER EACH USE AND COAT WITH FORM RELEASE AGENT AS REQUIRED TO ENSURE SEPARATION FROM CONCRETE WITHOUT DAMAGE.

D. SLOPE STEP TREADS AT 1/4 INCH PER FOOT TO DRAIN.

3.3 REINFORCEMENT

A. LOCATE, PLACE AND SUPPORT REINFORCEMENT AS SPECIFIED IN DRAWINGS.

3.4 CONCRETE PLACEMENT

A. DO NOT PLACE CONCRETE UNTIL SUB-BASE AND FORMS HAVE BEEN CHECKED FOR LINE AND GRADE. MOISTEN SUB-BASE IF REQUIRED TO PROVIDE A UNIFORM DAMPENED CONDITION AT TIME CONCRETE IS PLACED. DO NOT PLACE CONCRETE AROUND MANHOLES OR OTHER STRUCTURES UNTIL THEY ARE AT REQUIRED FINISH ELEVATION AND ALIGNMENT.

B. PLACE CONCRETE BY METHODS THAT PREVENT SEGREGATION OF MIX. CONSOLIDATE CONCRETE ALONG FACE OF FORMS AND ADJACENT TO TRANSVERSE JOINTS WITH INTERNAL VIBRATOR. KEEP VIBRATOR AWAY FROM JOINT ASSEMBLIES, REINFORCEMENT, OR SIDE FORMS. USE ONLY SQUARE-FACED SHOVELS FOR HAND-SPREADING AND CONSOLIDATION. CONSOLIDATE WITH CARE TO PREVENT DISLOCATION OF REINFORCING, DOWELS, AND JOINT DEVICES.

1. USE BONDING AGENT AT LOCATIONS WHERE FRESH CONCRETE IS PLACED AGAINST HARDENED OR PARTIALLY HARDENED CONCRETE SURFACES.

2. DEPOSIT AND SPREAD CONCRETE IN A CONTINUOUS OPERATION BETWEEN TRANSVERSE JOINTS AS FAR AS POSSIBLE. IF INTERRUPTED FOR MORE THAN 1/2 HOUR, PLACE A CONSTRUCTION JOINT.

3. WHEN ADJACENT PAVEMENT LANES ARE PLACED IN SEPARATE POURS, DO NOT OPERATE EQUIPMENT ON CONCRETE UNTIL PAVEMENT HAS ATTAINED SUFFICIENT STRENGTH TO CARRY LOADS WITHOUT INJURY.

3.5 JOINTS

A. GENERAL: CONSTRUCT EXPANSION, WEAKENED-PLANE (CONTRACTION), AND CONSTRUCTION JOINTS TRUE TO LINE WITH FACE PERPENDICULAR TO SURFACE OF CONCRETE. CONSTRUCT TRANSVERSE JOINTS AT RIGHT ANGLES TO THE CENTERLINE, UNLESS OTHERWISE INDICATED.

1. WHEN JOINING EXISTING STRUCTURES, PLACE TRANSVERSE JOINT TO ALIGN WITH PREVIOUSLY PLACED JOINTS UNLESS OTHERWISE INDICATED.

B. WEAKENED-PLANE (CONTRACTION) JOINTS: PROVIDE WEAKENED-PLANE (CONTRACTION) JOINTS, SECTIONING CONCRETE INTO AREAS AS SHOWN ON DRAWINGS. CONSTRUCT WEAKENED-PLANE JOINTS FOR A DEPTH EQUAL TO AT LEAST 1/4 CONCRETE THICKNESS, AS FOLLOWS:

1. TOOLED JOINTS: FORM WEAKENED-PLANE JOINT IN FRESH CONCRETE BY GROOVING TOP PORTION WITH A RECOMMENDED CUTTING TOOL AND FINISHING EDGES WITH A JOINTER.

C. CONSTRUCTION JOINTS: PLACE CONSTRUCTION JOINTS AT END OF PLACEMENTS AND AT LOCATIONS WHERE PLACEMENT OPERATIONS ARE STOPPED FOR MORE THAN 1/2 HOUR, EXCEPT WHERE SUCH PLACEMENTS TERMINATE AT EXPANSION JOINTS.

D. EXPANSION JOINTS: PROVIDE PRE-MOLDED JOINT FILLER FOR EXPANSION JOINTS ABUTTING CONCRETE CURBS, CATCH BASINS, MANHOLES, INLETS, STRUCTURES, WALKS, AND OTHER FIXED OBJECTS, UNLESS OTHERWISE INDICATED.

1. LOCATE EXPANSION JOINTS AS INDICATED ON DRAWINGS.

2. EXTEND JOINT FILLERS FULL WIDTH AND DEPTH OF JOINT, NOT LESS THAN 1/2 INCH OR MORE THAN 1 INCH BELOW FINISHED SURFACE WHERE JOINT SEALER IS INDICATED.

3. FURNISH JOINT FILLERS IN ONE-PIECE LENGTHS FOR FULL WIDTH BEING PLACED WHEREVER POSSIBLE. WHERE MORE THAN ONE LENGTH IS REQUIRED, LACE OR CLIP JOINT FILLER SECTION TOGETHER.

4. PROTECT TOP EDGE OF JOINT FILLER DURING CONCRETE PLACEMENT WITH A METAL CAP OR OTHER TEMPORARY MATERIAL. REMOVE PROTECTION AFTER CONCRETE HAS BEEN PLACED ON BOTH SIDES OF JOINT.

3.6 CONCRETE FINISHING

A. AFTER STRIKING-OFF AND CONSOLIDATING CONCRETE, SMOOTH SURFACE BY SCREEDING AND FLOATING. USE HAND METHODS ONLY WHERE MECHANICAL FLOATING IS NOT POSSIBLE. ADJUST FLOATING TO COMPACT SURFACE AND PRODUCE UNIFORM TEXTURE.

B. AFTER FLOATING, TEST SURFACE FOR TRUENESS WITH A 10-FT. STRAIGHTEDGE. DISTRIBUTE CONCRETE AS REQUIRED TO REMOVE SURFACE IRREGULARITIES, AND RE-FLOAT REPAIRED AREAS TO PROVIDE A CONTINUOUS SMOOTH FINISH.

C. WORK EDGES OF SLABS, GUTTERS, BACK TOP EDGE OF CURB, AND FORMED JOINTS WITH AN EDGING TOOL, AND ROUND TO 1/2-RADIUS, UNLESS OTHERWISE INDICATED. ELIMINATE TOOL MARKS ON CONCRETE SURFACE.

D. AFTER COMPLETION OF FLOATING AND WHEN EXCESS MOISTURE OR SURFACE SHEEN HAS DISAPPEARED, COMPLETE TROWELING AND FINISH SURFACE AS FOLLOWS:

1. BROOM FINISH BY DRAWING A FINE-HAIR BROOM ACROSS CONCRETE SURFACE PERPENDICULAR TO LINE OF TRAFFIC. REPEAT OPERATION IF REQUIRED TO PROVIDE A FINE LINE TEXTURE ACCEPTABLE TO LANDSCAPE ARCHITECT.

2. ON INCLINED SLAB SURFACES, PROVIDE A COARSE, NON-SLIP FINISH BY SCORING SURFACE WITH A STIFF-BRISTLED BROOM, PERPENDICULAR TO LINE OF TRAFFIC.

E. DO NOT REMOVE FORMS FOR 24 HOURS AFTER CONCRETE HAS BEEN PLACED. AFTER FORM REMOVAL, CLEAN ENDS OF JOINTS AND POINT-UP AND MINOR HONEYCOMBED AREAS. REMOVE AND REPLACE AREAS OR SECTIONS WITH MAJOR DEFECTS, AS DIRECTED BY LANDSCAPE ARCHITECT.

3.7 CURING

A. PROTECT AND CURE FINISHED CONCRETE PAVING. USE MEMBRANE-FORMING CURING AND SEALING COMPOUND OR APPROVED MOIST-CURING METHODS.

B. ANTI-SPALLING TREATMENT: APPLY TREATMENT TO CONCRETE SURFACES NO SOONER THAN 28 DAYS AFTER PLACEMENT, TO CLEAN, DRY CONCRETE FREE OF OIL, DIRT, AND OTHER FOREIGN MATERIAL. APPLY CURING AND SEALING COMPOUND AT A MAXIMUM COVERAGE RATE OF 300 S.F. PER GALLON. APPLY ANTI-SPALLING COMPOUND IN 2 SPRAYED APPLICATIONS. FIRST APPLICATION AT RATE OF 40 SQ. YARDS. PER GAL.; SECOND APPLICATION, 60 SQ. YARDS PER GALLON. ALLOW COMPLETE DRYING BETWEEN APPLICATIONS.

3.8 REPAIRS AND PROTECTIONS

A. REPAIR OR REPLACE BROKEN OR DEFECTIVE CONCRETE, AS DIRECTED BY ARCHITECT.

B. DRILL TEST CORES WHERE DIRECTED BY ARCHITECT WHEN NECESSARY TO DETERMINE MAGNITUDE OF CRACKS OR DEFECTIVE AREAS. FILL DRILLED CORE HOLES IN SATISFACTORY PAVEMENT AREAS WITH PORTLAND CEMENT CONCRETE BONDED TO PAVEMENT WITH EPOXY ADHESIVE.

C. PROTECT CONCRETE FROM DAMAGE UNTIL ACCEPTANCE OF WORK. EXCLUDE TRAFFIC FROM PAVEMENT FOR AT LEAST 14 DAYS AFTER PLACEMENT. WHEN CONSTRUCTION TRAFFIC IS PERMITTED, MAINTAIN PAVEMENT AS CLEAN AS POSSIBLE BY REMOVING SURFACE STAINS AND SPILLAGE OF MATERIALS AS THEY OCCUR.

1. SWEEP CONCRETE PAVEMENT AND WASH FREE
OF STAINS, DISCOLORATIONS, DIRT, AND OTHER
FOREIGN MATERIAL JUST BEFORE FINAL INSPECTION.

END OF SECTION

SUBMITTAL DATE BLOCK

1st SUBMITTAL	05/02/25
2nd SUBMITTAL	07/08/25
	DATE
	DATE
	DATE
	DATE
	DATE

ROOT BARRIER NOTE:
ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert
Call:
811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

NOT FOR CONSTRUCTION

LC-06

MAJOR LAND DIVISION
THE MEADOWS
FENCE AND WALL PLANS
FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE	JOB NUMBER
09/02/25	24-009-01

SCALE: PER PLAN	DRAFTED BY: LL CHECKED BY: RS	SHT. 7 OF 07 SHTS.

G:\24-PROJECTS\24-009-00\LANDARCH\CD\CD-F&W\24-009 CSUP F&W.DWG (09-02-25 5:09:49PM) Plotted by: lincke

LANDSCAPE ARCHITECTURAL PERIMETER WALL AND FENCING PLANS FOR:

THE MEADOWS

SIERRA MADRE, CA

GENERAL CONDITIONS SHORT FORM

PROTECTION OF LIFE AND PROPERTY
1. Contractor shall protect all construction and landscaping from damage and, when required, provide guards or covering. Any damage shall be repaired or replaced at the Contractor's expense. Contractors on the job shall carry the following Insurance: (a) Worker's Compensation, (b) Public Comprehensive General Liability, and (c) Property Damage. In an emergency threatening the safety of life, work or adjoining property, the Contractor is hereby instructed to act at his discretion to prevent such loss or injury and shall maintain the following minimum liability insurance coverage during the contract period.

COVERAGE
Bodily Injury: $250,000 per Individual, per Occurrence
Property Damage: $100,000 per Occurrence, aggregate

2. The Contractor shall cause to be named as additional insured in such Contractor's Public Liability, Contractor's Protective Liability and Automobile Liability Insurance policies the following: (a) TOLL BROTHERS, 11280 CORBIN AVENUE, NORTHRIDGE, CA 91326 (b) GILLESPIE MOODY PATTERSON, INC.: 3176 LIONSHEAD AVE., SUITE 102, CARLSBAD, CA 92010.
3. Contractor shall not cause this policy to be canceled or permit it to lapse, and the insurance policy shall include a clause to the effect that the policy shall not, at any time during the construction period, be canceled or reduced, restricted or limited until fifteen (15) days after all additional insureds have received written notice as evidenced by returned receipts of registered or certified letters.

4. The Contractor agrees to hold the Owner and Landscape Architect harmless from any claims arising out of his operations of any of his sub contractors, material supplies, or agents.

5. 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.

6. 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. Any discrepancies between these plans and actual field conditions shall be reported to the owner or landscape architect.

7. The contractor shall protect all existing utilities and features to remain on, and adjacent to, the project site during construction. Contractor shall repair, at his own expense, all damage resulting from his operations or negligence.

8. The contractor shall obtain the pertinent engineering and/or architectural plans before beginning work.

9. Permits for any construction depicted in these plans shall be obtained by the contractor.

10. Contractor shall have a valid contractors license required for the particular work being done. Contractor shall not allow the license(s) to lapse during the contract period.

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY CERTIFY THAT I AM THE LANDSCAPE ARCHITECT OF WORK FOR THIS THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 67003 OF THE BUSINESS AND PROFESSIONAL CODE, AND THAT THE DESIGN OF THE PROJECT IS CONSISTENT WITH CURRENT STANDARDS

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO AND THE COUNTY OF SAN DIEGO DEPARTMENT OF ENVIRONMENTAL HEALTH IS CONFINED TO REVIEW OF ONLY AND DOES NOT RELIEVE ME, AS THE LICENSED DESIGNER OF THE WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

SIGNED:_____ DATE: 9/2/2025

PRINTED NAME: ROBERT J. STREZA RLA. No. 4536

DISCIPLINE: LANDSCAPE ARCHITECT MY REGISTRATION EXPIRES: 12/2024

APPLICABLE CODES

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (2022 CGBC)

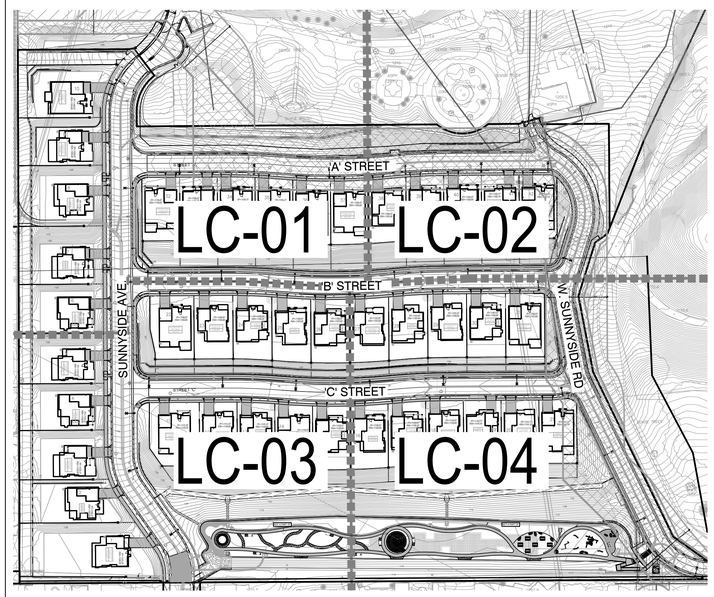
SITE INFORMATION

PROPERTY ADDRESS: 700 N. SUNNYSIDE AVE., SIERRA MADRE, CA 91024

ASSESORS ID NUMBER(S): 5761-002-009



VICINITY MAP N.T.S.



KEYMAP N.T.S.

PLANS PREPARED FOR:

NUWI Sierra Madre, LLC.
2001 Wilshire Blvd. Suite 401
Santa Monica, CA 90403
818 / 366-1132

PLANS PREPARED BY:

GMP, INC.
3176 LIONSHEAD AVE, SUITE 102
CARLSBAD, CA. 92010
858.558.8977

SHEET INDEX:

SHEET IDENTIFICATION:	SHEET #:	SHEET ID:
TITLE SHEET	01	TS-01
CONSTRUCTION PLAN	02 - 05	LC-01 - LC-04
CONSTRUCTION DETAILS	06	LC-05
CONSTRUCTION NOTES & SPECIFICATIONS	07	LC-06

HOLD HARMLESS AND INDEMNIFICATION CLAUSE

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

TAKE PRECEDENCE

THE CITY OF SIERRA MADRE LANDSCAPE STANDARDS REQUIREMENTS SHALL TAKE PRECEDENCE OVER THE APPROVED LANDSCAPE PLANS. SHOULD A DISCREPANCY OCCUR BETWEEN ANY NOTES, SPECIFICATIONS, DETAILS, SITE CONDITIONS, OR OTHER SITUATION REGARDING THE INTERPRETATION OF CONSTRUCTION FROM THESE PLANS, THE C1TY REPRESENTATIVE'S DECISION SHALL BE FINAL.

SOURCE CONTROL REQUIREMENT NOTES:
ELEMENTS OF THE PROJECT DESIGN THAT SPECIFY OUTDOOR COMPONENTS, EQUIPMENT, AND OR COATINGS (INCLUDING ROOFING, GUTTERS, LOUVERS, TRIM, ROOFTOP AND/OR OUTDOOR MECHANICAL HVAC AND LANDSCAPING EQUIPMENT, ETC.) SHALL NOT EXPOSE METALS, NUTRIENTS, TOXICS OR OTHER MATERIALS THAT WHEN EXPOSED TO STORMWATER COULD PRODUCE RUNOFF THAT COULD HAVE THE POTENTIAL TO PRODUCE ADDITIONAL WATER QUALITY IMPAIRMENTS TO THE DOWNSTREAM RECEIVING WATER BODIES. THE DOWNSTREAM WATER BODIES THAT ARE CURRENTLY IMPAIRED INCLUDE KIT CARSON CREEK (IMPAIRED FOR PENTACHLOROPHENOL (PCP), AND TOTAL DISSOLVED SOLIDS), LAKE HODGES (IMPAIRED FOR COLOR, MANGANESE, MERCURY, pH, TURBIDITY, NITROGEN, PHOSPHORUS, AND NUTRIENTS), SAN DIEGUITO RIVER (IMPAIRED FOR BENTHIC COMMUNITY EFFECTS, NITROGEN, PHOSPHORUS, INDICATOR BACTERIA, TOTAL DISSOLVED SOLIDS, TOXICITY, BIFENTHENRIN, CHLORIDE, DISSOLVED OXYGEN, AND PYRETHROIDS), AND PACIFIC OCEAN SHORELINE, SAN DIEGUITO HU, AT SAN DIEGUITO LAGOON MOUTH AT SAN DIEGUITO RIVER BEACH (IMPAIRED FOR INDICATOR BACTERIA).

SUBMITTAL DATE BLOCK

1st SUBMITTAL	05/02/25
2nd SUBMITTAL	07/08/25
DATE	
DATE	
DATE	
DATE	
DATE	

20 10 0 20 40 60
SCALE: 1"=20'-0"

TS-01

MAJOR LAND DIVISION
THE MEADOWS
FENCE AND WALL PLANS
FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE 09/02/25 | JOB NUMBER 24-009-01
SCALE: PER PLAN | DRAFTED BY: LL | CHECKED BY: RS | SHT. 01 OF 07 SHTS.

NOT FOR CONSTRUCTION

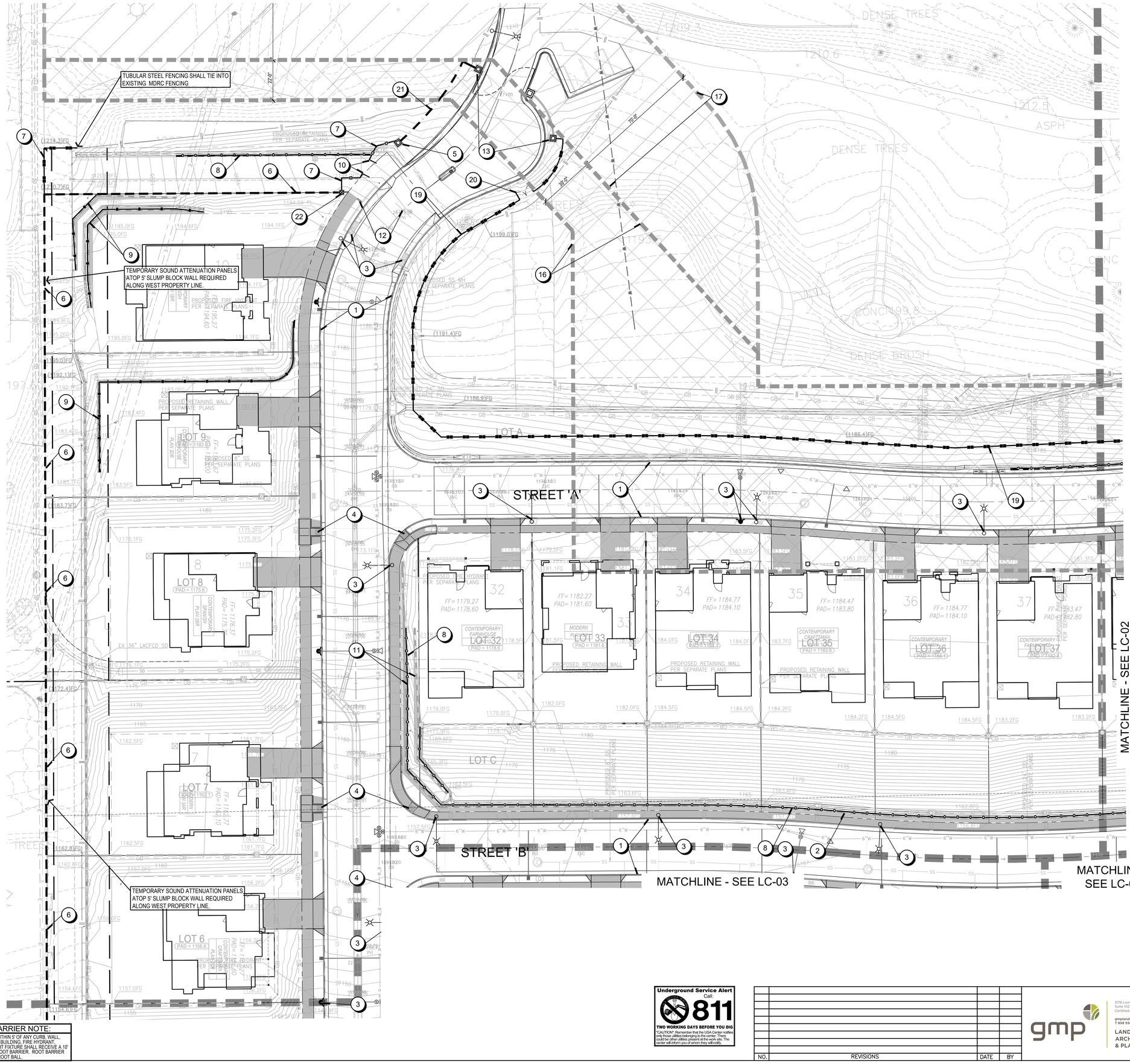
ROOT BARRIER NOTE:
ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert
Call: 811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

G:\24-PROJECTS\24-009-00\LANDARCH\CDS\CD-TS&W - PERIMETER.DWG (09-02-25 5:37:56PM) Plotted by: lincke



CONSTRUCTION SCHEDULE

CODE	DESCRIPTION	DETAIL
1	CURB AND GUTTER PER CIVIL PLANS	
2	RETAINING WALL PER CIVIL PLANS	
3	SITE UTILITY STRUCTURE/ APPURTENANCE PER CIVIL PLANS	
4	ADA RAMP PER CIVIL PLANS	
5	6' HEIGHT SLUMP BLOCK PILASTER WITH SAC FINISH - THEMATIC COMMUNITY PILASTER	A/LC-05
6	5' HEIGHT SLUMP BLOCK WALL	B/LC-05
7	5' HEIGHT TUBULAR STEEL FENCE	C/LC-05
8	42" HT CABLE GUARDRAIL	E/LC-05
9	42" HT. TUBULAR STEEL GUARD RAIL FENCE	D/LC-05
10	6' HEIGHT TUBULAR STEEL DOUBLE ACESS GATES	F/LC-05
11	VERDURA PLANTABLE WALL PER SOIL RETENTION SYSTEMS	
12	MOW CURB PER ONSITE PLANS	
13	MATER DOLOROSA MAIN ENTRY MONUMENT GATES - PER SEPARATE SUBMITTAL	
14	MATER DOLOROSA SECONDARY ENTRY GATES - PER SEPARATE SUBMITTAL	
15	LIMIT OF WORK	
16	FIRE MANAGEMENT ZONE (FMZ) - ONSITE 0-100 FT	
17	FIRE MANAGEMENT ZONE (FMZ) - OFFSITE AS SHOWN	
18	FIRE MANAGEMENT ZONE (FMZ) ZONE A	
19	6' HEIGHT TUBULAR STEEL FENCE	
20	6' HEIGHT TUBULAR STEEL GATES	
21	5' HEIGHT SLUMP BLOCK WALL WITH SAC FINISH	H/LC-05
22	5'-6" HEIGHT SLUMP BLOCK PILASTER WITH SAC FINISH	G/LC-05
23	8' HEIGHT WOOD FENCE - TEMPORARY SOUND ATTENUATION	

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert
Call: 811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
LANDSCAPE ARCHITECTURE & PLANNING
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977

NOT FOR CONSTRUCTION

SUBMITTAL DATE BLOCK

1st SUBMITTAL	05/02/25
2nd SUBMITTAL	07/08/25
DATE	
DATE	
DATE	
DATE	
DATE	

SCALE: 1"=20'-0"

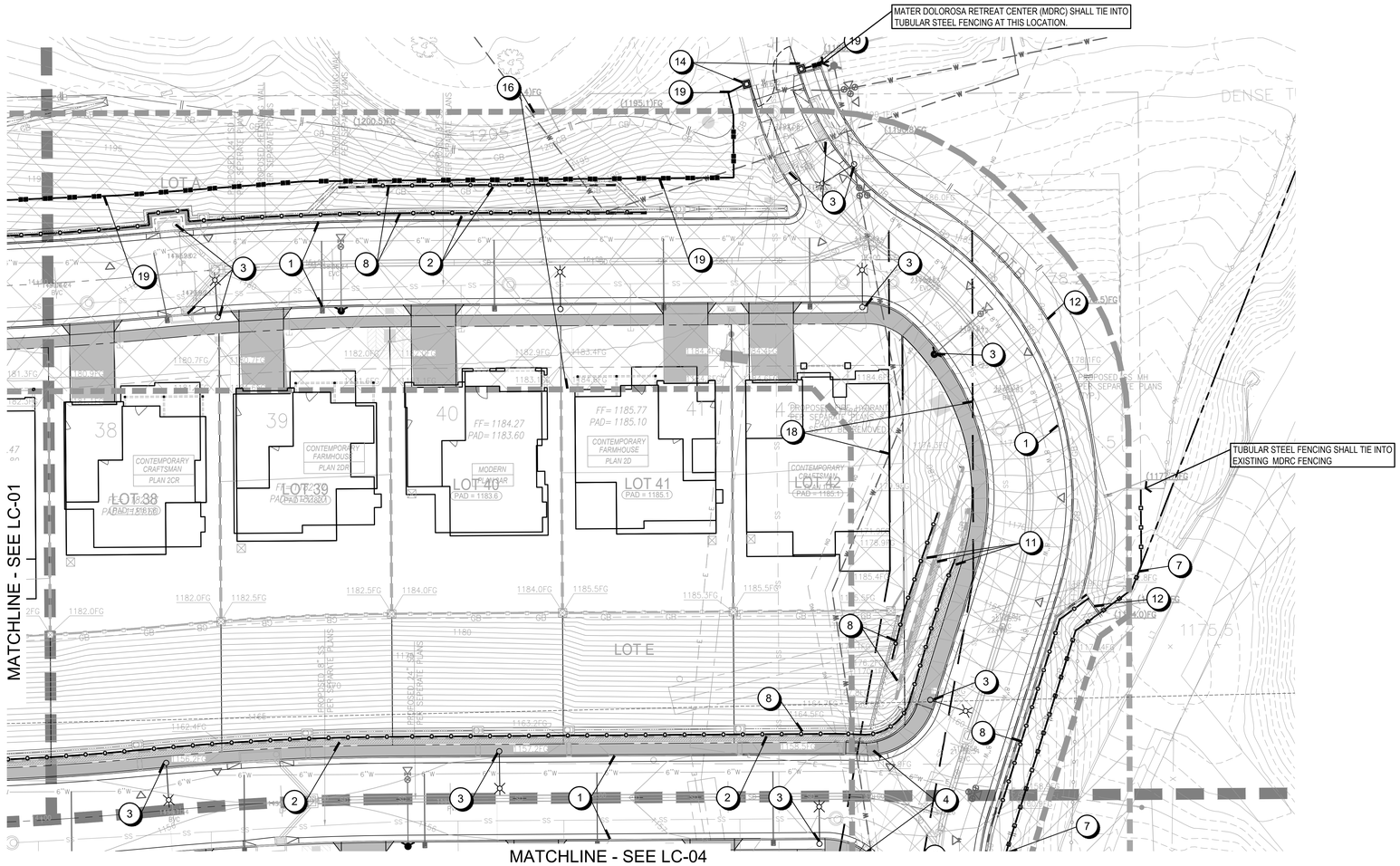
LC-01

MAJOR LAND DIVISION
THE MEADOWS
FENCE AND WALL PLANS
FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE	JOB NUMBER
09/02/25	24-009-01

SCALE:	DRAFTED BY: LL	SHT. 2 OF 07 SHTS.
PER PLAN	CHECKED BY: RS	

© \24-PROJECTS\24-009-00\LANDARCH\CDS\LC-FAW - PERIMETER.DWG (04-02-25 5:38:03PM) CSHT FAW - PERIMETER\24-009 Plotted by: lincee



CONSTRUCTION SCHEDULE

CODE	DESCRIPTION	DETAIL
1	CURB AND GUTTER PER CIVIL PLANS	
2	RETAINING WALL PER CIVIL PLANS	
3	SITE UTILITY STRUCTURE/ APPURTENANCE PER CIVIL PLANS	
4	ADA RAMP PER CIVIL PLANS	
5	6' HEIGHT SLUMP BLOCK PILASTER WITH SAC FINISH - THEMATIC COMMUNITY PILASTER	A/LC-05
6	5' HEIGHT SLUMP BLOCK WALL	B/LC-05
7	5' HEIGHT TUBULAR STEEL FENCE	C/LC-05
8	42" HT CABLE GUARDRAIL	E/LC-05
9	42" HT. TUBULAR STEEL GUARD RAIL FENCE	D/LC-05
10	6' HEIGHT TUBULAR STEEL DOUBLE ACESS GATES	F/LC-05
11	VERDURA PLANTABLE WALL PER SOIL RETENTION SYSTEMS	
12	MOW CURB PER ONSITE PLANS	
13	MATER DOLOROSA MAIN ENTRY MONUMENT GATES - PER SEPARATE SUBMITTAL	
14	MATER DOLOROSA SECONDARY ENTRY GATES - PER SEPARATE SUBMITTAL	
15	LIMIT OF WORK	
16	FIRE MANAGEMENT ZONE (FMZ) - ONSITE 0-100 FT	
17	FIRE MANAGEMENT ZONE (FMZ) - OFFSITE AS SHOWN	
18	FIRE MANAGEMENT ZONE (FMZ) ZONE A	
19	6' HEIGHT TUBULAR STEEL FENCE	
20	6' HEIGHT TUBULAR STEEL GATES	
21	5' HEIGHT SLUMP BLOCK WALL WITH SAC FINISH	H/LC-05
22	5'-6" HEIGHT SLUMP BLOCK PILASTER WITH SAC FINISH	G/LC-05
23	8' HEIGHT WOOD FENCE - TEMPORARY SOUND ATTENUATION	

SUBMITTAL DATE BLOCK

1st SUBMITTAL	05/02/25
2nd SUBMITTAL	07/08/25
	DATE
	DATE
	DATE
	DATE
	DATE

SCALE: 1"=20'-0"

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert
Call: 811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

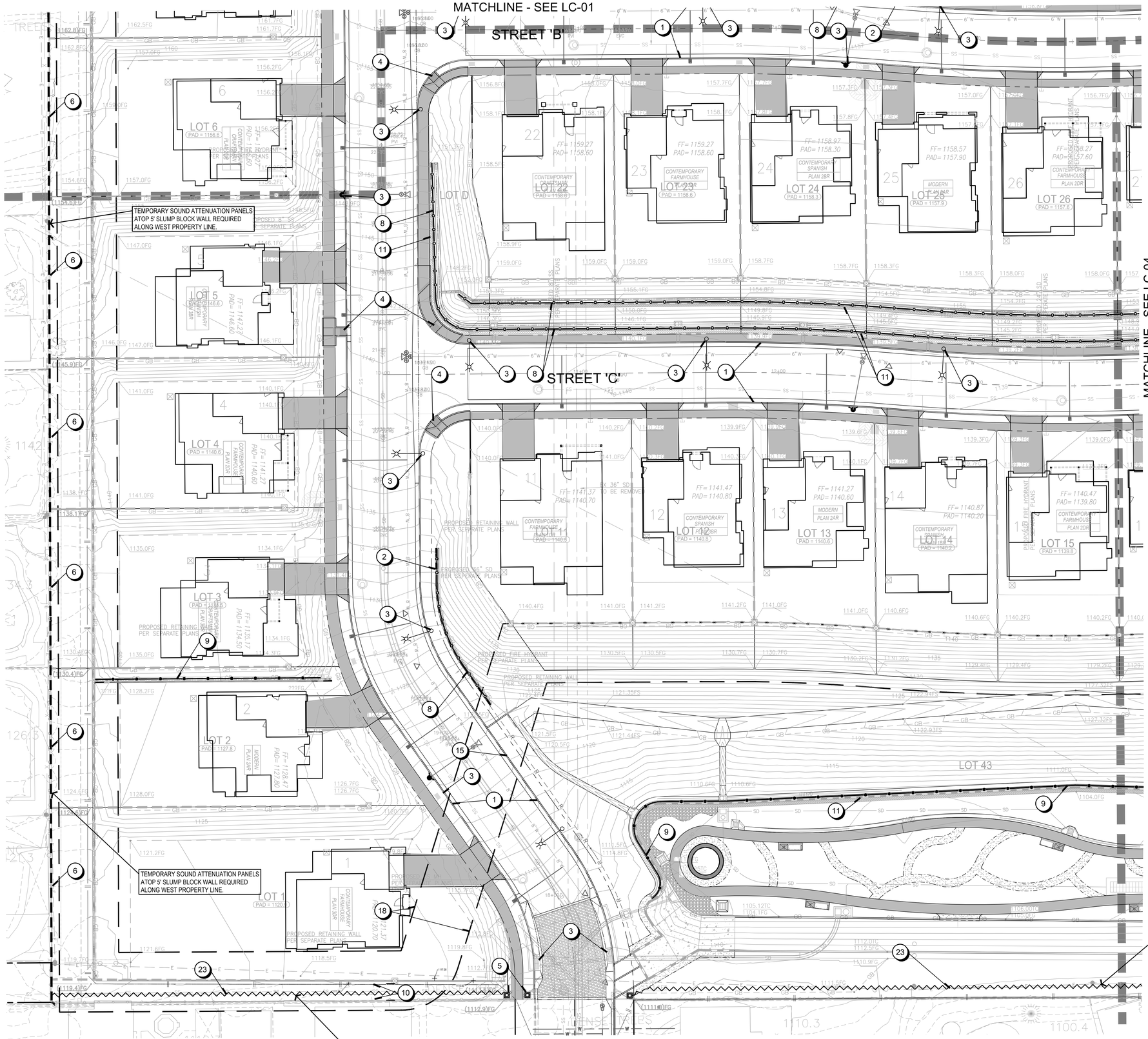
NOT FOR CONSTRUCTION
9.2.25
AutoDesk Construction Cloud (ACC)

LC-02

MAJOR LAND DIVISION
THE MEADOWS
FENCE AND WALL PLANS
FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE 09/02/25	JOB NUMBER 24-009-01
SCALE: PER PLAN	DRAFTED BY: LL CHECKED BY: RS
SHT. 3 OF 07 SHTS.	

G:\24-PROJECTS\24-009-00\LANDARCH\CDS\CD-F&W - PERIMETER\24-009 CSHT F&W -PERIMETER.DWG (09-02-25 5:38:14PM) Plotted by: linzie



CONSTRUCTION SCHEDULE

CODE	DESCRIPTION	DETAIL
1	CURB AND GUTTER PER CIVIL PLANS	
2	RETAINING WALL PER CIVIL PLANS	
3	SITE UTILITY STRUCTURE/ APPURTENANCE PER CIVIL PLANS	
4	ADA RAMP PER CIVIL PLANS	
5	6' HEIGHT SLUMP BLOCK PILASTER WITH SAC FINISH - THEMATIC COMMUNITY PILASTER	A/LC-05
6	5' HEIGHT SLUMP BLOCK WALL	B/LC-05
7	5' HEIGHT TUBULAR STEEL FENCE	C/LC-05
8	42" HT CABLE GUARDRAIL	E/LC-05
9	42" HT. TUBULAR STEEL GUARD RAIL FENCE	D/LC-05
10	6' HEIGHT TUBULAR STEEL DOUBLE ACESS GATES	F/LC-05
11	VERDURA PLANTABLE WALL PER SOIL RETENTION SYSTEMS	
12	MOW CURB PER ONSITE PLANS	
13	MATER DOLOROSA MAIN ENTRY MONUMENT GATES - PER SEPARATE SUBMITTAL	
14	MATER DOLOROSA SECONDARY ENTRY GATES - PER SEPARATE SUBMITTAL	
15	LIMIT OF WORK	
16	FIRE MANAGEMENT ZONE (FMZ) - ONSITE 0-100 FT	
17	FIRE MANAGEMENT ZONE (FMZ) - OFFSITE AS SHOWN	
18	FIRE MANAGEMENT ZONE (FMZ) ZONE A	
19	6' HEIGHT TUBULAR STEEL FENCE	
20	6' HEIGHT TUBULAR STEEL GATES	
21	5' HEIGHT SLUMP BLOCK WALL WITH SAC FINISH	H/LC-05
22	5'-6" HEIGHT SLUMP BLOCK PILASTER WITH SAC FINISH	G/LC-05
23	8' HEIGHT WOOD FENCE - TEMPORARY SOUND ATTENUATION	

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert
Call: 811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only member companies. Local companies or those that could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

NOT FOR CONSTRUCTION

SUBMITTAL DATE BLOCK

1st SUBMITTAL	05/02/25
2nd SUBMITTAL	07/08/25
DATE	
DATE	
DATE	
DATE	
DATE	

SCALE: 1"=20'-0"

LC-03

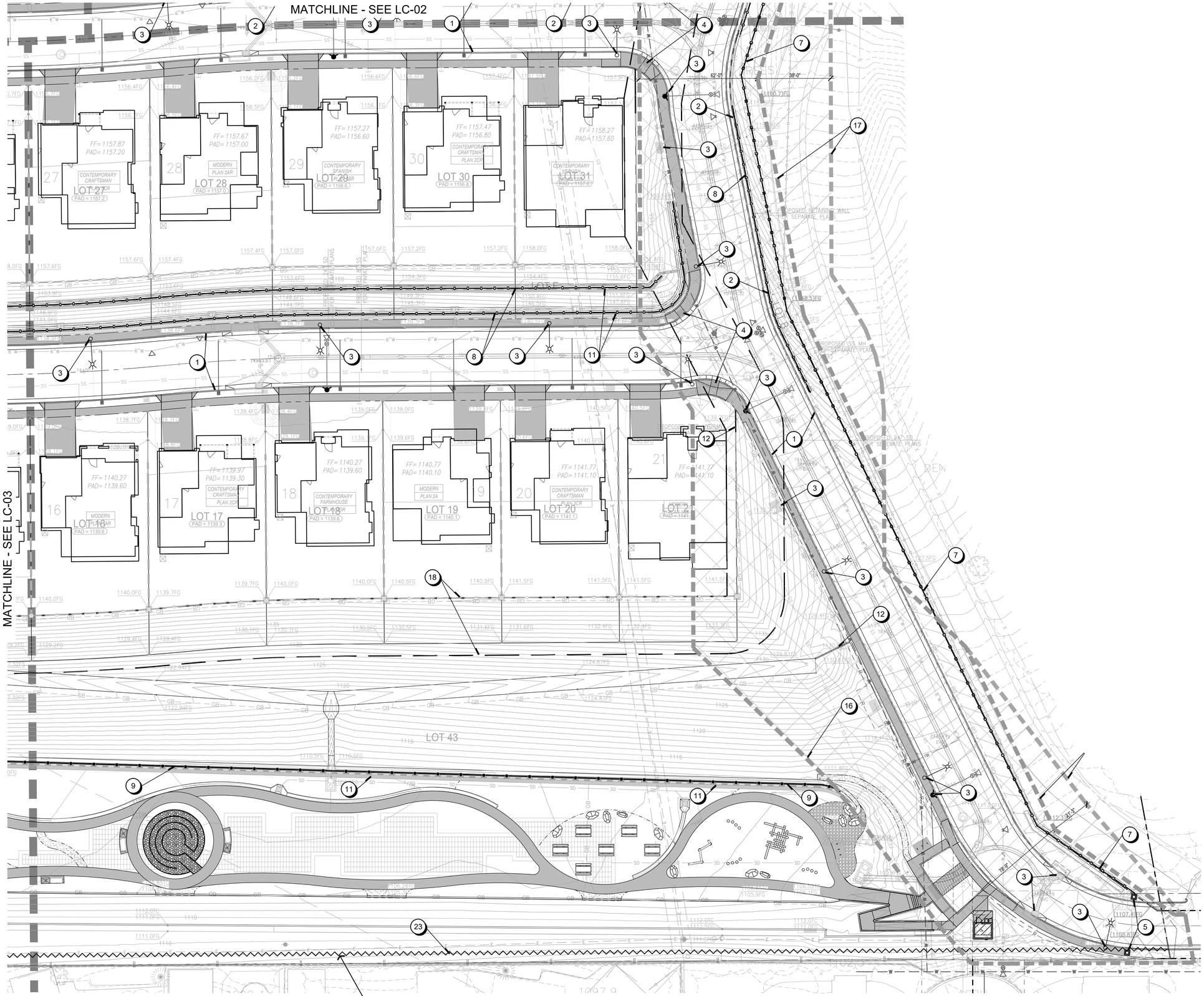
MAJOR LAND DIVISION
THE MEADOWS
FENCE AND WALL PLANS

FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE	JOB NUMBER
09/02/25	24-009-01

SCALE:	DRAFTED BY: LL	SHT. 4 OF 07 SHTS.
PER PLAN	CHECKED BY: RS	

G:\24-PROJECTS\24-009-00\LA\ARCH\CDS\LC-FAH - PERIMETER.DWG (09-02-25 5:38:28PM) Plotted by: linske



CONSTRUCTION SCHEDULE

CODE	DESCRIPTION	DETAIL
1	CURB AND GUTTER PER CIVIL PLANS	
2	RETAINING WALL PER CIVIL PLANS	
3	SITE UTILITY STRUCTURE/ APPURTENANCE PER CIVIL PLANS	
4	ADA RAMP PER CIVIL PLANS	
5	6' HEIGHT SLUMP BLOCK PILASTER WITH SAC FINISH - THEMATIC COMMUNITY PILASTER	A/LC-05
6	5' HEIGHT SLUMP BLOCK WALL	B/LC-05
7	5' HEIGHT TUBULAR STEEL FENCE	C/LC-05
8	42" HT CABLE GUARDRAIL	E/LC-05
9	42" HT. TUBULAR STEEL GUARD RAIL FENCE	D/LC-05
10	6' HEIGHT TUBULAR STEEL DOUBLE ACESS GATES	F/LC-05
11	VERDURA PLANTABLE WALL PER SOIL RETENTION SYSTEMS	
12	MOW CURB PER ONSITE PLANS	
13	MATER DOLOROSA MAIN ENTRY MONUMENT GATES - PER SEPARATE SUBMITTAL	
14	MATER DOLOROSA SECONDARY ENTRY GATES - PER SEPARATE SUBMITTAL	
15	LIMIT OF WORK	
16	FIRE MANAGEMENT ZONE (FMZ) - ONSITE 0-100 FT	
17	FIRE MANAGEMENT ZONE (FMZ) - OFFSITE AS SHOWN	
18	FIRE MANAGEMENT ZONE (FMZ) ZONE A	
19	6' HEIGHT TUBULAR STEEL FENCE	
20	6' HEIGHT TUBULAR STEEL GATES	
21	5' HEIGHT SLUMP BLOCK WALL WITH SAC FINISH	H/LC-05
22	5'-6" HEIGHT SLUMP BLOCK PILASTER WITH SAC FINISH	G/LC-05
23	8' HEIGHT WOOD FENCE - TEMPORARY SOUND ATTENUATION	

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert
Call: 811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
LANDSCAPE ARCHITECTURE & PLANNING
3176 Lionshead Ave. Suite 102 Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977

NOT FOR CONSTRUCTION

SUBMITTAL DATE BLOCK

1st SUBMITTAL	05/02/25
2nd SUBMITTAL	07/08/25
DATE	
DATE	
DATE	
DATE	
DATE	

SCALE: 1"=20'-0"

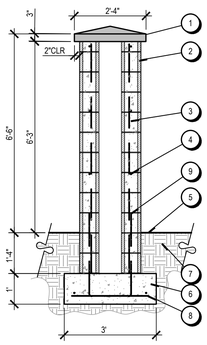
LC-04

MAJOR LAND DIVISION
THE MEADOWS
FENCE AND WALL PLANS
FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE	JOB NUMBER
09/02/25	24-009-01

SCALE:	DRAFTED BY: LL	SHT. 5 OF 07 SHTS.
PER PLAN	CHECKED BY: RS	

G:\24-PROJECTS\24-009-00\LANDARCH\CDS\CD-7.dwg - PERIMETER.DWG (07-02-25 5:38:14PM) Plotted by: lincke

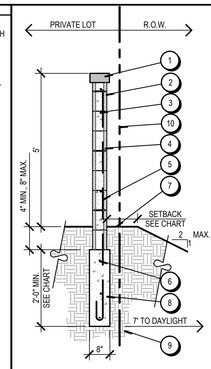


DETAIL LEGEND

1. 28" SQUARE X 3" THICK PRECAST PILASTER CAP, COLOR: LAREDO WITH SANDSTONE FINISH BY EMPIRE PRECAST (OR EQUAL)
2. 6x6x16 SLUMP BLOCK WITH SAC FINISH, VERIFY COLOR WITH LANDSCAPE ARCHITECT. GROUT ALL CELLS SOLID
3. #4 VERT. REBAR @ EACH CORNER
4. #4 REBAR TIES AT 24" O.C.
5. FINISHED GRADE
6. CONCRETE FOOTING
7. COMPACTED SUBGRADE PER SOILS REPORT
8. (4) #4 REBAR EACH WAY
9. (4) #4 REBAR DOWELS, 24" MIN. LAP SPLICE

A 6'-6" COMMUNITY MONUMENT PILASTER

SCALE: 1/2" = 1'-0" P-2400901-CN-16



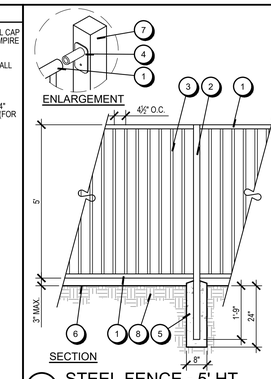
DETAIL LEGEND

1. 8" WIDE X 2" THICK PRECAST CHISELED EDGE WALL CAP, COLOR LAREDO WITH SANDSTONE FINISH BY EMPIRE PRECAST (OR EQUAL)
2. 6x6x16 SLUMP BLOCK, WITH SAC FINISH, COLOR: TBD - GROUT ALL CELLS WITH REBAR SOLID
3. #4 REBAR @ 40" O.C.
4. #6 STD. 'DUR-O-WALL' JOINT REINFORCEMENT @ 24" O.C. (3 PLACES) PER UBC STD. 21-10. USE #5 STD. (FOR CURVED WALLS, USE #4 BAR)
5. #4 REBAR DOWEL @ 40" O.C., 18" MIN. LAP SPLICE
6. (2) #4 HORIZ. REBAR CONT. IN FOOTING
7. FINISH GRADE
8. CONT. CONCRETE FOOTING
9. COMPACTED SUBGRADE PER SOILS REPORT
10. PROPERTY LINE

MIN. FOOTING DEPTH FOR 7' TO DAYLIGHT			
SLOPE	WALL @ TOP	WALL @ 1 FT. SETBACK	WALL @ 2 FT. SETBACK
2 TO 1	3'-6"	3'-0"	2'-6"
3 TO 1	2'-4"	2'-0"	———

B 5' HIGH SLUMP BLOCK WALL - FREESTANDING

SCALE: 1/2" = 1'-0" P-2400901-CN-13



DETAIL LEGEND

1. 1¼"ØDIA. T.S. TOP AND BOTTOM RAILS.
2. 2" SQ. T.S. POST W/ CAP @ 8'-0" O.C. MAX.
3. ¾" DIA. T.S. PICKETS @ 4½" O.C.
4. SLIP FIT BRACKET ATTACHMENT, CAULK JOINT WITH CLEAR SILICON. SECURE END PLATE W/ ⅜"x3" LAG SCREW/LEAD ANCHOR ASSEMBLIES OR SIMILAR TYPE OF FASTENERS. OBTAIN APPROVAL OF ARCHITECT PRIOR TO USE.
5. 8"x24" DOMED CONCRETE FOOTING, SLOPE TO DRAIN AWAY FROM POST
6. FINISHED GRADE
7. 2x2 POST, ARCHITECTURAL WALL OR COLUMN-PER PLAN.
8. COMPACTED SUBGRADE AS PER SOILS REPORT

NOTE:
FINISH W/ (1) COAT OF METAL PRIMER AND (2) COATS METAL EXTERIOR GLOSS, SW 6991 BLACK MAGIC

ALL TUBING SHALL HAVE BOTH ENDS WELDED CLOSED AND GROUND SMOOTH

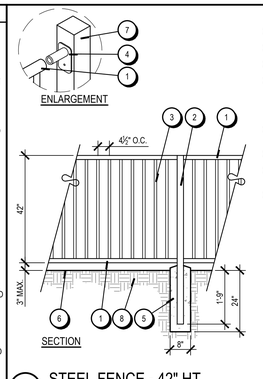
ALL METAL FENCING CONNECTIONS SHALL BE CONTINUOUSLY WELDED. THERE SHALL BE NO WELDING OF FENCE MATERIALS IN THE FIELD

ALL MATERIALS TO BE FULLY HOT DIP GALVANIZED BEFORE INSTALLATION IN FIELD, REFER TO SPECIFICATIONS

FENCE PANELS SHALL BE PRE-MEASURED AND INSTALLED W/ GALVANIZED STEEL MOUNTING BRACKETS

C STEEL FENCE - 5' HT.

SCALE: 1/2" = 1'-0" P-2400901-CN-10



DETAIL LEGEND

1. 1¼"ØDIA. T.S. TOP AND BOTTOM RAILS.
2. 2" SQ. T.S. POST W/ CAP @ 8'-0" O.C. MAX.
3. ¾" DIA. T.S. PICKETS @ 4½" O.C.
4. SLIP FIT BRACKET ATTACHMENT, CAULK JOINT WITH CLEAR SILICON. SECURE END PLATE W/ ⅜"x3" LAG SCREW/LEAD ANCHOR ASSEMBLIES OR SIMILAR TYPE OF FASTENERS. OBTAIN APPROVAL OF ARCHITECT PRIOR TO USE.
5. 8"x24" DOMED CONCRETE FOOTING, SLOPE TO DRAIN AWAY FROM POST
6. FINISHED GRADE
7. 2x2 POST, ARCHITECTURAL WALL OR COLUMN-PER PLAN.
8. COMPACTED SUBGRADE AS PER SOILS REPORT

NOTE:
FINISH W/ (1) COAT OF METAL PRIMER AND (2) COATS METAL EXTERIOR GLOSS, COLOR TO BE SW 6991 - BLACK MAGIC

ALL TUBING SHALL HAVE BOTH ENDS WELDED CLOSED AND GROUND SMOOTH

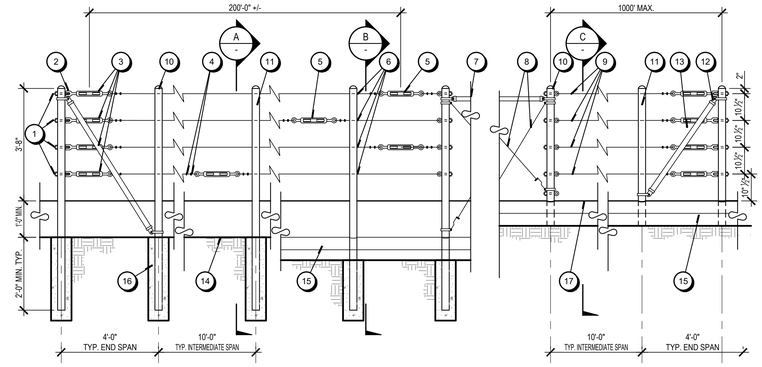
ALL METAL FENCING CONNECTIONS SHALL BE CONTINUOUSLY WELDED. THERE SHALL BE NO WELDING OF FENCE MATERIALS IN THE FIELD

ALL MATERIALS TO BE FULLY HOT DIP GALVANIZED BEFORE INSTALLATION IN FIELD, REFER TO SPECIFICATIONS

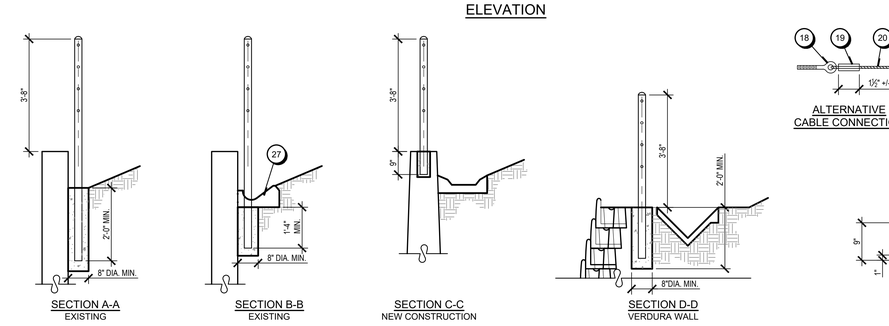
FENCE PANELS SHALL BE PRE-MEASURED AND INSTALLED W/ GALVANIZED STEEL MOUNTING BRACKETS

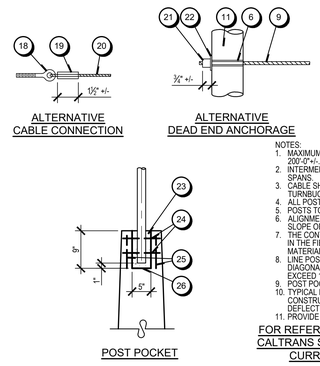
D STEEL FENCE - 42" HT.

SCALE: 1/2" = 1'-0" P-2400901-CN-03



ELEVATION





DETAIL LEGEND

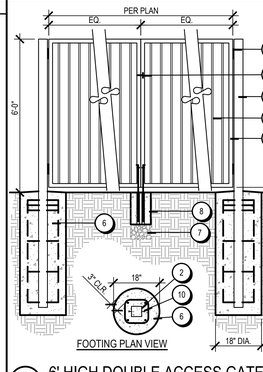
1. ½" DIA. EYE BOLTS IN ⅜" DIA. DRILLED HOLES. PEEN ENDS OF BOLTS, TYP.
2. ½" DIA. BOLT-PEEN END @ JAW END
3. ⅝ø" DIA. TURNBUCKLE WITH 4 ½" ADJUSTMENT TYP.
4. (2) ½" DIA. CABLE CLAMPS PER END
5. INTERMEDIATE TURNBUCKLE
6. ⅜" DIA. DRILLED HOLE
7. PIPE NPS 1 ½" STD.
8. ⅜" DIA. TRUSS RODS
9. ½" DIA. GALV. CABLE
10. POST CAP TO BE A DRIVEN FIT, TYP.
11. PIPE NPS 2" STD. POST
12. METAL CLAMP
13. PLACE NPS 1 ½" STD., TYP.
14. TOE OF SLOPE
15. GUTTER FL
16. CONCRETE FOOTING
17. TOP OF WALL
18. EYE BOLT OR EYE END OF TURNBUCKLE
19. CRIMPED SLEEVE CLAMP
20. ½" DIA. GALV. CABLE
21. CRIMPED STOP SLEEVE CLAMP
22. WASHER
23. MORTAR
24. #4 REBAR HOOP, 8"x11"
25. (2) #4 REBAR
26. 4"x5"x9" OR 5" DIA. x 9" POST POCKET
27. EXISTING CONCRETE GUTTER. (REMOVE AND REPLACE SUFFICIENT LENGTH OF GUTTER TO ALLOW INSTALLATION OF RAILING POST)

NOTES:
1. MAXIMUM DISTANCE BETWEEN TURNBUCKLES SHALL BE 200'-0"+/-.
2. INTERMEDIATE TURNBUCKLES TO BE PLACED IN ADJACENT SPANS.
3. CABLE SHALL NOT BE SPLICED BETWEEN INTERMEDIATE TURNBUCKLES AND END POSTS.
4. ALL POSTS, CABLE, AND HARDWARE TO BE GALVANIZED.
5. POSTS TO BE VERTICAL.
6. ALIGNMENT OF HOLES IN POSTS MAY VARY TO CONFORM TO SLOPE OF TOP OF RETAINING WALL.
7. THE CONTRACTOR SHALL VERIFY ALL DEPENDENT DIMENSIONS IN THE FIELD BEFORE ORDERING OR FABRICATING ANY MATERIAL.
8. LINE POSTS SHALL BE BRACED HORIZONTALLY AND TRUSSED DIAGONALLY IN BOTH DIRECTIONS AT INTERVALS NOT TO EXCEED 1000'.
9. POST POCKETS TO BE CENTERED IN TOP OF WALL.
10. TYPICAL END SPANS, BRACED IN BOTH DIRECTIONS, SHALL BE CONSTRUCTED AT CHANGES IN LINE WHERE THE ANGLE OF DEFLECTION IS 15° OR MORE.
11. PROVIDE THIMBLES AT ALL CABLE LOOPS.

FOR REFERENCE ONLY, BASED ON REVISED CALTRANS STANDARD PLAN RSP B11-47 (ALL CURRENT UPDATES SHALL TAKE PRECEDENCE)

E CABLE RAILING

SCALE: 1/2" = 1'-0" P-2400901-CN-02



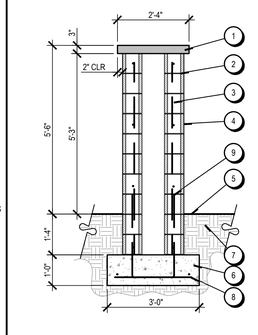
DETAIL LEGEND

1. HEAVY DUTY SELF CLOSING HINGES (TYP.)
2. 4" SQ. T.S. POST
3. ¾" DIA. T.S. PICKETS @ 4" O.C.
4. WELD RAILS TO 2" POSTS WITH CONTINUOUS FILLET WELD
5. 2" SQ. T.S. GATE FRAME
6. CONCRETE FOOTING, SLOPE AWAY FROM POST, (4) #4 VERT. REBAR & (3) #3 CLOSED TIES @2" AT TOP & 12" O.C. REMAINDER
7. ¾" WASHED GRAVEL SUMP. PROVIDE 1 CUBIC FOOT
8. CANE BOLT ASSEMBLY W/ SLEEVE SET IN CONCRETE. PLACE 2 ADDITIONAL SLEEVES FOR OPEN GATE POSITION
9. SELF LOCKING LATCH ON REAR OF GATE
10. ⅝" DIA. WELDED STUDS @ 6" O.C.

NOTES:
-FINISH W/ (1) COAT OF METAL PRIMER AND (2) COATS METAL EXTERIOR GLOSS, COLOR TO BE: SW 6991 - BLACK MAGIC
- ALL TUBING SHALL HAVE BOTH ENDS WELDED CLOSED AND GROUND SMOOTH
- ALL METAL FENCING CONNECTIONS SHALL BE CONTINUOUSLY WELDED. THERE SHALL BE NO WELDING OF FENCE MATERIALS IN THE FIELD
- ALL MATERIALS TO BE FULLY GALVANIZED BEFORE INSTALLATION IN FIELD
- FENCE PANELS SHALL BE PRE-MEASURED AND INSTALLED W/ GALVANIZED STEEL MOUNTING BRACKETS

F 6' HIGH DOUBLE ACCESS GATES

SCALE: 1/2" = 1'-0" P-2400903-CN-09

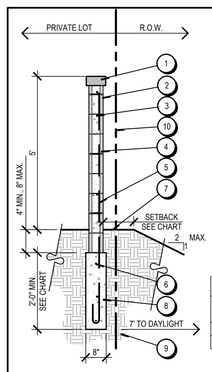


DETAIL LEGEND

1. 28" SQUARE X 3" THICK CHISELED EDGE PRECAST PILASTER CAP, COLOR LAREDO WITH SANDSTONE FINISH BY EMPIRE PRECAST (OR EQUAL)
2. 6x6x16 SLUMP BLOCK WITH SAC FINISH, COLOR: TBD GROUT ALL CELLS SOLID
3. #4 VERT. REBAR @ EACH CORNER
4. #4 REBAR TIES AT 24" O.C.
5. FINISHED GRADE
6. CONCRETE FOOTING
7. COMPACTED SUBGRADE PER SOILS REPORT
8. (4) #4 REBAR EACH WAY
9. (4) #4 REBAR DOWELS, 24" MIN. LAP SPLICE

G 5'-6" SLUMP FACE PILASTER W/ SAC FINISH

SCALE: 1/2" = 1'-0" P-2400903-15



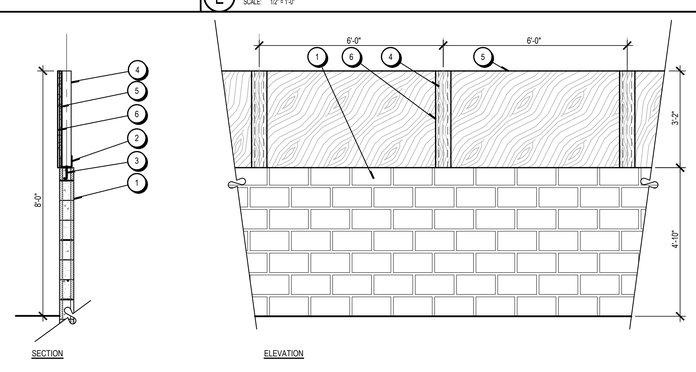
DETAIL LEGEND

1. 8" WIDE X 2" THICK PRECAST CHISELED EDGE WALL CAP, COLOR LAREDO WITH SANDSTONE FINISH BY EMPIRE PRECAST (OR EQUAL)
2. 6x6x16 SLUMP BLOCK, WITH SAC FINISH, COLOR: TBD - GROUT ALL CELLS WITH REBAR SOLID
3. #4 REBAR @ 40" O.C.
4. #6 STD. 'DUR-O-WALL' JOINT REINFORCEMENT @ 24" O.C. (3 PLACES) PER UBC STD. 21-10. USE #5 STD. (FOR CURVED WALLS, USE #4 BAR)
5. #4 REBAR DOWEL @ 40" O.C., 18" MIN. LAP SPLICE
6. (2) #4 HORIZ. REBAR CONT. IN FOOTING
7. FINISH GRADE
8. CONT. CONCRETE FOOTING
9. COMPACTED SUBGRADE PER SOILS REPORT
10. PROPERTY LINE

MIN. FOOTING DEPTH FOR 7' TO DAYLIGHT			
SLOPE	WALL @ TOP	WALL @ 1 FT. SETBACK	WALL @ 2 FT. SETBACK
2 TO 1	3'-6"	3'-0"	2'-6"
3 TO 1	2'-4"	2'-0"	———

H 5' HIGH SLUMP BLOCK WALL WITH SAC FINISH-FREESTANDING

SCALE: 1/2" = 1'-0" P-2400903-CN-17



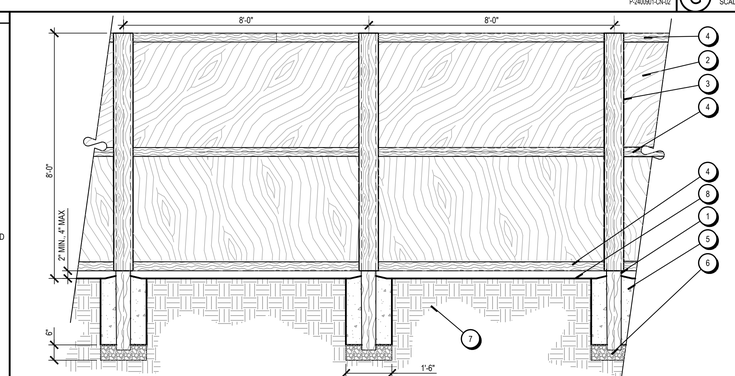
DETAIL LEGEND

1. SLUMP BLOCK WALL PER PLAN
2. SIMPSON STRONG TIE - ABA ADJUSTIBLE POST BASE ABA44RZ
3. 8" LENGTH THREADED CONCRETE 'J' BOLT OR THREADED STRONG ROD DX TITEN HD HEAVY-DUTY SCREW ANCHOR.
4. 4"X4" WOOD PRESSURE TREATED POST @ 6'-0" O.C.
5. ¾" MDO PLYWOOD SHEATHING TO BE FLUSH WITH TOP OF WALL (COLOR TBD)
6. ANY GAPS AT PLYWOOD JOINTS SHALL BE OVERLAPPED WITH 6" MDO PLYWOOD STRIPS.

NOTE:
WALL CAPS SHALL NOT BE INSTALLED UNTIL SUCH TIME WHEN THE TEMPORARY PLYWOOD PANELS ARE REMOVED

I TEMPORARY SOUND ATTENUATION WALL PANEL ATOP 5' HT. SLUMP BLOCK WALL

SCALE: 1/2" = 1'-0" P-2400903-16



DETAIL LEGEND

1. 6"X6" WOOD PRESSURE TREATED POST @ 8'-0" O.C.
2. ¾" MDO PLYWOOD SHEATHING TO BE FLUSH WITH TOP OF WALL (COLOR TBD)
3. ANY GAPS AT PLYWOOD JOINTS SHALL BE OVERLAPPED WITH 8" MDO PLYWOOD STRIPS.
4. 2"X4" RAIL (TOP, BOTTOM AND MIDDLE)
5. CONCRETE FOOTING, SLOPE TOP TO DRAIN AWAY FROM POST
6. PEA GRAVEL SUMP.
7. COMPACTED SUBGRADE PER SOILS REPORT
8. FINISH GRADE

NOTE:
THE LOCATION OFTHE WALL TO BE ADJUSTED IN THE FIELD BASED ON SITE/UTILITY APPURTENANCES OR NATURAL OBSTRUCTIONS.

J 8' HEIGHT TEMPORARY SOUND ATTENUATION WALL PANEL

SCALE: 1/2" = 1'-0" P-2400903-17

SUBMITTAL DATE BLOCK

1st SUBMITTAL	05/02/25
2nd SUBMITTAL	07/08/25
	DATE
	DATE
	DATE
	DATE
	DATE

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert
Call:
811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

NOT FOR CONSTRUCTION

LC-05

MAJOR LAND DIVISION
THE MEADOWS
FENCE AND WALL PLANS

FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE	JOB NUMBER
09/02/25	24-009-01

SCALE:	DRAFTED BY: LL	SHT. 6 OF 07 SHTS.
PER PLAN	CHECKED BY: RS	

© \24-PROJECTS\24-009-00\LANDARCH\LDS\LD-7.DWG - FERMETER\24-009 CSUP F&W - FERMETER.DWG (09-02-25 5:37:59PM) Plotted by: linckw

CONSTRUCTION SPECIFICATIONS

PORTLAND CEMENT CONCRETE
PART I - GENERAL

1.1 RELATED DOCUMENTS

A. DRAWINGS AND GENERAL PROVISIONS OF CONTRACT, APPLY TO THIS SECTION.

1.2 SUMMARY

A. EXTENT OF PORTLAND CEMENT CONCRETE PAVING IS SHOWN ON DRAWINGS, INCLUDING CURBS, GUTTERS, WALKWAYS AND PAVEMENT.

B. PREPARED SUB-BASE IS SPECIFIED IN DRAWINGS.

1.3 SUBMITTALS

A. PROVIDE SAMPLES, MANUFACTURER'S PRODUCT DATA, TEST REPORTS, AND MATERIALS' CERTIFICATIONS AS REQUIRED IN REFERENCED SECTIONS FOR CONCRETE AND JOINT FILLERS AND SEALERS.

1.4 QUALITY ASSURANCE

A. CODES AND STANDARDS: COMPLY WITH LOCAL GOVERNING REGULATIONS IF MORE STRINGENT THAN HEREIN SPECIFIED.

1.5 JOB CONDITIONS

A. TRAFFIC CONTROL: MAINTAIN ACCESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC AS REQUIRED FOR OTHER CONSTRUCTION ACTIVITIES.

PART 2 - PRODUCT

2.1 MATERIALS

A. FORMS: STEEL, WOOD, OR OTHER SUITABLE MATERIAL OF SIZE AND STRENGTH TO RESIST MOVEMENT DURING CONCRETE PLACEMENT AND TO RETAIN HORIZONTAL AND VERTICAL ALIGNMENT UNTIL REMOVAL. USE STRAIGHT FORMS, FREE OF DISTORTION AND DEFECTS.

1. USE FLEXIBLE SPRING STEEL FORMS OR LAMINATED BOARDS TO FORM RADIUS BENDS AS REQUIRED.

2. COAT FORMS WITH A NON-STAINING FORM RELEASE AGENT THAT WILL NOT DISCOLOR OR DEFACE SURFACE OF CONCRETE.

B. REINFORCING BARS: DEFORMED STEEL BARS, ASTM A 615, GRADE 60.

C. LIQUID-MEMBRANE FORMING AND SEALING CURING COMPOUND: COMPLY WITH ASTM C 309, TYPE I, CLASS A UNLESS OTHER TYPE ACCEPTABLE TO ARCHITECT. MOISTURE LOSS NO MORE THAN 0.055 GR./SQ. CM. WHEN APPLIED AT 200 SQ. FT./GAL.

1. AVAILABLE PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PRODUCTS WHICH MAY BE INCORPORATED IN THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

2. PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE ONE OF THE FOLLOWING:
"MASTERSEAL": MASTER BUILDERS
"A-H-3 WAY SEALER": ANTI-HYDRO WATERPROOFING CO.
"ECOCURE": EUCLID CHEMICAL CO.
"CLEAR SEAL": A.C. HORN
"J-20 ACRYLIC CURE": DAYTON SUPERIOR
"SURE CURE": KAUFMAN PRODUCTS, INC.
"AR-30": W.R. MEADOWS
"SPARTAN-COTE": THE BURKE CO.
"SEALKURE": TOCH DIV. - CARBOLINE
"KURE-N-SEAL": SONNEBORN-CONTECH
"POLYOLSEAL": UPCO CHEMICAL/USM CORP.
"LMM CURE": L & M CONSTRUCTION CHEMCIALS
"KLEARSEAL": SETCON INDUSTRIES
"LR-1SC": PROTEX INDUSTRIES
"HARDTOP": GIFFORD - HILL

3. BONDING COMPOUND: POLYVINYL ACETATE OR ACRYLIC BASE, REWETTABLE TYPE.
1. AVAILABLE PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PRODUCTS WHICH MAY BE INCORPORATED IN THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
"J-40 BONDING AGENT": DAYTON SUPERIOR CORP.
"WELDCRETE": LARSEN PRODUCTS
"INTRALOK": W.R. MEADOWS
"EVERBOND": L & M CONSTRUCTION CHEMICALS
"EUCOWELD": EUCLID CHEMICAL CO.
"HORNWELD": A.C. HORN
"SONOCRETE": SONNEBORN-CONTECH
"ACRYLIC BONDCRETE": THE BURKE CO.

D. EPOXY ADHESIVE: ASTM C 881, 2-COMPONENT MATERIAL SUITABLE FOR USE ON DRY OR DAMP SURFACES. PROVIDE MATERIAL "TYPE", "GRADE", AND "CLASS" TO SUIT PROJECT REQUIREMENTS.

1. AVAILABLE PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PRODUCTS WHICH MAY BE INCORPORATED IN THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
A. PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE ONE OF THE FOLLOWING:
"EPOXITITE": A.C. HORN
"EDOCO 2118 EPOXY ADHESIVE": EDOCO TECHNICAL PROD.
"SIKADUR HI-MOD": SIKA CHEMICAL CO.
"PATCH AND BOND EPOXY": THE BURKE CO.
"SURE-POXY": KAUFMAN PRODUCTS, INC.

2.2 CONCRETE MIX, DESIGN AND TESTING

A. DESIGN MIX TO PRODUCE NORMAL-WEIGHT CONCRETE CONSISTING OF PORTLAND CEMENT, AGGREGATE, WATER-REDUCING OR HIGH-RANGE WATER-REDUCING ADMIXTURE (SUPERPLASTICIZER), AIR-ENTRAINING ADMIXTURE, AND WATER TO PRODUCE THE FOLLOWING PROPERTIES:

1. COMPRESSIVE STRENGTH: 3000 PSI, MINIMUM AT 28 DAYS, UNLESS OTHERWISE INDICATED.

2. SLUMP LIMIT: 8 INCHES MINIMUM FOR CONCRETE CONTAINING HIGH-RANGE WATER-REDUCING ADMIXTURE (SUPERPLASTICIZER) 3 INCHES FOR OTHER CONCRETE.

3. AIR CONTENT: 3 TO 5 PERCENT.

PART 3 - EXECUTION

3.1 SURFACE PREPARATION

A. REMOVE LOOSE MATERIAL FROM COMPACTED SUB-BASE SURFACE IMMEDIATELY BEFORE PLACING CONCRETE. PROOF-ROLL PREPARED SUB-BASE SURFACE TO CHECK FOR UNSTABLE AREAS AND NEED FOR ADDITIONAL COMPACTION. DO NOT BEGIN PAVING WORK UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

3.2 FORM CONSTRUCTION

A. SET FORMS TO REQUIRED GRADES AND LINES, BRACED AND SECURED. INSTALL FORMS TO ALLOW CONTINUOUS PROGRESS OF WORK AND SO THAT FORMS CAN REMAIN IN PLACE AT LEAST 24 HOURS AFTER CONCRETE PLACEMENT.

B. CHECK COMPLETED FORM WORK FOR GRADE AND ALIGNMENT TO FOLLOWING TOLERANCES:

1. TOP OF FORMS NOT MORE THAT 1/8 INCH IN 10 FEET.

2. VERTICAL FACE ON LONGITUDINAL AXIS, NOT MORE THAN 1/4 INCH IN 10 FEET.

C. CLEAN FORMS AFTER EACH USE AND COAT WITH FORM RELEASE AGENT AS REQUIRED TO ENSURE SEPARATION FROM CONCRETE WITHOUT DAMAGE.

D. SLOPE STEP TREADS AT 1/4 INCH PER FOOT TO DRAIN.

3.3 REINFORCEMENT

A. LOCATE, PLACE AND SUPPORT REINFORCEMENT AS SPECIFIED IN DRAWINGS.

3.4 CONCRETE PLACEMENT

A. DO NOT PLACE CONCRETE UNTIL SUB-BASE AND FORMS HAVE BEEN CHECKED FOR LINE AND GRADE. MOISTEN SUB-BASE IF REQUIRED TO PROVIDE A UNIFORM DAMPENED CONDITION AT TIME CONCRETE IS PLACED. DO NOT PLACE CONCRETE AROUND MANHOLES OR OTHER STRUCTURES UNTIL THEY ARE AT REQUIRED FINISH ELEVATION AND ALIGNMENT.

B. PLACE CONCRETE BY METHODS THAT PREVENT SEGREGATION OF MIX. CONSOLIDATE CONCRETE ALONG FACE OF FORMS AND ADJACENT TO TRANSVERSE JOINTS WITH INTERNAL VIBRATOR. KEEP VIBRATOR AWAY FROM JOINT ASSEMBLIES, REINFORCEMENT, OR SIDE FORMS. USE ONLY SQUARE-FACED SHOVELS FOR HAND-SPREADING AND CONSOLIDATION. CONSOLIDATE WITH CARE TO PREVENT DISLOCATION OF REINFORCING, DOWELS, AND JOINT DEVICES.

1. USE BONDING AGENT AT LOCATIONS WHERE FRESH CONCRETE IS PLACED AGAINST HARDENED OR PARTIALLY HARDENED CONCRETE SURFACES.

2. DEPOSIT AND SPREAD CONCRETE IN A CONTINUOUS OPERATION BETWEEN TRANSVERSE JOINTS AS FAR AS POSSIBLE. IF INTERRUPTED FOR MORE THAN 1/2 HOUR, PLACE A CONSTRUCTION JOINT.

3. WHEN ADJACENT PAVEMENT LANES ARE PLACED IN SEPARATE POURS, DO NOT OPERATE EQUIPMENT ON CONCRETE UNTIL PAVEMENT HAS ATTAINED SUFFICIENT STRENGTH TO CARRY LOADS WITHOUT INJURY.

3.5 JOINTS

A. GENERAL: CONSTRUCT EXPANSION, WEAKENED-PLANE (CONTRACTION), AND CONSTRUCTION JOINTS TRUE TO LINE WITH FACE PERPENDICULAR TO SURFACE OF CONCRETE. CONSTRUCT TRANSVERSE JOINTS AT RIGHT ANGLES TO THE CENTERLINE, UNLESS OTHERWISE INDICATED.

1. WHEN JOINING EXISTING STRUCTURES, PLACE TRANSVERSE JOINT TO ALIGN WITH PREVIOUSLY PLACED JOINTS UNLESS OTHERWISE INDICATED.

B. WEAKENED-PLANE (CONTRACTION) JOINTS: PROVIDE WEAKENED-PLANE (CONTRACTION) JOINTS, SECTIONING CONCRETE INTO AREAS AS SHOWN ON DRAWINGS. CONSTRUCT WEAKENED-PLANE JOINTS FOR A DEPTH EQUAL TO AT LEAST 1/4 CONCRETE THICKNESS, AS FOLLOWS:

1. TOOLED JOINTS: FORM WEAKENED-PLANE JOINT IN FRESH CONCRETE BY GROOVING TOP PORTION WITH A RECOMMENDED CUTTING TOOL AND FINISHING EDGES WITH A JOINTER.

C. CONSTRUCTION JOINTS: PLACE CONSTRUCTION JOINTS AT END OF PLACEMENTS AND AT LOCATIONS WHERE PLACEMENT OPERATIONS ARE STOPPED FOR MORE THAN 1/2 HOUR, EXCEPT WHERE SUCH PLACEMENTS TERMINATE AT EXPANSION JOINTS.

D. EXPANSION JOINTS: PROVIDE PRE-MOLDED JOINT FILLER FOR EXPANSION JOINTS ABUTTING CONCRETE CURBS, CATCH BASINS, MANHOLES, INLETS, STRUCTURES, WALKS, AND OTHER FIXED OBJECTS, UNLESS OTHERWISE INDICATED.

1. LOCATE EXPANSION JOINTS AS INDICATED ON DRAWINGS.

2. EXTEND JOINT FILLERS FULL WIDTH AND DEPTH OF JOINT, NOT LESS THAN 1/2 INCH OR MORE THAN 1 INCH BELOW FINISHED SURFACE WHERE JOINT SEALER IS INDICATED.

3. FURNISH JOINT FILLERS IN ONE-PIECE LENGTHS FOR FULL WIDTH BEING PLACED WHEREVER POSSIBLE. WHERE MORE THAN ONE LENGTH IS REQUIRED, LACE OR CLIP JOINT FILLER SECTION TOGETHER.

4. PROTECT TOP EDGE OF JOINT FILLER DURING CONCRETE PLACEMENT WITH A METAL CAP OR OTHER TEMPORARY MATERIAL. REMOVE PROTECTION AFTER CONCRETE HAS BEEN PLACED ON BOTH SIDES OF JOINT.

3.6 CONCRETE FINISHING

A. AFTER STRIKING-OFF AND CONSOLIDATING CONCRETE, SMOOTH SURFACE BY SCREEDING AND FLOATING. USE HAND METHODS ONLY WHERE MECHANICAL FLOATING IS NOT POSSIBLE. ADJUST FLOATING TO COMPACT SURFACE AND PRODUCE UNIFORM TEXTURE.

B. AFTER FLOATING, TEST SURFACE FOR TRUENESS WITH A 10-FT. STRAIGHTEDGE. DISTRIBUTE CONCRETE AS REQUIRED TO REMOVE SURFACE IRREGULARITIES, AND RE-FLOAT REPAIRED AREAS TO PROVIDE A CONTINUOUS SMOOTH FINISH.

C. WORK EDGES OF SLABS, GUTTERS, BACK TOP EDGE OF CURB, AND FORMED JOINTS WITH AN EDGING TOOL, AND ROUND TO 1/2-RADIUS, UNLESS OTHERWISE INDICATED. ELIMINATE TOOL MARKS ON CONCRETE SURFACE.

D. AFTER COMPLETION OF FLOATING AND WHEN EXCESS MOISTURE OR SURFACE SHEEN HAS DISAPPEARED, COMPLETE TROWELING AND FINISH SURFACE AS FOLLOWS:

1. BROOM FINISH BY DRAWING A FINE-HAIR BROOM ACROSS CONCRETE SURFACE PERPENDICULAR TO LINE OF TRAFFIC. REPEAT OPERATION IF REQUIRED TO PROVIDE A FINE LINE TEXTURE ACCEPTABLE TO LANDSCAPE ARCHITECT.

2. ON INCLINED SLAB SURFACES, PROVIDE A COARSE, NON-SLIP FINISH BY SCORING SURFACE WITH A STIFF-BRISTLED BROOM, PERPENDICULAR TO LINE OF TRAFFIC.

E. DO NOT REMOVE FORMS FOR 24 HOURS AFTER CONCRETE HAS BEEN PLACED. AFTER FORM REMOVAL, CLEAN ENDS OF JOINTS AND POINT-UP AND MINOR HONEYCOMBED AREAS. REMOVE AND REPLACE AREAS OR SECTIONS WITH MAJOR DEFECTS, AS DIRECTED BY LANDSCAPE ARCHITECT.

3.7 CURING

A. PROTECT AND CURE FINISHED CONCRETE PAVING. USE MEMBRANE-FORMING CURING AND SEALING COMPOUND OR APPROVED MOIST-CURING METHODS.

B. ANTI-SPALLING TREATMENT: APPLY TREATMENT TO CONCRETE SURFACES NO SOONER THAN 28 DAYS AFTER PLACEMENT, TO CLEAN, DRY CONCRETE FREE OF OIL, DIRT, AND OTHER FOREIGN MATERIAL. APPLY CURING AND SEALING COMPOUND AT A MAXIMUM COVERAGE RATE OF 300 S.F. PER GALLON. APPLY ANTI-SPALLING COMPOUND IN 2 SPRAYED APPLICATIONS. FIRST APPLICATION AT RATE OF 40 SQ. YARDS. PER GAL.; SECOND APPLICATION, 60 SQ. YARDS PER GALLON. ALLOW COMPLETE DRYING BETWEEN APPLICATIONS.

3.8 REPAIRS AND PROTECTIONS

A. REPAIR OR REPLACE BROKEN OR DEFECTIVE CONCRETE, AS DIRECTED BY ARCHITECT.

B. DRILL TEST CORES WHERE DIRECTED BY ARCHITECT WHEN NECESSARY TO DETERMINE MAGNITUDE OF CRACKS OR DEFECTIVE AREAS. FILL DRILLED CORE HOLES IN SATISFACTORY PAVEMENT AREAS WITH PORTLAND CEMENT CONCRETE BONDED TO PAVEMENT WITH EPOXY ADHESIVE.

C. PROTECT CONCRETE FROM DAMAGE UNTIL ACCEPTANCE OF WORK. EXCLUDE TRAFFIC FROM PAVEMENT FOR AT LEAST 14 DAYS AFTER PLACEMENT. WHEN CONSTRUCTION TRAFFIC IS PERMITTED, MAINTAIN PAVEMENT AS CLEAN AS POSSIBLE BY REMOVING SURFACE STAINS AND SPILLAGE OF MATERIALS AS THEY OCCUR.

1. SWEEP CONCRETE PAVEMENT AND WASH FREE
OF STAINS, DISCOLORATIONS, DIRT, AND OTHER
FOREIGN MATERIAL JUST BEFORE FINAL INSPECTION.

END OF SECTION

ROOT BARRIER NOTE:
ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

SUBMITTAL DATE BLOCK

1st SUBMITTAL	05/02/25
2nd SUBMITTAL	07/08/25
	DATE
	DATE
	DATE
	DATE
	DATE

Underground Service Alert
Call:
811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

NOT FOR CONSTRUCTION
RENEWAL 8.31.26
RENEWAL 9.2.25
AUDOSave Corrected Text (AT&SAT)

LC-06

MAJOR LAND DIVISION
THE MEADOWS
FENCE AND WALL PLANS
FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE	JOB NUMBER
09/02/25	24-009-01

SCALE: PER PLAN	DRAFTED BY: LL CHECKED BY: RS	SHT. 7 OF 07 SHTS.

G:\24-PROJECTS\24-009-00\LANDARCH\CD\CD-F&W - PERIMETER\24-009 CSUP F&W - PERIMETER.DWG (09-02-25 5:37:37PM) Plotted by: tkroke

LANDSCAPE ARCHITECTURAL PLANS FOR:

THE MEADOWS PARK AT BAILEY CANYON

SIERRA MADRE, CA

GENERAL CONDITIONS SHORT FORM

PROTECTION OF LIFE AND PROPERTY
1. Contractor shall protect all construction and landscaping from damage and, when required, provide guards or covering. Any damage shall be repaired or replaced at the Contractor's expense. Contractors on the job shall carry the following Insurance: (a) Worker's Compensation, (b) Public Comprehensive General Liability, and (c) Property Damage. In an emergency threatening the safety of life, work or adjoining property, the Contractor is hereby instructed to act at his discretion to prevent such loss or injury and shall maintain the following minimum liability insurance coverage during the contract period.

COVERAGE
Bodily Injury: $250,000 per Individual, per Occurrence
Property Damage: $100,000 per Occurrence, aggregate

2. The Contractor shall cause to be named as additional insured in such Contractor's Public Liability, Contractor's Protective Liability and Automobile Liability Insurance policies the following: (a) TOLL BROTHERS, 11280 CORBIN AVENUE, NORTHRIDGE, CA 91326 (b) GILLESPIE MOODY PATTERSON, INC.: 3176 LIONSHEAD AVE., SUITE 102, CARLSBAD, CA 92010.
3. Contractor shall not cause this policy to be canceled or permit it to lapse, and the insurance policy shall include a clause to the effect that the policy shall not, at any time during the construction period, be canceled or reduced, restricted or limited until fifteen (15) days after all additional insureds have received written notice as evidenced by returned receipts of registered or certified letters.

4. The Contractor agrees to hold the Owner and Landscape Architect harmless from any claims arising out of his operations of any of his sub contractors, material supplies, or agents.

5. 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.

6. 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. Any discrepancies between these plans and actual field conditions shall be reported to the owner or landscape architect.

7. The contractor shall protect all existing utilities and features to remain on, and adjacent to, the project site during construction. Contractor shall repair, at his own expense, all damage resulting from his operations or negligence.

8. The contractor shall obtain the pertinent engineering and/or architectural plans before beginning work.

9. Permits for any construction depicted in these plans shall be obtained by the contractor.

10. Contractor shall have a valid contractors license required for the particular work being done. Contractor shall not allow the license(s) to lapse during the contract period.

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY CERTIFY THAT I AM THE LANDSCAPE ARCHITECT OF WORK FOR THIS THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 67003 OF THE BUSINESS AND PROFESSIONAL CODE, AND THAT THE DESIGN OF THE PROJECT IS CONSISTENT WITH CURRENT STANDARDS

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO AND THE COUNTY OF SAN DIEGO DEPARTMENT OF ENVIRONMENTAL HEALTH IS CONFINED TO REVIEW OF ONLY AND DOES NOT RELIEVE ME, AS THE LICENSED DESIGNER OF THE WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

SIGNED:_____ DATE: 3/4/2025

PRINTED NAME: ROBERT J. STREZA RLA. No. 4536

DISCIPLINE: LANDSCAPE ARCHITECT MY REGISTRATION EXPIRES: 12/2026

APPLICABLE CODES

2010 CALIFORNIA GREEN BUILDING STANDARDS CODE (2010 CGBC)

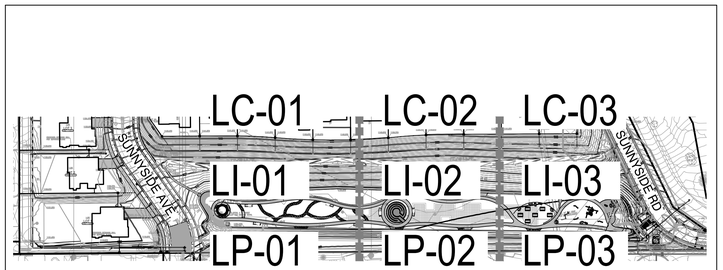
SITE INFORMATION

PROPERTY ADDRESS: 700 N. SUNNYSIDE AVE., SIERRA MADRE, CA 91024

ASSESORS ID NUMBER(S): 5761-002-009



VICINITY MAP N.T.S.



KEYMAP N.T.S.

PLANS PREPARED FOR:

NUWI Sierra Madre, LLC.
2001 Wilshire Blvd. Suite 401
Santa Monica, CA 90403
818 / 366-1132

PLANS PREPARED BY:

GMP, INC.
3176 LIONSHEAD AVE, SUITE 102
CARLSBAD, CA. 92010
858.558.8977

SHEET INDEX:

SHEET IDENTIFICATION:	SHEET #:	SHEET ID:
LANDSCAPE TITLE SHEET	01	TS-01
LANDSCAPE CONSTRUCTION LEGEND	02	LC-00
LANDSCAPE CONSTRUCTION PLANS	03 - 05	LC-01 - LC-03
LANDSCAPE CONSTRUCTION DETAILS	06	LC-04
LANDSCAPE CONSTRUCTION NOTES & SPECIFICATIONS	07	LC-05
LANDSCAPE IRRIGATION LEGEND	08	LI-00
LANDSCAPE IRRIGATION PLANS	09 - 11	LI-01 - LI-03
LANDSCAPE IRRIGATION CALCULATIONS	12	LI-04
LANDSCAPE IRRIGATION DETAILS	13 - 14	LI-05 - LI-06
LANDSCAPE IRRIGATION SPECIFICATIONS	15	LI-07
LANDSCAPE PLANTING LEGEND	16	LP-00
LANDSCAPE PLANTING PLANS	17 - 19	LP-01 - LP-03
LANDSCAPE PLANTING DETAILS & NOTES	20	LP-04
LANDSCAPE PLANTING SPECIFICATIONS	21	LP-05

HOLD HARMLESS AND INDEMNIFICATION CLAUSE

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

TAKE PRECEDENCE

THE CITY OF SIERRA MADRE LANDSCAPE STANDARDS REQUIREMENTS SHALL TAKE PRECEDENCE OVER THE APPROVED LANDSCAPE PLANS. SHOULD A DISCREPANCY OCCUR BETWEEN ANY NOTES, SPECIFICATIONS, DETAILS, SITE CONDITIONS, OR OTHER SITUATION REGARDING THE INTERPRETATION OF CONSTRUCTION FROM THESE PLANS, THE C1TY REPRESENTATIVE'S DECISION SHALL BE FINAL.

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert
Call: 811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp LANDSCAPE ARCHITECTURE & PLANNING
3176 Lionshead Ave
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977

LICENSED LANDSCAPE ARCHITECT Robert J. Streza No. 4536 3-4-25 STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

LANDSCAPE TITLE SHEET TS-01

MAJOR LAND DIVISION

THE MEADOWS PARK

FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE 03/04/25
JOB NUMBER 24-009-00
SCALE: PER PLAN
DRAFTED BY: LL
CHECKED BY: RS
SHT. 01 OF 21 SHTS.

G:\24-PROJECTS\24-009-00\LANDARCH\CDS\CD-PARK- LMD\24-009 TSHT-PARK.DWG (03-04-25 6:50:14PM) Plotted by: Ericka

NOTE: SEE SHEET LC-01 FOR PAVING FINISH SCHEDULE

AMENITIES SCHEDULE

SYM.	DESCRIPTION	MATERIAL	MFG.	MODEL #.	SUPPLIER	COLOR	FINISH	DETAIL	COMMENTS
A-1	MODULAR RESTROOM							-	(541) 496-3541 risales@romtec.com
	SINGLE RESTROOM	PREFAB.	ROMEC	2003	ROMTEC	-	TBD		
A-2	TOT LOT 'A'								(800)547-1940
	CLASSIC TIMBERFORM PLAY STACK	NATURAL WOOD	TIMBERFORM	PLAY STACK 4500-403	COLUMBIA CASCADE	NATURAL	-		
A-3	TOT LOT - 'B'								(800)547-1940
	CLASSIC TIMBERFORM - ROUND STEPPERS	NATURAL WOOD	TIMBERFORM	1501	COLUMBIA CASCADE	NATURAL	-		
A-4	TOT LOT - 'C"								(800)547-1940
	CLASSIC TIMBERFORM - LOG SCRAMBLE	NATURAL WOOD	TIMBERFORM	LOG SCRAMBLE 4500-305	COLUMBIA CASCADE	NATURAL	-		
A-5	PICNIC TABLE								QCP - CONTACT SCOTT ULRICH (760) 500-8609
	LBT	CONCRETE	QCP. CORP.	Q-LBT96PT	QCP. CORP.	LATTE	CRAFTSMAN ETCH		
A-6	PICNIC TABLE - ADA								QCP - CONTACT SCOTT ULRICH (760) 500-8609
	LBT	CONCRETE	QCP. CORP.	Q-LBT102PTADA	QCP. CORP.	LATTE	CRAFTSMAN ETCH		
A-7	BENCH								QCP - CONTACT SCOTT ULRICH (760) 500-8609
	ADENVILLE	CONCRETE	QCP. CORP.	Q1AV78B	QCP. CORP.	LATTE	CRAFTSMAN ETCH		
A-8	TRASH RECPTACLE								BLACK LID QCP - CONTACT SCOTT ULRICH (760) 500-8609
	ELEVAIRE WASTE CONTAINER	GFRC	QCP. CORP.	QS-ELEV2436W -Z22	QCP. CORP.	LATTE	SANDSTONE		
A-7	RECYCLING RECEPTACLE								BLUE LID QCP - CONTACT SCOTT ULRICH (760) 500-8609
	ELEVAIRE WASTE CONTAINER	GFRC	QCP. CORP.	QS-ELEV2436W -Z22	QCP. CORP.	LATTE	SANDSTONE		
A-8	BIKE RACKS								(800)547-1940
	CYCLOOPS ARCH	STEEL PIPE	CYCLOOPS	2178-84	COLUMBIA CASCADE	GREEN	POWDER COATED		

CONSTRUCTION SCHEDULE

CODE	DESCRIPTION	DETAIL
1	CURB AND GUTTER PER CIVIL PLANS	
2	SITE UTILITY STRUCTURE/ APPURTENANCE PER CIVIL PLANS	
3	RETAINING WALL PER CIVIL PLANS	
4	BASIN WALL PER CIVIL PLANS	
5	ADA RAMP PER CIVIL PLANS	
6	MODULAR RESTROOM - SEE AMENITIES SCHEDULE	
7	CONCRETE SIDEWALK	A/LC-04
8	ENHANCED CONCRETE PAVING	A/LC-04
9	LABYRINTH - COBBLE PAVERS	B/LC-04
10	LABYRINTH - COBBLE PAVER EDGING	B/LC-04
11	CONCRETE STEPS WITH DECORATIVE HANDRAIL	C/LC-04
12	CONCRETE RAMP WITH HANDRAIL	E/LC-04
13	SEAT/PLANTER WALL	D/LC-04
14	PICNIC TABLE - STANDARD	
15	PICNIC TABLE - ADA	
16	BENCH - ADENVILLE	
17	TRASH RECEPTACLE	
18	RECYCLING RECEPTACLE	
19	BIKE RACK	
20	PLAYGROUND CHIPS - DRIED/NON FLOATING	
21	TOT LOT 'A' - SEE AMENITIES SCHEDULE	
22	TOT LOT 'B' - SEE AMENITIES SCHEDULE	
23	TOT LOT 'C' -SEE AMENITIES SCHEDULE	
24	BOULDERS -UTILIZE STONE FROM SITE - ALTERNATE : TOPANGA BOULDERS - SOUTHWEST BOULDER AND STONE - SIZE AS NOTED ON PLAN	
25	RIVER ROCK - UTILIZE STONE FROM SITE- ALTERNATE - DEL RIO PEBBLE 1"-4" - SOUTHWEST BOULDER AND STONE	
26	BEND-A-BOARD HEADER OR EQUAL	F/LC-04
27	PARK SIGNAGE - TBD	
28	42" HT. TUBULAR STEEL FENCE - REFERENCE FENCE AND WALL PLANS	
29	VERDURA PLANTABLE REFERENCE SOIL RETENTION SYSTEMS PLANS FOR CONSTRUCTION	
30	COMMUNITY PILASTER REFERENCE FENCE AND WALL PLANS	
31	FIRE MANAGEMENT ZONE (FMZ) - ONSITE 0-100 FT	
32	GABION SEAT WALL	G/LC-04

ROOT BARRIER NOTE:
ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert Call: 811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

LICENSED LANDSCAPE ARCHITECT Robert J. Stracke No. 5025 STATE OF CALIFORNIA
NOT FOR CONSTRUCTION
Exp. 08-31-25

LANDSCAPE CONSTRUCTION LEGEND LC-00

MAJOR LAND DIVISION

THE MEADOWS PARK

FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

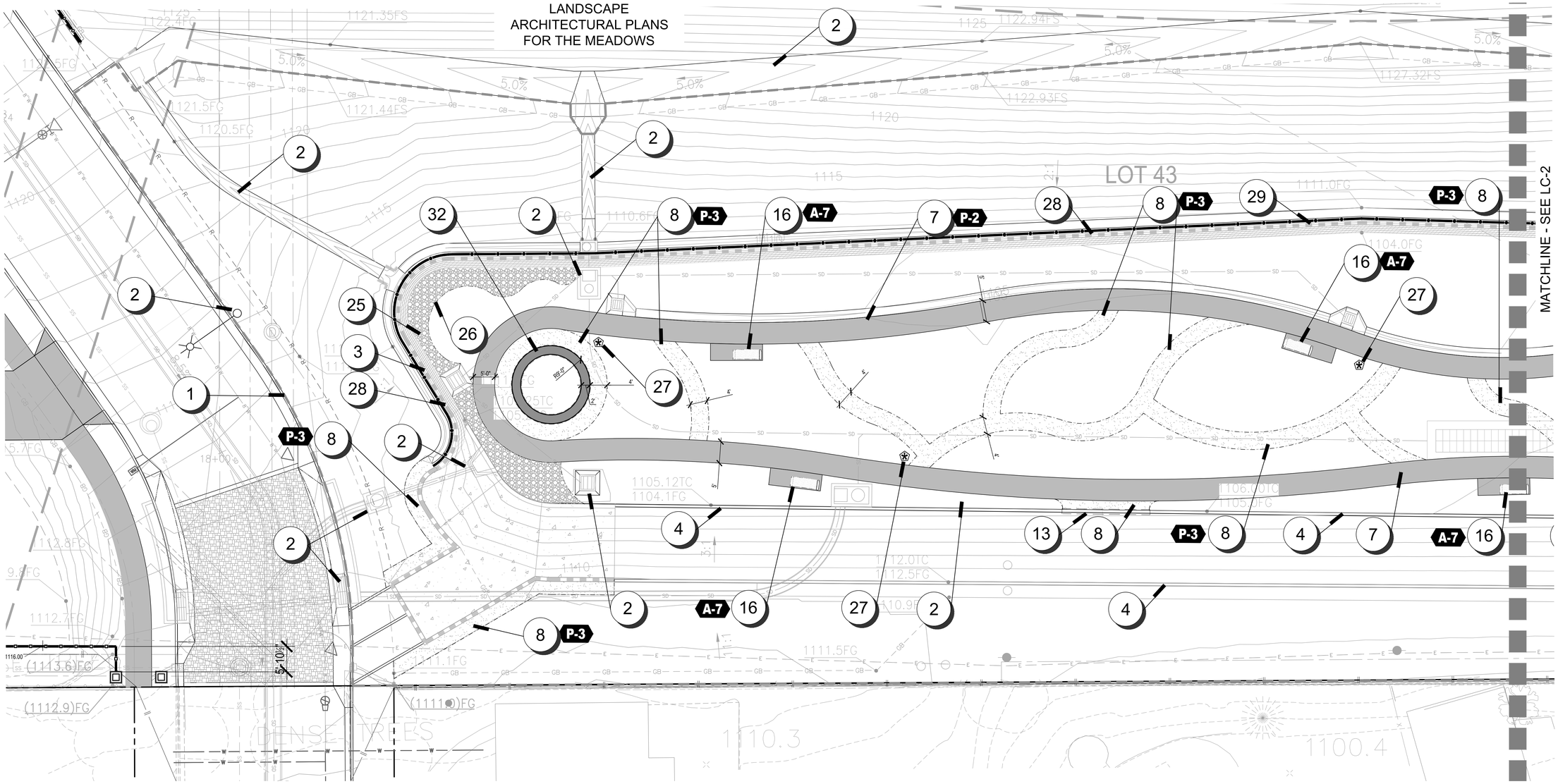
PLOT DATE	JOB NUMBER
03/04/25	24-009-00

SCALE:	DRAFTED BY: LL CHECKED BY: RS	SHT. 02 OF 21 SHTS.
PER PLAN		

G:\24-PROJECTS\24-009-00\LANDARCH\CDS\D3-PARK< LMD\24-009 CSHT-PARK.DWG (03-04-25 8:50:31PM) Plotted by: tlocke

NOTE: REFERENCE WALL, FENCE AND ENTRY MONUMENT PLANS FOR CONSTRUCTION OF FENCING.

REFERENCE ONSITE LANDSCAPE ARCHITECTURAL PLANS FOR THE MEADOWS



PAVING FINISH SCHEDULE

SYM.	DESCRIPTION	COLOR	FINISH	MFG./SUPPLIER	THK.	REINF.	JOINTS	DETAIL	COMMENTS
P-1	CONCRETE PAVING	DAVIS COLORS MESA BUFF	DS TOP-CAST #5	DAYTON SUPERIOR	PER SOILS REPORT	PER DETAIL	¼" RAD. TOOLED EDGE	-	-
P-2	CONCRETE PAVING	NATURAL GRAY	LIGHT BROOM FINISH	-	PER SOILS REPORT	PER DETAIL	¼" RAD. TOOLED EDGE	-	-
P-3	ENHANCED CONCRETE PAVING	DAVIS COLORS MESA BUFF	DS TOP-CAST #25	DAYTON SUPERIOR	PER SOILS REPORT	PER DETAIL	¼" RAD. TOOLED EDGE	-	-
P-4	PRECASET CONCRETE PAVERS - FIELD	CHESTNUT BROWN	SMOOTH	TECHO-BLOCK	PER SOILS REPORT	PER DETAIL			FILL WITH ROMEX D1
P-5	VILLAGIO CONCRETE PAVERS - EDGING	ONYX BLACK	BEVELED / PERMIABLE	TECHO-BLOCK	PER SOILS REPORT	PER DETAIL			FILL WITH ROMEX D1

SCALE: 1"=10'-0"

ROOT BARRIER NOTE:
ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert
Call: 811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notified only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

LICENSED LANDSCAPE ARCHITECT — Stewart J. Street — No. 5625 — STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

LANDSCAPE CONSTRUCTION PLAN LC-01

MAJOR LAND DIVISION

THE MEADOWS PARK

FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

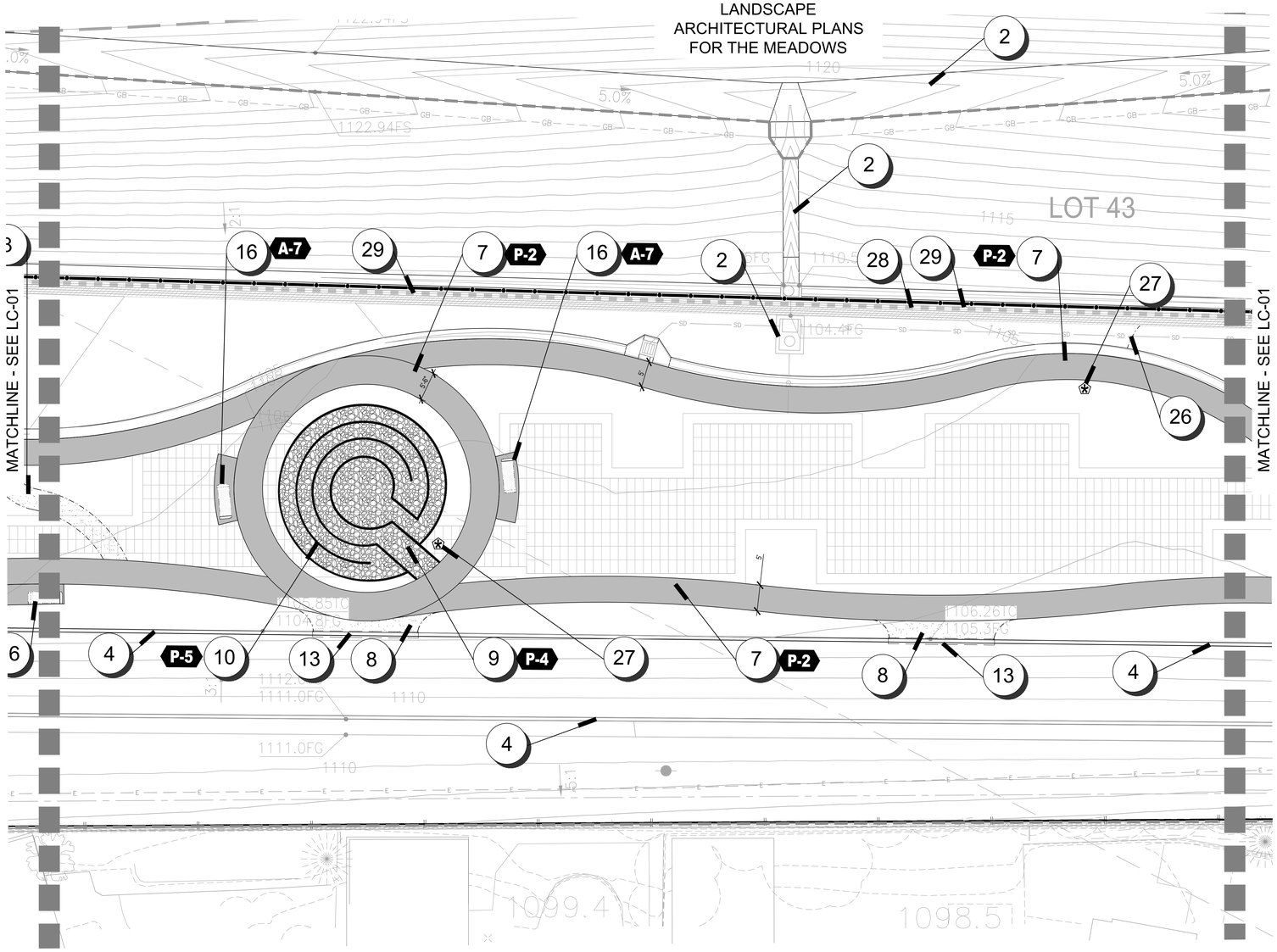
PLOT DATE	JOB NUMBER
03/04/25	24-009-00

SCALE:	DRAFTED BY: LL CHECKED BY: RS	SHT. 03 OF 21 SHTS.
PER PLAN		

G:\24-PROJECTS\24-009-00\LANDARCH\CD\CD-PARK- LAD\24-009 CSHT-PARK.DWG (03-04-25 8:50:45PM) Plotted by: Brooke

REFERENCE ONSITE
LANDSCAPE
ARCHITECTURAL PLANS
FOR THE MEADOWS

NOTE: REFERENCE WALL, FENCE AND ENTRY MONUMENT PLANS FOR CONSTRUCTION OF FENCING.



CONSTRUCTION SCHEDULE

CODE	DESCRIPTION	DETAIL
1	CURB AND GUTTER PER CIVIL PLANS	
2	SITE UTILITY STRUCTURE/ APPURTENANCE PER CIVIL PLANS	
3	RETAINING WALL PER CIVIL PLANS	
4	BASIN WALL PER CIVIL PLANS	
5	ADA RAMP PER CIVIL PLANS	
6	MODULAR RESTROOM - SEE AMENITIES SCHEDULE	
7	CONCRETE SIDEWALK	A/LC-04
8	ENHANCED CONCRETE PAVING	A/LC-04
9	LABYRINTH - COBBLE PAVERS	B/LC-04
10	LABYRINTH - COBBLE PAVER EDGING	B/LC-04
11	CONCRETE STEPS WITH DECORATIVE HANDRAIL	C/LC-04
12	CONCRETE RAMP WITH HANDRAIL	E/LC-04
13	SEAT/PLANTER WALL	D/LC-04
14	PICNIC TABLE - STANDARD	
15	PICNIC TABLE - ADA	
16	BENCH - ADENVILLE	
17	TRASH RECEPTACLE	
18	RECYCLING RECEPTACLE	
19	BIKE RACK	
20	PLAYGROUND CHIPS - DRIED/NON FLOATING	
21	TOT LOT 'A' - SEE AMENITIES SCHEDULE	
22	TOT LOT 'B' - SEE AMENITIES SCHEDULE	
23	TOT LOT 'C' -SEE AMENITIES SCHEDULE	
24	BOULDERS -UTILIZE STONE FROM SITE - ALTERNATE : TOPANGA BOULDERS - SOUTHWEST BOULDER AND STONE - SIZE AS NOTED ON PLAN	
25	RIVER ROCK - UTILIZE STONE FROM SITE- ALTERNATE - DEL RIO PEBBLE 1"-4" - SOUTHWEST BOULDER AND STONE	
26	BEND-A-BOARD HEADER OR EQUAL	F/LC-04
27	PARK SIGNAGE - TBD	
28	42" HT. TUBULAR STEEL FENCE - REFERENCE FENCE AND WALL PLANS	
29	VERDURA PLANTABLE REFERENCE SOIL RETENTION SYSTEMS PLANS FOR CONSTRUCTION	
30	COMMUNITY PILASTER REFERENCE FENCE AND WALL PLANS	
31	FIRE MANAGEMENT ZONE (FMZ) - ONSITE 0-100 FT	
32	GABION SEAT WALL	G/LC-04

PAVING FINISH SCHEDULE

SYM.	DESCRIPTION	COLOR	FINISH	MFG./SUPPLIER	THK.	REINF.	JOINTS	DETAIL	COMMENTS
P-1	CONCRETE PAVING	DAVIS COLORS MESA BUFF	DS TOP-CAST #5	DAYTON SUPERIOR	PER SOILS REPORT	PER DETAIL	¼" RAD. TOOLED EDGE	-	-
P-2	CONCRETE PAVING	NATURAL GRAY	LIGHT BROOM FINISH	-	PER SOILS REPORT	PER DETAIL	¼" RAD. TOOLED EDGE	-	-
P-3	ENHANCED CONCRETE PAVING	DAVIS COLORS MESA BUFF	DS TOP-CAST #25	DAYTON SUPERIOR	PER SOILS REPORT	PER DETAIL	¼" RAD. TOOLED EDGE	-	-
P-4	PRECASET CONCRETE PAVERS - FIELD	CHESTNUT BROWN	SMOOTH	TECHO-BLOCK	PER SOILS REPORT	PER DETAIL			FILL WITH ROMEX D1
P-5	VILLAGIO CONCRETE PAVERS - EDGING	ONYX BLACK	BEVELED / PERMIABLE	TECHO-BLOCK	PER SOILS REPORT	PER DETAIL			FILL WITH ROMEX D1

ROOT BARRIER NOTE:
ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert
Call: 811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

LICENSED LANDSCAPE ARCHITECT
Robert J. Streeter
No. 5425
STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

NOTE: FOR FULL CONSTRUCTION LEGEND
NOTF: SEE SHEET LC-00

10 5 0 10 20 30
SCALE: 1"=10'-0"

LANDSCAPE CONSTRUCTION PLAN LC-02

MAJOR LAND DIVISION

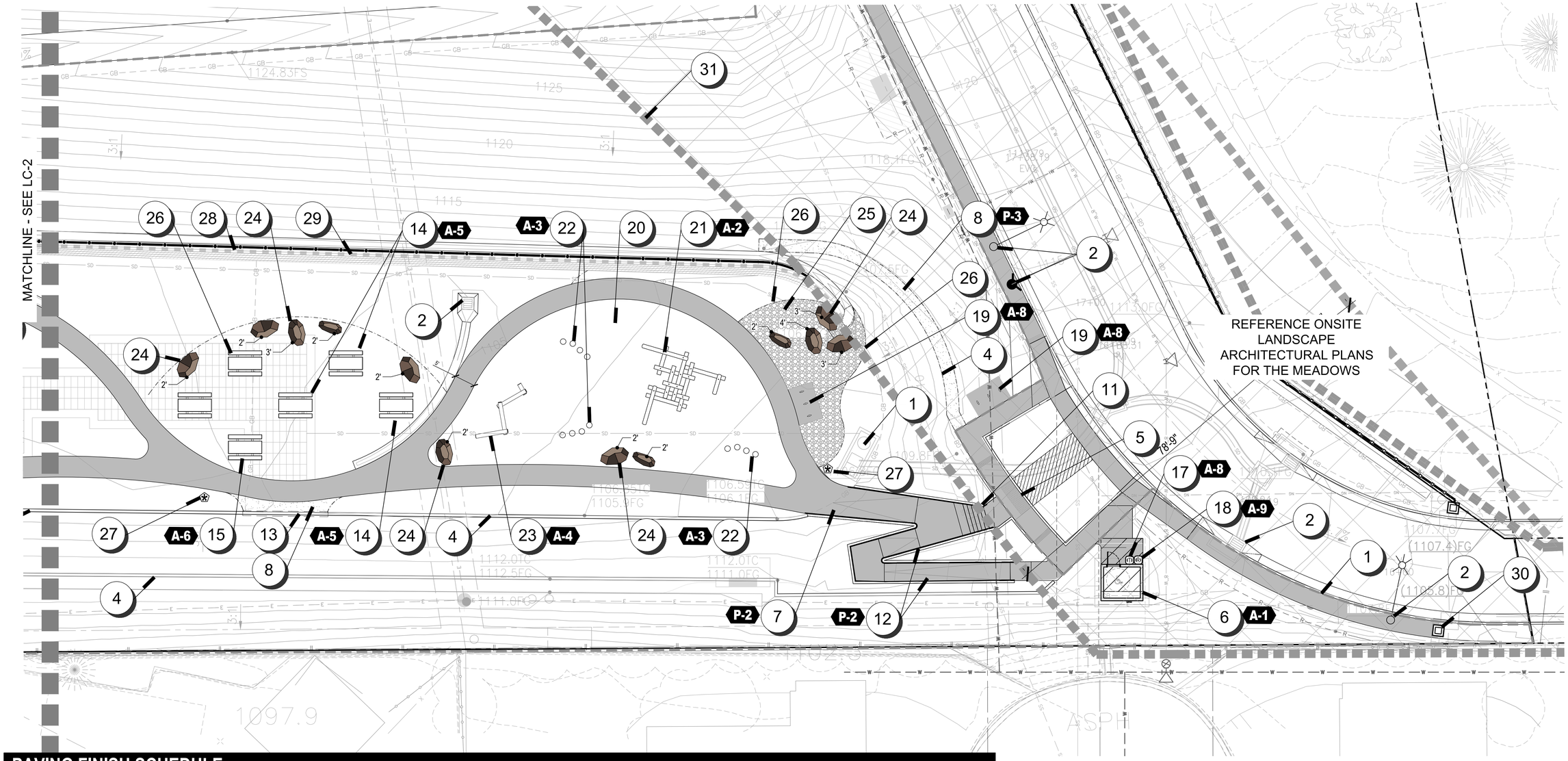
THE MEADOWS PARK

FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE 03/04/25	JOB NUMBER 24-009-00
SCALE: PER PLAN	DRAFTED BY: LL CHECKED BY: RS
SHT. 04 OF 21 SHTS.	

G:\24-PROJECTS\24-009-00\LANDARCH\CD\CD-PARK-LNDT\24-009 CSHT-PARK.DWG 03-04-25 5:50:58PM) Plotted by: kocke

NOTE: REFERENCE WALL, FENCE AND ENTRY MONUMENT PLANS FOR CONSTRUCTION OF FENCING.



PAVING FINISH SCHEDULE

SYM.	DESCRIPTION	COLOR	FINISH	MFG./SUPPLIER	THK.	REINF.	JOINTS	DETAIL	COMMENTS
P-1	CONCRETE PAVING	DAVIS COLORS MESA BUFF	DS TOP-CAST #5	DAYTON SUPERIOR	PER SOILS REPORT	PER DETAIL	¼" RAD. TOOLED EDGE	-	-
P-2	CONCRETE PAVING	NATURAL GRAY	LIGHT BROOM FINISH	-	PER SOILS REPORT	PER DETAIL	¼" RAD. TOOLED EDGE	-	-
P-3	ENHANCED CONCRETE PAVING	DAVIS COLORS MESA BUFF	DS TOP-CAST #25	DAYTON SUPERIOR	PER SOILS REPORT	PER DETAIL	¼" RAD. TOOLED EDGE	-	-
P-4	PRECASET CONCRETE PAVERS - FIELD	CHESTNUT BROWN	SMOOTH	TECHO-BLOCK	PER SOILS REPORT	PER DETAIL			FILL WITH ROMEX D1
P-5	VILLAGIO CONCRETE PAVERS - EDGING	ONYX BLACK	BEVELED / PERMIABLE	TECHO-BLOCK	PER SOILS REPORT	PER DETAIL			FILL WITH ROMEX D1

ROOT BARRIER NOTE:
ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

10 5 0 10 20 30
SCALE: 1"=10'-0"

Underground Service Alert
Call: 811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp LANDSCAPE ARCHITECTURE & PLANNING
3176 Lionshead Ave. Suite 102 Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977

LICENSED LANDSCAPE ARCHITECT Stephen J. Stretz 4925 STATE OF CALIFORNIA
NOT FOR CONSTRUCTION
3-4-25

LANDSCAPE CONSTRUCTION PLAN LC-03

MAJOR LAND DIVISION

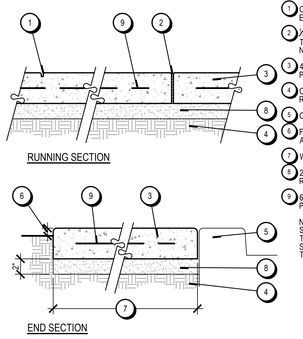
THE MEADOWS PARK

FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE 03/04/25 | JOB NUMBER 24-009-00

SCALE: PER PLAN | DRAFTED BY: LL | CHECKED BY: RS | SHT. 03 OF 21 SHTS.

G:\24-PROJECTS\24-009-00\LA\ARCH\CDS\CD-PARK- LMD\24-009 CSHT-PARK.DWG (03-04-25 6:51:34PM) Plotted by: lbicke



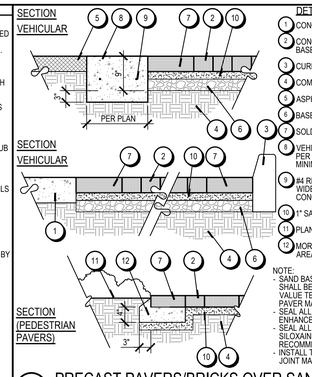
DETAIL LEGEND

1. CONTROL JOINT, ½" RAD. TOOLED EDGE, ½" DEEP, 5' O.C. UNLESS NOTED
2. ½" PRE-MOLDED EXP. JOINT, ½" RAD. TOOLED EDGE, 20' O.C. UNLESS NOTED, CAULK TO MATCH PAVING
3. 4" CONC. PAVING, COLOR AND FINISH PER NOTES
4. COMPACTED SUB-GRADE PER SOILS REPORT
5. CONCRETE CURB WHERE OCCURS
6. FINISH GRADE 1" @ TURF, 2" @ SHRUB AREAS
7. WIDTH PER PLANS
8. 2" THICK SAND BASE OR AS PER SOILS REPORT
9. 6x6/10-10 W.W.M. CENTERED IN PAVING

NOTE:
SAND BASE AND AGGREGATE BASE THICKNESS SHALL BE DETERMINED BY SOILS REPORT AND "R" VALUE TESTING

A CONCRETE PAVING WITH TOOLED JOINTS

SCALE: 1 1/2" = 1'-0" P-2400902-CN-06



DETAIL LEGEND

1. CONCRETE GUTTER BY OTHERS
2. CONCRETE PAVERS OR BRICK OVER SAND BASE, DEPTH PER SOILS REPORT.
3. CURB BY OTHERS
4. COMPACTED SUB-GRADE PER SOILS REPORT
5. ASPHALT PAVING BY OTHERS
6. BASE MATERIAL PER SOILS REPORT
7. SOLDIER COURSE PAVER
8. VEHICULAR CONCRETE BAND, THICKNESS AS PER SOILS REPORT (SCORE AT 36" O.C. MINIMUM OR AS SHOWN ON PLAN)
9. #4 REBAR CONTINUOUS, 18" LAP MIN. (2) IN 2' WIDE CONC. BANDS (1) IN 18" TO 6" WIDE CONC. BANDS
10. 1" SAND LEVELING BASE
11. PLANTING AREA
12. MORTAR BASE ADJACENT TO ALL PLANTING AREAS

NOTE:
- SAND BASE AND BASE MATERIAL THICKNESS SHALL BE DETERMINED BY SOILS REPORT, 'R' VALUE TESTING & THE RECOMMENDATION OF THE PAVER MANUFACTURER.
- SEAL ALL CONCRETE PAVERS WITH BP PRO ENHANCER PER MANUF. RECOMMENDATIONS.
- SEAL ALL BRICK PAVERS WITH 'PROSOCO SILOXANE PD' PER MANUFACTURERS RECOMMENDATION.
- INSTALL TAN 'TECHNI-SEAL' POLYMERIC SAND JOINT MATERIAL BETWEEN PAVERS

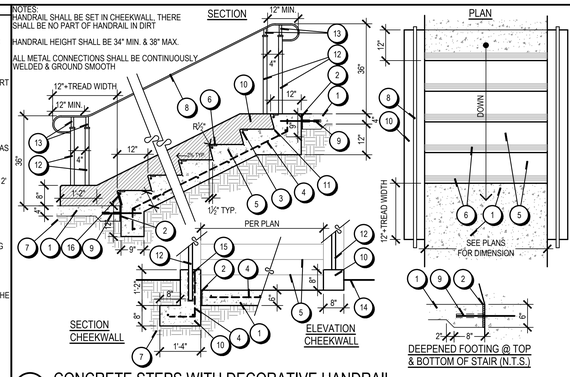
B PRECAST PAVERS/BRICKS OVER SAND

SCALE: 3/4" = 1'-0" P-2400902-CN-07

NOTES:
HANDRAIL SHALL BE SET IN CHEEKWALL, THERE SHALL BE NO PART OF HANDRAIL IN DIRT.

HANDRAIL HEIGHT SHALL BE 34" MIN. & 38" MAX.

ALL METAL CONNECTIONS SHALL BE CONTINUOUSLY WELDED & GROUND SMOOTH



DETAIL LEGEND

1. PAVING (SEE CONSTRUCTION PLAN)
2. EXPANSION JOINT (SEE CONCRETE PAVING DETAIL)
3. #3 REBAR CONTINUOUS AT NOSE OF EACH STEP
4. #3 REBAR 24" O.C. BOTH WAYS; HOLD IN CENTER OF POUR AND A MIN. OF 3" CLEAR FROM EDGES
5. CONCRETE STEPS, COLOR & FINISH TO MATCH ADJACENT PAVING W/ MEDIUM BROOM FINISH ON STEPS, PERPENDICULAR TO THE PATH OF TRAVEL
6. GROOVES AS PER A.D.A. REQUIREMENTS
7. COMPACTED SUBGRADE PER SOILS REPORT
8. 1½" x 1½" FLAT STEEL HANDRAIL
9. #4 DOWEL 15" LONG, SLIP JOINT ONE SIDE
10. CONCRETE CHEEKWALL (SEE SECTION/ ELEVATION CHEEKWALL @ LEFT)
11. TOOLED CONTROL JOINT ENTIRE LENGTH AT EACH STEP
12. 1½" x 1½" SQUARE TUBULAR STEEL POST WITH DECORATIVE POST SHOE & 2" SQUARE x ⅜" THICK POST CAP. MID POST REQUIRED IF DISTANCE BETWEEN TOP AND BOTTOM POST IS GREATER THAN 8'-0"
13. 1" SQUARE SOLID STEEL POST
14. FINISHED GRADE
15. 2" DIAMETER PVC SLEEVE. CONTRACTOR SHALL SET SLEEVE ½" BELOW FINISHED SURFACE OF CONCRETE. QUICK SET POST 12" DEEP WITH POR-ROK OR APPROVED EQUAL. KEEP POR-ROK ½" FROM PAVING SURFACE. USE ELASTOMERIC CAULK TO FILL GAP, COLOR TO MATCH PAVING
16. REFERENCE STEP ELEVATION WITH ACCENT TILE DETAIL F/LC-09

NOTES:
SEE CONSTRUCTION PLAN FOR COLOR & FINISH OF PAVING. CONCRETE STEPS & CHEEKWALL SHALL MATCH THE ADJ. PAVING

RISER HEIGHT MAY VARY FROM 5" TO 7" DEPENDING ON THE DIFFERENCE IN ELEVATION BETWEEN LANDINGS (SEE CIVIL ENGINEER'S PLAN FOR NUMBER OF RISERS). RISERS IN A GIVEN SET OF STAIRS SHALL HAVE A CONSISTENT HEIGHT.

ALL STEEL SHALL FINISHED PER EXTERIOR COLOR AND MATERIAL KEY ON ARCHITECTURAL PLANS - EXTERIOR ELEVATIONS - SHEET: A2.010

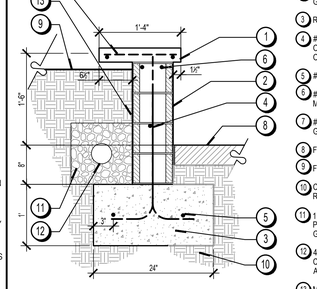
TACK WELD TO SUPPORT - ALL METAL CONNECTIONS SHALL BE CONTINUOUSLY WELDED & GROUND SMOOTH

HANDRAILS ARE REQUIRED FOR ALL STAIRS WHICH HAVE (4) OR MORE RISERS

HANDRAIL SHALL BE CONSTRUCTED PER CALIFORNIA BUILDING CODE SECTION 1133B.5 & FIGURE 11B-39 ON PAGE 579. FIGURE 11B-39 ON PAGE 578 & 11B-27 ON PAGE 567 OF THE C.B.C.

C CONCRETE STEPS WITH DECORATIVE HANDRAIL

SCALE: 1/2" = 1'-0" P-2400902-CN-01

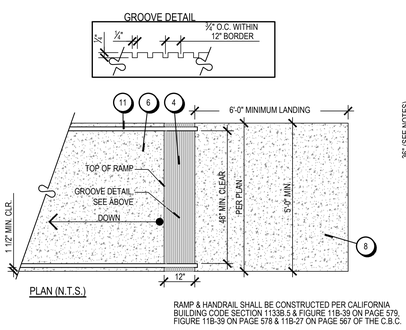


DETAIL LEGEND

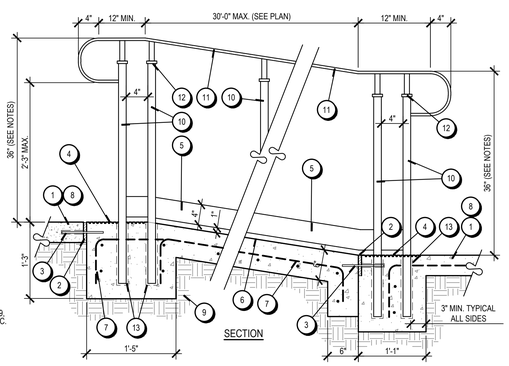
1. 3" THICK POURED IN PLACE CONCRETE CAP, COLOR NATURAL GREY
2. 8x8x16 SLUMP BLOCK, COLOR: TAN GROUT ALL CELLS SOLID
3. REINFORCED CONCRETE FOOTING
4. # 3 REBAR CENTERED IN CAP @16" OC.C WITH BAR AT FRONT AND BACK OF CAP.
5. #4 REBAR @ 16" O.C. MIN. AT VERT.
6. #4 REBAR - CONT IN FOOTING HOLD 3" MIN. CLEAR FROM EDGE OF FOOTING.
7. #3 REBAR IN BOND BEAM FINISH GRADE INSIDE OF PLANTER.
8. FINISHED SURFACE
9. FINISH GRADE
10. COMPACTED SUBGRADE PER SOILS REPORT
11. 1 CUBIC FOOT OF ½" WASHED GRAVEL PER LINEAR FOOT OF PIPE, WRAP WITH GEOSYNTHETIC FILTER FABRIC
12. 4" PERFORATED RIGID DRAIN LINE CENTERED IN GRAVEL, TIE INTO ADJACENT STORM DRAIN
13. MIRADRAIN DRAIN PANEL OR APPROVED EQUAL

D SEAT/PLANTER WALL

SCALE: 1" = 1'-0" P-2400902-CN-08



RAMP & HANDRAIL SHALL BE CONSTRUCTED PER CALIFORNIA BUILDING CODE SECTION 1133B.5 & FIGURE 11B-39 ON PAGE 579. FIGURE 11B-39 ON PAGE 578 & 11B-27 ON PAGE 567 OF THE C.B.C.



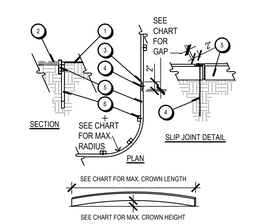
DETAIL LEGEND

1. PAVING (SEE CONSTRUCTION PLAN)
2. EXPANSION JOINT (SEE CONCRETE PAVING DETAIL
3. #4 REBAR DOWEL 15" LENGTH @ 24" O.C., SLIP JOINT ONE SIDE.
4. WARNING GROOVES (SEE GROOVE DETAIL THIS SHEET)
5. ½" STEEL WHEEL GUIDE PLATE
6. CONCRETE RAMP (SEE CONSTRUCTION PLAN FOR CONCRETE COLOR & FINISH) (12:1 MAX. SLOPE).
7. #3 REBAR 24" O.C. BOTH WAYS; HOLD IN CENTER OF POUR AND A MIN. OF 3" CLEAR FROM EDGES
8. CONCRETE LANDING/PAVING PER PLAN.
9. COMPACTED SUBGRADE PER SOILS REPORT.
10. 1½" x 1½" SQUARE TUBULAR STEEL POST WITH DECORATIVE POST SHOE & 2" SQUARE x ⅜" THICK POST CAP. MID POST REQUIRED IF DISTANCE BETWEEN TOP AND BOTTOM POST IS GREATER THAN 8'-0" COLOR: ENDURING BRONZE SW7055
11. 1½" x ½" FLAT STEEL HANDRAIL, HORIZ. PORTIONS AT TOP & BOTTOM SHALL BE 12" MIN. COLOR: ENDURING BRONZE SW7055
12. 1" SQUARE SOLID STEEL POST
13. 2 ½" DIAMETER PVC SLEEVE. CONTRACTOR SHALL SET SLEEVE ½" BELOW FINISHED SURFACE OF CONCRETE. QUICK SET POST 12" DEEP WITH POR-ROK OR APPROVED EQUAL. KEEP POR-ROK ½" FROM PAVING SURFACE. USE ELASTOMERIC CAULK TO FILL GAP, COLOR TO MATCH PAVING
14. FINISHED GRADE

NOTE:
- ALL STEEL: COLOR TO MATCH EXTERIOR COLOR AND MATERIAL KEY FOUND ON ARCHITECTURAL PLANS - EXTERIOR ELEVATIONS - SHEET A2.010
- ALL METAL CONNECTIONS SHALL BE CONTINUOUSLY WELDED & GROUND SMOOTH
- SEE CONSTRUCTION PLAN FOR LENGTH OF RAMP
- SEE CONSTRUCTION PLAN FOR COLOR AND FINISH OF PAVING. CONCRETE RAMP & CHEEKWALL SHALL MATCH THE ADJACENT PAVING
- HANDRAIL HEIGHT SHALL BE 34" (MINIMUM) (38" MAXIMUM)
- HANDRAIL SHALL BE SET IN CONCRETE, THERE SHALL BE NO PART OF HANDRAIL IN DIRT
- LANDING SHALL BE A MINIMUM OF 60" WIDE, 72" LONG AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION
- ALL HANDRAIL COMPONENTS SHALL HAVE ALL CORNERS AND EDGES GROUND TO A 1/8" RADIUS. THERE SHALL BE NO SHARP STEEL COMPONENTS.
- SEE PLAN FOR HANDRAIL LOCATION.

E HANDRAIL AT RAMP

SCALE: 1" = 1'-0"



BEND-A-BOARD CHART

HDR. SIZE	ACTUAL DIMENSIONS	MAXIMUM RADIUS POSSIBLE	MAXIMUM CROWN POSSIBLE	RECOMMENDED GAP AT SLIP JOINT	SLIP JOINT HAIRPIN DIMENSIONS
1"X4"	3 1/2" X 3/4" X 20' 3	24"	18" / 20"	1/4" - 1/2" 1/2"	3/4" ID X 13" 1
2"X4"	1/2" X 1 1/2" X 20' 5	36"	18" / 20"	- 3/4" 3/4" ID	1/2" ID X 13"
1"X6"	1/2" X 3/4" X 20' 3 1/2"	24"	9" / 20"	X 1/3" 3/4" - 1"	1/2" - 3/4" N/A
2"X6"	X 1 1/2" X 16'	36"	N/A		

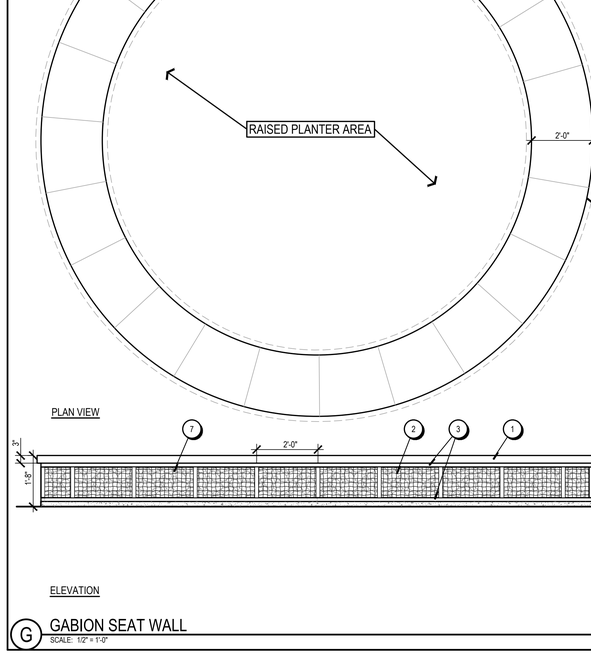
DETAIL LEGEND

1. FINISHED GRADE, GROUND COVER, PLANTING AREAS
2. FINISHED GRADE TURF AREA
3. FACTORY CUT THERMAL EXPANSION SLIP JOINT
4. 7 GA. GALVANIZED STEEL HAIRPIN, SEE CHART FOR WIDTH
5. 1"x6" BEND-A-BOARD 'MENDOCINO' REDWOOD' PLASTIC HEADER BOARD
6. PLASTIC STAKE @ 3' O.C. MAX. USE PLATED DECK SCREWS FOR ATTACHMENT

INSTALLATION TIPS:
1. USE COARSE WOOD WORKING TOOLS FOR CUTTING AND DRILLING.
2. USE PLATED SCREWS OR RING SHANK NAILS TO JOIN BOARDS.
3. ALLOW FOR THERMAL EXPANSION AT THE SLIP BY LEAVING GAPS IN JOINTS OR AT THE END OF THE RUN.
4. DO NOT SCREW THROUGH SLIP JOINT.

F BEND-A-BOARD PLASTIC EDGING

SCALE: 3/4" = 1'-0" P-2400902-CN-05



DETAIL LEGEND

1. POUR IN PLACE CONCRETE SEAT WALL CAP - COLOR: NATURAL GRAY
2. 2" x 2" CORTEN WELD WIRE MESH
3. 1 ¼" x 1 ¼" x ¼" CORTEN STEEL ANGLES, WELD w/wm AND STRAPS TO STEEL ANGLES. FILL WITH NATURAL SITE STON FROM EXCAVATION OR UNDERGROUND WATER STORAGE TANKS. POWER WASH ALL STONE BEFORE PLACEMENT OF STONE INTO GABION CAGE.
4. ¾" x 4" REDHEAD WEDGE ANCHOR BOLT, SPACING AT 24" O.C.
5. CONCRETE FOOTING
6. #4 HORIZONTAL REBAR, BOTH DIRECTIONS
7. #4 VERTICAL REBAR @ 24" O.C.
8. 1 ¼" x ¼" CORTEN STEEL STRAPPING - VERTICAL PLACEMENT @ 24" O.C., WELD TO ANGLE IRON AND WWM.
9. COMPACTED SUBGRADE PER SOILS REPORT
10. FINISH SURFACE PER PLAN

G GABION SEAT WALL

SCALE: 1/2" = 1'-0" P-2400902-CN-54

ROOT BARRIER NOTE:
ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert
Call: 811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

LICENSED LANDSCAPE ARCHITECT — Robert J. Streza — 5/1/25 — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

LANDSCAPE CONSTRUCTION DETAILS LC-04

MAJOR LAND DIVISION

THE MEADOWS PARK

FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE	JOB NUMBER
03/04/25	24-009-00

SCALE:	DRAFTED BY: LL	SHT. 06 OF 21 SHTS.
PER PLAN	CHECKED BY: RS	

G:\24-PROJECTS\24-009-00\LANDARCH\CDS\CD-PARK- LMD\24-009 CSUP - PARK.DWG (03-04-25 6:51:08PM) Plotted by: linske

FUEL MODIFICATION NOTES

SMMC CHAPTER 8.36 - HAZARDOUS BRUSH CLEARANCE

EACH PERSON WHO HAS ANY OWNERSHIP OR POSSESSORY INTEREST IN, OR CONTROL OF, A PARCEL OF LAND SHALL:

A. REMOVE FROM THE PROPERTY ALL DEAD TREES, AND MAINTAIN ALL WEEDS AND OTHER VEGETATION AT A HEIGHT OF NO MORE THAN THREE INCHES, EXCEPT AS OTHERWISE PROVIDED HEREIN, IF SUCH WEEDS OR OTHER VEGETATION ARE WITHIN ONE HUNDRED FEET OF A BUILDING. DISTANCES UP TO TWO HUNDRED FEET MAY BE NECESSARY AS DETERMINED BY THE FIRE CHIEF. THIS REQUIREMENT DOES NOT APPLY TO THE MAINTENANCE OF TREES, ORNAMENTAL SHRUBBERY OR PLANTS WHICH ARE USED AS GROUND COVER PROVIDED SUCH DO NOT PROVIDE A READY FUEL SUPPLY TO AUGMENT THE SPREAD OR INTENSITY OF A FIRE. GRASS AND OTHER VEGETATION LOCATED MORE THAN THIRTY FEET FROM SUCH BUILDING OR STRUCTURE AND LESS THAN EIGHTEEN INCHES FROM THE GROUND MAY BE MAINTAINED WHERE NECESSARY TO STABILIZE THE SOIL AND PREVENT EROSION;

B. MAINTAIN TREES WITHIN ONE HUNDRED FEET OF ANY BUILDING OR STRUCTURE OR WITHIN TEN FEET OF THAT PORTION OF ANY HIGHWAY, STREET, ALLEY, OR DRIVEWAY WHICH IS IMPROVED OR USED FOR VEHICLE TRAVEL OR OTHER VEHICULAR PURPOSES, SO THAT NO LEAFY FOLIAGE, TWIGS, OR BRANCHES ARE WITHIN THREE FEET OF THE GROUND. DISTANCES MAY BE REQUIRED UP TO FIFTY FEET OF THAT PORTION OF ANY HIGHWAY, STREET, ALLEY OR DRIVEWAY WHICH IS IMPROVED OR USED FOR VEHICLE TRAVEL OR OTHER VEHICULAR PURPOSES AS DETERMINED BY THE FIRE CHIEF;

C. REMOVE ANY PORTION OF A TREE WHICH EXTENDS WITHIN TEN FEET OF AN OUTLET OF A CHIMNEY OR STOVEPIPE;

D. KEEP ALL TREES, SHRUBS AND, OTHER GROWING VEGETATION OR PORTIONS THEREOF ADJACENT TO OR OVERHANGING ANY BUILDING OR STRUCTURE FREE OF DEAD LIMBS, BRANCHES AND OTHER COMBUSTIBLE MATTER;

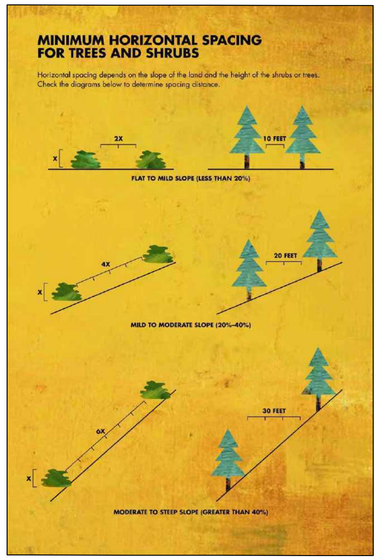
E. MAINTAIN FIVE FEET OF VERTICAL CLEARANCE BETWEEN ROOF SURFACES AND PORTIONS OF TREES OVERHANGING ANY BUILDING OR STRUCTURE;

F. MAINTAIN THE ROOFS OF ALL BUILDINGS OR STRUCTURES FREE OF LEAVES, NEEDLES, TWIGS AND OTHER COMBUSTIBLE MATTER;

G. MAINTAIN ALL WEEDS AND OTHER VEGETATION LOCATED WITHIN TEN FEET OF ANY COMBUSTIBLE FENCE OR AN EDGE OF THAT PORTION OF ANY HIGHWAY, STREET, ALLEY OR DRIVEWAY IMPROVED OR USED FOR VEHICULAR TRAVEL OR OTHER VEHICULAR PURPOSES AT A HEIGHT OF NOT MORE THAN THREE INCHES. UNDER CERTAIN CIRCUMSTANCES, THE FIRE CHIEF MAY REQUIRE CLEARANCE OF UP TO FIFTY FEET OF THE ABOVE REQUIREMENT. THIS SHALL NOT REQUIRE THE REMOVAL OF TREES, ORNAMENTAL SHRUBBERY OF PLANTS WHICH ARE USED AS GROUND COVER, PROVIDED SUCH DO NOT PROVIDE A READY FUEL SUPPLY TO AUGMENT THE SPREAD OR INTENSITY OF A FIRE, NOR REQUIRE THE REMOVAL OF NATIVE SHRUBS WHICH MEET THE REQUIREMENTS SET FORTH IN SUBSECTION A OF THIS SECTION;

H. NOTHING CONTAINED IN THIS SECTION SHALL BE DEEMED TO PRECLUDE THE FIRE CHIEF FROM REQUIRING MORE THAN THE MINIMUM SPECIFIC REQUIREMENTS SET FORTH ABOVE WHEN THE FIRE CHIEF DETERMINES THAT CONDITIONS EXIST WHICH NECESSITATE GREATER FIRE PROTECTION MEASURES.





ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

CONSTRUCTION SPECIFICATIONS

PORTLAND CEMENT CONCRETE
PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. DRAWINGS AND GENERAL PROVISIONS OF CONTRACT, APPLY TO THIS SECTION.

1.2 SUMMARY

A. EXTENT OF PORTLAND CEMENT CONCRETE PAVING IS SHOWN ON DRAWINGS, INCLUDING CURBS, GUTTERS, WALKWAYS AND PAVEMENT.

B. PREPARED SUB-BASE IS SPECIFIED IN DRAWINGS.

1.3 SUBMITTALS

A. PROVIDE SAMPLES, MANUFACTURER'S PRODUCT DATA, TEST REPORTS, AND MATERIALS' CERTIFICATIONS AS REQUIRED IN REFERENCED SECTIONS FOR CONCRETE AND JOINT FILLERS AND SEALERS.

1.4 QUALITY ASSURANCE

A. CODES AND STANDARDS: COMPLY WITH LOCAL GOVERNING REGULATIONS IF MORE STRINGENT THAN HEREIN SPECIFIED.

1.5 JOB CONDITIONS

A. TRAFFIC CONTROL: MAINTAIN ACCESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC AS REQUIRED FOR OTHER CONSTRUCTION ACTIVITIES.

PART 2 - PRODUCT

2.1 MATERIALS

A. FORMS: STEEL, WOOD, OR OTHER SUITABLE MATERIAL OF SIZE AND STRENGTH TO RESIST MOVEMENT DURING CONCRETE PLACEMENT AND TO RETAIN HORIZONTAL AND VERTICAL ALIGNMENT UNTIL REMOVAL. USE STRAIGHT FORMS, FREE OF DISTORTION AND DEFECTS.

1. USE FLEXIBLE SPRING STEEL FORMS OR LAMINATED BOARDS TO FORM RADIUS BENDS AS REQUIRED.

2. COAT FORMS WITH A NON-STAINING FORM RELEASE AGENT THAT WILL NOT DISCOLOR OR DEFACE SURFACE OF CONCRETE.

B. REINFORCING BARS: DEFORMED STEEL BARS, ASTM A 615, GRADE 60.

C. LIQUID-MEMBRANE FORMING AND SEALING CURING COMPOUND: COMPLY WITH ASTM C 309, TYPE I, CLASS A UNLESS OTHER TYPE ACCEPTABLE TO ARCHITECT. MOISTURE LOSS NO MORE THAN 0.055 GR./SQ. CM. WHEN APPLIED AT 200 SQ. FT./GAL.

1. AVAILABLE PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PRODUCTS WHICH MAY BE INCORPORATED IN THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

2. PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE ONE OF THE FOLLOWING:
"MASTERSEAL"; MASTER BUILDERS
"A-H-3 WAY SEALER"; ANTI-HYDRO WATERPROOFING CO.
"ECOSURE"; EUCLID CHEMICAL CO.
"CLEAR SEAL"; A.C. HORN
"J-20 ACRYLIC CURE"; DAYTON SUPERIOR
"SURE CURE"; KAUFMAN PRODUCTS, INC.
"AR-30"; W.R. MEADOWS
"SPARTAN-COTE"; THE BURKE CO.
"SEALKURE"; TOCH OIV. - CARBOLINE
"KURE-N-SEAL"; SONNEBORN-CONTECH.
"POLYCLEAR"; UPCO CHEMICAL-IUSM CORP.
"L&M CURE"; L & M CONSTRUCTION CHEMICALS
"KLEARSEAL"; - SETCON INDUSTRIES
"LR-152"; PROTEX INDUSTRIES
"HARDTOP"; GIFFORD - HILL

3. BONDING COMPOUND: POLYVINYL ACETATE OR ACRYLIC BASE, REWETTABLE TYPE.
1. AVAILABLE PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PRODUCTS WHICH MAY BE INCORPORATED IN THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
"J-40 BONDING AGENT"; DAYTON SUPERIOR CORP.
"WELDCRETE"; LARSEN PRODUCTS
"INTRALOK"; W.R. MEADOWS
"EVERBOND"; L & M CONSTRUCTION CHEMICALS
"EUCOWELD"; EUCLID CHEMICAL CO.
"HORNWELD"; A.C. HORN
"SONOCRETE"; SONNEBORN-CONTECH.
"ACRYLIC BONDCRETE"; THE BURKE CO.

D. EPOXY ADHESIVE: ASTM C 881, 2-COMPONENT MATERIAL SUITABLE FOR USE ON DRY OR DAMP SURFACES. PROVIDE MATERIAL "TYPE", "GRADE", AND "CLASS" TO SUIT PROJECT REQUIREMENTS.

1. AVAILABLE PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PRODUCTS WHICH MAY BE INCORPORATED IN THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
A. PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE ONE OF THE FOLLOWING:
"EPOXITIE"; A.C. HORN
"EDOCO 2118 EPOXY ADHESIVE"; EDOCO TECHNICAL PROD.
"SIKADUR HI-MOD"; SIKA CHEMICAL CO.
"PATCH AND BOND EPOXY"; THE BURKE CO.
"SURE-POXY"; KAUFMAN PRODUCTS, INC.

2.2 CONCRETE MIX, DESIGN AND TESTING

A. DESIGN MIX TO PRODUCE NORMAL-WEIGHT CONCRETE CONSISTING OF PORTLAND CEMENT, AGGREGATE, WATER-REDUCING OR HIGH-RANGE WATER-REDUCING ADMIXTURE (SUPERPLASTICIZER), AIR-ENTRAINING ADMIXTURE, AND WATER TO PRODUCE THE FOLLOWING PROPERTIES:

1. COMPRESSIVE STRENGTH: 3000 PSI, MINIMUM AT 28 DAYS, UNLESS OTHERWISE INDICATED.

2. SLUMP LIMIT: 8 INCHES MINIMUM FOR CONCRETE CONTAINING HIGH-RANGE WATER-REDUCING ADMIXTURE (SUPERPLASTICIZER) 3 INCHES FOR OTHER CONCRETE.

3. AIR CONTENT: 3 TO 5 PERCENT.

PART 3 - EXECUTION

3.1 SURFACE PREPARATION

A. REMOVE LOOSE MATERIAL FROM COMPACTED SUB-BASE SURFACE IMMEDIATELY BEFORE PLACING CONCRETE. PROOF-ROLL PREPARED SUB-BASE SURFACE TO CHECK FOR UNSTABLE AREAS AND NEED FOR ADDITIONAL COMPACTION. DO NOT BEGIN PAVING WORK UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

3.2 FORM CONSTRUCTION

A. SET FORMS TO REQUIRED GRADES AND LINES, BRACED AND SECURED. INSTALL FORMS TO ALLOW CONTINUOUS PROGRESS OF WORK AND SO THAT FORMS CAN REMAIN IN PLACE AT LEAST 24 HOURS AFTER CONCRETE PLACEMENT.

B. CHECK COMPLETED FORM WORK FOR GRADE AND ALIGNMENT TO FOLLOWING TOLERANCES:

1. TOP OF FORMS NOT MORE THAT 1/8 INCH IN 10 FEET.

2. VERTICAL FACE ON LONGITUDINAL AXIS, NOT MORE THAN 1/4 INCH IN 10 FEET.

C. CLEAN FORMS AFTER EACH USE AND COAT WITH FORM RELEASE AGENT AS REQUIRED TO ENSURE SEPARATION FROM CONCRETE WITHOUT DAMAGE.

D. SLOPE STEP TREADS AT 1/4 INCH PER FOOT TO DRAIN.

3.3 REINFORCEMENT

A. LOCATE, PLACE AND SUPPORT REINFORCEMENT AS SPECIFIED IN DRAWINGS.

3.4 CONCRETE PLACEMENT

A. DO NOT PLACE CONCRETE UNTIL SUB-BASE AND FORMS HAVE BEEN CHECKED FOR LINE AND GRADE. MOISTEN SUB-BASE IF REQUIRED TO PROVIDE A UNIFORM DAMPENED CONDITION AT TIME CONCRETE IS PLACED. DO NOT PLACE CONCRETE AROUND MANHOLES OR OTHER STRUCTURES UNTIL THEY ARE AT REQUIRED FINISH ELEVATION AND ALIGNMENT.

B. PLACE CONCRETE BY METHODS THAT PREVENT SEGREGATION OF MIX. CONSOLIDATE CONCRETE ALONG FACE OF FORMS AND ADJACENT TO TRANSVERSE JOINTS WITH INTERNAL VIBRATOR. KEEP VIBRATOR AWAY FROM JOINT ASSEMBLIES, REINFORCEMENT, OR SIDE FORMS. USE ONLY SQUARE-FACED SHOVELS FOR HAND-SPREADING AND CONSOLIDATION. CONSOLIDATE WITH CARE TO PREVENT DISLOCATION OF REINFORCING, DOWELS, AND JOINT DEVICES.

1. USE BONDING AGENT AT LOCATIONS WHERE FRESH CONCRETE IS PLACED AGAINST HARDENED OR PARTIALLY HARDENED CONCRETE SURFACES.

2. DEPOSIT AND SPREAD CONCRETE IN A CONTINUOUS OPERATION BETWEEN TRANSVERSE JOINTS AS FAR AS POSSIBLE. IF INTERRUPTED FOR MORE THAN 1/2 HOUR, PLACE A CONSTRUCTION JOINT.

3. WHEN ADJACENT PAVEMENT LANES ARE PLACED IN SEPARATE POURS, DO NOT OPERATE EQUIPMENT ON CONCRETE UNTIL PAVEMENT HAS ATTAINED SUFFICIENT STRENGTH TO CARRY LOADS WITHOUT INJURY.

3.5 JOINTS

A. GENERAL: CONSTRUCT EXPANSION, WEAKENED-PLANE (CONTRACTION), AND CONSTRUCTION JOINTS TRUE TO LINE WITH FACE PERPENDICULAR TO SURFACE OF CONCRETE. CONSTRUCT TRANSVERSE JOINTS AT RIGHT ANGLES TO THE CENTERLINE, UNLESS OTHERWISE INDICATED.

1. WHEN JOINING EXISTING STRUCTURES, PLACE TRANSVERSE JOINT TO ALIGN WITH PREVIOUSLY PLACED JOINTS UNLESS OTHERWISE INDICATED.

B. WEAKENED-PLANE (CONTRACTION) JOINTS: PROVIDE WEAKENED-PLANE (CONTRACTION) JOINTS, SECTIONING CONCRETE INTO AREAS AS SHOWN ON DRAWINGS. CONSTRUCT WEAKENED-PLANE JOINTS FOR A DEPTH EQUAL TO AT LEAST 1/4 CONCRETE THICKNESS, AS FOLLOWS:

1. TOOLED JOINTS: FORM WEAKENED-PLANE JOINT IN FRESH CONCRETE BY GROOVING TOP PORTION WITH A RECOMMENDED CUTTING TOOL AND FINISHING EDGES WITH A JOINTER.

C. CONSTRUCTION JOINTS: PLACE CONSTRUCTION JOINTS AT END OF PLACEMENTS AND AT LOCATIONS WHERE PLACEMENT OPERATIONS ARE STOPPED FOR MORE THAN 1/2 HOUR, EXCEPT WHERE SUCH PLACEMENTS TERMINATE AT EXPANSION JOINTS.

D. EXPANSION JOINTS: PROVIDE PRE-MOLDED JOINT FILLER FOR EXPANSION JOINTS ABUTTING CONCRETE CURBS, CATCH BASINS, MANHOLES, INLETS, STRUCTURES, WALKS, AND OTHER FIXED OBJECTS, UNLESS OTHERWISE INDICATED.

1. LOCATE EXPANSION JOINTS AS INDICATED ON DRAWINGS.

2. EXTEND JOINT FILLERS FULL WIDTH AND DEPTH OF JOINT, NOT LESS THAN 1/2 INCH OR MORE THAN 1 INCH BELOW FINISHED SURFACE WHERE JOINT SEALER IS INDICATED.

3. FURNISH JOINT FILLERS IN ONE-PIECE LENGTHS FOR FULL WIDTH BEING PLACED WHEREVER POSSIBLE. WHERE MORE THAN ONE LENGTH IS REQUIRED, LACE OR CLIP JOINT FILLER SECTION TOGETHER.

4. PROTECT TOP EDGE OF JOINT FILLER DURING CONCRETE PLACEMENT WITH A METAL CAP OR OTHER TEMPORARY MATERIAL. REMOVE PROTECTION AFTER CONCRETE HAS BEEN PLACED ON BOTH SIDES OF JOINT.

3.6 CONCRETE FINISHING

A. AFTER STRIKING-OFF AND CONSOLIDATING CONCRETE, SMOOTH SURFACE BY SCREEDING AND FLOATING. USE HAND METHODS ONLY WHERE MECHANICAL FLOATING IS NOT POSSIBLE. ADJUST FLOATING TO COMPACT SURFACE AND PRODUCE UNIFORM TEXTURE.

B. AFTER FLOATING, TEST SURFACE FOR TRUENESS WITH A 10-FT. STRAIGHTEDGE. DISTRIBUTE CONCRETE AS REQUIRED TO REMOVE SURFACE IRREGULARITIES, AND RE-FLOAT REPAIRED AREAS TO PROVIDE A CONTINUOUS SMOOTH FINISH.

C. WORK EDGES OF SLABS, GUTTERS, BACK TOP EDGE OF CURB, AND FORMED JOINTS WITH AN EDGING TOOL, AND ROUND TO 1/2-RADIUS, UNLESS OTHERWISE INDICATED. ELIMINATE TOOL MARKS ON CONCRETE SURFACE.

D. AFTER COMPLETION OF FLOATING AND WHEN EXCESS MOISTURE OR SURFACE SHEEN HAS DISAPPEARED, COMPLETE TROWELING AND FINISH SURFACE AS FOLLOWS:

1. BROOM FINISH BY DRAWING A FINE-HAIR BROOM ACROSS CONCRETE SURFACE PERPENDICULAR TO LINE OF TRAFFIC. REPEAT OPERATION IF REQUIRED TO PROVIDE A FINE LINE TEXTURE ACCEPTABLE TO LANDSCAPE ARCHITECT.

2. ON INCLINED SLAB SURFACES, PROVIDE A COARSE, NON-SLIP FINISH BY SCORING SURFACE WITH A STIFF-BRISTLED BROOM, PERPENDICULAR TO LINE OF TRAFFIC.

E. DO NOT REMOVE FORMS FOR 24 HOURS AFTER CONCRETE HAS BEEN PLACED. AFTER FORM REMOVAL, CLEAN ENDS OF JOINTS AND POINT-UP AND MINOR HONEYCOMBED AREAS. REMOVE AND REPLACE AREAS OR SECTIONS WITH MAJOR DEFECTS, AS DIRECTED BY LANDSCAPE ARCHITECT.

3.7 CURING

A. PROTECT AND CURE FINISHED CONCRETE PAVING. USE MEMBRANE-FORMING CURING AND SEALING COMPOUND OR APPROVED MOIST-CURING METHODS.

B. ANTI-SPALLING TREATMENT: APPLY TREATMENT TO CONCRETE SURFACES NO SOONER THAN 28 DAYS AFTER PLACEMENT, TO CLEAN, DRY CONCRETE FREE OF OIL, DIRT, AND OTHER FOREIGN MATERIAL. APPLY CURING AND SEALING COMPOUND AT A MAXIMUM COVERAGE RATE OF 300 S.F. PER GALLON. APPLY ANTI-SPALLING COMPOUND IN 2 SPRAYED APPLICATIONS. FIRST APPLICATION AT RATE OF 40 SQ. YARDS. PER GAL.; SECOND APPLICATION, 60 SQ. YARDS PER GALLON. ALLOW COMPLETE DRYING BETWEEN APPLICATIONS.

3.8 REPAIRS AND PROTECTIONS

A. REPAIR OR REPLACE BROKEN OR DEFECTIVE CONCRETE, AS DIRECTED BY ARCHITECT.

B. DRILL TEST CORES WHERE DIRECTED BY ARCHITECT WHEN NECESSARY TO DETERMINE MAGNITUDE OF CRACKS OR DEFECTIVE AREAS. FILL DRILLED CORE HOLES IN SATISFACTORY PAVEMENT AREAS WITH PORTLAND CEMENT CONCRETE BONDED TO PAVEMENT WITH EPOXY ADHESIVE.

C. PROTECT CONCRETE FROM DAMAGE UNTIL ACCEPTANCE OF WORK. EXCLUDE TRAFFIC FROM PAVEMENT FOR AT LEAST 14 DAYS AFTER PLACEMENT. WHEN CONSTRUCTION TRAFFIC IS PERMITTED, MAINTAIN PAVEMENT AS CLEAN AS POSSIBLE BY REMOVING SURFACE STAINS AND SPILLAGE OF MATERIALS AS THEY OCCUR.

1. SWEEP CONCRETE PAVEMENT AND WASH FREE OF STAINS, DISCOLORATIONS, DIRT, AND OTHER FOREIGN MATERIAL JUST BEFORE FINAL INSPECTION.

END OF SECTION

Underground Service Alert
Call: 811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

LICENSED LANDSCAPE ARCHITECT — Robert J. Streza — 5489 — 3-31-25 — STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

LANDSCAPE CONSTRUCTION NOTES & SPECIFICATIONS LC-05

MAJOR LAND DIVISION

THE MEADOWS PARK

FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE	JOB NUMBER
03/04/25	24-009-00

SCALE: PER PLAN
DRAFTED BY: LL
CHECKED BY: RS
SHT. 07 OF 21 SHTS.

G:\24-PROJECTS\24-009-00\LANDARCH\CDS\CD-PARK- LMD\24-009 CSUP - PARK.DWG (03-04-25 6:51:12PM) Plotted by: tlinke

GENERAL IRRIGATION NOTES

1. 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.

2. 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. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.

3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.

4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.

5. THE MAINLINE AND SLEEVING IS DIAGRAMMATIC. ALL PIPING IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN LIMIT OF WORK BOUNDARIES AND IN SHRUB PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.

6. IRRIGATION EQUIPMENT AS SHOWN IS DIAGRAMMATIC. INSTALL ALL THE IRRIGATION REMOTE CONTROL VALVES, QUICK COUPLERS, MASTER VALVES, FLOW SENSORS, BACKFLOWS, AIR/VACUUM DEVICES, BALL VALVES, AND ANCILLARY EQUIPMENT, IN SHRUB PLANTING AREAS WHEN FEASIBLE OR AS APPROVED BY OWNER'S REPRESENTATIVE AND THE LANDSCAPE IRRIGATION DESIGNER.

7. DO NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS 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 CHANGES DEEMED NECESSARY BY THE OWNER.

8. 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.

9. ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER, RECYCLED CROSS CONNECTION TEST VALVE, PUMP STATION AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

10. CONTRACTOR IS TO PROVIDE THREE (3) ADDITIONAL PILOT WIRES AND ONE (1) COMMON WIRE TO THE END OF THE MAINLINE RUN IN TWO DIRECTIONS FROM THE CONTROLLER. THE ADDITIONAL WIRE SHALL BE EXTENDED 10', MAKING A COIL TO FIT INSIDE A RECTANGULAR PULL BOX. LABEL THE LID OF THE PULL BOX 'SW'.

11. ALL PIPE UNDER PAVED AREAS, HARDSCAPE, OR AS DIRECTED BY OWNERS REPRESENTATIVE TO BE INSTALLED IN SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED. ALL 2" AND 3" SLEEVING SHALL BE PVC1220 SCH. 40, TYPE 1, GRADE 2 MATERIAL CONFORMING TO ASTM STANDARD D-1785-4. ALL 4" AND LARGER SLEEVING SHALL BE PVC1220 CLASS 200 SDR21, TYPE 1, GRADE 2 MATERIAL CONFORMING TO ASTM STANDARD D-2241. SLEEVES UNDER BROW DITCHES SHALL BE ENCASED IN CONCRETE A MINIMUM OF 6" THICK ON ALL SIDES OF PIPE. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF PAVING.

12. ALL QUICK COUPLER VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER VALVES WITHIN 18" OF HARDSCAPE.

13. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS. WHEN VERTICAL OBSTRUCTIONS (PROPS, STREET LIGHTS, TREES, ETC) INTERFERE WITH THE SPRAY PATTERN OF THE SPRINKLER HEADS PREVENTING PROPER COVERAGE, THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER CIRCLE OR HALF CIRCLE SPRINKLER HEAD ON EACH SIDE OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

14. 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.

15. 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 VIA 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 POINT 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 FOR ANY REVISIONS, AND COSTS ASSOCIATED WITH SAID REVISIONS.

16. 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. FLOW THROUGH ANCILLARY EQUIPMENT, STEEL AND COPPER PIPE SHALL NOT EXCEED A VELOCITY OF 7.5 FPS. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

17. ELECTRICAL POWER SOURCE FOR THE IRRIGATION CONTROLLER AND/OR BOOSTER PUMP 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.

IRRIGATION SCHEDULE

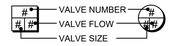
SYM.	MANUF./MODEL/DESC.	PSI	DETAIL
0.19-0.45 TURQUOISE 45°-105°	HUNTER MP CORNER PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	R/LI-05
0.20 IVORY LT STRIP; 0.20 COPPER RT STRIP; 0.44 BROWN SIDE STRIP	HUNTER MP STRIP PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	R/LI-05
0.27-0.49 MAROON 90°-210°; 0.49-0.63 LT BLUE 210°-270°; 0.84 OLIVE 360°	HUNTER MP1000 PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	R/LI-05
0.43-0.86 BLACK 90°-210°; 0.86-1.10 GREEN 210°-270°; 1.48 RED 360°	HUNTER MP2000 PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	R/LI-05
0.86-2.12 BLUE 90°-210°; 2.12-2.73 YELLOW 210°-270°; 2.84 GRAY 360°	HUNTER MP3000 PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	R/LI-05
1.09-3.29 LIGHT BROWN 90°-210°	HUNTER MP3500 PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	R/LI-05
0.23-0.43 ORANGE 90°-210°; 0.78 LIME GRN 360°	HUNTER MP800SR PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	R/LI-05
0.48-1.10 MRN&GRY 90°-210°; 1.10-1.40 LT BLU&GRY 210°-270°; 1.82 OLV&GRY 360°	HUNTER MP815 PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	R/LI-05
0.25 ; 0.50	HUNTER RZWS-SLEEVE-18-CV 18" LONG RZWS WITH FILTER FABRIC SLEEVE, .25GPM OR .50GPM BUBBLER OPTIONS, CHECK VALVE, 1/2" SWING JOINT FOR CONNECTION TO 1/2" PIPE	30	U/LI-06

SYM.	MANUF./MODEL/DESC.	DETAIL
	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT) 1" ICV GLOBE VALVE W/ 1" HY100 FILTER SYSTEM. PRESSURE REQ.: 40PSI. FLOW: 2-20 GPM. USE ICZ-101-LF-40 FOR LESS THAN 2 GPM. INSTALL ONE VALVE PER JUMBO RECT. VALVE BOX W/ LOCKING GREEN COVER HEAT BRANDED WITH 'RCV'. INSTALL VALVES IN MANIFOLDS ISOLATED FROM THE MAINLINE BY A LINE SIZED BALL VALVE.	T/LI-06
	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.	AA/LI-06
F	FLUSH VALVE AND ECO-INDICATOR PROVIDE A PLD-LOC CAP AT END OF DRIP DISCHARGE HEADERS, INSTALL FLUSH VALVE INSIDE A SEPARATE VALVE BOX, ONE AT EACH END OF THE TUBING RUNS IN EACH DIRECRTION, INSTALL 18" FROM PAVING. PROVIDE AN ECO-INDICATOR ADJACENT TO ALL FLUSH VALVES AND CONNECT WITH TEE AND SWING JOINT.	BB/LI-06
A	HUNTER PLD-AVR (DRIP AIR RELIEF VALVE) AIR/VACUUM RELIEF VALVE, PLD-AVR, INSTALLED WITH A COMBINATION TEE. INSTALL AIR RELIEF ASSEMBLY INSIDE A 6" ROUND VALVE BOX AT THE HIGH POINT OF EACH PLANTER, MULTIPLE ARV'S SHALL BE REQUIRED PER RCV, VERIFY QUANTITY PRIOR TO STARTING WORK, INSTALL VALVE BOX 18" FROM PAVING AND AT HIGH POINT OF PLANTER AREA	DD/LI-06
	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-B (AREA) POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5, 1.0, 2.0, 4.0, AND 6.0 GPH. CAN BE INSERTED INTO 1/2" AND 3/4" TUBING AND HAVE PRESSURE COMPENSATING FROM 15-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE. Emitter Notes: 20HE-B emitters (1 assigned to each 1 gal plant) 40HE-B emitters (1 assigned to each 5 gal plant) 40HE-B emitters (2 assigned to each 24"box plant) 40HE-B emitters (3 assigned to each 36"box plant) 60HE-B emitters (1 assigned to each 15 gal plant)	HH, II, JJ / LI-06
	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 16" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS. ALL TUBING SHALL BE INSTALLED 3" BELOW MULCH GRADE W/ 9" WIRE STAKES FIVE (5) FEET ON CENTER. VERIFY THE LAYOUT AND SPACING IN THE FIELD PRIOR TO STARTING WORK	Y/LI-06

SYM.	MANUF./MODEL/DESC.	DETAIL
	HUNTER ICV-G-FS-AS-ADJ (RCV) 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, WITH NPT THREADED INLET/OUTLET AND FILTER SENTRY. INSTALL ONE VALVE PER STD. RECT. VALVE BOX WITH LOCKING GREEN COVER HEAT BRANDED WITH 'RCV'. VALVES SHALL BE INSTALLED IN MANIFOLDS ISOLATED FROM THE MAINLINE BY A LINE SIZED BALL VALVE.	FF/LI-06
	HUNTER HQ-44LRC (QCV) QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 2-PIECE BODY. INSTALL IN A 10" ROUND VALVE BOX WITH LOCKING GREEN COVER HEAT BRANDED WITH 'QCV'. INSTALL EACH QCV ON A 1 1/2" STUB-OUT OFF MAINLINE ISOLATED WITH A 1 1/2" BALL VALVE AND INSTALLED AT 200' O.C	G/LI-05
	LASCO FITTINGS TUBV-SC (BALL VALVE) 1", 1-1/2", 2", AND 3" PLASTIC FULL BLOCK TRUE UNION BALL VALVE, SHUT OFF/ISOLATION VALVE TO ELIMINATE WATER HAMMER. INSTALL SAME SIZE AS MAINLINE. INSTALL IN VALVE BOX WITH GREEN LID, HEAT BRAND LID WITH "BV".	F/LI-05
MV	HUNTER IBV-FS (MASTER VALVE) 1", 1-1/2", 2", AND 3" BRASS ELECTRIC MASTER VALVE WITH NPT THREADED INLET/OUTLET AND FILTER SENTRY OPTION. INSTALL IN A "JUMBO" SIZED VALVE BOX WITH LOCKING GREEN COVER HEAT BRANDED WITH 'MV'.	C/LI-05
	ZURN 975XL (BACKFLOW) REDUCED PRESSURE BACKFLOW DEVICE W/ MODEL 'YBP' WYE STRAINER. ALL PIPING BETWEEN METER AND BACKFLOW DEVICE SHALL BE 'K' COPPER OR RED BRASS. INSTALL IN A VIT STRONGBOX STAINLESS STEEL BACKFLOW ENCLOSURE #SBBC-XXSS, SIZED TO FIT BACKFLOW.	B/LI-05
D	ITS CONTROLLER ASSEMBLY IRRIGATION CONTROLLER ASSEMBLY IN STAINLESS STEEL ENCLOSURE, SEE TABLES FOR MODEL AND STATION COUNT. HUNTER CONTROLLER SHALL HAVE A DESIGNATED RECTANGULAR PULL BOX INSTALLED AT PEDESTAL BASE. CONTACT DARYL GREEN AT IMPERIAL TECHNICAL SERVICES (ITS) PHONE: (949) 584-7311	A/LI-05
SS	HUNTER SOLAR-SYNC SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, INSTALL AS NOTED. WIRED.	A/LI-05
FS	FLOMEC QS200-15 (FLOW SENSOR PROVIDED BY ITS) 1-1/2" INSERTION ULTRASONIC FLOWMETER, SCH. 80 PVC HOUSING, IS INCLUDED AS PART OF ITS CONTROLLER ASSEMBLY. 0.55-82 GPM RANGE, MAX. PRESSURE 150 PSI. 2-WIRE CONNECTOR W/ LED INDICATORS FOR POWER AND PULSE. WIRE TO CONTROLLER USING P71710 CABLE IN 1" CONDUIT, INSTALL PER MANUFACTURER'S RECOMMENDATIONS. MULTIPLE FLOW SENSORS REQUIRE SEPARATE CONDUIT RUNS.	D/LI-05

SYM.	MANUF./MODEL/DESC.	PSI	DETAIL
FZ	EZ-FLO FERTILIZING SYSTEMS EZ010-FX ONE SYSTEM FEEDS ALL ZONES. INSTALL DIRECTLY ON THE IRRIGATION MAIN LINE AFTER THE BACK FLOW PREVENTER. COUPLING CONNECTION PER MAINLINE SIZE, INSTALL PER MANUFACTURER'S RECOMMENDATIONS IN RAINBIRD #VBMAXH SUPER JUMBO XL VALVE BOX. CONTRACTOR TO FILL TANK WITH #GRM 102030 AT BEGINNING OF PLANT INSTALLATION AND SHALL PROVIDE A FULL TANK UPON MAINTENANCE TURNOVER. TANK CAPACITY: 9.4 G		E/LI-05 O/LI-05
NO SYMBOL	2-WIRE CONTROL WIRE HUNTER IDWIRE1-BLU IRRIGATION CONTROL CABLE. RED AND BLUE 14 AWG TWISTED PAIR IN BLUE JACKET (U.L. APPROVED), PAIGE #1708018U. CONNECT WITH APPROVED WATERPROOF CONNECTORS AND INSTALL PER MANUFACTURER RECOMMENDATIONS. ROUTE WIRES TO EACH VALVE MANIFOLD AND PROVIDE SEPARATE 1 1/4" CONDUIT FOR WIRE ADJACENT TO MAINLINE. FOR SERVICEABILITY, DO NOT INTERCONNECT INDIVIDUAL CABLE PATHS. TERMINATE EACH PATH ON CONTROLLER TERMINAL BLOCK. INSTALL GROUNDING PLATE OR 8' GROUNDING ROD WITH HUNTER DUAL-S SURGE ARRESTOR. INSTALL AT CONTROLLER AND AT THE END OF EACH 2-WIRE PATH PERPENDICULAR TO PATH IN 6" ROUND BOX. COPPER WIRE SHALL BE CAD WELDED TO PLATE OR ROD. GROUND EVERY 12TH DECODER OR EVERY 1,000 FEET FROM CONTROLLER, WHICHEVER COMES FIRST. INSTALL PER ASIC GENERAL GROUNDING GUIDELINES. INSTALL ICD-XXX DECODER WITH SURGE SUPPRESSION AND GROUND WIRE. CONTRACTOR SHALL PROVIDE DECODER SIZE NECESSARY TO HANDLE VALVES AT MANIFOLD.		N / LI-05
E	ELECTRICAL SERVICE 120 VOLT ELECTRICAL POWER, PROVIDED BY ELECTRICIAN, VERIFY LOCATION IN THE FIELD.		A/LI-05
NO SYMBOL	HUNTER SJ SWING JOINTS FOR 1/2" THREADS USE SJ-512, 3/4" THREADS USE SJ-712, 1" THREADS USE LASCO G132-412, 1" QUICK COUPLER VALVES USE LASCO G132S-212 WITH MALE BRASS STABILIZER ELBOW, 3/4" QUICK COUPLER VALVES USE LASCO G132T-212 WITH MALE BRASS STABILIZER ELBOW.		R/LI-05
PB	PULL BOX PULL BOXES FOR WIRE SPLICES SHALL BE LOCATED APPROXIMATELY 500' O.C. AND AT THE ENDS OF ALL SLEEVES UNDER PAVING. PULL BOXES SHALL BE 10" ROUND WITH LOCKING LID		GG/LI-06
NO SYMBOL	RAINBIRD VB SERIES VALVE BOXES SIZE PER EQUIPMENT LEGEND WITH GREEN LIDS AND LOCKING BOLT. FOR ROUND DRIP EMITTERS USE #SEB 7XB, 7" ROUND SHALL BE #VB7RNDB, 10" ROUND SHALL BE #VB10RNDB, 12" STANDARD RECT. SHALL BE #VBSTDB, 12" JUMBO RECT. SHALL BE #VBJMBB, SUPER JUMBO SHALL BE #VBSPRH, AND SUPER JUMBO XL SHALL BE #VBMAXH. USE PURPLE LIDS FOR RECYCLED WATER SYSTEMS. FOR USE IN NON-VEHICULAR TRAFFIC SITUATIONS ONLY, DO NOT INSTALL IN HARDSCAPE.		J/LI-05 K/LI-04
PR	WILKINS #500-HLR PRESSURE REDUCING VALVE 500-HLR SERIES PRESSURE REDUCING VALVE WITH 10 TO 125 PSI SPRING RANGE, SIZE AND PRESSURE SETTING AS NOTED.		C/LI-05
MC	WATER METER 2" POC METER 'D'		K/LI-04
	IRRIGATION LATERAL LINE: CRESLINE WEST - PVC SCHEDULE 40 1 1/2" & SMALLER - SCH.40 W/ SCH.40 SOLVENT WELD FITTINGS		K/LI-05 K/LI-04
	IRRIGATION LATERAL LINE: CRESLINE WEST - PVC CLASS 315 SDR 13.5 2"-3" - CL. 315 W/ SCH.80 SOLVENT WELD FITTINGS, 2 1/2"-3" FITTINGS SHALL BE THRUST BLOCKED		
	IRRIGATION MAINLINE: CRESLINE WEST - PVC SCHEDULE 40 1 1/2" & SMALLER - SCH.40 W/ SCH.40 SOLVENT WELD FITTINGS		K/LI-05
	IRRIGATION MAINLINE: CRESLINE WEST - PVC CLASS 315 SDR 13.5 2"-3" - CL. 315 W/ SCH.80 SOLVENT WELD FITTINGS, 2 1/2"-3" FITTINGS SHALL BE THRUST BLOCKED		
	IRRIGATION MAINLINE: CRESLINE WEST - PVC CLASS 200 SDR 21 4" AND LARGER SHALL BE CL. 200 GASKET JOINT W/ LEEMCO DUCTILE IRON FITTINGS & JOINT RESTRAINT		
	PIPE SLEEVE: CRESLINE WEST - PVC SCHEDULE 40		L/LI-05

VALVE CALLOUT



ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert Call: 811 TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

LICENSED LANDSCAPE ARCHITECT — Gregory J. Streza — No. 5765 — 3-4-25 — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

LANDSCAPE IRRIGATION LEGEND LI-00

MAJOR LAND DIVISION

THE MEADOWS PARK

FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

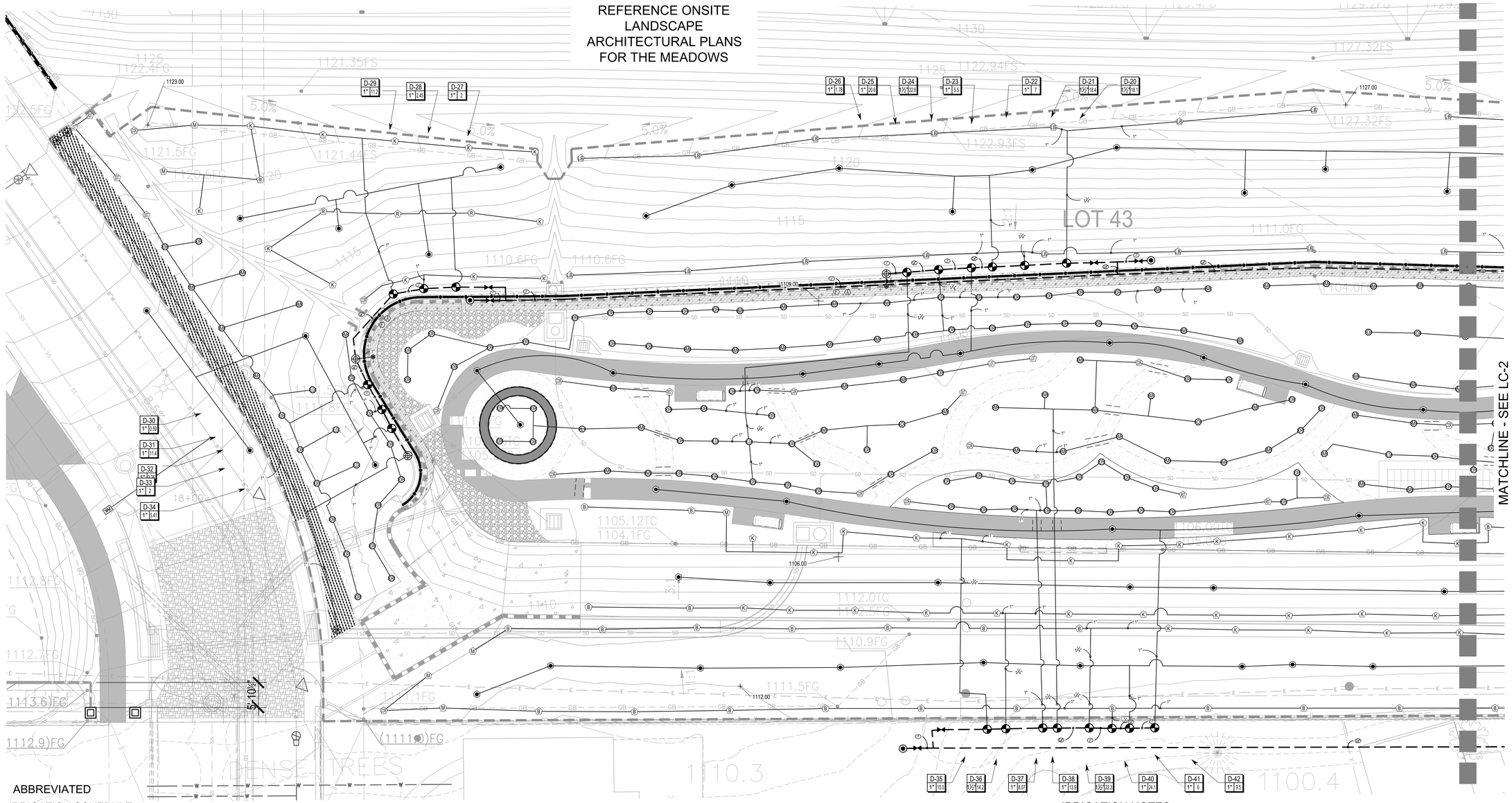
PLOT DATE 03/04/25 | JOB NUMBER 24-009-00

SCALE: PER PLAN | DRAFTED BY: LL | CHECKED BY: RS | SHT. 08 OF 21 SHTS.

G:\24-PROJECTS\24-009-00\LNDARCH\CDS\CD-PARK- LMD\24-009 ISHT-PARK.DWG (03-04-25 6:51:44PM) Plotted by: tkrike

FOR FULL IRRIGATION SCHEDULE
SEE SHEET LLI-00

REFERENCE ONSITE
LANDSCAPE
ARCHITECTURAL PLANS
FOR THE MEADOWS



ABBREVIATED IRRIGATION SCHEDULE

SYM.	MANUF./MODEL/DESC.	PSI	DETAIL
19 0.19-2.45 TURQUOISE 45°-105°	HUNTER MP CORNER PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	R/LI-05
20 0.22 IVORY LT STRIP; 21 0.22 COPPER RT STRIP; 22 0.44 BROWN SIDE STRIP	HUNTER MP STRIP PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	R/LI-05
18 0.27-0.49 MAROON 90°-210°	1 0.49-0.63 LT BLUE 210°-270°	2 .084 OLIVE 360°	HUNTER MP1000 PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	R/LI-05
K 0.43-0.86 BLACK 90°-210°	G 0.86-1.10 GREEN 210°-270°	R 1.48 RED 360°	HUNTER MP2000 PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	R/LI-05
B 0.86-2.12 BLUE 90°-210°	Y 2.12-2.73 YELLOW 210°-270°	A 3.64 GRAY 360°	HUNTER MP3000 PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	R/LI-05
18 1.26-3.09 LIGHT BROWN 90°-210°			HUNTER MP3500 PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	R/LI-05
O 0.23-0.43 ORANGE 90°-210°	LIME GRN 210°-270°	0.78 360°	HUNTER MP800SR PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	R/LI-05
0.49-1.10 MINIAGRY 90°-210°	1.10-1.40 LT BLUAGRY 210°-270°	1.87 OLIVAGRY 360°	HUNTER MP815 PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	R/LI-05
0.25	0.50		HUNTER RZWS-SLEEVE-18-CV 18" LONG RZWS WITH FILTER FABRIC SLEEVE, .25GPM OR .50GPM BUBBLER OPTIONS, CHECK VALVE, 1/2" SWING JOINT FOR CONNECTION TO 1/2" PIPE	30	U/LI-06

SYM.	MANUF./MODEL/DESC.	DETAIL
	1" ICV GLOBE VALVE W/ 1" HY100 FILTER SYSTEM. PRESSURE REG.: 40PSI. FLOW: 2-20 GPM. USE ICZ-101-LF-40 FOR LESS THAN 2 GPM. INSTALL ONE VALVE PER JUMBO RECT. VALVE BOX W/ LOCKING GREEN COVER HEAT BRANDED WITH 'RCV'. INSTALL VALVES IN MANIFOLDS ISOLATED FROM THE MAINLINE BY A LINE SIZED BALL VALVE.	T/LI-06
	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.	AA/LI-06
	FLUSH VALVE AND ECO-INDICATOR PROVIDE A PLD-LOC CAP AT END OF DRIP DISCHARGE HEADERS, INSTALL FLUSH VALVE INSIDE A SEPARATE VALVE BOX, ONE AT EACH END OF THE TUBING RUNS IN EACH DIRECRTION, INSTALL 18" FROM PAVING. PROVIDE AN ECO-INDICATOR ADJACENT TO ALL FLUSH VALVES AND CONNECT WITH TEE AND SWING JOINT.	BB/LI-06
	HUNTER PLD-AVR (DRIP AIR RELIEF VALVE) AIR/VACUUM RELIEF VALVE, PLD-AVR, INSTALLED WITH A COMBINATION TEE. INSTALL AIR RELIEF ASSEMBLY INSIDE A 6" ROUND VALVE BOX AT THE HIGH POINT OF EACH PLANTER, MULTIPLE ARV'S SHALL BE REQUIRED PER RCV, VERIFY QUANTITY PRIOR TO STARTING WORK. INSTALL VALVE BOX 18" FROM PAVING AND AT HIGH POINT OF PLANTER AREA	DD/LI-06
	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-B (AREA) POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5, 1.0, 2.0, 4.0, AND 6.0 GPH. CAN BE INSERTED INTO 1/2" AND 3/4" TUBING AND HAVE PRESSURE COMPENSATING FROM 15-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE Emitter Notes: 20HE-B emitters (1 assigned to each 1 gal plant) 40HE-B emitters (1 assigned to each 5 gal plant) 40HE-B emitters (2 assigned to each 24"box plant) 40HE-B emitters (3 assigned to each 36"box plant) 60HE-B emitters (1 assigned to each 15 gal plant)	HH, II, JJ / LI-06

	MANUF./MODEL/DESC.	DETAIL
	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 16" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS. ALL TUBING SHALL BE INSTALLED 3" BELOW MULCH GRADE W/ 9" WIRE STAKES FIVE (5) FEET ON CENTER; VERIFY THE LAYOUT AND SPACING IN THE FIELD PRIOR TO STARTING WORK	Y/LI-06
SYM.	MANUF./MODEL/DESC.	DETAIL
	HUNTER ICV-G-FS-AS-ADJ (RCV) 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, WITH NPT THREADED INLET/OUTLET AND FILTER SENTRY. INSTALL ONE VALVE PER STD. RECT. VALVE BOX WITH LOCKING GREEN COVER HEAT BRANDED WITH 'RCV'. VALVES SHALL BE INSTALLED IN MANIFOLDS ISOLATED FROM THE MAINLINE BY A LINE SIZED BALL VALVE.	FF/LI-06
	HUNTER HQ-44LRC (QCV) QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 2-PIECE BODY. INSTALL IN A 10" ROUND VALVE BOX WITH LOCKING GREEN COVER HEAT BRANDED WITH 'QCV'. INSTALL EACH QCV ON A 1 1/2" STUB-OUT OFF MAINLINE ISOLATED WITH A 1 1/2" BALL VALVE AND INSTALLED AT 200' O.C	G/LI-05
	LASCO FITTINGS TUBV-SC (BALL VALVE) 1", 1-1/2", 2", AND 3" PLASTIC FULL BLOCK TRUE UNION BALL VALVE. SHUT OFF/ISOLATION VALVE TO ELIMINATE WATER HAMMER. INSTALL SAME SIZE AS MAINLINE. INSTALL IN VALVE BOX WITH GREEN LID, HEAT BRAND LID WITH "BV".	F/LI-05
	HUNTER IBV-ES (MASTER VALVE)	

IRRIGATION NOTES

1. IRRIGATION MAINLINE AND APPURTENANCES LOCATIONS ARE DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED WITHIN THE LIMIT OF WORK, 18" OFF ANY HARDSCAPE AND WITH PLANTING AREAS. ANY PARKWAY IMPROVEMENTS IN PUBLIC RIGHT-OF-WAY REQUIRES AN ENCROACHMENT PERMIT FROM THE CITY.
2. IRRIGATION EQUIPMENT SHOWN OUTSIDE OF MAINTENANCE RESPONSIBILITY AREAS FOR CLARITY ONLY. ALL EQUIPMENT SHALL BE INSTALLED WITHIN THE LIMIT OF WORK LINES. VERIFY ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE.
3. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. ALL ADJUSTMENTS SHALL ASSURE GOOD SYSTEM COVERAGE AND DISTRIBUTION EFFICIENCY WHILE KEEPING WATER WITHIN THE LANDSCAPED PLANTED AREAS.
4. CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO ACCOMMODATE ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR, INCLUDING BUT NOT LIMITED TO LIGHT POLES, FIRE HYDRANTS, FENCES, ETC. VERIFY ALL HEAD LAYOUT WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.
5. CONTRACTOR SHALL PROVIDE SLEEVING FOR ALL FUTURE PAVED AREAS INCLUDING FUTURE DRIVEWAYS, ROADWAYS, AS WELL AS ALL CURRENT PAVED AREAS, PATHS, ETC. VERIFY ALL SLEEVE LOCATIONS IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.
6. ALL RCV'S AND QCV'S SHALL BE INSTALLED OFFSET FROM MAINLINE AND ISOLATED WITH A BALL VALVE. ALL RCV'S SHOWN WITHIN 15 FEET OF EACH OTHER SHALL BE INSTALLED ON A COMMON MANIFOLD.

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert
Call: 811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those companies belonging to the center. You could have other utilities not a member of the center. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

LICENSED LANDSCAPE ARCHITECT
Robert J. Streza
No. 5239
12-31-25
STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

LANDSCAPE IRRIGATION PLAN LI-01

MAJOR LAND DIVISION

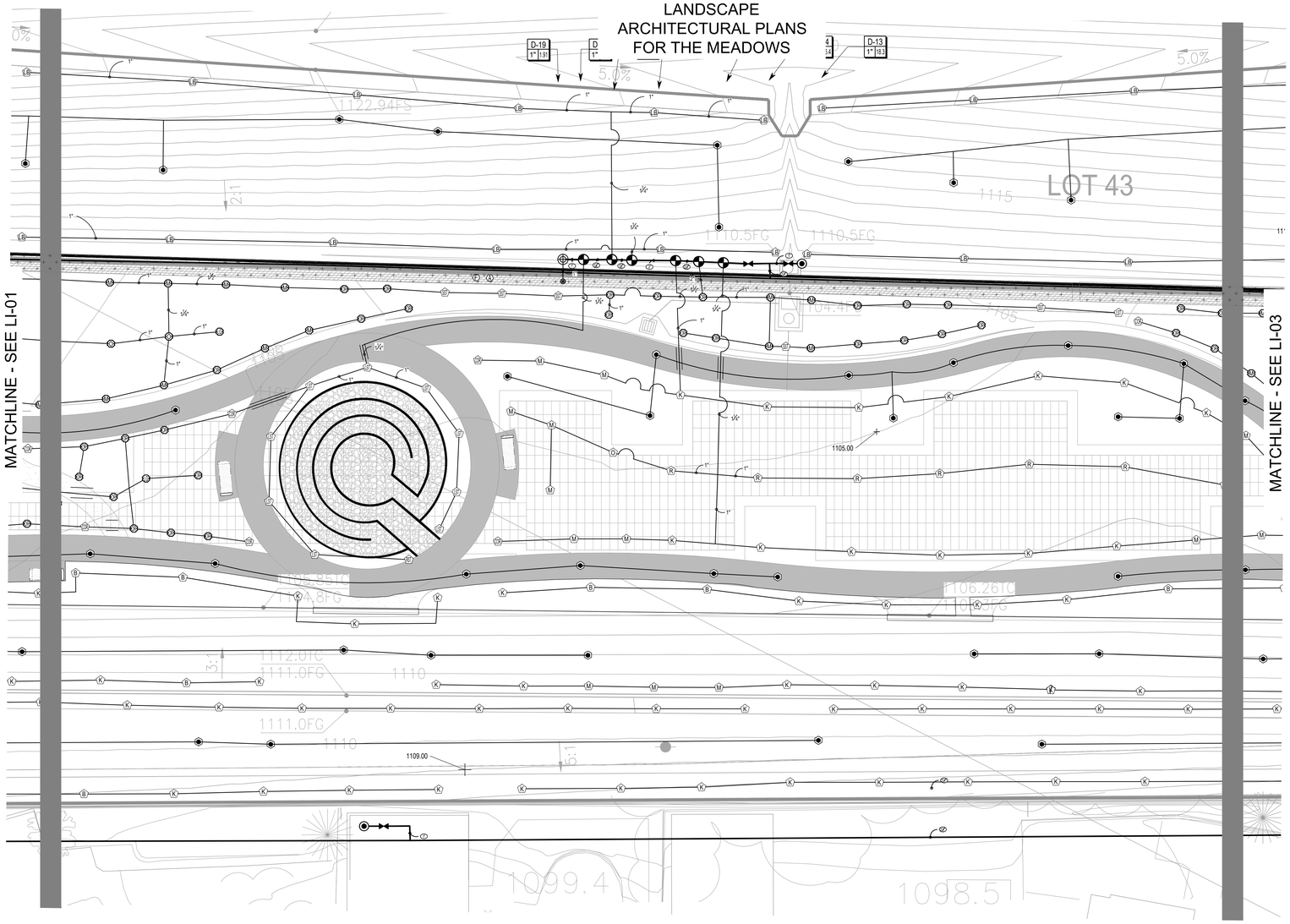
THE MEADOWS PARK

FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE	JOB NUMBER
03/04/25	24-009-00

SCALE:	DRAFTED BY: LL CHECKED BY: RS	SHT. 09 OF 21 SHTS.
PER PLAN		

G:\24-PROJECTS\24-009-00\LANDARCH\CAD\CD-PARK- LMD\24-009 ISIT-PARK.DWG (03-04-25 6:52:00PM) Plotted by: linske



IRRIGATION SCHEDULE

SYM.	MANUF./MODEL/DESC.	PSI	DETAIL
0.15-0.45 TURQUOISE 45°-105°	HUNTER MP CORNER PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	R/LI-05
0.22 IVORY LT STRIP; 0.22 COPPER RT STRIP; 0.44 BROWN SIDE STRIP	HUNTER MP STRIP PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	R/LI-05
0.21-0.49 MAROON 90°-210°; 0.49-0.83 LT BLUE 210°-270°; 0.84 OLIVE 360°	HUNTER MP1000 PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	R/LI-05
0.43-0.86 BLACK 90°-210°; 0.86-1.10 GREEN 210°-270°; 1.46 RED 360°	HUNTER MP2000 PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	R/LI-05
0.86-2.12 BLUE 90°-210°; 2.12-2.73 YELLOW 210°-270°; 3.64 GRAY 360°	HUNTER MP3000 PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	R/LI-05
1.25-3.29 LIGHT BROWN 90°-210°	HUNTER MP3500 PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	R/LI-05
0.22-0.43 ORANGE; 0.76 LIME GRN 90°-210°	HUNTER MP800SR PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	R/LI-05
0.48-1.10 MRN&GRY 90°-210°; 1.10-1.40 LT BLU&GRY 210°-270°; 1.87 OLV&GRY 360°	HUNTER MP815 PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	R/LI-05
0.25; 0.50	HUNTER RZWS-SLEEVE-18-CV 18" LONG RZWS WITH FILTER FABRIC SLEEVE, .25GPM OR .50GPM BUBBLER OPTIONS, CHECK VALVE, 1/2" SWING JOINT FOR CONNECTION TO 1/2" PIPE	30	U/LI-06

SYM.	MANUF./MODEL/DESC.	DETAIL
	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT) 1" ICV GLOBE VALVE W/ 1" HY100 FILTER SYSTEM. PRESSURE REG.: 40PSI. FLOW: 2-20 GPM. USE ICZ-101-LF-40 FOR LESS THAN 2 GPM. INSTALL ONE VALVE PER JUMBO RECT. VALVE BOX W/ LOCKING GREEN COVER HEAT BRANDED WITH 'RCV'. INSTALL VALVES IN MANIFOLDS ISOLATED FROM THE MAINLINE BY A LINE SIZED BALL VALVE.	T/LI-06
	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.	AA/LI-06
	FLUSH VALVE AND ECO-INDICATOR PROVIDE A PLD-LOC CAP AT END OF DRIP DISCHARGE HEADERS, INSTALL FLUSH VALVE INSIDE A SEPARATE VALVE BOX, ONE AT EACH END OF THE TUBING RUNS IN EACH DIRECRTION, INSTALL 18" FROM PAVING. PROVIDE AN ECO-INDICATOR ADJACENT TO ALL FLUSH VALVES AND CONNECT WITH TEE AND SWING JOINT.	BB/LI-06
	HUNTER PLD-AVR (DRIP AIR RELIEF VALVE) AIR/VACUUM RELIEF VALVE, PLD-AVR. INSTALLED WITH A COMBINATION TEE. INSTALL AIR RELIEF ASSEMBLY INSIDE A 6" ROUND VALVE BOX AT THE HIGH POINT OF EACH PLANTER, MULTIPLE ARV'S SHALL BE REQUIRED PER RCV, VERIFY QUANTITY PRIOR TO STARTING WORK. INSTALL VALVE BOX 18" FROM PAVING AND AT HIGH POINT OF PLANTER AREA	DD/LI-06
	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-B (AREA) POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5, 1.0, 2.0, 4.0, AND 6.0 GPH. CAN BE INSERTED INTO 1/2" AND 3/4" TUBING AND HAVE PRESSURE COMPENSATING FROM 15-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE. Emitter Notes: 20HE-B emitters (1 assigned to each 1 gal plant) 40HE-B emitters (1 assigned to each 5 gal plant) 40HE-B emitters (2 assigned to each 24"box plant) 40HE-B emitters (3 assigned to each 36"box plant) 60HE-B emitters (1 assigned to each 15 gal plant)	HH, II, JJ / LI-06
	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 16" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS. ALL TUBING SHALL BE INSTALLED 3" BELOW MULCH GRADE W/ 9" WIRE STAKES FIVE (5) FEET ON CENTER; VERIFY THE LAYOUT AND SPACING IN THE FIELD PRIOR TO STARTING WORK	Y/LI-06

SYM.	MANUF./MODEL/DESC.	DETAIL
	HUNTER ICV-G-FS-AS-ADJ (RCV) 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, WITH NPT THREADED INLET/OUTLET AND FILTER SENTRY. INSTALL ONE VALVE PER STD. RECT. VALVE BOX WITH LOCKING GREEN COVER HEAT BRANDED WITH 'RCV'. VALVES SHALL BE INSTALLED IN MANIFOLDS ISOLATED FROM THE MAINLINE BY A LINE SIZED BALL VALVE.	FF/LI-06
	HUNTER HQ-44LRC (QCV) QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 2-PIECE BODY. INSTALL IN A 10" ROUND VALVE BOX WITH LOCKING GREEN COVER HEAT BRANDED WITH 'QCV'. INSTALL EACH QCV ON A 1 1/2" STUB-OUT OFF MAINLINE ISOLATED WITH A 1 1/2" BALL VALVE AND INSTALLED AT 200' O.C	G/LI-05
	LASCO FITTINGS TUBV-SC (BALL VALVE) 1", 1-1/2", 2", AND 3" PLASTIC FULL BLOCK TRUE UNION BALL VALVE. SHUT OFF/ISOLATION VALVE TO ELIMINATE WATER HAMMER. INSTALL SAME SIZE AS MAINLINE. INSTALL IN VALVE BOX WITH GREEN LID, HEAT BRAND LID WITH "BV".	F/LI-05
MV	HUNTER IBV-FS (MASTER VALVE) 1", 1-1/2", 2", AND 3" BRASS ELECTRIC MASTER VALVE WITH NPT THREADED INLET/OUTLET AND FILTER SENTRY OPTION. INSTALL IN A 'JUMBO' SIZED VALVE BOX WITH LOCKING GREEN COVER HEAT BRANDED WITH 'MV'.	C/LI-05
	ZURN 975XL (BACKFLOW) REDUCED PRESSURE BACKFLOW DEVICE W/ MODEL 'YBP' WYE STRAINER. ALL PIPING BETWEEN METER AND BACKFLOW DEVICE SHALL BE 'K' COPPER OR RED BRASS. INSTALL IN A VIT STRONGBOX STAINLESS STEEL BACKFLOW ENCLOSURE #SBBC-XXSS, SIZED TO FIT BACKFLOW.	B/LI-05
D	ITS CONTROLLER ASSEMBLY IRRIGATION CONTROLLER ASSEMBLY IN STAINLESS STEEL ENCLOSURE. SEE TABLES FOR MODEL AND STATION COUNT. HUNTER CONTROLLER SHALL HAVE A DESIGNATED RECTANGULAR PULL BOX INSTALLED AT PEDESTAL BASE. CONTACT DARYL GREEN AT IMPERIAL TECHNICAL SERVICES (ITS) PHONE: (949) 584-7311	A/LI-05
	HUNTER SOLAR-SYNC	

ISS	SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, INSTALL AS NOTED. WIRED.	A/LI-05
FS	FLOMEC QS200-15 (FLOW SENSOR PROVIDED BY ITS) 1-1/2" INSERTION ULTRASONIC FLOWMETER, SCH. 80 PVC HOUSING, IS INCLUDED AS PART OF ITS CONTROLLER ASSEMBLY. 0.55-82 GPM RANGE, MAX. PRESSURE 150 PSI. 2-WIRE CONNECTOR W/ LED INDICATORS FOR POWER AND PULSE. WIRE TO CONTROLLER USING P/171D CABLE IN 1" CONDUIT, INSTALL PER MANUFACTURER'S RECOMMENDATIONS. MULTIPLE FLOW SENSORS REQUIRE SEPARATE CONDUIT RUNS.	D/LI-05
FZ	EZ-FLO FERTILIZING SYSTEMS EZ010-FX ONE SYSTEM FEEDS ALL ZONES. INSTALL DIRECTLY ON THE IRRIGATION MAIN LINE AFTER THE BACK FLOW PREVENTER. COUPLING CONNECTION PER MAINLINE SIZE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS IN RAINBIRD #VBMAXH SUPER JUMBO XL VALVE BOX. CONTRACTOR TO FILL TANK WITH #GRM 102030 AT BEGINNING OF PLANT INSTALLATION AND SHALL PROVIDE A FULL TANK UPON MAINTENANCE TURNOVER. TANK CAPACITY: 9.4 G	E/LI-05 O/LI-05
	2-WIRE CONTROL WIRE HUNTER DWIRE1-BLU IRRIGATION CONTROL CABLE. RED AND BLUE 14 AWG TWISTED PAIR IN BLUE JACKET (U.L. APPROVED), PAIGE #1708019U. CONNECT WITH APPROVED WATERPROOF CONNECTORS AND INSTALL PER MANUFACTURER RECOMMENDATIONS. ROUTE WIRES TO EACH VALVE MANIFOLD AND PROVIDE SEPARATE 1 1/4" CONDUIT FOR WIRE ADJACENT TO MAINLINE. FOR SERVICEABILITY, DO NOT INTERCONNECT INDIVIDUAL CABLE PATHS. TERMINATE EACH PATH ON CONTROLLER TERMINAL BLOCK. INSTALL GROUNDING PLATE OR 8' GROUNDING ROD WITH HUNTER DUAL-S SURGE ARRESTOR. INSTALL AT CONTROLLER AND AT THE END OF EACH 2-WIRE PATH PERPENDICULAR TO PATH IN 6" ROUND BOX. COPPER WIRE SHALL BE CAD WELDED TO PLATE OR ROD. GROUND EVERY 12TH DECODER OR EVERY 1,000 FEET FROM CONTROLLER, WHICHEVER COMES FIRST. INSTALL PER ASIC GENERAL GROUNDING GUIDELINES. INSTALL ICD-XXX DECODER WITH SURGE SUPPRESSION AND GROUND WIRE. CONTRACTOR SHALL PROVIDE DECODER SIZE NECESSARY TO HANDLE VALVES AT MANIFOLD.	N / LI-05
E	ELECTRICAL SERVICE 120 VOLT ELECTRICAL POWER, PROVIDED BY ELECTRICIAN, VERIFY LOCATION IN THE FIELD.	A/LI-05
NO SYMBOL	HUNTER SJ SWING JOINTS FOR 1/2" THREADS USE SJ-512, 3/4" THREADS USE SJ-712, 1" THREADS USE LASCO G132-412, 1" QUICK COUPLER VALVES USE LASCO G132S-212 WITH MALE BRASS STABILIZER ELBOW, 3/4" QUICK COUPLER VALVES USE LASCO G132T-212 WITH MALE BRASS STABILIZER ELBOW.	R/LI-05
PB	PULL BOX PULL BOXES FOR WIRE SPLICES SHALL BE LOCATED APPROXIMATELY 500' O.C. AND AT THE ENDS OF ALL SLEEVES UNDER PAVING. PULL BOXES SHALL BE 10" ROUND WITH LOCKING LID	GG/LI-06
NO SYMBOL	RAINBIRD VB SERIES VALVE BOXES SIZE PER EQUIPMENT LEGEND WITH GREEN LIDS AND LOCKING BOLT. FOR ROUND DRIP EMITTERS USE #SEB 7XB, 7" ROUND SHALL BE #VB7RNDB, 10" ROUND SHALL BE #VB10RNDB, 12" STANDARD RECT. SHALL BE #VBSTDB, 12" JUMBO RECT. SHALL BE #VBJMBB, SUPER JUMBO SHALL BE #VBSPRH, AND SUPER JUMBO XL SHALL BE #VBMAXH. USE PURPLE LIDS FOR RECYCLED WATER SYSTEMS. FOR USE IN NON-VEHICULAR TRAFFIC SITUATIONS ONLY, DO NOT INSTALL IN HARDSCAPE.	J/LI-05 K/LI-04
PR	WILKINS #500-HLR PRESSURE REDUCING VALVE 500-HLR SERIES PRESSURE REDUCING VALVE WITH 10 TO 125 PSI SPRING RANGE, SIZE AND PRESSURE SETTING AS NOTED.	C/LI-05
MD	WATER METER 2" POC METER 'D'	K/LI-04
	IRRIGATION LATERAL LINE: CRESLINE WEST - PVC SCHEDULE 40 1 1/2" & SMALLER - SCH.40 W/ SCH.40 SOLVENT WELD FITTINGS	K/LI-05 K/LI-04
	IRRIGATION LATERAL LINE: CRESLINE WEST - PVC CLASS 315 SDR 13.5 2"-3" - CL. 315 W/ SCH.80 SOLVENT WELD FITTINGS, 2 1/2"-3" FITTINGS SHALL BE THRUST BLOCKED	
	IRRIGATION MAINLINE: CRESLINE WEST - PVC SCHEDULE 40 1 1/2" & SMALLER - SCH.40 W/ SCH.40 SOLVENT WELD FITTINGS	K/LI-05
	IRRIGATION MAINLINE: CRESLINE WEST - PVC CLASS 315 SDR 13.5 2"-3" - CL. 315 W/ SCH.80 SOLVENT WELD FITTINGS, 2 1/2"-3" FITTINGS SHALL BE THRUST BLOCKED	
	IRRIGATION MAINLINE: CRESLINE WEST - PVC CLASS 200 SDR 21 4" AND LARGER SHALL BE CL. 200 GASKET JOINT W/ LEEMCO DUCTILE IRON FITTINGS & JOINT RESTRAINT	

IRRIGATION NOTES

1. IRRIGATION MAINLINE AND APPURTENANCES LOCATIONS ARE DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED WITHIN THE LIMIT OF WORK, 18" OFF ANY HARDSCAPE AND WITH PLANTING AREAS. ANY PARKWAY IMPROVEMENTS IN PUBLIC RIGHT-OF-WAY REQUIRES AN ENCROACHMENT PERMIT FROM THE CITY.
2. IRRIGATION EQUIPMENT SHOWN OUTSIDE OF MAINTENANCE RESPONSIBILITY AREAS FOR CLARITY ONLY. ALL EQUIPMENT SHALL BE INSTALLED WITHIN THE LIMIT OF WORK LINES. VERIFY ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE.
3. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. ALL ADJUSTMENTS SHALL ASSURE GOOD SYSTEM COVERAGE AND DISTRIBUTION EFFICIENCY WHILE KEEPING WATER WITHIN THE LANDSCAPED PLANTED AREAS.
4. CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO ACCOMMODATE ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR, INCLUDING BUT NOT LIMITED TO LIGHT POLES, FIRE HYDRANTS, FENCES, ETC. VERIFY ALL HEAD LAYOUT WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.
5. CONTRACTOR SHALL PROVIDE SLEEVING FOR ALL FUTURE PAVED AREAS INCLUDING FUTURE DRIVEWAYS, ROADWAYS, AS WELL AS ALL CURRENT PAVED AREAS, PATHS, ETC. VERIFY ALL SLEEVE LOCATIONS IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.
6. ALL RCV'S AND QCV'S SHALL BE INSTALLED OFFSET FROM MAINLINE AND ISOLATED WITH A BALL VALVE. ALL RCV'S SHOWN WITHIN 15 FEET OF EACH OTHER SHALL BE INSTALLED ON A COMMON MANIFOLD.

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert
Call:
811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those who belong to the system. There could be other utilities in the area. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

LICENSED LANDSCAPE ARCHITECT — Darryl J. Streza — 3-4-25 — STATE OF CALIFORNIA — NOT FOR CONSTRUCTION

LANDSCAPE IRRIGATION PLAN LI-02

MAJOR LAND DIVISION

THE MEADOWS PARK

FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE	JOB NUMBER
03/04/25	24-009-00

SCALE:	DRAFTED BY: LL	SHT. 10 OF 21 SHTS.
PER PLAN	CHECKED BY: RS	

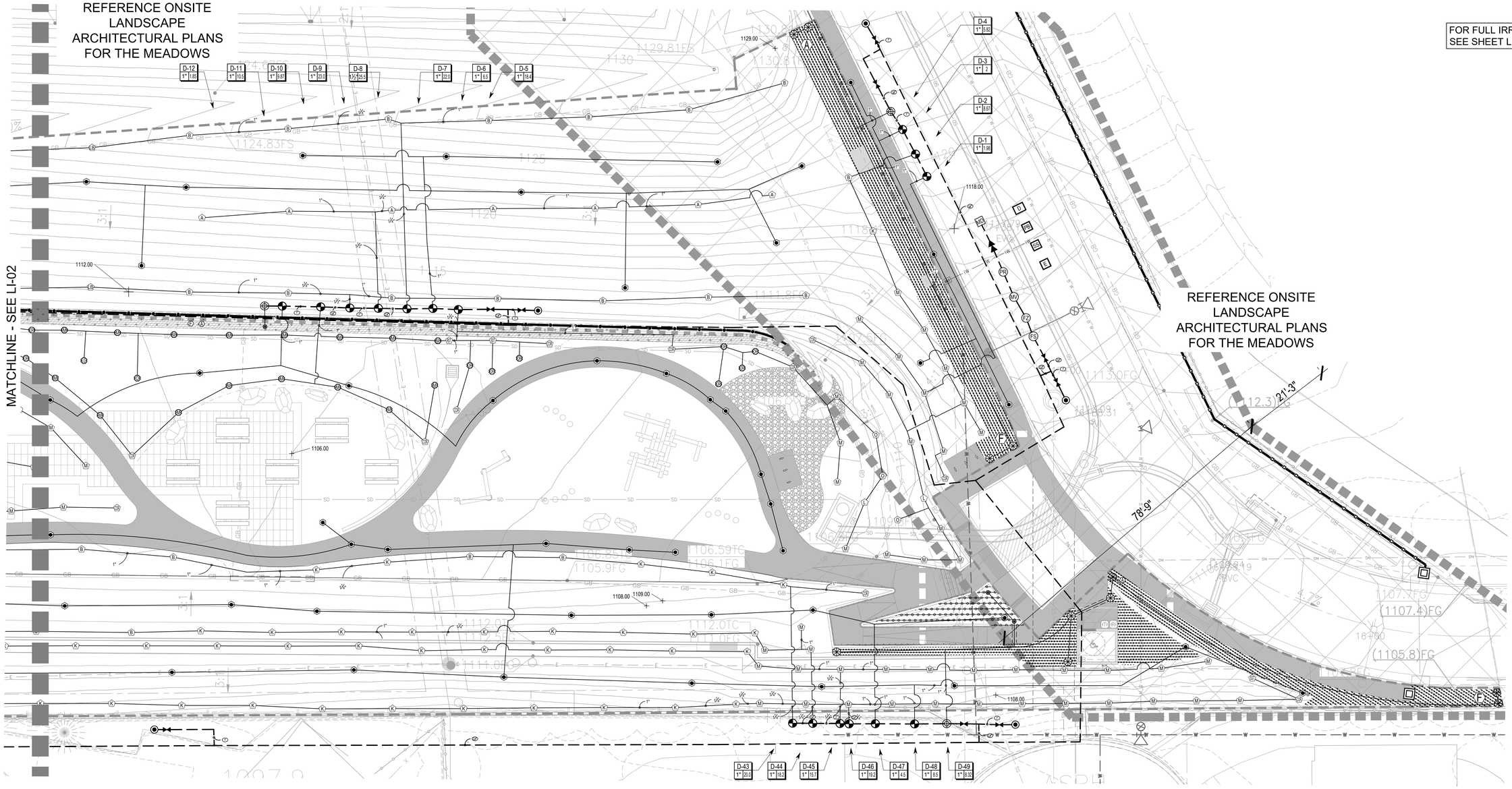
G:\24-PROJECTS\24-009-00\LANDARCH\CAD\CD-PARK-LMD\24-009 ISRT-PARK.DWG (03-04-25 6:52:20PM) Plotted by: linske

REFERENCE ONSITE LANDSCAPE ARCHITECTURAL PLANS FOR THE MEADOWS

FOR FULL IRRIGATION SCHEDULE SEE SHEET LI-00

MATCHLINE - SEE LI-02

REFERENCE ONSITE LANDSCAPE ARCHITECTURAL PLANS FOR THE MEADOWS



ABBREVIATED IRRIGATION SCHEDULE

SYM.	MANUF./MODEL/DESC.	PSI	DETAIL
0.19-0.45 TURQUOISE 45°-105°	HUNTER MP CORNER PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	R/LI-05
0.22 IVORY LT STRIP	HUNTER MP STRIP PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	R/LI-05
0.22 COPPER RT STRIP			
0.44 BROWN SIDE STRIP			
0.21-0.49 MAROON 90°-210°	HUNTER MP1000 PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	R/LI-05
0.49-0.63 LT BLUE 210°-270°			
0.84 OLIVE 360°			
0.43-0.86 BLACK 90°-210°	HUNTER MP2000 PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	R/LI-05
0.86-1.10 GREEN 210°-270°			
1.48 RED 360°			
0.86-1.12 BLUE 90°-210°	HUNTER MP3000 PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	R/LI-05
2.12-2.73 YELLOW 210°-270°			
3.64 GRAY 360°			
1.28-3.29 LIGHT BROWN 90°-210°	HUNTER MP3500 PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	R/LI-05
0.23-0.43 ORANGE 90°-210°	HUNTER MP800SR PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	R/LI-05
0.78 LIME GRN 360°			
0.68-1.10 MRN/GRY 90°-210°	HUNTER MP815 PROS-XX-PRS40-CV 6"(TURF) OR 12"(SHRUB) POP-UP WITH CHECK VALVE, ON PRS40 BODY, MP ROTATOR NOZZLE.	40	R/LI-05
1.10-1.40 LT BLU/GRY 210°-270°			
1.87 OLIV/GRY 360°			
0.25	HUNTER RZWS-SLEEVE-18-CV 18" LONG RZWS WITH FILTER FABRIC SLEEVE, .25GPM OR .50GPM BUBBLER OPTIONS, CHECK VALVE, 1/2" SWING JOINT FOR CONNECTION TO 1/2" PIPE	30	U/LI-06
0.50			

SYM.	MANUF./MODEL/DESC.	DETAIL
	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT) 1" ICV GLOBE VALVE W/ 1" HY100 FILTER SYSTEM. PRESSURE REG.: 40PSI. FLOW: 2-20 GPM. USE ICZ-101-LF-40 FOR LESS THAN 2 GPM. INSTALL ONE VALVE PER JUMBO RECT. VALVE BOX W/ LOCKING GREEN COVER HEAT BRANDED WITH 'RCV'. INSTALL VALVES IN MANIFOLDS ISOLATED FROM THE MAINLINE BY A LINE SIZED BALL VALVE.	
	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.	AA/LI-06
	FLUSH VALVE AND ECO-INDICATOR PROVIDE A PLD-LOC CAP AT END OF DRIP DISCHARGE HEADERS, INSTALL FLUSH VALVE INSIDE A SEPARATE VALVE BOX, ONE AT EACH END OF THE TUBING RUNS IN EACH DIRECRTION. INSTALL 18" FROM PAVING. PROVIDE AN ECO-INDICATOR ADJACENT TO ALL FLUSH VALVES AND CONNECT WITH TEE AND SWING JOINT.	BB/LI-06
	HUNTER PLD-AVR (DRIP AIR RELIEF VALVE) AIR/VACUUM RELIEF VALVE, PLD-AVR, INSTALLED WITH A COMBINATION TEE. INSTALL AIR RELIEF ASSEMBLY INSIDE A 6" ROUND VALVE BOX AT THE HIGH POINT OF EACH PLANTER, MULTIPLE ARV'S SHALL BE REQUIRED PER RCV, VERIFY QUANTITY PRIOR TO STARTING WORK. INSTALL VALVE BOX 18" FROM PAVING AND AT HIGH POINT OF PLANTER AREA	DD/LI-06
	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-B (AREA) POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5, 1.0, 2.0, 4.0, AND 6.0 GPH. CAN BE INSERTED INTO 1/2" AND 3/4" TUBING AND HAVE PRESSURE COMPENSATING FROM 15-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE. Emitter Notes: 20HE-B emitters (1 assigned to each 1 gal plant) 40HE-B emitters (1 assigned to each 5 gal plant) 40HE-B emitters (2 assigned to each 24"box plant) 40HE-B emitters (3 assigned to each 36"box plant) 60HE-B emitters (1 assigned to each 15 gal plant)	HH, II, JJ / LI-06
	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 16" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS. ALL TUBING SHALL BE INSTALLED 3" BELOW MULCH GRADE W/ 9" WIRE STAKES FIVE (5) FEET ON CENTER; VERIFY THE LAYOUT AND SPACING IN THE FIELD PRIOR TO STARTING WORK	Y/LI-06

SYM.	MANUF./MODEL/DESC.	DETAIL
	HUNTER ICV-G-FS-AS-ADJ (RCV) 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, WITH NPT THREADED INLET/OUTLET AND FILTER SENTRY. INSTALL ONE VALVE PER STD. RECT. VALVE BOX WITH LOCKING GREEN COVER HEAT BRANDED WITH 'RCV'. VALVES SHALL BE INSTALLED IN MANIFOLDS ISOLATED FROM THE MAINLINE BY A LINE SIZED BALL VALVE.	FF/LI-06
	HUNTER HQ-44LRC (QCV) QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL. WITH 1" NPT INLET, 2-PIECE BODY. INSTALL IN A 10" ROUND VALVE BOX WITH LOCKING GREEN COVER HEAT BRANDED WITH 'QCV'. INSTALL EACH QCV ON A 1 1/2" STUB-OUT OFF MAINLINE ISOLATED WITH A 1 1/2" BALL VALVE AND INSTALLED AT 200' O.C	G/LI-05
	LASCO FITTINGS TUBV-SC (BALL VALVE) 1", 1-1/2", 2", AND 3" PLASTIC FULL BLOCK TRUE UNION BALL VALVE. SHUT OFF/ISOLATION VALVE TO ELIMINATE WATER HAMMER. INSTALL SAME SIZE AS MAINLINE. INSTALL IN VALVE BOX WITH GREEN LID, HEAT BRAND LID WITH "BV".	F/LI-05
	HUNTER IBV-FS (MASTER VALVE)	

IRRIGATION NOTES

1. IRRIGATION MAINLINE AND APPURTENANCES LOCATIONS ARE DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED WITHIN THE LIMIT OF WORK, 18" OFF ANY HARDSCAPE AND WITH PLANTING AREAS. ANY PARKWAY IMPROVEMENTS IN PUBLIC RIGHT-OF-WAY REQUIRES AN ENCROACHMENT PERMIT FROM THE CITY.
2. IRRIGATION EQUIPMENT SHOWN OUTSIDE OF MAINTENANCE RESPONSIBILITY AREAS FOR CLARITY ONLY. ALL EQUIPMENT SHALL BE INSTALLED WITHIN THE LIMIT OF WORK LINES. VERIFY ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE.
3. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. ALL ADJUSTMENTS SHALL ASSURE GOOD SYSTEM COVERAGE AND DISTRIBUTION EFFICIENCY WHILE KEEPING WATER WITHIN THE LANDSCAPED PLANTED AREAS.
4. CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO ACCOMMODATE ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR, INCLUDING BUT NOT LIMITED TO LIGHT POLES, FIRE HYDRANTS, FENCES, ETC. VERIFY ALL HEAD LAYOUT WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.
5. CONTRACTOR SHALL PROVIDE SLEEVING FOR ALL FUTURE PAVED AREAS INCLUDING FUTURE DRIVEWAYS, ROADWAYS, AS WELL AS ALL CURRENT PAVED AREAS, PATHS, ETC. VERIFY ALL SLEEVE LOCATIONS IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.
6. ALL RCV'S AND QCV'S SHALL BE INSTALLED OFFSET FROM MAINLINE AND ISOLATED WITH A BALL VALVE. ALL RCV'S SHOWN WITHIN 15 FEET OF EACH OTHER SHALL BE INSTALLED ON A COMMON MANIFOLD.

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert
Call: 811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave. Suite 102 Carlsbad, CA 92010
gmplandarch.com T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

LICENSED LANDSCAPE ARCHITECT — Robert J. Streeter — No. 5107 — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

LANDSCAPE IRRIGATION PLAN LI-03

MAJOR LAND DIVISION

THE MEADOWS PARK

FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE	JOB NUMBER
03/04/25	24-009-00

SCALE:	DRAFTED BY: LL	SHT. 09 OF 21 SHTS.
PER PLAN	CHECKED BY: RS	

G:\24-PROJECTS\24-009-00\LA\ARCH\LI03\LI03-PARK-LMDV24-009 ISH-PARK.DWG (03-04-25 8:52:35PM) Plotted by: lmcke

SIERRA MADRE PARK	METER - D / CONTROLLER - D		
ESTIMATED WATER USE			
EWU (GPD) = ETo x PF x HA x .62 / IE			
ETo =	0.136	AVG. DAILY Eto	49.7 per year
PF =	0.3	LOW	
	0.5	MODERATE	
	0.8	HIGH	
HA =	SEE BELOW FOR SQUARE FOOTAGE		
0.62 =	CONVERSION FACTOR OF UNITS TO GPD		
IE =	0.85	ROTORS/ROTARY	
	0.6	SPRAYS	
	0.9	DRIP	
	0.85	BUBBLERS	
ZONE TYPE:	AREA (SQ.FT.)		
SHRUB ROTARY	79,751	EWU = 3,960.43 (Eto x 0.5 x HA x .62)/.85	GPD
TURF ROTARY	7,212	EWU = 573.04 (Eto x 0.8 x HA x .62)/.85	GPD
SHRUB SPRAYS	16,159	EWU = 1,136.81 (Eto x 0.5 x HA x .62)/.60	GPD
TURF SPRAYS	7,212	EWU = 811.80 (Eto x 0.8 x HA X .62)/.60	GPD
SHRUB DRIP	1,761	EWU = 82.59 (Eto x 0.5 x HA x .62)/.90	GPD
TREE BUBBLER	645	EWU = 32.03 (Eto x 0.5 x HA x .62)/.85	GPD
TOTAL SQ. FEET:	**112,740**	**EWU = 6596.70 GPD**	
ACRE:	2.59	**1,715,143 GPY***	**5.26 AC. FT/yr**
	*EWU based on watering 5days per week, 52 weeks per year, with no effective rainfall.		**229282.00 CU.FT/yr**
MAWA=Eto x 0.5 x AREA x 0.62	DAILY MAWA: 4,759		
	YEARLY MAWA: 1,736,985 GPY		5.33 AC. FT.

TABLE: D1	
POC - D	2"
ROAD STATION	00+00
SERVICE LINE	2"
WATER TYPE	POTABLE WATER
WYE/ CV	2"
BACKFLOW ENCLOSURE	MODEL #SBBC-45SS
BACKFLOW	2"
MASTER VALVE	2"
FLOW SENSOR	1"
STATIC WATER PRESSURE	87 PSI
DESIGN WATER PRESSURE	85 PSI
BOOST REQUIRED	0 PSI
MAX DEMAND	33 GPM
SET POC REGULATOR AT	PSI OR N/A
ESTIMATED AREA SERVED	112740 SQ. FT.
ESTIMATED WATER USE	5.26 ACRE FEET PER YEAR
MAXIMUM ALLOWABLE WATER USE	5.33 ACRE FEET PER YEAR
WATER SOURCE	SIERRA MADRE
	PHONE #
WATER SOURCE INFO OBTAINED	COMPANY NAME
	NAME OF PERSON
	PHONE #
	DATE
CONTRACTOR SHALL VERIFY LOCATION AND WATER PRESSURE BY DIRECT MEASURMENT IN THE FIELD. IF EXISTING PRESSURE IS NOT STATED ON PLANS CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTIVE BEFORE PURCHASE OF EQUIPMENT AND BEGINNING OF INSTALLATION. PURCHASE OF EQUIPMENT AND ANY INSTALLATIONS WHEN EXISTING STATIC PRESSURE IS BELOW THAT STATED ABOVE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.	
TABLE: D2	
POC - D CONTROLLER SHALL BE AN IMPERIAL TECHNICAL SERVICES CONTROLLER ASSEMBLY, CONTACT DARYL GREEN (949) 584-7311, MODEL#	
IC46-HU4-7S/SP/(19)/ICD-1/ICD-S/SOLSE/(2)GRD-K/MP16/IFS-100F	

GENERAL IRRIGATION NOTES

1. 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.
2. 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. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
5. THE MAINLINE AND SLEEVING IS DIAGRAMMATIC. ALL PIPING IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN LIMIT OF WORK BOUNDARIES AND IN SHRUB PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
6. IRRIGATION EQUIPMENT AS SHOWN IS DIAGRAMMATIC. INSTALL ALL THE IRRIGATION REMOTE CONTROL VALVES, QUICK COUPLERS, MASTER VALVES, FLOW SENSORS, BACKFLOWS, AIR/VACUUM DEVICES, BALL VALVES, AND ANCILLARY EQUIPMENT, IN SHRUB PLANTING AREAS WHEN FEASIBLE OR AS APPROVED BY OWNER'S REPRESENTATIVE AND THE LANDSCAPE IRRIGATION DESIGNER.
7. DO NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS 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 CHANGES DEEMED NECESSARY BY THE OWNER.
8. 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.
9. ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER, RECYCLED CROSS CONNECTION TEST VALVE, PUMP STATION AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
10. CONTRACTOR IS TO PROVIDE THREE (3) ADDITIONAL PILOT WIRES AND ONE (1) COMMON WIRE TO THE END OF THE MAINLINE RUN IN TWO DIRECTIONS FROM THE CONTROLLER. THE ADDITIONAL WIRE SHALL BE EXTENDED 10', MAKING A COIL TO FIT INSIDE A RECTANGULAR PULL BOX. LABEL THE LID OF THE PULL BOX 'SW'.
11. ALL PIPE UNDER PAVED AREAS, HARDSCAPE, OR AS DIRECTED BY OWNERS REPRESENTATIVE TO BE INSTALLED IN SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED. ALL 2" AND 3" SLEEVING SHALL BE PVC1220 SCH. 40, TYPE 1, GRADE 2 MATERIAL CONFORMING TO ASTM STANDARD D-1785-4. ALL 4" AND LARGER SLEEVING SHALL BE PVC1220 CLASS 200 SDR21, TYPE 1, GRADE 2 MATERIAL CONFORMING TO ASTM STANDARD D-2241. SLEEVES UNDER BROW DITCHES SHALL BE ENCASED IN CONCRETE A MINIMUM OF 6" THICK ON ALL SIDES OF PIPE. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF PAVING.
12. ALL QUICK COUPLER VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER VALVES WITHIN 18" OF HARDSCAPE.
13. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS. WHEN VERTICAL OBSTRUCTIONS (PROPS, STREET LIGHTS, TREES, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE SPRINKLER HEADS PREVENTING PROPER COVERAGE, THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER CIRCLE OR HALF CIRCLE SPRINKLER HEAD ON EACH SIDE OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
14. 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.
15. 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 VIA 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 POINT 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 FOR ANY REVISIONS, AND COSTS ASSOCIATED WITH SAID REVISIONS.
16. 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. FLOW THROUGH ANCILLARY EQUIPMENT, STEEL AND COPPER PIPE SHALL NOT EXCEED A VELOCITY OF 7.7 FPS. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
17. ELECTRICAL POWER SOURCE FOR THE IRRIGATION CONTROLLER AND/OR BOOSTER PUMP 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.

CRITICAL ANALYSIS

Generated:	2025-02-17 11:03
P.O.C. #: 01	
Water Source Information:	POC METER `D`
FLOW AVAILABLE	
Water Meter Size:	2"
Flow Available	70.55 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	87 PSI
Elevation Change:	5.00 ft
Service Line Size:	2"
Length of Service Line:	20 ft
Pressure Available:	84 PSI
DESIGN ANALYSIS	
Max. Multi-valve Flow:	70.55 GPM
Flow Available at POC:	70.55 GPM
Residual Flow Available:	0 GPM
Critical Station:	D-14
Design Pressure:	40 PSI
Friction Loss:	2.65 PSI
Fittings Loss:	0.27 PSI
Elevation Loss:	0 PSI
Loss through Valve:	16.0 PSI
Pressure Req. at Critical Station:	58.9 PSI
Loss for Fittings:	0.66 PSI
Loss for Main Line:	6.64 PSI
Loss for POC to Valve Elevation:	-5.63 PSI
Loss for Backflow:	13.4 PSI
Loss for Master Valve:	2.19 PSI
Loss for Water Meter:	3.77 PSI
Critical Station Pressure at POC:	79.9 PSI
Pressure Available:	84 PSI
Residual Pressure Available:	4.06 PSI

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
D-1	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.25 in/h	0.57	140	278	69.4
D-2	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.29 in/h	0.57	119	1,032	258
D-3	HUNTER ICV-G-FS-AS-ADJ (RCV)	BUBBLER	1.7 in/h	0.57	21	42	10.5
D-4	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT)	AREA FOR DRIPLINE	0.72 in/h	0.57	48	279	69.8
D-5	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.56 in/h	0.57	61	1,120	280
D-6	HUNTER ICV-G-FS-AS-ADJ (RCV)	BUBBLER	1.7 in/h	0.57	21	137	34.1
D-7	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.28 in/h	0.57	123	2,708	677
D-8	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.26 in/h	0.57	133	3,389	847
D-9	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.27 in/h	0.57	128	2,938	734
D-10	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.56 in/h	0.57	61	602	151
D-11	HUNTER ICV-G-FS-AS-ADJ (RCV)	BUBBLER	1.71 in/h	0.57	20	210	52.5
D-12	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT)	AREA FOR DRIP EMITTERS	1.29 in/h	0.57	27	49.9	12.5
D-13	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.37 in/h	0.57	93	1,705	426
D-14	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.97 in/h	0.57	36	1,309	327
D-15	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.26 in/h	0.57	131	919	230
D-16	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.28 in/h	0.57	121	1,898	474
D-17	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.29 in/h	0.57	119	1,885	471
D-18	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.75 in/h	0.57	46	603	151
D-19	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT)	AREA FOR DRIP EMITTERS	1.29 in/h	0.57	27	51.7	12.9
D-20	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.28 in/h	0.57	121	2,194	548
D-21	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.29 in/h	0.57	119	2,193	548
D-22	HUNTER ICV-G-FS-AS-ADJ (RCV)	BUBBLER	1.7 in/h	0.57	21	147	36.8
D-23	HUNTER ICV-G-FS-AS-ADJ (RCV)	BUBBLER	1.7 in/h	0.57	21	116	28.9
D-24	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.94 in/h	0.57	37	834	209
D-25	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.94 in/h	0.57	37	764	191
D-26	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT)	AREA FOR DRIP EMITTERS	1.29 in/h	0.57	27	48.1	12.0
D-27	HUNTER ICV-G-FS-AS-ADJ (RCV)	BUBBLER	1.7 in/h	0.57	21	42	10.5
D-28	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.27 in/h	0.57	125	306	76.5
D-29	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.39 in/h	0.57	88	984	246
D-30	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT)	AREA FOR DRIP EMITTERS	1.29 in/h	0.57	27	16.0	4.01
D-31	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.61 in/h	0.57	56	641	160
D-32	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.45 in/h	0.57	76	247	61.8
D-33	HUNTER ICV-G-FS-AS-ADJ (RCV)	BUBBLER	1.7 in/h	0.57	21	42	10.5
D-34	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT)	AREA FOR DRIPLINE	0.72 in/h	0.57	48	260	64.9
D-35	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.28 in/h	0.57	123	1,847	462
D-36	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.29 in/h	0.57	117	1,665	416
D-37	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.9 in/h	0.57	39	315	78.7
D-38	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	1.02 in/h	0.57	34	472	118
D-39	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.27 in/h	0.57	128	2,857	714
D-40	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.29 in/h	0.57	120	2,895	724
D-41	HUNTER ICV-G-FS-AS-ADJ (RCV)	BUBBLER	1.7 in/h	0.57	21	126	31.5
D-42	HUNTER ICV-G-FS-AS-ADJ (RCV)	BUBBLER	1.7 in/h	0.57	21	200	49.9
D-43	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.26 in/h	0.57	132	2,641	660
D-44	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.28 in/h	0.57	124	2,254	564
D-45	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.26 in/h	0.57	131	2,058	514
D-46	HUNTER ICV-G-FS-AS-ADJ (RCV)	SHRUB ROTARY	0.27 in/h	0.57	128	2,452	613
D-47	HUNTER ICV-G-FS-AS-ADJ (RCV)	BUBBLER	1.7 in/h	0.57	21	94.5	23.6
D-48	HUNTER ICV-G-FS-AS-ADJ (RCV)	BUBBLER	1.7 in/h	0.57	21	179	44.6
D-49	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT)	AREA FOR DRIPLINE	0.72 in/h	0.57	48	399	99.8
		TOTALS:			3,528	50,443	12,611

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
D-1	HUNTER ICV-G-FS-AS-ADJ (RCV)	1"	SHRUB ROTARY	1.98	177.8	42.2	65.2	0.25 in/h
D-2	HUNTER ICV-G-FS-AS-ADJ (RCV)	1"	SHRUB ROTARY	8.67	171.7	44.0	67.0	0.29 in/h
D-3	HUNTER ICV-G-FS-AS-ADJ (RCV)	1"	BUBBLER	2	165.0	32.2	54.9	1.7 in/h
D-4	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT)	1"	AREA FOR DRIPLINE	5.82	159.8	35.8	63.1	0.72 in/h
D-5	HUNTER ICV-G-FS-AS-ADJ (RCV)	1"	SHRUB ROTARY	18.37	243.3	44.7	62.8	0.56 in/h
D-6	HUNTER ICV-G-FS-AS-ADJ (RCV)	1"	BUBBLER	6.5	249.4	33.5	51.6	1.7 in/h
D-7	HUNTER ICV-G-FS-AS-ADJ (RCV)	1"	SHRUB ROTARY	22.02	255.7	48.3	66.6	0.28 in/h
D-8	HUNTER ICV-G-FS-AS-ADJ (RCV)	1-1/2"	SHRUB ROTARY	25.48	262.6	43.7	62.1	0.26 in/h
D-9	HUNTER ICV-G-FS-AS-ADJ (RCV)	1"	SHRUB ROTARY	22.95	269.5	47.3	65.8	0.27 in/h
D-10	HUNTER ICV-G-FS-AS-ADJ (RCV)	1"	SHRUB ROTARY	9.87	276.6	43.9	62.7	0.56 in/h
D-11	HUNTER ICV-G-FS-AS-ADJ (RCV)	1"	BUBBLER	10.5	285.9	34.4	53.5	1.71 in/h
D-12	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT)	1"	AREA FOR DRIP EMITTERS	1.85	290.1	33.0	54.7	1.29 in/h
D-13	HUNTER ICV-G-FS-AS-ADJ (RCV)	1"	SHRUB ROTARY	18.33	441.7	44.6	65.5	0.37 in/h
D-14	HUNTER ICV-G-FS-AS-ADJ (RCV)	1"	SHRUB ROTARY	36.37	446.4	58.9	79.9	0.97 in/h
D-15	HUNTER ICV-G-FS-AS-ADJ (RCV)	1"	SHRUB ROTARY	7.01	450.9	43.5	64.5	0.26 in/h
D-16	HUNTER ICV-G-FS-AS-ADJ (RCV)	1"	SHRUB ROTARY	15.68	459.3	44.9	66.2	0.28 in/h
D-17	HUNTER ICV-G-FS-AS-ADJ (RCV)	1"	SHRUB ROTARY	15.84	463.2	45.0	66.3	0.29 in/h
D-18	HUNTER ICV-G-FS-AS-ADJ (RCV)	1"	SHRUB ROTARY	13.11	468.7	45.6	67.0	0.75 in/h
D-19	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT)	1"	AREA FOR DRIP EMITTERS	1.91	472.6	33.0	54.4	1.29 in/h
D-20	HUNTER ICV-G-FS-AS-ADJ (RCV)	1-1/2"	SHRUB ROTARY	18.13	666.1	43.8	70.3	0.28 in/h
D-21	HUNTER ICV-G-FS-AS-ADJ (RCV)	1-1/2"	SHRUB ROTARY	18.43	675.9	42.8	69.4	0.29 in/h
D-22	HUNTER ICV-G-FS-AS-ADJ (RCV)	1"	BUBBLER	7	683.5	33.7	60.4	1.7 in/h
D-23	HUNTER ICV-G-FS-AS-ADJ (RCV)	1"	BUBBLER	5.5	688.5	32.9	59.6	1.7 in/h
D-24	HUNTER ICV-G-FS-AS-ADJ (RCV)	1-1/2"	SHRUB ROTARY	22.55	696.2	42.6	69.5	0.94 in/h
D-25	HUNTER ICV-G-FS-AS-ADJ (RCV)	1"	SHRUB ROTARY	20.64	703.7	45.6	72.7	0.94 in/h
D-26	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT)	1"	AREA FOR DRIP EMITTERS	1.78	708.5	33.0	60.1	1.29 in/h
D-27	HUNTER ICV-G-FS-AS-ADJ (RCV)	1"	BUBBLER	2	810.0	32.2	66.7	1.7 in/h
D-28	HUNTER ICV-G-FS-AS-ADJ (RCV)	1"	SHRUB ROTARY	2.45	817.6	42.2	76.8	0.27 in/h
D-29	HUNTER ICV-G-FS-AS-ADJ (RCV)	1"	SHRUB ROTARY	11.19	824.9	44.1	78.8	0.39 in/h
D-30	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT)	1"	AREA FOR DRIP EMITTERS	0.59	843.8	33.0	68.3	1.29 in/h
D-31	HUNTER ICV-G-FS-AS-ADJ (RCV)	1"	SHRUB ROTARY	11.44	850.5	44.2	79.8	0.61 in/h
D-32	HUNTER ICV-G-FS-AS-ADJ (RCV)	1"	SHRUB ROTARY	3.25	857.2	42.3	78.1	0.45 in/h
D-33	HUNTER ICV-G-FS-AS-ADJ (RCV)	1"	BUBBLER	2	862.3	32.2	68.0	1.7 in/h
D-34	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT)	1"	AREA FOR DRIPLINE	5.41	869.7	36.0	67.1	0.72 in/h
D-35	HUNTER ICV-G-FS-AS-ADJ (RCV)	1"	SHRUB ROTARY	15.02	785.8	46.4	73.5	0.28 in/h
D-36	HUNTER ICV-G-FS-AS-ADJ (RCV)	1-1/2"	SHRUB ROTARY	14.23	790.2	43.1	70.3	0.29 in/h
D-37	HUNTER ICV-G-FS-AS-ADJ (RCV)	1"	SHRUB ROTARY	8.07	798.9	43.9	71.2	0.9 in/h
D-38	HUNTER ICV-G-FS-AS-ADJ (RCV)	1"	SHRUB ROTARY	13.89	802.3	44.3	71.7	1.02 in/h
D-39	HUNTER ICV-G-FS-AS-ADJ (RCV)	1-1/2"	SHRUB ROTARY	22.32	809.8	44.6	72.1	0.27 in/h
D-40	HUNTER ICV-G-FS-AS-ADJ (RCV)	1"	SHRUB ROTARY	24.13	815.2	48.1	75.7	0.29 in/h
D-41	HUNTER ICV-G-FS-AS-ADJ (RCV)	1"	BUBBLER	6	819.3	33.0	60.6	1.7 in/h
D-42	HUNTER ICV-G-FS-AS-ADJ (RCV)	1"	BUBBLER	9.5	825.2	34.4	62.2	1.7 in/h
D-43	HUNTER ICV-G-FS-AS-ADJ (RCV)	1"	SHRUB ROTARY	20.0	237.5	49.9	69.1	0.26 in/h
D-44	HUNTER ICV-G-FS-AS-ADJ (RCV)	1"	SHRUB ROTARY	18.18	232.6	49.1	67.8	0.28 in/h
D-45	HUNTER ICV-G-FS-AS-ADJ (RCV)	1"	SHRUB ROTARY	15.71	226.0	47.4	66.0	0.26 in/h
D-46	HUNTER ICV-G-FS-AS-ADJ (RCV)	1"	SHRUB ROTARY	19.15	223.8	48.5	67.0	0.27 in/h
D-47	HUNTER ICV-G-FS-AS-ADJ (RCV)	1"	BUBBLER	4.5	217.5	33.1	51.6	1.7 in/h
D-48	HUNTER ICV-G-FS-AS-ADJ (RCV)	1"	BUBBLER	8.5	208.0	34.6	52.9	1.7 in/h
D-49	HUNTER ICZ-101-40 (DRIP CONTROL ZONE KIT)	1"	AREA FOR DRIPLINE	8.32	200.2	38.0	56.2	0.72 in/h
	Common Wire				2,021			

ROOT BARRIER NOTE:
ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert Call: **811** TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

LICENSED LANDSCAPE ARCHITECT — Robert J. Streeter — 5/31/25 — STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

LANDSCAPE IRRIGATION CALCULATIONS LI-04

MAJOR LAND DIVISION

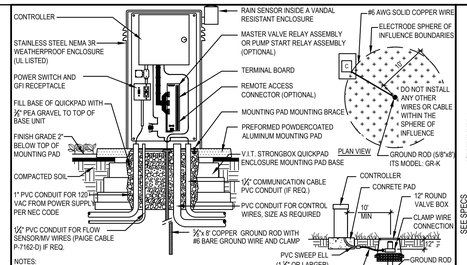
THE MEADOWS PARK

FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE	JOB NUMBER
03/04/25	24-009-00

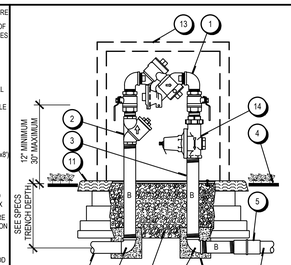
SCALE:	DRAFTED BY: LL	SHT. 12 OF 21 SHTS.
PER PLAN	CHECKED BY: RS	

Plotted by: lincke
G:\24-PROJECTS\24-009-00\LANDARCH\CIVIL\CD-PARK-LAND\24-009 DIT-PARK.DWG (03-04-25 8:52:54PM)



NOTES:
1. CONTRACTOR SHALL CONSULT SITE UTILITY AS-BUILT(S) AND BECOME FAMILIAR WITH ALL UNDERGROUND ITEMS WITHIN PROJECT SCOPE.
2. FOR HIGH LIGHTNING PRONE AREAS USE BOTH GROUND ROD AND GROUND PLATE.
3. ALL ITEMS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
4. ALL INSTALLATIONS SHALL MEET MINIMUM REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AND SOUND PRACTICES OF THE INSTITUTE OF ELECTRICAL & ELECTRONICS ENGINEERS (IEEE) TO ENSURE PERSONNEL SAFETY AND EQUIPMENT RELIABILITY.
5. EARTH RESISTANCE SHALL BE MEASURED AND RECORDED AFTER INSTALLATION WITHIN ACCORDANCE OF LATEST REQUIREMENTS OF NFPA 780. DESIRED READINGS ARE 5 TO 10 OHMS BUT NO MORE THAN 25 OHMS.
6. FOR FURTHER REQUIREMENTS CONSULT THE ASIC GUIDELINE 100-2002 FOR EARTH GROUNDING ELECTRONIC EQUIPMENT IN IRRIGATION SYSTEMS.
7. PROVIDE RECTANGULAR PULL BOX FOR LOW VOLTAGE CONTROL WIRE SPLICES AT BASE OF CONTROLLER.

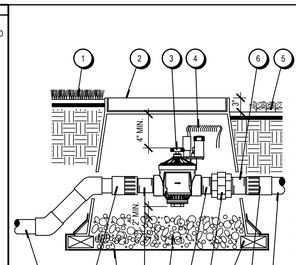
A PEDESTAL MOUNT CONTROLLER
SCALE: 1" = 1" — P-2400902-IRR-11



DETAIL LEGEND
1. REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER, PER LEGEND
2. WYE STRAINER
3. BRASS NIPPLES (LENGTH AS REQ.)
4. FINISHED GRADE
5. SCH.80 PVC FEMALE ADAPTER.
6. PVC PRESSURE SUPPLY LINE, SEE SPECIFICATIONS.
7. 12"x12"x12" CONCRETE THRUST BLOCKS
8. BRASS TXT ELL, LINE SIZE
9. COPPER SXT ELL, LINE SIZE
10. TYPE 'K' COPPER TUBING FROM WATER METER.
11. V.I.T. STRONGBOX QP-30BF QUICK PAD, IF ENCLOSURE IS SPECIFIED, SET 2" ABOVE GRADE
12. FILL BASE OF QUICKPAD WITH ¾" ROCK TO TOP OF BASE OF UNIT
13. STAINLESS STEEL ENCLOSURE (IF SPECIFIED)
14. PRESSURE REGULATOR

NOTES:
- INSTALLATION MUST CONFORM TO LOCAL CODES
- CONTRACTOR MUST PROVIDE BACKFLOW CERTIFICATION.
- ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.
- ALL BRASS OR COPPER BELOW GRADE SHALL HAVE AWWA C209 APPROVED PIPE TAPE.

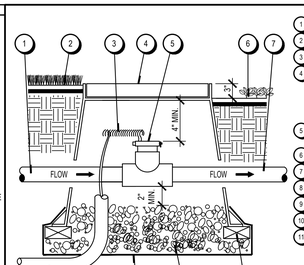
B BACKFLOW DEVICE WITH PRESSURE REGULATOR
SCALE: 1" = 1" — P-2400902-IRR-11



DETAIL LEGEND
1. FINISHED GRADE IN TURF AREAS
2. PLASTIC RECTANGULAR VALVE BOX WITH BOLT DOWN COVER, USE STAINLESS BOLT, NUT, AND WASHER. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. HEAT BRAND "MV" ONTO LID.
3. MASTER CONTROL VALVE, SEE LEGEND FOR SPEC.
4. 24" WIRE LOOP
5. FINISHED GRADE IN SHRUB AREAS
6. BRASS CLOSE NIPPLE (3 REQ'D).
7. PVC SCH 80 FEMALE ADAPTER (2 REQ'D)
8. PVC MAINLINE TO FLOW SENSOR, PIPE PER SPECS.
9. BRASS UNION
10. (4) BRICK SUPPORTS
11. LANDSCAPE FABRIC
12. ½" ROCK, 2 CUBIC FT.
13. PVC MAINLINE PIPE FROM BACKFLOW PER SPECS.

NOTE:
- USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH FROM SUPPLY SIDE OF THE MASTER VALVE ASSEMBLY. ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

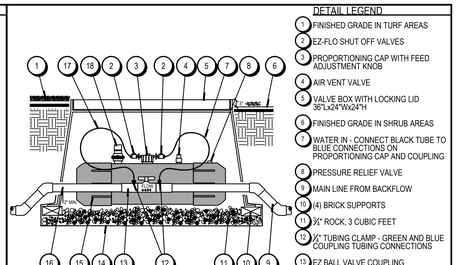
C MASTER VALVE
SCALE: 1" = 1" — P-2400902-IRR-02



DETAIL LEGEND
1. PVC MAINLINE FROM MASTER VALVE
2. FINISHED GRADE IN TURF AREAS
3. 24" WIRE LOOP
4. PLASTIC RECTANGULAR VALVE BOX WITH BOLT DOWN COVER, USE STAINLESS BOLT, NUT, AND WASHER. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. HEAT BRAND "FS" ONTO LID.
5. FLOW SENSOR, SEE LEGEND FOR SPECIFICATION
6. FINISHED GRADE IN SHRUB AREAS
7. PVC MAINLINE TO RCV'S
8. (4) BRICK SUPPORTS
9. ½" ROCK, 2 CUBIC FEET
10. LANDSCAPE FABRIC
11. 1" ELECTRICAL CONDUIT TO CONTROLLER

NOTES:
- NO FITTINGS 10x PIPE O.D. UPSTREAM OF SENSOR, NO FITTINGS 5x PIPE O.D. DOWNSTREAM OF SENSOR.
- INSTALL FLOW SENSOR PER THE MANUFACTURER'S RECOMMENDATIONS, ROUTE WIRES THROUGH CONDUIT TO IRRIGATION CONTROLLER.
- USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH ON THE DOWNSTREAM SIDE OF THE FLOW SENSOR.

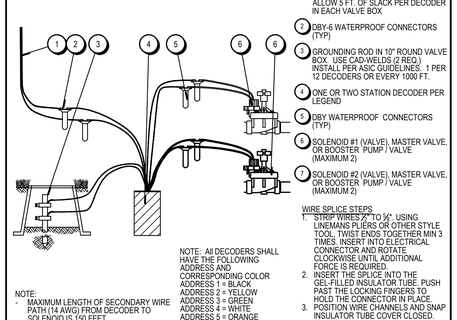
D FLOW SENSOR
SCALE: 1" = 1" — P-2400902-IRR-13



DETAIL LEGEND
1. FINISHED GRADE IN TURF AREAS
2. EZ-FLO SHUT OFF VALVES
3. PROPORTIONING CAP WITH FEED ADJUSTMENT KNOB
4. AIR VENT VALVE
5. VALVE BOX WITH LOCKING LID 36"Lx24"Wx24"H
6. FINISHED GRADE IN SHRUB AREAS
7. WATER IN - CONNECT BLACK TUBE TO BLUE CONNECTIONS ON PROPORTIONING CAP AND COUPLING
8. PRESSURE RELIEF VALVE
9. MAIN LINE FROM BACKFLOW
10. (4) BRICK SUPPORTS
11. ½" ROCK, 3 CUBIC FEET
12. ½" TUBING CLAMP - GREEN AND BLUE COUPLING TUBING CONNECTIONS
13. EZ BALL VALVE COUPLING CONNECTOR - INSTALL ACCORDING TO WATER FLOW DIRECTION ARROW
14. LANDSCAPE FABRIC
15. EZ-FLO FERTIGATION UNIT PER PLAN
16. PVC MAIN LINE TO VALVE MANIFOLD
17. FERTILIZER OUT - CONNECT CLEAR TUBE TO GREEN CONNECTIONS ON PROPORTIONING CAP AND COUPLING
18. FILL VALVE (DRAIN VALVE INCLUDED BUT NOT SHOWN)

NOTES:
- USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH FROM DISCHARGE SIDE OF ASSEMBLY.
- ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.
- FOLLOW ALL MANUFACTURER DIRECTIONS AND RECOMMENDATIONS.
- USE ONLY APPROVED FERTIGATION FORMULAS. DO NOT USE ANY PESTICIDES, HERBICIDES OR FUNGICIDES IN UNIT.
- USE VALVE BOX EXTENSIONS AS REQUIRED TO ACHIEVE PROPER DEPTH.

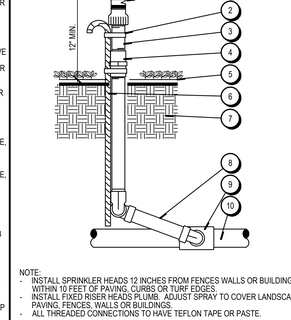
E EZ-FLO FERTILIZER INJECTOR
SCALE: 1" = 1" — P-2400902-IRR-12



DETAIL LEGEND
1. FINISHED GRADE IN TURF AREAS
2. PLASTIC RECTANGULAR VALVE BOX WITH BOLT DOWN COVER, USE STAINLESS BOLT, NUT, AND WASHER. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. HEAT BRAND "BV" ONTO LID.
3. DUAL UNION CONNECTIONS AS PART OF BALL VALVE. THREADED IF SPECIFIED IN LEGEND
4. FINISHED GRADE IN SHRUB AREAS
5. MAINLINE, DEPTH PER SPECS.
6. (4) BRICK SUPPORTS
7. ½" ROCK, 2 CUBIC FT.
8. LANDSCAPE FABRIC
9. PVC SCH 80 FEMALE ADAPTER
10. PVC SCH 80 THREADED NIPPLE

NOTES:
- BOX TO BE INSTALLED TO ALLOW FOR PROPER OPERATION OF BALL VALVE HANDLE.
- INSTALL AT RIGHT ANGLE TO HARDSCAPE EDGE.
- INSTALL VALVE BOX EXTENSIONS AS REQUIRED TO ACHIEVE PROPER VALVE INSTALLATION AT MAINLINE DEPTH.
- ALL THREADED CONNECTIONS SHALL HAVE TEFLON TAPE OR PASTE.

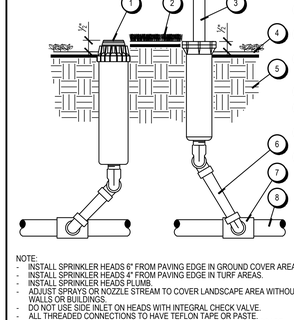
F BALL VALVE - TRUE UNION
SCALE: 1" = 1" — P-2400902-IRR-04



DETAIL LEGEND
1. FINISHED GRADE IN TURF AREAS
2. PLASTIC ROUND VALVE BOX WITH BOLT DOWN COVER, USE STAINLESS BOLT NUT AND WASHER. HEAT BRAND "QCV" ONTO LID.
3. QUICK COUPLER VALVE SEE LEGEND FOR SPEC.
4. FINISHED GRADE IN SHRUB AREAS
5. BRASS NIPPLE, THREADED IN PLACE
6. (4) BRICK SUPPORTS
7. LASCO SCH. 40 TRIPLE SWING JOINT ASSEMBLY WITH MALE BRASS STABILIZER ELBOW
8. MAINLINE, SEE SPECS.
9. #4 x 36" REBAR STAKES, (1 of 2)
10. LANDSCAPE FABRIC
11. ½" ROCK, 1 CUBIC FT.
12. HARDSCAPE EDGE
13. INSTALL MAINLINE 18" OFF OF HARDSCAPE EDGE
14. SCH.80 TEE, MAINLINE x 1½" SxSxS
15. SCH. 80 PVC UNION

NOTES:
- ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.
- QUICK COUPLER VALVE KEY MUST SWIVEL FREELY WHEN INSERTED INTO LUG TRACK.

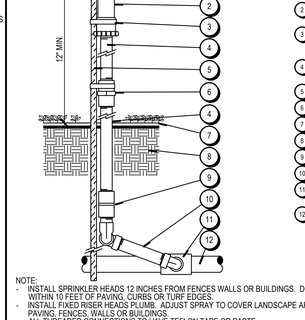
G QUICK COUPLER VALVE
SCALE: 1" = 1" — P-2400902-IRR-08



DETAIL LEGEND
1. FINISHED GRADE IN TURF AREAS
2. LATERAL
3. PLASTIC RECTANGULAR VALVE BOX WITH BOLT DOWN COVER, USE STAINLESS BOLT, NUT, AND WASHER. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. HEAT BRAND "RCV" AND CONTROL STATION # ONTO LID.
4. FINISHED GRADE IN SHRUB AREAS
5. 24" WIRE LOOP
6. VALVE ID TAG
7. SCH. 80 PVC THREADED ELL OR TEE
8. CONTROL VALVE, SEE LEGEND FOR SPECS
9. SCH 80 PVC NIPPLES (TYP)., LENGTH AS REQUIRED
10. (4) BRICK SUPPORTS
11. IRRIGATION MAINLINE OR MANIFOLD SUB-MAIN
12. ½" ROCK GRAVEL, 2 CUBIC FEET
13. LANDSCAPE FABRIC
14. SCH. 80 UNION
15. SCH. 80 FEMALE ADAPTER

NOTES:
- ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.
- IF MAINLINE OR MANIFOLD SUB-MAIN IS AT VALVE DEPTH, TEE INTO VALVE WITH SCH.80 NIPPLE, LENGTH AS REQUIRED.

H REMOTE CONTROL VALVE
SCALE: 1" = 1" — P-2400902-IRR-03



DETAIL LEGEND
1. IRRIGATION MAINLINE INSTALLED 18" OFF HARDSCAPE EDGE
2. QUICK COUPLER VALVE ON SWING JOINT IN ROUND VALVE BOX
3. HARDSCAPE EDGE
4. SCH. 80 PVC UNION
5. BALL TYPE ISOLATION VALVE, IF SPECIFIED
6. SCH. 80 PVC TEE, SxSxS MAINLINE X MANIFOLD SIZE
7. SCH. 80 PVC TEE, SxSxS, SIZE PER LARGEST VALVE
8. MINIMUM 12" SEPARATION BETWEEN ALL VALVE BOXES
9. IRRIGATION SUB-MAINLINE, SIZE PER LARGEST VALVE
10. REMOTE CONTROL VALVE
11. LATERAL LINE TO SPRINKLERS

NOTE:
- IF MANIFOLD SUB-MAIN IS AT VALVE DEPTH, TEE INTO VALVE WITH SCH.80 NIPPLE, LENGTH AS REQUIRED.
- ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE

I VALVE MANIFOLD INSTALLATION
SCALE: 1" = 1" — P-2400902-IRR-05



CONTROL LEG	LABEL	BOX SIZE	EQUIPMENT
A	CC	#3	COMMUNICATION CABLE PULL BOX
A	RCV+STATION #	#2	REMOTE CONTROL VALVE
A	MV	#2	MASTER CONTROL VALVE
A	FS	#2	FLOW SENSOR
A	BV	#2	BALL VALVE - 3" OR LESS
A	BV	#1	BALL VALVE - 4" OR LARGER
A	FZ	#1	FERTILIZER INJECTOR
A	BS	#2	BASKET STRAINER
A	MS	#2	MOISTURE SENSOR
A	PB	#2	CONTROL WIRE PULL BOX
A	QCV	#3	QUICK COUPLER VALVE
A	FV	#4	FLUSH VALVE
A	SLV	#3	SLEEVE MARKER
A	DV	#2	DRAIN VALVE
A	ARV	#4	AIR/VACUUM RELIEF
A	PR	#2	PRESSURE REG. VALVE
A	HM	#2	HYDROMETER
A	GR	#4	GROUNDING ROD

NOTES:
1. VALVE BOXES SHALL BE LABELED BY HOT IRON BRANDING OR ALUMINUM ASPHALT BASED WATERPROOF PAINT.
2. CONTROL VALVES SHALL BE INSTALLED TO ALLOW ORDERLY ARRANGEMENT OF VALVE BOXES.
3. LOCATE VALVE ASSEMBLIES IN SHRUB OR GROUND COVER AREAS WHEN POSSIBLE.
4. LOCATION OF VALVE ASSEMBLIES SHALL BE STAKED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. CENTER VALVE BOXES OVER VALVE ASSEMBLE TO FACILITATE ACCESS AND MAINTENANCE.
6. SET VALVE BOXES AT EQUAL ELEVATIONS WITH TOPS AT FINISH GRADE IN TURF AREAS OR 3" ABOVE FINISH GRADE IN SHRUB/GROUND COVER AREAS.
7. VALVE BOXES SHALL BE SET PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF PAVEMENT.
8. DO NOT DEFORM OR COLLAPSE VALVE BOX BY EXCESSIVE SOIL COMPACTING AROUND BOX.
9. ON RECYCLED SYSTEMS ALL VALVE BOXES AND QUICK COUPLING VALVES SHALL BE CLEARLY COLORED PURPLE.
10. VALVE BOX # 1 THRU # 3 SHALL HAVE STAINLESS STEEL LOCKING HARDWARE.

J VALVE BOX LAYOUT AND LABELING
SCALE: 1" = 1" — P-2400902-IRR-06

DIMENSION	A	B	C	D
1/2" TO 2-1/2" IN SIZE	18"	12"	6"	6"
3" IN SIZE	24"		6"	6"
4" AND LARGER	30"		6"	6"

DETAIL LEGEND
1. FINISHED GRADE
2. RECOMPACTED NATIVE BACKFILL FREE OF ROCKS
3. DETECTABLE WARNING TAPE 12" ABOVE MAINLINE (MINIMUM)
4. LATERAL LINES, SEE SPECS.
5. UNDISTURBED SOIL
6. SAND BACKFILL COMPACTED TO THE DENSITY OF EXISTING SOIL
7. PRESSURE MAINLINE, SEE SPECIFICATIONS
8. TAPE CONTROL WIRES TO MAINLINE 10 FEET ON CENTER

NOTE:
- BACKFILL SHOULD BE PLACED IN 6" LAYERS AND TAMPED

K PIPE INSTALLATION - POTABLE
SCALE: 1" = 1" — P-2400902-IRR-14

DIMENSION- PEDESTRIAN	A	B	C	D
2" TO 12" SIZE	12"	24"	18"	6"
DIMENSION- VEHICLE				
2" TO 12" SIZE	18"	30"	24"	6"

DETAIL LEGEND
1. PAVING
2. RECOMPACTED NATIVE BACKFILL FREE OF ROCKS
3. DETECTABLE WARNING TAPE 12" ABOVE MAINLINE SLEEVE (MINIMUM)
4. LATERAL LINE SLEEVE(S), SEE LEGEND FOR SPECS
5. UNDISTURBED SOIL
6. CONTROL WIRE SLEEVE, SEE LEGEND FOR SPECS
7. SAND BACKFILL COMPACTED TO THE DENSITY OF EXISTING SOIL
8. MAINLINE SLEEVE, SEE LEGEND FOR SPECS

NOTES:
- SLEEVES TO BE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE CARRIED.
- DETECTABLE WARNING TAPE SHALL BE PROVIDED FOR ALL PRESSURE MAINLINES. STANDARD 5MIL THICKNESS, 3" WIDTH WITH ALUMINUM CORE. PERMANENTLY PRINTED AND A.P.W.A. UNIFORM COLOR CODE
- EXTEND ALL SLEEVES 12" MINIMUM PAST HARDSCAPE EDGES.
- BACKFILL SHOULD BE PLACED IN 6" LAYERS AND TAMPED.
- CONTRACTOR SHALL INSTALL PULL BOX 6" FROM THE END OF EACH SIDE OF ANY ROAD CROSSINGS

L SLEEVE INSTALLATION - POTABLE
SCALE: 1" = 1" — P-2400902-IRR-15

DETAIL LEGEND
1. LOW VOLTAGE WIRES, 3 MAXIMUM
2. OUTER CASE OF WATERPROOF CONNECTOR
3. STRIP AND TWIST WIRES FOR PROPER CONNECTION
4. WIRE NUT

NOTES:
- INSPECT, TEST, AND VERIFY PROPER SYSTEM CONNECTION BEFORE INSERTION INTO SEALANT CARTRIDGE.
- DO NOT REUSE SEALANT CARTRIDGES.

M WIRE CONNECTORS
SCALE: 1" = 1" — P-2400902-IRR-17

DETAIL LEGEND
1. WIRE FROM SENSOR DECODER TO GROUNDING ROD USING CAD WELD (1 OF 2)
2. GROUNDING ROD PER ASIC SPECIFICATIONS
3. SENSOR DECODER PER LEGEND
4. COMMUNICATION CABLE PER LEGEND TO/FROM DEVICES (FIELD DECODER, SENSOR DECODER, OR CONTROLLER)
5. WIRE FROM SENSOR DECODER TO FLOW SENSOR
6. WATERPROOF CONNECTION PER LEGEND (1 OF 4)
7. FLOW SENSOR PER LEGEND AND DETAILS
8. SEE FLOW SENSOR DETAIL FOR INSTALLATION METHOD

NOTES:
- SEE FLOW SENSOR DETAIL AND LEGEND FOR FLOW SENSOR INSTALLATION METHODS AND MATERIALS.
- SECONDARY WIRE RUN BETWEEN SENSOR DECODER AND FLOW METER NOT TO EXCEED 150' WITH 14 GAUGE WIRE.
- PLACE 5' OF EXTRA WIRE IN VALVE BOX FOR SERVICING.
- INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

WIRE SPLICE STEPS
1. STRIP WIRES ¾" TO ½", USING LINEMANS PLIERS OR OTHER STYLE TOOL, TWIST ENDS TOGETHER MIN 3 TIMES. INSERT INTO SCOTCHLOK ELECTRICAL CONNECTOR AND ROTATE CLOCKWISE UNTIL ADDITIONAL FORCE IS REQUIRED.
2. INSERT THE SPLICE INTO THE GEL-FILLED INSULATOR TUBE. PUSH PAST THE LOCKING FINGERS TO HOLD THE SCOTHLOK CONNECTOR IN PLACE.
3. POSITION WIRE CHANNELS AND SNAP INSULATOR TUBE COVER CLOSED.

N DECODER - FLOW SENSOR CONNECTION
SCALE: 1" = 1" — P-2400902-IRR-18

DETAIL LEGEND
1. VALVE BOX WITH COVER: 10-INCH ROUND SIZE
2. ¾" x 8' GROUNDING ROD: 50 OHMS OR LESS
3. BRASS CLAMP OR CAD-WELD (1 OF 2)
4. WIRE FROM SURGE PROTECTION TO GROUNDING ROD (1 OF 2)
5. LINE SURGE PROTECTION
6. WATERPROOF CONNECTION (1 OF 2)
7. 3" MIN. DEPTH OF ¾" ROCK
8. BRICK SUPPORT (1 OF 2)
9. FINISHED GRADE / TOP OF MULCH
10. TWO-WIRE CABLE TO/FROM NEXT DEVICE

WIRE SPLICE STEPS
1. STRIP WIRES ¾" TO ½", USING LINEMANS PLIERS OR OTHER STYLE TOOL, TWIST ENDS TOGETHER MIN 3 TIMES. INSERT INTO SCOTCHLOK ELECTRICAL CONNECTOR AND ROTATE CLOCKWISE UNTIL ADDITIONAL FORCE IS REQUIRED.
2. INSERT THE SPLICE INTO THE GEL-FILLED INSULATOR TUBE. PUSH PAST THE LOCKING FINGERS TO HOLD THE SCOTHLOK CONNECTOR IN PLACE.
3. POSITION WIRE CHANNELS AND SNAP INSULATOR TUBE COVER CLOSED.

NOTES:
- SURGE PROTECTION SHOULD BE INSTALLED EVERY 1000' ON TWO-WIRE PATH. SURGE PROTECTION TO BE INSTALLED AT END OF WIRE RUN THAT TERMINATES IN THE FIELD (STAR CONFIGURATION). INSTALL PER ASIC GUIDELINES

O DECODER - GROUNDING ROD
SCALE: 1" = 1" — P-2400902-IRR-36

DIMENSION	A	B	C	D
1/2" TO 2-1/2" IN SIZE	18"	12"	6"	6"
3" IN SIZE	24"		6"	6"
4" AND LARGER	30"		6"	6"

DETAIL LEGEND
1. TWO-WIRE TWISTED CABLE FROM CONTROLLER OR NEXT DECODER. ALLOW 5 FT. OF SLACK PER DECODER IN EACH VALVE BOX
2. DBY-6 WATERPROOF CONNECTORS (TYP)
3. GROUNDING ROD IN 10" ROUND VALVE BOX. USE CAD WELDS (2 REQ.) INSTALL PER ASIC GUIDELINES. 1 PER 12 DECODERS OR EVERY 1000 FT.
4. ONE OR TWO STATION DECODER PER LEGEND
5. DBY WATERPROOF CONNECTORS (TYP)
6. SOLENOID #1 (VALVE), MASTER VALVE, OR BOOSTER PUMP / VALVE (MAXIMUM 2)
7. SOLENOID #2 (VALVE), MASTER VALVE, OR BOOSTER PUMP / VALVE (MAXIMUM 2)

WIRE SPLICE STEPS
1. STRIP WIRES ¾" TO ½", USING LINEMANS PLIERS OR OTHER STYLE TOOL, TWIST ENDS TOGETHER MIN 3 TIMES. INSERT INTO ELECTRICAL CONNECTOR AND ROTATE CLOCKWISE UNTIL ADDITIONAL FORCE IS REQUIRED.
2. INSERT THE SPLICE INTO THE GEL-FILLED INSULATOR TUBE. PUSH PAST THE LOCKING FINGERS TO HOLD THE CONNECTOR IN PLACE.
3. POSITION WIRE CHANNELS AND SNAP INSULATOR TUBE COVER CLOSED.

NOTE: All DECODERS SHALL HAVE THE FOLLOWING ADDRESS AND CORRESPONDING COLOR
ADDRESS 1 = BLACK
ADDRESS 2 = YELLOW
ADDRESS 3 = GREEN
ADDRESS 4 = WHITE
ADDRESS 5 = ORANGE
ADDRESS 6 = PURPLE

NOTE:
- MAXIMUM LENGTH OF SECONDARY WIRE PATH (14 AWG) FROM DECODER TO SOLENOID IS 150 FEET.

P DECODER - ONE OR TWO STATION
SCALE: 1" = 1" — P-2400902-IRR-37

DETAIL LEGEND
1. SHRUB ADAPTER SPRAY, SEE LEGEND FOR SPECIFICATION
2. SECURE RISER TO STAKE WITH STAINLESS STEEL "PUNCH-LOK" CLAMP. TWO REQUIRED
3. SCH 80 PVC NIPPLE, TWO REQUIRED LENGTH AS REQUIRED
4. SPRING TYPE ANTI-DRAIN VALVE
5. FINISHED GRADE
6. REBAR STAKE, #4, SIZE AS REQUIRED
7. UNDISTURBED SOIL
8. TRIPLE SWING JOINT ASSEMBLY
9. SCH 40 PVC SxSxT TEE FITTING LATERAL x SPRINKLER INLET SIZE
10. LATERAL LINE. SEE SPECIFICATIONS FOR TYPE AND DEPTH REQUIRED

NOTE:
- INSTALL SPRINKLER HEADS 12 INCHES FROM FENCES WALLS OR BUILDINGS. DO NOT INSTALL FIXED RISER HEADS WITHIN 10 FEET OF PAVING, CURBS OR TURF EDGES.
- INSTALL FIXED RISER HEADS PLUMB. ADJUST SPRAY TO COVER LANDSCAPE AREA WITHOUT OVERSPRAY ONTO PAVING, FENCES, WALLS OR BUILDINGS.
- DO NOT USE SIDE INLET ON HEADS WITH INTEGRAL CHECK VALVE.
- ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.
- SHRUB RISER CAN BE USED ON HEADS 10' AWAY FROM ANY HARDSCAPE.

Q SHRUB SPRAY ON RISER
SCALE: 1" = 1" — P-2400902-IRR-52

DETAIL LEGEND
1. ROTOR HEAD, SEE LEGEND FOR SPECIFICATION
2. INSTALL IRRIGATION HEAD FLUSH WITH FINISHED GRADE IN TURF AREAS
3. SPRAY HEAD, SEE LEGEND FOR SPECIFICATION
4. INSTALL SPRINKLER HEAD ½" ABOVE FINISHED GRADE IN SHRUB AND GROUND COVERS AREAS
5. UNDISTURBED SOIL
6. TRIPLE SWING JOINT ASSEMBLY, 8" LAY MINIMUM
7. SCH 40 PVC SxSxT TEE FITTING LATERAL x SPRINKLER INLET SIZE
8. LATERAL LINE. SEE SPECIFICATIONS FOR TYPE AND DEPTH REQUIRED

NOTE:
- INSTALL SPRINKLER HEADS 6" FROM PAVING EDGE IN GROUND COVER AREAS.
- INSTALL SPRINKLER HEADS 4" FROM PAVING EDGE IN TURF AREAS.
- INSTALL SPRINKLER HEADS PLUMB.
- ADJUST SPRAYS OR NOZZLE STREAM TO COVER LANDSCAPE AREA WITHOUT OVERSPRAY ONTO PAVING, FENCES, WALLS OR BUILDINGS.
- DO NOT USE SIDE INLET ON HEADS WITH INTEGRAL CHECK VALVE.
- ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.
- SHRUB RISER CAN BE USED ON HEADS 10' AWAY FROM ANY HARDSCAPE.

R POP-UP SPRAY OR ROTOR HEAD ON SWING JOINT
SCALE: 1" = 1" — P-2400902-IRR-01

DETAIL LEGEND
1. SHRUB ROTOR, SEE LEGEND FOR SPECIFICATION
2. SHRUB RISER ASSEMBLY, SEE LEGEND FOR SPECIFICATION
3. SECURE RISER TO STAKE WITH STAINLESS STEEL "PUNCH-LOK" CLAMP, TWO REQUIRED
4. SCH 80 PVC NIPPLE, TWO REQUIRED LENGTH AS REQUIRED
5. REBAR STAKE, #4 x 36" LENGTH
6. SPRING TYPE ANTI-DRAIN VALVE
7. FINISHED GRADE
8. UNDISTURBED SOIL
9. SCH 40 PVC THREADED COUPLING
10. TRIPLE SWING JOINT ASSEMBLY
11. SCH 40 PVC SxSxT TEE FITTING LATERAL x SPRINKLER INLET SIZE
12. LATERAL LINE. SEE SPECIFICATIONS FOR TYPE AND DEPTH REQUIRED

NOTE:
- INSTALL SPRINKLER HEADS 12 INCHES FROM FENCES WALLS OR BUILDINGS. DO NOT INSTALL FIXED RISER HEADS WITHIN 10 FEET OF PAVING, CURBS OR TURF EDGES.
- INSTALL FIXED RISER HEADS PLUMB. ADJUST SPRAY TO COVER LANDSCAPE AREA WITHOUT OVERSPRAY ONTO PAVING, FENCES, WALLS OR BUILDINGS.
- ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

S SHRUB ROTOR ON RISER
SCALE: 1" = 1" — P-2400902-IRR-54

ROOT BARRIER NOTE:
ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert
Call: 811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave. Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

LICENSED LANDSCAPE ARCHITECT — Stephen J. Stresack — No. 5161 — 3-31-25 — STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

LANDSCAPE IRRIGATION DETAILS — LI-05

MAJOR LAND DIVISION

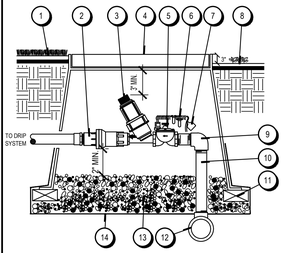
THE MEADOWS PARK

FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE	JOB NUMBER
03/04/25	24-009-00

SCALE: PER PLAN
DRAFTED BY: LL
CHECKED BY: RS
SHT. 13 OF 21 SHTS.

G:\24-PROJECTS\24-009-00\LANDARCH\CDS\LD-PARK-LMD24-009 ISUE-PARK.DWG (03-04-25 6:52:58PM) Plotted by: tkroke

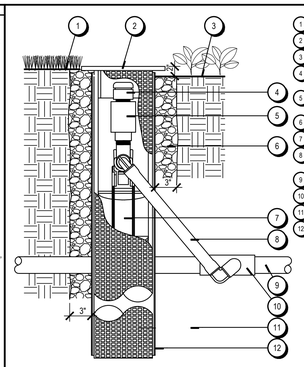


DETAIL LEGEND

1. FINISHED GRADE IN TURF AREAS
2. PRESSURE REGULATOR, SEE LEGEND FOR SPECS.
3. BASKET STRAINER, SEE LEGEND FOR SPECS.
4. PLASTIC RECTANGULAR 'JUMBO' VALVE BOX(S) WITH BOLT DOWN COVER. USE STAINLESS BOLT, NUT, AND WASHER. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. HEAT BRAND "RCV" AND CONTROL STATION # ONTO LID.
5. REMOTE CONTROL VALVE, SEE LEGEND FOR SPECS.
6. 24" WIRE LOOP WITH DRI-SPLICE CONNECTORS (1 OF 2)
7. VALVE ID TAG
8. FINISHED GRADE IN SHRUB AREAS
9. SCH. 80 PVC TxT ELL
10. SCH 80 PVC NIPPLES LENGTH AS REQ., (1 OF 2)
11. (4) BRICK SUPPORTS
12. IRRIGATION MAINLINE OR MANIFOLD SUPPLY
13. ½" ROCK, 2 CUBIC FEET
14. LANDSCAPE FABRIC

NOTES:
- INSTALL VALVE BOX EXTENSIONS AS REQUIRED TO ACHIEVE PROPER VALVE INSTALLATION AT MAIN LINE DEPTH.
- ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

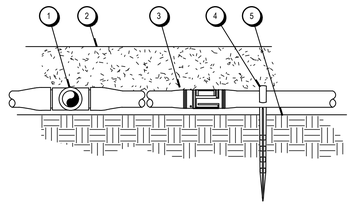
T DRIP VALVE ASSEMBLY WITH BASKET STRAINER
SCALE: 1" = 1" P-2400902-IRR-31



DETAIL LEGEND

1. FINISHED GRADE IN TURF AREAS
2. GRATED CAP
3. FINISHED GRADE IN SHRUB AREAS
4. HUNTER 0.25 or 0.50 GPM PCB BUBBLER
5. HUNTER HCV CHECK VALVE (OPTIONAL)
6. ¾" GRAVEL
7. PATENTED STRATA ROOT SYSTEM
8. HUNTER SWING JOINT MODEL HSJ-SXX-X
9. LATERAL PIPE
10. PVC SCH 40 TEE OR EL
11. ROOT INTRUSION BARRIER
12. HUNTER FILTER FABRIC SLEEVE #RZWS SLEEVE

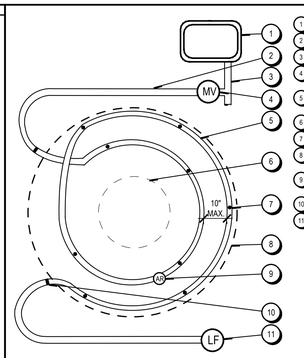
U TREE ROOT ZONE WATERING SYSTEM
SCALE: 1" = 1" P-2400902-IRR-09



DETAIL LEGEND

1. TEE
2. TOP OF MULCH
3. PRESSURE-COMPENSATING IN-LINE EMITTER TUBING PER LEGEND
4. TIE DOWN STAKE
5. FINISHED GRADE

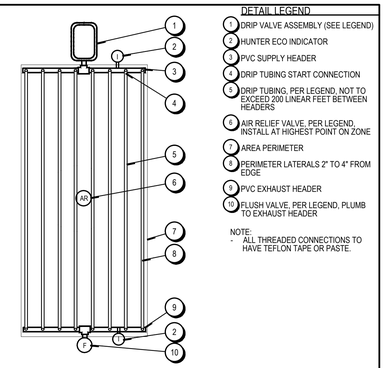
V DRIPLINE PROFILE
SCALE: 1" = 1" P-2400902-IRR-21



DETAIL LEGEND

1. DRIP VALVE ASSEMBLY (SEE LEGEND)
2. BLANK TUBING, LENGTH AS REQUIRED
3. PVC HEADER, PER PLAN
4. MANUAL ISOLATION BALL VALVE PER LEGEND
5. LANDSCAPE DRIPLINE, LENGTH AND TYPE PER LEGEND
6. TREE ROOTBALL
7. EMISSION POINT (TYP)
8. ESTIMATED DRIPLINE OF MATURE TREE
9. AIR RELIEF VALVE, PER LEGEND, INSTALL AT HIGHEST POINT
10. COUPLING, (1 OF 2)
11. MANUAL LINE FLUSHING VALVE W/ GRAVEL

W TREE RING DRIP LAYOUT
SCALE: 1" = 1" P-2400902-IRR-22

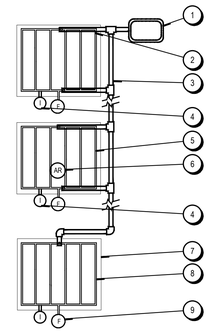


DETAIL LEGEND

1. DRIP VALVE ASSEMBLY (SEE LEGEND)
2. HUNTER ECO INDICATOR
3. PVC SUPPLY HEADER
4. DRIP TUBING START CONNECTION
5. DRIP TUBING, PER LEGEND, NOT TO EXCEED 200 LINEAR FEET BETWEEN HEADERS
6. AIR RELIEF VALVE, PER LEGEND, INSTALL AT HIGHEST POINT ON ZONE
7. AREA PERIMETER
8. PERIMETER LATERALS 2" TO 4" FROM EDGE
9. PVC EXHAUST HEADER
10. FLUSH VALVE, PER LEGEND, PLUMB TO EXHAUST HEADER

NOTE:
- ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

X DRIP LAYOUT - END FEED
SCALE: 1" = 1" P-2400902-IRR-23

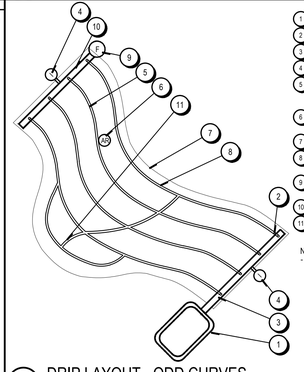


DETAIL LEGEND

1. DRIP VALVE ASSEMBLY (SEE LEGEND)
2. DRIP TUBING START CONNECTION
3. PVC SUPPLY HEADER
4. HUNTER ECO INDICATOR
5. DRIP TUBING, PER LEGEND, NOT TO EXCEED 200 LINEAR FEET BETWEEN HEADERS
6. AIR RELIEF VALVE, PER LEGEND, INSTALL AT HIGHEST POINT ON ZONE
7. AREA PERIMETER
8. PERIMETER LATERALS 2" TO 4" FROM EDGE
9. FLUSH VALVE, PER LEGEND, PLUMB TO EXHAUST HEADER

NOTE:
- ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

Y DRIP LAYOUT - MULTIPLE BEDS
SCALE: 1" = 1" P-2400902-IRR-24

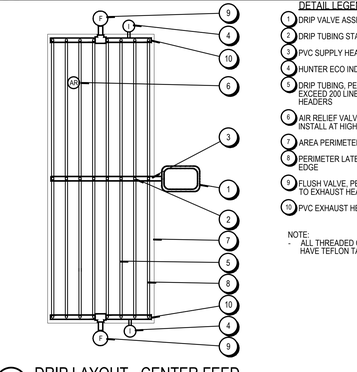


DETAIL LEGEND

1. DRIP VALVE ASSEMBLY (SEE LEGEND)
2. DRIP TUBING START CONNECTION
3. PVC SUPPLY HEADER
4. HUNTER ECO INDICATOR
5. DRIP TUBING, PER LEGEND, NOT TO EXCEED 200 LINEAR FEET BETWEEN HEADERS
6. AIR RELIEF VALVE, PER LEGEND, INSTALL AT HIGHEST POINT ON ZONE
7. AREA PERIMETER
8. PERIMETER LATERALS 2" TO 4" FROM EDGE
9. FLUSH VALVE, PER LEGEND, PLUMB TO EXHAUST HEADER
10. PVC EXHAUST HEADER
11. BLANK TUBING HEADER CENTERED ON MOUND OR BERM

NOTE:
- ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

Z DRIP LAYOUT - ODD CURVES
SCALE: 1" = 1" P-2400902-IRR-25

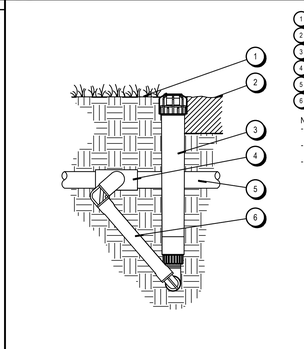


DETAIL LEGEND

1. DRIP VALVE ASSEMBLY (SEE LEGEND)
2. DRIP TUBING START CONNECTION
3. PVC SUPPLY HEADER
4. HUNTER ECO INDICATOR
5. DRIP TUBING, PER LEGEND, NOT TO EXCEED 200 LINEAR FEET BETWEEN HEADERS
6. AIR RELIEF VALVE, PER LEGEND, INSTALL AT HIGHEST POINT ON ZONE
7. AREA PERIMETER
8. PERIMETER LATERALS 2" TO 4" FROM EDGE
9. FLUSH VALVE, PER LEGEND, PLUMB TO EXHAUST HEADER
10. PVC EXHAUST HEADER

NOTE:
- ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

AA DRIP LAYOUT - CENTER FEED
SCALE: 1" = 1" P-2400902-IRR-26

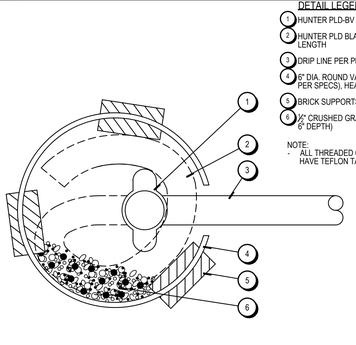


DETAIL LEGEND

1. FINISHED GRADE IN TURF
2. TOP OF MULCH, 3-4" DEEP LAYER
3. HUNTER ECO INDICATOR
4. ½" FPT CONNECTION FROM LATERAL
5. LATERAL PIPE PER PLAN
6. SWING JOINT

NOTE:
- LOCATE AIR RELIEF VALVE(S) AT HIGHEST POINT(S) OF ZONE.
- MULTIPLE AIR RELIEF VALVES MAY BE NECESSARY.
- ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

BB DRIP ECO INDICATOR
SCALE: 1" = 1" P-2400902-IRR-27

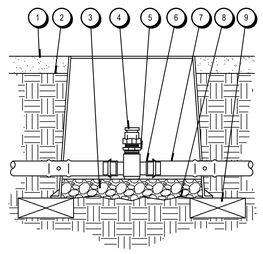


DETAIL LEGEND

1. HUNTER PLD-BV
2. HUNTER PLD BLANK TUBING 24" (6" DEPTH)
3. DRIP LINE PER PLAN
4. 6" DIA. ROUND VALVE BOX (INSTALL PER SPEC'S), HEAT BRAND 'FV' ON LID
5. BRICK SUPPORTS (THREE)
6. ¾" CRUSHED GRAVEL SUMP (MINIMUM 6" DEPTH)

NOTE:
- ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

CC FLUSH VALVE - HUNTER PLD
SCALE: 1" = 1" P-2400902-IRR-28

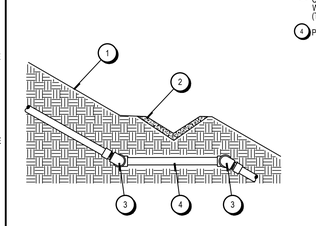


DETAIL LEGEND

1. TOP OF MULCH
2. FINISHED GRADE
3. ½" WASHED GRAVEL, 1 CUBIC FOOT
4. AIR RELIEF VALVE
5. ½" MPT x ½" FPT BUSHING
6. PLD-075-TBTEE FITTING
7. PROFESSIONAL LANDSCAPE DRIPLINE
8. FILTER FABRIC
9. BRICK SUPPORTS (THREE)

NOTE:
- LOCATE AIR RELIEF VALVE(S) AT HIGHEST POINT(S) OF ZONE.
- MULTIPLE AIR RELIEF VALVES MAY BE NECESSARY.
- ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

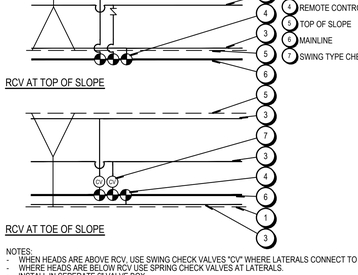
DD DRIP AIR RELIEF VALVE
SCALE: 1" = 1" P-2400902-IRR-29



DETAIL LEGEND

1. FINISHED GRADE, SLOPE VARIES
2. V-DITCH
3. PVC PIPE, DEPTH AS PER PLAN, CONNECT TO SCH. 80 SWING JOINT WITH SCH. 80 PVC MALE ADAPTER (TYP)
4. PVC PIPE, SIZE AS SHOWN ON PLANS

EE V-DITCH CROSSING - BELOW
SCALE: 1" = 1" P-2400902-IRR-45



DETAIL LEGEND

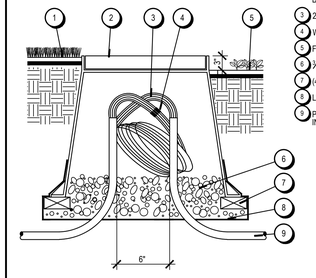
1. TOE OF SLOPE
2. SPRING TYPE CHECK VALVE
3. LATERAL LINE (TYP.)
4. REMOTE CONTROL VALVE
5. TOP OF SLOPE
6. MAINLINE
7. SWING TYPE CHECK VALVE

RCV AT TOP OF SLOPE

RCV AT TOE OF SLOPE

NOTES:
- WHEN HEADS ARE ABOVE RCV, USE SWING CHECK VALVES "CV" WHERE LATERALS CONNECT TO RCV.
- WHERE HEADS ARE BELOW RCV USE SPRING CHECK VALVES AT LATERALS.
- INSTALL IN SEPERATE 6" VALVE BOX.
- ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

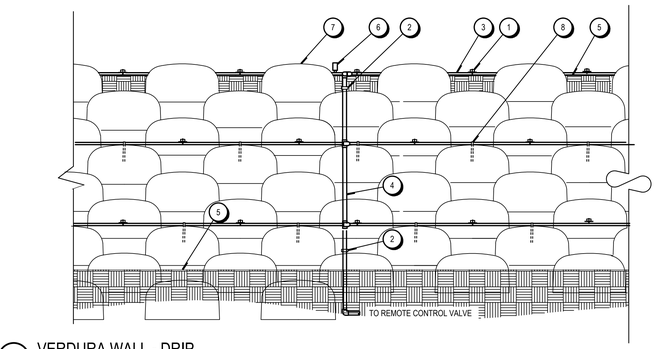
FF RCV INSTALLATION AT TOP/TOE OF SLOPE
SCALE: 1" = 1" P-2400902-IRR-07



DETAIL LEGEND

1. FINISHED GRADE IN TURF AREAS
2. 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN COVER. USE STAINLESS BOLT, NUT, AND WASHER. HEAT BRAND "PB" ONTO LID.
3. 24" WIRE EXPANSION LOOP (TYP).
4. WATER PROOF WIRE CONNECTORS
5. FINISH GRADE IN SHRUB AREAS
6. ½" ROCK, 1 CUBIC FT.
7. (4)BRICK SUPPORTS
8. LANDSCAPE FABRIC
9. PVC ELECTRICAL SWEEP (IF INSTALLED IN CONDUIT)

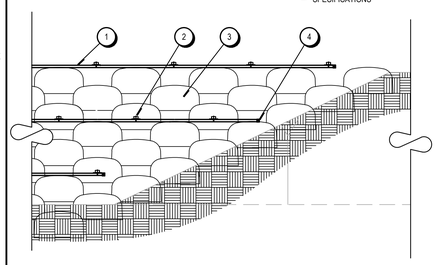
GG WIRE PULL BOX
SCALE: 1" = 1" P-2400902-IRR-16



DETAIL LEGEND

1. SINGLE OUTLET PRESSURE COMPENSATING EMITTER
2. #3 "J" HOOK REBAR PIPE STABILIZER. EMBEDED IN OPEN CELL
3. ½" DIA. POLYETHYLENE TUBING
4. UVR PVC SCH 40 LATERAL
5. FINISH GRADE
6. AIR RELEASE VALVE
7. VERDURA WALL PER MFG. SPECIFICATIONS
8. PIN TUBING IN PANTING CELL W/ LANDSCAPE STAPLE

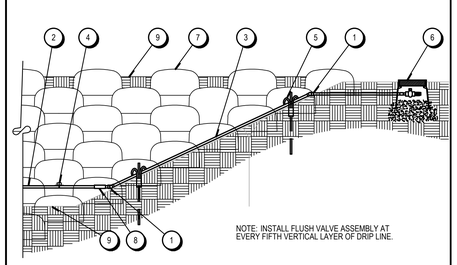
HH VERDURA WALL - DRIP
SCALE: N.T.S. P-2400902-IRR-55



DETAIL LEGEND

1. POLYETHYLENE TUBING
2. SINGLE OUTLET PRESSURE COMPENSATING EMITTER
3. ½" COMPRESSION HOSE END PLUG W/ THREDDED CAP
4. VERDURA WALL PER MFG. SPECIFICATIONS

II VERDURA WALL - POLY TUBING - END CONNECTION
SCALE: N.T.S. P-2400902-IRR-56



DETAIL LEGEND

1. D2- UVR PVC SCH 40 ELLS (T X T) AND 1- UVR PVC SCH 40 (T X T) THREADED, 6" LONG NIPPLE
2. 1/2" POLYETHYLENE TUBING
3. UVR PVC SCH 40 LATERAL, ON GRADE
4. SINGLE OUTLET EMITTER PIPE STABILIZER @ 10' O.C. MAXIMUM SPACING
5. FLUSH VALVE ASSEMBLY
6. VERDURA WALL PER MFG. SPECIFICATIONS
7. 1/2" COMPRESSION TO 1/2" PVC ADAPTER
8. FINISH GRADE

JJ TRANSITION CONNECTION W/ FLUSH VALVE
SCALE: N.T.S. P-2400902-IRR-57

ROOT BARRIER NOTE:
ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert
Call: 811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

LICENSED LANDSCAPE ARCHITECT Stephen J. Street No. 4925 STATE OF CALIFORNIA
NOT FOR CONSTRUCTION
3-4-25

LANDSCAPE IRRIGATION DETAILS LI-06

MAJOR LAND DIVISION

THE MEADOWS PARK

FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE	JOB NUMBER
03/04/25	24-009-00

SCALE:	DRAFTED BY: LL	SHT. 14 OF 21 SHTS.
PER PLAN	CHECKED BY: RS	

G:\24-PROJECTS\24-009-00\LANDARCH\CDS\CD-PARK- LMD\24-009 ISUP-PARK.DWG (03-04-25 8:53:02PM) Plotted by: tlocke

GENERAL IRRIGATION NOTES

1. 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.

2. 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. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.

3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.

4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.

5. THE MAINLINE AND SLEEVING IS DIAGRAMMATIC. ALL PIPING IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN LIMIT OF WORK BOUNDARIES AND IN SHRUB PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.

6. IRRIGATION EQUIPMENT AS SHOWN IS DIAGRAMMATIC. INSTALL ALL THE IRRIGATION REMOTE CONTROL VALVES, QUICK COUPLERS, MASTER VALVES, FLOW SENSORS, BACKFLOWS, AIR/VACUUM DEVICES, BALL VALVES, AND ANCILLARY EQUIPMENT, IN SHRUB PLANTING AREAS WHEN FEASIBLE OR AS APPROVED BY OWNER'S REPRESENTATIVE AND THE LANDSCAPE IRRIGATION DESIGNERS.

7. DO NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS 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 ON THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.

8. 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.

9. ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER, RECYCLED CROSS CONNECTION TEST VALVE, PUMP STATION AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

10. CONTRACTOR IS TO PROVIDE THREE (3) ADDITIONAL PILOT WIRES AND ONE (1) COMMON WIRE TO THE END OF THE MAINLINE RUN IN TWO DIRECTIONS FROM THE CONTROLLER. THE ADDITIONAL WIRE SHALL BE EXTENDED 10', MAKING A COIL TO FIT INSIDE A RECTANGULAR PULL BOX. LABEL THE LID OF THE PULL BOX 'SW'.

11. ALL PIPE UNDER PAVED AREAS, HARDSCAPE, OR AS DIRECTED BY OWNERS REPRESENTATIVE TO BE INSTALLED IN SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED. ALL 2" AND 3" SLEEVING SHALL BE SCH 40 PVC/1220 SCH. 40 PVC TYPE GRADE 2 MATERIAL CONFORMING TO ASTM STANDARD D-1784-4. ALL 4" AND LARGER SLEEVING SHALL BE PVC/1120 CLASS 200 SDR21, TYPE 1, GRADE 2 MATERIAL CONFORMING TO ASTM STANDARD D-2241. SLEEVES UNDER BROW DITCHES SHALL BE ENCASED IN CONCRETE A MINIMUM OF 6" THICK OR AS DIRECTED BY OWNER'S REPRESENTATIVE AT LEAST 12" PAST THE EDGE OF PAVING.

12. ALL QUICK COUPLER VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER VALVES WITHIN 18" OF HARDSCAPE.

13. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS. WHEN VERTICAL OBSTRUCTIONS (PROPS, STREET LIGHTS, TREES, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE SPRINKLER HEADS PREVENTING PROPER COVERAGE, THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER CIRCLE OR HALF CIRCLE SPRINKLER HEAD ON EACH SIDE OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

14. 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 LOCATION ON THE IRRIGATION LEGEND.

15. 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 VIA 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 POINT 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 FOR ANY REVISIONS, AND COSTS ASSOCIATED WITH SAID REVISIONS.

16. 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. FLOW THROUGH ANCILLARY EQUIPMENT, STEEL AND COPPER PIPE SHALL NOT EXCEED A VELOCITY OF 7.5 FPS. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

17. ELECTRICAL POWER SOURCE FOR THE IRRIGATION CONTROLLER AND/OR BOOSTER PUMP 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.

18. DRIP IRRIGATION TO BE USED WHEREVER POSSIBLE. NO OVERHEAD IRRIGATION ALLOWED WITHIN 24" OF NON-PERMEABLE SURFACE.

IRRIGATION SPECIFICATIONS

SECTION 02811
LANDSCSAPE IRRIGATION
PART I - GENERAL

1.01 SUMMARY

A. IT IS THE INTENT OF THE SPECIFICATIONS AND DRAWINGS THAT THE FINISHED SYSTEM IS COMPLETE IN EVERY RESPECT AND SHALL BE READY FOR OPERATION SATISFACTORY TO THE OWNER.

B. THE WORK SHALL INCLUDE ALL MATERIALS, LABOR, SERVICES, TRANSPORTATION, AND EQUIPMENT NECESSARY TO PERFORM THE WORK AS INDICATED ON THE DRAWINGS, IN THESE SPECIFICATION, AND AS NECESSARY TO COMPLETE THE CONTRACT.

1.02 CONSTRUCTION DRAWINGS

A. THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC. WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF THE WORK PLANS AND SHALL ARRANGE HIS WORK ACCORDINGLY, FURNISHING AND INSTALLING SUCH WORK AS MAY BE NECESSARY TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.

B. ALL WORK CALLED FOR ON THE DRAWINGS BY NOTES OR DETAILS SHALL BE FURNISHED AND INSTALLED WHETHER OR NOT SPECIFICALLY MENTIONED IN THE SPECIFICATIONS. WHEN AN ITEM IS SHOWN ON THE PLANS BUT NOT SHOWN ON THE SPECIFICATIONS OR VICE VERSA, IT SHALL BE DEEMED TO BE AS SHOWN ON BOTH. THE LANDSCAPE ARCHITECT SHALL HAVE FINAL AUTHORITY FOR CLARIFICATION.

C. 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 AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AS SOON AS DETECTED. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISION NECESSARY.

1.03 QUALITY ASSURANCE

A. PROVIDE AT LEAST ONE ENGLISH SPEAKING PERSON WHO SHALL BE PRESENT AT ALL TIMES DURING EXECUTION OF THIS PORTION OF THE WORK AND WHO SHALL BE THOROUGHLY FAMILIAR WITH THE TYPE OF MATERIALS BEING INSTALLED AND THE MANUFACTURER'S RECOMMENDED METHODS OF INSTALLATION AND WHO SHALL DIRECT ALL WORK PERFORMED UNDER THIS SECTION.

B. MANUFACTURER'S DIRECTIONS AND DETAILED DRAWINGS SHALL BE FOLLOWED IN ALL CASES WHERE THE MANUFACTURER OF ARTICLES USED IN THIS CONTRACT FURNISH DIRECTIONS COVERING POINTS NOT SHOWN IN THE DRAWINGS AND SPECIFICATIONS.

C. 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 ANYTHING CONTAINED IN THESE SPECIFICATIONS SHALL NOT BE CONSTRUED TO CONFLICT WITH ANY OF THE ABOVE RULES AND REGULATIONS OF THE SAME. HOWEVER, WHERE THESE SPECIFICATIONS AND DRAWINGS CALL FOR OR DESCRIBE MATERIALS, WORKMANSHIP OR CONSTRUCTION OF A BETTER TYPE OR HIGHER STANDARD OR LARGER SIZE THAN IS REQUIRED BY THE ABOVE RULES AND REGULATIONS, THE PROVISIONS OF THESE SPECIFICATIONS AND DRAWINGS SHALL TAKE PRECEDENCE.

D. ALL MATERIALS SUPPLIED FOR THIS PROJECT SHALL BE NEW AND FREE FROM ANY DEFECTS. ALL DEFECTIVE MATERIALS SHALL BE REPLACED IMMEDIATELY AT NO ADDITIONAL COST TO OWNER.

E. THE CONTRACTOR SHALL SECURE THE REQUIRED LICENSES AND PERMITS INCLUDING PAYMENTS OF CHARGES AND FEES, GIVE REQUIRED NOTICES TO PUBLIC AUTHORITIES, VERIFY PERMIT'S SECURED OR ARRANGEMENTS MADE BY OTHERS AFFECTING THE WORK OF THIS SECTION.

1.04 SUBMITTALS

A. MATERIALS LIST:
1. AFTER AWARD OF CONTRACT AND BEFORE ANY IRRIGATION SYSTEM MATERIALS ARE DELIVERED TO THE JOB SITE, SUBMIT TO THE OWNER A COMPLETE LIST OF ALL IRRIGATION SYSTEMS, MATERIALS, OR PROCESSES PROPOSED TO BE FURNISHED AND INSTALLED AS PART OF THIS CONTRACT.
2. SHOW MANUFACTURER'S NAME AND CATALOG NUMBER FOR EACH ITEM, FURNISH COMPLETE CATALOG CUTS AND TECHNICAL DATA. FURNISH THE MANUFACTURER'S RECOMMENDATIONS AS TO THE METHOD OF INSTALLATION.
3. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
4. MANUFACTURER'S WARRANTIES SHALL NOT RELIEVE THE CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE. SUCH WARRANTIES SHALL ONLY SUPPLEMENT THE GUARANTEE.

B. SUBSTITUTIONS:
IF THE IRRIGATION CONTRACTOR WISHES TO SUBSTITUTE ANY EQUIPMENT OR MATERIALS FOR THOSE EQUIPMENT OR MATERIALS LISTED ON THE IRRIGATION DRAWINGS AND SPECIFICATIONS, HE MAY DO SO BY PROVIDING THE FOLLOWING INFORMATION TO THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE FOR REVIEW AND CITY INSPECTOR FOR APPROVAL:
1. PROVIDE A WRITTEN STATEMENT INDICATING THE REASON FOR MAKING THE SUBSTITUTION.
2. PROVIDE CATALOG CUT SHEETS, TECHNICAL DATA, AND PERFORMANCE INFORMATION FOR EACH SUBSTITUTE ITEM.
3. PROVIDE IN WRITING THE DIFFERENCE IN INSTALLED PRICE IF THE ITEM IS ACCEPTED.

1.05 EXISTING CONDITIONS

A. THE CONTRACTOR SHALL VERIFY AND BE FAMILIAR WITH THE LOCATIONS, SIZE AND DETAIL OF POINTS OF CONNECTION PROVIDED AS THE SOURCE OF WATER, ELECTRICAL SUPPLY, AND ANY TELEPHONE LINE CONNECTION TO THE IRRIGATION SYSTEM.

B. IRRIGATION DESIGN IS BASED ON THE AVAILABLE STATIC WATER PRESSURE SHOWN ON THE DRAWINGS. CONTRACTOR SHALL VERIFY STATIC WATER ON THE PROJECT PRIOR TO THE START OF CONSTRUCTION. SHOULD A DISCREPANCY EXIST, NOTIFY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION.

C. PRIOR TO CUTTING INTO THE SOIL, THE CONTRACTOR SHALL LOCATE ALL CABLES, CONDUITS, SEWER SEPTIC TANKS, AND OTHER UTILITIES AS ARE COMMONLY ENCOUNTERED UNDERGROUND AND HE SHALL TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH IMPROVEMENTS. IF A CONFLICT EXISTS BETWEEN THE SUBSURFACE OBSTACLES AND THE PROPOSED WORK, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER WHO WILL ARRANGE FOR RELOCATIONS. THE CONTRACTOR WILL PROCEED IN THE SAME MANNER IF A ROCK LAYER OR ANY OTHER SUCH CONDITIONS ARE ENCOUNTERED.

A. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FEATURES TO REMAIN ON AND ADJACENT TO THE PROJECT SITE DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR, AT HIS OWN COST, ALL DAMAGE RESULTING FROM HIS OPERATIONS OR NEGLIGENCE.

B. THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR FOR INSTALLATION OF REQUIRED SLEEVING AS SHOWN ON THE PLANS.

1.06 INSPECTIONS

A. THE CONTRACTOR SHALL PERMIT THE LANDSCAPE ARCHITECT, OWNER'S AUTHORIZED REPRESENTATIVE AND CITY INSPECTOR TO VISIT AND INSPECT AT ALL TIMES ANY PART OF THE WORK AND SHALL PROVIDE SAFE ACCESS FOR SUCH VISITS.

B. WHERE THE SPECIFICATIONS REQUIRE WORK TO BE TESTED BY THE CONTRACTOR, IT SHALL NOT BE COVERED OVER UNTIL ACCEPTED BY THE LANDSCAPE ARCHITECT, OWNER'S AUTHORIZED REPRESENTATIVE, AND/OR GOVERNING AGENCIES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR NOTIFYING THE LANDSCAPE ARCHITECT, OWNER, AND GOVERNING AGENCIES, A MINIMUM OF 48 HOURS IN ADVANCE, WHERE AND WHEN THE WORK IS READY FOR TESTING. SHOULD ANY WORK BE COVERED WITHOUT TESTING OR ACCEPTANCE, IT SHALL BE, IF SO ORDERED, UNCOVERED AT THE CONTRACTOR'S EXPENSE.

C. INSPECTIONS WILL BE REQUIRED FOR THE FOLLOWING AT A MINIMUM:
1. SYSTEM LAYOUT
2. PRESSURE TEST OF IRRIGATION MAIN LINE (FOUR HOURS AT 125 PSI OR 120% OF STATIC WATER PRESSURE, WHICH EVER IS GREATER) APPROVAL REQUIRED BY CITY INSPECTOR.
3. COVERAGE TEST OF IRRIGATION SYSTEM (APPROVAL REQUIRED BY CITY INSPECTOR).
4. FINAL INSPECTION PRIOR TO START OF MAINTENANCE PERIOD
5. FINAL ACCEPTANCE

D. SITE OBSERVATIONS AND TESTING WILL NOT COMMENCE WITHOUT THE RECORD DRAWINGS AS PREPARED BY THE IRRIGATION CONTRACTOR. RECORD DRAWINGS MUST COMPLETE AND UP TO DATE FOR EACH SITE VISIT.

E. WORK WHICH FAILS TESTING AND IS NOT ACCEPTED WILL BE RETESTED. HOURLY RATES AND EXPENSES OF THE LANDSCAPE ARCHITECT, OWNER'S AUTHORIZED REPRESENTATIVE, AND GOVERNING AGENCIES FOR REINSPECTION OR RETESTING WILL BE PAID BY THE IRRIGATION CONTRACTOR AT NO ADDITIONAL EXPENSE TO OWNER.

1.07 STORAGE AND HANDLING

A. USE ALL MEANS NECESSARY TO PROTECT IRRIGATION SYSTEM MATERIALS BEFORE, DURING, AND AFTER INSTALLATION AND TO PROTECT THE INSTALLATION WORK AND MATERIALS OF ALL OTHER TRADES. IN THE EVENT OF DAMAGE, IMMEDIATELY MAKE ALL REPAIRS AND REPLACEMENTS NECESSARY TO THE ACCEPTANCE OF THE LANDSCAPE ARCHITECT AND OWNER AND AT NO ADDITIONAL COST TO THE OWNER.

B. EXERCISE CARE IN HANDLING, LOADING, UNLOADING, AND STORING PLASTIC PIPE AND FITTINGS UNDER COVER UNTIL READY TO INSTALL. TRANSPORT PLASTIC PIPE ONLY ON A VEHICLE WITH A BED LONG ENOUGH TO ALLOW THE PIPE TO LAY FLAT TO AVOID UNDUE BENDING AND CONCENTRATED EXTERNAL LOAD.

1.08 CLEANUP AND DISPOSAL

A. DISPOSE OF WASTE, TRASH, AND DEBRIS IN ACCORDANCE WITH APPLICABLE LAWS AND ORDINANCES AND AS PRESCRIBED BY AUTHORITIES HAVING JURISDICTION. BURY NO SUCH WASTE MATERIAL AND DEBRIS ON THE SITE. BURNING OF TRASH AND DEBRIS WILL NOT BE PERMITTED. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF RUBBISH AND DEBRIS GENERATED BY HIS WORK AND WORKMEN AT FREQUENT INTERVALS OR WHEN ORDERED TO DO SO BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

B. AT THE TIME OF COMPLETION THE ENTIRE SITE WILL BE CLEARED OF TOOLS, EQUIPMENT, RUBBISH AND DEBRIS WHICH SHALL BE DISPOSED OF OFF-SITE IN A LEGAL DISPOSAL AREA.

1.09 TURNOVER ITEMS

A. RECORD DRAWINGS:
1. RECORD ACCURATELY ON ONE SET OF CONTRACT DRAWINGS ALL CHANGES IN THE WORK CONSTITUTING DEPARTURES FROM THE ORIGINAL CONTRACT DRAWINGS.
2. THE CHANGES AND DIMENSIONS SHALL BE RECORDED IN A LEGIBLE AND WORKMANLIKE MANNER TO THE SATISFACTION OF THE OWNER. PRIOR TO FINAL INSPECTION OF WORK, SUBMIT RECORD DRAWINGS TO THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
3. DIMENSIONS FROM TO PERMANENT POINTS OF REFERENCE SUCH AS BUILDINGS, SIDEWALKS, CURBS, ETC. SHALL BE SHOWN. DATA ON RECORD DRAWINGS SHALL BE RECORDED ON A DAY TO DAY BASIS AS THE PROJECT IS BEING INSTALLED. ALL LETTERING ON DRAWINGS SHALL BE MINIMUM 1/8 INCH IN SIZE.
4. SHOW LOCATIONS AND DEPTHS OF THE FOLLOWING ITEMS:
a. POINT OF CONNECTION (INCLUDING WATER METERS, BACKFLOW PREVENTERS, MASTER CONTROL VALVES, ETC.)
b. ROUTING OF SPRINKLER PRESSURE LINES (DIMENSIONS SHOWN AT A MAXIMUM OF 100 FEET ALONG ROUTING)
c. GATE VALVES
d. AUTOMATIC REMOTE CONTROL VALVES AND ISOLATION BALL VALVES
e. QUICK COUPLING VALVES AND ISOLATION BALL VALVES
f. ROUTING OF CONTROL WIRES
g. IRRIGATION CONTROLLERS
h. RELATED EQUIPMENT (AS MAY BE DIRECTED)
5. MAINTAIN RECORD DRAWINGS ON SITE AT ALL TIMES. UPON COMPLETION OF WORK, TRANSFER ALL AS-BUILT INFORMATION AND DIMENSIONS TO REPRODUCIBLE SEPIA PRINTS.
6. FINAL AS-BUILT PLANS SHALL BE PREPARED BY GMP FROM THE DIMENSIONS PROVIDED BY THE CONTRACTOR.
7. FINAL AS-BUILT PLANS SHALL BE DRAFTED CLEARLY TO THE SATISFACTION OF THE CITY, AND THE ORIGINAL MYLARS SHALL BE SUBMITTED TO THE CITY FOR THEIR RECEIPT.
8. THE FINAL AS-BUILT PLANS WILL BE REQUIRED TO BE APPROVED BY THE CITY AND FINAL MYLARS WILL BE REQUIRED TO BE APPROVED AND SIGNED BY THE CITY PRIOR TO CITY RELEASE OF SECURITIES.

B. CONTROLLER CHARTS:
1. RECORD DRAWINGS MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE CHARTS ARE PREPARED.
2. PROVIDE ONE CONTROLLER CHART FOR EACH AUTOMATIC CONTROLLER. CHART SHALL SHOW THE AREA COVERED BY THE PARTICULAR CONTROLLER.
3. THE CHART IS TO BE A REDUCED COPY OF THE ACTUAL "RECORD" DRAWING, IN THE EVENT THE CONTROLLER SEQUENCE IS NOT LEGIBLE WHEN THE DRAWING IS REDUCED, IT SHALL BE ENLARGED TO A READABLE SIZE.
4. WHEN COMPLETED AND APPROVED, THE CHART SHALL BE HERMETICALLY SEALED BETWEEN TWO PIECES OF PLASTIC, EACH PIECE BEING A MINIMUM 20 MILS IN THICKNESS.

C. OPERATION AND MAINTENANCE MANUALS:
1. TWO INDIVIDUALLY BOUND COPIES OF OPERATION AND MAINTENANCE MANUALS SHALL BE DELIVERED TO THE LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE AT LEAST 10 CALENDAR DAYS PRIOR TO FINAL INSPECTION. THE MANUALS SHALL DESCRIBE THE MATERIAL INSTALLED AND THE PROPER OPERATION OF THE SYSTEM.
2. EACH COMPLETE, BOUND MANUAL SHALL INCLUDE THE FOLLOWING INFORMATION:
A. NAME, ADDRESS AND TELEPHONE NUMBER OF LOCAL REPRESENTATIVE FOR EQUIPMENT, DURATION OF GUARANTEE PERIOD, LIST OF EQUIPMENT INCLUDING NAMES AND ADDRESSES OF LOCAL MANUFACTURER REPRESENTATIVES.
B. OPERATING AND MAINTENANCE INSTRUCTIONS FOR EQUIPMENT AND SYSTEM.
C. SPARE PARTS LISTS AND RELATED MANUFACTURER INFORMATION FOR ALL EQUIPMENT.

D. EQUIPMENT:
1. SUPPLY AS A PART OF THIS CONTRACT THE FOLLOWING ITEMS:
A. TWO (2) WRENCHES FOR DISASSEMBLY AND ADJUSTMENT OF EACH TYPE OF SPRINKLER HEAD USED IN THE IRRIGATION SYSTEM.
B. THREE 30-INCH SPRINKLER KEYS FOR MANUAL OPERATION OF CONTROL VALVES.
C. ONE KEY FOR EACH AUTOMATIC CONTROLLER CABINET.
D. FIVE QUICK COUPLER KEYS WITH A BRONZE HOSE THREAD 90 DEGREE SWIVEL ATTACHMENT AND FIVE COUPLER LID KEYS.
E. ONE KEY FOR EACH BOX COVER OR PADLOCK.
F. ONE 4-FOOT TEE WRENCH FOR OPERATING GATE VALVES 3 INCHES OR LARGER (IF USED).
G. SIX EXTRA SPRINKLER HEADS OF EACH SIZE AND TYPE PER IRRIGATION P.O.C.

2. THE ABOVE EQUIPMENT SHALL BE TURNED OVER TO OWNER'S AUTHORIZED REPRESENTATIVE AT THE FINAL INSPECTION.

1.10 COMPLETION

A. AT THE TIME OF THE PRE-MAINTENANCE PERIOD INSPECTION, THE LANDSCAPE ARCHITECT, OWNER'S AUTHORIZED REPRESENTATIVE, AND GOVERNING AGENCIES WILL INSPECT THE WORK, AND IF NOT ACCEPTED, WILL PREPARE A LIST OF ITEMS TO BE COMPLETED BY THE CONTRACTOR. AT THE TIME OF THE POST-MAINTENANCE PERIOD OR FINAL INSPECTION THE WORK WILL BE REINSPECTED AND FINAL ACCEPTANCE WILL BE IN WRITING BY THE LANDSCAPE ARCHITECT, OWNER'S AUTHORIZED REPRESENTATIVE, AND GOVERNING AGENCIES.

B. THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL HAVE FINAL AUTHORITY ON ALL PORTIONS OF THE WORK.

C. AFTER THE SYSTEM HAS BEEN COMPLETED, THE CONTRACTOR SHALL INSTRUCT OWNER'S AUTHORIZED REPRESENTATIVE IN THE OPERATION AND MAINTENANCE OF THE IRRIGATION SYSTEM AND SHALL FURNISH A COMPLETE SET OF OPERATING AND MAINTENANCE INSTRUCTIONS.

D. ANY SETTLING OF TRENCHES WHICH MAY OCCUR DURING THE ONE-YEAR PERIOD FOLLOWING ACCEPTANCE SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER. THE CONTRACTOR'S RESPONSIBILITY FOR SUCH SETTLING REPAIRS SHALL INCLUDE THE COMPLETE RESTORATION OF ALL DAMAGE TO PLANTING, PAVING OR OTHER IMPROVEMENTS OF ANY KIND AS A RESULT OF THE WORK.

1.11 GUARANTEE

A. THE ENTIRE SPRINKLER SYSTEM, INCLUDING ALL WORK DONE UNDER THIS CONTRACT, SHALL BE UNCONDITIONALLY GUARANTEED AGAINST ALL DEFECTS AND FAULT OF MATERIAL AND WORKMANSHIP, INCLUDING SETTLING OF BACK FILLED AREAS BEYOND GRADE, FOR A PERIOD OF ONE (1) YEAR FROM AND FOLLOWING THE FILING OF THE NOTICE OF COMPLETION. SHOULD ANY PROBLEM WITH THE IRRIGATION SYSTEM BE DISCOVERED WITHIN THE GUARANTEE PERIOD, IT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO OWNER WITHIN TEN (10) CONSECUTIVE DAYS OF RECEIPT OF WRITTEN NOTICE FROM OWNER. WHEN THE NATURE OF THE REPAIRS AS DETERMINED BY THE OWNER CONSTITUTE AN EMERGENCY (I.E. BROKEN PIPELINE) THE CONTRACTOR SHALL BE REQUIRED TO MAKE REPAIRS IMMEDIATELY. FAILURE TO COMPLY SHALL AUTHORIZE THE OWNER TO HAVE DAMAGE CORRECTED BY OTHERS AND CHARGE THE CONTRACTOR FOR EXPENSE INCURRED. ANY AND ALL DAMAGE TO EXISTING IMPROVEMENT RESULTING EITHER FROM FAULTY MATERIALS OR WORKMANSHIP, OR FROM THE NECESSARY REPAIRS THEREOF SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR, ALL AT NO ADDITIONAL COST TO THE OWNER.

B. GUARANTEE SHALL BE SUBMITTED ON CONTRACTORS OWN LETTERHEAD AS FOLLOWS: GUARANTEE FOR SPRINKLER IRRIGATION SYSTEM. WE HEREBY GUARANTEE THAT THE SPRINKLER IRRIGATION SYSTEM WE HAVE FURNISHED AND INSTALLED IS FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP, AND THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ORDINARY WEAR AND TEAR AND UNUSUAL ABUSE OR NEGLECT EXCEPTED. WE AGREE TO REPAIR OR REPLACE ANY DEFECTIVE MATERIAL DURING THE PERIOD OF ONE YEAR FROM DATE OF FILING OF THE NOTICE OF COMPLETION OF THE WORK AS FILED WITH THE COUNTY RECORDER. WE AGREE TO MAKE SUCH REPAIRS WITHIN TEN (10) CONSECUTIVE DAYS OF RECEIPT OF WRITTEN NOTICE FROM OWNER OF DEFECTS AT NO ADDITIONAL COST TO THE OWNER. WE SHALL MAKE SUCH REPAIRS OR REPLACEMENTS WITHIN 10 CALENDAR DAYS'S NOTICE, OR IMMEDIATELY IN CASE OF EMERGENCY AS DETERMINED BY THE OWNER. FAILURE TO MAKE SUCH REPAIRS OR REPLACEMENTS WITHIN THE TIME SPECIFIED AFTER RECEIPT OF WRITTEN NOTICE FROM OWNER, WE AUTHORIZE THE OWNER TO PROCEED TO HAVE SAID REPAIRS OR REPLACEMENTS MADE AT OUR EXPENSE AND WE WILL PAY THE COSTS AND CHARGES THEREFORE UPON DEMAND.

PROJECT NAME:
PROJECT LOCATION:
CONTRACTOR NAME:
ADDRESS:
TELEPHONE:
SIGNED:
DATE:

PART II - MATERIALS

2.01 SUMMARY
USE ONLY NEW MATERIALS OF THE MANUFACTURER, SIZE AND TYPE SHOWN ON THE DRAWINGS AND SPECIFICATIONS. MATERIALS OR EQUIPMENT INSTALLED OR FURNISHED THAT DO NOT MEET LANDSCAPE ARCHITECTS, OWNERS, OR GOVERNING AGENCIES STANDARDS WILL BE REJECTED AND SHALL BE REMOVED FROM THE SITE AT NO EXPENSE TO THE OWNER.

2.02 PIPE

A. PRESSURE SUPPLY LINE FROM POINT OF CONNECTION THROUGH BACKFLOW PREVENTION UNIT SHALL BE TYPE K "HARD" COPPER PIPE OR BRASS NIPPLES (LENGTH AS REQUIRED).

B. PRESSURE SUPPLY LINES 2 INCHES IN DIAMETER AND UP TO 2.5 INCHES IN DIAMETER DOWNSTREAM OF BACKFLOW PREVENTION UNIT SHALL BE CLASS 315 SOLVENT WELD PVC. PIPING SHALL CONFORM TO ASTM D2241.

C. PRESSURE SUPPLY LINES 3 INCHES IN DIAMETER AND UP TO 8 INCHES IN DIAMETER DOWNSTREAM OF BACKFLOW PREVENTION UNIT SHALL BE CLASS 200 GASKET JOINT PVC. PIPING SHALL CONFORM TO ASTM D2241.

D. PRESSURE SUPPLY LINES 1.5 INCHES IN DIAMETER AND SMALLER OF THE BACKFLOW PREV

PLANT SCHEDULE

TREES

SYM.	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	DETAIL	REMARKS
A2	11	ARBUTUS UNEDO	STRAWBERRY TREE SHRUB	15 GAL	L	A/LP-04	
AM	5	ARBUTUS X `MARINA`	ARBUTUS STANDARD	24"BOX	L	A/LP-04	
C2	9	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	L	A/LP-04	
CO	18	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	L	A/LP-04	
CL	4	CHILOPSIS L. `TIMELESS BEAUTY`	DESERT WILLOW	15 GAL	VL	A/LP-04	
Ca	5	CHILOPSIS LINEARIS ARCUATA	DESERT WILLOW	24"BOX	VL	A/LP-04	
K	8	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	24"BOX	L	A/LP-04	
O2	2	OLEA EUROPAEA `WILSONII`	WILSON OLIVE	15 GAL.	L	A/LP-04	
OW	3	OLEA EUROPAEA `WILSONII`	WILSON OLIVE	24" BOX	L	A/LP-04	
PA	23	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24"BOX	M	A/LP-04	FREE FORM MULTI-TRUNK
PL	11	PRUNUS ILICIFOLIA LYONII	CATALINA CHERRY	24" BOX	L	A/LP-04	
Q	4	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL	VL	A/LP-04	
QE	2	QUERCUS ENGLEMANNII	ENGELMANN OAK	48" BOX	VL	A/LP-04	
QV	7	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24"BOX	M	A/LP-04	
R	8	RHUS LANCEA	AFRICAN SUMAC	15 GAL	L	A/LP-04	
SM	13	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY	15 GAL	L	A/LP-04	

SHRUBS

	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	DETAIL	REMARKS
am	43	ACHILLEA MILLEFOLIUM	COMMON YARROW	5 GAL	L	E/LP-04	
AT	19	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	L	E/LP-04	
AV	8	AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL	L	E/LP-04	
AK	32	AGAVE X `SHARKSKIN`	SHARKSKIN AGAVE	5 GAL	L	E/LP-04	
	64	ALOE ARBORESCENS	TORCH ALOE	5 GAL	L	E/LP-04	
5a	1	ALOE TONGAENSIS 'MEDUSA'	MEDUSA MOZAMBIQUE TREE ALOE	5 GAL	L	E/LP-04	
Auc	4	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	5 GAL	L	E/LP-04	
Blj	38	BOUGAINVILLEA X `LA JOLLA`	BOUGAINVILLEA	5 GAL	L	E/LP-04	
2	143	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL	L	E/LP-04	
	191	CAREX SPISSA	SAN DIEGO SEDGE	1 GAL	M	E/LP-04	
	38	CEANOTHUS G. H. `YANKEE POINT`	CALIFORNIA LILAC	5 GAL	L	E/LP-04	
	202	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL	L	E/LP-04	
	90	DIETES BICOLOR	YELLOW WILD IRIS	5 GAL	L	E/LP-04	
3	128	DIETES IRIDIOIDES 'VARIEGATA'	VARIEGATED FORTNIGHT LILY	5 GAL		E/LP-04	
E	159	ENCELIA CALIFORNICA	CALIFORNIA ENCELIA	5 GAL	VL	E/LP-04	
	32	FURCRAEA F. `MEDIOPICTA`	MAURITIUS HEMP	5 GAL	L	E/LP-04	
H	64	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	VL	E/LP-04	
6	173	JUNCUS MEXICANUS	MEXICAN RUSH	1 GAL	M	E/LP-04	BASIN BOTTOM
9	267	JUNCUS PATENS	CALIFORNIA GRAY RUSH	5 GAL	L	E/LP-04	
	52	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GAL	L	E/LP-04	
5	67	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE GIANT WILD RYE	5 GAL	L	E/LP-04	
4	325	MIMULUS CARDINALIS	SCARLET MONKEYFLOWER	5 GAL	L	E/LP-04	BASIN BOTTOM
	143	MUHLENBERGIA C. `PINK CLOUD`	PINK MUHLY	5 GAL	L	E/LP-04	
M	203	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	L	E/LP-04	BASIN BOTTOM & SIDE SLOPES
7	119	PENNISETUM MESSIACUM 'RED BUNNY TAILS'	RED BUNNY TAILS FOUNTAIN GRASS	5 GAL	L	E/LP-04	
P	62	PENNISETUM S. `CUPREUM`	FOUNTAIN GRASS	5 GAL	L	E/LP-04	
	82	PENSTEMON H. `MARGARITA BOP`	BEARD TONGUE	5 GAL	M	E/LP-04	
RC	23	RHAMNUS CALIFORNICA	CALIFORNIA COFFEE BERRY	5 GAL	VL	E/LP-04	
RH	36	RHUS INTEGRIFOLIA	LEMONADE BERRY	5 GAL	VL	E/LP-04	
ROM	41	ROMNEYA COULTERI	MATILIJA POPPY	5 GAL	VL	E/LP-04	
RCA	76	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GAL	L	E/LP-04	
SA	52	SALVIA APIANA	WHITE SAGE	1 GAL	L	E/LP-04	
SG	98	SALVIA MICROPHYLLA X GREGGII 'EGGBEN001' TM	HEATWAVE GLITTER SAGE	1 GAL	L	E/LP-04	
SX	53	SALVIA X `ALLEN CHICKERING`	SAGE	5 GAL	VL	E/LP-04	
	32	SALVIA X `BEE`S BLISS`	SAGE	5 GAL	L	E/LP-04	

VINE/ESPALIER

	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	DETAIL	REMARKS
BV	3	BOUGAINVILLEA X 'SAN DIEGO RED'	SAN DIEGO RED BOUGAINVILLEA	5 GAL	L	E/LP-04	
FM	93	FICUS PUMILA	CREEPING FIG	5 GAL	M	E/LP-04	

SYM.	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING	DETAIL	REMARKS
GROUND COVERS								
	13,853	BACCHARIS PILULARIS	DWARF COYOTE BRUSH	FLAT	L	12" o.c.	C/LP-04	
	1,982 SF	BARK MULCH	AGED BARK MULCH	N/A			C/LP-04	NON-FLOATING - SPECIFICALLY FOR BIOBASIN USE.
	1,112	CAREX DIVULSA	EUROPEAN GREY SEDGE	1 GAL	L	24" o.c.	C/LP-04	
	2,493 SF	CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE	LINERS @ 12" O.C.	M		C/LP-04	HYDROMODIFICATIONDETENTION BASIN LANDSCAPE POSITION: BASIN BOTTOM
	251	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	L	24" o.c.	C/LP-04	
	661	CHONDROPETALUM TECTORUM 'DWARF'	DWARF CAPE RUSH	FLAT	L	24" o.c.	C/LP-04	
	17,385	GAZANIA X `BURGUNDY`	GAZANIA	FLAT	L	12" o.c.	C/LP-04	
	1,081	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	FLAT	L	24" o.c.	C/LP-04	
	10,658 SF	LEYMUS C. `CANYON PRINCE`	NATIVE BLUE RYE	LINERS @ 24" O.C.	L		C/LP-04	HYDROMODIFICATION DETENTION BASINS LANDSCAPE POSITION: BASIN SIDE SLOPES
	2,610 SF	PLAYGROUND BARK MULCH	AGED BARK MULCH	N/A			C/LP-04	PLAYGROUND BARK MULCH - CERTIFIED
	81	ROSMARINUS OFFICINALIS `PROSTRATUS`	DWARF ROSEMARY	1 GAL	L	18" o.c.	C/LP-04	
	1,975	SENECIO MANDRALISCAE	BLUE CHALK STICKS	1 GAL	L	12" o.c.	C/LP-04	
	8,005 SF	TURF MARATHON III	MARATHON III	SOD	H		C/LP-04	

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

PLANTING NOTES

1. ALL SHRUB AND GROUNDCOVER AREAS (EXCLUDING LAWNS AND SLOPES OVER 3:1 SHALL BE TOP DRESSED WITH A MINIMUM OF 3" DEPTH OF 1½" MINUS SHREDDED BARK MULCH (FOREST FINES BY AGRISERVICE, INC., CONTACT (760) 295-6255) TO RETAIN SOIL MOISTURE. CONTRACTOR SHALL PROVIDE SAMPLE FOR LANDSCAPE ARCHITECTS APPROVAL.
2. CONTRACTOR SHALL COLLECT AND SUBMIT SOIL SAMPLES FROM A MINIMUM OF (4) AREAS TO THE `SOIL AND PLANT LABORATORY`, `WALLACE LABORATORIES` OR APPROVED EQUAL FOR TESTING. THE TESTS SHALL BE RUN FOR NUTRIENTS, CHEMISTRY AND TEXTURE. THE REPORT SHALL PROVIDE RECOMMENDED AMENDMENTS FOR: `SURFACE SOIL PREPARATION FOR GROUNDCOVER AND MASS PLANTING`, `TREE AND SHRUB PLANTING GUIDELINES` AND `MAINTENANCE FERTILIZATION`. THE CONTRACTOR SHALL PROVIDE A COPY OF THE REPORT TO THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL AND IS EXPECTED TO FOLLOW ALL RECOMMENDATIONS STATED IN THE REPORT.
3. ALL TREES WITHIN 5` OF ANY WALK, CURB, DRIVE, BUILDING, UTILITY OR HARDSCAPE ELEMENT SHALL RECEIVE 10` OF 24" DEEP ROOT BARRIER UNLESS OTHERWISE INDICATED.

Underground Service Alert
Call: 811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

LICENSED LANDSCAPE ARCHITECT — Robert J. Streeter — 5/6/25 — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

LANDSCAPE PLANTING LEGEND LP-00

MAJOR LAND DIVISION

THE MEADOWS PARK

FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE	JOB NUMBER
03/04/25	24-009-00

SCALE: PER PLAN | DRAFTED BY: LL | CHECKED BY: RS | SHT. 16 OF 21 SHTS.

G:\24-PROJECTS\24-009-00\LANDARCH\CDS\CD-PARK- LMD\24-009 PSHT-PARK.DWG (03-04-25 8:54:03PM) Plotted by: lincke

FOR FULL PLANTING SCHEDULE
SEE SHEET LP-00

REFERENCE ONSITE
LANDSCAPE
ARCHITECTURAL PLANS
FOR THE MEADOWS

PLANTABLE WALL - FOR PLANTING
REFERENCE DETAIL F/ LP-05

MATCHLINE - SEE LP-02

PLANTING NOTES

1. ALL SHRUB AND GROUNDCOVER AREAS (EXCLUDING LAWNS AND SLOPES OVER 3:1 SHALL BE TOP DRESSED WITH A MINIMUM OF 3" DEPTH OF 1½" MINUS SHREDDED BARK MULCH (FOREST FINES BY AGRISERVICE, INC., CONTACT (760) 295-6255) TO RETAIN SOIL MOISTURE. CONTRACTOR SHALL PROVIDE SAMPLE FOR LANDSCAPE ARCHITECTS APPROVAL.
2. CONTRACTOR SHALL COLLECT AND SUBMIT SOIL SAMPLES FROM A MINIMUM OF (4) AREAS TO THE `SOIL AND PLANT LABORATORY`, `WALLACE LABORATORIES` OR APPROVED EQUAL FOR TESTING. THE TESTS SHALL BE RUN FOR NUTRIENTS, CHEMISTRY AND TEXTURE. THE REPORT SHALL PROVIDE RECOMMENDED AMENDMENTS FOR: `SURFACE SOIL PREPARATION FOR GROUNDCOVER AND MASS PLANTING`, `TREE AND SHRUB PLANTING GUIDELINES` AND `MAINTENANCE FERTILIZATION`. THE CONTRACTOR SHALL PROVIDE A COPY OF THE REPORT TO THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL AND IS EXPECTED TO FOLLOW ALL RECOMMENDATIONS STATED IN THE REPORT.
3. ALL TREES WITHIN 5` OF ANY WALK, CURB, DRIVE, BUILDING, UTILITY OR HARDSCAPE ELEMENT SHALL RECEIVE 10` OF 24" DEEP ROOT BARRIER UNLESS OTHERWISE INDICATED.

ROOT BARRIER NOTE:
ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert
Call: **811**
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notified only those members who have facilities in the area. There could be other utilities present at the work site. The center will inform you of whom they will notify.

SCALE: 1"=10'-0"

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE
ARCHITECTURE
& PLANNING

LICENSED LANDSCAPE ARCHITECT
Robert J. Streeter
No. 5571
STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

LANDSCAPE PLANTING PLAN LP-01

MAJOR LAND DIVISION

THE MEADOWS PARK

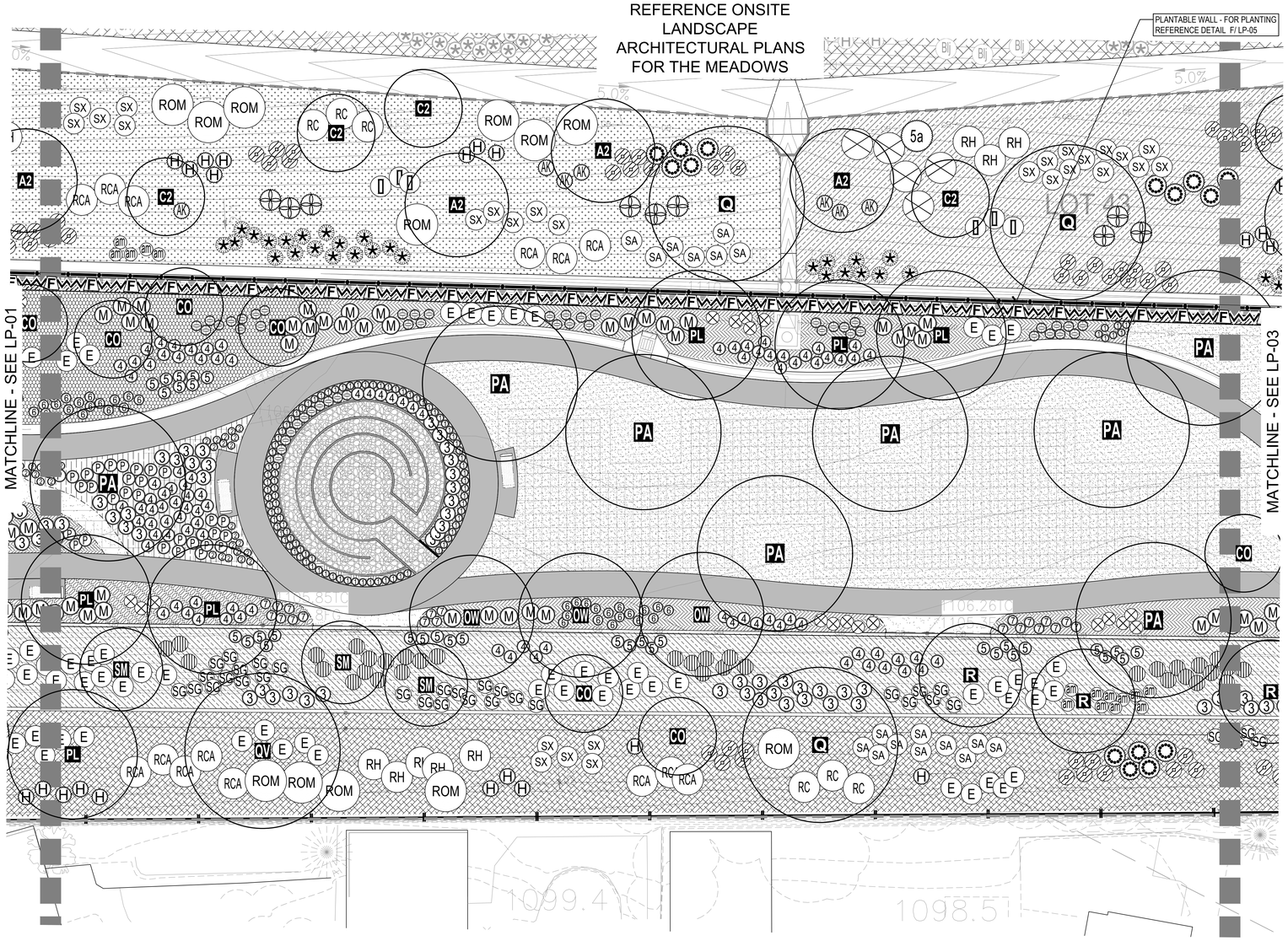
FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE	JOB NUMBER
03/04/25	24-009-00

SCALE:	DRAFTED BY: LL	SHT. 17 OF 21 SHTS.
PER PLAN	CHECKED BY: RS	

G:\24-PROJECTS\24-009-00\LANDARCH\CDS\CD-PARK- LMD\24-009 PSHT-PARK.DWG (03-04-25 8:54:17PM) Plotted by: linke

REFERENCE ONSITE
LANDSCAPE
ARCHITECTURAL PLANS
FOR THE MEADOWS



FOR FULL PLANTING SCHEDULE
SEE SHEET LP-00

ABBREVIATED PLANT SCHEDULE

SYM.	BOTANICAL NAME	COMMON NAME
TREES		
A2	ARBUTUS UNEDO	STRAWBERRY TREE SHRUB
AM	ARBUTUS X `MARINA`	ARBUTUS STANDARD
C2	CERCIS OCCIDENTALIS	WESTERN REDBUD
CO	CERCIS OCCIDENTALIS	WESTERN REDBUD
CL	CHILOPSIS L. `TIMELESS BEAUTY`	DESERT WILLOW
Ca	CHILOPSIS LINEARIS ARCUATA	DESERT WILLOW
K	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE
O2	OLEA EUROPAEA `WILSONII`	WILSON OLIVE
OW	OLEA EUROPAEA `WILSONII`	WILSON OLIVE
PA	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
PL	PRUNUS ILICIFOLIA LYONII	CATALINA CHERRY
Q	QUERCUS AGRIFOLIA	COAST LIVE OAK
QE	QUERCUS ENGLEMANNII	ENGELMANN OAK
QV	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
R	RHUS LANCEA	AFRICAN SUMAC
SM	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY

SYM.	BOTANICAL NAME	COMMON NAME
SHRUBS		
am	ACHILLEA MILLEFOLIUM	COMMON YARROW
AV	AGAVE ATTENUATA	FOXTAIL AGAVE
AK	AGAVE VILMORINIANA	OCTOPUS AGAVE
5a	AGAVE X `SHARKSKIN`	SHARKSKIN AGAVE
Auc	ALOE ARBORESCENS	TORCH ALOE
Blj	ALOE TONGAENSIS `MEDUSA`	MEDUSA MOZAMBIQUE TREE ALOE
Q	ARBUTUS UNEDO `COMPACTA`	COMPACT STRAWBERRY TREE
SA	BOUGAINVILLEA X `LA JOLLA`	BOUGAINVILLEA
SG	BOUTELOUA GRACILIS `BLONDE AMBITION`	BLONDE AMBITION BLUE GRAMA
SX	CAREX SPISSA	SAN DIEGO SEDGE
RC	CEANOTHUS G. H. `YANKEE POINT`	CALIFORNIA LILAC
RH	CISTUS X PURPUREUS	ORCHID ROCKROSE
ROM	DIETES BICOLOR	YELLOW WILD IRIS
RCA	DIETES IRIDIOIDES `VARIEGATA`	VARIEGATED FORTNIGHT LILY
SA	ENCELIA CALIFORNICA	CALIFORNIA ENCELIA
SG	FURCRAEA F. `MEDIOPICTA`	MAURITIUS HEMP
SX	HESPERALOE PARVIFLORA	RED YUCCA
[]	JUNCUS MEXICANUS	MEXICAN RUSH
	JUNCUS PATENS	CALIFORNIA GRAY RUSH
	LANTANA X `NEW GOLD`	NEW GOLD LANTANA
	LEYMUS CONDENSATUS `CANYON PRINCE`	CANYON PRINCE GIANT WILD RYE
	MIMULUS CARDINALIS	SCARLET MONKEYFLOWER
	MUHLENBERGIA C. `PINK CLOUD`	PINK MUHLY
	MUHLENBERGIA RIGENS	DEER GRASS
	PENNISETUM MESSIACUM `RED BUNNY TAILS`	RED BUNNY TAILS FOUNTAIN GRASS
	PENNISETUM S. `CUPREUM`	FOUNTAIN GRASS
	PENSTEMON H. `MARGARITA BOP`	BEARD TONGUE
	RHAMNUS CALIFORNICA	CALIFORNIA COFFEE BERRY
	RHUS INTEGRIFOLIA	LEMONADE BERRY
	ROMNEYA COULTERI	MATILIJA POPPY
	ROSA CALIFORNICA	CALIFORNIA WILD ROSE
	SALVIA APIANA	WHITE SAGE
	SALVIA MICROPHYLLA X GREGGII `EGGBEN001` TM	HEATWAVE GLITTER SAGE
	SALVIA X `ALLEN CHICKERING`	SAGE
	SALVIA X `BEE`S BLISS`	SAGE
VINE/ESPALIER		
BM	BOUGAINVILLEA X `SAN DIEGO RED`	SAN DIEGO RED BOUGAINVILLEA
FM	FICUS PUMILA	CREEPING FIG

PLANTING NOTES

1. ALL SHRUB AND GROUNDCOVER AREAS (EXCLUDING LAWNS AND SLOPES OVER 3:1 SHALL BE TOP DRESSED WITH A MINIMUM OF 3" DEPTH OF 1 ½" MINUS SHREDDED BARK MULCH (FOREST FINES BY AGRISERVICE, INC., CONTACT (760) 295-6255) TO RETAIN SOIL MOISTURE. CONTRACTOR SHALL PROVIDE SAMPLE FOR LANDSCAPE ARCHITECTS APPROVAL.
2. CONTRACTOR SHALL COLLECT AND SUBMIT SOIL SAMPLES FROM A MINIMUM OF (4) AREAS TO THE `SOIL AND PLANT LABORATORY`, `WALLACE LABORATORIES` OR APPROVED EQUAL FOR TESTING. THE TESTS SHALL BE RUN FOR NUTRIENTS, CHEMISTRY AND TEXTURE. THE REPORT SHALL PROVIDE RECOMMENDED AMENDMENTS FOR: `SURFACE SOIL PREPARATION FOR GROUNDCOVER AND MASS PLANTING`, `TREE AND SHRUB PLANTING GUIDELINES` AND `MAINTENANCE FERTILIZATION`. THE CONTRACTOR SHALL PROVIDE A COPY OF THE REPORT TO THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL AND IS EXPECTED TO FOLLOW ALL RECOMMENDATIONS STATED IN THE REPORT.
3. ALL TREES WITHIN 5` OF ANY WALK, CURB, DRIVE, BUILDING, UTILITY OR HARDSCAPE ELEMENT SHALL RECEIVE 10` OF 24" DEEP ROOT BARRIER UNLESS OTHERWISE INDICATED.

ROOT BARRIER NOTE:
ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

10 5 0 10 20 30
SCALE: 1"=10'-0"

Underground Service Alert
Call: 811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

LICENSED LANDSCAPE ARCHITECT
Robert J. Streeter
No. 5151
STATE OF CALIFORNIA
NOT FOR CONSTRUCTION
3-6-25

LANDSCAPE PLANTING PLAN LP-02

MAJOR LAND DIVISION

THE MEADOWS PARK

FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE	JOB NUMBER
03/04/25	24-009-00

SCALE:	DRAFTED BY: LL	SHT. 18 OF 21 SHTS.
PER PLAN	CHECKED BY: RS	

G:\24-PROJECTS\24-009-00\LA&ARCH\CDS\CD-PARK- LMD\24-009 PSHT-PARK.DWG (03-04-25 8:54:49PM) Plotted by: tkcke

FOR FULL PLANTING SCHEDULE
SEE SHEET LP-00

PLANTABLE WALL - FOR PLANTING
REFERENCE DETAIL F/ LP-05

MATCHLINE - SEE LP-02

REFERENCE ONSITE
LANDSCAPE
ARCHITECTURAL PLANS
FOR THE MEADOWS

ABBREVIATED PLANT SCHEDULE

SYM.	BOTANICAL NAME	COMMON NAME
TREES		
A2	ARBUTUS UNEDO	STRAWBERRY TREE SHRUB
AM	ARBUTUS X `MARINA`	ARBUTUS STANDARD
C2	CERCIS OCCIDENTALIS	WESTERN REDBUD
CO	CERCIS OCCIDENTALIS	WESTERN REDBUD
CL	CHILOPSIS L. `TIMELESS BEAUTY`	DESERT WILLOW
Ca	CHILOPSIS LINEARIS ARCUATA	DESERT WILLOW
K	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE
O2	OLEA EUROPAEA `WILSONII`	WILSON OLIVE
OW	OLEA EUROPAEA `WILSONII`	WILSON OLIVE
PA	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
PL	PRUNUS ILICIFOLIA LYONII	CATALINA CHERRY
SHRUBS		
am	ACHILLEA MILLEFOLIUM	COMMON YARROW
AV	AGAVE ATTENUATA	FOXTAIL AGAVE
AK	AGAVE VILMORINIANA	OCTOPUS AGAVE
5a	AGAVE X `SHARKSKIN`	SHARKSKIN AGAVE
Auc	ALOE ARBORESCENS	TORCH ALOE
Blj	ALOE TONGAENSIS `MEDUSA`	MEDUSA MOZAMBIQUE TREE ALOE
@	ARBUTUS UNEDO `COMPACTA`	COMPACT STRAWBERRY TREE
	BOUGAINVILLEA X `LA JOLLA`	BOUGAINVILLEA
	BOUTELOUA GRACILIS `BLONDE AMBITION`	BLONDE AMBITION BLUE GRAMA
	CAREX SPISSA	SAN DIEGO SEDGE
	CEANOTHUS G. H. `YANKEE POINT`	CALIFORNIA LILAC
	CISTUS X PURPUREUS	ORCHID ROCKROSE
	DIETES BICOLOR	YELLOW WILD IRIS
	DIETES IRIDIOIDES `VARIEGATA`	VARIEGATED FORTNIGHT LILY
	ENCELIA CALIFORNICA	CALIFORNIA ENCELIA
	FURCRAEA F. `MEDIOPICTA`	MAURITIUS HEMP
	HESPERALOE PARVIFLORA	RED YUCCA
	JUNCUS MEXICANUS	MEXICAN RUSH
	JUNCUS PATENS	CALIFORNIA GRAY RUSH
	LANTANA X `NEW GOLD`	NEW GOLD LANTANA
	LEYMUS CONDENSATUS `CANYON PRINCE`	CANYON PRINCE GIANT WILD RYE
	MIMULUS CARDINALIS	SCARLET MONKEYFLOWER
	MUHLENBERGIA C. `PINK CLOUD`	PINK MUHLY
	MUHLENBERGIA RIGENS	DEER GRASS
	PENNISETUM MESSIACUM `RED BUNNY TAILS`	RED BUNNY TAILS FOUNTAIN GRASS
	PENNISETUM S. `CUPREUM`	FOUNTAIN GRASS
	PENSTEMON H. `MARGARITA BOP`	BEARD TONGUE
RC	RHAMNUS CALIFORNICA	CALIFORNIA COFFEE BERRY
RH	RHUS INTEGRIFOLIA	LEMONADE BERRY
ROM	ROMNEYA COULTERI	MATILIJA POPPY
RCA	ROSA CALIFORNICA	CALIFORNIA WILD ROSE
SA	SALVIA APIANA	WHITE SAGE
SG	SALVIA MICROPHYLLA X GREGGII `EGGBEN001` TM	HEATWAVE GLITTER SAGE
SX	SALVIA X `ALLEN CHICKERING`	SAGE
	SALVIA X `BEE`S BLISS`	SAGE
VINE/ESPALIER		
NBM	BOUGAINVILLEA X `SAN DIEGO RED`	SAN DIEGO RED BOUGAINVILLEA
NFM	FICUS PUMILA	CREEPING FIG

PLANTING NOTES

1. ALL SHRUB AND GROUNDCOVER AREAS (EXCLUDING LAWNS AND SLOPES OVER 3:1 SHALL BE TOP DRESSED WITH A MINIMUM OF 3" DEPTH OF 1½" MINUS SHREDDED BARK MULCH (FOREST FINES BY AGRISERVICE, INC., CONTACT (760) 295-6255) TO RETAIN SOIL MOISTURE. CONTRACTOR SHALL PROVIDE SAMPLE FOR LANDSCAPE ARCHITECTS APPROVAL.
2. CONTRACTOR SHALL COLLECT AND SUBMIT SOIL SAMPLES FROM A MINIMUM OF (4) AREAS TO THE `SOIL AND PLANT LABORATORY`, `WALLACE LABORATORIES` OR APPROVED EQUAL FOR TESTING. THE TESTS SHALL BE RUN FOR NUTRIENTS, CHEMISTRY AND TEXTURE. THE REPORT SHALL PROVIDE RECOMMENDED AMENDMENTS FOR: `SURFACE SOIL PREPARATION FOR GROUNDCOVER AND MASS PLANTING`, `TREE AND SHRUB PLANTING GUIDELINES` AND `MAINTENANCE FERTILIZATION`. THE CONTRACTOR SHALL PROVIDE A COPY OF THE REPORT TO THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL AND IS EXPECTED TO FOLLOW ALL RECOMMENDATIONS STATED IN THE REPORT.
3. ALL TREES WITHIN 5` OF ANY WALK, CURB, DRIVE, BUILDING, UTILITY OR HARDSCAPE ELEMENT SHALL RECEIVE 10` OF 24" DEEP ROOT BARRIER UNLESS OTHERWISE INDICATED.

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5` OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10` LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

10 5 0 10 20 30
SCALE: 1"=10'-0"

LANDSCAPE PLANTING PLAN LP-03

MAJOR LAND DIVISION

THE MEADOWS PARK

FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Underground Service Alert
Call: 811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

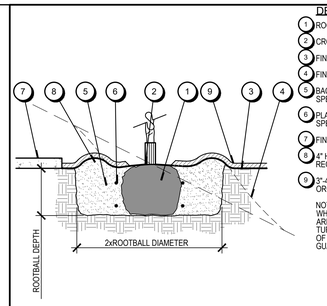
gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

LICENSED LANDSCAPE ARCHITECT
Stephen J. Street
No. 5102
3-31-25
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

PLOT DATE 03/04/25
JOB NUMBER 24-009-00
SCALE: PER PLAN
DRAFTED BY: LL
CHECKED BY: RS
SHT. 18 OF 21 SHTS.

G:\24-PROJECTS\24-009-00\LANDARCH\CDS\CD-PARK- LMD\24-009 PSHT-PARK.DWG (03-04-25 6:55:54PM) Plotted by: lloske



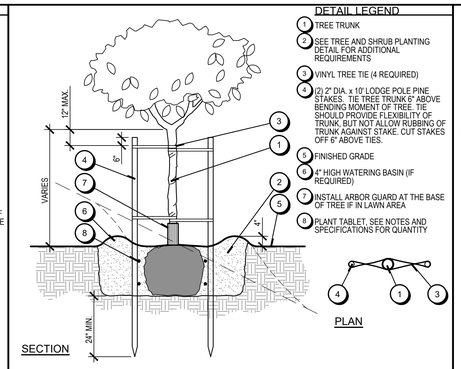
DETAIL LEGEND

1. ROOTBALL
2. CROWN 1" ABOVE FINISHED GRADE
3. FINISHED GRADE
4. FINISHED GRADE AT SLOPE
5. BACKFILL MIX, SEE NOTES AND SPECIFICATIONS
6. PLANT TABLETS, SEE NOTES AND SPECIFICATIONS FOR QUANTITY
7. FINISH SURFACE OF PAVED AREA
8. 4" HIGH WATERING BASIN (IF REQUIRED)
9. 3"-4" LAYER OF 2"-MINUS SHREDDED ORGANIC BARK MULCH

NOTE:
WHERE TREES ARE PLANTED IN TURF AREAS, CONTRACTOR SHALL REMOVE TURF A MIN. OF 12" DIA. AT THE BASE OF THE TREE. INSTALL AN ARBOR GUARD AT THE BASE OF THE TRUNK.

A TREE AND SHRUB PLANTING

SCALE: 1/2" = 1'-0" P-2400902-PLA-01

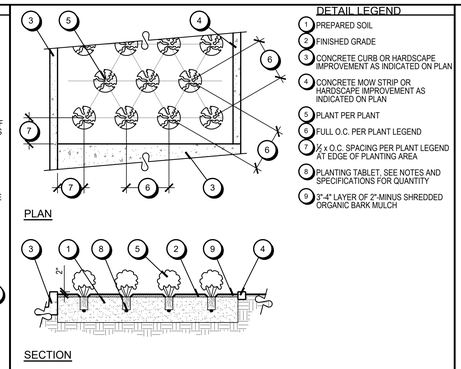


DETAIL LEGEND

1. TREE TRUNK
2. SEE TREE AND SHRUB PLANTING DETAIL FOR ADDITIONAL REQUIREMENTS
3. VINYL TREE TIE (4 REQUIRED)
4. (2) 2" DIA. x 10' LODGE POLE PINE STAKES. TIE TREE TRUNK 6" ABOVE BENDING MOMENT OF TREE. TIE SHOULD PROVIDE FLEXIBILITY OF TRUNK, BUT NOT ALLOW RUBBING OF TRUNK AGAINST STAKE. CUT STAKES OFF 6" ABOVE TIES.
5. FINISHED GRADE
6. 4" HIGH WATERING BASIN (IF REQUIRED)
7. INSTALL ARBOR GUARD AT THE BASE OF TREE IF IN LAWN AREA
8. PLANT TABLET, SEE NOTES AND SPECIFICATIONS FOR QUANTITY

B TREE DOUBLE STAKING

SCALE: 1/2" = 1'-0" P-2400902-PLA-02

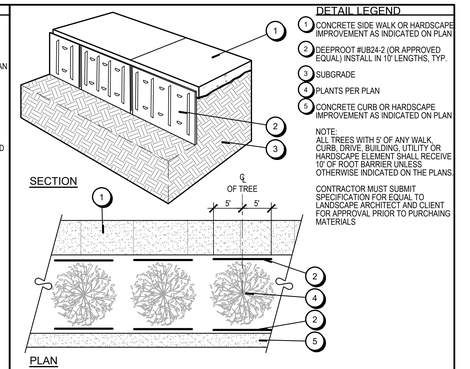


DETAIL LEGEND

1. PREPARED SOIL
2. FINISHED GRADE
3. CONCRETE CURB OR HARDSCAPE IMPROVEMENT AS INDICATED ON PLAN
4. CONCRETE MOW STRIP OR HARDSCAPE IMPROVEMENT AS INDICATED ON PLAN
5. PLANT PER PLANT
6. FULL O.C. PER PLANT LEGEND
7. ½ x O.C. SPACING PER PLANT LEGEND AT EDGE OF PLANTING AREA
8. PLANTING TABLET, SEE NOTES AND SPECIFICATIONS FOR QUANTITY
9. 3"-4" LAYER OF 2"-MINUS SHREDDED ORGANIC BARK MULCH

C GROUNDCOVER PLANTING

SCALE: 1/4" = 1'-0" P-2400902-PLA-03



DETAIL LEGEND

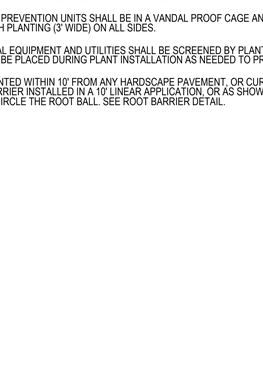
1. CONCRETE SIDE WALK OR HARDSCAPE IMPROVEMENT AS INDICATED ON PLAN
2. DEEPROOT #UB24-2 (OR APPROVED EQUAL) INSTALL IN 10' LENGTHS, TYP.
3. SUBGRADE
4. PLANTS PER PLAN
5. CONCRETE CURB OR HARDSCAPE IMPROVEMENT AS INDICATED ON PLAN

NOTE:
ALL TREES WITH 5' OF ANY WALK, CURB, DRIVE, BUILDING, UTILITY OR HARDSCAPE ELEMENT SHALL RECEIVE 10' OF ROOT BARRIER UNLESS OTHERWISE INDICATED ON THE PLANS.

CONTRACTOR MUST SUBMIT SPECIFICATION FOR EQUAL TO LANDSCAPE ARCHITECT AND CLIENT FOR APPROVAL PRIOR TO PURCHAING MATERIALS

D ROOT BARRIER

SCALE: 1/2" = 1'-0" P-2400902-PLA-04



DETAIL LEGEND

1. VINE ATTACHED TO TRELLIS W/ VINYL PLANT TIES
2. NURSERY STAKES TO BE REMOVED
3. BUILDING SURFACE
4. CROWN - 1" ABOVE FINISH GRADE
5. 4" HIGH WATERING BASIN (IF REQUIRED)
6. PLANT TABLETS
7. FINISH GRADE
8. BACKFILL MIX (SEE SPECIFICATIONS)
9. UNDISTURBED NATIVE SOIL
10. ROOTBALL

NOTE:
ALTERNATE METHOD OF ATTACHMENT. VINE SHALL BE ATTACHED TO SURFACE OF FREESTANDING MASONRY WALLS W/ CLEAR EPOXY VINE TIES. DO NOT ATTACH VINES TO BUILDING

VINES W/ NURSERY ESPALIER STAKE TO BE MOVED OUT OF ROOTBALL AND INSTALLED 6" FROM BUILDING

TOP OF WATERING BASING TO BE MIN. 6" BELOW FINISHED FLOOR OF BUILDING

E VINE PLANTING

SCALE: 1/2" = 1'-0" P-2400902-PLA-05



DETAIL LEGEND

1. TOP OF WALL
2. PLANTING CELL LOCATION
3. TRIANGULAR SPACING
4. DEPRESS PLANTING AREA TO HELP CAPTURE RAIN AND IRRIGATION WATER.
5. VERDURA WALL PER SOIL RETENTION SYSTEMS.
6. FINISH SURFACE/GRADE

PLANTING PATTERN:

10 PLANTS = A-B-C-B-A-A-B-C-B-A

- A — 4" POTS FICUS PUMILA
- B — 1 GAL. ROSMARINUS PROSTRATUS
- C — 1 GAL. BOUGAINVILLEA 'LA JOLLA'

F VERDURA WALL PLANTING LAYOUT

SCALE: N.T.S. P-2400900-PLA-58

PLANTING NOTES

1. THE PLANTING PLAN IS DIAGRAMMATIC. ALL PLANT LOCATIONS ARE APPROXIMATE. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED.
   A. QUANTITIES SHOWN ON THE PLANTING PLAN ARE APPROXIMATE AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY.
   B. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF THE DISCREPANCIES BETWEEN QUANTITIES AND SYMBOLS SHOWN.
2. LANDSCAPE CONTRACTOR SHALL APPLY AN ORGANIC CONTACT HERBICIDE, WHERE WEEDS ARE PRESENT, PER MANUFACTURERS SPECIFICATIONS A MINIMUM OF TEN (10) DAYS PRIOR TO COMMENCEMENT OF ANY PLANTING OR IRRIGATION WORK. WEEDS SHALL BE ALLOWED TO COMPLETELY DIE BACK, INCLUDING THE ROOTS BEFORE PROCEEDING WITH WORK. AS AN ALTERNATIVE WEEDS MAY ALSO BE REMOVED MANUALLY FROM THE ROOTS.
3. LANDSCAPE CONTRACTOR SHALL SUBMIT A SOIL ANALYSIS REPORT FROM AN AUTHORIZED TESTING AGENCY TO THE LANDSCAPE ARCHITECT BEFORE BEGINNING WORK. THE SOIL TEST SHALL SPECIFY ORGANIC FERTILIZERS.
4. PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND PLANTING AREAS SHALL BE THOROUGHLY SOAKED.
5. ALL AREAS TO BE PLANTED, WHICH HAVE A SLOPE OF LESS THAN 10%, SHALL BE CROSS-RIPPED TO A DEPTH OF SIX (6") INCHES AND THE FOLLOWING AMENDMENTS SPREAD EVENLY AND THOROUGHLY BLENDED IN PER 1,000 SQUARE FEET (QUANTITIES SUBJECT TO CHANGE PER SOIL ANALYSIS):
   A. 3 CUBIC YARDS NITROGEN FORTIFIED REDWOOD SHAVINGS
   B. 150LBS. GRO-POWER 5-3-1 (OR APPROVED EQUAL) ORGANIC FERTILIZER
6. EACH PLANT SHALL RECEIVE "GRO-POWER" (OR APPROVED EQUAL) PLANT TABLETS AS FOLLOWS:

A. ROOTED CUTTING/4" POT	-	(1) 7 GRAM
B. 1 GAL. CONTAINER	-	(2-3) 7 GRAM
C. 5 GAL. CONTAINER	-	(6-9) 7 GRAM
D. 15 GAL. CONTAINER	-	(12-15) 7 GRAM
E. 24" BOX TREE	-	(14-16) 7 GRAM
F. 36" & LARGER BOX TREE	-	(18-20) 7 GRAM

7. PLANT BACK FILL SHALL BE 50% SITE SOIL, AND 50% NITROGEN FORTIFIED REDWOOD SHAVINGS BY VOLUME. THE CONTRACTOR SHALL NOT USE SOILS THAT MAY BE HARMFUL TO PLANT MATERIAL.
8. PLANT PITS SHALL BE TWICE THE SIZE OF THE DESIGNATED NURSERY CONTAINER.
9. PLANT MATERIAL SHALL NOT BE ROOT BOUND. FIVE GALLON PLANTS AND LARGER SHALL HAVE BEEN GROWN IN CONTAINERS FOR A MINIMUM OF 6 MONTHS AND A MAXIMUM OF TWO YEARS.
10. PLANTS SHALL EXHIBIT HEALTHY GROWTH AND BE FREE OF DISEASES AND PESTS.
11. STAKE ALL TREES PER STANDARD DETAIL.
12. REMOVE NURSERY STAKES ON ALL VINES AND ATTACH TO ADJACENT FENCES WITH GALV. NAILS AND GREEN NURSERY TAPE OR AS SHOWN IN DETAILS.
13. REMOVE NURSERY STAKES AND TIES FROM ALL CONTAINER STOCK. MAINTAIN SIDE GROWTH ON ALL TREES.
14. PLANTS SHALL NOT BE PLACED WITHIN TWELVE (12") INCHES OF SPRINKLER HEADS.
15. SHRUBS SHOWN IN PLANT AREAS SHALL BE UNDER-PLANTED WITH GROUNDCOVER SHOWN BY ADJACENT SYMBOL, TO WITHIN 12" OF MAIN PLANT STEM.
16. LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 2% DRAINAGE AWAY FROM ALL BUILDINGS, STRUCTURES, AND WALLS. FINISHED GRADES SHALL BE SMOOTHED TO ELIMINATE PUDDLING OR STANDING WATER.
17. FINISHED GRADES SHALL BE ONE (1) INCH BELOW THE TOP OF CURBS, SILLS, AND WALKWAYS IN ALL AREAS. WHERE SOD IS LAID NEXT TO THESE IMPROVEMENTS-FINISH GRADE BEFORE LAYING SOD SHALL BE 1-1/2" BELOW THE TOP.
18. THE LANDSCAPE CONTRACTOR SHALL LEAVE SITE IN A CLEAN CONDITION, REMOVING ALL UNUSED MATERIAL, TRASH, AND TOOLS.
19. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF SIXTY (60) DAYS AFTER COMPLETION. ALL AREAS SHALL BE KEPT CLEAN, WATERED, AND WEED FREE.
20. AT COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A WALK THROUGH TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETED. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS AND SPECIFICATIONS AND MUST BE COMPLETED IN A GOOD WORKMANSHIP MANNER AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE BEGINNING OF THE MAINTENANCE PERIOD.
21. THE MAINTENANCE PERIOD SHALL INCLUDE THE FOLLOWING SCOPE OF WORK:
   A. DAILY WATERING OF ALL PLANT MATERIAL.
   B. WEEKLY MOWING OF ALL TURF AREAS.
   C. WEEDING AND REMOVAL OF ALL WEEDS FROM GROUND COVER AREAS.
   D. REPLACEMENT OF ANY DEAD, DYING, OR DAMAGED TREES, SHRUBS, OR GROUND COVERS.
   E. FILLING AND REPLANTING OF ANY LOW AREAS WHICH MAY CAUSE STANDING WATER.
   F. ADJUSTING OF SPRINKLER HEAD HEIGHT AND WATERING SYSTEM.
   G. FILLING AND RECOMPACTION OF ERODED AREAS.
   H. WEEKLY REMOVAL OF ALL TRASH, LITTER, CLIPPINGS, AND ALL FOREIGN DEBRIS.
   I. AT 120 DAYS AFTER PLANTING AND PRIOR TO THE END OF THE MAINTENANCE PERIOD, GRO-POWER/GROW-POWER PLUS (OR APPROVED EQUAL) SHALL BE APPLIED AT THE RATE OF 25 LBS. PER 1,000 SQUARE FEET TO PLANTING AREAS.
   J. AT 60 DAYS GRO-POWER HIGH NITROGEN 18-3-7 (OR APPROVED EQUAL) SHALL BE APPLIED AT THE RATE OF 25 LBS. PER 1000 SQUARE FEET TO TURF AREAS.
22. PRIOR TO END OF MAINTENANCE PERIOD, LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A FINAL WALK THROUGH. OWNER MUST ACCEPT ALL MAINTAINED AREAS IN WRITING PRIOR TO END OF MAINTENANCE PERIOD.
23. ALL GROUND COVERS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF SIXTY (60) DAYS AFTER THE COMPLETION OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE. ALL SHRUBS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF NINETY (90) DAYS AFTER COMPLETION OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE. ALL TREES SHALL BE GUARANTEED BY THE CONTRACTOR TO LIVE AND GROW IN AN ACCEPTABLE UPRIGHT POSITION FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD AND FINAL ACCEPTANCE.
24. THE CONTRACTOR, WITHIN FIFTEEN (15) DAYS OF WRITTEN NOTIFICATION BY THE LANDSCAPE ARCHITECT, SHALL REMOVE AND REPLACE ALL GUARANTEED PLANT MATERIALS, WHICH FOR ANY REASON FAIL TO MEET THE REQUIREMENTS OF THE GUARANTEE. REPLACEMENT SHALL BE MADE WITH PLANT MATERIALS AS INDICATED OR SPECIFIED ON THE ORIGINAL PLANS, AND ALL SUCH REPLACEMENT MATERIALS SHALL BE GUARANTEED AS SPECIFIED FOR THE ORIGINAL MATERIAL GUARANTEE.
25. ALL BACKFLOW PREVENTION UNITS SHALL BE IN A VANDAL PROOF CAGE AND CONCRETE PADS AND WILL BE SCREENED WITH PLANTING (3' WIDE) ON ALL SIDES.
26. ALL MECHANICAL EQUIPMENT AND UTILITIES SHALL BE SCREENED BY PLANTING. ALLOW EIGHT 5-GALLON SHRUBS PER UTILITY TO BE PLACED DURING PLANT INSTALLATION AS NEEDED TO PROVIDE REQUIRED SCREENING.
27. ALL TREES PLANTED WITHIN 10' FROM ANY HARDSCAPE PAVEMENT, OR CURBS SHALL RECEIVE A UB24-2 'DEEP ROOT' TREE ROOT BARRIER INSTALLED IN A 10' LINEAR APPLICATION, OR AS SHOWN ON PLANTING PLAN. ROOT BARRIER SHALL NOT ENCIRCLE THE ROOT BALL. SEE ROOT BARRIER DETAIL.

ROOT BARRIER NOTE:
ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert
Call: 811
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NO.	REVISIONS	DATE	BY

gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

LICENSED LANDSCAPE ARCHITECT — Robert J. Streza — 5082 — 3-4-25 — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

LANDSCAPE PLANTING DETAILS & NOTES LP-04

MAJOR LAND DIVISION

THE MEADOWS PARK

FOR RESIDENTIAL PLANNED DEVELOPMENT PURPOSES
LOCATED IN THE CITY OF SIERRA MADRE,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLOT DATE 03/04/25 | JOB NUMBER 24-009-00

SCALE: PER PLAN | DRAFTED BY: LL | CHECKED BY: RS | SHT. 20 OF 21 SHTS.

G:\24-PROJECTS\24-009-00\LANDARCH\CDS\CD-PARK- LAD\24-009 P-SUP - PARK.DWG (03-04-25 6:56:03PM) Plotted by: linzke

IRRIGATION SPECIFICATIONS

SECTION 02811

LANDSCAPE IRRIGATION

LANDSCAPING
PART 1 - GENERAL
1.1 RELATED DOCUMENTS

SECTION:
1.2 SUMMARY
A. THIS SECTION INCLUDES THE FOLLOWING:

1. TREES.
2. SHRUBS.
3. VINES.
4. PLANTS/GROUNDCOVERS.
5. SOIL AMENDMENTS.
6. FERTILIZERS AND MULCHES.
7. STAKES.
8. LANDSCAPE EDGINGS.

1.3 SUBMITTALS

A. GENERAL: SUBMIT EACH ITEM IN THIS ARTICLE ACCORDING TO THE CONDITIONS OF THE CONTRACT.

B. PRODUCT CERTIFICATES SIGNED BY MANUFACTURERS CERTIFYING THAT THEIR PRODUCTS COMPLY WITH SPECIFIED REQUIREMENTS.
1. MANUFACTURER'S CERTIFIED ANALYSIS FOR STANDARD PRODUCTS.
2. ANALYSIS FOR OTHER MATERIALS BY A RECOGNIZED LABORATORY MADE ACCORDING TO METHODS ESTABLISHED BY THE ASSOCIATION OF OFFICIAL ANALYTICAL CHEMISTS, WHERE APPLICABLE.
3. LABEL DATA SUBSTANTIATING THAT PLANTS, TREES, SHRUBS, AND PLANTING MATERIALS COMPLY WITH SPECIFIED REQUIREMENTS.

C. MATERIAL TEST REPORTS FROM QUALIFIED INDEPENDENT TESTING AGENCY INDICATING AND INTERPRETING TEST RESULTS RELATIVE TO COMPLIANCE OF THE FOLLOWING MATERIALS WITH REQUIREMENTS INDICATED.
1. ANALYSIS OF EXISTING SURFACE SOIL.
2. ANALYSIS OF IMPORTED TOPSOIL.

D. PLANTING SCHEDULE INDICATING ANTICIPATED DATES AND LOCATIONS FOR EACH TYPE OF PLANTING.

1.4 QUALITY ASSURANCE

A. INSTALLER QUALIFICATIONS: ENGAGE AN EXPERIENCED INSTALLER WHO HAS COMPLETED LANDSCAPING WORK SIMILAR IN MATERIAL, DESIGN, AND EXTENT TO THAT INDICATED FOR THIS PROJECT AND WITH A RECORD OF SUCCESSFUL LANDSCAPE ESTABLISHMENT.
1. INSTALLER'S FIELD SUPERVISION: REQUIRE INSTALLER TO MAINTAIN AN EXPERIENCED FULL-TIME SUPERVISOR ON THE PROJECT SITE DURING TIMES THAT LANDSCAPING IS IN PROGRESS.

B. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF TREES, SHRUBS AND OTHER PLANT MATERIALS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK."

C. PREINSTALLATION CONFERENCE: CONDUCT CONFERENCE AT PROJECT SITE NOTIFYING LANDSCAPE ARCHITECT, ALLOW 48 HOURS NOTICE.

1.5 DELIVERY, STORAGE, AND HANDLING

A. PACKAGED MATERIALS: DELIVER PACKAGED MATERIALS IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERING AND WHILE STORED AT SITE.

B. TREES AND SHRUBS: DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY, EXCEPT AS APPROVED BY LANDSCAPE ARCHITECT. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING DELIVERY. DO NOT DROP TREES AND SHRUBS DURING DELIVERY.

C. DELIVER TREES, SHRUBS, VINES, GROUND COVERS, AND OTHER PLANT MATERIAL AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED AFTER DELIVERY, SET PLANTING MATERIALS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
1. DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING.
2. WATER ROOT SYSTEMS OF TREES, SHRUBS AND VINES AND OTHER PLANT MATERIALS STORED ON SITE WITH A FINE-MIST SPRAY. WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS IN A MOIST CONDITION.

1.6 PROJECT CONDITIONS

A. UTILITIES: DETERMINE LOCATION OF ABOVE GRADE AND UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER WHICH WILL AVOID DAMAGE. HAND EXCAVATE, AS REQUIRED. MAINTAIN GRADE STAKES UNTIL REMOVAL IS MUTUALLY AGREED UPON BY PARTIES CONCERNED.

B. EXCAVATION: WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS, NOTIFY LANDSCAPE ARCHITECT BEFORE PLANTING.

1.7. COORDINATION AND SCHEDULING

A. COORDINATE INSTALLATION OF PLANTING MATERIALS DURING NORMAL PLANTING SEASONS FOR EACH TYPE OF PLANT MATERIAL REQUIRED.

1.8 WARRANTY

A. GENERAL WARRANTY: THE SPECIAL WARRANTY SPECIFIED IN THIS ARTICLE SHALL NOT DEPRIVE THE OWNER OF OTHER RIGHTS THE OWNER MAY HAVE UNDER OTHER PROVISIONS OF THE CONTRACT DOCUMENTS AND SHALL BE IN ADDITION TO, AND RUN CONCURRENT WITH, OTHER WARRANTIES MADE BY THE CONTRACTOR UNDER REQUIREMENTS OF THE CONTRACT DOCUMENTS.

B. SPECIAL WARRANTY: WARRANT THE FOLLOWING LIVING PLANTING MATERIALS FOR A PERIOD OF ONE YEAR FOR TREES AND 90 DAYS FOR SHRUBS, GROUNDCOVER AND PLANTS, AFTER DATE OF SUBSTANTIAL COMPLETION, AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT, OR ABUSE BY OWNER, ABNORMAL WEATHER CONDITIONS UNUSUAL FOR WARRANTY PERIOD, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.

C. REMOVE AND REPLACE DEAD PLANTING MATERIALS IMMEDIATELY UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON.

D. REPLACE PLANTING MATERIALS THAT ARE MORE THAT 25 PERCENT DEAD OR IN AN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD.

1.9 TREE, SHRUB AND VINE MAINTENANCE

A. MAINTAIN TREES, SHRUBS AND VINES BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES, AND RESETTING TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. RESTORE OR REPLACE DAMAGED TREE WRAPPINGS. MAINTAIN TREES AND SHRUBS FOR THE FOLLOWING PERIOD:
1. MAINTENANCE PERIOD: 3 MONTHS FOLLOWING SUBSTANTIAL COMPLETION.

PART 2 - PRODUCTS

2.1 TREE, SHRUB AND VINE MATERIAL

A. GENERAL: FURNISH NURSERY-GROWN TREES AND SHRUBS CONFORMING TO ANSI Z60.1, WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY-BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFEATS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.

B. GRADE: PROVIDE TREES AND SHRUBS OF SIZES AND GRADES CONFORMING TO ANSI Z60.1 FOR TYPE OF TREES AND SHRUBS REQUIRED. TREES AND SHRUBS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO ARCHITECT, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.

C. LABEL AT LEAST 1 TREE AND 1 SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.

2.2 SHADE AND FLOWERING TREES

A. SHADE TREES: SINGLE-STEM TREES WITH STRAIGHT TRUNK, WELL-BALANCED CROWN, AND INTACT LEADER, OF SIZE INDICATED, CONFORMING TO ANSI Z60.1 FOR TYPE OF TREES REQUIRED.
1. BRANCHING HEIGHT: 1/2 OF TREE HEIGHT.

B. SMALL TREES: SMALL UPRIGHT OR SPREADING TYPE, BRANCHED OR PRUNED NATURALLY ACCORDING TO SPECIES AND TYPE, AND WITH RELATIONSHIP OF CALIPER, HEIGHT, AND BRANCHING RECOMMENDED BY ANSI Z60.1, AND STEM FORM AS FOLLOWS:
1. FORM: MULTISTEM, CLUMP, WITH 2 OR MORE MAIN STEMS.

C. CONTAINER-GROWN TREES WILL MEET ANSI Z60.1 LIMITATIONS FOR CONTAINER STOCK.

2.3 BROADLEAF EVERGREENS

A. FORM AND SIZE: NORMAL-QUALITY, WELL-BALANCED, BROADLEAF EVERGREENS, OF TYPE, HEIGHT, SPREAD, AND SHAPE REQUIRED, CONFORMING TO ANSI Z60.1.

2.4 PLANTS/GROUNDCOVERS

A. SEED: PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSTS OF NORTH AMERICA. PROVIDE SEED MIXTURE COMPOSED OF SEED SPECIES, PROPORTIONS AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED, AS SPECIFIED IN THE "SCHEDULE OF SEED MIXTURES" INDICATED ON PLANS.

B. PROVIDE GROUND COVER PLANTS ESTABLISHED AND WELL ROOTED IN FLAT REMOVABLE CONTAINERS AND WITH NOT LESS THAN THE MINIMUM NUMBER AND LENGTH OF RUNNERS REQUIRED BY ANSI Z60.1 FOR THE POT SIZE SHOWN OR LISTED.

2.5 TURF

A. THE SOD SHALL CONSIST OF LIVE, GROWING, MATURE GRASS AS SPECIFIED ON THE PLANTING LEGEND OBTAINED FROM A LOCAL REPUTABLE SOD FARM. THE SOD SHALL BE CUT FROM THE FIELD WITH A MINIMUM OF ONE-HALF INCH OF SOIL THAT COMPLETELY COVERS THE ROOTS OF THE SOD. THE SOD SHALL HAVE A HEALTHY, VIRILE ROOT SYSTEM OF DENSE, THICKLY MATTED ROOTS THROUGHOUT.

B. THE SOD SHALL ARRIVE VIGOROUS AND HAVE A LUSH APPEARANCE. UNIFORM TEXTURE AND DARK-GREEN COLOR THROUGHOUT WITH NO DEAD OR DRY EDGES.

C. THE SOD SHALL BE SUFFICIENTLY DENSE TO BEAR HANDLING AND PLACEMENT WITHOUT TEARING.

D. THE SOD SHALL BE FREE OF DISEASE AND HARMFUL INSECTS, OBNOXIOUS WEEDS OR OTHER GRASSES AND SHALL NOT CONTAIN ANY OTHER MATTER DELETERIOUS TO ITS GROWTH OR WHICH MIGHT AFFECT ITS SUBSISTENCE OR HARDINESS WHEN TRANSPLANTED.

2.5 SOIL AMENDMENTS

A. LIME: ASTM C 602, CLASS T, AGRICULTURAL LIMESTONE CONTAINING A MINIMUM 80 PERCENT CALCIUM CARBONATE EQUIVALENT, WITH A MINIMUM 99 PERCENT PASSING A NO. 8 (2.36 MM) SLEEVE AND A MINIMUM 75 PERCENT PASSING A NO. 60 (250 MICROMETER) SLEEVE.
1. PROVIDE LIME IN THE FORM OF DOLOMITIC LIMESTONE.

B. ALUMINUM SULFATE: COMMERCIAL GRADE, UNADULTERATED.

C. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED SAND, FREE OF TOXIC MATERIALS.

D. PERLITE: HORTICULTURAL PERLITE, SOIL AMENDMENT GRADE.

E. PEAT HUMUS: FINELY DIVIDED OR GRANULAR TEXTURE, WITH A PH RANGE OF 6 TO 7.5, COMPOSED OF PARTIALLY DECOMPOSED MOSS PEAT (OTHER THAN SPHAGNUM), PEAT HUMUS, OR REED-SEDGE PEAT.

F. PEAT HUMUS: FOR ACID-TOLERANT TREES AND SHRUBS, PROVIDE MOSS PEAT, WITH A PH RANGE OF 3.2 TO 4.5, COARSE FIBROUS TEXTURE, MEDIUM-DIVIDED SPHAGNUM MOSS PEAT OR REED-SEDGE PEAT.

G. SAWDUST OR GROUND-BARK HUMUS: DECOMPOSED, NITROGEN-TREATED, OF UNIFORM TEXTURE, FREE OF CHIPS, STONES, STICKS, SOIL, OR TOXIC MATERIALS
1. WHEN SITE TREATED, MIX WITH AT LEAST 0.15 LB (2.4 KG) OF AMMONIUM NITRATE OR 0.25 LB (4 KG) OF AMMONIUM SULFATE PER CU. FT. (CU. M) OF LOOSE SAWDUST OR GROUND BARK.

H. MANURE: WELL-ROTTED, UNLEACHED STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS; FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WELL SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.

I. HERBICIDES: EPA REGISTERED AND APPROVED, OF TYPE RECOMMENDED BY MANUFACTURER.

J. WATER: AS PROVIDED BY LOCAL WATER PURVEYOR.

2.6 FERTILIZER

A. BONEMEAL: COMMERCIAL, RAW, FINELY GROUND; MINIMUM OF 4 PERCENT NITROGEN AND 20 PERCENT PHOSPHORIC ACID.

B. SUPERPHOSPHATE: COMMERCIAL, PHOSPHATE MIXTURE, SOLUBLE; MINIMUM OF 20 PERCENT AVAILABLE PHOSPHORIC ACID.

C. COMMERCIAL FERTILIZER: COMMERCIAL-GRADE COMPLETE FERTILIZER OF NEUTRAL CHARACTER, CONSISTING OF FAST- AND SLOW-RELEASE NITROGEN, 50 PERCENT DERIVED FROM NATURAL ORGANIC SOURCES OR UREA-FORM, PHOSPHOROUS, AND POTASSIUM IN THE FOLLOWING COMPOSITION:
1. COMPOSITION: 1 LB PER 1000 SQ. FT. (0.5 KG PER 100 SQ. M) OF ACTUAL NITROGEN, 4 PERCENT PHOSPHOROUS, AND 2 PERCENT POTASSIUM, BY WEIGHT.
2. COMPOSITION: NITROGEN, PHOSPHOROUS, AND POTASSIUM IN AMOUNTS RECOMMENDED IN SOIL REPORTS FROM A QUALIFIED SOIL-TESTING AGENCY.

D. SLOW-RELEASE FERTILIZER: GRANULAR FERTILIZER CONSISTING OF 50 PERCENT WATER-INSOLUBLE NITROGEN, PHOSPHOROUS, AND POTASSIUM IN THE FOLLOWING COMPOSITION:
1. COMPOSITION: 5 PERCENT NITROGEN, 10 PERCENT PHOSPHOROUS, AND 5 PERCENT POTASSIUM, BY WEIGHT.
2. COMPOSITION: 20 PERCENT NITROGEN, 10 PERCENT PHOSPHOROUS, AND 10 PERCENT POTASSIUM, BY WEIGHT.
3. COMPOSITION: NITROGEN, PHOSPHOROUS, AND POTASSIUM IN AMOUNTS RECOMMENDED IN SOIL REPORTS FROM A QUALIFIED SOIL-TESTING AGENCY.
4. 'AGRIFORM' (OR EQUAL) PLANTING TABLETS SHALL BE TIGHTLY COMPRESSED, LONG-LASTING AND SLOW-RELEASE. WEIGHTS OF 5, 10, AND 21 GRAMS LISTED IN THE GUARANTEED ANALYSIS.

2.7 MULCHES

A. ORGANIC MULCH: ORGANIC MUCH, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, CONSISTING OF ONE OF THE FOLLOWING:
1. TYPE: GROUND OR SHREDDED BARK.

B. PEAT MULCH: PROVIDE PEAT MOSS IN NATURAL, SHREDDED, OR GRANULATED FORM, OF FINE TEXTURE, WITH A PH RANGE OF 4 TO 6 AND A WATER-ABSOBING CAPACITY OF 1100 TO 2000 PERCENT.

C. FIBER MULCH: BIODEGRADABLE DYED-WOOD CELLULOSE-FIBER MULCH, NONTOXIC, FREE OF PLANT GROWTH- OR GERMINATION-INHIBITORS, WITH MAXIMUM MOISTURE CONTENT OF 15 PERCENT AND A PH RANGE OF 4.5 TO 6.5.

D. INSTALL 3" DEPTH OF MULCH IN ALL NON-TURF PLANTING AREAS LESS STEEP THAN 3:1.

2.8 MISCELLANEOUS LANDSCAPE MATERIALS

A. STAKES

1. UPRIGHT STAKES: ROUGH-SAWN, SOUND, NEW HARDWOOD, REDWOOD, OR PRESSURE-PRESERVATIVE-TREATED SOFTWOOD, FREE OF KNOTS, HOLES, CROSS GRAIN, AND OTHER DEFECTS, 2 INCHES DIAMETER BY LENGTH INDICATED, POINTED AT ONE END.
2. HOSE CHAFING GUARD: REINFORCED RUBBER OR PLASTIC HOSE AT LEAST 1/2 INCH (13 MM) IN DIAMETER, BLACK, CUT TO LENGTHS REQUIRED TO PROTECT TREE TRUNKS DAMAGE.

B. HERBICIDES AND INSECTICIDES

1. ALL JOB SITE PESTICIDE APPLICATION SHALL BE MADE BY PERSONNEL CAPABLE OF IDENTIFYING THE PEST SPECIES TO BE CONTROLLED, KNOWLEDGEABLE OF CONTROL TECHNIQUES AND ABLE TO APPLY PESTICIDES AT PRESCRIBED DOSAGES AND RATES OF APPLICATION, AS REQUIRED TO ACHIEVE THE REQUIRED CONTROL UNDER THE JOB SITE CONDITIONS, WITHOUT DANGER TO PEOPLE, PETS, OR OTHER NON-TARGET ANIMALS OR VEGETATION.

C. ROOT BARRIER

1. ROOT BARRIERS ARE TO BE USED ON ALL TREES WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT OR LIGHT FIXTURE. USE DEEP ROOT LB-24-2 INTERLOCKING LINEAR BARRIER OF LENGTH AND DEPTH AS INDICATED ON THE DRAWINGS.

D. ARBOR GUARD

1. INSTALL TREE TRUNK PROTECTOR FOR ALL TREES INSTALLED IN LAWN AREAS. TRUNK PROTECTOR SHALL ENCIRCLE ENTIRE BASE OF TREE TRUNK TO A HEIGHT OF 9" ABOVE FINISH GRADE. TRUNK PROTECTOR SHALL BE MADE OF A HARD PLASTIC MATERIAL TO PREVENT DAMAGE FROM WEED WHIPPERS AND LAWN MOWERS. PROTECTORS SHALL HAVE HOLES TO ALLOW THE TREE TRUNK TO BREATHE AND PREVENT MOLD.

E. TREE TIES

1. TREE TIES SHALL BE MADE OF BLACK VINYL MATERIAL WHICH AND SHALL CONFORM TO ASTM-D-412 STANDARDS FOR TENSILE AND ELONGATION STRENGTH. TIES ARE TO BE SECURED TO TREE STAKE USING A GALVANIZED NAIL.

PART 3 - EXECUTION

3.1 EXAMINATION

A. EXAMINE AREAS TO RECEIVE LANDSCAPING FOR COMPLIANCE WITH REQUIREMENTS AND FOR CONDITIONS AFFECTING PERFORMANCE OF WORK OF THIS SECTION. DO NOT PROCEED WITH INSTALLATION UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

3.2 WEED ABATEMENT

A. UPON THE COMPLETION OF THE IRRIGATION SYSTEM AND AFTER ALL EXISTING WEEDS AND GROWTH HAVE BEEN REMOVED FROM THE PLANTING AREA, PERFORM THE FOLLOWING WEED ABATEMENT PROGRAM. WATER ALL AREAS FOUR (4) TIMES DAILY FOR TWENTY-ONE (21) CONSECUTIVE DAYS AND UNTIL WEED SEEDS HAVE GERMINATED. CEASE WATERING FOR THREE (3) DAYS. APPLY A NON-SELECTIVE HERBICIDE (ROUND-UP) PER MANUFACTURER'S RECOMMENDATIONS TO ERADICATE THE GERMINATED WEEDS. ALLOW HERBICIDE TO KILL ALL WEEDS. RAKE OR HOE OFF ALL DEAD WEEDS TO A DEPTH OF 1/4 INCH BELOW THE SURFACE OF THE SOIL. IF PERENNIAL WEEDS OR GRASSES STILL EXIST, REWATER FOUR (4) TIMES DAILY FOR FOURTEEN (14) CONSECUTIVE DAYS UNTIL NEW GROWTH APPEARS. REAPPLY A HERBICIDE WITH A DYE INDICATOR. REMOVE WEEDS AFTER HERBICIDE HAS HAD SUFFICIENT TIME TO KILL.

3.3 PREPARATION

A. LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS. STAKE LOCATIONS, OUTLINE AREAS, AND SECURE ARCHITECTS ACCEPTANCE BEFORE THE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS MAY BE REQUIRED.

3.4 PLANTING SOIL PREPARATION

A. MIX SOIL AMENDMENTS AND FERTILIZERS WITH SITE SOIL AT RATES INDICATED. DELAY MIXING FERTILIZER IF PLANTING DOES NOT FOLLOW PLACING OF PLANTING SOIL WITHIN A FEW DAYS. AMENDMENTS WILL BE MODIFIED FROM THOSE NOTED BASED ON SOILS REPORTS PERFORMED BY CONTRACTOR MIN. (3).

B. FOR TREE PIT OR TRENCH BACKFILL, MIX PLANTING SOIL BEFORE BACKFILLING AND STOCKPILE AT SITE.

C. FOR PLANTING BEDS, MIX PLANTING SOIL EITHER PRIOR TO PLANTING OR APPLY ON SURFACE OF TOPSOIL AND MIX THOROUGHLY BEFORE PLANTING.

D. PLANT BACKFILL SHALL BE PER SOIL TEST PERFORMED BY A SOIL TESTING LABORATORY PRE-APPROVED BY THE CITY OF SIERRA MADRE. THE TEST SHALL INDICATE BUT NOT BE LIMITED TO THE FOLLOWING:
a. ORGANIC MATTER CONTENT
b. N, P, K
c. PH
d. EC
e. SOIL TEXTURE (SILT, SLAY, SAND)
f. RECOMMENDATIONS FOR AMENDMENTS, LEACHING AND MAINTENANCE FERTILIZATIONS.

THE RESULTS AND RECOMMENDATIONS OF THE SOIL TESTING LABORATORY SHALL BE SUBMITTED TO AND APPROVED BY THE CITY OF SIERRA MADRE. THE APPROVED RECOMMENDATIONS FOR AMENDMENTS AND BACKFILL SHALL BE INCORPORATED INTO THE LANDSCAPE PLANS PRIOR TO THE START OF CONSTRUCTION AND SHALL BECOME PART OF THE APPROVED PLANS. PRODUCTS SPECIFIED BY PRODUCT NAME BY THE SOIL LAB, IN THE RECOMMENDATIONS MAY BE SUBSTITUTED WITH 'OR EQUAL' PRODUCTS APPROVED BY THE CITY OF SIERRA MADRE.

3.5 GROUND COVER AND PLANTING BED PREPARATION

A. LOOSEN SUBGRADE OF PLANTING BED AREAS TO A MINIMUM DEPTH OF 6 INCHES (150 MM). REMOVE STONES LARGER THAN 1-1/2 INCHES 938 MM) IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATERIALS.

B. SPREAD PLANTING SOIL MIXTURE TO DEPTH REQUIRED TO MEET THICKNESS, GRADES, AND ELEVATIONS SHOWN AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. PLACE SOIL MIXTURE IN TWO (2) LIFTS AND INSURE PROPER COMPACTION OF PLANTING BEDS.

C. EACH PLANT SHALL RECEIVE ONE (1) 5 GRAM 'AGRIFORM' (OR EQUAL) PLANT TABLET.

3.6 EXCAVATION FOR TREES AND SHRUBS

A. PITS AND TRENCHES: EXCAVATE WITH VERTICAL SIDES AND WITH BOTTOM OF EXCAVATION SLIGHTLY RAISED AT CENTER TO ASSIST DRAINAGE. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION.
1. CONTAINER-GROWN TREES AND SHRUBS: EXCAVATE TO TWICE CONTAINER WIDTH, AND TO DEPTH OF ROOTBALL IN CONTAINER.
1. EXCAVATION AND PLANTING OF TREES SHALL BE COMPLETED PRIOR TO INSTALLATION OF DRAIN LINE.

B. OBSTRUCTIONS: NOTIFY LANDSCAPE ARCHITECT IF UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO TREES OR SHRUBS ARE ENCOUNTERED IN EXCAVATIONS.
1. HARDPAN LAYER: DRILL 6-INCH- (150 MM-) DIAMETER HOLES INTO FREE-DRAINING STRATA OR TO A DEPTH OF 10 FEET (3 M), WHICHEVER IS LESS, AND BACKFILL WITH FREE-DRAINING MATERIAL.

C. DRAINAGE: NOTIFY LANDSCAPE ARCHITECT IF SUBSOIL CONDITIONS EVIDENCE UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PITS.

D. FILL EXCAVATIONS WITH WATER AND ALLOW TO PERCOLATE OUT, BEFORE PLACING SETTING LAYER AND POSITIONING TREES AND SHRUBS.

3.7 PLANTING TREES, SHRUBS AND VINES

A. SET CONTAINER-GROWN STOCK PLUMB AND IN CENTER OF PIT OR TRENCH WITH TOP OF BALL LEVEL TO ADJACENT FINISH GRADES AS INDICATED.
1. CAREFULLY REMOVE CONTAINERS SO AS NOT TO DAMAGE ROOT BALLS.
2. PLACE BACKFILL AROUND BALL IN LAYERS, TAMPING TO SETTLE BACKFILL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PIT IS APPROXIMATELY 1/2 BACKFILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE IS ABSORBED. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF BACKFILL.

B. DISH AND TAMP TOP OF BACKFILL TO FORM A 3-INCH- (75-MM-) HIGH MOUND AROUND THE RIM OF THE PIT. DO NOT COVER TOP OF ROOT BALL WITH BACKFILL.

3.8 TREE, SHRUB AND VINE PRUNING

A. PRUNE, THIN, AND SHAPE TREES AND SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICE. PRUNE TREES TO RETAIN REQUIRED HEIGHT AND SPREAD. UNLESS OTHERWISE DIRECTED BY ARCHITECT, DO NOT CUT TREE LEADERS; REMOVE ONLY INJURED OR DEAD BRANCHES FROM FLOWERING TREES. PRUNE SHRUBS TO RETAIN NATURAL CHARACTER. SHRUB SIZES INDICATED ARE SIZE AFTER PRUNING. VINES ARE TO BE ALLOWED TO SPREAD/CLIMB AND SHOULD NOT BE PRUNED BACK HEAVILY.

3.9 TREE AND SHRUB STAKING

A. UPRIGHT STAKING AND TYING: STAKE TREES OF 15 GALLON AND LARGER, USE A MINIMUM OF 2 STAKES OF LENGTH REQUIRED TO PENETRATE AT LEAST 24 INCHES BELOW BOTTOM OF BACKFILLED EXCAVATION AND TO EXTEND AT LEAST 72 INCHES ABOVE GRADE. SET VERTICAL STAKES AND SPACE TO AVOID PENETRATING BALLS OR ROOT MASSES. SUPPORT TREES WITH 2 STANDS OF TIE WIRE ENCASED IN HOSE SECTIONS AT CONTACT POINTS WITH TREE TRUNK. STAKING AND TYING OF TREE IS NOT INTENDED TO IMMOBILIZE TREE. INSTALL TO ALLOW SLACK IN TIES, AVOIDING RIGID RESTRAINT OF TREE.

3.10 VINE TYING

A. STANDARD NURSERY STAKE SHALL BE REMOVED FROM ALL VINES AND THE VINES SHALL BE TRAINED AND FASTENED TO THE WALLS/FENCES AS DIRECTED BY THE LANDSCAPE ARCHITECT.

B. USE STANDARD GREEN PLANT TIE TAPE TO TIE TRAIN VINE TO TRELLIS OR FENCE

C. PLANT ANCHOR KITS MAY BE USED ON MASONRY SURFACES. KIT SHALL CONSIST OF ANCHOR CAP, GLUE AND PLANT TIE.

3.11 PLANTING PLANTS

A. SPACE PLANTS AS INDICATED ON DRAWINGS.

B. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS, AND BACKFILL WITH PLANTING SOIL. WORK SOIL AROUND ROOTS TO ELIMINATE AIR POCKETS AND LEAVE A SLIGHT SAUCER INDENTATION AROUND PLANTS TO HOLD WATER. WATER THOROUGHLY AFTER PLANTING, TAKING CARE NOT TO COVER PLANT CROWNS WITH WET SOIL.

3.12 TURF INSTALLATION

A. SOIL PREPARATION
1. PRIOR TO PLANTING SOD, REMOVE ALL ROCKS AND DEBRIS, ERADICATE AND PHYSICALLY REMOVE ALL VEGETATION AND WEEDS, DEAD OR ALIVE. FROM THE SITE.
2. ROTOTILL OR SPADE THE AREA TO A DEPTH OF 4 TO 6 INCHES. ELIMINATE DRAINAGE PROBLEMS BY HAVING SOIL SLOPE AWAY FROM FOUNDATIONS, ETC.
3. INCORPORATE ORGANIC MATTER (HUMUS, REDWOOD, SAND, ETC.), GYPSUM, LIME AND FERTILIZER AS RECOMMENDED BY AN APPROVED SOILS REPORT TO A DEPTH OF 3 TO 4 INCHES. IN THE DESERT SOUTHWEST, INCORPORATE SOIL AMENDMENTS INTO THE TOP 2 TO 4 INCHES OF THE SOIL PROFILE.
4. RAKE AND SMOOTH THE SOIL, REMOVING ROCKS, ROOTS, AND LARGE CLODS. ROLL THE AREA LIGHTLY WITH A LAWN ROLLER 1/3 FULL OF WATER, LEAVING THE GRADE 1 INCH BELOW FINISH GRADE.
5. WATER THE PREPARED AREA TO A DEPTH OF 6 INCHES TO SETTLE SOIL AND PROVIDE A MOIST BASE FOR TURF.

B. SODDING
1. PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE TESTED AND FULLY FUNCTIONAL.
2. SOD SHALL BE HARVESTED WITHIN 24 HOURS PRIOR TO DELIVERY AND PLANTED WITHIN THREE DAYS AFTER HARVEST.
3. INSTALL SOD IMMEDIATELY UPON DELIVERY. IN HOT WEATHER, PROTECT UNLAID SOD BY PLACING STACKS IN SHADE, COVERING WITH MOIST BURLAP SACKING AND SPRINKLING.
4. BEGIN INSTALLING SOD ALONG THE LONGEST STRAIGHT LINE. SUCH AS A DRIVEWAY OR SIDEWALK. BUTT AND PUSH EDGES AND ENDS AGAINST EACH OTHER TIGHTLY, WITHOUT STRETCHING. AVOID GAPS OR OVERLAPS. STAGGER THE JOINTS IN EACH ROW IN A BRICK-LIKE FASHION. USING A LARGE SHARP KNIFE TO TRIM CORNERS, ETC. AVOID LEAVING SMALL STRIPS AT OUTER EDGES AS THEY WILL NOT RETAIN MOISTURE. ON SLOPES, LAY THE TURF PIECES HORIZONTALLY ACROSS THE SLOPE. ON 2:1 SLOPES OR GREATER, STAKE SOD TO HOLD IN PLACE WITH 1/2" X 1" X 12" PEGS AT TWO-FOOT SPACINGS. TO AVOID CAUSING INDENTATIONS OR AIR POCKETS, AVOID WALKING OR KNEELING ON THE TURF WHILE IT IS BEING INSTALLED OR JUST AFTER WATERING. DO NOT LAY WHOLE LAWN BEFORE WATERING. WHEN A CONVENIENTLY LARGE AREA HAS BEEN SODDED, WATER LIGHTLY TO PREVENT DRYING.
5. AFTER INSTALLING THE TURF, ROLL THE ENTIRE AREA TO IMPROVE TURF-TO-SOIL CONTACT AND REMOVE AIR POCKETS.
6. BEGIN WATERING WITHIN 30 MINUTES OF INSTALLATION.

3.13 MULCHING

A. MULCH BACKFILLED SURFACES OF PITS, TRENCHES, PLANTED AREAS, AND OTHER AREAS INDICATED. 3" LAYER SHALL BE INSTALLED IN SHRUB AREA WITH GRADE LESS THAN 3:1. SUBMIT SAMPLE TO CITY INSPECTOR FOR APPROVAL.

3.14 CLEANUP AND PROTECTION

A. DURING LANDSCAPING, KEEP PAVEMENTS CLEAN AND WORK AREA IN AN ORDERLY CONDITION.

B. PROTECT LANDSCAPING FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED LANDSCAPE WORK AS DIRECTED.

3.15 DISPOSAL OF SURPLUS AND WASTE MATERIALS

A. DISPOSAL: REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING EXCESS SUBSOIL, UNSUITABLE SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF IT OFF THE OWNER'S PROPERTY.

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. RO

Bailey Canyon Estates

Sierra Madre, CA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

Exterior Color Scheme Binder

Michelle Bridges
Architectural Colors, Inc.

4.23.2025 Color Scheme binder for REVIEW

Bailey Canyon Estates

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

4.23.2025 Renamed/ Renumbered schemes / Updated project name/ brick 3MO & 1CS changed
3.13.2025 MBACI updated callouts per Toll request
3.10.2025 MBACI Reuse/ Reconfigure / Toll colors & MBACI schemes

COLOR SCHEME #/ COLOR APPLICATION		1MO	2M0	3MO
ROOF MATERIAL FLAT ROOF		TPO OR EQUAL	TPO OR EQUAL	TPO OR EQUAL
METAL ROOF		DARK BRONZE	MEDIUM BRONZE	ZINC GRAY
STUCCO BODY/ TRIM		SW 7010 WHITE DUCK	SW 7050 USEFUL GRAY	SW 7005 PURE WHITE
FASCIA / EAVES METAL AWNINGS		SW 7020 BLACK FOX	SW 7020 BLACK FOX	SW 7020 BLACK FOX
GARAGE DOORS		SW 7048 URBANE BRONZE	SW 7048 URBANE BRONZE	SW 7048 URBANE BRONZE
ENTRY DOORS		ONYX	ONYX	ONYX
STONE VENEER / DRYSTACK INSTALLATION		6" SPLIT LIMESTONE CREAM	6" SPLIT LIMESTONE WHITE	6" SPLIT LIMESTONE SUMMIT GRAY
THIN BRICK VENEER / MORTAR COLOR		WIRECUT BRICK - WOLF GREY OBP MISTY COVE	WIRECUT BRICK - ICEBERG OBP SNOW WHITE	WIRECUT BRICK - ICEBERG OBP SNOW WHITE

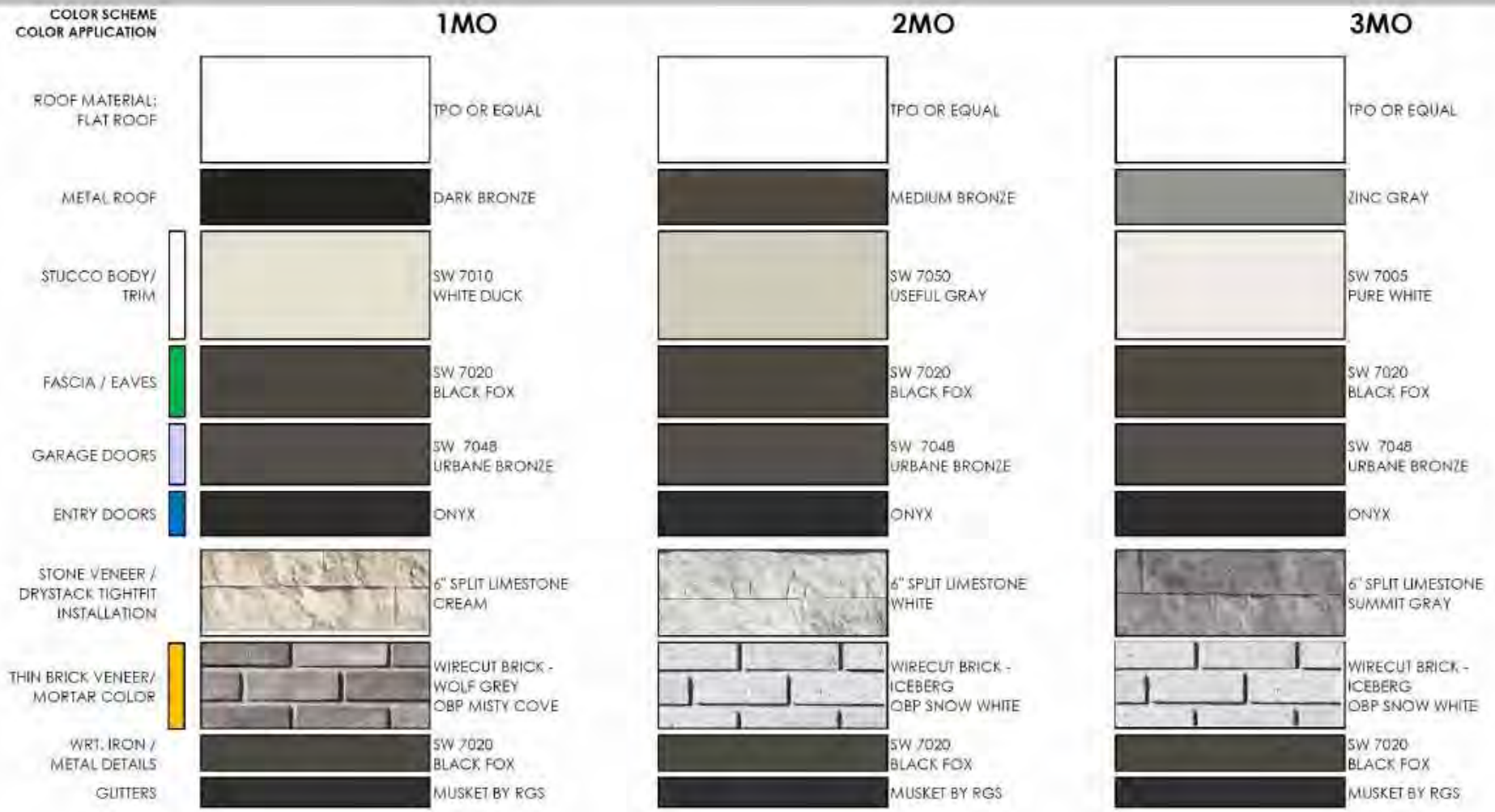
PAINT/ STUCCO: SHERWIN WILLIAMS PAINT - FLAT FINISH ON STUCCO / STUCCO FINISH= 16/20 SAND
CONCRETE ROOFING: EAGLE ROOFING OR EQUAL
METAL ROOF: TAYLOR MADE OR EQUAL
MASONRY VENEER: CORONADO STONE & THIN BRICK OR EQUAL
MORTAR GROUT: ORCO BLEND PRODUCTS (OBP MAC PLUS) OR EQUAL
RAIN GUTTERS: RGS - MUSKET COLOR OR EQUAL
ALL METAL: SHERWIN WILLIAMS PAINT - SW 7020 BLACK FOX - EGGSHELL FINISH
ENTRY DOORS: THERMA TRU CLASSIC CRAFT
GARAGE DOORS WAYNE DALTON OR EQUAL
WINDOWS: BLACK BY BUILDER
Exterior Sheet Metal Flashing, Vents, Utility Box, Garage Exit Doors & Jamb to be painted adjacent field color

MO - Modern Elevations

EXTERIOR COLORS & MATERIALS
MICHELLE BRIDGES ARCHITECTURAL COLORS, INC.

Bailey Canyon Estates - Sierra Madre, CA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



PAINT/ STUCCO: SHERWIN WILLIAMS PAINT - FLAT FINISH ON STUCCO / STUCCO FINISH= 16/20 SAND
CONCRETE ROOFING: EAGLE ROOFING OR EQUAL
METAL ROOF: TAYLOR MADE OR EQUAL
MASONRY VENEER: CORONADO STONE & THIN BRICK OR EQUAL
MORTAR GROUT: ORCO BLEND PRODUCTS (OBP MAC PLUS) OR EQUAL
RAIN GUTTERS: RGS - MUSKET COLOR OR EQUAL
ALL METAL: SHERWIN WILLIAMS PAINT - SW 7020 BLACK FOX - EGGSHELL FINISH
ENTRY DOORS: THERMA TRU CLASSIC CRAFT
GARAGE DOORS WAYNE DALTON OR EQUAL
WINDOWS: BLACK BY BUILDER
Exterior Sheet Metal Flashing, Vents, Utility Box, Garage Exit Doors & Jamb to be painted adjacent field color

MO - Modern Elevations

EXTERIOR COLORS & MATERIALS
MICHELLE BRIDGES ARCHITECTURAL COLORS, INC.

Bailey Canyon Estates

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

4.23.2025 Renamed/ Renumbered schemes / Updated project name/ brick 3MO & 1CS changed
3.13.2025 MBACI updated callouts per Toll request
3.10.2025 MBACI Reuse/ Reconfigure / Toll colors & MBACI schemes

COLOR SCHEME #/ COLOR APPLICATION		1CF	2CF	3CF
ROOF MATERIAL CONCRETE FLAT SLATE PROFILE		4697 SLATE RANGE	4602 CONCORD BLEND	4882 MANTECA BLEND
METAL ROOF		DARK BRONZE	DARK BRONZE	DARK BRONZE
STUCCO BODY		SW 7006 EXTRA WHITE	SW 6070 HERON PLUME	SW 9166 DRIFT OF MIST
FASCIA / EAVES / TRIM 1		SW 7006 EXTRA WHITE	SW 7069 IRON ORE	SW 7642 PAVESTONE
BATTEN SIDING / TRIM 2		SW 7006 EXTRA WHITE	SW 7067 CITYSCAPE	SW 7642 PAVESTONE
GARAGE DOORS		SW 7006 EXTRA WHITE	SW 7069 IRON ORE	SW 9166 DRIFT OF MIST
ENTRY DOORS		ONYX	ONYX	ONYX
STONE VENEER / DRYSTACK INSTALLATION		3" SPLIT LIMESTONE VISTA POINTE	3" SPLIT LIMESTONE WHITE	3" SPLIT LIMESTONE WALNUT
THIN BRICK VENEER / MORTAR COLOR		N/A	N/A	N/A

PAINT/ STUCCO: SHERWIN WILLIAMS PAINT - FLAT FINISH ON STUCCO / STUCCO FINISH= 16/20 SAND
CONCRETE ROOFING: EAGLE ROOFING OR EQUAL
METAL ROOF: TAYLOR MADE OR EQUAL
MASONRY VENEER: CORONADO STONE & THIN BRICK OR EQUAL
MORTAR GROUT: ORCO BLEND PRODUCTS (OBP MAC PLUS) OR EQUAL
RAIN GUTTERS: RGS - MUSKET COLOR OR EQUAL
ALL METAL: SHERWIN WILLIAMS PAINT - SW 7020 BLACK FOX - EGGSHELL FINISH
ENTRY DOORS: THERMA TRU CLASSIC CRAFT
GARAGE DOORS WAYNE DALTON OR EQUAL
WINDOWS: BLACK BY BUILDER
Exterior Sheet Metal Flashing, Vents, Utility Box, Garage Exit Doors & Jamb to be painted adjacent field color

CF - Contemporary Farmhouse Elevations

EXTERIOR COLORS & MATERIALS
MICHELLE BRIDGES ARCHITECTURAL COLORS, INC.

Bailey Canyon Estates - Sierra Madre, CA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

COLOR SCHEME COLOR APPLICATION	1CF	2CF	3CF
ROOF MATERIAL: CONCRETE FLAT SLATE PROFILE	4697 SLATE RANGE	4602 CONCORD BLEND	4882 MANTECA BLEND
METAL ROOF	DARK BRONZE	DARK BRONZE	DARK BRONZE
STUCCO BODY	SW 7006 EXTRA WHITE	SW 6070 HERON PLUME	SW 9166 DRIFT OF MIST
FASCIA / EAVES / TRIM 1	SW 7006 EXTRA WHITE	SW 7069 IRON ORE	SW 7642 PAVESTONE
BATTEN SIDING / TRIM 2	SW 7006 EXTRA WHITE	SW 7067 CITYSCAPE	SW 7642 PAVESTONE
GARAGE DOORS	SW 7006 EXTRA WHITE	SW 7069 IRON ORE	SW 9166 DRIFT OF MIST
ENTRY DOORS	ONYX	ONYX	ONYX
STONE VENEER / DRYSTACK TIGHTFIT INSTALLATION	3" SPLIT LIMESTONE VISTA POINTE	3" SPLIT LIMESTONE WHITE	3" SPLIT LIMESTONE WALNUT
WRT. IRON / METAL DETAILS	SW 7020 BLACK FOX	SW 7020 BLACK FOX	SW 7020 BLACK FOX
GUTTERS	MUSKET BY RGS	MUSKET BY RGS	MUSKET BY RGS

PAINT/ STUCCO: SHERWIN WILLIAMS PAINT - FLAT FINISH ON STUCCO / STUCCO FINISH= 16/20 SAND
CONCRETE ROOFING: EAGLE ROOFING OR EQUAL
METAL ROOF: TAYLOR MADE OR EQUAL
MASONRY VENEER: CORONADO STONE & THIN BRICK OR EQUAL
MORTAR GROUT: ORCO BLEND PRODUCTS (OBP MAC PLUS) OR EQUAL
RAIN GUTTERS: RGS - MUSKET COLOR OR EQUAL
ALL METAL: SHERWIN WILLIAMS PAINT - SW 7020 BLACK FOX - EGGSHELL FINISH
ENTRY DOORS: THERMA TRU CLASSIC CRAFT
GARAGE DOORS WAYNE DALTON OR EQUAL
WINDOWS: BLACK BY BUILDER
Exterior Sheet Metal Flashing, Vents, Utility Box, Garage Exit Doors & Jamb to be painted adjacent field color

CF - Contemporary Farmhouse Elevations

EXTERIOR COLORS & MATERIALS
MICHELLE BRIDGES
ARCHITECTURAL COLORS, INC.

Bailey Canyon Estates

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

4.23.2025 Renamed/ Renumbered schemes / Updated project name/ brick 3MO & 1CS changed
3.13.2025 MBACI updated callouts per Toll request
3.10.2025 MBACI Reuse/ Reconfigure / Toll colors & MBACI schemes

COLOR SCHEME #/ COLOR APPLICATION		1CS	2CS	3CS
ROOF MATERIAL CONCRETE FULL S PROFILE		SCC 8830 ALBUQUERQUE BLEND	SCC 8806 TUCSON BLEND	3773 WALNUT BLEND
METAL ROOF		N/A	N/A	N/A
STUCCO BODY		SW 7636 ORIGAMI WHITE	SW 7631 CITY LOFT	SW 6141 SOFTER TAN
FASCIA / EAVES / TRIM		SW 7015 REPOSE GRAY	SW 7032 WARM STONE	SW 7042 SHOJI WHITE
GARAGE DOORS		SW 7048 URBANE BRONZE	SW 7048 URBANE BRONZE	SW 7048 URBANE BRONZE
ENTRY DOORS		ONYX	ONYX	ONYX
STONE VENEER / DRYSTACK INSTALLATION		N/A	N/A	N/A
THIN BRICK VENEER / MORTAR COLOR		WIRECUT BRICK - ICEBERG OBP SNOW WHITE	WIRECUT BRICK - COTTONWOOD OBP SNOW WHITE	WIRECUT BRICK - ICEBERG OBP SNOW WHITE

PAINT/ STUCCO: SHERWIN WILLIAMS PAINT - FLAT FINISH ON STUCCO / STUCCO FINISH= 16/20 SAND
CONCRETE ROOFING: EAGLE ROOFING OR EQUAL
METAL ROOF: TAYLOR MADE OR EQUAL
MASONRY VENEER: CORONADO STONE & THIN BRICK OR EQUAL
MORTAR GROUT: ORCO BLEND PRODUCTS (OBP MAC PLUS) OR EQUAL
RAIN GUTTERS: RGS - MUSKET COLOR OR EQUAL
ALL METAL: SHERWIN WILLIAMS PAINT - SW 7020 BLACK FOX - EGGSHELL FINISH
ENTRY DOORS: THERMA TRU CLASSIC CRAFT
GARAGE DOORS WAYNE DALTON OR EQUAL
WINDOWS: BLACK BY BUILDER
Exterior Sheet Metal Flashing, Vents, Utility Box, Garage Exit Doors & Jamb to be painted adjacent field color

CS - Contemporary Spanish Elevations

EXTERIOR COLORS & MATERIALS
MICHELLE BRIDGES ARCHITECTURAL COLORS, INC.

Bailey Canyon Estates - Sierra Madre, CA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

COLOR SCHEME / COLOR APPLICATION	1CS	2CS	3CS
ROOF MATERIAL: CONCRETE FULL S PROFILE	SCC 8830 ALBUQUERQUE BLEND	SCC 8806 TUCSON BLEND	3773 WALNUT BLEND
STUCCO BODY	SW 7636 ORIGAMI WHITE	SW 7631 CITY LOFT	SW 6141 SOFTER TAN
FASCIA / EAVES / TRIM	SW 7015 REPOSE GRAY	SW 7032 WARM STONE	SW 7042 SHOJI WHITE
GARAGE DOORS	SW 7048 URBANE BRONZE	SW 7048 URBANE BRONZE	SW 7048 URBANE BRONZE
ENTRY DOORS	ONYX	ONYX	ONYX
THIN BRICK VENEER/ MORTAR COLOR	WIRECUT BRICK - ICEBERG OBP SNOW WHITE	WIRECUT BRICK - COTTONWOOD OBP SNOW WHITE	WIRECUT BRICK - ICEBERG OBP SNOW WHITE
WRT. IRON / METAL DETAILS	SW 7020 BLACK FOX	SW 7020 BLACK FOX	SW 7020 BLACK FOX
GUTTERS	MUSKET BY RGS	MUSKET BY RGS	MUSKET BY RGS

PAINT/ STUCCO: SHERWIN WILLIAMS PAINT - FLAT FINISH ON STUCCO / STUCCO FINISH= 16/20 SAND
CONCRETE ROOFING: EAGLE ROOFING OR EQUAL
METAL ROOF: TAYLOR MADE OR EQUAL
MASONRY VENEER: CORONADO STONE & THIN BRICK OR EQUAL
MORTAR GROUT: ORCO BLEND PRODUCTS (OBP MAC PLUS) OR EQUAL
RAIN GUTTERS: RGS - MUSKET COLOR OR EQUAL
ALL METAL: SHERWIN WILLIAMS PAINT - SW 7020 BLACK FOX - EGGSHELL FINISH
ENTRY DOORS: THERMA TRU CLASSIC CRAFT
GARAGE DOORS WAYNE DALTON OR EQUAL
WINDOWS: BLACK BY BUILDER
Exterior Sheet Metal Flashing, Vents, Utility Box, Garage Exit Doors & Jamb to be painted adjacent field color

CS - Contemporary Spanish Elevations

EXTERIOR COLORS & MATERIALS
MICHELLE BRIDGES ARCHITECTURAL COLORS, INC.

Bailey Canyon Estates

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

4.23.2025 Renamed/ Renumbered schemes / Updated project name/ brick 3MO & 1CS changed
3.13.2025 MBACI updated callouts per Toll request
3.10.2025 MBACI Reuse/ Reconfigure / Toll colors & MBACI schemes

COLOR SCHEME #/ COLOR APPLICATION		1CC	2CC	3CC
ROOF MATERIAL CONCRETE FLAT SHAKE PROFILE		5804 ROCKLIN BLEND	5880 SHASTA BLEND	5808 TOMBSTONE BLEND
METAL ROOF		N/A	N/A	N/A
STUCCO BODY / GABLE INSETS		SW 7043 WORLDLY GRAY	SW 7016 MINDFUL GRAY	SW 7042 SHOJI WHITE
FASCIA / EAVES / TRIM 1		SW 7020 BLACK FOX	SW 7035 AESTHETIC WHITE	SW 7047 PORPOISE
STRAIGHT EDGE PANEL SHINGLE SIDING / TRIM 2		SW 6200 LINK GRAY	SW 7622 HOMBURG GRAY	SW 7045 INTELLECTUAL GRAY
GARAGE DOORS		SW 7048 URBANE BRONZE	SW 7048 URBANE BRONZE	SW 7048 URBANE BRONZE
ENTRY DOORS		ONYX	ONYX	ONYX
STONE VENEER / DRYSTACK INSTALLATION		N/A	N/A	N/A
THIN BRICK VENEER / MORTAR COLOR		SAND MOLD BRICK - BROOKFIELD OBP MISTY COVE	SAND MOLD BRICK - SAVANNAH GRAY OBP MISTY COVE	SAND MOLD BRICK - BARNACLE OBP MISTY COVE

PAINT/ STUCCO: SHERWIN WILLIAMS PAINT - FLAT FINISH ON STUCCO / STUCCO FINISH= 16/20 SAND
CONCRETE ROOFING: EAGLE ROOFING OR EQUAL
METAL ROOF: TAYLOR MADE OR EQUAL
MASONRY VENEER: CORONADO STONE & THIN BRICK OR EQUAL
MORTAR GROUT: ORCO BLEND PRODUCTS (OBP MAC PLUS) OR EQUAL
RAIN GUTTERS: RGS - MUSKET COLOR OR EQUAL
ALL METAL: SHERWIN WILLIAMS PAINT - SW 7020 BLACK FOX - EGGSHELL FINISH
ENTRY DOORS: THERMA TRU CLASSIC CRAFT
GARAGE DOORS WAYNE DALTON OR EQUAL
WINDOWS: BLACK BY BUILDER
Exterior Sheet Metal Flashing, Vents, Utility Box, Garage Exit Doors & Jamb to be painted adjacent field color



CC - Contemporary Craftsman Elevations

EXTERIOR COLORS & MATERIALS
MICHELLE BRIDGES ARCHITECTURAL COLORS, INC.

Bailey Canyon Estates - Sierra Madre, CA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

COLOR SCHEME / COLOR APPLICATION	1CC	2CC	3CC
ROOF MATERIAL: CONCRETE FLAT SHAKE PROFILE	5804 ROCKLIN BLEND	5880 SHASTA BLEND	5808 TOMBSTONE BLEND
STUCCO BODY / GABLE INSETS	SW 7043 WORLDLY GRAY	SW 7016 MINDFUL GRAY	SW 7042 SHOJI WHITE
FASCIA / EAVES / TRIM 1	SW 7020 BLACK FOX	SW 7035 AESTHETIC WHITE	SW 7047 PORPOISE
STRAIGHT EDGE PANEL SHINGLE SIDING / TRIM 2	SW 6200 LINK GRAY	SW 7622 HOMBURG GRAY	SW 7045 INTELLECTUAL GRAY
GARAGE DOORS	SW 7048 URBANE BRONZE	SW 7048 URBANE BRONZE	SW 7048 URBANE BRONZE
ENTRY DOORS	ONYX	ONYX	ONYX
THIN BRICK VENEER/ MORTAR COLOR	SAND MOLD BRICK BROOKFIELD OBP MISTY COVE	SAND MOLD BRICK SAVANNAH GREY OBP MISTY COVE	SAND MOLD BRICK BARNACLE OBP MISTY COVE
WRT. IRON / METAL DETAILS	SW 7020 BLACK FOX	SW 7020 BLACK FOX	SW 7020 BLACK FOX
GUTTERS	MUSKET BY RGS	MUSKET BY RGS	MUSKET BY RGS





PAINT/ STUCCO: SHERWIN WILLIAMS PAINT - FLAT FINISH ON STUCCO / STUCCO FINISH= 16/20 SAND
CONCRETE ROOFING: EAGLE ROOFING OR EQUAL
METAL ROOF: TAYLOR MADE OR EQUAL
MASONRY VENEER: CORONADO STONE & THIN BRICK OR EQUAL
MORTAR GROUT: ORCO BLEND PRODUCTS (OBP MAC PLUS) OR EQUAL
RAIN GUTTERS: RGS - MUSKET COLOR OR EQUAL
ALL METAL: SHERWIN WILLIAMS PAINT - SW 7020 BLACK FOX - EGGSHELL FINISH
ENTRY DOORS: THERMA TRU CLASSIC CRAFT
GARAGE DOORS WAYNE DALTON OR EQUAL
WINDOWS: BLACK BY BUILDER
Exterior Sheet Metal Flashing, Vents, Utility Box, Garage Exit Doors & Jambs to be painted adjacent field color

CC - Contemporary Craftsman Elevations

EXTERIOR COLORS & MATERIALS
MICHELLE BRIDGES ARCHITECTURAL COLORS, INC.

BAILEY CANYON – SIERRA MADRE (PLAN 1)

All Elevation Garage Doors – Wayne Dalton Sectional 9100 Series Long Panel, No Glass
All Elevations Front Entry Door – ThermaTru Classic Craft Artissa Collection CCR8222
Exterior Light Fixtures

Elevation A (Contemporary) - Progress Lighting P560374-031 – Tryon Large with Dark Sky Shield P8709-31
Elevation B (Craftsman) - Progress Lighting P6069-3130K9 - Arrive
Elevation C (Modern Farmhouse) - Progress Lighting P560317-031 - Birkdale
Elevation D (Spanish) - Progress Lighting P560173-031 – Marquette with Dark Sky Shield P8709-31





















Standard Entry Door and Garage Door @ ALL PLANS



ThermaTru Classic Craft Artissa Collection CCR8222 Color per Color Scheme



Wayne Dalton 9100 Series Long Panel (No Glass) Color per Color Scheme

PROGRESS LIGHTING

Project:

Fixture Type:

Location:

Contact:



P560374-031
Tryon

Tryon Collection One-Light Large Black New Traditional Outdoor Wall Lantern

Category: Outdoor
Finish: Black (Painted)
Construction: EPMM Construction
Glass/Shade: Clear Panel Glass Flat Panels

Width: 9-1/2 in
Extends: 7 in
Height: 24 in
H/CTR: 21-7/8 in

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted Mounting plate for outlet box included Canopy covers a standard 4" recessed outlet box: 5" W., 11" ht., 0.75" depth	6 inches of wire supplied 120 VAC	(1) Medium Socket Lamp Type A19 Incandescent: 60-watt MAX per socket LED: 12.5-watt MAX per socket Fully dimmable with dimmable bulbs	cETLus Listed Wet Location Listed 1-year Limited Warranty



P8709 - Nightsaver - Outdoor Light in Traditional style - 2.88 Inches wide by 5 Inches high by Progress Lighting

Specs

Family/Collection:	Nightsaver
Width/Diameter (in):	2.88"
Height:	5"
Weight:	0.3 lbs
Installation Sheet:	https://images.belamiecommerce.com/supplier/progress-lighting/specsheets/p8709_31_inst.pdf
Installation Sheet:	https://images.belamiecommerce.com/supplier/progress-lighting/specsheets/p8709_20_inst.pdf
Bulb Type:	LED
Lamp Base Type:	Integrated LED
Finish:	Antique Bronze, Textured Black
Warranty:	1 Year Limited
Made In:	China

Style and Option 1

Style:	
Item #:	P8709-31
Price:	$24.00

COOKIE SETTINGS

PROGRESS LIGHTING™

Project:

Fixture Type:

Location:

Contact:

Arrive LED

Wall Mounted • Wet Location Listed PROGRESS LED

Description:

Arrive Collection One-Light Large Wall Lantern

Specifications:

- Clear Seeded Glass Panel
- Dimmable to 10% brightness (See Dimming Notes)
- Back plate covers a standard 4" recessed outlet box: 4.5 in W., 13.0625 in ht., 1 in depth
- Mounting strap for outlet box included
- 6 in of wire supplied
- Dark Sky compliant

Performance:

Number of Modules	1
Input Power	17 W
Input Voltage	120 V
Input Frequency	60 Hz
Lumens/LPW (Source)	1,211/71.2 (LM-82)
Lumens/LPW (Delivered)	738/41.2 (LM-79)
CCT	3000 K
CRI	90 CRI
Life (hours)	60000 (L70/TM-21)
EMI/RFI	Meets FCC Title 47, Part 15 Class B
Max. Operating Temp	30 °C
Warranty	5-year Limited Warranty
Labels	cCSAus Wet Location Listed

P6069-3130K9



Dimensions:

Width: 9 in
Height: 13 in
Depth: 10-1/4 in
H/CTR: 5-3/4 in

Clear Seeded Glass Panel
Length: 6 in
Width: 0-1/8 in
Height: 9-1/8 in



PROGRESS LIGHTING™

P6069-3130K9

Dimming Notes:

P6069-3130K9 is designed to be compatible with many ELV/Reverse Phase controls.

The following is a partial list of known compatible dimmer controls.

Dimming Controls:

Lutron_Nova T NTELV-300
Lutron_Vierti VTELV-600
Lutron_Maestro MAELV-600
Lutron_spacer/system SPSELV-600

Dimming capabilities will vary depending on the dimmer control, load, and circuit installation.
Always refer to dimmer manufacturer instructions or a controls specialist for specific requirements.
Dimmer control brand names where identified above are trade names or registered trademarks of each respective company.

PROGRESS LIGHTING™

Project:

Fixture Type:

Location:

Contact:



P560317-020
Birkdale

Birkdale Collection One-Light Modern Farmhouse Antique Bronze Outdoor Wall Lantern

Category: Outdoor
Finish: Antique Bronze (Painted)
Construction: Cast Aluminum Construction

Width: 7 in
Extends: 9-1/2 in
Height: 23-1/4 in
H/CTR: 17 in

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted Mounting plate for outlet box included Canopy covers a standard 4" recessed outlet box: 4.75" W., 8.75" ht., 0.87" depth	6 inches of wire supplied 120 VAC	(1) Medium Base (E26) Socket Lamp Type A19 Incandescent: 100-watt MAX per socket LED: 17.5-watt MAX per socket Fully dimmable with dimmable bulbs	cCSAus Wet Location Listed 1-year Limited Warranty Dark Sky compliant

PROGRESS LIGHTING™

Project:

Fixture Type:

Location:

Contact:



P560173-031
Marquette

This wall lantern is a go-to choice when incorporating classic silhouettes with a farmhouse flair into your home décor vision. The traditional frame is constructed with non-metallic, corrosion-resistant composite polymer in a classic black finish. A beautiful water glass shade adds charming character to the timeless design. DURASHIELD by Progress Lighting is built to last. Constructed from a composite material with UV protection, DURASHIELD holds up even in the harshest weather conditions. This high-performance finish has a 5-year warranty and is resistant to rust, corrosion, and fading.

- A beautiful water glass shade adds charming character to the timeless design.
- The traditional frame is constructed with non-metallic, corrosion-resistant black composit polymer finish.
- The wall lantern is a go-to choice when incorporating classic silhouettes with a farmhouse flair into your home décor vision.
- Ideal for any bedroom, foyer, entryway, porch, or patio in transitional, traditional, and coastal settings.
- DURASHIELD by Progress Lighting is a material that is built to last. Constructed from a composite polymer with UV protection, DURASHIELD holds up even in the harshest weather conditions. This high-performance material has a 5-year warranty and is resistant to rust, corrosion, and fading.
- Measures 10-1/8-inch width by 18-5/8-inch height.
- Uses one medium base bulb that is sold separately (100w max - LED or incandescent).
- Able to be fully dimmable with dimmable bulbs.
- Includes installation instructions and mounting hardware.
- Progress Lighting products are designed for exceptional quality, reliability, and functionality.

Category: Outdoor
Finish: Black (Painted)
Construction: Composite Polymer Construction
Glass/Shade: Clear Water glass Panel

Width: 10-1/8 in
Height: 18-5/8 in
Depth: 12-1/2 in
H/CTR: 7-5/8 in

Clear Water glass Panel
Width: 7-3/4 in
Height: 10-3/4 in

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted	Prewired	Quantity: One 100 W max. Medium Base or LED equivalent	CETLus Wet Location Listed
Mounting plate for outlet box included	6 inches of wire supplied		5-year Limited Warranty
Canopy covers a standard 4" recessed outlet box: 6.5" W., 9.75" ht., 1.5" depth	120 V	E26 base Porcelain socket	

ATTACHMENT D

The Meadows at Bailey Canyon Specific Plan

This item is only available online.
Follow the link below or scan the QR code to access this item.

https://www.sierramadreca.gov/common/pages/GetFile.ashx?key=NIkxAfp3



From: Matthew Bryant
Subject: [EXTERNAL] The Meadows at Bailey Canyon Project Urgent Concerns from Neighbors
Date: Friday, January 9, 2026 9:20:42 AM

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

To:
Andew Dutton - Land Development Manager, Toll Brothers
Michael Bruckner - City Manager, City of Sierra Madre
Leticia Cardozo - Planning and Community Preservation Director
Gene Goss - Council Member, City of Sierra Madre
Planning Commission, City of Sierra Madre

We live immediately adjacent to the Monastery on the west side. We are still recovering from the January 7th fires. Testing revealed our house was contaminated by lead, ash, soot and char significantly above allowable standards by the EPA. We had to vacate our house for almost a year. It has cost over $200,000 to restore our house and make it livable again.

The same 80 mph winds that blew all these contaminants into our home, certainly blew it and deposited it all over the ground as well including the 20 barren acres of the Monastery project site. We're sure you have read many of the same articles we have about the health effects of these contaminants.

It transpires that merely a year after the most destructive and toxic fire in California history, the Monastery project will shortly begin. Our understanding is that a significant amount of grading is required which will disturb all these dangerous contaminants in the soil creating dust that will not only cause ill health effects for the neighbors surrounding the property but also re-contaminate the houses that some of us have spent hundreds of thousands of dollars to remediate. There are also elderly neighbors and young children who would be particularly vulnerable to the health effects of these contaminants.

In light of all these concerns, we would like to know the following before you begin any work that will disturb the ground:

1. Have you done any soil testing for contaminants and, if so, what are the results?
2. What mitigation measures will be taken to reduce dust?
3. Will there be on-going air samples taken during the grading process?
4. Has the top soil been removed and disposed of as was done by the Army Corp of Engineers at individual home sites and, if so, how deep was it done?

I have video of the dust rolling off that Monastery field during high wind events. With soil that has been disturbed during the grading process, the dust generated will be infinitely worse. And now that dust will have been contaminated by the worst urban fire in California history.

The City of Sierra Madre and the developer have an obligation to protect the residents from these horrific consequences. Please respond to this email so that we know how to proceed to protect ourselves. You cannot risk our health and safety by putting profits over people.

Matt and Mahvash Bryant
635 Edgeview Drive
Sierra Madre

From: Clare Lin
To: Public Comment
Subject: FW: Worries from a neighbor of the Meadows Project on Sunnyside Avenue
Date: Thursday, January 15, 2026 12:02:37 PM

From: igor de kansky [redacted]
Sent: Wednesday, January 14, 2026 7:04:18 PM
To: [redacted]
Subject: [EXTERNAL] Worries from a neighbor of the Meadows Project on Sunnyside Avenue

<table border="0" cellspacing="0" cellpadding="0" align="left" width="`"100%`""> <td width="`"100%`"" style="width:100.0%;background:#783973;padding:5.25pt 3.75pt 5.25pt 11.25pt; word-wrap:break-word" cellpadding="`"7px"> CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

To Whom it May Concern,

It has been brought to my attention that work is already beginning on the Meadows Project. I am 99 years old, and have been living here on Sunnyside Avenue for 59 years. My adult children and grandchildren visit frequently. Having just survived the Eaton Fire, with months of evacuation and a lengthy, tedious, and expensive restoration process to remove dust and dangerous smoke contamination, as well as replace our furnace system, we are very nervous and fearful of the potential for further contamination as a result of the construction process.

Obviously, we are heartbroken that the view of the beautiful hillside will be marred by the new houses. But, on a practical level, the anticipation of noisy and dusty machines and large trucks working so close by for months is a real nightmare for us and our neighbors. It really feels like a horrible invasion to our historically peaceful street.

Of immediate concern, is soil contamination. When the digging begins, how will we know if the dust and dirt that flies into the air and onto our property is safe and not contaminated by toxic chemicals and metals from the Eaton Fire of just one year ago? How will the neighbors know if there has been adequate testing, and that measures have been taken to remove contaminated soil, and prevent the dust from spreading into the neighborhood? I know I am not the only elderly resident in the neighborhood, nor the only person with significant breathing and cardiovascular issues.

I and my family are extremely concerned about our health, and the safety of our family house and property. I hope that these concerns will be addressed at the Sierra Madre Planning Commission meeting on January 15, 2026.

Sincerely,
Helga de Kansky
481 N. Sunnyside Ave.
Sierra Madre, 91024

Sent from my iPad

From: Fukuzaki, Rob K.
To: [redacted]
Cc: Sharil Fukuzaki
Subject: [EXTERNAL] **CONCERN REGARDING THE MEADOWS DEVELOPMENT
Date: Wednesday, January 14, 2026 12:07:16 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Dear Mr. Dutton, Mr. Fong, Mr. Bruckner, Ms. Lin, Ms. Cardoso and the Planning Commission,

My family and I live at 501 N. Sunnyside (the big blue house), our property is adjacent to the Mater Dolorosa lot. The last year has been a nightmare for us with no light at the end of the tunnel on when we will be able to return home. A portion of our property was a total loss in the fire. It is a true miracle our home is still standing. Our home is uninhabitable from the smoke damage and toxins including unsafe levels of lead. We have a young child.

My wife and I had been in discussions with Jonathan Frankel, of New Urban West. He was supposed to provide us with renderings of the proposed property next to us. We tried phoning him. His cell phone number has changed, the man that answered wasn't him. We have seen activity taking place on the lot and are extremely concerned. We have a lot of questions as do many neighbors. Perhaps the City or Toll Brothers would like to schedule a meeting to address these concerns?

Has the soil been tested in the field north of our property to determine if it is safe and free of toxins that could have ill effects on the neighboring residents? If not, is it planned? Our son plays in our yard which is immediately adjacent to the building site. NO AMOUNT OF LEAD IS SAFE IN A CHILD. We have a neighbor who is nearly 100 years old. I am sure you can understand why we have concerns. New data and reports continue to be released about the harmful effects the fire is having on individuals. We are trying to do everything we can to protect the safety of our family.

Will signs be posted with a phone number that neighbors can call in case dust is seen during the construction process? Will the loads in the trucks be covered as the dirt is hauled away?

What measures are Toll Brothers and the City going to take to make sure the homes surrounding the lot are protected during the project? We are estimating over $1,000,000 to put our house back together again after the devastating Eaton Fire. We don't want all of that work to be done in vain.

Has an evacuation and fire safety plan been created for the Meadows project and for the adjacent properties surrounding it? The night of the fire was the most terrifying night of our lives. We are so thankful there was no development at that time. My wife and I feel confident, if the development would have been there, we would have lost our entire property, and very likely many more blocks in the City would have been destroyed. A fire official told a nearby resident, if the development would have been there, it would have destroyed so much more. The development would have acted like "fuel" on the fire. The open land acted as a buffer. The night of the fire, we had a multitude of spectators, driving up Sunnyside and into the Mater Dolorosa property, to observe. We have never seen traffic like that on our street. Spectators were parking their cars, getting out and actually standing on our property taking photos of the glowing mountain while me and other loved ones had hoses in hand trying to save our house from burning to the ground. We had to tell them to vacate our property as we were trying to protect it. It was astounding how insensitive they were. Property and lives were at stake. The spectators made a dangerous situation even more dangerous by the congestion they were creating. Law enforcement was not present to help as they were handling other emergencies. If it wasn't easy for us to vacate our own property, due to the congestion, I can't even imagine what it would have been like inside the gates at Mater Dolorosa. The smoke was thick and air difficult to breathe. It was like a scene out of a movie. We look forward to hearing how this will be addressed. We have video.

We would like to request a field walk, with the Toll Brothers representatives, at our property line to understand the scope, time table, tie-ins and impacts the development will have on our property. We would appreciate full transparency. Where will the house pad be, the setbacks (we were told 20 feet or so), the base of the slope up to the pad, etc.

My wife and I look forward to your reply.

Regards,

Rob Fukuzaki Sports Anchor
Host: Slam Dunk, Rams, MNF Postgame & SNS
ABC7 Los Angeles
500 Circle Seven Drive
Glendale, CA 91201
[redacted]

From: Clare Lin
To: Public Comment
Subject: FW: [EXTERNAL] The Meadows at Bailey Canyon Project Urgent Concerns from Neighbors
Date: Thursday, January 15, 2026 2:18:25 PM

From: Christie Kederian [redacted]
Sent: Thursday, January 15, 2026 2:01 PM
To: Clare Lin [redacted]
Subject: [EXTERNAL] The Meadows at Bailey Canyon Project Urgent Concerns from Neighbors

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

This written comment is submitted by Dr. Christie Kederian, a resident who lives directly behind the Meadows at Bailey Canyon development site in Sierra Madre.

I am writing to express serious concern regarding development activity that has begun on the former Mater Dolorosa property before post-wildfire soil testing has been completed and publicly disclosed.

Wildfires fundamentally alter soil composition. Fire can mobilize ash, heavy metals, and other hazardous substances into the soil. When that soil is disturbed through grading, excavation, or construction, contaminants can become airborne dust or migrate through runoff, potentially impacting neighboring homes and residents.

At this time, no updated post-fire soil testing results have been made available to the surrounding community, yet ground-disturbing activity has already begun. This raises legitimate public health and environmental safety concerns.

This concern is especially urgent for families living adjacent to the site. I am the parent of a three-year-old and a six-month-old. Young children are uniquely vulnerable to environmental toxins due to their developing lungs, nervous systems, and immune systems. Exposure risks that may be considered minimal for adults can have long-term consequences for infants and toddlers.

This comment is not submitted in opposition to development. It is a request for due diligence, transparency, and basic public health protections.

Specifically, I respectfully request that the City take the following actions before any further grading or soil disturbance proceeds:

1. Require independent post-wildfire soil testing conducted by a certified environmental laboratory
2. Ensure public disclosure of all soil testing results, including any findings related to heavy metals, ash residue, or hazardous contaminants
3. Place a temporary pause on further ground disturbance until results are reviewed by appropriate City environmental and public health professionals
4. If contamination is identified, require a clear mitigation and protection plan for nearby residents, particularly households with young children

Sierra Madre has a long-standing commitment to environmental stewardship and community well-being. Proceeding with development before confirming soil safety places residents at unnecessary risk and undermines public trust.

I respectfully urge the City Council to prioritize safety over speed and ensure that development near existing homes is conducted responsibly and transparently.

Thank you for your time and consideration.

Kindly,

Dr. Christie Kederian

--
Dr.
Christie Tcharkhoutian Kederian EdD, M.A., MFT
Licensed Marriage and Family Therapist (MFT #90138)
National Dating&Relationship Expert, Coach & Consultant: Work with Christie
Representative of Education for California Association of Marriage and Family Therapist
Featured: ABC, NBC, LA Times, Wall Street Journal & KTLA News



Let no one ever come to you without leaving better and happier. Be the living expression of God's kindness- Mother Teresa

Confidentiality Notice: The information contained in this email is privileged and confidential
information intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error please notify the sender and destroy the original message. Thank you for your time and efforts in this matter.

From: glenn lambdin [redacted]
Sent: Sunday, January 11, 2026 6:44:29 PM
To: [redacted]
Subject: [EXTERNAL] Soil testing at Monastery post fire?

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Dear City Manager and Council:

This weekend, I was informed by three different families expressing their concerns of potentially toxic soil at the Monastery property where the grading may soon be starting.

I told them that I would reach out and ask if soil sampling and testing has been performed throughout the property after the January fire of last year. If there has, I am requesting a complete copy of the report. If not, for the safety, confidence, and to put at ease all neighbors who could be affected, I believe the developer must be required to provide the necessary soil testing for the public's review prior to the start of grading.

I appreciate your attention to this matter and await your response.

Best Regards,
Glenn Lambdin
(626) 825-0715

From: Joshua Moran
To: Public Comment
Subject: [EXTERNAL] Comments for the Planning Commission re: Item 5a The Meadows
Date: Thursday, January 15, 2026 3:01:03 PM

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Dear Planning Commission,

Thank you for your time on this and all of the other matters you participate in.

This is Josh Moran at 665 Edgeview Drive, and my home neighbors the new development project. I have two questions regarding the project.

1. With regards to the grading that will be taking place, I know that even with the best dust mitigation, there will still be dust, and my property will be affected. I am wondering if the soil has been tested for hazardous particulates caused by the fire, as I have three elementary aged kids at home, and am concerned that the dust may be hazardous to their health.

2. There is a utility easement behind my project, which provides access to edison and flood control, and terminates at the monastery grounds. Is there ingress and egress for Edison and the city of Pasadena built into the site plan?

Have a great meeting,

Josh Moran, Former Mayor of the City.

From: Will Serrano
To: James Carlson
Cc: PlanningCommission
Subject: [EXTERNAL] Oaks must be replaced on West Grandview
Date: Friday, January 9, 2026 7:28:02 PM

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Dear Mr. Carlson, Mayor and members of the Sierra Madre Planning Commission ,

I am writing to inquire about the replacement of the Oak trees that the PUSD bus took out West Grand View at Michillinda. I am thankful that it was the worst of the damage that day.

Every day, I turn on my street to see holes where there were once promising Oaks growing. I am disappointed that the PUSD bus company has been allowed to destroy Sierra Madre public property and will not replace the two oak trees they destroyed. These trees were a beautiful gift to our community.

I have inquired with neighbors, and I have found that Mr. & Mrs. Stephens, Sierra Madre residents living on Grand View Avenue, witnessed the incident. They provided video to the police when they asked neighbors for evidence along with administering first aid. The trees have not been replaced after over two years. These were protected Oaks, not weedy everyday Oaks.

The city of Sierra Madre needs to take the PUSD bus company to small claims court to replace these Oak trees. Sierra Madre needs to be proactive in getting this done to prevent others from destroying city property without consequences, like the film companies.

Who should this request be directed to if not you, Mr. Carlson? Grandview is a heavily traveled street with Alverno traffic being the most intrusive on my block. The corner looks shabby. I would like some consideration to the aesthetics of Grand View and the “village” that our city touts.

Sincerely,

Will Serrano

Joshua Wolf

From: Stauff, Clyde
Sent: Sunday, December 28, 2025 9:07 AM
To: Public Comment
Subject: [EXTERNAL] Meadows project

<table border="0" cellspacing="0" cellpadding="0" align="left" width="`"100%`""> <td width="`"100%`"" style="width:100.0%;background:#783973;padding:5.25pt 3.75pt 5.25pt 11.25pt; word-wrap:break-word" cellpadding="`"7px"> CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Our house at 470 Gatewood is in close proximity to the monastery. Hard to believe the SM city council and planning commission learned nothing from the Eaton Canyon fire which burned part of the monastery and damaged adjacent houses on Sunnyside. This project was approved to placate the Catholic Church and provide building permit fees for SM public employee pensions. The neighbors get nothing except traffic, disruption, noise and dust for 3 years. The quality of life on Sunnyside and Bailey Canyon Park will be irreparably diminished and property values will fall. Obviously, your constituents were of no concern to the SM city council and planning commission..Congrats on approving this awful project.

Sent from my iPad

From: Fred Wesley
To: Public Comment
Subject: [EXTERNAL] Public Comment - DRP 25-02
Date: Wednesday, January 14, 2026 11:49:39 AM

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Section 6.2.2 of the Specific Plan states the following:
"The proposed development of the Specific Plan shall be subject to the City's Design Review process and shall be processed concurrently with the project's Tentative Tract Map. The Planning Commission shall review the project in its entirety and make a substantial conformance determination for the full set of architectural plans including the conceptual grading plan included in the Specific Plan. The Design Review application shall include project elevations, floorplans, a color palette, materials boards, landscape plan, park plan, and 3-D computer renderings depicting the development from various vantage points within the project site, including views form the community park and street intersections. The Planning Commission shall review the application to ensure the proposed development is consistent with, and serves to implement, the goals, policies, standards, and design guidelines of the Specific Plan. No additional plans, materials, studies, environmental review, or technical analyses shall be required except as provided in Chapters 3 and 4 of the Meadow Specific Plan or as otherwise required by law."

According to the above provisions, the application should include floor plans, elevations, and 3d renderings of the proposed dwelling units available for review by the public, but these are not included in the PDF packet posted online. Where do we find these documents? Every drawing or document available to the Commission should be available online for the public to review as well since some residents may not be able to make it to City Hall during business hours to review hard copies. The Commission should consider continuing the hearing until the public has on-line access to all the required drawings to provide sufficient time for everyone to evaluate and comment on the design issues.

Specific Comment: The packet includes exterior light fixture submittals that appear to include fixtures that project light outward. Doesn't the City have a night sky ordinance that requires exterior lighting to be directed downward? Please condition any approval to require fixtures in conformance with night sky protection.

Thank you,
Fred Wesley
216 W. Carter Ave.

From: C
To: PlanningCommission; [redacted]
Subject: [EXTERNAL] Request for CEQA Reassessment of the Meadows Housing Project Due to Post–Eaton Fire Changed Environmental Conditions
Date: Wednesday, January 14, 2026 12:28:16 PM

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Dear City of Sierra Madre; Planning Commission; Responsible and Trustee Agencies; and Interested Parties,

I am writing to formally request that the City of Sierra Madre and all responsible agencies require additional environmental review for the proposed Meadows Housing Project at Mater Dolorosa, based on materially changed environmental conditions resulting from the Eaton Fire and its aftermath.

This request is grounded in the California Environmental Quality Act (CEQA), Public Resources Code section 21166, and CEQA Guidelines sections 15162 and 15163, which mandate supplemental or subsequent environmental review when substantial changes occur in the surrounding environment that give rise to new or more severe significant impacts than those previously analyzed.

1. Substantial Change in Environmental Setting

The Eaton Fire fundamentally altered the environmental context surrounding the project site. While the project footprint itself may not have burned, the surrounding landscape—including upland habitat, watershed conditions, wildlife movement corridors, and fire behavior patterns—has been dramatically transformed. The environmental baseline relied upon in prior CEQA documentation no longer reflects existing physical conditions, as required by CEQA.

Post-fire conditions include, but are not limited to:

- Loss of surrounding habitat and resulting concentration of wildlife within remaining unburned areas, including the project site;
- Increased ecological sensitivity of unburned refugia critical to regional habitat recovery;
- Altered hydrology, erosion, and sediment transport dynamics affecting downstream biological resources;
- Heightened wildfire risk, evacuation constraints, and emergency response limitations in a Wildland-Urban Interface setting.

Under established CEQA precedent, environmental review must analyze impacts in light of actual conditions at the time of discretionary approval, not pre-disturbance conditions.

2. Increased Significance of Biological Impacts

In a post-fire landscape, the project site now functions as a biological refugium within a largely burned region. CEQA requires analysis of contextual and cumulative significance. Impacts that may previously have been characterized as less than significant can become significant when surrounding ecological systems have been degraded or eliminated.

Disturbance, grading, lighting, noise, and human activity associated with the project now pose a materially greater risk to:

- Wildlife survival and recolonization;
- Habitat recovery processes;
- Regional biodiversity resilience.

Failure to reassess these impacts constitutes an abuse of discretion under CEQA.

3. New and More Severe Hazard-Related Impacts

Recent appellate authority confirms that wildfire risk analysis is a mandatory component of CEQA review where projects are located in or near high fire hazard areas. Post-fire fuel conditions, altered fire behavior, evacuation feasibility, and responder safety create new and more severe environmental and public safety impacts that were not, and could not have been, adequately evaluated prior to the Eaton Fire.

These impacts are environmental effects under CEQA and must be fully analyzed in a revised environmental document.

4. Legal Requirement for Supplemental or Subsequent Review

California courts have consistently held that where substantial evidence demonstrates changed circumstances resulting in new or more severe impacts, a lead agency must prepare a supplemental or subsequent EIR. Reliance on outdated biological surveys, hazard modeling, or baseline assumptions is legally insufficient.

Proceeding without additional review would expose the City and responsible agencies to significant legal risk and undermine the informational and public-disclosure purposes of CEQA.

5. Requested Action

Accordingly, I respectfully request that the City of Sierra Madre and all responsible agencies:

1. Suspend further discretionary approvals for the Meadows Housing Project;
2. Require preparation of a Supplemental or Subsequent EIR addressing post-Eaton Fire conditions;
3. Reevaluate biological, hydrological, wildfire, evacuation, and cumulative impacts using a post-fire baseline;
4. Consider project alternatives, including reduced intensity or no-project alternatives, in light of the site’s heightened environmental sensitivity.

This request is made to ensure compliance with CEQA and to protect the public, environmental, and legal interests of the City and the region.

Thank you for your consideration. Please include this letter in the administrative record for the project.

Sincerely,

Christopher Wheelock

CITY OF SIERRA MADRE

Planning & Community Preservation Department
232 W. Sierra Madre Blvd. Sierra Madre, CA 91024

APPEAL OF DECISIONS

APPELLANT INFORMATION

Name of Appellant: Philip Yao

Address: [redacted]

Phone: [redacted] Email: [redacted]

APPEAL INFORMATION

Planning Case No.: DRP 25-02

Decision Date: January 15, 2026

Appeal of : ☐ Staff Decision

☒ Planning Commission

The Municipal Code provision for appeals is provided in Chapter 17.66 - "Appeals and Calls for Review". Please note that, pursuant to Code Section 17.66.050.A.1, appellate review under this code is de novo. An Appeal of Decisions will be refunded the appeal filing fee to the appellant only if the decision is overturned.

Please describe the specific decision being appealed and state the reasons for this appeal. If additional sheets are necessary, please attach them to this form.

See attached 2 pages titled Appeal of Decisions – Planning Case No. DRP 25-02 / Decision Date 15

Appellant's Signature: [signature]

Date: 01/29/2026

APPEAL FILING FEES

An appeal shall be accompanied by a filing fee and noticing fee in an amount determined from Fee Schedule by City Council Resolution.

$ 1,155.00

☒ Paid

Received By: Krysta Elias

Date: 1-29-2026

I, Philip Yao, residing at [redacted] hereby appeal the Sierra Madre Planning Commission's approval of DRP 25-02 for the Meadows Project.

1. Grounds:

a. The Eaton Canyon fire of 2025 substantially altered site soils, hydrology, and fire behavior within a VHFHSZ (Very High Fire Hazard Severity Zone), and the CEQA Environmental Review is inadequate due to the changed circumstances.

The Environmental Impact Report and CEQA analysis relied upon for the project predate the 2025 Eaton Canyon Fire. Post-fire soil investigations conducted for the project identified dioxins and heavy metals as contaminants of concern, documented that soil at sample location FS-2 exceeded applicable residential screening levels for dioxin TEQ, and required spot excavation, confirmation sampling, and implementation of a Soil Management Plan to manage potentially impacted soils during grading and excavation.

These findings demonstrate that site environmental conditions differ from those assumed prior to the fire and that soil characterization remains ongoing. Work on the site has begun and continued prior to these protocols of toxic soil removal were implemented or enforced. The administrative record contains no documented evaluation or finding addressing whether these post-fire conditions and soil contamination findings constitute changed circumstances or new information requiring supplemental environmental review under CEQA, including CEQA Guidelines §15162 and Public Resources Code §21166.

Proceeding on the basis of pre-fire analysis without making such a determination constitutes a failure to evaluate changed circumstances and renders the CEQA review inadequate.

b. The Planning Commission's finding that the project's height, bulk, scale, mass, and siting are compatible with the existing neighborhood, landforms, and surroundings is not supported by substantial evidence in the record and is therefore erroneous and an abuse of discretion.

c. The finding fails to adequately address consistency with the Sierra Madre General Plan and design review standards emphasizing preservation of neighborhood character, open space, and visual harmony.

d. The CEQA analysis of aesthetic and visual impacts (including potential effects on historical or character-defining resources) is inadequate, rendering the compatibility finding unsupported.

e. I was denied proper notice, in violation of applicable open-meeting and procedural requirements.

2. Requested Action:

For the foregoing reasons, I respectfully request that the Sierra Madre City Council:

29 JAN 2026

a. Reverse the Planning Commission's approval of DRP 25-02 and deny the application; or, in the alternative,

b. Remand the matter to the Planning Commission for further proceedings, including preparation of additional or corrected environmental review under CEQA to address the identified inadequacies (including fire-altered site conditions, post-fire soil contamination findings, historical or character resources under PRC §21084.1, and visual/aesthetic impacts), revised findings supported by substantial evidence, and full reconsideration of the project's compatibility and consistency with the General Plan and design standards; and

c. Request that implementation of the approval be suspended, including issuance of any grading, demolition, tree removal, or other site-disturbing permits or entitlements, until the City Council has rendered a final decision on this appeal.

 29 JAN 2026