



**CONSTRUCTION
DOCUMENTS**

LANDSCAPE
LAYOUT
PLANPERMIT
SET

scale: 1/8" = 1'-0"

date: 05/16/22

drawn by: CL

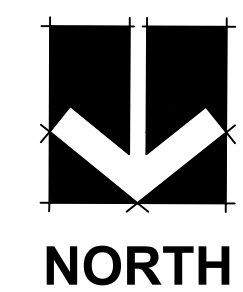
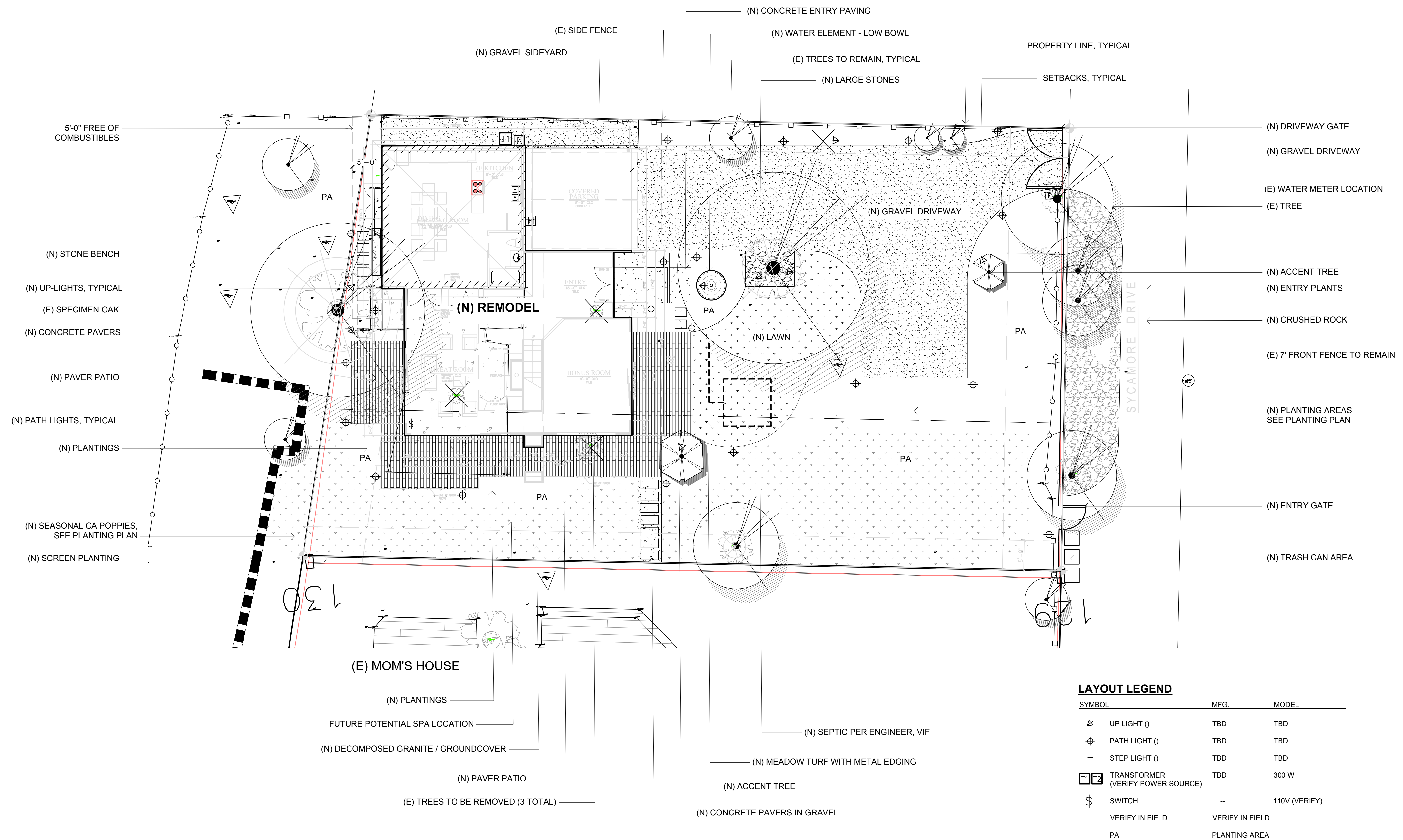
review by: CL

revision:

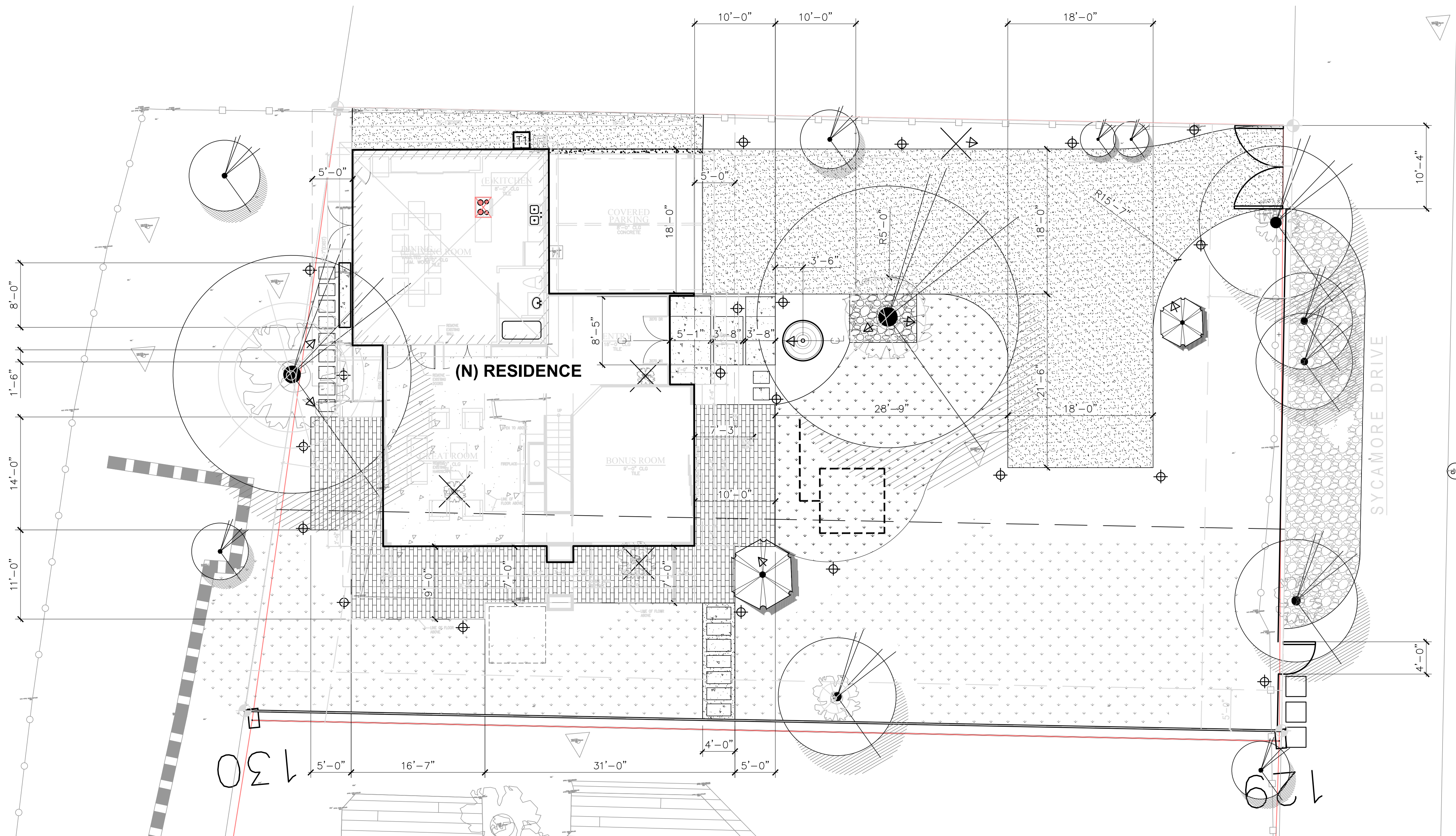
SHEET NO.

L-1.0

1 OF 4 SHEETS

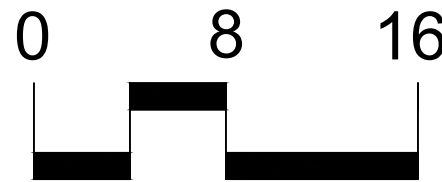
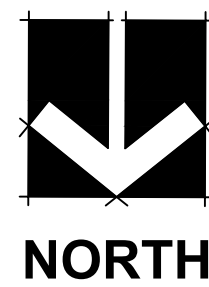


Age	Number of people
0-8	10
8-16	20
16-24	10



GENERAL NOTES

1. CONTRACTOR TO FAMILIARIZE HIM/HERSELF WITH ALL SITE CONDITIONS PRIOR TO BIDDING ON PROJECT.
2. CONTRACTOR SHALL CLEAN OUT AND REPAIR/REPLACE AS REQUIRED EXISTING DRAINAGE.
3. SYSTEM AND GRADE SITE SO THAT THE SITE HAS POSITIVE DRAINAGE.
4. ALL GRADING SHALL BE IN ACCORDANCE WITH LOCAL GRADING CODES AND ORDINANCES. THE CONTRACTOR SHALL OBTAIN, COORDINATE AND PAY FOR ANY AND ALL PERMITS AND ALL INSPECTIONS AS REQUIRED.
5. ALL CONCRETE FLATWORK LAYOUT SHALL BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. THE LOCATION AND PROTECTION OF ALL UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. ALL DIMENSIONS ARE FROM OUTSIDE FACE OF PAVING, WALLS, ETC., UNLESS OTHERWISE NOTED ON PLANS.
8. ALL PROPERTY LINES AND LOT LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
9. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY AND ALL DAMAGE DUE TO OPERATIONS, OR NEGLIGENCE OF SUBCONTRACTORS.
10. ALL WALLS AND WALKS SHALL HAVE SMOOTH, CONTINUOUS CURVES AS INDICATED ON PLANS. JOIN ALL EXISTING PAVING FLUSH.
11. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT THE ADJOINING PROPERTIES DURING GRADING OPERATIONS.
12. LANDSCAPE AREAS SHALL DRAIN AWAY FROM ALL BUILDINGS AND FACILITIES AT 2% MIN. 5' AS SHOWN ON THE PLAN.
13. ALL MATTER OR DEBRIS SHALL BE REMOVED BY THE CONTRACTOR FROM THE SURFACE UPON WHICH FILL IS TO BE PLACED.
14. DUST SHALL BE CONTROLLED BY WATERING.
15. EXPORTED SOIL AND DEBRIS SHALL GO TO A LEGAL DUMPSITE AT NO ADDITIONAL COST TO THE OWNER.
16. ALL LANDSCAPE AREAS SHALL BE SMOOTH IN CHARACTER AND SHALL HAVE NATURAL TRANSITIONS BETWEEN CONTOURS AS DIRECTED BY THE LANDSCAPE ARCHITECT.
17. LANDSCAPE MOUNDS AND FILL AREAS SHALL BE SPREAD IN LOOSE LIFTS OF 6 INCHES OR LESS AND COMPACTED TO A DEGREE OF 90% OR GREATER.



HANSEN RESIDENCE
20552 SYCAMORE DRIVE
TRABUCO CANYON, CA

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**LANDSCAPE
DIMENSION
PLAN**

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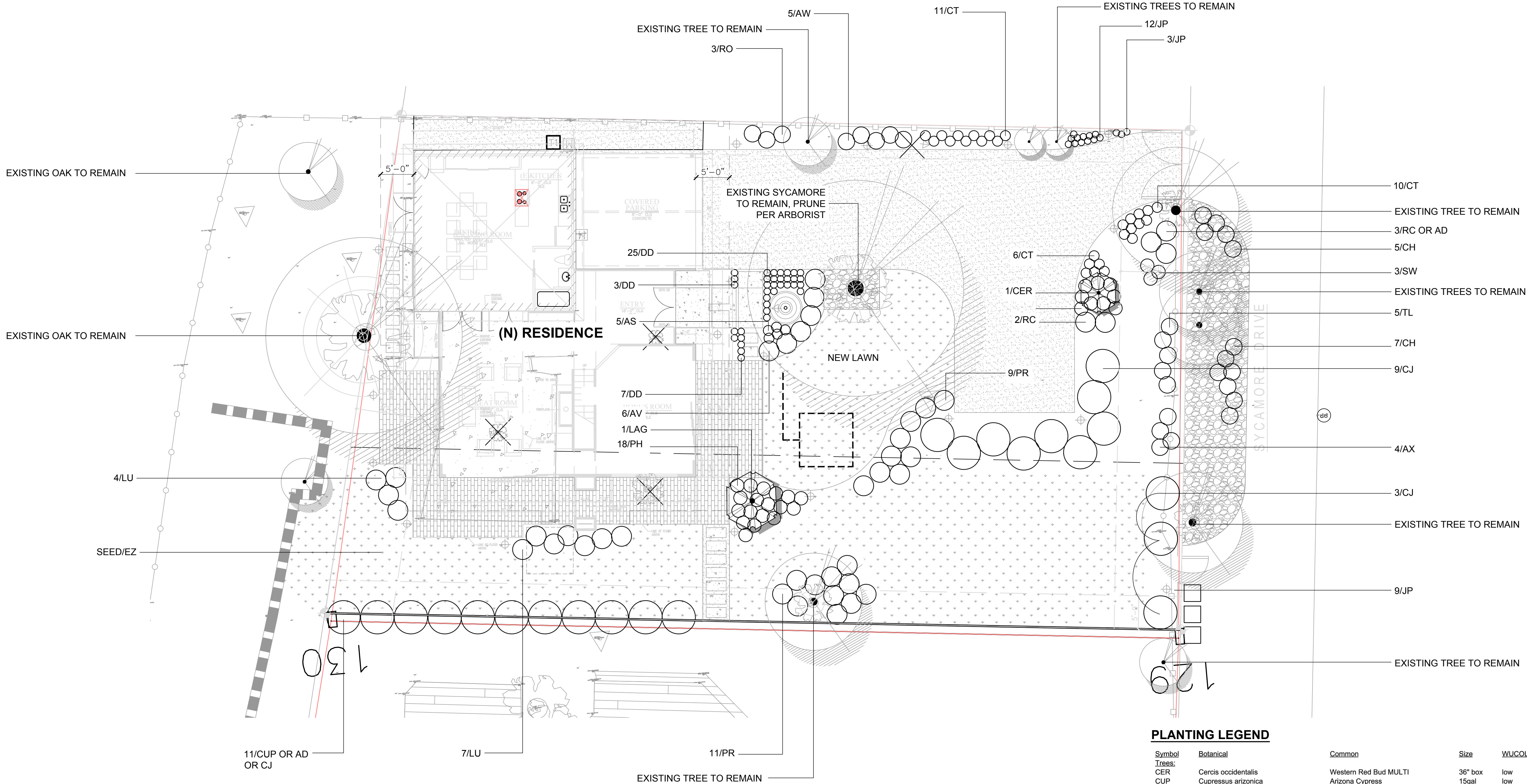
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revision:

SHEET NO.

L-2.0

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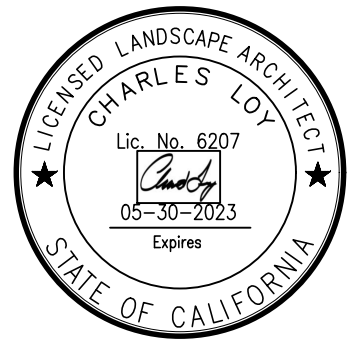
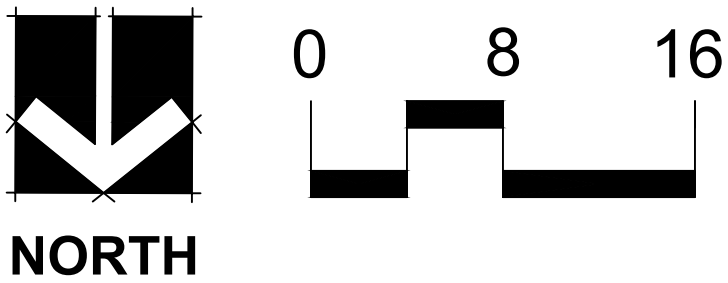


PLANTING NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIM/HER SELF FAMILIAR WITH ALL EASEMENTS, UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
- DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION
- LANDSCAPE AREAS SHALL DRAIN AWAY FROM ALL BUILDINGS AND FACILITIES AT 2% MIN. FOR 5' AS PER DRAINAGE PLAN. FOLLOW ALL DRAINAGE PLANS.
- ALL PLANT MATERIAL SHALL BE OF NURSERY QUALITY AND BE GUARANTEED FOR THREE MONTHS.
- ALL PLANT MATERIAL SHALL BE APPROVED FOR QUALITY BY THE OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER.
- SOIL PREPARATION:
 - ROTOTILL THE FOLLOWING AMENDMENTS 6" INTO THE SOIL AT RATES INDICATED PER 1,000 SQUARE FEET FOR ALL PLANTING AREA AND SOD AREAS.
 - TBD
- PLANT PITS SHALL BE 2X THE ROOT BALL SIZE WITH 70% NATIVE SOIL AND 30% AMENDMENTS WITH ORGANIC PLANT FERTILIZER.
- ALL PLANTS SHALL HAVE A 2" MIN. WATERING BERM AROUND THEM.
- TREES ARE TO BE STAKED WITH A MIN. 2"x2"x REQUIRED HEIGHT STAKE AND TIED TO INSURE VERTICAL GROWTH.
- ALL LOCAL AND STATE PLUMBING CODES SHALL BE FOLLOWED.
- ALL PLANTING AREAS SHALL BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM.

PLANTING LEGEND

Symbol	Botanical	Common	Size	WUCOLS
Trees:				
CER	Cercia occidentalis	Western Red Bud MULTI	36" box	low
CUP	Cupressus arizonica	Arizona Cypress	15gal	low
LAG	Lagerstroemia i. 'Natchez' MULTI	Crape Myrtle	36" box	low
Shrubs and perennials				
AD	Arctostaphylos 'Dr. Hurd'	Manzanita	5gal	low
AS	Agastache Hybrids	NCN	1gal	low
AV	Agave vilmoriniana	Octopus Agave	5gal	low
AW	Adenanthos serecea	Woollybush	5gal	low
AX	Asclepias tuberosa	Milkweed	1gal	low
CJ	Ceanothus 'Julia Phelps'	Wild CA Lilac	5gal	low
DD	Dudleya brittonii	Giant Chalk Dudleya	1gal	low
EZ	Eschscholzia californica	CA Poppy	1gal	low
LU	Leucospermum 'Sunrise'	Pin Cushion	5gal	low
MY	Myrica californica	Pacific Wax Myrtle	15gal	med
RC	Rhamnus c. 'Eve Case'	Coffeeberry	5gal	low
RO	Rosmarinus o. 'Blue Spires'	Rosemary	5gal	low
SR	Sarcococca ruscifolia	Sweet Box	5gal	low
SW	Salvia apiana	White Sage	1gal	low
TL	Trichostema lanatum	Wooly Bluecurls	5gal	low
Bunch Grasses				
CH	Chondropetalum elephantinum	Cape Rush	5gal	low
CT	Carex tumulicola	Hill Sedge	1gal	low
FS	Festuca i. 'Skiyou Blue'	Idaho Blue Fescue	1gal	low
JP	Juncus p. 'Carmans Grey'	California Grey rush	1gal	low
PH	Pennisetum 'Hamlin'	Dwarf Fountain Grass	1gal	low
PR	Pennisetum 'Fairy Tails'	Fairy Tail Grass	1gal	med
Sod				
No Mow	Festuca rubra blend	Fine Fescue Blend	Sod	low/med



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