



VICINITY MAP

THE CITY OF IRVINE



LANDSCAPE PLAN

LOCATION MAP

GENERAL NOTES

- All work shall be in accordance with the latest edition of the Standard Specifications for Public Works Construction, The City of Irvine Landscape Manual and Standard Plans, The City of Irvine Street Design Manual, Standard Encroachment Conditions, special requirements of the Construction Permit, California MUTCD and the Work Area Traffic Control Handbook (W.A.T.C.H. Manual). Whenever special requirements conflict on any subject matter, the City Engineer or his representative shall determine which special requirement or code will govern.
- The City of Irvine Inspection Services Division must be notified before starting any work. The Contractor shall request a pre-job meeting and submit required items at least 48 hours in advance of the meeting. The City Inspector, Contractor, Landscape Architect, Engineer, and Developer's Representative shall be present to review grading, irrigation, planting and related items.
- All inspections shall be made by the City Inspection Services Division. The Contractor shall request inspection and deliver required submittals at least 48 hours in advance of the time inspection is required. No item shall be covered or enclosed until it has been inspected and approved by the City Inspector. Each item shall be inspected for conformance to the plans and specifications. Any substitutions shall be approved by the City Engineer prior to installation. Installation and warranty of any approved substitution shall be Contractor's responsibility. Any changes required for installation of any approved substitution must be made to the satisfaction of the City.
- The Contractor shall maintain record drawings on the job site at all times. He shall record accurately on one set of record drawings all changes in the work constituting departures from the original record drawings. The changes and dimensions shall be recorded in a legible and workmanlike manner to the satisfaction of the City Inspector. Dimensions shall be from two permanent points of reference (buildings, monuments, sidewalks, curbs, pavements, etc.) Date to be shown on record drawings shall be recorded day to day as the project is being installed.
- It shall be the Contractor's responsibility to verify the location and to protect all existing underground utilities. The Contractor shall notify Underground Service Alert (U.S.A.) 811 at least 72 hours prior to any excavation to locate existing utilities.
- The Contractor shall obtain all necessary O.S.H.A. permits.
- After completion of rough grading and prior to soil preparation, the Contractor shall provide the testing of planting soils and composted organic humus materials by an independent agronomic soils testing laboratory (member of the California Association of Agricultural Labs). Representative soil samples shall be taken in the field and a written report shall be prepared by the soil scientist and shall include recommendations for soil amendments, preplant fertilization, planting backfill mix, hydromulch slurry, and auger hole requirements, and post-maintenance fertilization program. Test results and recommendations shall be approved by the City Engineer prior to soil preparation.
- The Contractor shall not store any equipment or materials on the street.
- The Contractor shall not store materials or equipment, permit burning, operate or park equipment under the branches of any existing tree. The Contractor shall provide fences or other barriers as necessary at the drip line to protect existing trees from damage during construction.
- Trees shall be planted a minimum distance of:
 - Three feet from any city maintenance limit line.
 - Four feet from utility installations including, but not limited to sewers, gas, water lines, meter vaults, catch basins, etc.
 - Four feet from fire hydrants.
 - Twenty feet from light standards.
 - Tree limbs must have a clearance of 14.5 feet over streets, 8 feet over bicycle trails, and 7 feet over pedestrian-traveled ways.
- Revisions made on the plans after approval by the City Engineer shall be approved by the City Engineer and so noted on the title sheet to implementation in the field.
- Notification of Noncompliance: If, in the course of fulfilling their responsibility the Design Landscape Architect finds that the work is not being done in conformance with the approved plans, the discrepancies shall be reported immediately in writing to the person in charge of the work and to the City Inspector. Recommendations for corrective measures, if necessary, shall be submitted to the City Engineer for approval.
- The Design Landscape Architect shall provide a certificate of compliance to the City Inspection Services Division prior to beginning the maintenance period.
- All concrete work shown on plans shall be constructed with type 5, seven (7) sack cement unless deemed unnecessary by the sulphate content tests conducted by the soils engineer and approved by the City.
- Permanent power to automatic controllers shall be continuous and established prior to the beginning of the maintenance period.
- The Contractor shall provide full maintenance of all landscape areas for a minimum of 90 days after initial field approval. The maintenance period shall commence when all elements of the project are completed in accordance with the approved plans and written approval from the City Inspection Division has been obtained. Partial acceptance of improvements within the scope of work of approved plans will not be authorized without approval by the City Engineer.
- Utility costs incurred during the maintenance period shall not be the responsibility of the City.
- The project improvements will be accepted by the City on the 1st or 15th day of the month following completion of the maintenance period. The Contractor shall notify the City Inspection Services Division and submit turnover items 10 days prior to completion of the 90 day maintenance period. Deficiencies noted during inspection shall extend the maintenance period until noted deficiencies are corrected.

AB Compliance Calculations

Maximum allowable water allowance
 MAWA = 48.2 x .8 x sq. ft. x .62 = Gallons per year
 MAWA = _____

Estimated applied water use:
 EAWU = 48.2 x KL x Sq. Ft. x .62 / IE = Gallons per year
 EAWU = _____

COMPUTERIZED IRRIGATION CONTROL SYSTEM SPECIFICATIONS

- All materials furnished and installed shall be new and shall conform to the Standard Specifications for Public Works construction, current edition, as adopted by the City.
- All materials except interconnect conductors shall have a five-year warranty. The contractor shall submit proof of warranty to the City Inspector prior to the start of the maintenance period. It is the contractor's responsibility to obtain the necessary warranty inspections from the equipment supplier. No installations will be accepted without proof of warranty.
- All incidental parts which are not shown on the plans or specified herein and are necessary to complete or modify the existing systems shall be furnished and installed as though such parts were shown on plans or specified. All systems shall be in satisfactory operation at the time of completion.
- Existing interconnect systems shall be maintained in effective operation by the Contractor for the duration of the work. The contractor shall notify the City Inspector 48 hours prior to performing any work on an existing system.
- The Contractor shall coordinate with Pacific Bell for connections to the telephone service and/or installations of conduit, telephone conductors, jacks, and modems at the locations shown on the drawings. Minor changes caused by actual site conditions shall be made at no cost to the City. All changes to the plans shall be approved by the City Engineer.
- A functional test for each new or modified electrical system shall consist of not less than 5 days of continuous, satisfactory operation. If unsatisfactory performance of the system develops, the condition shall be corrected and the test shall be repeated until the 5 days of continuous satisfactory operation are obtained.

CITY OF IRVINE

This set of plans and specifications must be kept on the job at all times and it is unlawful to make any changes or alterations on the same without written permission from the City of Irvine. The stamping of this plan and specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any City Ordinance or State law.

TRACT/PARCEL MAP NO. _____
 DEVELOPMENT CASE NO. _____
 GRADING PERMIT _____

LANDSCAPE ARCHITECT

DEVELOPER

INDEX

SHEET _____ NO. _____
 TITLE SHEET 1

MAINTENANCE SUMMARY

	City-Maintained	Association-Maintained	Other-Maintained	Total	
Turf	_____	_____	_____	_____	sq. ft.
Groundcover	_____	_____	_____	_____	sq. ft.
Hardscape	_____	_____	_____	_____	sq. ft.
_____	_____	_____	_____	_____	sq. ft.
_____	_____	_____	_____	_____	sq. ft.
Total	_____	_____	_____	_____	sq. ft.



**Know what's below.
Call before you dig.**

NO.	DATE	REVISIONS	APP.	DATE	CITY OF IRVINE	PLANS PREPARED BY:	SEAL	LICENSE NO.	EXP. DATE	DATE
6										
5										
4										
3										
2										
1										

APPROVED BY:
CITY ENGINEER

 LINCOLN LO R.C.E. NO. 66116 DATE _____

APPROVED BY:
 IRVINE RANCH WATER DISTRICT
 FOR RECLAIMED WATER SERVICE

DATE _____

CITY OF IRVINE
 PUBLIC WORKS & SUSTAINABILITY DEPARTMENT

PLAN CHECK NO. _____ - ELC	JOB NO.
LANDSCAPE PERMIT NO. _____ - LCE	
SHEET 1 OF _____	