



KEYNOTES

1. MODIFY EXISTING SIDEWALK / PATH SUBSTRATE AND ASSOCIATED COMPONENTS TO ACCOMMODATE NEW SCOPE.
2. EXERCISE CARE TO PREVENT DAMAGE TO EXISTING ADA RAMP. PREPARE GRADE FOR NEW PATH TO MATCH EXISTING RAMP SLOPE. REFER TO CIVIL FOR FINISH GRADE.
3. REMOVE EXISTING UTILITY COVER. EXISTING BELOW GRADE UTILITY BOX TO REMAIN. (NEW COVER TO BE ADDED)
4. REMOVE EXISTING DRINKING FOUNTAIN AND ALL ASSOCIATED COMPONENTS.
5. DEMOLISH EXISTING CMU WALL AND FOOTING. PREPARE FOR NEW WHERE OCCURS. SEE CIVIL ENGINEER'S DOCUMENTS FOR ADDITIONAL INFORMATION. PROVIDE SHORING AS REQUIRED.
6. CONSULT WITH LANDSCAPE ARCHITECT, TREE NURSERY / SUPPLIER AND ARBORIST TO DETERMINE DEPTH AND WIDTH OF AREA FOR SOIL REMOVAL TO ACCOMMODATE NEW TREE ROOT BALL. RE-ROUT ALL ENCOUNTER UTILITIES THAT WILL INTERFERE WITH NEW TREE ROOT BALL. CONSULT AT PRE-MEETING WITH LANDSCAPE ARCHITECT AND ARBORIST FOR CLEARANCE AROUND ROOT BALL.
7. REMOVE EXISTING FENCE
ALTERNATE:
REMOVE FINISH, RUST, SCALE ETC. REPAIR AND/OR REPLACE ANY DAMAGES OF FENCE BUT NOT LIMITED TO, POSTS, RAILS AND FOOTING. PREPARE ALL SURFACES OF FENCE FOR NEW FINISH.
8. REMOVE / RELOCATE EXISTING SIGNAGE PRIOR TO START OF WORK. COORDINATE FINAL LOCATION AND SCOPE WITH CITY OFFICIALS AND OWNER'S SIGNAGE DOCUMENTS.
9. DEMO / SAW CUT EDGE TO PREPARE EDGE FOR JOINING OF EXISTING AND NEW PATH MATERIAL.
10. PROVIDE CLEAN FINISH AT BOUNDARY EDGE. JOIN TO ADJACENT MATERIAL WITH ADA COMPLIANT TRANSITION.
11. DEMO INDICATED PORTIONS OF EXISTING PATH TO ACCOMMODATE OPTION A
12. DEMO PORTIONS OF EXISTING PATH TO ACCOMMODATE OPTIONS B & C
13. PATCH AND REPAIR EDGE CONDITION WHERE DEMO FOOTINGS / STEEL SADDLES OCCUR.

DEMOLITION GENERAL NOTES

1. ONLY DEMO ITEMS IDENTIFIED ON DEMO PLAN. REVIEW SCOPE AT ONSITE MEETING WITH ARCHITECT PRIOR TO START OF WORK.
2. THE CONTRACTOR SHALL PERFORM SURFACE DEMOLITION NECESSARY TO CONSTRUCT THE PROJECT. THIS ENCOMPASSES BUT IS NOT LIMITED TO, DEMOLITION OF ABANDONED PROPERTY; REMOVAL OF CONFLICTING VEGETATION, PLANTS, DEBRIS, SUBGRADE, BASE AND SUBBASE; BACKFILLING OF EXCAVATIONS, EXISTING SLABS, PORTLAND CEMENT CONCRETE (PCC), CURBS AND GUTTERS, IRRIGATION PIPES AND STORM DRAINS, UTILITIES, SIDEWALKS, RETAINING OR LOW WALLS, FENCES, LIGHTING, REMOVAL OF ANY MATERIAL RESULTING EITHER FROM DEMOLITION ACTIVITY. SITE CLEARING OR EARTHWORK SHALL INCLUDE REMOVAL, TRANSPORTATION AND LEGAL DISPOSAL OF SUCH MATERIAL, IN COMPLIANCE WITH CURRENT GOVERNING CODES AND REQUIREMENTS.
3. THE CONTRACTOR WILL BE RESPONSIBLE FOR DEMOLITION, REMOVAL, REPAIRS AND/OR REPLACEMENT OF THE PROPOSED IMPROVEMENTS AT EXISTING AREAS. DAMAGES TO REPAIRED OR IMPROVED AREAS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
4. BEFORE THE START OF ANY DEMOLITION OF FACILITIES, CONTRACTOR SHALL:
 - A. IDENTIFY ALL ENCROACHMENTS NOT SHOWN ON THE DRAWINGS.
 - B. VERIFY THE EXISTENCE, LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, SEWERS, STORM DRAINS, CULVERTS, TELEPHONE, FIBER, ELECTRICAL CONDUITS, ETC. THAT CROSS OR LIE WITHIN THE DEMOLITION WORK LIMITS.
 - C. VERIFY ALL EXISTING COUNTY AND CITY UTILITIES AND EQUIPMENT (INLCUDING BUT NOT LIMITED TO POWER POLES, SIGNALS, ETC.) PROTECT PRIOT TO START OF WORK AND MAINTAIN ALL IN WORKING ORDER.
 - D. COORDINATE WITH APPROPRIATE AUTHORITIES AND AGENCIES TO SHUT OFF, DISCONNECT, CUT AND CAP, WHERE REQUIRED, OVERHEAD AND UNDERGROUND UTILITY SERVICES TO FACILITATE THAT ARE TO BE REMOVED OR DEMOLISHED.
 - E. OBTAIN APPROPRIATE PERMITS.
 - F. PRIOR TO DEMO, CONTRACTOR TO WALK SITE WITH CITY REPRESENTATIVE TO VERIFY PLANTS THAT ARE TO BE SAVED, AND/OR RELOCATED AND THOSE SCHEDULED FOR DISPOSAL.

PLANT KEYNOTES

- | | |
|--|-------------------|
| ◇ PROTECT IN PLACE. EXISTING TREE & PLANTS | ◇ ADJUST TO GRADE |
| ◇ REMOVE TO ACCOMMODATE NEW SCOPE. | ◇ RELOCATE |

LAND SURVEY SCOPE

PRIOR TO START OF WORK, GENERAL CONTRACTOR TO PROVIDE VERIFICATION OF PROJECT BOUNDARY. THIS INCLUDES BOUNDARY DETERMINATION, SETTING OF PROPERTY CORNERS AND SUBMITTAL OF RECORD SURVEY TO THE LOS ANGELES COUNTY SURVEYOR'S OFFICE.

LEGEND

- | | |
|----------------------------------|--|
| EXISTING PATH / TRAIL | CITY & COUNTY BOUNDARY / LIMIT OF WORK |
| DEMO PATH / TRAIL (A) | NEW FENCE TO MATCH EXISTING |
| DEMO PATH / TRAIL (B & C) | STREET CENTERLINE |
| EXISTING TREE & PLANTS TO REMAIN | EXISTING ROCK |
| | TREE TO BE REMOVED |

CITY OF HIDDEN HILLS

LANDSCAPE RENOVATION

ROUND MEADOW / MUREAU ROAD ENTRY IMPROVEMENTS

StudioMA

StudioMA, Inc.
22231 Mulholland Hwy. Ste. 201
Calabasas, CA 91302
Tel (818) 225-2440
Fax (818) 225-2444
StudioMAinc.com



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△ 1/9/26	ADDENDUM A	

PROJECT NO. HH002305.02F

SHEET NAME
PHASE 1 -
DEMOLITION PLAN

SCALE
1" = 10' V.I.F.

SHEET NUMBER

L-1.1

KEY NOTES

- 1

PATH/TRAIL: ALTERNATE MATERIALS AS LISTED BELOW:

A. EXISTING CONCRETE PATH TO REMAIN WHERE NOTED.

B. 4" THICK EARTH TONE COLORED DECOMPOSED GRANITE (NEVADA GOLD) TO MATCH ARCHITECT'S SAMPLE. OVER 2" GRAVEL SUB-BASE OVER 90% RELATIVE COMPACTED NATIVE SOIL. PROVIDE PLASTIC BENDER BOARD EDGE.

C. 6"x9" COBBLE STONE PAVER WITH ROUND EDGES AND CORNER SUITABLE SUB-BASE OVER 90% RELATIVE COMPACTED NATIVE SOIL. BELGARD SCANDINA - COLOR TO MATCH ARCHITECT SAMPLE.
- 2

A. COBBLE STONE MIX WITH THE FOLLOWING RATIO:

1. SMALL: 2"-4" / 50%

2. MEDIUM: 4"-8" / 35%

3. LARGE: 15%

B. BOULDERS: SIZE AND QUANTITY TO BE DETERMINED BY ARCHITECT
- 3

A. CONCRETE CURB AT CONCRETE SLAB ON GRADE AND DECOMPOSED GRANITE.

1. SIZE: 4"W X 6"H

B. COBBLE STONE CURB AT COBBLE STONE PAVERS.

1. SIZE: TO BE DETERMINED.
- 4

SEE LIGHTING PLAN SHEET L-3.1 FOR ADDITIONAL INFORMATION
- 5

OAK TREE DESIGNATION:

T-01

T-02

T-03
- 6

PROVIDE NEW ADA COMPLIANCE STEEL UTILITY BOX COVER
- 7

JOIN AND ALIGN TO EXISTING ADA RAMP.
- 8

PRUNE AND LEAF UP ALL EXISTING TREES (TYPICAL)
- 9

NEW GARDEN MASONRY BLOCK WALL, WALL FINISH TO BE LIMESTONE (HI-DESERT), TO MATCH ARCHITECTS SAMPLE. SEE DETAIL

30" H, SEE DETAIL D/L-2.1
- 10

NEW 3-RAIL FENCE TO MATCH EXISTING AT PREVIOUS LOCATION.
- 11

PHASE 2 PENDING N.I.C.
- 12

PROVIDE NEW CONCRETE BASE MOUNTING PLATE FOR OUTDOOR LOCKING PEDESTAL HOSE BIB / SPIGOT, BY STERN WILLIAMS. 7000-32. COLOR BLACK, SEE DETAIL C/L-2.1

GENERAL NOTES

1. NO WORK SHALL BE PERMITTED TO ENCROACH INTO COUNTY PROPERTY.
2. THE CONTRACTOR SHALL BE FAMILIAR WITH THE SITE PRIOR TO CONSTRUCTION. DRAWINGS ARE DIAGRAMMATIC AND ARE GENERALLY INDICATIVE OF THE WORK TO BE COMPLETED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING AND ARCHITECTURAL FEATURES AND SITE UTILITIES. CONTRACTOR TO ADVISE ARCHITECT OF ANY DISCREPANCIES IN THE PLANS OR WITH EXISTING FIELD CONDITIONS AT EARLIEST OPPORTUNITY. THE CONTRACTOR SHALL NOT INTENTIONALLY INSTALL THE PLANTS AS DEPICTED IN THE DRAWINGS IF IT IS CLEAR ON-SITE THAT THERE ARE OBSTRUCTIONS, VARIATIONS IN GRADE, OR DISCREPANCIES IN AREA DIMENSIONS THAT MAY NOT HAVE BEEN ACCOUNTED FOR IN THE LANDSCAPE DESIGN. IN THE EVENT THAT NOTIFICATIONS IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISION NECESSARY.
3. ALL GRADING AND DRAINAGE RELATING TO PAVING, ROADWAYS, BIO-FILTERS, ETC. - PER THE CIVIL ENGINEERING DRAWINGS PREPARED BY TOAL ENGINEERING.
4. THE LANDSCAPE CONTRACTOR SHALL RECEIVE THE FINISHED SITE FROM THE GRADING CONTRACTOR WITHIN PLUS OR MINUS ONE TENTH ($\frac{1}{10}$) OF ONE (1) FOOT TO THE APPROVED CIVIL ENGINEERING FINISH GRADING PLAN. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SOIL IMPORT OR REMOVAL AS REQUIRED TO MAKE GRADE PER THE APPROVED FINISH GRADING PLAN.
5. PRIOR TO LAYOUT OF UNDERGROUND IMPROVEMENTS, REFER TO PLANTING PLANS FOR TREE LOCATIONS. STAKE TREES AND OUTLINE SPECIFIED BOX SIZE. ROUTE UNDERGROUND DRAINAGE, ELECTRICAL AND IRRIGATION PIPING OUTSIDE EXCAVATION REQUIRED FOR TREES. CONSULT WITH ARCHITECT AND ARBORIST FOR CLEARANCE AROUND THE TREE ROOTBALL.
6. PAVING AND CONCRETE CONTRACTORS SHALL COORDINATE WITH ELECTRICAL AND LANDSCAPE CONTRACTORS FOR THE INSTALLATION OF REQUIRED SLEEVES, PIPES, AND CONDUITS UNDER PAVING AS INDICATED ON THE APPROVED PLANS. LANDSCAPE CONTRACTORS SHALL BE RESPONSIBLE FOR ALL HOOK-UPS, WIRING, CONDUITS, SLEEVING AND CONNECTIONS TO METERS, VALVES AND CONTROLLERS, ETC. AS PART OF BID.
6. PROVIDING POSITIVE DRAINAGE AWAY FROM WALLS. ALL HARDSCAPE SURFACES TO HAVE A MIN. 0.5% TO MAX. 2% CROSS SLOPE. ALL PLANTING AREA SURFACES TO HAVE 2% PITCH. CONTRACTOR TO RE-GRADE SITE AS NECESSARY TO ENSURE POSITIVE DRAINAGE AT ALL LOCATIONS.
8. PAVING PATTERNS TO BE CHALKED OR STAKED FOR REVIEW AND APPROVAL BY THE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
9. ALL MATERIALS, AGGREGATE, CONCRETE FINISHES AND COLORS, TO BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO INSTALLATION. CONTRACTOR SHALL PROVIDE FRAMED 2'X2' CONCRETE SAMPLES OF EACH CONCRETE FINISH TO THE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO STARTING CONSTRUCTION. ALL CONCRETE SAMPLES SHALL BE POURED 72 HOURS PRIOR TO SUBMITTAL.
10. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE REPAIR AND/OR REPLACEMENT OF ALL CURBS, GUTTERS, AND UTILITIES THAT WERE DAMAGED DURING THE LANDSCAPE INSTALLATION AND ARE TO STAY IN PLACE.
11. COORDINATE RELOCATION AND REPLACEMENT OF SIGNAGE WITH COUNTY/ CITY REPRESENTATIVES PRIOR TO START OF WORK. SEE SIGNAGE PLAN FOR COORDINATE (UNDER SEPARATE COVER)

LEGEND

- PATH / TRAIL (A,B&C)
- FLUSH CURB
- COBBLE STONE AND LANDSCAPE BOULDERS
- EXISTING TREE TO REMAIN (LEAF-UP)
- CITY&COUNTY BOUNDARY/ LIMIT OF WORK
- NEW FENCE TO MATCH EXISTING
- STREET CENTERLINE

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PROJECT NO. HH002305.02F

SHEET NAME
PHASE 1 -
CONSTRUCTION PLAN

SCALE
1" = 10' V.I.F.

SHEET NUMBER

L-2.1



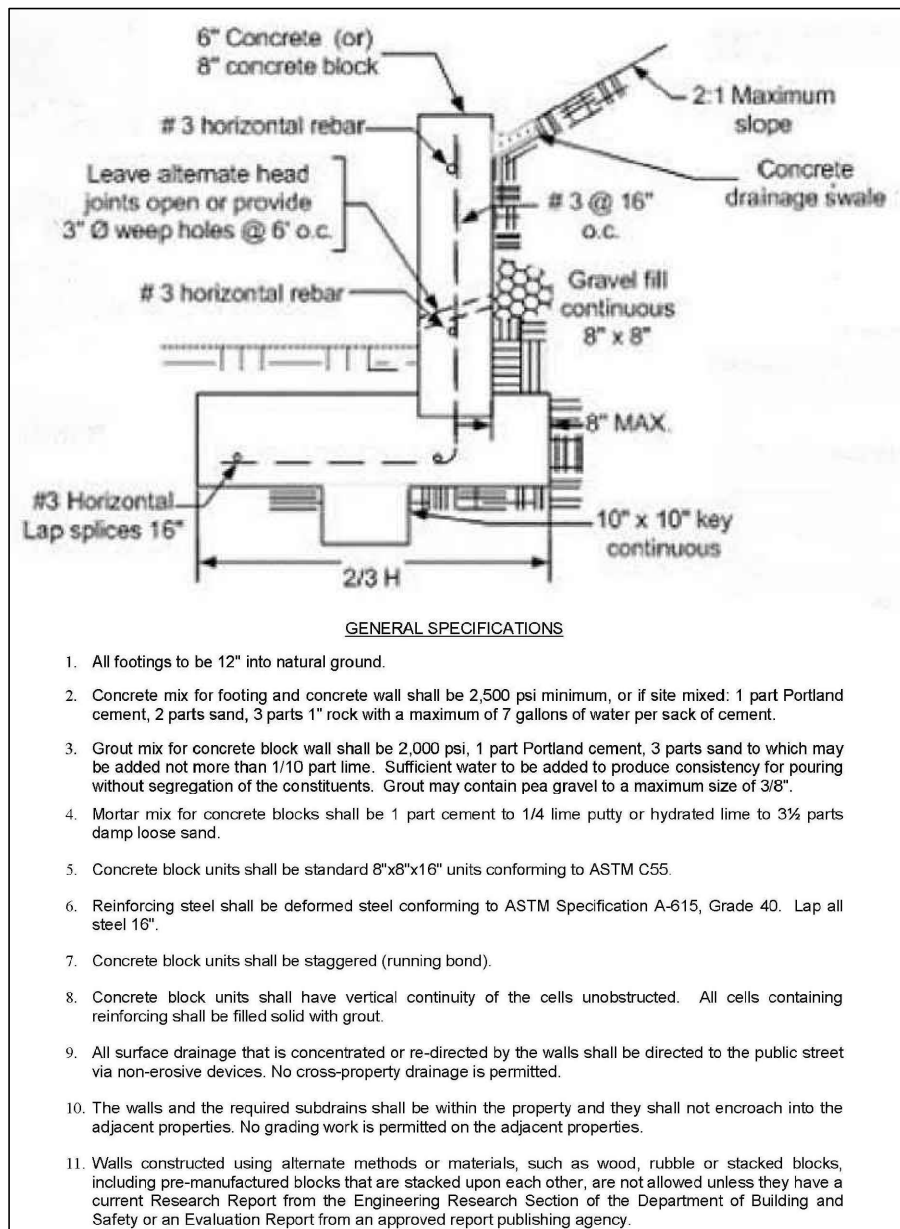
MATCH LINE SEE B

IRRIGATION SYSTEM MUST
PROVIDE SEPARATION FROM
EQUIPMENT AND WATER TO BE
DIRECTED AWAY FROM THE
EQUIPMENT

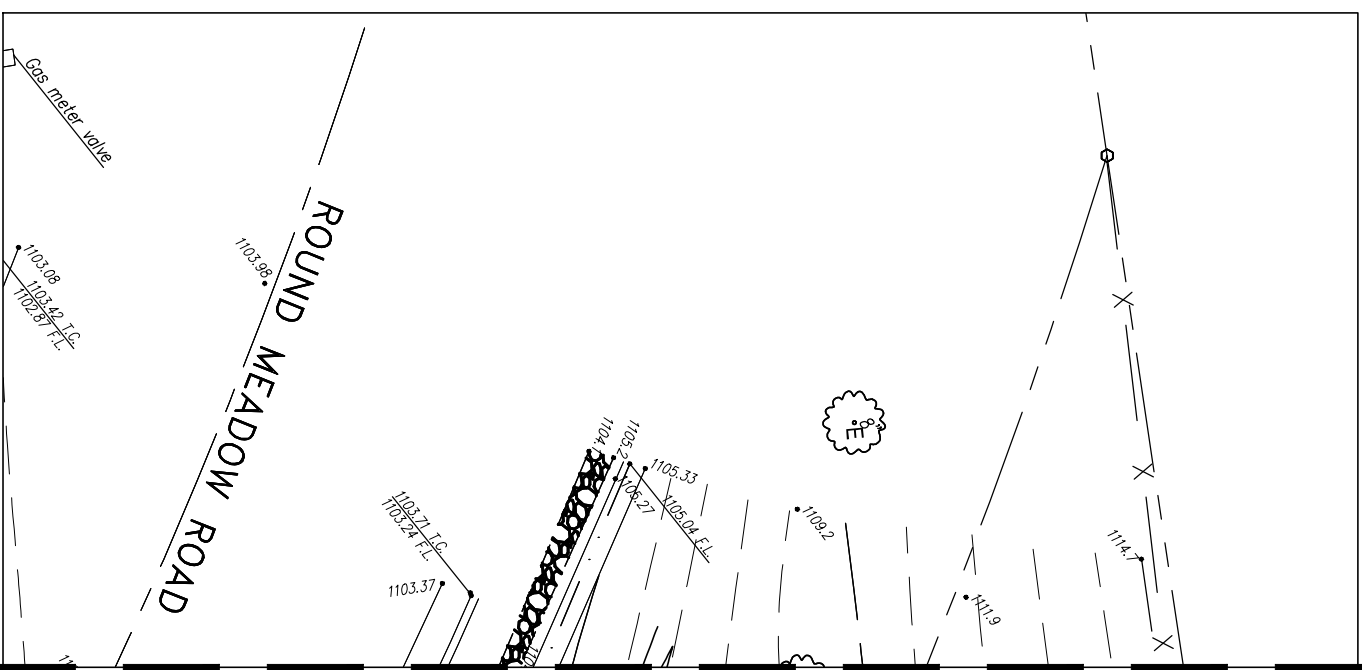
CITY & COUNTY BOUNDARY /
LIMIT OF WORK

GENERAL CONTRACTOR TO VERIFY BOUNDARY PRIOR TO START OF
WORK WITH THE CITY OF HIDDEN HILLS AND LA COUNTY AGENCIES
WITH JURISDICTION

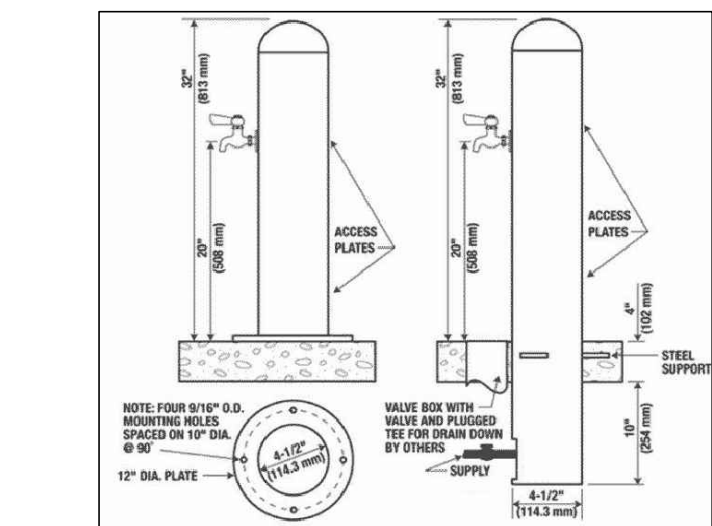
CONSTRUCTION PLAN



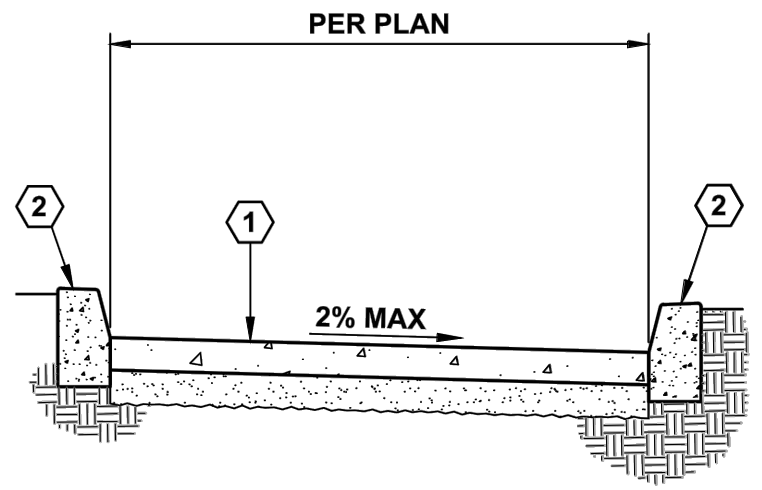
RETAINING LOW GARDEN WALL



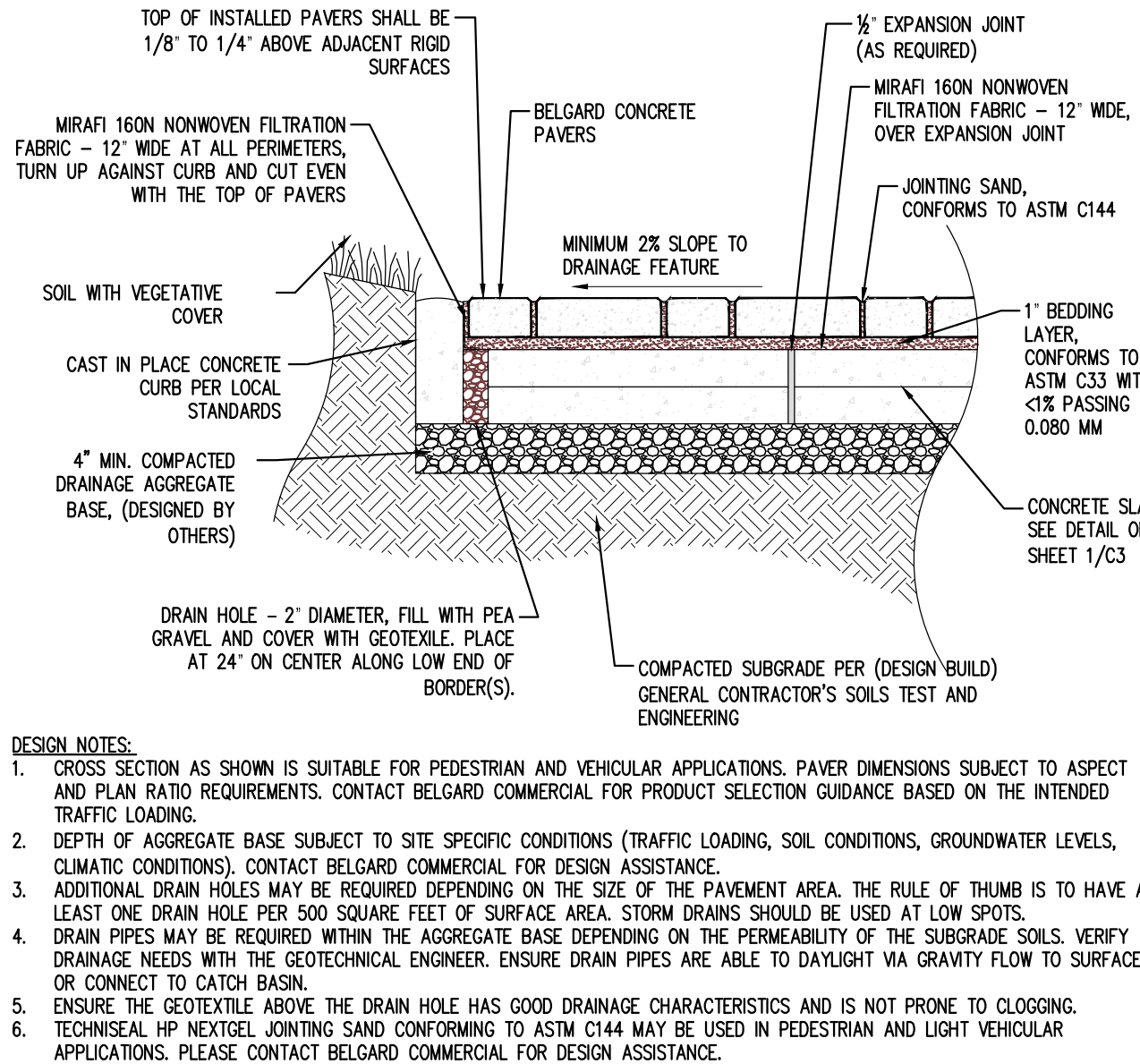
CONSTRUCTION PLAN



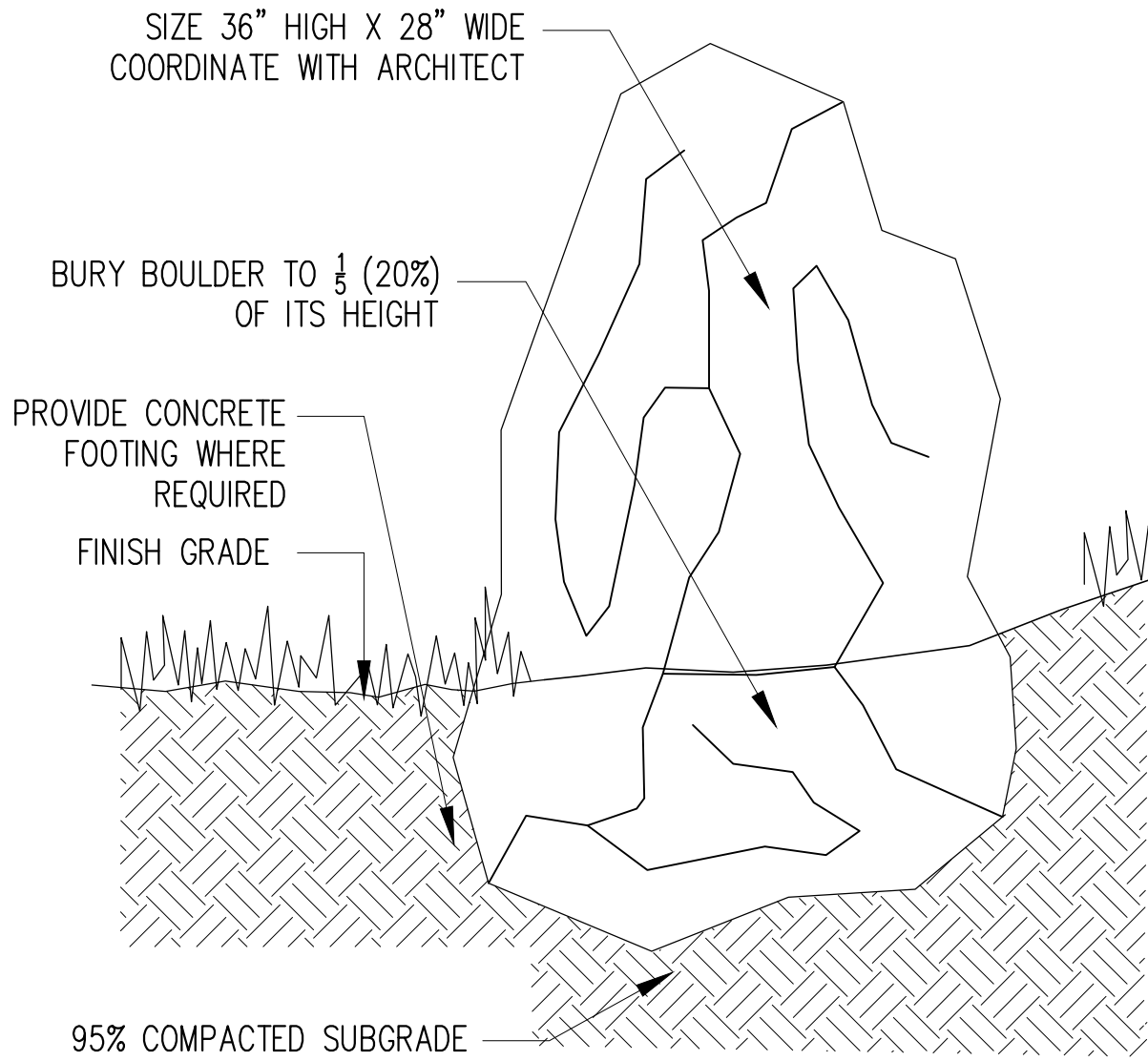
HOSE BIB / SPIGOT



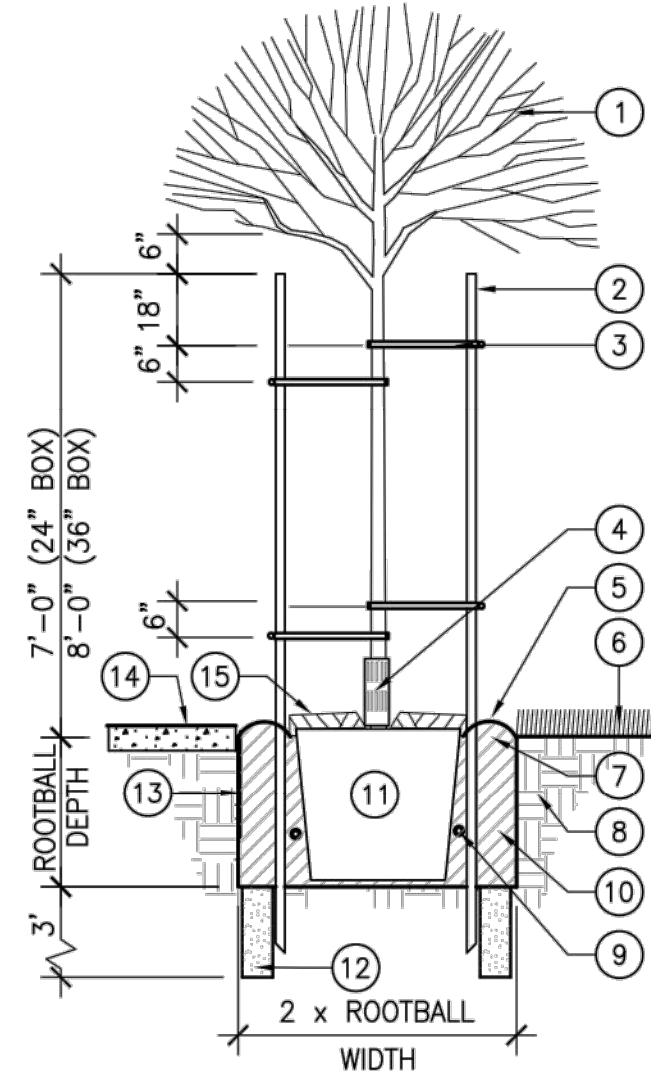
- 1 4-INCH THICK CONCRETE SIDEWALK PER SSPWC SECTION 201-1.1.2 CLASS 520-C-2500. INSTALL WEAKENED PLANE JOINTS AND EXPANSION PER SPPWC STD PLAN 112-2.
- 2 CONCRETE CURB AS CALLED OUT PER PLANS. SEE 8



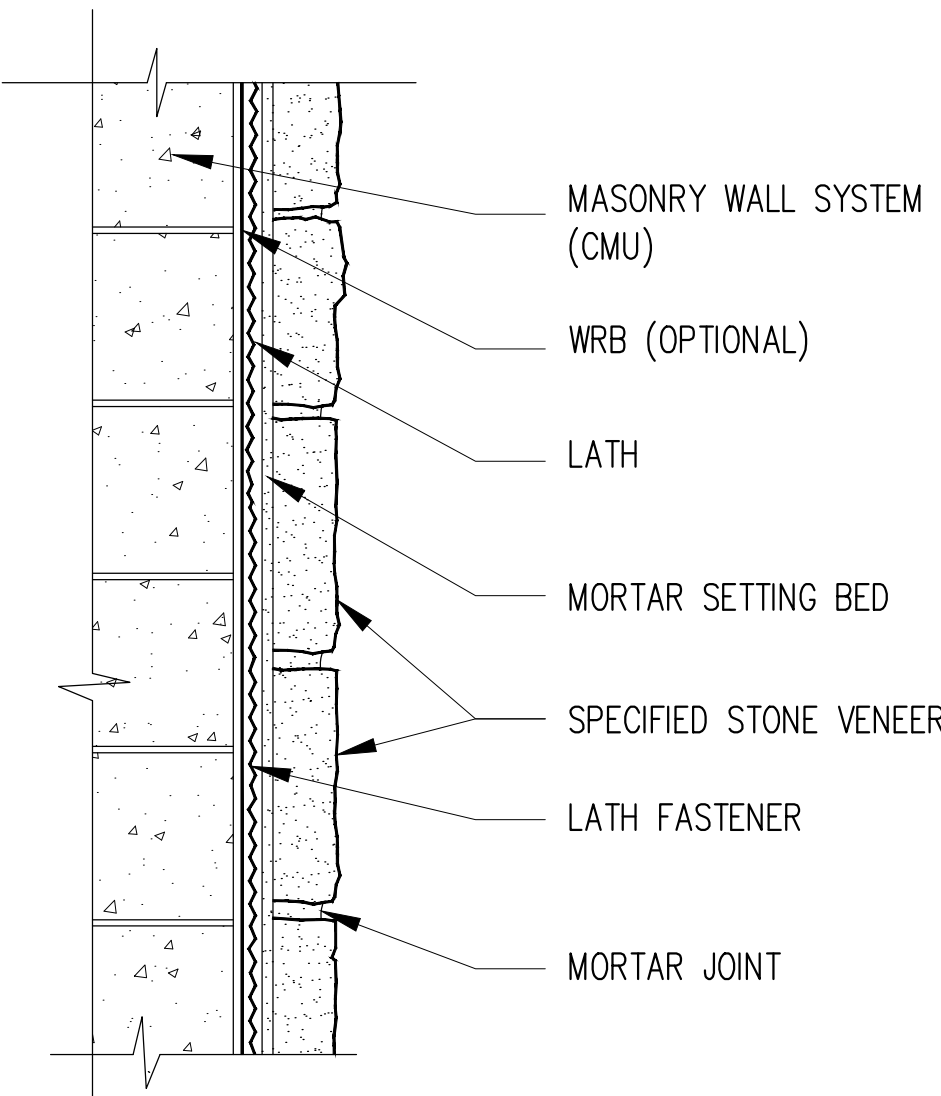
PAVING SAND SET ON CONCRETE BASE (ALT. C)



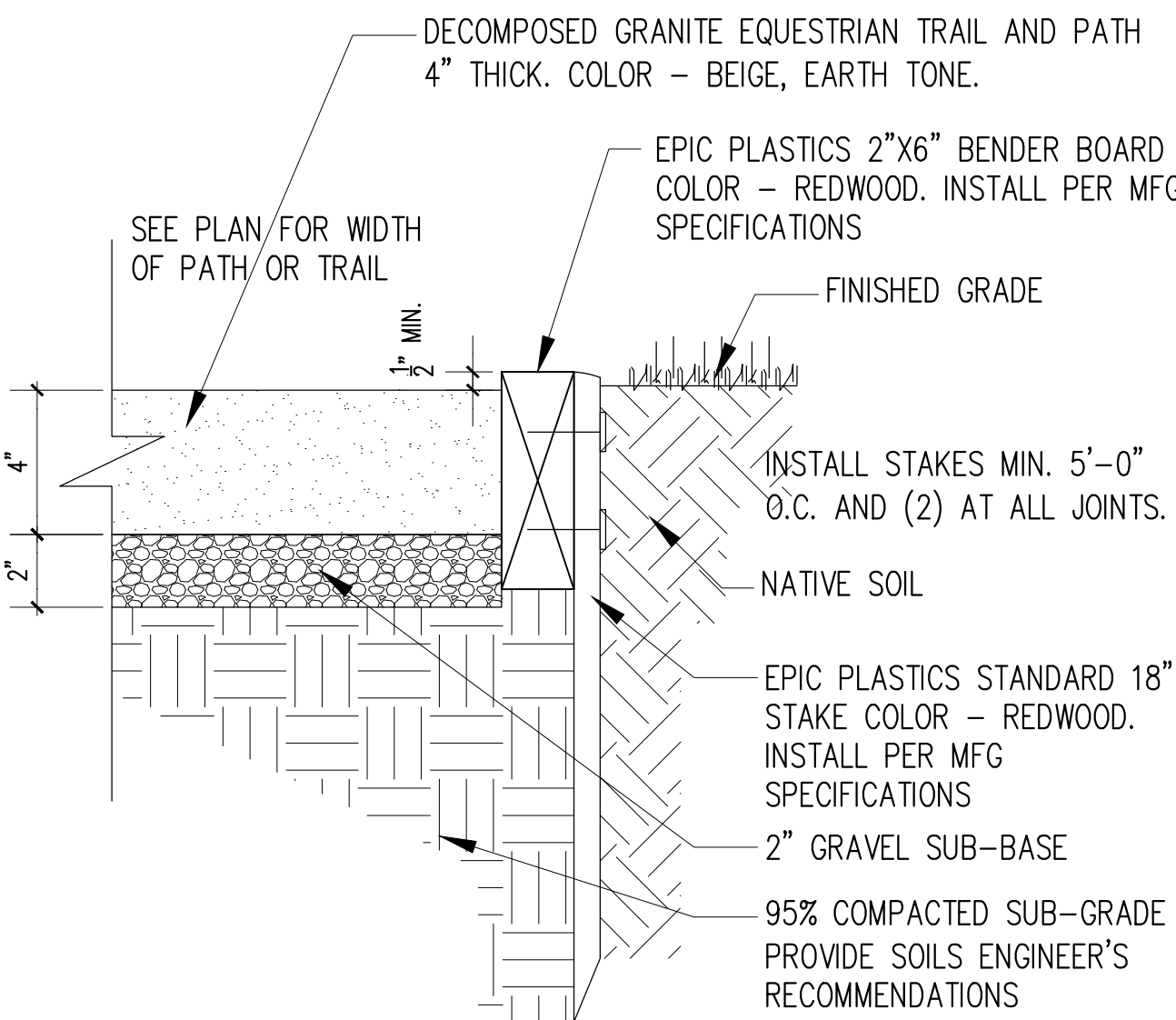
FEATURE LANDSCAPE BOULDERS (QTY.1)



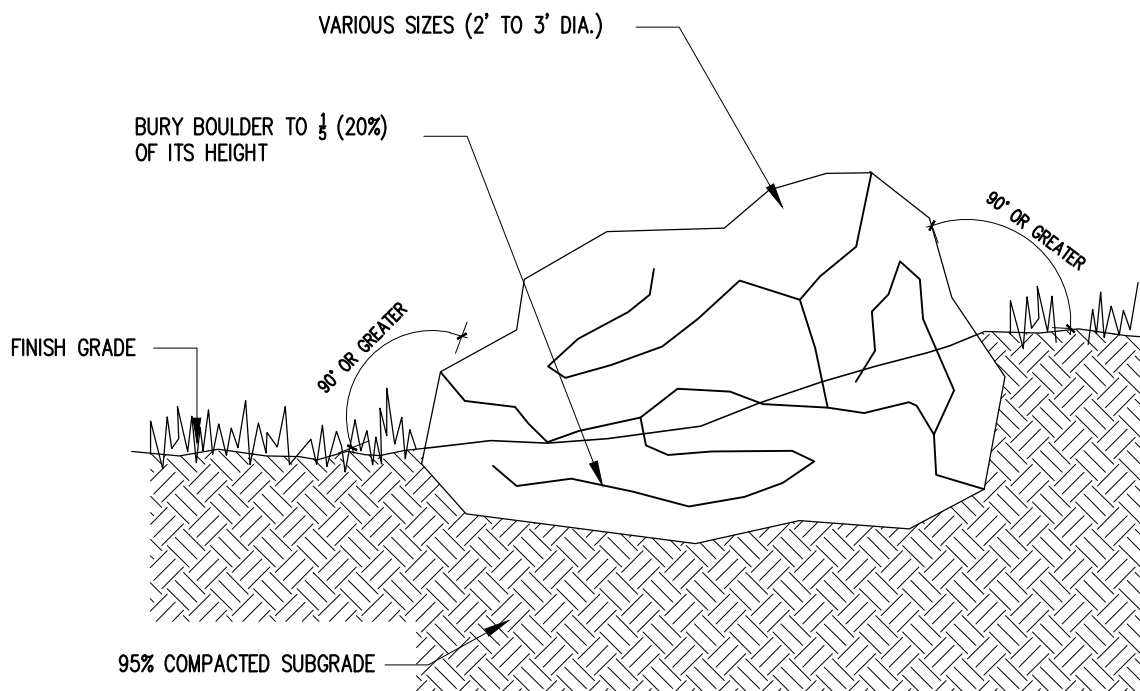
TREE PLANTING - DOUBLE STAKE



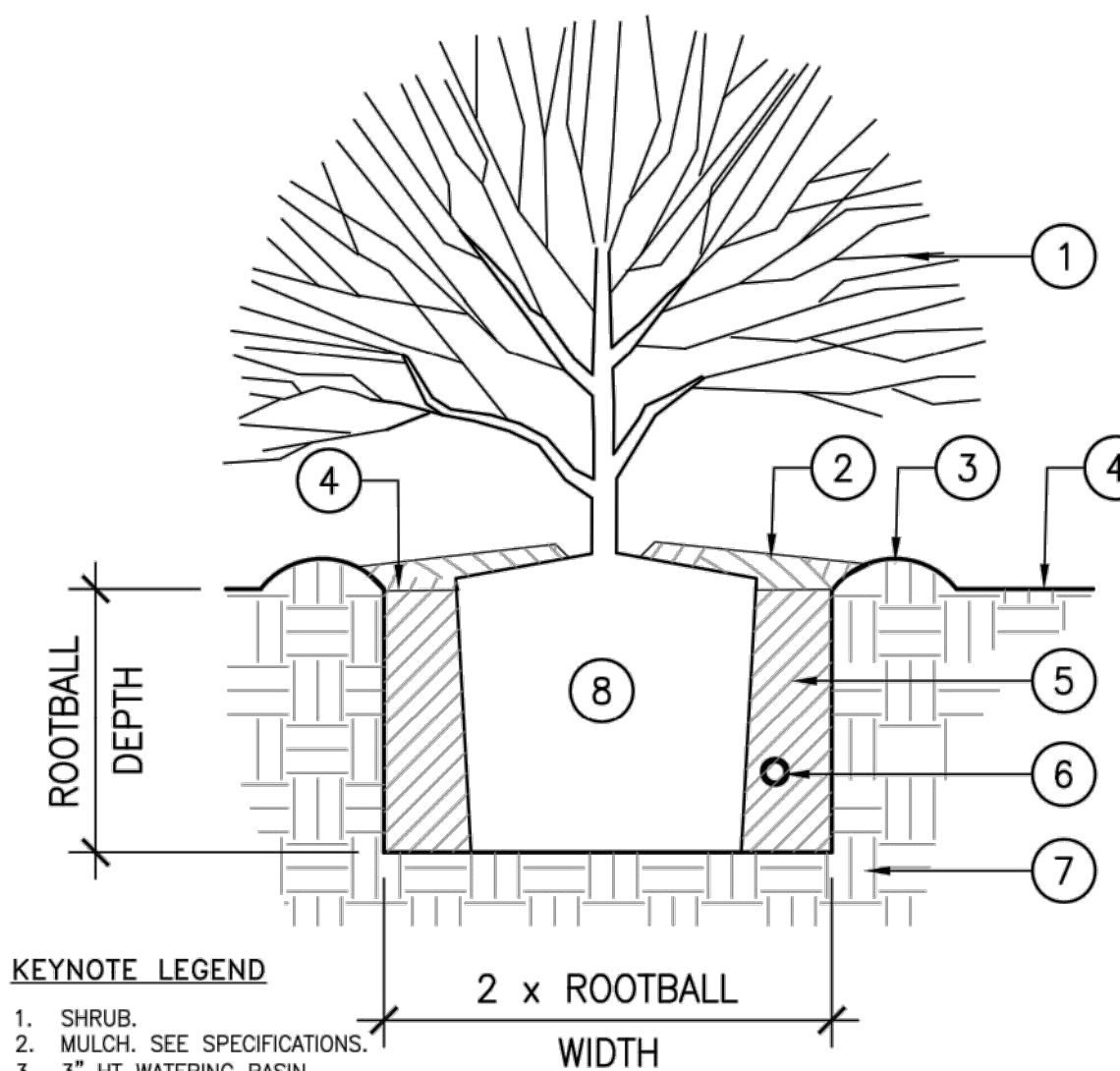
LOW GARDEN WALL



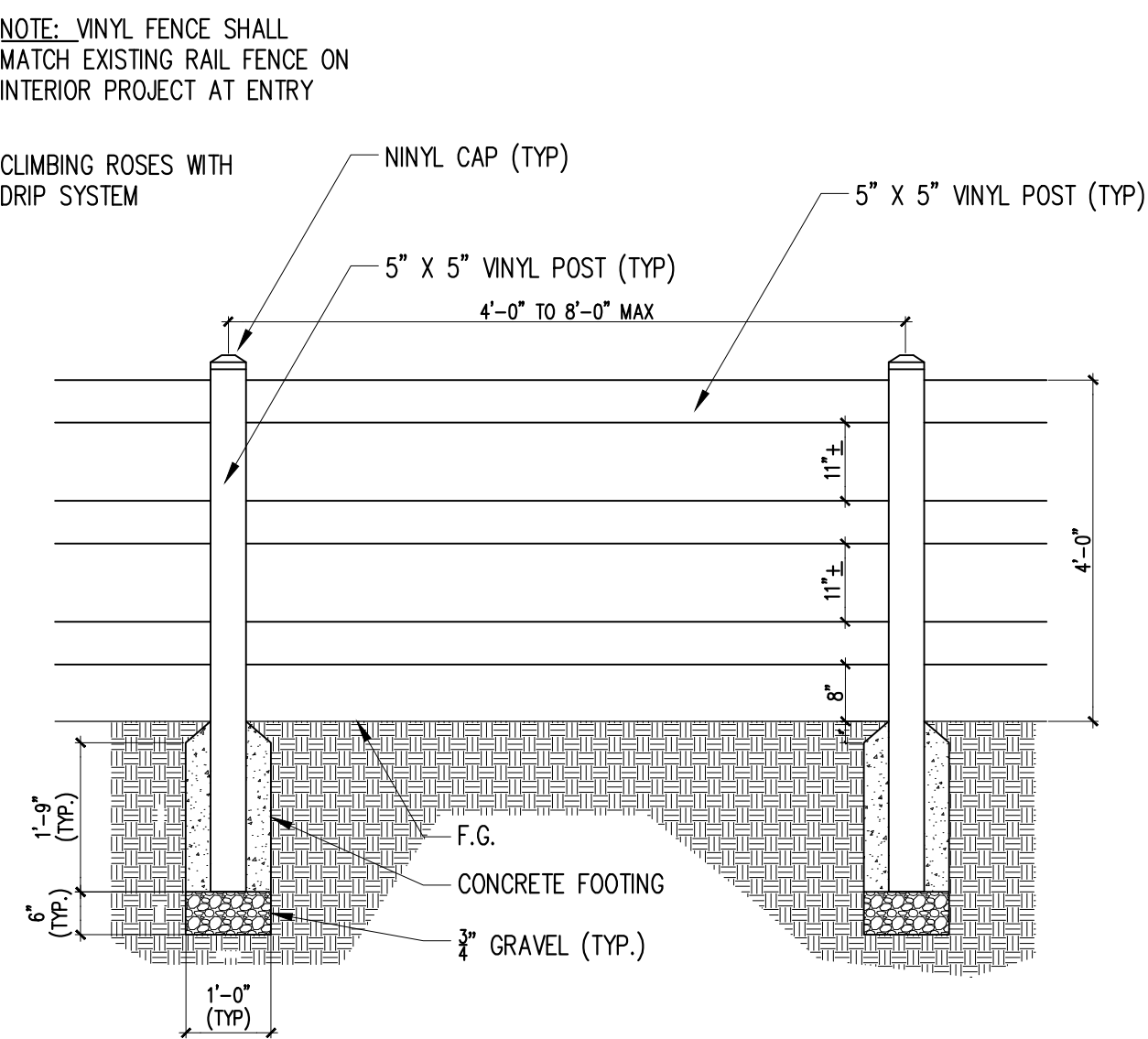
EQUESTRIAN TRAIL AND PATH (ALT. B)



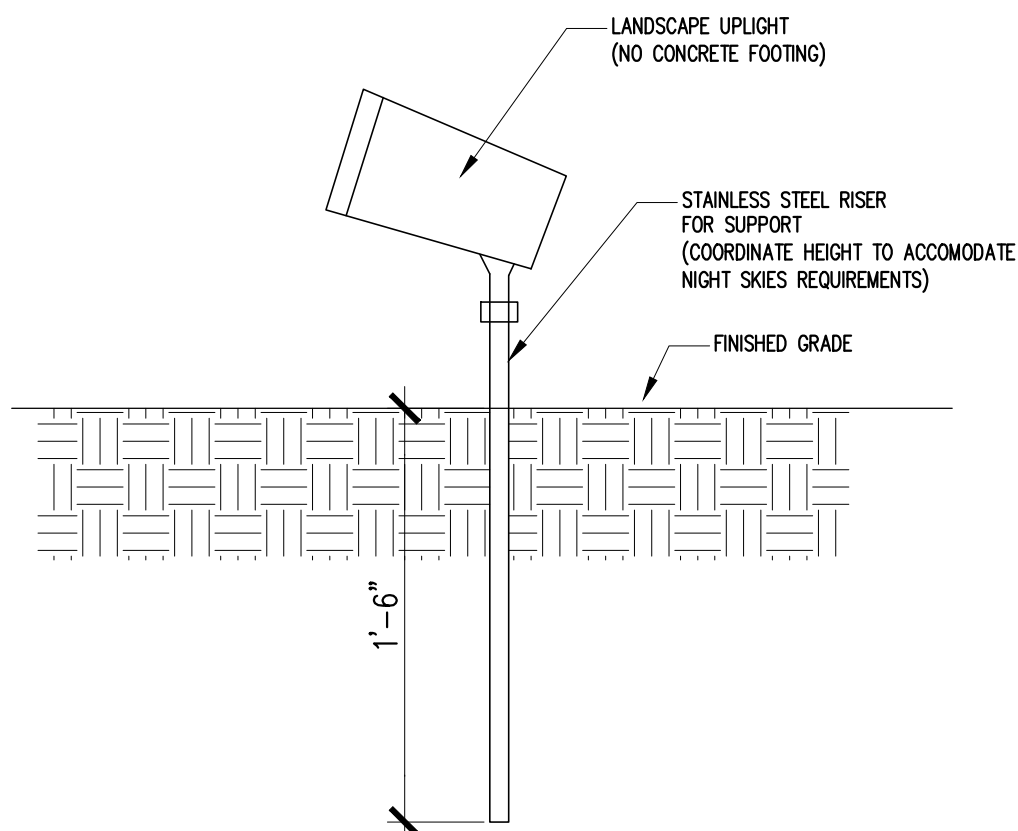
LANDSCAPE BOULDERS



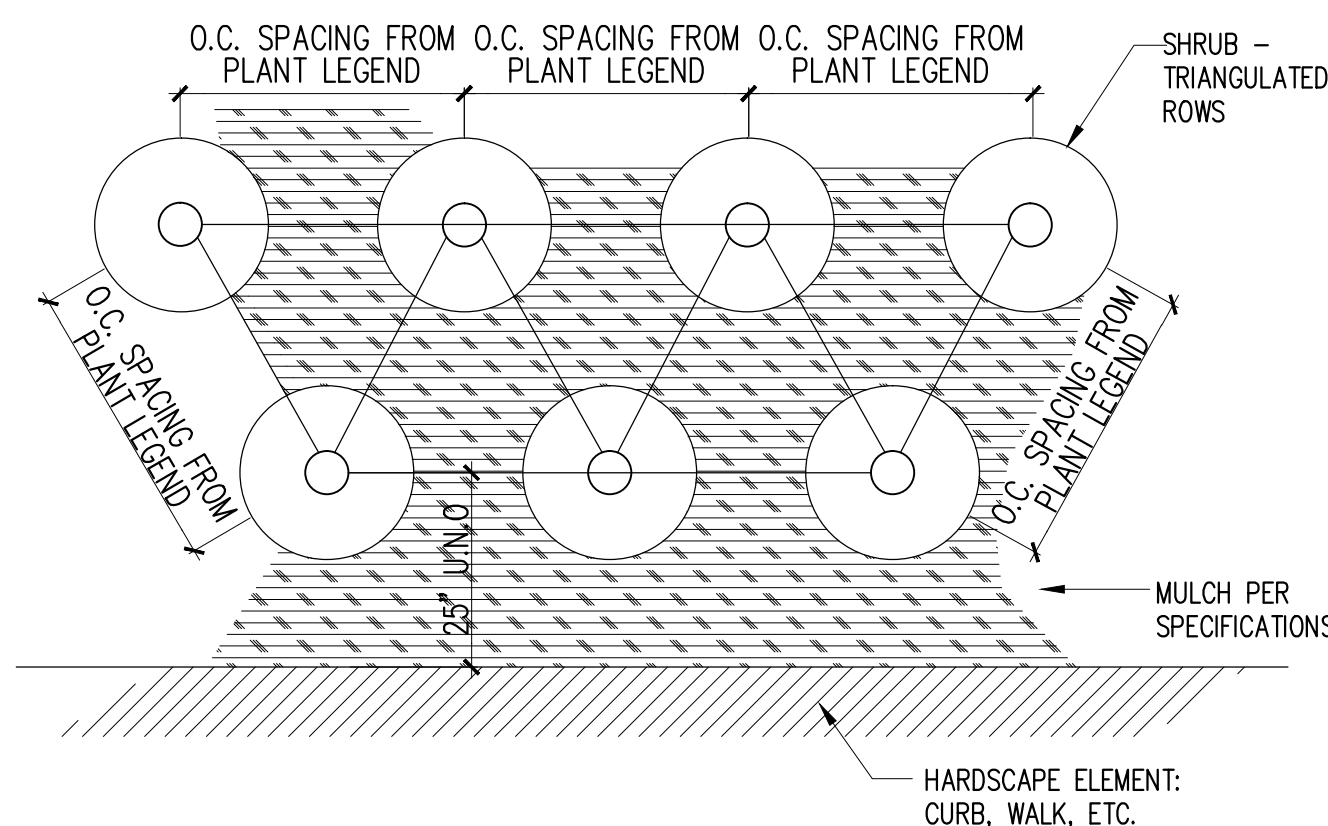
SHRUB PLANTING



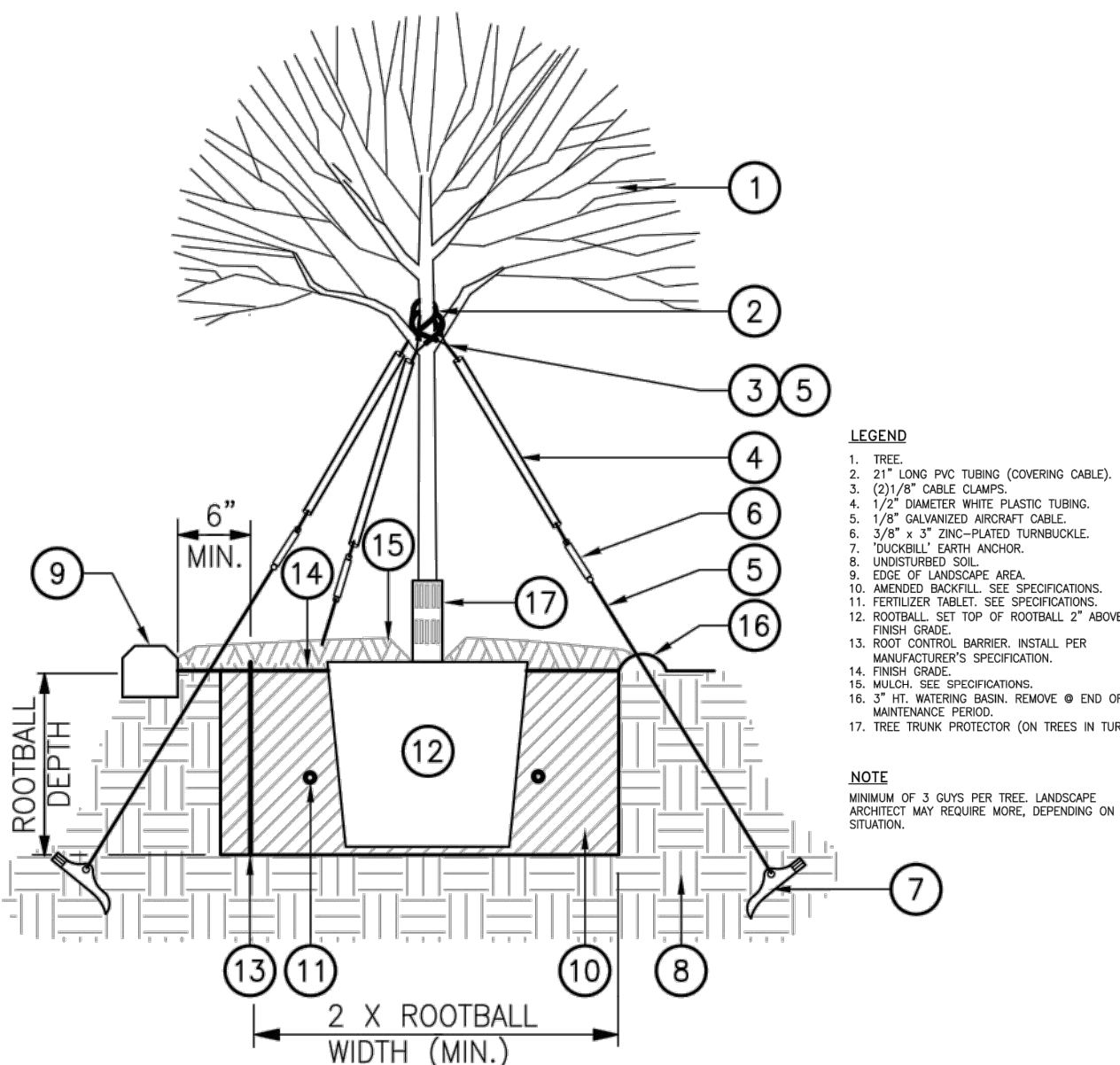
3-RAIL FENCE (VINYL)



ACCENT UP LIGHT



SHRUB SPACING



TREE GUYING W/ ANCHORS

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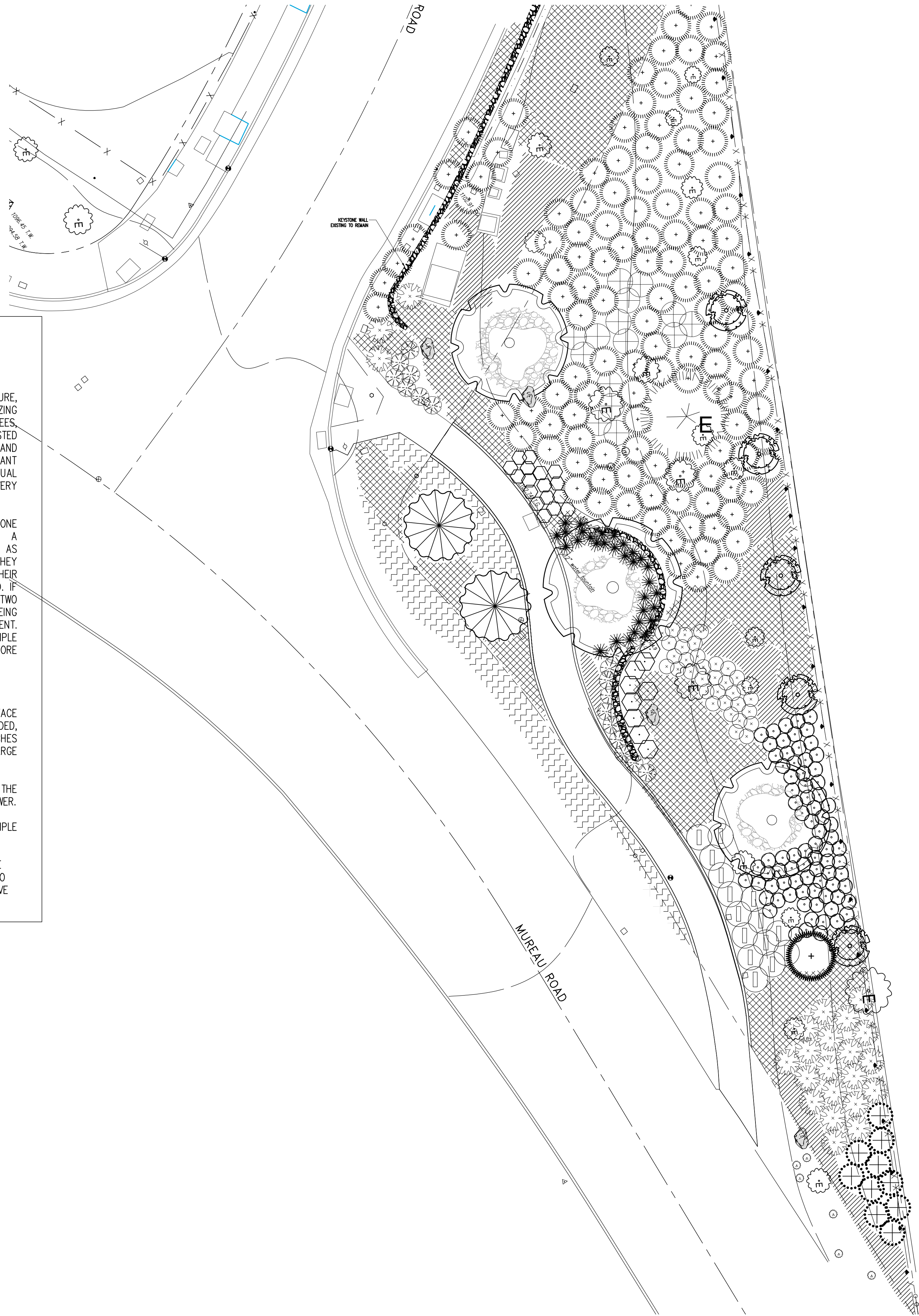
SHEET NAME
DETAILS

SCALE
AS NOTED

SHEET NUMBER

L-10.1





CONTRACTOR TO COMPLETE A STANDARD SOIL MANAGEMENT REPORT PROVIDING AT A MINIMUM:

SELECT AN AREA TO SAMPLE
THE AREA NEEDS TO BE UNIFORM IN COLOR, TEXTURE, DEPTH, AND DRAINAGE WITH THE SAME FERTILIZING PROGRAM AND TYPE OF USE. LAWNS, TREES, FLOWERBEDS, CUT AND FILL AREAS SHOULD BE TESTED INDIVIDUALLY. AN AREA CONTAINING MULTIPLE TREES AND SHRUBS CAN BE GROUPED INTO ONE AREA IF THE PLANT APPEARANCE IS THE SAME. PLANTS WITH UNUSUAL SYMPTOMS NEED TO BE TESTED SEPARATELY. VERY LARGE AREAS SHOULD HAVE MULTIPLE ANALYSES.

MULTIPLE SAMPLINGS SHOULD BE TAKEN FROM ANY ONE AREA, COMBINED AND THEN SUB SAMPLED FOR A SUBMITTAL. AVOID SAMPLING UNUSUAL AREAS SUCH AS BURNED SPOTS OR EXTRA LUSH GROWTH UNLESS THEY ARE BEING SAMPLED TO DETERMINE THE CAUSE OF THEIR DIFFERENCES. SURFACE LITTER IS NORMALLY REMOVED. IF ONE PLANT IS BEING SAMPLED, SAMPLE AT LEAST TWO OR THREE SPOTS. IF MULTIPLE PLANTS ARE BEING SAMPLED, SAMPLING ONE SPOT PER PLANT IS SUFFICIENT. FOR LAWNS, FLOWERBEDS, VEGETABLE GARDENS SAMPLE AT LEAST FIVE SITES, TEN SITES WILL BE MORE REPRESENTATIVE, HOWEVER.

DEPTH OF SOIL SAMPLING
FOR NEW PLANTING, SAMPLE FROM THE SURFACE EXTENDING AS DEEP AS THE SOIL WILL BE AMENDED, GENERALLY 6 INCHES FOR GROUND COVER, 24 INCHES FOR SMALL BOXED TREES AND 3 TO 4 FEET FOR LARGE BOXED TREES.

FOR EXISTING TURF, SAMPLE 2 TO 6 INCHES OR THE DEPTH OF THE ROOTING ZONE, WHICHEVER IS SHALLOWER.

FOR FLOWER BEDS AND VEGETABLE GARDENS, SAMPLE GENERALLY FROM SURFACE TO 6 OR 8 INCHES.

FOR TREES AND SHRUBS, SAMPLE FROM THE SURFACE TO THE ACTIVE ROOTING DEPTH WHICH MAY EXTEND TO 12 OR 18 INCHES. FOR BEST DATA, SAMPLE DISTINCTIVE SOIL PROFILES INDIVIDUALLY.

KEYNOTES

PLANTING GENERAL NOTES

- CONTRACTOR TO PROVIDE AGRONOMICAL SOILS TESTS (A MINIMUM OF 3 SEPARATE AND DISTICT LOCATIONW WITHIN THE PROJECT BOUNDARIES. AS DIRECTED BY THE ARCHITECT) UPON SIGNATURE OF BID, PRIOR TO CONSTRUCTION TO DETERMINE PROPER SOIL CONDITIONS FOR THE LANDSCAPE. SOILS TEST TO BE PRESENTED TO ARCHITECT. THE SOILS AMENDMENT, BACKFILL AND FERTILIZER MATERIALS AND QUANTITIES LISTED IN THE SOIL SPECIFICATIONS ARE FOR BID PURPOSES AND SHALL BE SUPERSEDED BY THE RECOMMENDATIONS OF THE SOILS LABORATORY. CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS WITHIN THE SOILS REPORT.
- PRIOR TO THE DELIVERY OF FILL (IF NECESSARY), ANY NEW SOIL REQUIRED FOR PLANTING AREAS SHALL BE ANALYZED BY A SOILS LAB FOR SUITABILITY AS TO TEXTURE AND AGRONOMIC CHARACTER, AND SHALL BE FREE OF ALL WEED SEEDS OR HARMFUL SUBSTANCES.
- THE CONTRACTOR SHALL BE FULLY ACQUAINTED WITH THE SITE PRIOR TO CONSTRUCTION. DRAWINGS ARE DIAGRAMMATIC AND ARE GENERALLY INDICATIVE OF THE WORK TO BE COMPLETED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING AND ARCHITECTURAL FEATURES AND SITE UTILITIES. ANY DISCREPANCIES IN THE PLANS OR WITH EXISTING FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE PLANTING 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 THE LANDSCAPE DESIGN. IN THE EVENT THAT NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISION NECESSARY.
- ALL PLANT MATERIAL SHALL BE OF THE HIGHEST QUALITY AVAILABILITY, EQUAL TO "NORMAN'S NURSERY" OR AS APPROVED BY THE ARCHITECT.
- ALL PLANTS SHALL BE NO.1 GRADE, MODEL QUALITY, HEALTHY, DISEASE AND PEST FREE, WITHOUT VISIBLE DAMAGE, ABRASIONS, OR DISFIGUREMENT, THEY SHALL BE SYMMETRICAL, FILL THE CONTAINER, THEY SHALL NOT BE ROOT BOUND, THEY SHALL NOT BE RECENTLY PLANTED FROM ONE CONTAINER SIZE TO THE SPECIFIED SIZE AND THEY WILL BE HEALTHY REPRESENTATIVE SPECIMENS.
- ALL PLANT MATERIAL TO BE INSPECTED BY THE ARCHITECT AT TIME OF DELIVERY OR APPROVED PRIOR TO LAYOUT AND INSTALLATION.
- CONTRACTOR TO FINE GRADE, RAKE, CLEAN, AND REMOVE ALL DEBRIS INCLUDING ALL STONES OVER 2" DIAMETER FROM PLANTER AREAS PRIOR TO PLANTING.
- ALL PLANTING BEDS SHALL BE GRADED, AND HAVE AMENDMENTS ADDED PRIOR TO PLANTING. REFER TO GENERAL SOIL PREPARATION SPECIFICATIONS SHEET.
- ALL AMENDMENTS SHALL BE THOROUGHLY MIXED TOGETHER PRIOR TO TILLING AND THEN ROTO TILLED OVER ENTIRE PLANTING AREA.
- SOIL PREPARATION NOT REQUIRED ON SLOPES GREATER THAN 3:1
- NO PLANTING SHALL TAKE PLACE UNTIL AN IRRIGATION COVERAGE TEST HAS BEEN COMPLETED AND APPROVED BY THE ARCHITECT.
- FINAL LOCATION OF ALL TREES, SHRUBS TO BE VERIFIED IN THE FIELD BY THE ARCHITECT AND APPROVED PRIOR TO INSTALLATION. TREE, SHRUB PLANTING PER PLANTING DETAILS, SHEET L-10.1.
- PLANT SMALL DIAMETER SHRUBS A MINIMUM OF 12" FROM BACK OF CURB OR PAVING. PLANT LARGE DIAMETER SHRUBS A MINIMUM OF 24" FROM BACK OF CURB OR PAVING.
- CONTRACTOR TO PROVIDE BACKFILL MIX FOR PLANTING PER SPECIFICATIONS SHEET.
- DO NOT PLANT TREES WITHIN 10' OF DRAINS, CATCH BASINS, BELOW-GRADE UTILITY BOXES, UTILITY POLES AND STREET LIGHTS, 5' FROM WATER METERS, OR 4' FROM CURBS.
- PLANT ALL TREES AND SHRUBS OUT OF THE LINE OF ANY INVERTS, ETC. PLANTERS SHALL BE RE-GRADED TO MAINTAIN THE FLOW OF SWALES AROUND TREES.
- LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- LOCATIONS AND COUNTS ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY ALL TREE AND SHRUB COUNTS. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE PLANT MATERIAL TO FILL THE PLANTER AREAS WITH THE SPECIES AND SPACING SHOWN. CONTRACTOR TO PROMPTLY NOTIFY ARCHITECT OF ANY DISCREPANCY IN TREE OR SHRUB COUNTS. CONTRACTOR IS SOLELY RESPONSIBLE FOR PLANTING PER PLAN. NO EXTRAS SHALL BE ALLOWED FOR PLANT COUNT DISCREPANCIES.
- CONTRACTOR TO SUPPLY ONLY THE PLANT MATERIALS SPECIFIED ON THE PLANS. CONTRACTOR SHALL NOT SUBSTITUTE ANY PLANT MATERIAL WITHOUT THE EXPRESS CONSENT OF THE ARCHITECT.
- ALL PLANT MATERIALS DELIVERED TO THE SITE SHALL HAVE PLANT TAGS FROM PROVIDING NURSERY IDENTIFYING THE PLANT BY GENUS AND SPECIES. PLANTS WITHOUT TAGS SHALL BE REJECTED.
- PLANT AND GUY ALL 36" BOX TREES AND LARGER PER DETAIL 1/L-10.1.
- INSTALL 2' X 18" MINIMUM ROOT BARRIER PANELS AT EACH TREE PLANTED WITHIN TEN (10') FEET OF CURBS, SIDEWALKS, DRIVEWAYS AND ANY OTHER HARDSCAPE OR PAVED SURFACE, SEE DETAIL 3/L-10.1
- THE CONTRACTOR SHALL APPLY A 2" LAYER OF AGROMIN ES2 BARK (OR EQUAL AS APPROVED BY ARCHITECT) TO ALL PLANTING AREAS CONTINUOUSLY BENEATH ALL SHRUBS, EXCEPT UNDER EXISTING OAKS, AT THE TIME OF PLANTING. AN ADDITIONAL 2" OF AGROMIN ES2 SHALL BE INSTALLED PRIOR TO END OF 90 DAY MAINTENANCE.
- THE CONTRACTOR SHALL APPLY A 2" LAYER OF AGROMIN ACORN BARK (OR EQUAL AS APPROVED BY ARCHITECT) UNDER ALL OAKS AT THE TIME OF PLANTING. AN ADDITIONAL 1" OF AGROMIN ACORN BARK SHALL BE INSTALLED PRIOR TO END OF 90 DAY MAINTENANCE.

LEGEND

- NEW PATH / TRAIL
- EXISTING TREE & PLANTS TO REMAIN
- TREE TO BE REMOVED
- CITY & COUNTY BOUNDARY / LIMIT OF WORK
- NEW FENCE TO MATCH EXISTING
- STREET CENTERLINE
- EXISTING ROCK

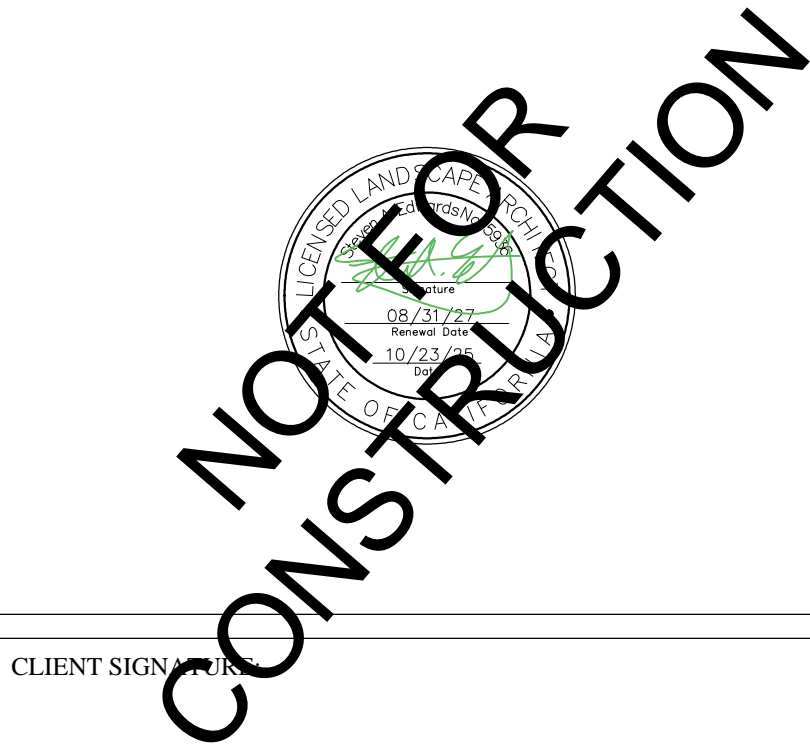
CITY OF
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LANDSCAPE RENOVATION

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StudioMA

StudioMA, Inc.
22231 Mulholland Hwy. Ste. 201
Calabasas, CA 91302
Tel (818) 225-2440
Fax (818) 225-2444
StudioMAinc.com



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ISSUES & REVISIONS









△	DATE	ISSUE	BY
	4/11/25	COUNCIL REVIEW	
	5/8/25	CLIENT REVIEW	
	6/5/25	BUDGET PRICING	
	6/5/25	ISSUE FOR FUEL MODIFICATIONS	
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	10/1/25	ISSUE TO CITY ENGINEER	
	11/13/25	ISSUE FOR BID	
△	1/9/26	ADDENDUM A	

















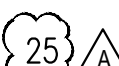

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


SHEET NAME
PLANTING PLAN



SCALE
1" = 10' V.I.F.

SHEET NUMBER
LP-1.0

TREE LEGEND								
SYMBOL	BOTANICAL NAME "COMMON NAME"	ABBREV.	SIZE (HTxSPR)	QUANTITY	SPACING	CONTAINER SIZE	DETAIL REFER.	REMARKS
	ARBUTUS UNEDO 'MARINA' "STRAWBERRY TREE"	ARB MAR	10' x 10'	2	SEE PLAN.	48" BOX		SPECIMEN QUALITY, SINGLE TRUNK
	CERCIS OCCIDENTALIS "WESTERN REDBUD"	CER OCC	7' x 7'	1	SEE PLAN.	36" BOX		SPECIMEN QUALITY, MULTI-TRUNK X3
	SCHINUS MOLLE "CALIFORNIA PEPPER"	SCH MOL		 5 		24" BOX		SPECIMEN QUALITY, MULTI-TRUNK
	QUERCUS AGRIFOLIA "COAST LIVE OAK"	QUE AGR	15' x 15'	2	SEE PLAN.	60" BOX		SPECIMEN QUALITY, MULTI-TRUNK X3
	PLATANUS RACEMOSA "CALIFORNIA SYCAMORE"	PLA RAC		EXISTING				
	QUERCUS AGRIFOLIA "COAST LIVE OAK"	QUE AGR		1	SEE PLAN.	120" BOX		SPECIMEN QUALITY, MULTI-TRUNK X3

SHRUB LEGEND								
SYMBOL	BOTANICAL NAME "COMMON NAME"	ABBREV.	SYMBSIZE (HTxSPR)	QUANTITY	SPACING	CONTAINER SIZE	DETAIL REFER.	REMARKS
	ACACIA REDOLENS "DESERT CARPET ACACIA"	ACA DES	3' x 6'	 96 	SEE PLAN	5 GAL		DO NOT PLANT WITHIN 8'-0" OF TRUNK OF EXISTING SYCAMORE TREE AND PROPOSED OAK TREE
	ROSMARINUS OFFICINALIS "ROSEMARY"	ROS OFF	4' x 3'	17	SEE PLAN	5 GAL		DO NOT PLANT WITHIN 3'-0" OF SIDEWALK
	CEANOTHUS GLORIOSUS "POINT REYES CEANOTHUS"	CEA POI	4' x 5'	 31 	SEE PLAN	5 GAL		
	CISTUS SPECIES "ROCKROSE"	CIS SPP	3' x 5'	14	SEE PLAN	5 GAL		
	ENCELIA CALIFORNICA "COAST SUNFLOWER"	ENC CAL	4' x 5'	7	SEE PLAN	5 GAL		
	IRIS DOUGLASIANA "COASTAL IRIS"	IRI DOU	1' x 3'	40	SEE PLAN	5 GAL		
	LANTANA TRAILING WHITE "LANTANA"	LAN TRA	1' x 4'	37	SEE PLAN	5 GAL		
	LAVANDULA SPECIES "LAVENDER"	LAV SPP	3' x 3'	30	SEE PLAN	5 GAL		
	HELICTOTRICHON SEMPERVIRENS "BLUE OAT GRASS"	HEL SEM	3' x 3'	71	SEE PLAN	1 GAL		
	TEUCRIUM COSSONII MAJORICUM "GERMANDER"	TEU MAJ	5' x 5'	15	SEE PLAN	5 GAL		
	ROMNEYA COULTERI "MATILUJA POPPY"	ROM COU	4' x 5'	18	SEE PLAN	5 GAL		
	ICEBERG ROSA CLIMBING ROSE	CL ROS		 25 	SEE PLAN	15 GAL		PROVIDE / EXTEND DRIP SYSTEM

GROUND COVER LEGEND								
SYMBOL	DESCRIPTION	ABBREV.	SYMBSIZE (HTxSPR)	QUANTITY	SPACING	CONTAINER SIZE	DETAIL REFER.	REMARKS
	FESTUCA GLAUCA "BLUE FESCUE"	FES GLA	1' x 1"	650	8" O.C.	1 GAL		
	ZOYSIA TENUIFOLIA "KOREAN GRASS"	ZOY TEN	1' x 6"	860	6" O.C.	4" PLUGS		
	OPHIOPOGON JAPONICUS "MONDO GRASS"	OPH JAP	1' x 1.5'	2,083	1'-0" O.C.	1 GAL		

LEGEND							
SYMBOL	DESCRIPTION					DETAIL REFER.	REMARKS
	COLORLED CONCRETE PAVING						
	EXISTING THREE RAIL FENCE						

PLANTING NOTES:

- A. TREE LOCATIONS MAY BE ADJUSTED TO AVOID CONFLICTS WITH UNDERGROUND UTILITIES. CONSULT WITH ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO ADJUSTMENT OF TREE LOCATIONS, ESPECIALLY THOSE ARRANGED ON A SPECIFIED MODULE OR IN A GRID PATTERN.
- B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR THE ENGINEER PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED.
- C. ALL TREES LOCATED WITHIN 3' OF PAVEMENT OR STRUCTURES ARE TO HAVE ROOT CONTROL BARRIERS INSTALLED AT TIME OF PLANTING. UNLESS OTHERWISE SPECIFIED, A 12' LONG X 18" DEEP LINEAR BARRIER SHALL BE INSTALLED AT EDGE OF PAVEMENT/STRUCTURE, WITH LENGTH CENTERED AT THE TREE TRUNK.
- D. NURSERY STAKES ARE TO BE REMOVED AFTER PLANTING TREES AND STAKING OR GUYING AS SHOWN ON PLANS.
- E. CONTRACTOR IS RESPONSIBLE FOR PRUNING TREES AS DIRECTED BY ARCHITECT. NO PRUNING IS TO BE DONE UNLESS DIRECTED.
- F. MULCH ALL AREAS (EXCEPT TURF, SLOPES 2:1 AND GREATER, AND AS NOTED ON PLANS) WITH 3" LAYER OF SPECIFIED MATERIAL. AREAS PLANTED WITH FLATTED MATERIAL ARE TO HAVE A 2" LAYER OF MULCH.
- G. SEE DETAIL FOR PLACEMENT OF SHRUBS IN IRREGULARLY SHAPED PLANTING AREAS.
- H. WHERE GROUNDCOVER IS SHOWN ON PLANS: GROUNDCOVER PLANTING CONTINUES UNDER SHRUBS & TREES AT SPECIFIED SPACING. DO NOT PLANT GROUNDCOVER IN SHRUB/TREE WATERING BASINS.
- I. ALL SLOPES 2:1 OR GREATER ARE TO BE STABILIZED WITH JUTE MESH PRIOR TO PLANTING. DO NOT INSTALL JUTE MESH ON SEEDED SLOPES. SEE SPECIFICATIONS.

TREE PROTECTION NOTES:

- A. TREE PROTECTION BARRIER: A TREE PROTECTION BARRIER SHALL BE INSTALLED AROUND ALL TREES TO BE PRESERVED. THE BARRIER SHALL BE CONSTRUCTED OF DURABLE FENCING MATERIAL, SUCH AS 4'-0" TALL (MIN.) HIGH-VISIBILITY PLASTIC CONSTRUCTION FENCING ON 48" STAKES PLACED AT 4'-0" INTERVALS, OR CHAIN-LINK FENCING. THE BARRIER SHALL BE PLACED AT A MINIMUM 5'-0" BEYOND THE EDGE OF THE DRIPLINE OF THE TREE(S). THE FENCING SHALL BE MAINTAINED IN GOOD REPAIR THROUGHOUT THE DURATION OF THE PROJECT, AND SHALL NOT BE REMOVED, RELOCATED, OR ENCROACHED UPON WITHOUT PERMISSION OF THE ARBORIST INVOLVED.
- B. STORAGE OF MATERIALS: THERE SHALL BE NO STORAGE OF MATERIALS OR SUPPLIES OF ANY KIND WITHIN THE AREA OF THE TREE PROTECTION BARRIERS. CONCRETE AND CEMENT MATERIALS, BLOCK, STONE, SAND AND SOIL SHALL NOT BE PLACED WITHIN THE AREA THAT EXTENDS 5'-0" BEYOND THE DRIP-LINE OF THE TREES.
- C. FUEL STORAGE: FUEL STORAGE SHALL NOT BE PERMITTED WITHIN THE 150 FEET OF ANY TREE TO BE PRESERVED. REFUELING, SERVICING AND MAINTENANCE OF EQUIPMENT AND MACHINERY SHALL NOT BE PERMITTED WITHIN 150 FEET OF PROTECTED TREES.
- D. DEBRIS & WASTE MATERIALS: DEBRIS AND WASTE FROM CONSTRUCTION OR OTHER ACTIVITIES SHALL NOT BE PERMITTED WITHIN TREE PROTECTION AREAS. WASH DOWN OF CONCRETE OR CEMENT HANDLING EQUIPMENT, IN PARTICULAR, SHALL NOT BE PERMITTED WITHIN 150 FEET OF PROTECTED TREES.
- E. GRADE CHANGES: GRADE CHANGES CAN BE PARTICULARLY DAMAGING TO TREES. EVEN AS LITTLE AS TWO INCHES OF FILL CAN CAUSE THE DEATH OF A TREE. LOWERING THE GRADE CAN DESTROY MAJOR PORTIONS OF A ROOT SYSTEM. ANY GRADE CHANGES PROPOSED SHOULD BE APPROVED BY THE PROJECT ARBORIST BEFORE CONSTRUCTION BEGINS, AND PRECAUTIONS TAKEN TO MITIGATE POTENTIAL INJURIES.
- F. DAMAGES: ANY DAMAGES OR INJURIES TO TREES SHOULD BE REPORTED TO THE PROJECT ARBORIST AS SOON AS POSSIBLE. SEVERED ROOTS SHALL BE PRUNED CLEANLY TO HEALTHY TISSUE, USING PROPER PRUNING TOOLS. BROKEN BRANCHES OR LIMBS SHALL BE PRUNED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE PRUNING GUIDELINES AND ANSI A-300 PRUNING STANDARDS.
- G. PREVENTIVE MEASURES: BEFORE CONSTRUCTION BEGINS, FERTILIZATION OF THE AFFECTED TREES IS RECOMMENDED TO IMPROVE TREE VIGOR AND HEALTH. SOIL ANALYSIS TESTING SHOULD BE COMPLETED TO ASSURE FERTILIZATION WITH THE APPROPRIATE FERTILIZER PRODUCTS. PRUNING OF THE TREE CANOPIES AND BRANCHES SHOULD BE DONE AT THE DIRECTION OF THE PROJECT ARBORIST TO REMOVE ANY DEAD OR BROKEN BRANCHES, AND TO PROVIDE NECESSARY CLEARANCES FOR THE CONSTRUCTION EQUIPMENT.
- H. CONTRACTOR IS RESPONSIBLE FOR WATERING OF EXISTING TREES DURING CONSTRUCTION. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE HEALTH OF EXISTING TREES DURING CONSTRUCTION.

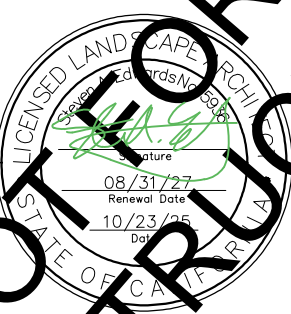
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NOT FOR
CONSTRUCTION

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PROJECT NO. HH002305.02F

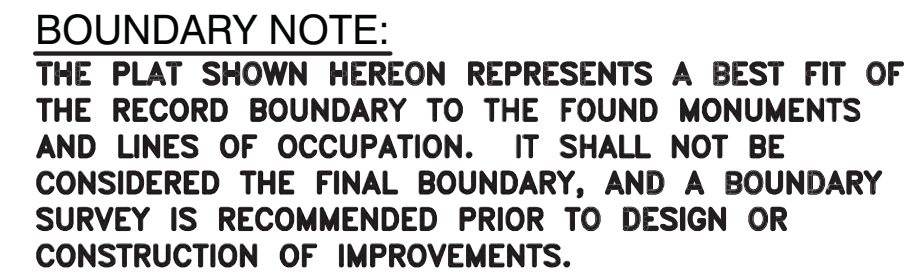
SHEET NAME
PLANTING MATERIAL
SCHEDULE

SCALE
AS NOTED

SHEET NUMBER

LP-1.1





DATE: 6-6-25

SURVEY DATE: 5-5-25

DRN: MYF

CHD: MSF

APPD: VM

JOB NO: 25058

CONTRACT NO: 25058

DWG NO: TP-01

SHEET 1 **OF** 1