

LANDSCAPE CONCEPT STATEMENTS:

DESIGN CONCEPT:

The proposed landscape design renovation of the existing Burger King #609, 2101 Whittier Boulevard, La Habra California, has been designed to enhance and complement the renovated Burger King franchise. The site is situated on a major thoroughfare within the city of La Habra. The outer limits of the site has existing plant material that is viable and will remain. Extreme care shall be taken to keep this plant material viable and in healthy condition during the construction process. Plant material immediately surrounding the structure and the areas of work, i.e. playground and monument signage will be impacted by the construction process which will be replanted to enhance the structure creating a pleasant presentation to the community and the patrons of the franchise. The site is situated with the main entrances facing Whittier Boulevard to the south with a secondary street access from Lindauer Drive to the east. Access to the site is limited by a drainage channel to the west and apartments to the north.

Street trees for the site, (qty. 3) along the Lindauer Drive right-of-way frontage are existing and will remain as well as the hedge along the eastern property line. This will minimize the impact of the parking lot along Lindauer Drive. A large hedge of existing Italian Cypress trees along the northern property line will remain to minimize the impact to the neighboring residential community. Existing trees, (qty. 5) and turf will remain to the west of the structure.

Along Whittier Boulevard new ornamental, drought tolerant plant material will be provided to enhance the streetscape and the planters surrounding the structure.

Drought tolerant plant material options have been proposed with durable and hardy plant material that are specifically tolerant of the inland weather conditions and pedestrian traffic. Plant material has also been chosen for appropriate exposure and orientation. Shrubs have been chosen to provide pleasing contrasts of texture and color. All plant material can acclimate to the climatic condition of the site.

IRRIGATION CONCEPT:

An irrigation system shall be designed as required for proper irrigation, development and maintenance of the proposed ornamental drought tolerant vegetation. All planting areas shall be efficiently irrigated with low precipitation rate drip in-line emitter tubing or low precipitation rate stream roots. Irrigation will be designed to provide water at the rootball so as to avoid overthrust onto adjacent paving, hard construction features or the structure. Irrigation system shall be automated with an irrigation controller connected to a rain-sensing device. PVC piping and valves shall be installed below grade to minimize damage to equipment and vandalism. The irrigation system will be designed to incorporate the proper backflow prevention device at the point of connection to potable water. The design and installation of the irrigation system and the landscape maintenance shall provide adequate support for the future vegetative growth of all plant material specified.

WATER CONSERVATION CONCEPT:

The landscape design, planting and irrigation, shall be in keeping with the California State Water Conservation in Land-scaping Act adopted by all cities with the state of California. Water conservation methods incorporated in the design of this project shall include proper soil management, proper site grading, efficient low volume irrigation products, grouped like plantings, low water use plant material and the use of mulch to minimize loss of moisture through the soil surface and to minimize weed growth.

LANDSCAPE:

All landscape and irrigation shall conform to the standards and regulations of the City of La Habra and all other landscape related regional standards.

MAINTENANCE:

All landscape areas shall be maintained free of debris and litter with plant material maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit. The private property owner will be the responsible party of landscape maintenance.

DAMAGE:

If any existing hardscape or landscape indicated on the approved plans is damaged or removed during demolition or construction (including existing or new plantings, hardscape, landscape features etc.), it shall be repaired and / or replaced in kind and of equivalent size per the approved plans.

LANDSCAPE NOTES


EXISTING LANDSCAPE PLANT MATERIAL TO REMAIN:

- E01 Existing mature Cupressus sempervirens / Italian Cypress hedge, qty. 25-30 trees, approximately 25ft.-30ft. ht. x 5ft. spr., trees to remain
- E02 Existing dense shrub hedge along east property line, approximately 3ft. ht., hedge to remain
- E03 Existing street trees, qty. 3, 9ft.-12ft. ht. x 3ft.-5ft. spr., 1"-2" calipers, trees to remain
- E04 Existing trees, qty. 5, 8ft.-15ft. ht. x 5ft.-20ft. spr., various varieties, trees to remain
- E05 Existing turf to remain

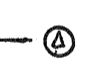
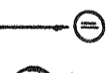


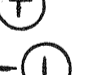

PLANT MATERIAL / MULCH LEGEND

SIZE BOTANICAL NAME / COMMON NAME / MATURE GROWTH SYMBOL

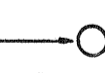

SMALL ACCENT TREE (mature height X mature spread)

24" box Cercis 'Forest Pansy' / Forest Pansy / multi-trunk, 12ft. ht. x 12ft. spr. 

MEDIUM-SIZED SHRUBS (mature height X mature spread)

- 5 gal. Aeonium urbicum / Dinner Platter / 2ft. ht. x 2ft. spr. 
- 5 gal. Eucymus japonicus 'Green Spire' / Green Spire / 6ft. ht. x 2ft. spr. 
- 5 gal. Grevillea lanigera 'Coastal Gem' / Coastal Gem Woolly Grevillea / 1ft. ht. x 4ft. spr. 
- 5 gal. Hesperaloe parviflora / Red Yucca / 4ft. ht. x 3ft. spr. 
- 5 gal. Rhampholepis umbrellata 'Minor' / Minor Hawthorn / 4ft. ht. x 4ft. spr. 
- 5 gal. Rosa spp. 'Iceberg' / Iceberg Rose / white flower, 3ft. ht. x 4ft. spr. 

SMALL ACCENT SHRUBS (mature height X mature spread)

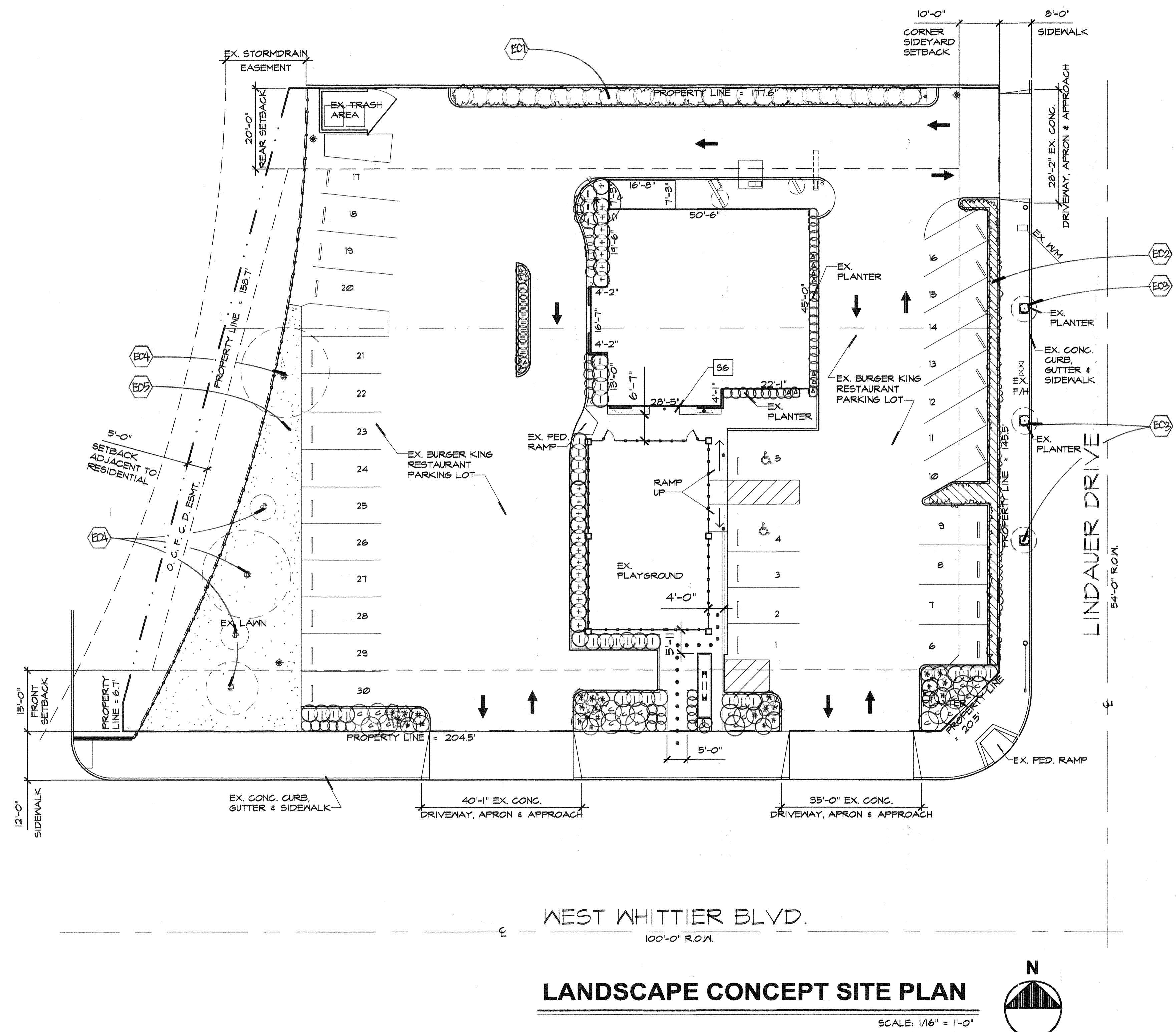
- 1 gal. Dianella 'Coolvista' / Coolvista Flax Lily / blue flower, 2ft. ht. x 2ft. spr. 
- 1 gal. Cotoneaster dammeri 'Lowfast' / Bearberry / white flower, 1ft. ht. x 8ft. spr. 

MULCH MATERIAL

Contractor shall install a three-inch (3") layer of composted organic shredded plant material trimming mulch in existing and newly planted landscape areas as shown on the Planting Plan. Mulch shall be washed or settled into place by a forced spray of water.

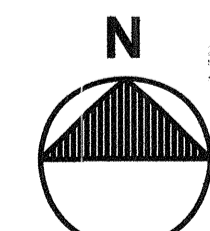
PLANTING NOTES


- The Applicant agrees to comply with the requirements of the prescriptive compliance option to the Model Water Efficient Landscape Ordinance (MWELO) in accordance with state law and will provide the record owner at the time of final inspection with a certificate of completion, certificate of installation, irrigation schedule, and schedule of landscape and irrigation maintenance.
- All landscape installation shall be maintained in accordance with the local landscape practices and standards. All required landscape areas shall be maintained free of debris and litter with plant material maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit. Severe pruning or "topping" of trees is not permitted. All trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread. The property owners shall be the responsible party for the long-term maintenance of the property.
- No change, modification or alteration shall be made to the project unless appropriate amendment of this permit has been granted by the City of La Habra.
- Prior to final inspection, it shall be the responsibility of the Permittee or subsequent Owner to install all required landscape according to the approved plans.
- Contractor shall review planting specifications prior to commencement of the project and refer to landscape specifications and planting details prior to installation. Contractor shall install soil amendments in conformance with specifications set forth by nurseries supplying drought tolerant plant material to contractor.
- A soil sample shall be taken from the planting areas within this project after construction is complete. This soil sample shall be taken by the Landscape Contractor contracted to install the landscape for the project. Contractor shall receive recommendations from said soil sample results from a reputable soil testing facility. Soil amendments shall be adjusted and installed according to revised recommendations.
- Contractor shall check, familiarize himself with, and verify all existing site conditions, utilities and services prior to planting. Notify the Owner's Representative of any discrepancies immediately. Contractor shall become familiar with the site and refer to architect/engineer drawings to assure grading and drainage is not compromised.
- Contractor shall coordinate all construction installation with other trades completing this project.
- Contractor shall be aware of proposed auto and pedestrian traffic prior to installation of irrigation and plant material.
- Owner's Representative shall approve all finished grades prior to the installation of plant material. All planting areas shall drain a minimum of 2% away from structures into drainage basins or landscape areas away from structures.
- Tree root barriers shall be installed in all cases where container trees are within 5 feet of public and private improvements, including but not limited to walls, hardscape paving, curbs, buildings or street improvements or new public improvements are placed adjacent to existing trees. Root barriers shall be #UB 18-2 by Deep Root tree root barriers. Root barriers shall be straight panel, rigid 18" deep placed parallel and 3" from fixed improvement. **No curved barriers shall be installed.**



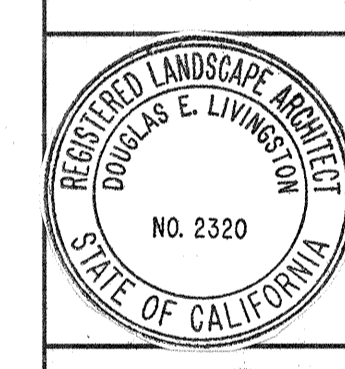
LANDSCAPE CONCEPT SITE PLAN

SCALE: 1/16" = 1'-0"



Signature:  Date: 05-21-25
California Registered Landscape Architect #2320, exp. 10.31.26

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SHEET:
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