

(E) MAGNOLIA GRANDIFLORA/ SOUTHERN MAGNOLIA TREE, NON-NATIVE TREE TO REMAIN

WILKINS AVENUE

NEW STREET TREE, SPECIES DETERMINED BY URBAN FORESTRY

VETERAN AVENUE

- 42" HIGH FENCE
- (E) PLATANUS RACEMOSA / CA SYCAMORE, NATIVE TREE TO REMAIN
- (E) STREET LAMP
- CONCRETE PAVING
- NEW PLANTING IN EXISTING PARKWAY
- NEW STREET TREE, SPECIES DETERMINED BY URBAN FORESTRY
- (E) STREET TREE TO BE REMOVED
- 45 DEGREE VISIBILITY TRIANGLE PLANTING TO BE 2' HIGH MAX

- CONVENIENCE WALK
- (E) STREET LAMP
- (3) BIKE PARKING
- 6' HIGH GATE AND FENCE
- PLANTER
- LOOSE TABLES
- BENCH
- 6' HIGH FENCE WALL
- PLANTER
- HEDGE
- BAR TABLE AND SEATS
- WATER FEATURE
- GRASSPAVE
- GATE
- 6' HIGH FENCE WALL

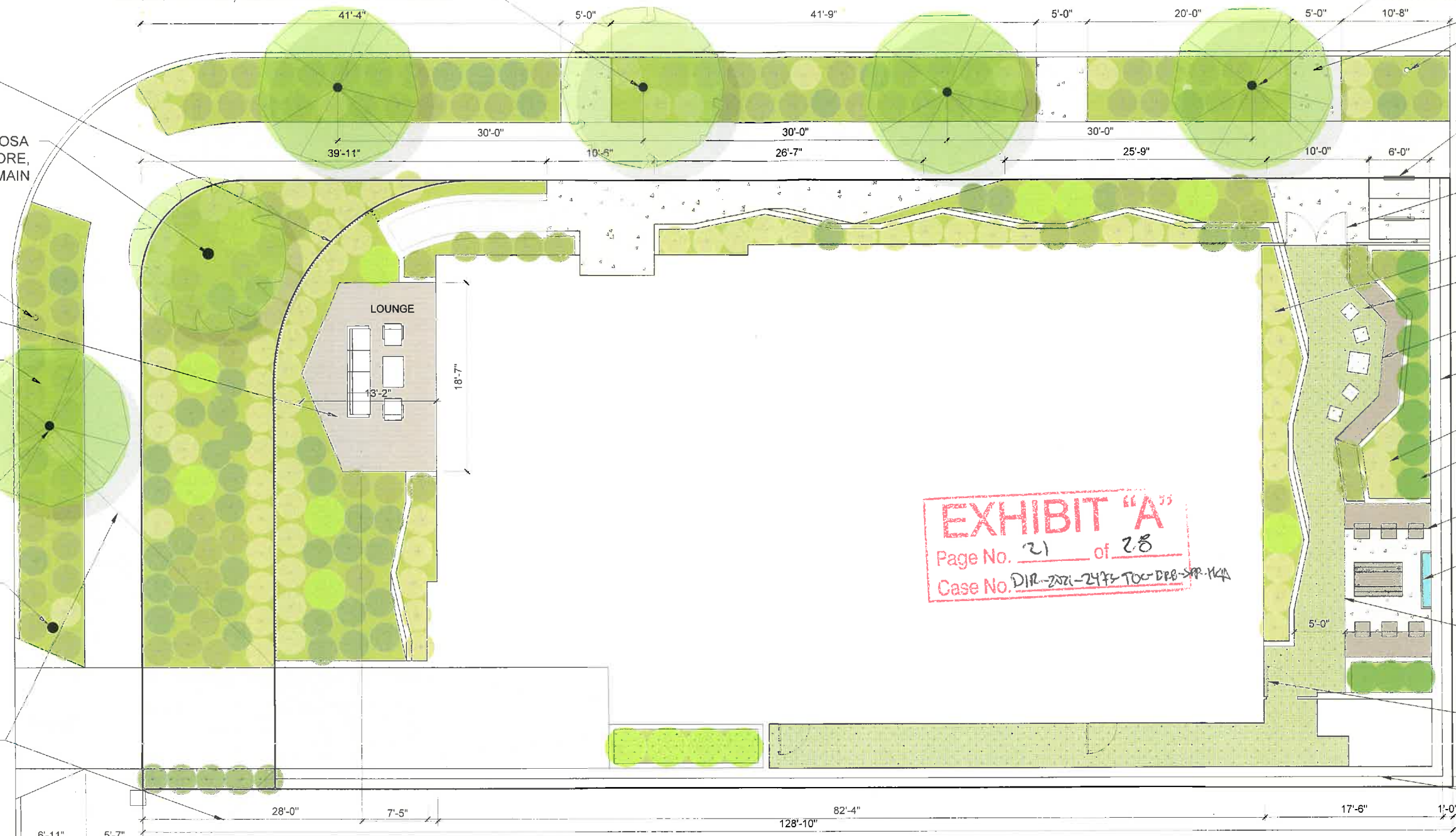


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 Case No. DIR-2021-2473-TOC-DRB-SPP-144

GROUND LEVEL PLAN
 3/16" = 1'-0"

PLANTING LEGEND					
IMAGE REFERENCE	SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	MATURE SIZE
TREE					
		STREET TREES PER URBAN FORESTRY		4	24" BOX
		ALOE BARBERAE	TREE ALOE	2	24" BOX 8' High
GRASSES					
		LOWANDRA LONGIFOLIA	DWARF MATT RUSH	120	1 Gal 2'-3' High
		AGAVE GEMMIFLORA	TWIN FLOWERED AGAVE	27	1 Gal 2'-3' High

IMAGE REFERENCE	SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	PLANTED SIZE	MATURE SIZE
		AGAVE BRACTEOSA	SPIDER AGAVE	30	1 Gal	2'-3' High
		MUHLENBERGIA DUBIA	PINE MUHLY	38	1 Gal	2'-3' High
		ACHILLEA MILLEFOLIUM	COMMON YARROW	73	1 Gal	2'-3' High
		MUHLENBERGIA CAPILARIS	WHITE CLOUD MUHLY	12	1 Gal	2'-3' High
		CAREX PANSA	CALIFORNIA MEADOW SEDGE	590	SQ. FT.	
SUCCULENT						
		ECHEVERIA IMBRICATA	BLUE ROSE ECHEVERIA	19	1 Gal	8" High
		SEDUM NUSSBAUMERIANUM	COPPERTONE STONECROP	22	1 Gal	8" High
		SENECIO SERPENS	BLUE CHALKSTICKS	16	1 Gal	8" High

TABLE OF AREAS	
TOTAL LOT AREA	7,726 SF
TOTAL BUILDING SITE FOOTPRINT AREA	3,976 SF
TOTAL GROUND LEVEL PLANTED AREA	2,241 SF
TOTAL GROUND LEVEL HARDSCAPE AREA	1,509 SF
TOTAL FRONTYARD PLANTED AREA	408 SF
TOTAL BACKYARD PLANTED AREA	550 SF
TOTAL REAR PLANTED AREA	586 SF
ROOF LEVEL PLANTED AREA	663 SF
TOTAL PLANTED AREA	2,904 SF
TOTAL TREES REQUIRED FOR 23 UNITS (1 TREE PER 4 UNITS)	6 TREES
TOTAL TREES PROVIDED	6 TREES

CITY OF LOS ANGELES LANDSCAPE ORDINANCE GUIDELINES 'O' LANDSCAPE POINTS	
TOTAL LOT AREA	7,726 SF
TOTAL NUMBER OF POINTS REQUIRED	15
FEATURES/TECHNIQUE	POINTS CLAIMED
CONTINUOUSLY PLANTED PARKWAY (1 POINT PER LINEAR FT)	174 FEET * 1 = 174
TOTAL POINTS PROVIDED	174

CITY OF LOS ANGELES LANDSCAPE ORDINANCE GUIDELINES 'AA' WATER MANAGEMENT POINT SYSTEM	
TOTAL LOT AREA	7,726 SF
TOTAL NUMBER OF POINTS REQUIRED	200
FEATURES/TECHNIQUES	POINTS PROVIDED
DRIP/MICRO IRRIGATION HEADS WITH FLOW-CONTROL DEVICE (5 PTS/CIRCUIT)	26
AUTOMATIC CONTROLLER	5
0-15% LAWN AREA	10
SOIL MOISTURE SENSOR DEVICE	10
PLANTS ONCE ESTABLISHED THAT WILL REMAIN IN GOOD HEALTH WITH SUMMER WATER (2 PTS/PLANT)	100
LANDSCAPE WATER METER (25% OF POINTS)	50
TOTAL POINTS PROVIDED	200

LANDSCAPE ARCHITECT
 Tina Chen Landscape Studio
 1800 S Brand Boulevard
 Gardena, CA 90248
 323.931.0241

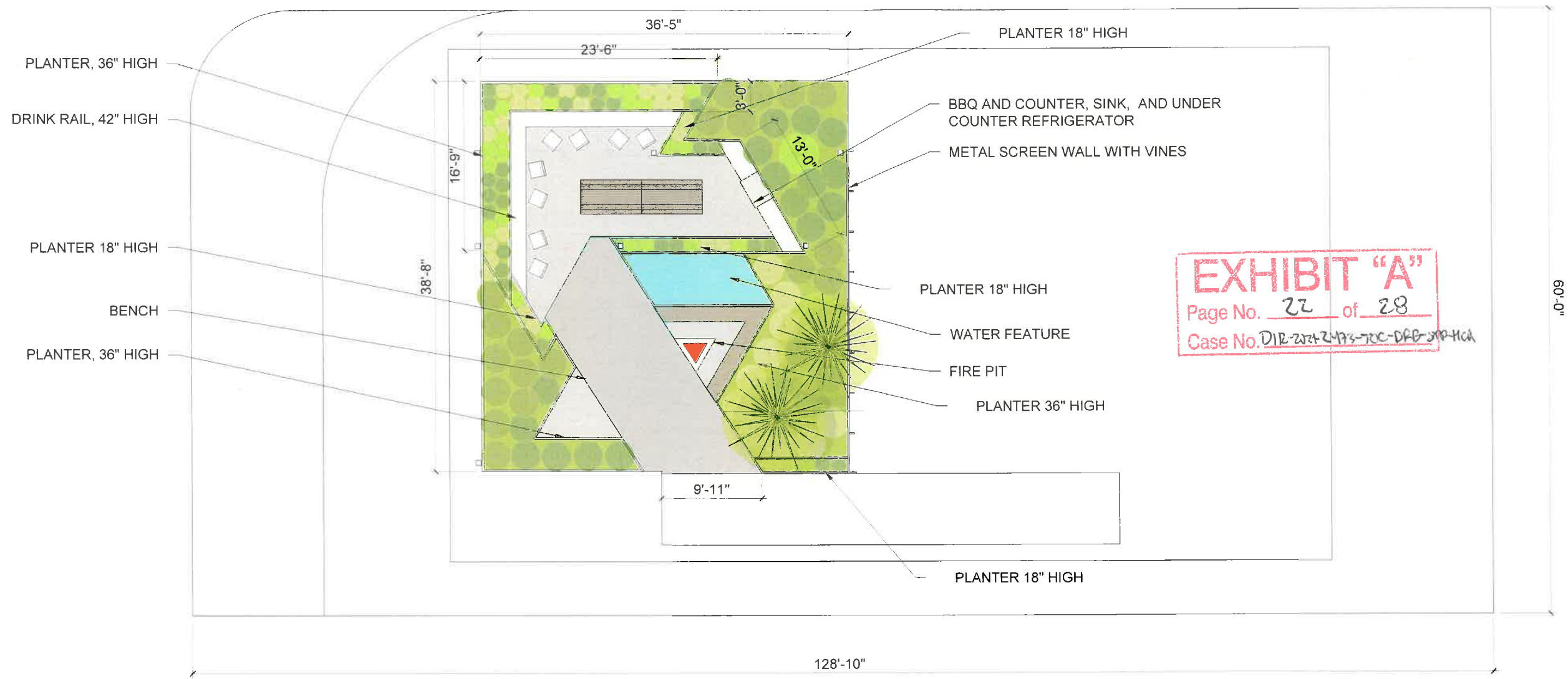


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ROOF LEVEL PLAN
 3/16" = 1'-0"



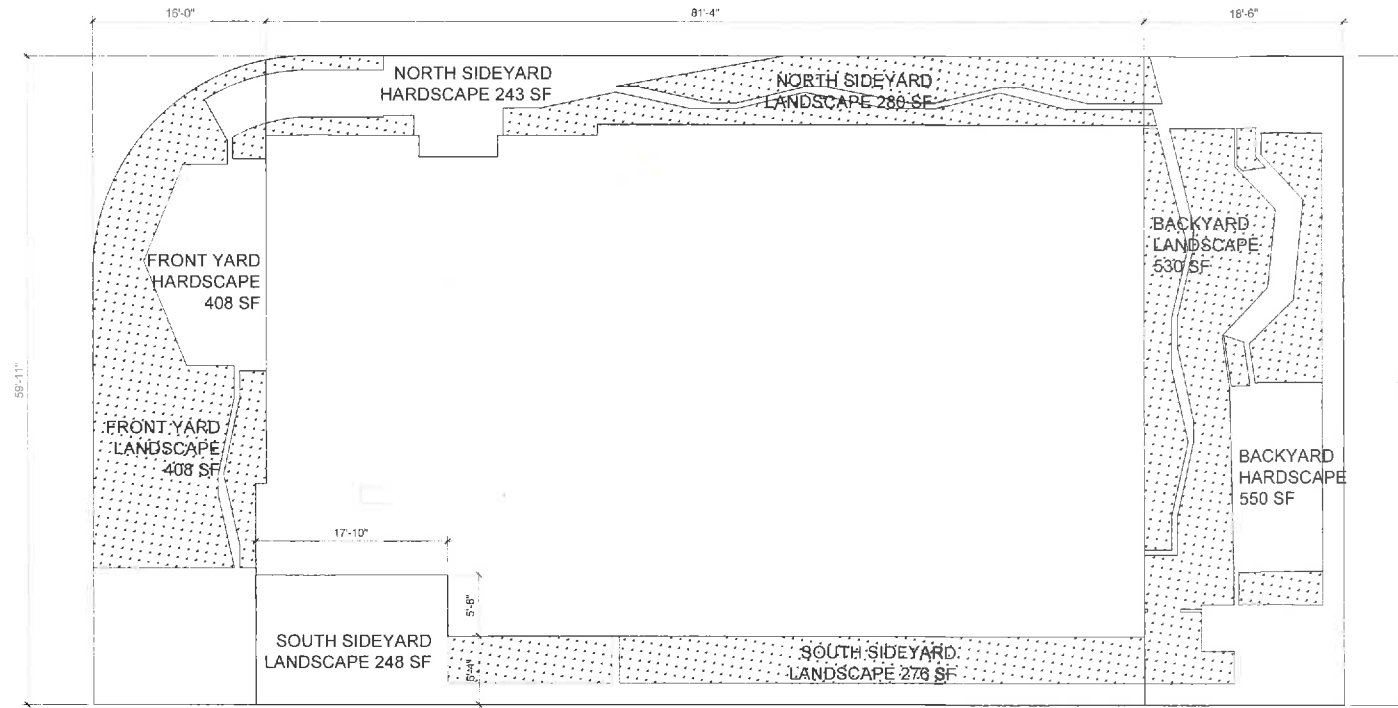
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IMAGE REFERENCE	SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	PLANTED SIZE	MATURE SIZE
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		MUHLBERGIA CAPILARIS WHITE CLOUD	WHITE CLOUD MUHLY	12	1 Gal	2'-3" High
		CAREX PANSA	CALIFORNIA MEADOW SEDGE	590	SQ FT	
	SUCCULENT					
		ECHEVERIA IMBRICATA	BLUE ROSE ECHEVERIA	19	1 Gal	8" High
		SEDUM NUSSBAUMERIANUM	COPPERTONE STONECROP	22	1 Gal	8" High
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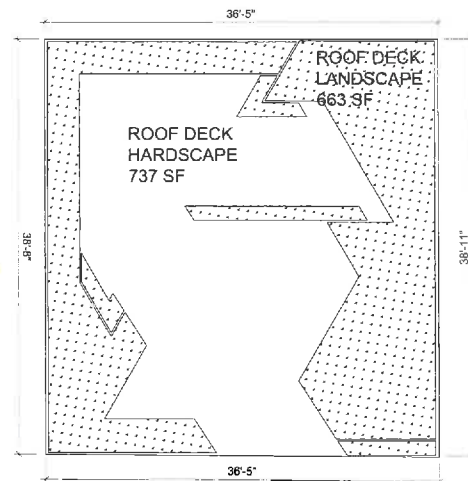
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TOTAL GROUND LEVEL PLANTED AREA	2,241 SF
TOTAL GROUND LEVEL HARDSCAPE AREA	1,509 SF
TOTAL FRONTYARD PLANTED AREA	408 SF
TOTAL BACKYARD PLANTED AREA	660 SF
TOTAL REAR PLANTED AREA	668 SF
ROOF LEVEL PLANTED AREA	663 SF
TOTAL PLANTED AREA	2,904 SF
TOTAL TREES REQUIRED FOR 23 UNITS (1 TREE PER 4 UNITS)	6 TREES
TOTAL TREES PROVIDED	8 TREES

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TOTAL LOT AREA	7,726 SF
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FEATURES/TECHNIQUE	POINTS CLAIMED
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TOTAL LOT AREA	7,726 SF
TOTAL NUMBER OF POINTS REQUIRED	200
FEATURES/TECHNIQUES	POINTS PROVIDED
DRIP/MICRO IRRIGATION HEADS WITH FLOW-CONTROL DEVICE (5 PTS/CIRCUIT)	25
AUTOMATIC CONTROLLER	5
0-15% LAWN AREA	10
SOIL MOISTURE SENSOR DEVICE	10
PLANTS ONCE ESTABLISHED THAT WILL REMAIN IN GOOD HEALTH WITH SUMMER WATER (2 PTS/PLANT)	100
LANDSCAPE WATER METER (25% OF POINTS)	50
TOTAL POINTS PROVIDED	200



OPEN SPACE PLAN - GROUND FLOOR
1/8" = 1'-0"



OPEN SPACE PLAN - ROOF
1/8" = 1'-0"



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OPEN SPACE REQUIRED (PER WESTWOOD COMMUNITY MULTI-FAMILY SPECIFIC PLAN):
23 UNITS @ 100 SF = 2,300 SF
25% REDUCTION PER TOC INCENTIVES = 575 SF
TOTAL REQUIRED: 1,725 SF

OPEN SPACE PROVIDED:				COUNTS TOWARDS	
LOCATION	HARDSCAPE	LANDSCAPE	TOTAL	OPEN SPACE	% LANDSCAPED
FRONT YARD	408 SF	408 SF	816 SF	408 SF	50%
BACKYARD	530 SF	550 SF	1,080 SF	540 SF	50%
ADDITIONAL BACKYARD	14 SF	10 SF	24 SF	24 SF	
NORTH SIDERYARD	243 SF	280 SF	523 SF		54%
SOUTH SIDERYARD	248 SF	276 SF	524 SF		53%
ROOF DECK	737 SF	663 SF	1,400 SF	*754 SF	47%
TOTAL:				1,726 SF	

*ABOVE GROUND (43.75% OF TOTAL PER TOC INCENTIVE): 43.75% OF 1,725 SF = 754 SF MAX. ABOVE GROUND LEVEL

TOTAL PROVIDED OPEN SPACE: 1,726 SF > TOTAL REQUIRED: 1,725 SF. SEE DIAGRAMS FOR OPEN SPACE PROVIDED

MINIMUM OF 50% OF OPEN SPACE MUST BE LANDSCAPED, 50% OF 1,725 SF = 863 SF, TOTAL LANDSCAPING - SEE LANDSCAPE PLANS

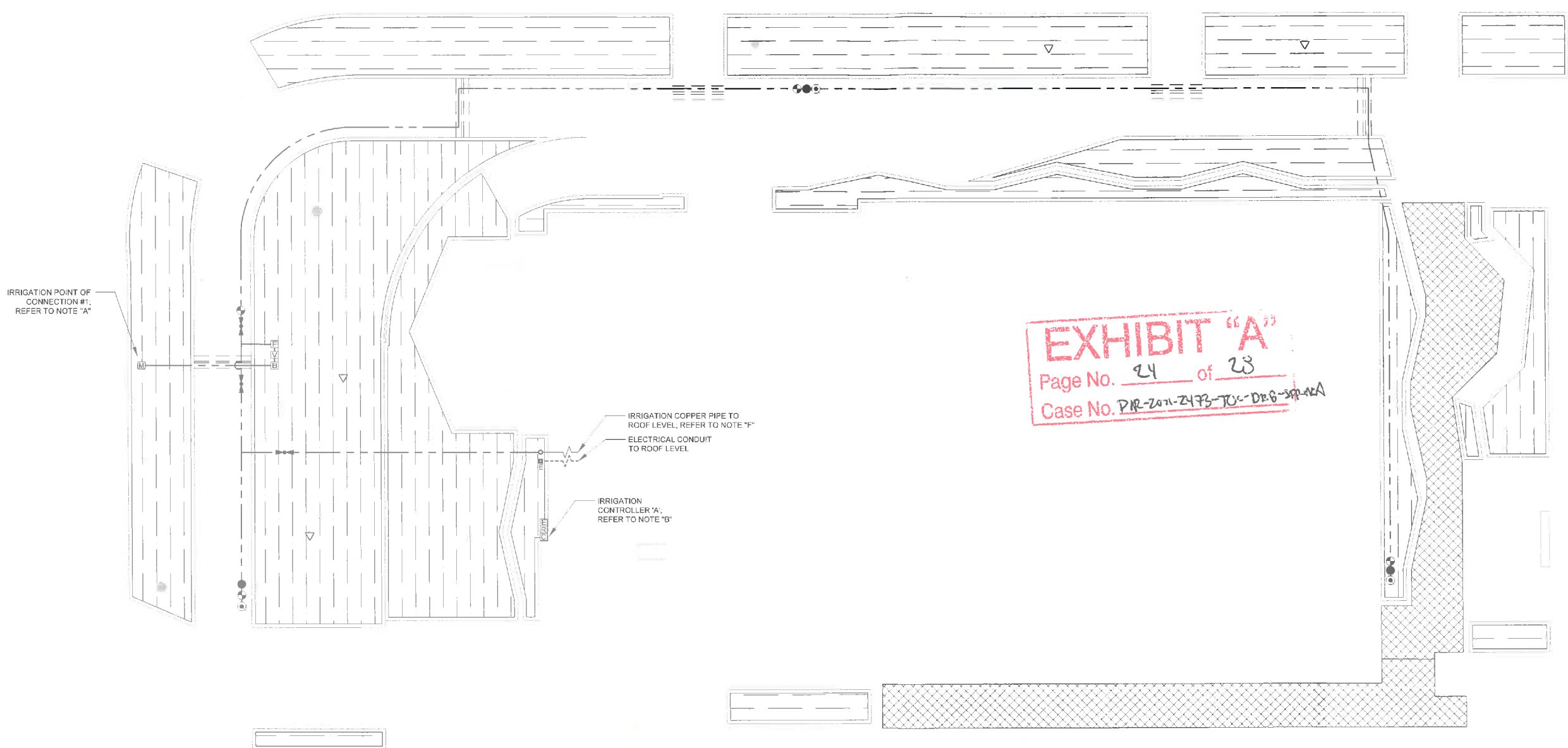
ONE 24" BOX TREE PER 4 UNITS @ 23 UNITS. SO 6 TREES REQUIRED

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IRRIGATION POINT OF CONNECTION #1. REFER TO NOTE "A"

IRRIGATION COPPER PIPE TO ROOF LEVEL, REFER TO NOTE "F"
 ELECTRICAL CONDUIT TO ROOF LEVEL

IRRIGATION CONTROLLER "A", REFER TO NOTE "B"

GROUND LEVEL PLAN
 3/16" = 1'-0"



NOTE A:
 POINT OF CONNECTION (POC) #1 SHALL BE A X" DOMESTIC / RECYCLED WATER METER WITH A X" SERVICE LINE. THE CONTRACTOR SHALL VERIFY THE ACTUAL LOCATION, WATER TYPE, METER SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. MEASUREMENT OF THE STATIC (NO WATER MOVING) WATER PRESSURE IS ACCEPTABLE FOR POTABLE WATER SYSTEMS WHERE NO PUMP HAS BEEN INDICATED ON THESE PLANS. WHEN USING RECYCLED WATER, OR ON POTABLE WATER SYSTEMS REQUIRING A PUMP, ONLY THE MEASUREMENT OF DYNAMIC (WATER MOVING THROUGH THE METER) WATER PRESSURE, SHALL BE ACCEPTABLE. THE DYNAMIC WATER PRESSURE SHALL BE MEASURED AT THE MAXIMUM SYSTEM DEMAND AS INDICATED BELOW. IF ANY OF THE POC INFORMATION SHOWN ON THESE DRAWING IS FOUND TO BE DIFFERENT THAN THE ACTUAL POC INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT. SHOULD THE CONTRACTOR FAIL TO VERIFY THE POC INFORMATION AS SHOWN HEREIN, ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

WATER PRESSURE AT POC:	N/A	PSI (STATIC / DYNAMIC)
DESIGN WATER PRESSURE:	N/A	PSI
MAXIMUM SYSTEM DEMAND:	N/A	GPM
PRESSURE BOOST REQUIRED:	N/A	PSI
RESIDUAL WATER PRESSURE:	N/A	PSI

NOTE B:
 CONTROLLER "A" SHALL BE OF THE BRAND, MODEL AND STATION SIZE AS INDICATED ON THE IRRIGATION MATERIALS LEGEND. THE CONTROLLER SHALL BE INSTALLED IN THE APPROXIMATE LOCATION SHOWN. THE CONTRACTOR SHALL COORDINATE THE REQUIRED ELECTRICAL POWER SUPPLY AT THIS LOCATION WITH THE OWNER'S AUTHORIZED REPRESENTATIVE. FINAL LOCATION OF CONTROLLER AND ELECTRICAL POINT OF CONNECTION SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

NOTE C:
 THESE PLANS ARE DIAGRAMMATIC, THE MAINLINE AND RELATED IRRIGATION EQUIPMENT IS SHOWN WITHIN THE PAVING FOR CLARITY ONLY. THE ACTUAL LOCATION OF MAINLINE AND RELATED IRRIGATION EQUIPMENT SHALL BE WITHIN PLANTER AND A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES, TYPICAL.

NOTE D:
 CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO ACCOMMODATE ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR IN THE LANDSCAPE, INCLUDING BUT NOT LIMITED TO LIGHT POLES, FIRE HYDRANTS, TREES, ETC. WHEN A SLIGHT RELOCATION OF THE HEAD IS NOT SUFFICIENT TO CLEAR THE OBSTACLE, OR IF IT NEGATIVELY AFFECTS THE COVERAGE, AN ADDITIONAL HEAD SHALL BE INSTALLED TO PLACE ONE HEAD ON EITHER SIDE OF THE OBSTACLE. THE NOZZLES OF THESE TWO HEADS SHALL HAVE ARC PATTERNS THAT ADD UP TO THE ORIGINAL ARC PATTERN OF THE HEAD INDICATED ON THE PLANS. THE CONTRACTOR SHALL VERIFY ALL HEAD LAYOUT WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

NOTE E:
 THESE PLANS ARE DIAGRAMMATIC, TREE BUBBLERS AND LATERAL LINES ARE SHOWN WITHIN THE PAVING FOR CLARITY ONLY. THE ACTUAL LOCATIONS SHALL BE WITHIN THE PLANTER. THE TREE BUBBLERS SHALL BE ALIGNED WITH TREES AS SHOWN ON THE PLANTING PLANS, AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

NOTE F:
 LATERAL LINE PIPING WITHIN BUILDING SHALL BE A TYPE K COPPER AND IS SHOWN FOR CLARITY ONLY. ACTUAL DESIGN AND ROUTING SHALL BE COMPLETED BY PLUMBING ENGINEER AND INSTALLED BY PLUMBING CONTRACTOR. EACH STUB-OUT WITHIN EACH PLANTER SHALL HAVE A COPPER FEMALE ADAPTER FOR THE LANDSCAPE CONTRACTOR CONNECTION. ALL PIPING THROUGH BUILDING TO EXTERIOR AND THROUGH BUILDING TO UPPER FLOOR SHALL BE PROVIDED BY PLUMBER.

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I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

GROUND LEVEL IRRIGATION PLAN

LI1.01

3/16" = 1'-0"

IRRIGATION MATERIAL LEGEND

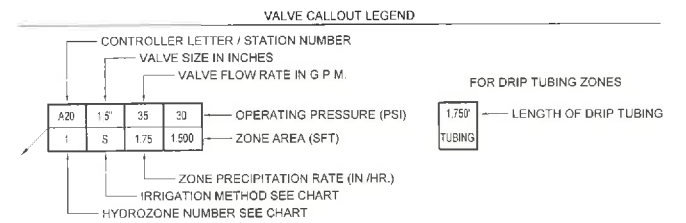
SYMBOL	MANUFACTURER	MODEL NO / DESCRIPTION	FLOW RATE (GPM)	PSI	RADIUS	PR. RATE	DETAIL	
[Symbol]	RAIN BIRD	RD-06-S-P30-F 6" POP-UP TURF HEAD WITH 50/5H NOZZLES	10, 20	30	5 FT	1.78 IN./HR	A	
[Symbol]	RAIN BIRD	RD-05-S-P30-F 6" POP-UP TURF HEAD WITH AN 8 SERIES HE-VAN ADJUSTABLE ARC NOZZLE	29, 39, 59, 117	30	8 FT	2.03 IN./HR	A	
[Symbol]	RAIN BIRD	RD-06-S-P30-F 6" POP-UP TURF HEAD WITH AN 10 SERIES HE-VAN ADJUSTABLE ARC NOZZLE	45, 59, 89, 178	30	10 FT	1.98 IN./HR	A	
[Symbol]	RAIN BIRD	RD-06-S-P30-F 6" POP-UP TURF HEAD WITH AN 12 SERIES HE-VAN ADJUSTABLE ARC NOZZLE	59, 79, 118, 237	30	12 FT	1.83 IN./HR	A	
[Symbol]	RAIN BIRD	RD-06-S-P30-F 6" POP-UP TURF HEAD WITH AN 15 SERIES HE-VAN NOZZLE	93, 123, 185, 370	30	15 FT	1.63 IN./HR	A	
[Symbol]	RAIN BIRD	RD-06-S-P30-F 6" POP-UP TURF HEAD WITH LCS/RCS/15SST NOZZLES	61, 1.21	30	4X15 FT 4X30 FT	1.95 IN./HR	A	
[Symbol]	RAIN BIRD	RD-06-S 6" POP-UP BUBBLER HEAD WITH A HUNTER M58N-25Q STREAM BUBBLER NOZZLE	50 (1 00 TOTAL)	30	1.5 FT	1.50 IN./HR	B,C	
[Symbol]	NETAFIM	SUB-SURFACE DRIP TUBING AS DESCRIBED BELOW	0.53 GPH / EMITTER	30	N/A	0.70 IN./HR	D,E,F	
[Symbol]	NETAFIM	CONNECTION BETWEEN DRIP TUBING AND PVC SUPPLY AND DISCHARGE HEADERS SHALL BE MADE USING SCH. 40 PVC SXT FITTINGS, TL BARBED DRIP TUBING FITTINGS AND BLANK DRIP TUBING. USE A SCH. 40 PVC LATERAL X LATERAL X 1/2" S&T TEE (OR A LATERAL X 1/2" S&T ELBOW) FITTING ON THE PVC LATERAL LINE HEADER, A TIGRAM BARB X 1/2" W/ADAPTER, A SHORT LENGTH OF BLANK DRIP TUBING, AND A TLTEE BARBED TEE FITTING. ALL END RUNS OF TUBING SHALL BE CONNECTED WITH A PVC DISCHARGE HEADER. NO HEATING OF TUBING SHALL BE ALLOWED FOR ASSEMBLY.					D,E,F	
[Symbol]	NETAFIM	TL SERIES 17mm BARBED FITTINGS FOR CONNECTIONS BETWEEN DRIP TUBING (TUBING-TO-TUBING ONLY). NO HEATING OF TUBING SHALL BE ALLOWED					D,E,F	
[Symbol]	AS APPROVED	PVC SUPPLY AND DISCHARGE HEADERS SHALL BE PVC LATERAL LINE PIPE (AS SHOWN BELOW), 1 1/4" MINIMUM SIZE WITH SCH. 40 PVC FITTINGS					D,E,F	
[Symbol]	NETAFIM	WHERE VINES ARE PLANTED ON WALLS, FENCES OR COLUMNS WITHIN THE DRIP TUBING ZONES, ADDITIONAL DRIP EMITTERS SHALL BE REQUIRED FOR THESE VINE PLANTINGS. THE CONTRACTOR SHALL INSTALL TWO (2) SPCV10 1 GPH DRIP EMITTERS PER VINE PLANTING. THESE ADDITIONAL EMITTERS SHALL BE PUNCHED DIRECTLY INTO THE DRIP TUBING. EMITTERS SHALL BE INSTALLED USING A SPDT EMITTER INSTALLATION TOOL. EACH DRIP EMITTER SHALL BE INSTALLED WITH AN 18" LENGTH OF EDTUBE-01 1/4" DISTRIBUTION TUBING, AN EDTUBESTK TUBING STAKE, AND A VINYL 1/4" TUBING BUG CAP. LOCATE EMITTERS DIRECTLY OVER THE ROOT BALL OF THE VINE PLANTINGS.					F	
[Symbol]	GPH IRRIGATION/RAIN BIRD	GDFN DRIP FLUSH / INDICATOR NOZZLE, ORANGE IN COLOR, INSTALLED ONTO A RAIN BIRD 1812 1/2" POP-UP SPRINKLER BODY (NO PRS DEVICE). THE FLUSH NOZZLE SHALL BE CLOSED FOR NORMAL OPERATION OF THE DRIP SYSTEM.					G	
[Symbol]	P.O.C	1" POTABLE (DOMESTIC) DEDICATED IRRIGATION WATER METER WITH 1.5" SERVICE LINE. VERIFY SIZE, LOCATION AND PRESSURE IN FIELD					N/A	
[Symbol]	WILKINS	975XLS, 1.5" RIP BACK FLOW PREVENTION DEVICE WITH WYE STRAINER, INSTALL WITH BRASS NIPPLES, UNIONS AND FITTINGS, SIZED PER DEVICE					H	
[Symbol]	WILKINS	500XL-HLR 1" BRONZE, HIGH LOW RANGE (10-125 PSI) PRESSURE REGULATOR WITH SINGLE UNION FIPT X FIPT CONNECTIONS. INSTALL PRESSURE REGULATOR ON THE DOWNSTREAM SIDE OF THE BACK FLOW DEVICE. SET WATER PRESSURE TO 10 PSI ABOVE DESIGN PRESSURE SHOWN ON POC NOTES					H	
[Symbol]	V.I.T	STRONG BOX SBBC-305S "SMOOTH TOUCH" STAINLESS STEEL BACK FLOW DEVICE ENCLOSURE					H	
[Symbol]	BUCKNER	3300-100 1" NORMALLY OPEN, BRASS MASTER CONTROL VALVE. WIRE MCV TO THE CONTROLLER USING A SEPARATE PILOT AND GROUND WIRE, ROUTE INSIDE CONDUIT WITH FLOW SENSOR WIRE. INSTALL INSIDE A STANDARD RECTANGULAR VALVE BOX					I	
[Symbol]	CREATIVE SENSOR TECH.	ELF-T10-N01 1" NORVY BODIED, IMPELLER TYPE FLOW SENSOR, WIRE TO CONTROLLER USING TWO (2) #14UF AWG WIRES INSIDE A 1 1/4" SCH. 40 PVC (GRAY) ELECTRICAL CONDUIT, WITH MASTER CONTROL VALVE WIRES. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND INSIDE A STANDARD RECTANGULAR VALVE BOX. MULTIPLE FLOW SENSORS SHALL REQUIRE SEPARATE CONDUIT RUNS. CONTACT CREATIVE SENSOR TECHNOLOGY'S REPRESENTATIVE, GENTILE & ASSOCIATES (STEVEN KIM) AT (760) 214-6734 FOR FURTHER INFORMATION.					J	
[Symbol]	LASCO	VXX101N-SX XX" SLO-CLOSE SCH. 80 PVC, TRUE-UNION BALL VALVE WITH SOLVENT WELD SOCKET CONNECTIONS, LINE SIZE PER MAINLINE. INSTALL INSIDE A 10" ROUND VALVE BOX.					K	
[Symbol]	RAIN BIRD	44LRC 1" QUICK COUPLER VALVE WITH LOCKING VINYL COVER AND A LASCO G13S-218 SWING JOINT. INSTALL INSIDE A 10" ROUND VALVE BOX.					L	
[Symbol]	RAIN BIRD	XXX-PESB-PRS-D PRESSURE REGULATING, PLASTIC REMOTE CONTROL VALVE (RCV), SIZE AS SHOWN (1", 1 1/2" AND 2" SIZES); SET PRS-D PRESSURE REGULATOR TO PROVIDE THE OPERATING PRESSURE OF THE SPRINKLER / BUBBLER HEAD AT THE HIGHEST OR FARTHEST HEAD ON THE CONTROL VALVE ZONE (MEASURE PSI AT HEAD). INSTALL THE RCV INSIDE A STANDARD RECTANGULAR VALVE BOX.					M	
[Symbol]	RAIN BIRD	PLASTIC DRIP REMOTE CONTROL VALVE ASSEMBLY, SIZE AS SHOWN (1" AND 1 1/2" SIZES). COMPLETE WITH PLASTIC CONTROL VALVE, DRIP FILTER AND PRESSURE REGULATION, AS SHOWN BELOW BY SIZE. FOR 1" DRIP ZONES: 100-PESB VALVE AND A PRB-QKCHK-100 PRESSURE REGULATING, 200 MESH BASKET FILTER. IN A STANDARD RECTANGULAR BOX. FOR 1 1/2" DRIP ZONES: 100-PESB VALVE AND A QKCHK-100, 200 MESH BASKET FILTER. IN A STANDARD RECTANGULAR BOX. FOR 1" DRIP ZONES: 100-PESB VALVE, A LCRBY-100D, 120 MESH WYE FILTER, AND A PSI-M40X-100 PRESSURE REGULATING. IN A STD. RECT. BOX. FOR 1 1/2" DRIP ZONES: XGZ-150-PRB-COM, 150-PESB VALVE, TWO PRB-QKCHK-100 PRESSURE REGULATING, 200 MESH BASKET FILTERS, AND A PVC FITTING ASSEMBLY. IN A JUMBO RECTANGULAR BOX. FOR 1 1/2" DRIP ZONES: XGZ-150-LCS, PESB VALVE, LCRBY-150D, AND A 1 1/2" 40 PSI PRESSURE REGULATOR. IN A JUMBO RECTANGULAR BOX. FOR 1 1/2" DRIP ZONES: XGZ-150-LCDR; PESB VALVE, LCRBY-150D, AND A 1 1/2" 40 PSI PRESSURE REGULATOR. IN A JUMBO RECTANGULAR BOX.						N
[Symbol]	SITE ONE / WEATHERTRAK	WTPRO3 XX-STATION CONTROLLER COMPLETE WITH AN INTERNET COMMUNICATIONS CARD AND A V.I.T. PRODUCTS SB-24SSW 14 GAGE STAINLESS STEEL WALL MOUNTED ENCLOSURE. CONTROLLER IS COMPLETE WITH ONE (1) YEAR OF INTERNET BASED CENTRAL CONTROL AND DAILY WEATHER DATA DOWNLOAD SERVICES. THE CONTRACTOR TO REGISTER THE CONTROLLER SOFTWARE AND FULLY PROGRAM THE CONTROLLER FOR AUTOMATIC PROGRAM ADJUSTMENT. THE CONTRACTOR SHALL PROVIDE PROOF OF REGISTRATION AND PROGRAMMING TO THE OWNER.					O,P	
[Symbol]	V.I.T	SB-24SSW STRONGBOX STAINLESS STEEL WALL MOUNTED CONTROLLER ENCLOSURE					P	
[Symbol]	RAIN MASTER	RS-1000 WIRELESS RAIN SENSOR, MOUNT ON BUILDING ROOF IN A LOCATION ACCEPTABLE TO THE ARCHITECT AND WITHIN RADIO CONTACT OF THE CONTROLLER. CONTRACTOR SHALL INSURE THAT SENSOR PLACEMENT ALLOWS FOR RAIN DETECTION AND CONTROLLER SHUT DOWN.					N/A	
[Symbol]	N/A	120 VOLT ELECTRICAL POWER FOR CONTROLLER, PROVIDED BY ELECTRICIAN, VERIFY ACTUAL LOCATION IN FIELD					N/A	
[Symbol]	AS APPROVED	TYPE "K" COPPER PIPING ROUTED BETWEEN PLANTERS, AND THROUGH BUILDING AND GARAGES. COPPER PIPING SHALL BE DESIGNED BY THE PLUMBING ENGINEER AND BE SHOWN ON THE PLUMBING PLANS. COPPER PIPING SHALL BE INSTALLED BY THE PLUMBER. COPPER PIPING SHOWN IS FOR REFERENCE ONLY. ALL COPPER IRRIGATION PIPING MUST BE LABELED WITH RECYCLED WATER WARNING STICKERS PLACED FIVE FEET ON-CENTER. VERIFY LOCATION, SIZE AND STUB-OUTS OF COPPER PIPING IN THE FIELD PRIOR TO STARTING WORK.					N/A	
[Symbol]	AS APPROVED	CONNECTION POINT BETWEEN COPPER PIPING (PROVIDED BY PLUMBER) AND PVC IRRIGATION PIPING. COPPER PIPE STUB-OUT SHALL HAVE A LINE SIZED SWEAT X FIPT COPPER ADAPTER PROVIDED FOR CONNECTION TO THE IRRIGATION PIPING. USE A LINE SIZED X 6" SCH. 80 T.O.E. PVC NIPPLE AND A LINE SIZED PVC COUPLING FOR THE CONNECTION. VERIFY LOCATION, SIZE AND STUB-OUTS OF COPPER PIPING IN THE FIELD PRIOR TO STARTING WORK.					Q	
[Symbol]	AS APPROVED	STEEL ELECTRICAL CONDUIT THROUGH BUILDING TO ON-STRUCTURE IRRIGATION SYSTEM, SHOWN FOR REFERENCE ONLY, CONDUIT IS TO BE INSTALLED BY ELECTRICIAN PER THE ELECTRICAL ENGINEERS PLAN					N/A	
[Symbol]	AS APPROVED	PVC PIPE 3/4" - 1 1/2" SCH. 40, SOLVENT WELD WITH SCH. 40 PVC FITTINGS, AS MAINLINES INSTALLED 12" BELOW FINISHED GRADE					R	
[Symbol]	AS APPROVED	PVC PIPE 2" CL. 315, SOLVENT WELD WITH SCH. 80 PVC FITTINGS, AS MAINLINES INSTALLED 18" BELOW FINISHED GRADE					R	
[Symbol]	AS APPROVED	PVC PIPE SCH. 40 AS SLEEVING, 2.5 TIMES THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED (2" MINIMUM SIZE) INSTALL ALL PIPE AND WIRE UNDER PAVING, HARDSCAPE, ETC. (OR AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE) INSIDE SLEEVES. SLEEVES UNDER PEDESTRIAN PAVING SHALL BE INSTALLED 24" BELOW FINISHED GRADE. SLEEVES UNDER VEHICULAR PAVING SHALL BE INSTALLED 36" BELOW FINISHED GRADE.					S	
[Symbol]	LASCO	ALL FITTINGS USED WITH SOLVENT WELD MAINLINE PIPE SHALL BE SCH. 80 PVC FITTINGS, GRAY IN COLOR, AND SIZED TO MATCH THE THR MAINLINE PIPE. ALL FITTINGS USED WITH SOLVENT WELD LATERAL LINE PIPE SHALL BE SCH. 40 PVC, WHITE IN COLOR, AND SIZED TO MATCH THE LATERAL LINE PIPE. ALL THREADED PVC NIPPLES SHALL BE SCH. 80 PVC PIPE, DARK GRAY IN COLOR, WITH MOLDED THREADS.					N/A	
[Symbol]	AS APPROVED	ALL SOLVENT WELD CONNECTIONS FOR BOTH MAINLINE AND LATERAL LINE SHALL BE MADE USING THE TWO STEP PROCESS OF PRIMER AND SOLVENT CEMENT. PRIMER SHALL BE LOW VOC "PURPLE PRIMER". MAINLINE SOLVENT CEMENT SHALL BE LOW VOC, "GRAY HEAVY BODY" CEMENT. LATERAL LINE SOLVENT CEMENT SHALL BE LOW VOC, GRAY OR BLUE COLORED MEDIUM BODIED CEMENT. USE DAUBERS SIZED AT LEAST ONE-HALF THE SIZE OF THE LARGEST PIPE BEING JOINED. ALL SOLVENT CEMENTED JOINTS SHALL BE MADE PER THE PIPE AND FITTING MANUFACTURER'S RECOMMENDATIONS.					N/A	
[Symbol]	PAIGE ELECTRIC	P7079D POLYETHYLENE INSULATED, SOLID COPPER CONDUCTOR IRRIGATION CONTROL WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED); PILOT WIRES SHALL BE RED IN COLOR, COMMON GROUND WIRE SHALL BE WHITE IN COLOR, SPARE WIRES SHALL BE YELLOW IN COLOR. WHERE MULTIPLE CONTROLLERS ARE USED ON THE PROJECT, EACH CONTROLLER SHALL HAVE A DIFFERENT COLOR FOR PILOT WIRES. THE CONTRACTOR SHALL ROUTE TWO (2) SPARE CONTROL WIRES (YELLOW) FROM THE CONTROLLER ALONG THE MAINLINE IN ALL DIRECTIONS AWAY FROM THE CONTROLLER. LOOP SPARE WIRES UP AND INTO EACH VALVE BOX ALONG THE MAINLINE, PROVIDING A 3 FOOT MINIMUM LOOP.					R,S,T	

IRRIGATION MATERIAL LEGEND

SYMBOL	MANUFACTURER	MODEL NO / DESCRIPTION	FLOW RATE (GPM)	PSI	RADIUS	PR. RATE	DETAIL
[Symbol]	GPH IRRIGATION	GDBRY6 DIRECT BURIAL, 100% SILICONE GEL, WATER-PROOF WIRE CONNECTORS FOR USE ON ALL WIRE SPLICES AND CONNECTIONS					T
[Symbol]	NDS (K.B.I.)	KSC-XXX-S SWING CHECK VALVE, LATERAL LINE SIZE. INSTALL ONE (1) ON THE DOWNSTREAM SIDE OF EACH RCV WHEN THE RCV IS LOWER THAN THE SPRINKLERS, BUBBLERS OR DRIP EMITTERS. INSTALL WITHIN SPRINKLER / BUBBLER / DRIP ZONES AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.					N/A
[Symbol]	NDS (K.B.I.)	KC-XXX-S SPRING CHECK VALVE, LATERAL LINE SIZE. INSTALL ONE (1) ON THE DOWNSTREAM SIDE OF EACH RCV WHEN THE RCV IS HIGHER THAN THE SPRINKLERS, BUBBLERS OR DRIP EMITTERS. INSTALL WITHIN SPRINKLER / BUBBLER / DRIP ZONES AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.					N/A
[Symbol]	RAIN BIRD	ALL VALVE BOXES SHALL BE VB SERIES. PLASTIC TYPE WITH OVERLAPPING LIDS. VALVE BOX BODIES SHALL BE BLACK IN COLOR. LIDS FOR BOXES IN TURF AREAS SHALL BE GREEN. LIDS FOR VALVE BOXES IN SHRUB AREAS SHALL BE BLACK. ALL BOXES SHALL BE SECURED WITH A RAIN BIRD VB-LOCK-H HEXAGON HEAD BOLT, WASHER AND CLIP. BOXES SHALL BE AS SHOWN BELOW.					N/A

DESCRIPTION	TURF AREAS (GREEN LIDS)	SHRUB AREAS (BLACK BOXES AND LIDS)
7" ROUND BOXES	VB-7RND	VB-7RND (BOX) AND VB-7RND (LID)
10" ROUND BOXES	VB-10RND	VB-10RND (BOX) AND VB-10RND (LID)
STANDARD RECTANGULAR BOXES	VB-STD	VB-STDB (BOX) AND VB-STDB (LID)
JUMBO RECTANGULAR BOXES	VB-JMB	VB-JMB (BOX) AND VB-JMB (LID)

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NUMBER	DESCRIPTION OF THE HYDROZONE	WUCOLS	PLANT FACTOR
HZ 1	LOW WATER USE PLANTINGS	L	0.20
HZ 2	MODERATE WATER USE PLANTINGS	M	0.40
HZ 3	HIGH WATER USE PLANTINGS	H	0.60
HZ 4	LOW WATER USE TREES	L	0.30

LETTERS	DESCRIPTION OF THE IRRIGATION	TYPE	IR EFFICIENCY
DT	DRIP TUBING	DRIP	0.81
DR	TREE DRIP RINGS	DRIP	0.81

IRRIGATION NOTES

- 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.
- 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.
- THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
- THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
- THE CONTRACTOR SHALL 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.
- 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.
- ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.
- ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
- ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.
- 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.
- CONTRACTOR SHALL INSTALL ADDITIONAL CHECK VALVES TO HEADS AND LATERALS AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.
- THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS. SWEENEY AND ASSOCIATES RECOMMENDS MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS.
- THE CONTRACTOR IS REQUIRED TO CONTACT DIGALERT OR 811 A MINIMUM OF TWO (2) DAYS PRIOR TO THE START OF ANY EXCAVATIONS ON THE PROJECT AND SPECIFICALLY PRIOR TO THE INSTALLATION OF ANY GROUNDING RODS. DIAL 811 OR LOG ONTO WWW.DIGALERT.ORG TO START A PROJECT TICKET. DIGALERT AND 811 IS A FREE SERVICE PROVIDED TO THE PROJECT. FAILURE TO CONTACT AND HAVE THE EXISTING UTILITIES IDENTIFIED, LOCATED AND MARKED SHALL MAKE THE CONTRACTOR SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES.

WATER EFFICIENT LANDSCAPE WORKSHEET
 This worksheet is filled out by the project applicant and it is a required element of the landscape Documentation Package.

Project Name: **Veteran Apartments**
 Project Address: **1402 S. Veteran Ave, Los Angeles, CA 90024**

Reference Evapotranspiration (Eto): **50.1 in./yr.** Residential Project? **yes**

Hydrozone # / Planting Description*	Plant Factor	Irrigation Method*	Irrigation Efficiency (IE)†	ETAF (PF / IE) ‡	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)‡
Regular Landscape Areas							
1. Level 1 Low Use Plantings	0.20	Drip	0.81	0.25	2,692	673	20,905
2. Level 1 Medium Turf	0.60	Overhead	0.75	0.80	507	406	12,599
3. Level 2 Low Use Plantings	0.20	Drip	0.81	0.25	614	154	4,768
4. Water Feature	1.00	Direct Fill	1.00	1.00	64	64	1,988
Estimated Total Water Use (ETWU) Total:							40,259
Maximum Applied Water Allowance (MAWA)†:							66,235

*Hydrozone # / Planting Description
 E.g. 1.) Front Lawn
 2.) Low Water Use Plantings
 3.) Medium Water Use Plantings

†Irrigation Method
 Overhead Spray or Drip

‡Irrigation Efficiency
 0.75 for Spray
 0.81 for Drip

*ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area
 Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year.

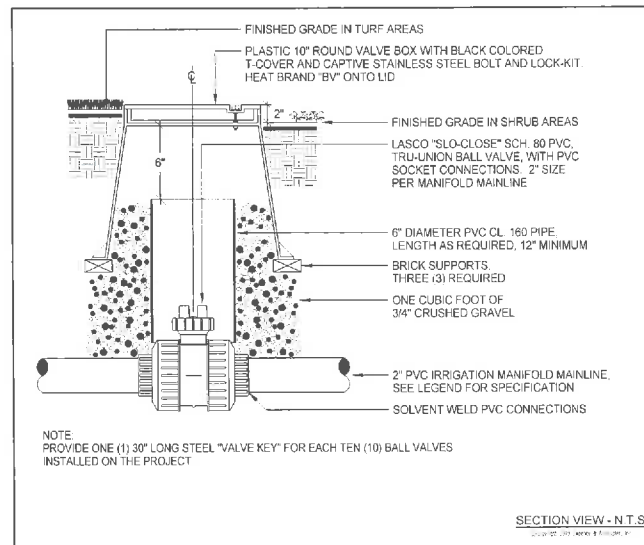
*MAWA (Annual Gallons Allowed) = Eto x 0.62 x [(ETAF x LA) + ((1 - ETAF) x SLA)]
 Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential projects and 0.45 for non-residential projects.

Evapotranspiration Adjustment Factor (ETAF) Calculations

All Landscape Areas	IRRIGATION DESIGN COMPLIES WITH CAL GREEN REQUIREMENTS
Total ETAF x Area	1,296
Total Area	3,877
Average ETAF	0.33

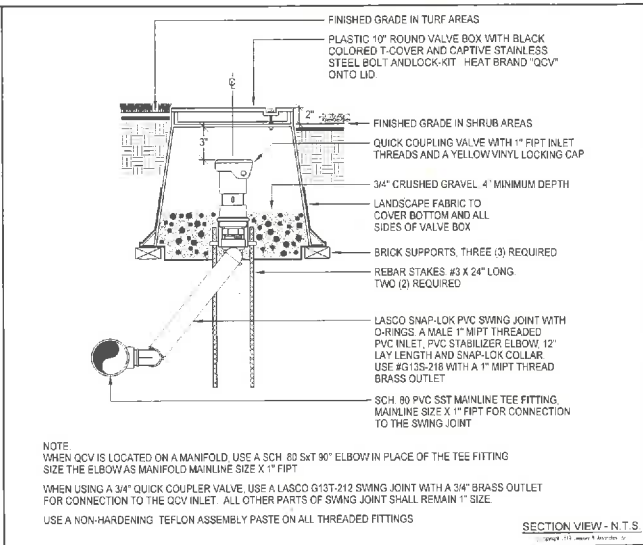
LANDSCAPE ARCHITECT
 The City of Los Angeles
 1800 S Grand Boulevard
 Glendale, CA 91204
 323.919.6607





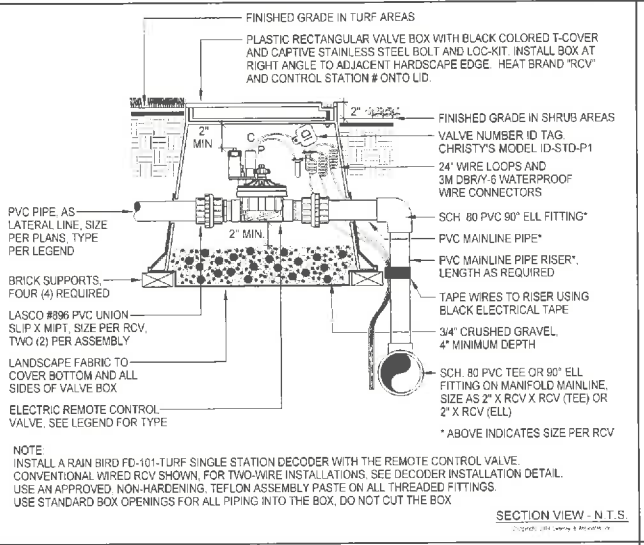
SECTION VIEW - N.T.S.

(K) BALL VALVE



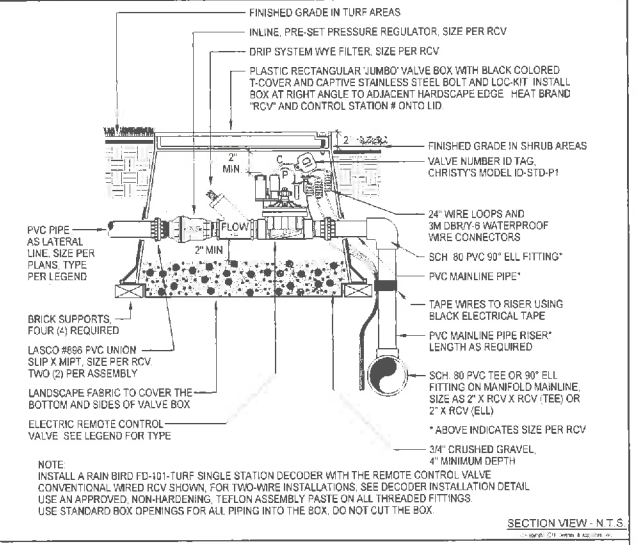
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(L) QUICK COUPLER VALVE



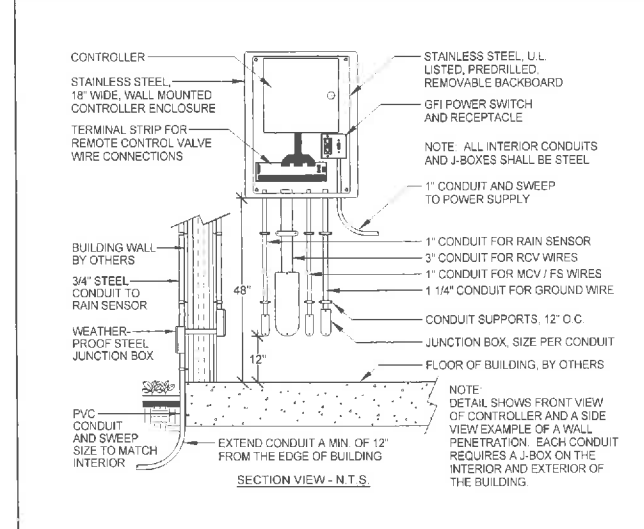
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(M) REMOTE CONTROL VALVE



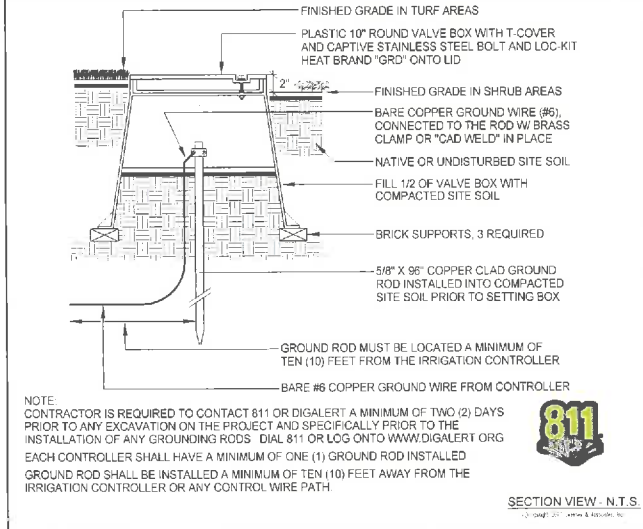
SECTION VIEW - N.T.S.

(N) DRIP REMOTE CONTROL VALVE



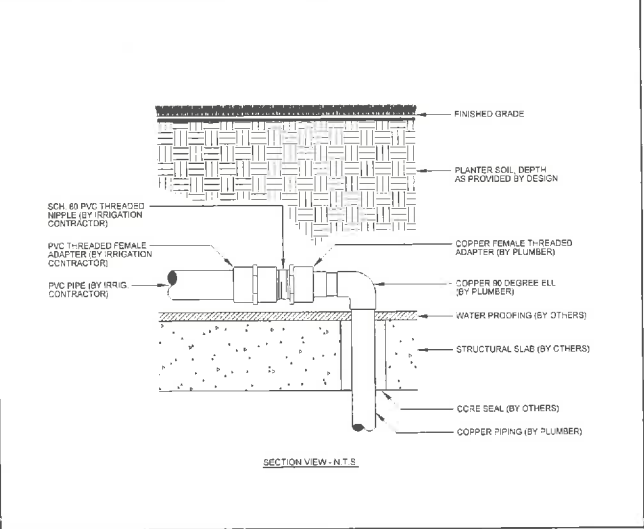
SECTION VIEW - N.T.S.

(O) WALL MOUNT CONTROLLER ENCL.



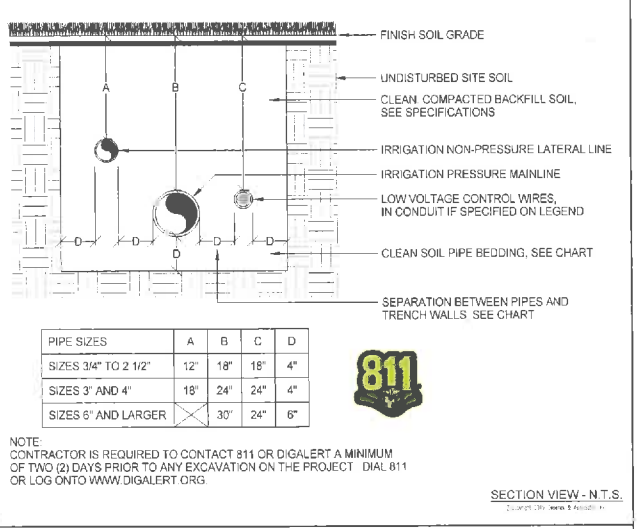
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(P) GROUND ROD INSTALLATION



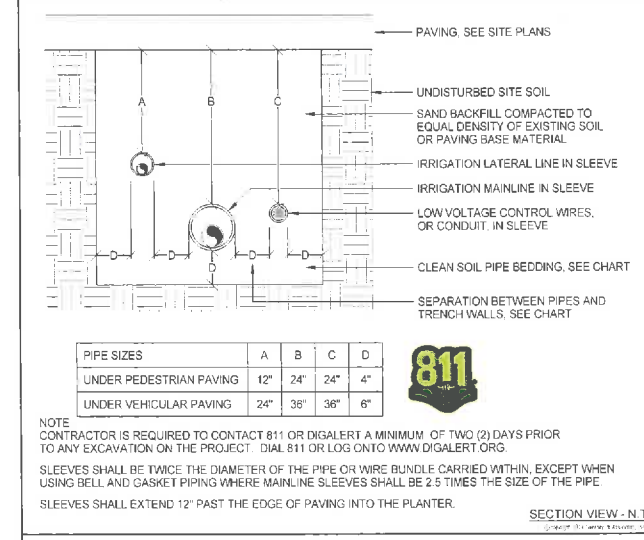
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(Q) CONNECTION TO COPPER PENETRATION BY PLUMBER



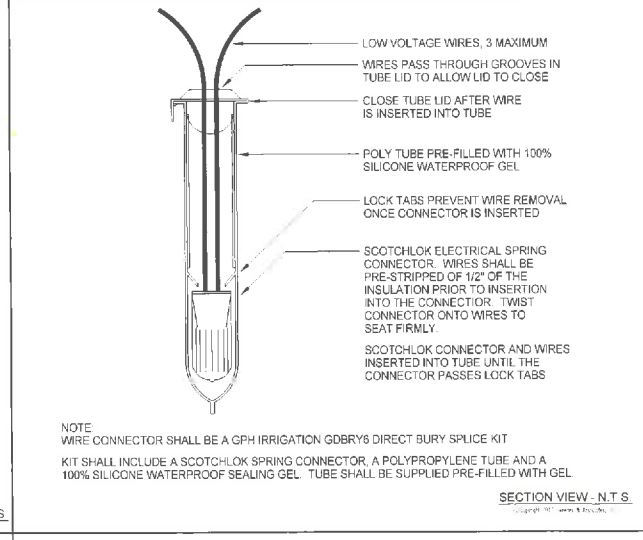
SECTION VIEW - N.T.S.

(R) PIPE INSTALLATION



SECTION VIEW - N.T.S.

(S) SLEEVE INSTALLATION



SECTION VIEW - N.T.S.

(T) WIRE CONNECTION

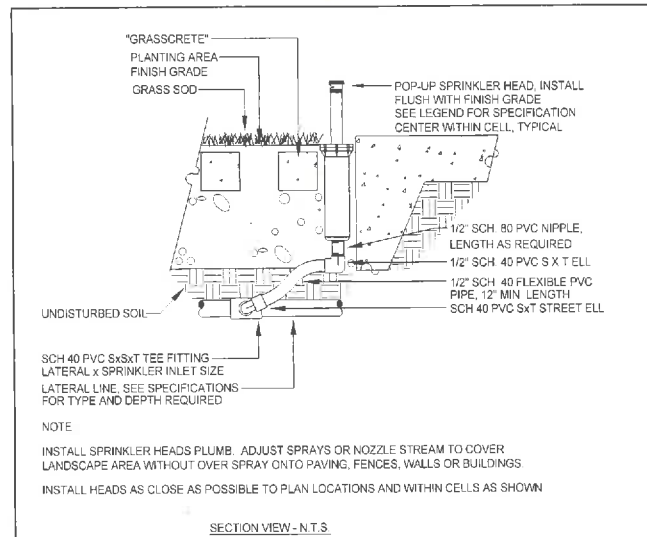
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 Fax: (408) 938-8819
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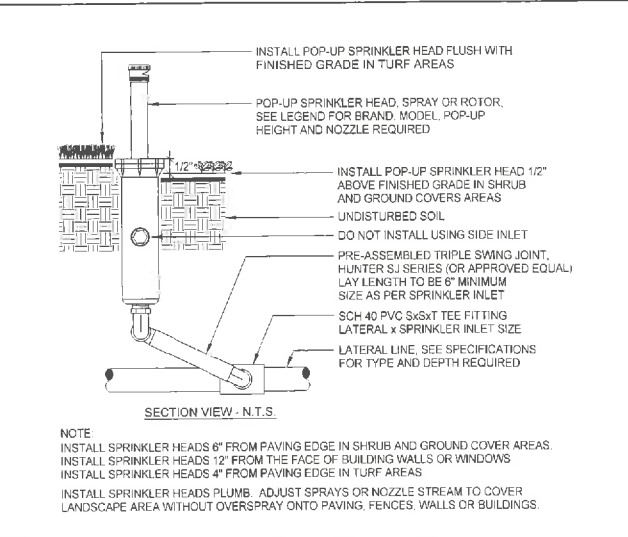
I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

LANDSCAPE ARCHITECT
 Tina Chen, Landscape Studio
 1000 S. Grand Boulevard
 Gardena, CA 90247
 323.951.6647

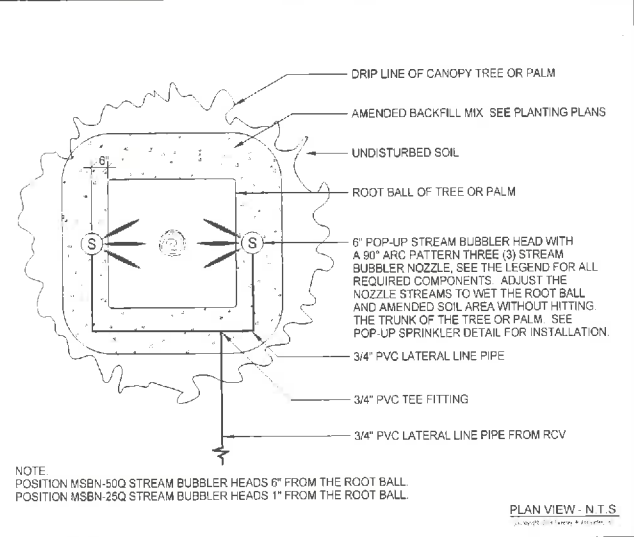
IRRIGATION
 DETAILS
L13.03
 N.T.S.



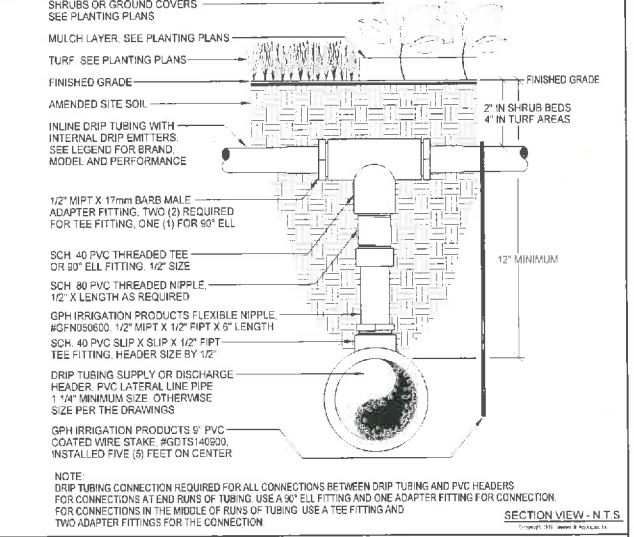
(A) POP-UP SPRINKLER



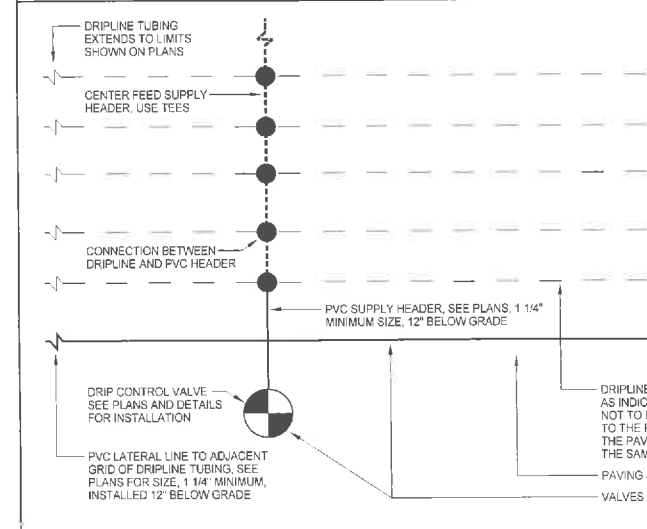
(B) POP-UP SPRINKLER



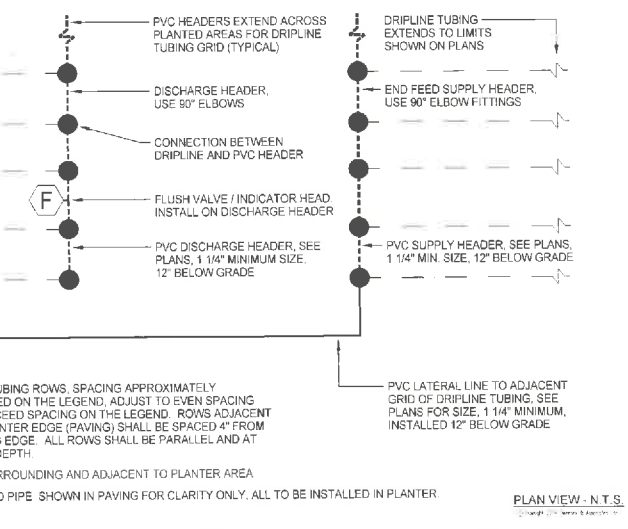
(C) TREE BUBBLER LAYOUT



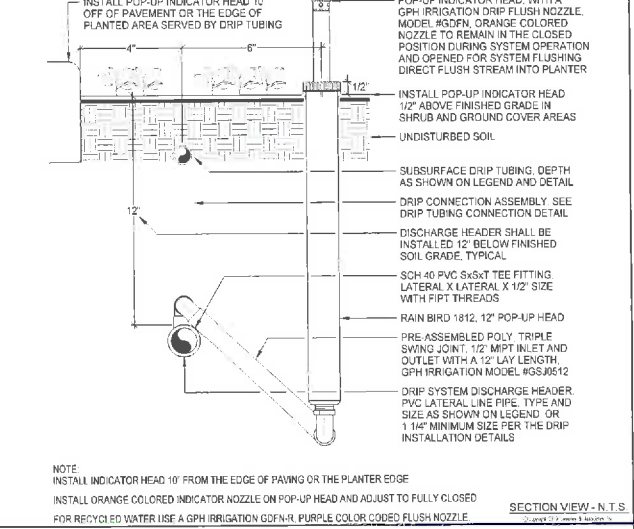
(D) DRIP TUBING CONNECTION



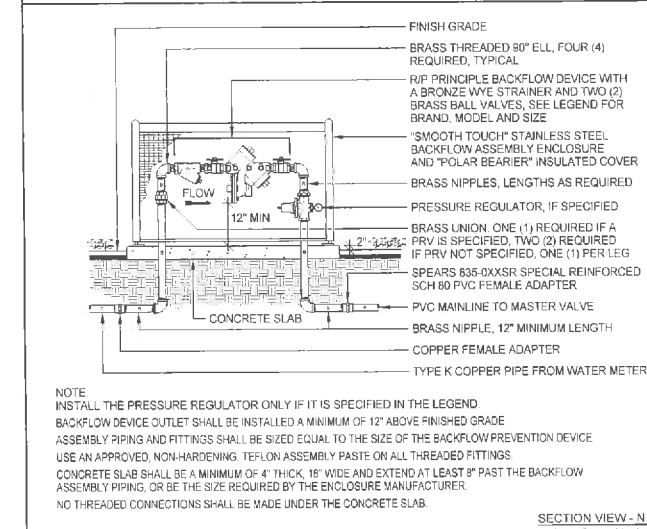
(E) DRIP TUBING LAYOUT



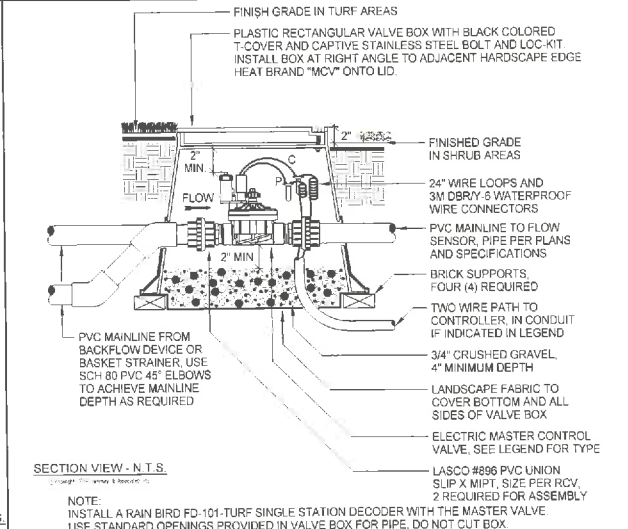
(F) EMITTERS AT VINE PLANTINGS



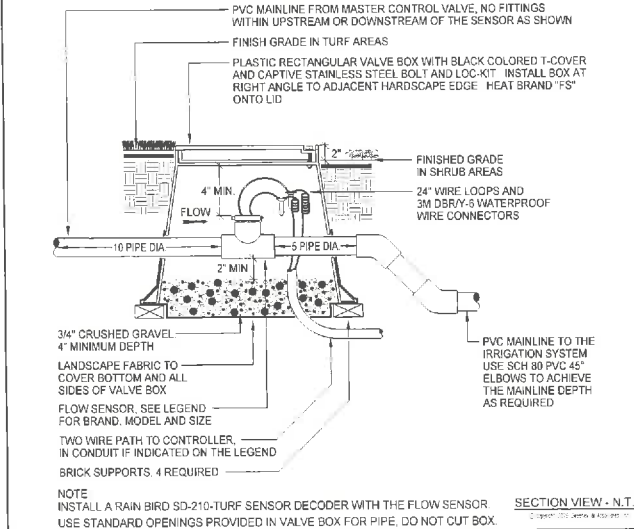
(G) DRIP FLUSH/INDICATOR HEAD



(H) BACKFLOW PREVENTION ASSEMBLY



(I) MASTER CONTROL VALVE



(J) FLOW SENSOR

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