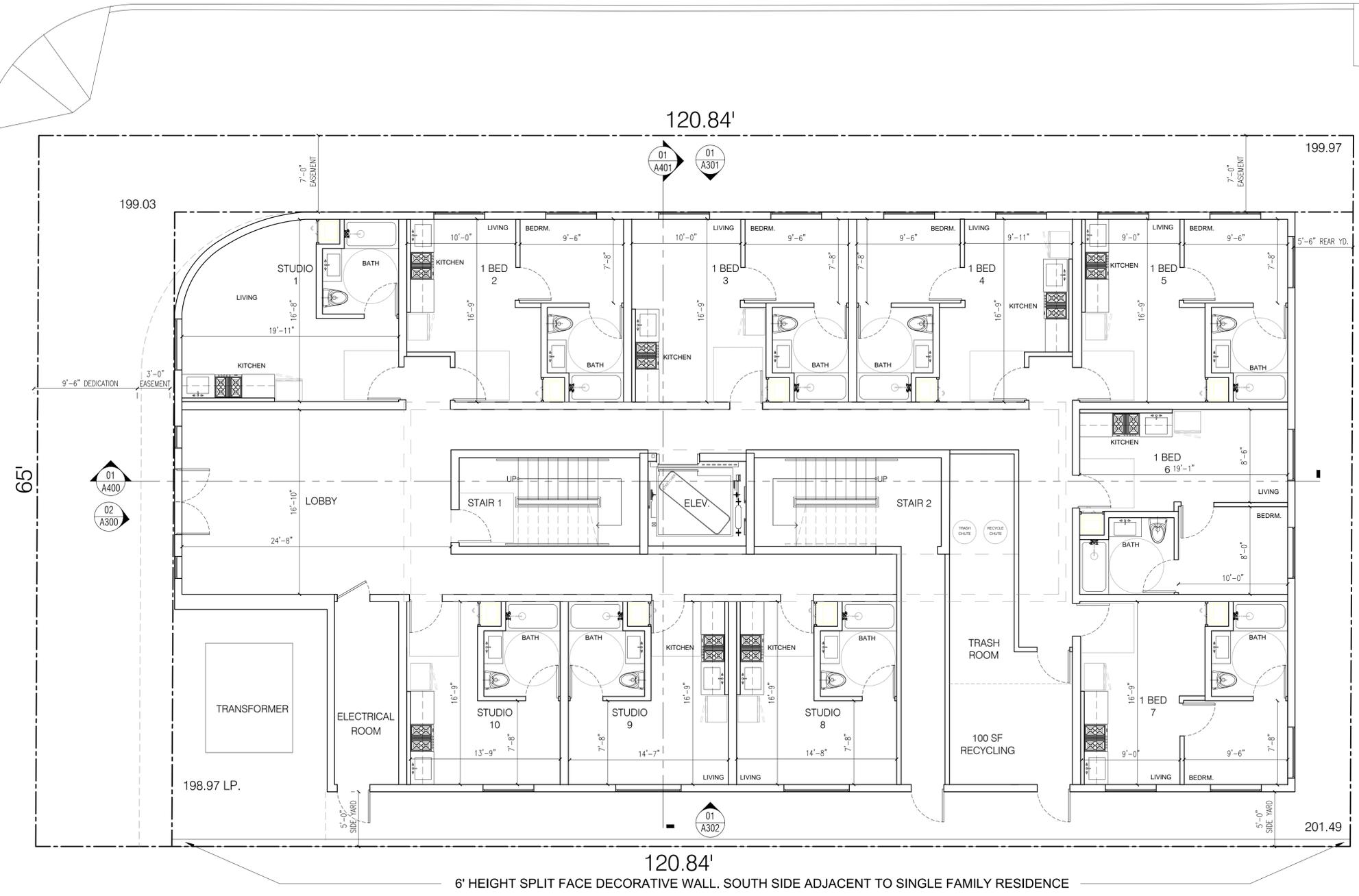


LORRAINE BLVD. 35'



RECYCLING NOTES:

1. TO ENCOURAGE ACTIVE PARTICIPATION IN RECYCLING TO THE MAXIMUM EXTENT POSSIBLE, EACH PROPERTY OWNER, MANAGER, OR LESSEE SHALL INFORM ALL TENANTS AND/OR EMPLOYEES LIVING OR WORKING ON THE PROPERTY OF THE AVAILABILITY AND LOCATION OF THE RECYCLING AREA(S) OR ROOM(S). THE TYPES OF MATERIALS THAT ARE COLLECTED FOR RECYCLING, THAT THE RECYCLING COLLECTION FACILITIES ARE LOCATED ON THE PROPERTY PURSUANT TO STATE LAW REQUIRING THE DIVERSION OF A SUBSTANTIAL PORTION OF SOLID WASTE;
2. EACH PROPERTY OWNER OR LESSEE SHALL CONTRACT WITH A RECYCLER OR HAULER FOR THE PICK-UP OF RECYCLABLE MATERIALS, SEPARATE FROM TRASH COLLECTION, WHEN RECEPTACLES ARE FULL OR EVERY WEEK, WHICHEVER OCCURS FIRST;
3. NO TOXIC OR HAZARDOUS MATERIAL SHALL BE STORED IN RECYCLING AREAS OR ROOMS RECYCLING OR RECEPTACLES;
4. ALL RECYCLABLE MATERIALS SHALL BE PLACED OR STORED IN RECYCLING RECEPTACLES. PAPER PRODUCTS AND OTHER LIGHTWEIGHT MATERIALS SHALL BE IMMEDIATELY PLACED INTO COVERED RECYCLING RECEPTACLES WHEN THEY ARE DROPPED OFF;
5. ON A DAILY BASIS THE RECYCLING AREA OR ROOM SHALL BE KEPT FREE OF LITTER, DEBRIS, SPILLAGE, BUGS, RODENTS, ODORS, AND OTHER SIMILAR UNDESIRABLE HAZARDS;
6. THE RECYCLING AREA OR ROOM SHALL BE CLEARLY IDENTIFIED BY ONE OR MORE SIGNS DESIGNATING IT FOR RECYCLING COLLECTION AND LOADING;
7. THE RECYCLING AREA OR ROOM SHALL BE AVAILABLE FOR USE BY PERSONS RESIDING OR EMPLOYED ON THE PROPERTY, BUT SHALL BE KEPT SECURED FROM UNAUTHORIZED ENTRY BY THE GENERAL PUBLIC;

8. RECYCLING AREAS OR ROOMS SHALL NOT DIMINISH THE REQUIRED NUMBER OF PARKING SPACES OR IMPAIR TRAFFIC FLOW;
9. RECYCLING AREAS OR ROOMS SHALL BE PLACED ALONGSIDE OF TRASH AREAS OR ROOMS WHEREVER POSSIBLE AND SHALL COMPLY WITH THE FOLLOWING: (AMENDED BY ORD. NO. 181.227, EFF. 9/11/10)
 - a) RECYCLING ROOMS SHALL COMPLY WITH SECTION 91.6102 OF THIS CODE AND MUST BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM PURSUANT TO SECTION 97.304.2.2 OF THIS CODE
 - b) OUTDOOR RECYCLING AREAS IN COMMERCIAL, INDUSTRIAL, OR PUBLIC FACILITIES, OR RESIDENTIAL BUILDINGS HAVING FOUR OR MORE LIVING UNITS SHALL BE CONFINED TO THE REAR ONE-HALF OF THE LOT AND SHALL NOT EXCEED AN AREA OF 300 SQUARE FEET.
 - c) OUTDOOR RECYCLING AREAS SHALL BE COMPLETELY ENCLOSED BY AN EIGHT-FOOT WALL OR CHAIN LINK FENCE WITH WOODEN SLATES, CONCRETE BLOCK, OR SIMILAR CONSTRUCTION (ENCLOSURE) WITH GATES OF THE SAME HEIGHT. NO MATERIAL SHALL EXCEED THE HEIGHT OF THE WALL OR FENCE. THE ENCLOSURE SHALL BE CONSTRUCTED WITH A CONCRETE FLOOR SLOPED TO DRAIN, AND A WATER FAUCET FOR HOSE ATTACHMENT SHALL BE LOCATED ADJACENT TO OR WITHIN THE ENCLOSURE. THE ENCLOSURE SHALL BE SECURED BY A LOCKING GATE.
 - d) PURSUANT TO SECTION 97.304.2.2 OF THE CODE, OUTDOOR RECYCLING AREAS SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY BUILDING OR BUILDING OPENING EXCEPT WHEN LOCATED ADJACENT TO A MINIMUM ONE-HOUR WALL AND A MINIMUM OF 10 FEET FROM ANY BUILDING OPENING.

SHEET NOTES:

- A. ALL INTERIOR WALLS TO BE TYPE 1A, UNO
- B. ALL DIMENSIONS ARE TO CLR UNO.
- C. ALL DIMENSIONS INDICATED AS "CLR" ARE FROM FINISH TO FINISH.
- D. WALL BASE TO BE 4" REVEAL BASE MOLDINGS AT ALL WALLS
- E. GRADE AWAY FROM FOOTINGS, 1% MIN
- F. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC, CAL GREEN 4.211.4, ENERGY CODE 110.10, LAFD REQUIREMENT NO. 96.
- G. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE
- H. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND THE ROOF SPACE PER R302.11
- J. EDGE FLASHING TO BE 18 GA GALVANIZED SHEET METAL, PAINTED TO MATCH FASCIA
- K. ROOFING MATERIAL TO BE MALARKEY ROOFING, ECOASIS SOL PREMIUM - MESQUITE, CLASS-A ROOF COVERING.
- L. ROOF TO HAVE A 3-YEAR AGED SRI VALUE OF AT LEAST 16 OR BOTH A 3-YEAR AGED SOLAR REFLECTANCE OF AT LEAST 0.20 AND A THERMAL EMITTANCE OF AT LEAST 0.75. ESR #1475.
- M. IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE PER R302.11.
- N. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS PER 302.12.
- P. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER R319.1.
- Q. PROTECTION OF WOOD AND WOOD AGED PRODUCTS SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY
- R. THE USE OF NATURAL DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWP4 U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE.

- P. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWP4 U1.
- S. PROVIDE ANTI-GRAFFITI FINISH WITHIN FIRST 9 FEET MEASURED FROM GRADE AT EXTERIOR WALLS AND DOORS.
- T. BUILDINGS WITH RAISED FLOOR CONSTRUCTION, UNDERFLOOR VENTILATION OPENINGS IN THE UNDERFLOOR AREA SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
 - A. THE TOP OF THE OPENING SHALL BE LOCATED NOT MORE THAN 12 INCHES BELOW THE BOTTOM OF THE FLOOR JOIST.
 - B. THE OPENINGS SHALL BE DISTRIBUTED APPROXIMATELY EQUALLY AND LOCATED TO PROVIDE CROSS VENTILATION, FOR EXAMPLE, BY LOCATING THE OPENING ALONG THE LENGTH OF AT LEAST TWO OPPOSITE SIDES OF THE BUILDING.
 - C. THE OPENINGS SHALL BE THE LARGER OF: 1.5 SQUARE FEET FOR EACH 25 LINEAR FEET OR FRACTION OF EXTERIOR WALL, OR OPENINGS SHALL BE EQUAL TO 1% OF UNDERFLOOR AREA.
 - D. THE OPENINGS MAY BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH MESH OPENINGS OF GREATER THAN 1/4 INCH AND LESS THAN 2 INCH IN DIMENSION. 91.7104.3.2

LEGEND:

- NON RATED WALL
- 1HR. FIRE RATED WALL
- 2HR. FIRE RATED WALL
- 3HR. FIRE RATED WALL
- CLASS "A" STAND PIPE PER FP
- DOOR TAG - SEE DOOR SCHEDULE A900-A901
- WINDOW TAG - SEE WINDOW SCHEDULE A910
- PARTITION TYPE - SEE WALL TYPES A750
- FLOOR AND CEILING ELEVATION MARK
- SMOKE / CARBON MONOXIDE DETECTOR PER LAFD 907.2.9.2 AND 915.1.1
- EXHAUST FAN "ENERGY STAR" COMPLIANT AND DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.

ENTITLEMENT
NOT FOR CONSTRUCTION

PROJECT TITLE:
LORRAINE APARTMENTS

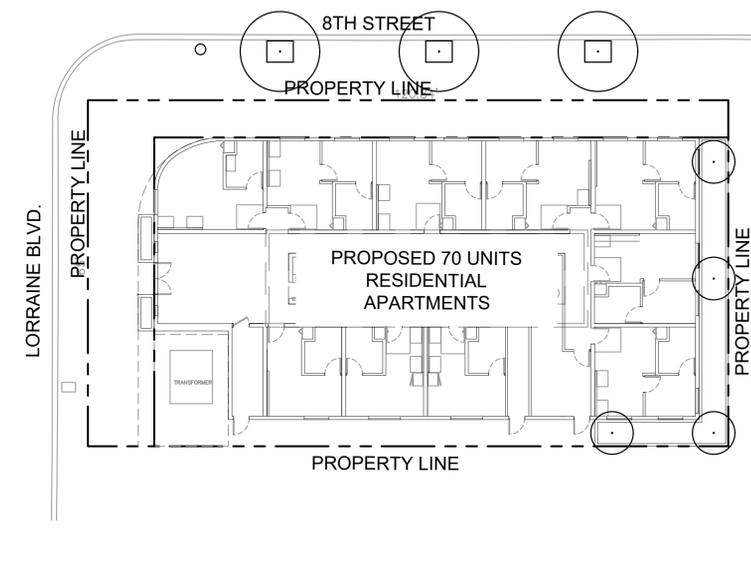
800 S. LORRAINE BLVD
LOS ANGELES, CA 90005

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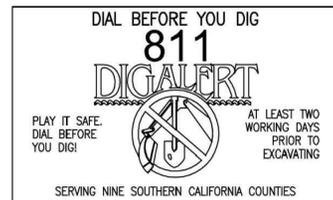
DRAWING TITLE:
FIRST FLOOR PLAN

SHEET:

KEY MAP



DIG ALERT



DIAL TOLL FREE 1-800-422-4133
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

CALL BEFORE YOU DIG - 811 DIG ALERT UNDERGROUND SERVICE ALERT.

1. DELINEATE THE SITE. IT IS MANDATORY THAT YOU OUTLINE THE PROPOSED EXCAVATION SITE WITH WHITE PAINT OR STAKES.
2. CALL AT LEAST TWO WORKING DAYS BEFORE YOU DIG. YOU MAY CALL 14 DAYS PRIOR TO THE EXCAVATION.
3. YOU ARE RESPONSIBLE FOR DAMAGE IF DAMAGE TO UNDERGROUND UTILITIES RESULTS FROM YOUR DIGGING.

OPEN SPACE REQUIREMENTS

TOTAL TREE PLANTING REQUIREMENT	1 TREE FOR EVERY 4 DWELLING UNITS = $\frac{70}{4}$ = 18 TREES REQUIRED 1 TREE FOR EVERY 500 S.F. OF FRONT YARD LANDSCAPING REQUIRED
NOTE: PROJECT SEEKS AN INCENTIVE TO PERMIT A 100% REDUCTION OF THE REQUIREMENT TO ALLOW ZERO TREES.	
PROJECT SEEKS AN INCENTIVE TO ALLOW FOR ZERO OPEN SPACE REQUIREMENTS.	

TOTAL LANDSCAPE AREA	423 SQ.FT.
TOTAL PERMEABLE HARDSCAPING	363 SQ.FT.
TOTAL IMPERMEABLE HARDSCAPING	2,198 SQ.FT.
TOTAL BUILDING FOOTPRINT	5,176 SQ.FT.

ZONING INFORMATION

ZONING: [Q] R3-1-HPOZ
ASSESSOR PARCEL NO.: 5090033019
TRACT: TR 1655
BLOCK: NONE
LOT: FR 14
SITE AREA: 7,867.2 SQ.FT.

PROJECT CONTACT LIST

ARCHITECT:
KEVIN TSAI ARCHITECTURE
1439 WEST JEFFERSON BLVD.
LOS ANGELES, CA 90007
310.486.9328
WWW.KEVIN-TSAI.COM

LANDSCAPE:
HM LANDSCAPES, INC.
9663 SANTA MONICA BLVD. NO. 1091
BEVERLY HILLS, CA 90210
310.801.3886
INFO@HMLANDSCAPESTUDIO.COM

UTILITIES
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
PHONE 800.422.4133

WATER SUPPLY TYPE	IRRIGATION WATER SUPPLY IS CITY SUPPLIED POTABLE WATER FROM THE EXISTING WATER METER LOCATED IN THE PARKWAY ALONG LORRAINE BLVD.
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HM LANDSCAPES, INC.
9663 Santa Monica Blvd.
No. 1091
Beverly Hills, CA 90210
(310) 801-3886
hanamonti4@gmail.com

Project:

Lorraine Project
800 S. Lorraine Blvd.
Los Angeles, CA 90005

Seal:



WATER-EFFICIENT LANDSCAPE AND IRRIGATION STANDARDS - PLAN SUBMITTAL NOTES

1. PARKWAY DECLARATIONS:
 - 1.1. "ALL EXISTING SPRINKLERS AND SPRAY HEADS SHALL BE REMOVED IN THE PARKWAY."
 - 1.2. "THE INSTALLATION OF NEW SPRINKLER IRRIGATION SYSTEMS ARE PROHIBITED IN THE PARKWAY."
 - 1.3. "THE INSTALLATION OF ANY IRRIGATION SYSTEM IN THE PARKWAY SHALL NOT DAMAGE THE ROOTS OF THE STREET TREE."
 - 1.4. "NO MULCH SHALL BE APPLIED WITHIN SIX INCHES (6") OF THE BASE OF A STREET TREE."
 - 1.5. "NO PLANT MATERIAL SHALL BE INSTALLED WITHIN TWENTY-FOUR (24") INCHES OF THE BASE OF A STREET TREE."
 - 1.6. "THE PROPERTY OWNER ADJACENT TO THE PARKWAY ASSUMES LIABILITY FOR ANY IMPROVEMENTS TO THE PARKWAY AREA."
2. GENERAL NOTATIONS:
 - 2.1. "AN OPEN-TRENCH INSPECTION BY CITY STAFF IS REQUIRED PRIOR TO COVERING BELOW GRADE PIPES, LATERALS, AND MAINS. THE DESIGNER OF THE LANDSCAPE, OR THEIR DESIGNEE, AND GENERAL CONTRACTOR, OR THEIR DESIGNEE, PERFORMING THE INSTALLATION MUST BE PRESENT AT THE OPEN-TRENCH INSPECTION. FOR OPEN-TRENCH INSPECTIONS, CALL LADBS AT 3-1-1 (WITHIN THE CITY OF LOS ANGELES) OR AT (213) 473-3231 (FROM OUTSIDE LOS ANGELES)."
 - 2.2. "PRIOR TO FINAL INSPECTION INSTALLER SHALL TEST THE IRRIGATION SYSTEM TO VERIFY THAT IT MEETS THE APPROVED DESIGN AND SPECIFICATIONS."
 - 2.3. "PRIOR TO FINAL INSPECTION INSTALLER MUST PROGRAM THE IRRIGATION CONTROLLER."
 - 2.4. "A FINAL INSPECTION BY CITY STAFF IS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY TO ENSURE THAT THE SYSTEM WAS BUILT TO APPROVED PLANS AND SPECIFICATIONS. FOR FINAL INSPECTIONS, CALL LADBS AT 3-1-1 (WITHIN THE CITY OF LOS ANGELES) OR AT (213) 473-3231 (FROM OUTSIDE LOS ANGELES). THE FOLLOWING ITEMS WILL BE REQUIRED AT FINAL INSPECTION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY:
 - 2.4.1. POST-INSTALLATION SOIL TEST RESULTS WHICH MUST CONTAIN THE PERCENTAGE (%) OF ORGANIC MATTER; MAY ALSO INCLUDE BUT IS NOT LIMITED TO SOIL TEXTURE; INFILTRATION RATE OR SOIL TEXTURE INFILTRATION RATE TABLE; PH; TOTAL SOLUBLE SALTS; SODIUM; AND RECOMMENDATIONS DETERMINED BY LABORATORY TEST. EXCEPTION: LANDSCAPES CONTAINED ENTIRELY IN PLANTERS OR CONTAINERS ARE EXEMPT FROM THIS REQUIREMENT.
 - 2.4.2. A DETAILED IRRIGATION CONTROLLER MAP MUST BE INSTALLED INSIDE OR NEAR THE IRRIGATION CONTROLLER WITH AT MINIMUM A DESCRIPTION FOR EACH ZONE INCLUDING: PLANT MATERIAL, WATERING DEVICE, VALVE OR STATION NUMBER, RUN TIME FOR PEAK DEMAND MONTH AND PRECIPITATION RATE.
 - 2.4.3. IRRIGATION SCHEDULES INCLUDING ESTABLISHMENT PERIOD START AND END DATES, MUST BE POSTED INSIDE THE IRRIGATION CONTROLLER HOUSING UNIT BY INSTALLER."
 - 2.5. "ELECTRONIC SUBMISSION OF AN AS-BUILT SET OF PLANS TO THE CITY IS REQUIRED IF REQUESTED BY CITY INSPECTOR."
 - 2.6. "PRIOR TO CONSTRUCTION OF LANDSCAPED AREA OR IRRIGATION. THE CONTRACTOR MUST OBTAIN AND REVIEW A COPY OF THE WATER-EFFICIENT LANDSCAPE AND IRRIGATION STANDARDS."
 - 2.7. "ALL LANDSCAPING AND IRRIGATION SYSTEMS MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS."
 - 2.8. "THE IRRIGATION SYSTEM MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS."
 - 2.9. "THE IRRIGATION DESIGNER OR LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER SHALL PERFORM ONE OR MORE SITE OBSERVATIONS DURING SYSTEMS INSTALLATION TO CHECK FOR ADHERENCE TO THE DESIGN, INCLUDING THAT THE PROPER INSTALLATION OF THE BACKFLOW PREVENTION ASSEMBLY, MAIN LINE, LATERALS, VALVES, SPRINKLER HEADS, DRIP IRRIGATION EQUIPMENT, CONTROL WIRE, CONTROLLERS, AND SENSORS MEET THE INTENT OF THE IRRIGATION DESIGN PLAN AS DESIGNED AND APPROVED."

3. CONSTRUCTION NOTATIONS:
 - 3.1. "AREAS DESIGNATED AS MULCH ON APPROVED LANDSCAPE PLANS, INCLUDING AREAS COVERED BY WOOD CHIPS, GRAVEL, STONE, DECOMPOSED GRANITE, AND AREAS DESIGNATED AS ARTIFICIAL TURF ON APPROVED LANDSCAPE PLANS CANNOT BE REPLACED WITH TURF GRASS OR HIGH WATER USE PLANTS AS DEFINED IN THE CURRENT EDITION OF THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS), ONCE MULCH OR ARTIFICIAL TURF HAS BEEN INSTALLED."
 - 3.2. FOR SINGLE-FAMILY HOMES ONLY INSTALLING NEW LANDSCAPING, SUBMITTED CONSTRUCTION PLANS MUST INCLUDE THE FOLLOWING DECLARATION SIGNED BY THE PROJECT APPLICANT: "THE LANDSCAPE FOR THIS PROPERTY MUST BE BUILT TO THE APPROVED LANDSCAPE PLANS WITHIN THIS APPROVED BUILDING PLAN SET. ANY REVISIONS TO APPROVED PLANS WILL REQUIRE RE-SUBMITTAL AND APPROVAL AND MUST STILL COMPLY WITH THE CURRENT WATER-EFFICIENT LANDSCAPE AND IRRIGATION STANDARDS. ANY AREAS OF LANDSCAPE NOT COMPLETED AT TIME OF THE CLOSE OF THE BUILDING CONSTRUCTION PERMIT MUST BE COVERED WITH A MINIMUM OF 3 INCH (3") LAYER OF MULCH. THIS INCLUDES ALL EXPOSED SOIL SURFACES OF EXISTING PLANTING AREAS EXCEPT IN TURN APPLICATIONS, WHERE MULCH IS NOT APPROPRIATE. FUTURE LANDSCAPE INSTALLATIONS FOR INCOMPLETE LANDSCAPE INSTALLATIONS MUST BE TO THE APPROVED LANDSCAPE PLANS. I, _____ (PROJECT APPLICANT) HAVE READ AND UNDERSTAND THE TERMS OF THIS STATEMENT."
4. LANDSCAPE NOTATIONS:
 - 4.1. "TURF GRASS, INCLUDING EXISTING PLANT MATERIAL, IS NOT ALLOWED ON SLOPES GREATER THAN TWENTY-FIVE PERCENT (25%) WHERE THE TOE OF THE SLOPE IS ADJACENT TO AN IMPERMEABLE HARDSCAPE AND WHERE TWENTY-FIVE PERCENT (25%) MEANS ONE FOOT (1') OF VERTICAL ELEVATION CHANGE FOR EVERY FOUR FEET (4') OF HORIZONTAL LENGTH (RISE DIVIDED BY RUN X 100 = SLOPE %)."
 - 4.2. "PLANT MATERIAL LISTED IN THE CURRENT INVASIVE PLANT INVENTORY FOR THE SOUTHWEST REGION BY THE CALIFORNIA INVASIVE PLANT COUNCIL OR LISTED FOR THE SOUTH COAST REGION BY THE PLANT RIGHT ORGANIZATION ARE PROHIBITED, INCLUDING EXISTING PLANT MATERIAL, EXCEPT FOR KNOWN NON-FRUITING, NON-INVASIVE, STERILE VARIETIES, CULTIVARS OR SELECTIONS."

XERISCAPE:
MAINTENANCE OF LANDSCAPING SHALL BE IN COMPLIANCE WITH ORDINANCE NO. 163.532 WHICH IMPOSES NUMEROUS WATER CONSERVATION MEASURES IN LANDSCAPE INSTALLATION AND MAINTENANCE.

APPLICANT'S STATEMENT:
I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION OF THE MWEL0.

SIGNATURE OF OWNER

DATE

GENERAL NOTES

- A. ALL WORK SHALL CONFORM TO THE LATEST EDITION AND SUPPLEMENTS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADOPTED BY THE DEPARTMENT OF PUBLIC WORKS OF CALIFORNIA.
 1. SUBMITTALS. THE CONTRACTOR SHALL FOLLOW THE PLANS AND WILL NOT SUBSTITUTE SPECIFIED PRODUCTS, BUILDING MATERIALS OR PLANTS UNLESS APPROVED BY LANDSCAPE ARCHITECT/OWNER. ALL PROPOSED SUBSTITUTIONS SHALL BE DESCRIBED AND DOCUMENTED IN SUBMITTALS BY THE CONTRACTOR, AND SUBMITTED TO THE LANDSCAPE ARCHITECT/OWNER 2 WEEKS PRIOR TO INSTALLATION.
 2. PERMITS AND INSPECTIONS. THE CONTRACTOR SHALL ARRANGE AND PAY FOR ALL REQUIRED PERMITS AND INSPECTIONS. DELIVER ALL PERMITS AND CERTIFICATES OF INSPECTION TO OWNER'S REPRESENTATIVE.
 3. PROTECTION OF EXISTING FEATURES. STRUCTURES, STREETS, SIDEWALK, TREES, ALL HARDSCAPE. UTILITIES TO REMAIN AND ADJACENT PROPERTY SHALL BE PROTECTED THROUGHOUT THE WORK AS REQUIRED BY LOCAL CODES AND REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
 4. ACCEPTANCE OF COMPLETED PROJECT. THE PROJECT SHALL BE ACCEPTED AS COMPLETE WHEN THE FOLLOWING CONDITIONS HAVE BEEN MET:
 - 4.1. ALL WORK REQUIRED BY CONTRACT ADMINISTRATION THROUGH ITS FINAL INSPECTION HAS SATISFACTORILY BEEN ACCOMPLISHED.
 - 4.2. THE DEPARTMENT OF BUILDING AND SAFETY HAS SIGNED OFF THE FINAL INSPECTION APPROVAL AT THE BOTTOM OF THE JOB INSPECTION CARD. (IF REQUIRED)
 - 4.3. THE CONTRACTOR HAS MADE ALL PAYMENTS TO SUBCONTRACTORS AND MATERIAL SUPPLIERS AND NO LIENS EXIST.
- B. ANY DISCREPANCY IN THE DRAWINGS OR SPECIFICATIONS SHALL BE CALLED TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT. FAILURE TO DO SO WILL PLACE RESPONSIBILITY ON THE CONTRACTOR FOR CORRECTION.
- C. THE CONTRACTOR SHALL VERIFY ON SITE, ALL DIMENSIONS AND LOCATIONS OF ANY UNDERGROUND UTILITY.
- D. A SEPARATE APPLICATION AND PERMIT(S) IS/ARE REQUIRED FOR:
 1. DEMOLITION WORK
 2. RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL OR SUPPORTING A SURCHARGE
 3. EACH SEPARATE STRUCTURE
 4. FENCES GREATER THAN SIX (6) FEET HIGH

SCHEDULE OF ON-SITE MEETINGS

- CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT AND/OR CLIENT REPRESENTATIVE WITH MIN. 72 HOUR NOTICE (BY EMAIL OR PHONE CALL) WHEN SCHEDULING ON-SITE MEETINGS WITH LANDSCAPE ARCHITECT AND/OR CLIENT REPRESENTATIVE FOR THE FOLLOWING ON-SITE MEETINGS. CONTRACTOR TO OVERLAY MEETINGS TO THE BEST OF HIS/HER ABILITY.
- GENERAL:
CONSTRUCTION KICK OFF MEETING
- GRADING AND DRAINAGE PHASE:
A. ONCE FINAL GRADING HAS BEEN COMPLETED.
- IRRIGATION PHASE:
A. BALL VALVE AND P.O.C., WYE STRAINER, PRESSURE REGULATOR, FLOW METER, CONTROL VALVE
B. MAINLINE PRESSURE TEST
C. LATERAL LINE AND DRIP LINE INSTALLATION
D. DRIPPER EMISSION TEST
- PLANTING PHASE:
A. ONCE PLANTS HAVE BEEN SET OUT PER PLAN
B. ONCE ALL PLANTS HAVE BEEN INSTALLED AND BEFORE MULCH IS INSTALLED
- UPON COMPLETION OF THE INSTALLATION OF THE LANDSCAPE PHASE:
A. LANDSCAPE ARCHITECT REQUIRES A PROJECT WALK THROUGH UPON COMPLETION TO VERIFY THAT THE LANDSCAPE WAS INSTALLED PER THE DESIGN PLANS PROVIDED BY THE LANDSCAPE ARCHITECT

ABBREVIATIONS			
ARCH	ARCHITECT	INV	INVERT
CL	CENTER LINE	LP	LOW POINT
CLR	CLEAR	MFC	MANUFACTURER
D	DOOR	OC	ON CENTER
DS	DOWNSPOUT	PROP	PROPOSED
DWG	DRAWINGS	PA	PLANTING AREA
EQ	EQUAL	QTY	QUANTITY
EX	EXISTING	SJ	SCORE JOINT
FF	FINISH FLOOR	SIM	SIMILAR
FG	FINISH GRADE	SYM	SYMBOL
HB	HOSE BIB	TYP	TYPICAL
HP	HIGH POINT	W	WINDOW

SHEET INDEX	
L0.0	- COVER SHEET
L2.0	- PLANTING PLAN - FRONT
L2.1	- PLANTING PLAN - BACK
L3.0	- PLANTING DETAILS
L4.0	- WATER EFFICIENT WORKSHEET
L5.0	- IRRIGATION LEGEND
L6.0	- IRRIGATION HYDROZONE PLAN
L7.0	- IRRIGATION DETAILS
L7.1	- IRRIGATION DETAILS

Revisions:

- 1 --
- 2 --
- 3 --
- 4 --

Submittal Date:

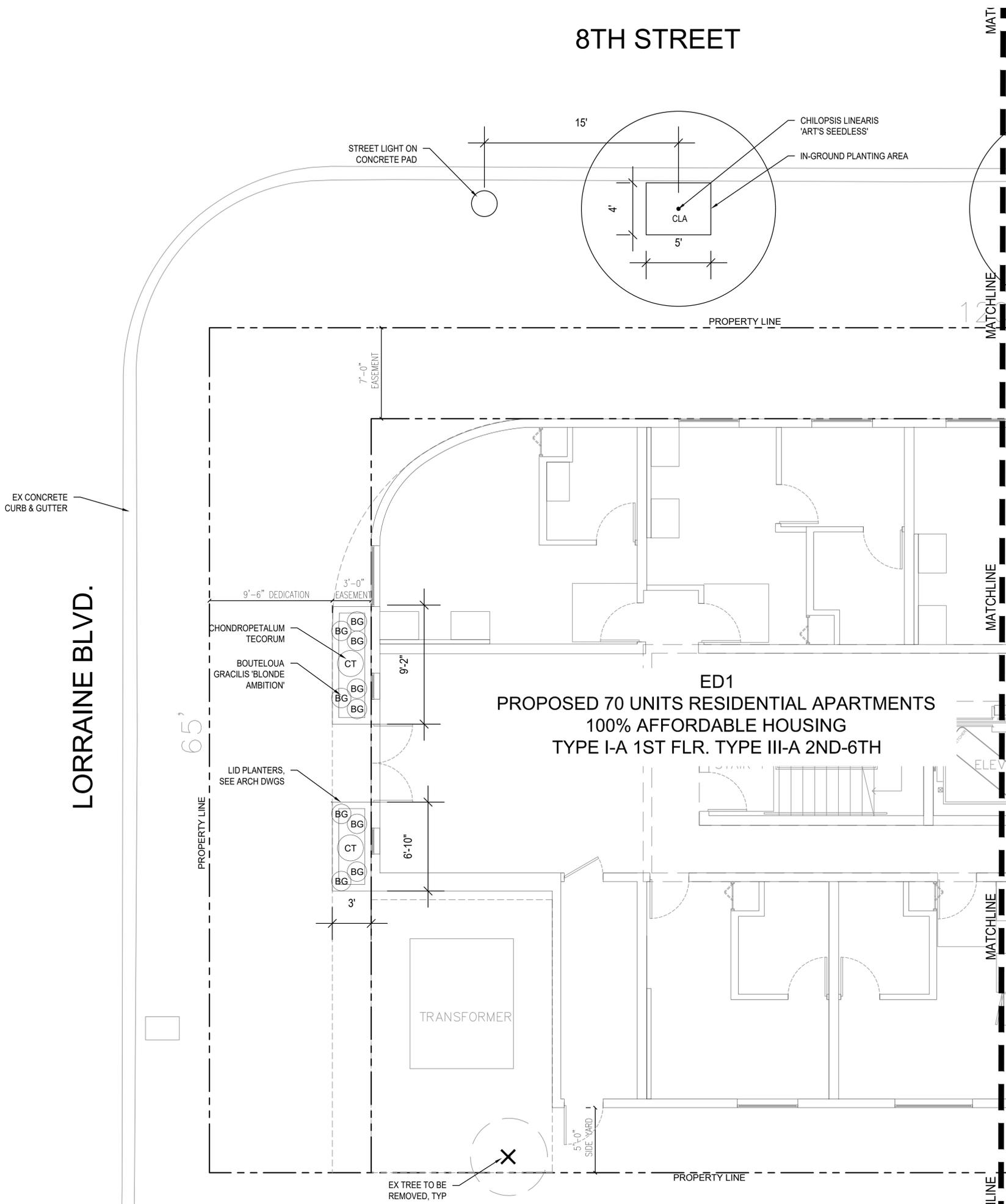
December 12, 2023

Sheet Number:

L0.0

COVER SHEET

8TH STREET



PLANT LEGEND							
SYM.	QTY	SIZE	BOTANICAL NAME	COMMON NAME	H	W	WUCOLS
Trees							
AU	4	24" box	<i>Arbutus unedo</i>	Strawberry Tree	8-12'	6-15'	L
CLA	3	24" box	<i>Chilopsis linearis 'Art's Seedless'</i>	Desert Willow	25'	25'	L
Large Shrubs							
HP	22	3 gal	<i>Hesperaloe parviflora</i> <i>Brakeights</i>	Mountain States Red Yucca	2-3'	2-3'	L
Small Shrubs, Perennials & Groundcover							
AM	38	1 gal	<i>Achillea 'Moonshine'</i>	Moonshine Yarrow	1-2'	2-3'	L
Succulents							
Grasses, Rushes & Sedges							
BG	10	1 gal	<i>Bouteloua gracilis 'Blonde Ambition'</i>	Blue gramma	1-2'	1-2'	L
CT	2	1 gal	<i>Chondropetalum tecorum</i>	Small Cape Rush	2-3'	3-4'	L



CHONDROPETALUM TECORUM
SMALL CAPE RUSH

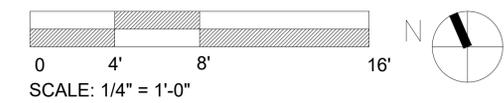


BOUTELOUA GRACILIS 'BLONDE AMBITION'
BLUE GRAMMA

- GENERAL NOTES:**
- SEE ARCHITECT DRAWING FOR HARDSCAPE
 - SEE ARCHITECT DRAWING FOR SITE DRAINAGE
 - SEE ARCHITECT DRAWING FOR GRADING

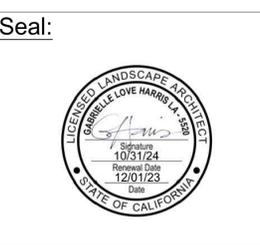
- PLANTING NOTES:**
- PROVIDED HEIGHT IN PLANT LIST IS FOR PLANT HEIGHTS AT MATURITY.
 - PLANT QUANTITIES SHOWN IN PLANT LIST ARE FOR REFERENCE ONLY, PLANS SUPERCEDE THE LEGEND, LANDSCAPE CONTRACTOR SHALL VERIFY PLANT QUANTITY SHOWN ON PLANS.

- MWEO NOTES**
- I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.
 - I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.
 - PRIOR TO THE PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THIS REQUIREMENT.
 - FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP SIX INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.
 - A MINIMUM THREE INCH (3") LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. TO PROVIDE HABITAT FOR BENEFICIAL INSECTS AND OTHER WILDLIFE, UP TO 5% OF THE LANDSCAPE AREA MAY BE LEFT WITHOUT MULCH.
 - ORGANIC MULCH MATERIALS MADE FROM RECYCLED OR POST-CONSUMER ORGANIC PRODUCTS SHALL TAKE PRECEDENCE OVER INORGANIC MATERIALS OR VIRGIN FOREST PRODUCTS UNLESS THE POST-CONSUMER ORGANIC PRODUCTS ARE NOT LOCALLY AVAILABLE. ORGANIC MULCHES ARE NOT REQUIRED WHERE PROHIBITED BY LOCAL FUEL MODIFICATION PLAN GUIDELINES OR OTHER APPLICABLE LOCAL ORDINANCES.
 - AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.



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PLANTING PLAN - FRONT

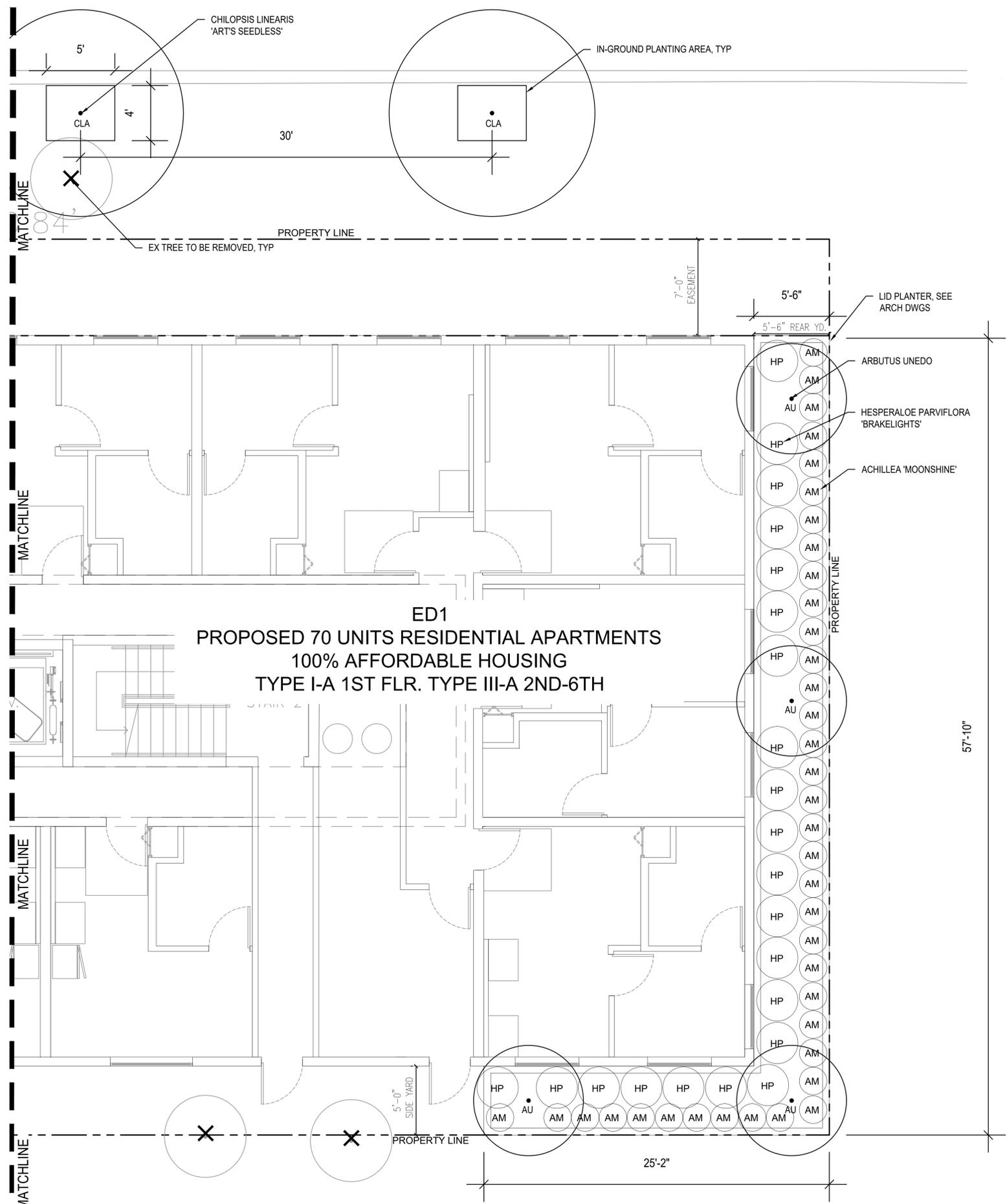
Revisions:

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Submittal Date:
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Sheet Number:
L2.0

8TH STREET



PLANT LEGEND							
SYM.	QTY	SIZE	BOTANICAL NAME	COMMON NAME	H	W	WUCOLS
Trees							
AU	4	24" box	<i>Arbutus unedo</i>	Strawberry Tree	8-12'	6-15'	L
CLA	3	24" box	<i>Chilopsis linearis</i> 'Art's Seedless'	Desert Willow	25'	25'	L
Large Shrubs							
HP	22	3 gal	<i>Hesperaloe parviflora</i> 'Brakelights'	Mountain States Red Yucca	2-3'	2-3'	L
Small Shrubs, Perennials & Groundcover							
AM	38	1 gal	<i>Achillea</i> 'Moonshine'	Moonshine Yarrow	1-2'	2-3'	L
Succulents							
Grasses, Rushes & Sedges							
BG	10	1 gal	<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blue gramma	1-2'	1-2'	L
CT	2	1 gal	<i>Chondropetalum tecorum</i>	Small Cape Rush	2-3'	3-4'	L



ARBUTUS UNEDO
STRAWBERRY TREE



HESPERALOE PARVIFLORA 'BRAKELIGHTS'
RED YUCCA



ACHILLEA 'MOONSHINE'
MOONSHINE YARROW

GENERAL NOTES:

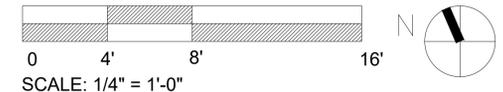
- SEE ARCHITECT DRAWING FOR HARDSCAPE
- SEE ARCHITECT DRAWING FOR SITE DRAINAGE
- SEE ARCHITECT DRAWING FOR GRADING

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PLANTING PLAN - BACK

Revisions:

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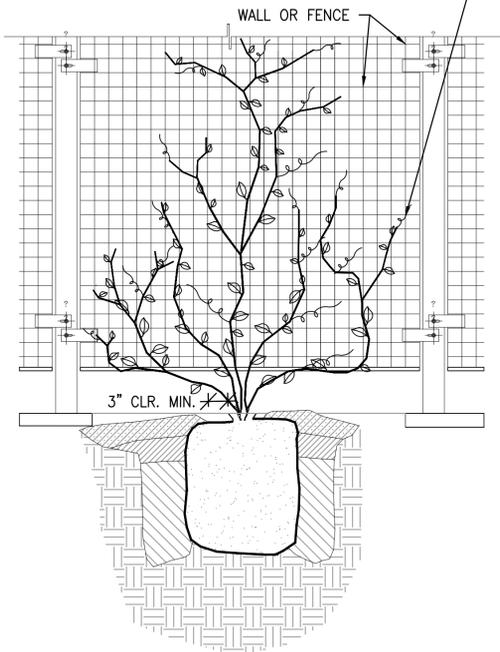
Submittal Date:

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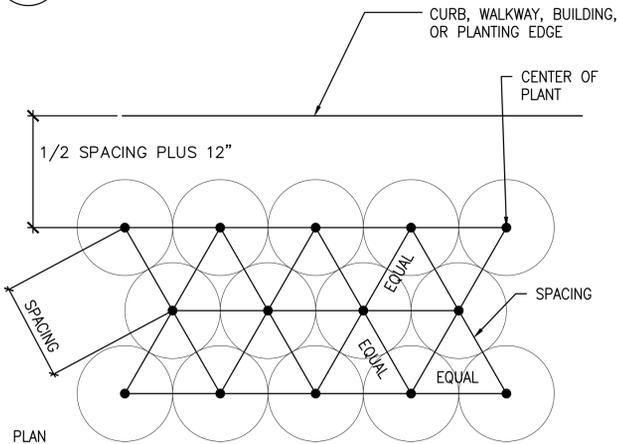
WEAVE VINE BRANCHES INTO SCREEN O.C. OF TRELLIS, STARTING AT BOTTOM. TIE LARGER BRANCHES LOOSELY TO SCREEN, IF NECESSARY W/ BIO-DEGRADABLE TIES.



- NOTE:**
1. REMOVE ANY TEMPORARY TRELLIS DEVICE
 2. PLANT SIMILAR TO SHRUB PLANTING DETAIL SHEET L.40 DETAIL 5.

1 VINE PLANTING

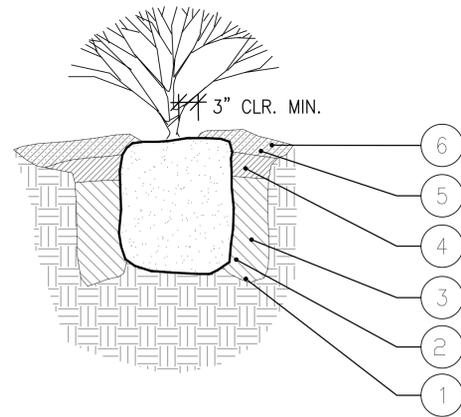
SCALE: 3/4" = 1'



NOTE: SEE PLANT LEGEND FOR SPACING (WIDTH) FOR EACH PLANT SPECIES.

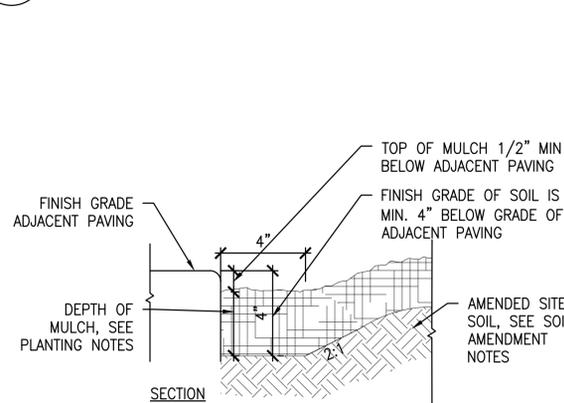
4 PLANT SPACING

SCALE: 3/4" = 1'



2 SHRUB PLANTING

SCALE: 3/4" = 1'



NOTE: FINISH ELEVATION IS MEASURED AFTER SOIL PREPARATION AND FIRING OF SOIL BY WETTING FROM IRRIGATION SYSTEM TO MINIMIZE FUTURE SETTLING.

5 GRADE AT EDGE OF PAVING

SCALE: 3" = 1'

COMPOST SPECIFICATION:

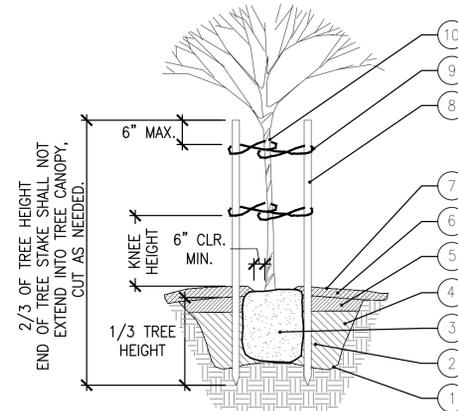
1. COMPOST SHALL BE PRODUCED BY A COMPOST FACILITY FULLY LICENSED BY THE STATE OF CALIFORNIA WHICH DOCUMENTS THE PATHOGEN REDUCTION PROCESS.
2. COMPOST IS TO BE WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/8" SLEEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; AND NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCE TOXIC TO PLANTINGS.
 - A) ORGANIC MATTER CONTENT: 50 TO 60 PERCENT OF DRY WEIGHT
 - B) FEEDSTOCK: AGRICULTURAL, FOOD, OR INDUSTRIAL RESIDUALS; YARD TRIMMINGS; OR SOURCE-SEPARATED OR COMPOSTABLE MIXED SOLID WASTE. SLUDGE OR SEWAGE WASTE COMPOSTS ARE NOT ACCEPTABLE.
 - C) AMEND SOIL WITH AGRI SERVICE OR COMPARABLE HUMIC COMPOST SOIL AMENDMENT, SIX CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF 5" TO 8" OF SOIL.

SHRUB PLANTING NOTES:

1. EXCAVATE PLANTING PIT MIN. TWICE AS WIDE AS ROOT BALL AND 1/2" LESS IN DEPTH THAN THE SOIL CONTAINER. SOIL AT BOTTOM OF PIT SHOULD BE FIRM AND SLIGHTLY MOUNDED. SCARIFY EDGES OF PIT.
 - 1.1. AFTER EXCAVATION OF PIT. FILL HOLE WITH WATER AND ENSURE THAT IT DRAINS WITHIN ONE HOUR. IF WATER DOES NOT DRAIN USE AUGER TO BREAK THROUGH HARDPAN. FILL HOLE 1-2 MORE TIMES IF SOIL IS DRY. IF HOLE DOES NOT DRAIN NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY.
 - 1.2. DRENCH PLANT ROOTBALL BY DUNKING INTO WATER (OR MYCORRHIZAL DRENCH IF LIQUID PRODUCT IS USED) PRIOR TO PLACING IN HOLE, FOR CONTAINER SIZES LESS THAN 15 GAL. FOR 15 GAL, DRENCH IN CONTAINER.
2. ADD MYCORRHIZAL FUNGI DIRECTLY TO PLANT ROOTS PER PRODUCT LABEL. (TRI-C MYCO REVIVAL PLUS) SET PLANT ROOT BALL IN HOLE PLUMB AND CENTERED WITH COLLAR 1" HIGHER THAN FINISHED GRADE. USE 10% COMPOST AND 90% NATIVE SOIL TO BACKFILL HOLE TO 2/3 OF ROOTBALL, MOISTENING AND TAMPING ALL AROUND.
3. FILL REMAINING PORTION OF PIT TO THE TOP OF ROOTBALL WITH MORE BACKFILL MIX. ENSURE PLANT COLLAR IS STILL 1" HIGHER THAN GRADE. PROVIDE POSITIVE DRAINAGE AWAY FROM ROOTBALL.
5. APPLY 3-4" SHREDDED BARK MULCH (ORGANIC, WEED AND DISEASE FREE) TOP DRESSING AROUND ENTIRE ROOTBALL AREA, STAYING 3" AWAY FROM COLLAR OF PLANT.
6. AFTER PLANTING, WATER THOROUGHLY ALLOWING MULCH TO SETTLE AND WATER TO SOAK IN. REPEAT THOROUGH WATERING.

TREE PLANTING NOTES:

1. EXCAVATE PLANTING PIT MIN. TWICE AS WIDE AS ROOT BALL AND 1/2" LESS IN DEPTH THAN THE SOIL CONTAINER. SOIL AT BOTTOM OF PIT SHOULD BE FIRM AND SLIGHTLY MOUNDED. SCARIFY EDGES OF PIT.
 - 1.1. AFTER EXCAVATION OF PIT. FILL HOLE WITH WATER AND ENSURE THAT IT DRAINS WITHIN ONE HOUR. IF WATER DOES NOT DRAIN USE AUGER TO BREAK THROUGH HARDPAN. FILL HOLE 1-2 MORE TIMES IF SOIL IS DRY. IF HOLE DOES NOT DRAIN NOTIFY G3LA/WBMWD IMMEDIATELY.
 - 1.2. ADD MYCORRHIZAL FUNGI DIRECTLY TO PLANT ROOTS PER PRODUCT LABEL
2. SET PLANT ROOT BALL IN HOLE PLUMB AND CENTERED WITH COLLAR 1" HIGHER THAN FINISHED GRADE.
3. USE 10% COMPOST AND 90% NATIVE SOIL TO BACKFILL HOLE TO 2/3 OF ROOTBALL, MOISTENING AND TAMPING ALL AROUND.
4. FILL REMAINING PORTION OF PIT TO THE TOP OF ROOTBALL WITH MORE BACKFILL MIX. ENSURE PLANT COLLAR IS STILL 1" HIGHER THAN GRADE. PROVIDE POSITIVE DRAINAGE AWAY FROM ROOTBALL.
5. APPLY 3-4" SHREDDED BARK MULCH (ORGANIC, WEED AND DISEASE FREE) TOP DRESSING AROUND ENTIRE ROOTBALL AREA, STAYING 6" AWAY FROM TREE COLLAR.
6. AFTER PLANTING, WATER THOROUGHLY ALLOWING MULCH TO SETTLE AND WATER TO SOAK IN. REPEAT THOROUGH WATERING.
7. 2" DIAMETER UNTREATED LODGE POLE PINE TREE STAKE, 2 PER TREE, STAKES SHALL EXTEND A MIN. OF 2' INTO UNDISTURBED SOIL, NEXT TO ROOTBALL.
8. TREE STRAP - USE VIT CLINCH TREE TIES, OR APPROVED EQUIVALENT, LENGTH AS REQUIRED, 2 PER TREE, NAILED OR SCREWED TO STAKE. FASTEN TO ALLOW FOR 3"-6" TREE MOVEMENT IN WIND.
9. TREE TIES SHALL BE PLACED 2"-3" ABOVE THE WIND LOAD POINT AND A SECOND SET PLACED AT KNEE HEIGHT AND SHALL BE REMOVED AFTER THE FIRST YEAR.



NOTES FOR STANDARD 24" BOX AND LARGER TREES

10. REMOVE NURSERY STAKES
11. MAINTAIN A SINGLE LEADER FOR STANDARD TREES. DISCUSS INSTALL PRUNING WITH LANDSCAPE ARCHITECT. PRUNE ANY DEAD WOOD WITH FLUSH CUTS, USE CLEAN PRUNERS, CLEAN OUT SMALL STEMS AND SUCKERS BELOW LOWEST BRANCHES.
12. REMOVE PLANT TAGS AND KEEP IN SINGLE PLACE FOR LANDSCAPE ARCHITECT.
13. TREE IN CONTAINER OR LARGER SHALL RECEIVE TWO STAKES PER THIS DETAIL UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.

3 TREE PLANTING AND STAKING

SCALE: 1/2" = 1'

PLANTING NOTES:

- A. CLEAR SITE OF ALL VEGETATION, INCLUDING LARGE ROOT SYSTEMS FROM PLANTS REMOVED.
 - B. ROTOTILL TOGETHER 90% SITE SOIL AND 10% COMPOST TO A DEPTH OF 8".
 - C. REMOVE ALL VEGETATION REMNANTS, CLODS OF 2" DIAMETER OR LARGER, STONES, SMALLER ROOTS, AND OTHER DELETERIOUS MATERIAL.
 - D. IF SOIL IS OVERLY COMPACTED (OVER 150 PSI OR 85% PROCTOR), TILL COMPACTED AREA BY HAND TO A DEPTH OF 6-8". IF SOIL IS COMPACTED BELOW 8" DEPTH, BREAK UP COMPACTION WITH AN AUGER.
 - E. WHEN PLANTING PER DETAIL, BACKFILL WITH 90% SITE SOIL AND 10% COMPOST.
 - F. ALL LANDSCAPE AREAS ARE TO RECEIVE AN EVEN APPLICATION OF SOIL HUMATE WITH AN APPLICATION RATE PER PRODUCT SPECIFICATIONS DEPENDING ON TYPE USED. THE HUMATE AMENDMENT IS TO BE INCORPORATED UNIFORMLY ONTO TOP OF SOIL. THESE ARE ACCEPTABLE SOIL AMENDMENT PRODUCTS OR EQUIVALENT:
 - 1.1. GRANULAR PRODUCT PREMIUM HUMATE FROM TRI-C. APPLICATION RATE IS 50 LBS PER 1,000 S.F. FOLLOW DIRECTION ON PRODUCT LABEL.
 - 1.2. LIQUID PRODUCT SPRAY APPLICATION "TERAVITA LC-10 PLUS 7", (WWW.SIMPLICI-TEA.COM). FOLLOW DIRECTIONS ON PRODUCT LABEL.
 - 1.3. "SOLU-PLKS" FROM EARTHFORT (WWW.EARTHFORT.COM). LIQUID APPLICATION= 1 GALLON/ACRE OR 7 OZ FOR 2,375 S.F. FOLLOW DIRECTIONS ON PRODUCT LABEL.
2. PLANTING DEPTH: ALL PLANTS ARE TO BE PLANTED SO THAT AFTER SETTLING, THE CROWN OF THE PLANT IS EVEN WITH FINISH GRADE AND ALL ROOTS ARE FULLY COVERED WITH SOIL.
 3. NO WATERING BASINS: DO NOT INSTALL WATERING BASINS AROUND PLANTS.
 4. MULCH SPECIFICATION: A MINIMUM 3"-4" DEEP LAYER OF WOOD BARK AND LEAF MIXTURE MULCH SHALL BE INSTALLED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS AND ON TOP OF IRRIGATION TUBING EXCEPT AT TURF AREAS, CREEPING OR ROOTING GROUND COVERS OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
 5. WOOD CHIPS OR ARTIFICIALLY COLORED MULCH SHALL NOT BE USED. KEEP ALL MULCH 4" AWAY FROM CROWN OF PLANTS.
 6. COMPOST TEA: APPLICATION OF BREWED COMPOST TEA IS HIGHLY RECOMMENDED. PLEASE CONTACT COMPOST TEANA AT 310.367.6485.
 7. MAINTENANCE: SIZES OF PLANTS AND TREES ARE SHOWN ON PLAN AT 75% OF MATURE SIZE. THE GARDENER WILL NEED TO ENSURE THAT ALL PLANTS AND TREES RECEIVE REGULAR MAINTENANCE I.E. PRUNING, THINNING, AND DIVIDING, AND MULCH RENEWAL TO MAINTAIN LONGEVITY, HEALTH, AND AESTHETIC INTENT OF THE PLANTING. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING PLANT HEALTH AND WATERING SCHEDULING THROUGH WARRANTY. GARDENER RESPONSIBLE FOR DAY-TO-DAY MAINTENANCE.
 8. QUANTITIES: CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES. QUANTITIES IN PLANTING PLAN SUPERCEDES QUANTITY IN PLANTING LEGEND.
 9. PLANTING PATTERN: PLANT ALL GROUND COVERS IN A TRIANGULAR PATTERN FOR MOST EFFICIENT COVERAGE.
 10. SUBSTITUTIONS: IF CERTAIN PLANTS ON PLANT LIST ARE NOT AVAILABLE AT THE TIME OF PLANTING, CONTACT STOUT DESIGN BUILD TO DETERMINE IF A SUITABLE SUBSTITUTION COULD BE MADE.
 11. ON SITE POSITIONING: STOUT DESIGN BUILD RESERVES THE RIGHT TO ADJUST PLANT MATERIAL ON SITE. PLANTS TO BE PLACED AND POSITIONED ON SITE PER PLAN BY LANDSCAPE CONTRACTOR. FINAL PLANT LAYOUT SHALL BE APPROVED BY STOUT DESIGN BUILD PRIOR TO PLANTING.
 12. GUARANTEE: ALL PLANT MATERIAL PURCHASED BY LANDSCAPE CONTRACTOR SHALL BE GUARANTEED FOR A PERIOD OF 3 MONTHS. GUARANTEE PERIOD COMMENCES FROM THE TIME OF FINAL INSPECTION AND ACCEPTANCE BY THE OWNER. PLANTS USED FOR REPLACEMENT OF DEAD PLANTS SHALL BE THE SAME KIND AND SIZE AS ORIGINALLY PLANTED, UNLESS OTHERWISE DIRECTED BY STOUT DESIGN BUILD. REPLACEMENT PLANTS ARE TO BE PLANTED FOLLOWING THE ORIGINAL PLANS AND SPECIFICATIONS.



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PLANTING DETAILS

Revisions:

- 1 --
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WATER EFFICIENT WORKSHEET

Water Efficient Landscape Worksheet - Residential

Eto 50.1 In. per year
 Conversion Factor 0.62
 1. Eto is from the Los Angeles Model Water Efficient Landscape Ordinance

Landscape Use Areas Summary

Irrigated Landscape Area **423** Sq. Ft.
 Turf Area **0** Sq. Ft.
 % of Landscape that is turf **0%**
 Pool Area **0** Sq. Ft.
 Total Special Landscape Area (SLA) (Water Features with recycled water) **0** Sq. Ft.

Total Landscape Area 423 Sq. Ft.

Maximum Applied Water Allowance (MAWA)
 MAWA = (Eto) (0.62) [(ETAF x LA) + (1-ETAF) x SLA]

Eto	0.62	ETAF	LA	SLA
50.1	0.62	0.55	423	0.0

Maximum Applied Water Allowance = 7,227 gallons per year

Estimated Total Water Use (ETWU)
 ETWU = (Eto) (.62) (PF/IE) x HYDROZONE AREA

Hydrozone	Plant Water Use Type(s)	Plant Factor (PF)	Irr.	Irr. Eff.	ETAF (PF/IE)	Area (Sq. Ft.)	ETWU
1	LW	0.2	Drip	0.81	0.25	28	215
2	LW	0.2	Drip	0.81	0.25	240	1,841
3	LW	0.2	Drip	0.81	0.25	95	729
4	LW	0.2	BUBBLERS	0.81	0.25	60	460
		Sum				423	3,329

Compare MAWA & ETWU

MAWA =	7,227 gallons per year	PASS
ETWU =	3,329 gallons per year	
MAWA - ETWU =	3,898 gallons per year	

DESIGN STATEMENT:

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.



 Signature of Licensed Landscape Architect

12/12/2023

 Date

Gabrielle Harris, RLA, LEED AP
 Landscape Architect
 310.876.1018

Revisions:

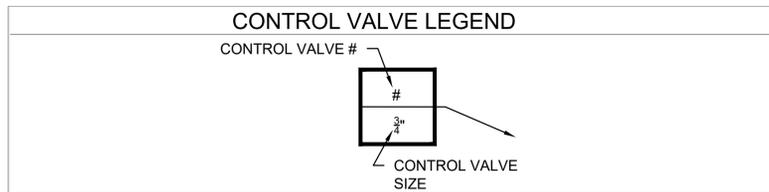
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HYDROZONE DESCRIPTION AND LEGEND

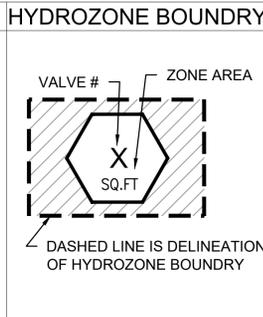
CONTROL VALVE # (HYDROZONE ZONE)	LANDSCAPE AREA (SQ.FT)	W.U.C.O.L.S. PLANT WATER USE RATING	HYDROZONE DESCRIPTION	ZONE PRESSURE	ZONE FLOW RATE (GPM)	APPLICATION RATE
1	28	LOW	SHRUBS	30 PSI	.10	.43 IN/HR
2	240	LOW	SHRUBS/TREES	30 PSI	.88	.43 IN/HR
3	95	LOW	SHRUBS/TREES	30 PSI	.35	.43 IN/HR
4	60	LOW	TREES	30 PSI	.22	.43 IN/HR

GENERAL IRRIGATION NOTES

CONTRACTOR SHALL BE LICENSED; IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO READ, UNDERSTAND, AND ADHERE TO PROJECT NOTES AND SPECIFICATION, PERTAINING TO ALL PLANS, INCLUDING THE FOLLOWING GENERAL AND SITE SPECIFIC NOTES.

GENERAL DRIP NOTES

FOR INLINE DRIP: ALL PLANTS SHOULD HAVE AT LEAST ONE EMITTER PLACED OVER THE ROOTBALL ON THE UPHILL SIDE.



W.U.C.O.L.S. PLANTS WATER NEEDS RATINGS: MED = MEDIUM, L = LOW, M/L = MEDIUM LOW, L/VL = LOW TO VERY LOW

- THIS DESIGN IS DIAGRAMMATIC. ALL VALVES, ETC., SHOW WITHIN PAVED AREAS FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN THE PLANTING AREAS WHERE POSSIBLE, AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM AND EXISTING STRUCTURES, UTILITIES AND PLANTING.
- ALL PRESSURIZED MAINLINE AND LATERAL PIPING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES, MAIN LINE SLEEVE, CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING, OR SIZE AS INDICATED ON PLANS.
- ALL EXTERIOR LOW VOLTAGE WIRE CONNECTIONS SHALL BE FULLY ENCLOSED USING WATERPROOF CONNECTORS.
- EXTEND ALL SLEEVES A MINIMUM OF SIX (6) INCHES BEYOND PAVING EDGES.
- PROVIDE A MINIMUM OF 18" COVER OVER ALL PRESSURE MAINLINE PIPE AND 12" MINIMUM COVER OVER ALL NON-PRESSURE LATERAL LINES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PULLING VALVE WIRING THROUGH SLEEVING WHEN NECESSARY.
- ALL LATERAL LINE PIPING UNDER PAVING SHALL BE PVC SCHEDULE 40 PIPE AND SHALL BE INSTALLED PRIOR TO PAVING.
- EXERCISE EXTREME CARE WHEN EXCAVATING FOR IRRIGATION SYSTEM DUE TO EXISTING UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, AND UNDERGROUND UTILITIES. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH AND ALL OTHER TRADES ON SITE.
- DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTION, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- ALL THREADED PIPE CONNECTIONS MADE TO SLIP-JOINT PVC PIPE SHALL BE MADE WITH A PVC THREADED COUPLING. ALL THREADED ADAPTERS AND COUPLINGS ARE TO BE 'DURA' DEEP SOCKET TYPE.
- ALL VALVES SHALL BE LOCATED IN GROUND COVER AREAS WHENEVER POSSIBLE. REMOTE CONTROL VALVES SHALL BE INSTALLED IN BELOW GRADE BOXES. USE BROWN COLORED BOXES UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THE FINAL CONNECTION OF CONTROL WIRES BETWEEN EXISTING WIRES AND NEW CONTROL VALVES.
- CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION AND COORDINATION OF THE IRRIGATION SYSTEM TO INSURE A COMPLETE SYSTEM.
- COVER ALL DRIP LINES WITH MINIMUM 3" THICK LAYER OF APPROVED BARK MULCH.
- MANUAL SHUT-OFF VALVES SHALL BE REQUIRED, AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY, TO MINIMIZE WATER LOSS IN CASE OF AN EMERGENCY OR ROUTINE REPAIR.

- ### STATIC WATER PRESSURE & SOIL TYPE
- USE THE EXISTING WATER METER. CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF EXISTING WATER METER ONSITE.
 - EXISTING STATIC WATER PRESSURE IS 95 PSI HIGH AND 83 PSI LOW. CONTRACTOR SHALL VERIFY EXISTING STATIC WATER PRESSURE OF THE WATER METER ONSITE PRIOR TO INSTALLATION OF THE IRRIGATION SYSTEM.
 - SET STATIC WATER PRESSURE AT THE NEW REGULATOR FOR IRRIGATION SYSTEM @ 60-70 PSI.
 - SOIL TYPE IS TO BE DETERMINED.
 - INLINE DRIP APPLICATION RATE IS 0.43 INCHES PER HOUR.
 - IRRIGATION WATER SUPPLY IS CITY SUPPLIED POTABLE WATER.

IRRIGATION EQUIPMENT LEGEND

SYMBOL	DESCRIPTION	SHEET & DETAIL CALL-OUT
	<u>IRRIGATION SYSTEM CONTROLLER:</u> RAINBIRD ESP4ME3 INDOOR/OUTDOOR 120V IRRIGATION CONTROLLER, 4-STATION BASE CAPABILITY WITH 3 OR 6 STATION EXPANSION MODULES	SEE 1/L7.0
	<u>WEATHER MONITOR:</u> RAINBIRD WR2RFC-WR2 WIRELESS RAIN/FREEZE SENSOR COMBO	SEE 2/L7.0
	<u>1" RP BACKFLOW PREVENTOR WITH WYE STRAINER AND PRESSURE REGULATOR</u> FEBCO MODEL # 860	SEE 3/L7.0
	<u>1" Ø BALL VALVE:</u> CONTRACTOR TO SUPPLY AND INSTALL NIBCO, PVC Tru-Bloc TRUE UNION, MODEL 'D' BALL VALVE WITH DUEL THREADED UNIONS OR APPROVED EQUIVALENT. • INSTALL USING NDS PRO-SERIES 14"X19" CORRUGATED VALVE BOX, WITH OVERLAPPING BOLT DOWN LID, SAND COLOR BOX AND COVER PART #314BCB-SAND OR APPROVED EQUIVALENT.	SEE 4/L7.0
	<u>1" FLOW METER:</u> RAINBIRD MJ-100B 1" BRASS FLOW SENSOR	SEE 5/L7.0
	<u>1" MASTER VALVE:</u> RAINBIRD 100 PEB ELECTRIC REMOTE CONTROL VALVE, 24 VAC INSTALLED IN PLASTIC VALVE BOX	SEE 8/L7.0
	<u>LOW FLOW REMOTE CONTROL VALVES W/PRESSURE REGULATOR & RBY FILTER ASSEMBLY:</u> CONTRACTOR TO SUPPLY AND INSTALL, NEW RAINBIRD CONTROL ZONE KITS WITH PLASTIC GLOBE VALVE AND COMBINED PRESSURE REGULATOR AND FILTER, OR APPROVED EQUIVALENT AS FOLLOWS: • AT CONTROL VALVE USE RAINBIRD MODEL X CZ-LF-100-PRF 1" CONTROL ZONE KIT IN A SQUARE VALVE BOX WITH COMBINED PRESSURE REGULATOR AND FILTER • INSTALL NEW CONTROL VALVES IN NDS PRO-SERIES 14"X19" CORRUGATED VALVE BOX, OR APPROVED EQUIVALENT, WITH OVERLAPPING BOLT DOWN LID, SAND COLOR, BOX AND COVER PART # 314BCB-SAND, OR APPROVED EQUIVALENT.	SEE 6/L7.0
	<u>IRRIGATION MAIN LINE:</u> CONTRACTOR TO SUPPLY AND INSTALL 1"Ø SCH 40 PVC PIPE AND ALL REQUIRED FITTINGS AND MATERIAL, FROM NEW 1" POINT OF CONNECTION AND BALL VALVE. IRRIGATION CONTRACTOR TO CONFIRM LOCATION OF POINT OF CONNECTION WITH CITY REPRESENTATIVE, SEE SITE SPECIFIC NOTES.	--
	<u>4" SLEEVE</u> UNDERGROUND SLEEVES; 4" DIAMETER SCHEDULE 40 PVC TYP., UNLESS OTHERWISE NOTED. EXTEND 6" BEYOND EDGE OF ALL PAVING AREA	SEE 7/L7.0
	<u>3/4" LATERAL</u> IRRIGATION LATERAL SCHEDULE: 3/4" 40 PVC PLASTIC PIPE AND ALL REQUIRED FITTINGS & MATERIALS FROM DRIP REMOTE CONTROL VALVES	--
	<u>ON GRADE IN-LINE DRIP IRRIGATION PIPE:</u> NETAFIM TECH LINE CV 17MM BROWN UV RESISTANT POLYETHYLENE DRIPLINE MODEL #TLCV4-18GRID WITH 0.4 GPH FLOW. EMITTER SPACING 18" O.C. INSTALL PER DRIP DETAILS, DRIPLINE ROW SPACING 18" O.C.	SEE 1/L7.1
	<u>MANUAL LINE FLUSH VALVE:</u> CONTRACTOR TO SUPPLY AND INSTALL, NETAFIM MANUAL SHUT OFF VALVE MODEL# TISOV, OR APPROVED EQUIVALENT. MOUNTED AT END OF POLYETHYLENE (BLANK) IRRIGATION TUBING RUN. SEE PLAN FOR REFERENCE LOCATIONS, FINAL LOCATION TO BE DETERMINED ON SITE DURING INSTALLATION OF IRRIGATION SYSTEM. INSTALL USING NDS PRO SERIES, 10" DIAMETER X 12"H ROUND SAND COLORED VALVE BOX WITH LID, PART #111 BC SAND, OR APPROVED EQUIVALENT.	SEE 4/L7.1
	<u>HUNTER ECO-INDICATOR WITH POP-UP YELLOW STEM:</u> (MINIMUM ONE PER ZONE AND ONE IN EACH SEPARATE BED PER VALVE IF APPLICABLE), CONTRACTOR TO SUPPLY AND INSTALL, HUNTER 6" POP-UP BODY WITH HUNTER FLEXIBLE SWING JOINT ASSEMBLY, SEE DETAIL. PLACE IN VISIBLE LOCATIONS PER SDB APPROVAL. INSTALL PER MFG. NOTE AND SPECIFICATION.	SEE 5/L7.1

- ### MWELO NOTES:
- I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.
 - A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR THE SUBSEQUENT MANAGEMENT PURPOSES.
 - A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
 - AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.
 - PRESSURE REGULATING DEVICES ARE REQUIRED IS WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIC IRRIGATION DEVICES.
 - RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.
 - CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
 - AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

RECOMMENDED WATERING SCHEDULE

WATER DURING INTIAL PLANTING PERIOD:
SHRUB AND GROUNDCOVERS SYSTEMS: 30 MINUTES 1X PER DAY FOR FIRST 10 DAYS

SPRING WATERING DURING PLANT ESTABLISHMENT
TREE, SHRUB AND GROUNDCOVER SYSTEMS: 30 - 35 MINUTES 2X PER WEEK

SUMMER WATERING AFTER PLANT ESTABLISHMENT
TREE, SHRUB AND GROUNDCOVER SYSTEMS: 45 MINUTES 1X PER WEEK (FOR NATIVE OR DROUGHT TOLERANT PLANTS)

FALL WATERING AFTER PLANT ESTABLISHMENT
TREE, SHRUB AND GROUNDCOVER SYSTEMS: 35-45 MINUTES 2X PER WEEK (FOR NATIVE OR DROUGHT TOLERANT PLANTS)

WINTER WATERING AFTER PLANT ESTABLISHMENT
TREE, SHRUB AND GROUNDCOVER SYSTEMS: 40 MINUTES 1X PER WEEK (SUPPLEMENTAL WATER ONLY REQUIRED IN DROUGHT CONDITIONS)

SPRING WATERING AFTER PLANT ESTABLISHMENT
TREE, SHRUB AND GROUNDCOVER SYSTEMS: 30-40 MINUTES 1X PER WEEK

THE IRRIGATION MAINTENANCE SCHEDULE TASKS LISTED BELOW ARE INTENDED AS MINIMUM STANDARDS AND MORE FREQUENT ATTENTION MAY BE REQUIRED DEPENDING ON THE PARTICULAR SITE CONDITIONS.

MAINTENANCE TASK	FREQUENCY
1. CONTROLLER CABINET - OPEN CABINET AND CLEAN OUT DEBRIS AND REPLACE BATTERY AS NECESSARY. CHECK WIRING AND REPAIR AS NEEDED AND CHECK CLOCK AND RESET, IF NECESSARY.	QUARTERLY
2. IRRIGATION SCHEDULE - ADJUST SCHEDULE FOR SEASONAL VARIATIONS AND OTHER CONDITIONS WHICH MAY AFFECT THE AMOUNT OF WATER NEEDED TO MAINTAIN PLANT HEALTH. ADJUST AS NECESSARY.	MONTHLY
3. POC - VISUALLY INSPECT COMPONENTS FOR LEAKS, PRESSURE SETTINGS, SETTLEMENTS OR OTHER DAMAGE AFFECTING THE OPERATION OF A COMPONENT. REPAIR AS NEEDED.	QUARTERLY
4. REMOTE CONTROL VALVES - ISOLATION VALVES AND QUICK COUPLER VALVES VISUALLY INSPECT FOR LEAKS, SETTLEMENT, WIRE CONNECTIONS AND PRESSURE SETTINGS. REPAIR OR ADJUST AS NEEDED.	QUARTERLY
5. MAINLINE AND LATERALS VISUALLY INSPECT FOR LEAKS OR SETTLEMENT OF TRENCH.	QUARTERLY
6. SPRINKLERS VISUALLY CHECK FOR ANY BROKEN MISSED OR CLOGGED HEADS. HEADS WITH INCORRECT ARC, INADEQUATE COVERAGE OR OVERSPRAY AND LOW HEAD DRAINAGE. REPAIR AS NEEDED.	WEEKLY
7. FILTERS AND STRAINERS VISUALLY CHECK FOR LEAKS, BROKEN FITTING CLEAN AND FLUSH SCREENS.	MONTHLY

NOTES:

- WATERING SCHEDULE IS PROVIDED AS A GENERAL GUIDELINE. TIME AND DAYS PER WEEK SHALL BE ADJUSTED BASED ON WEATHER CONDITIONS, PLANT TYPE, SOIL, ETC.
- ESTABLISHMENT IS TYPICALLY FIRST 3-6 MONTHS.

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IRRIGATION LEGEND

- Revisions:**
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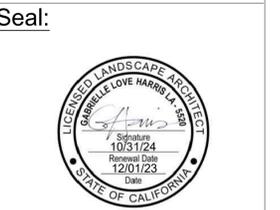
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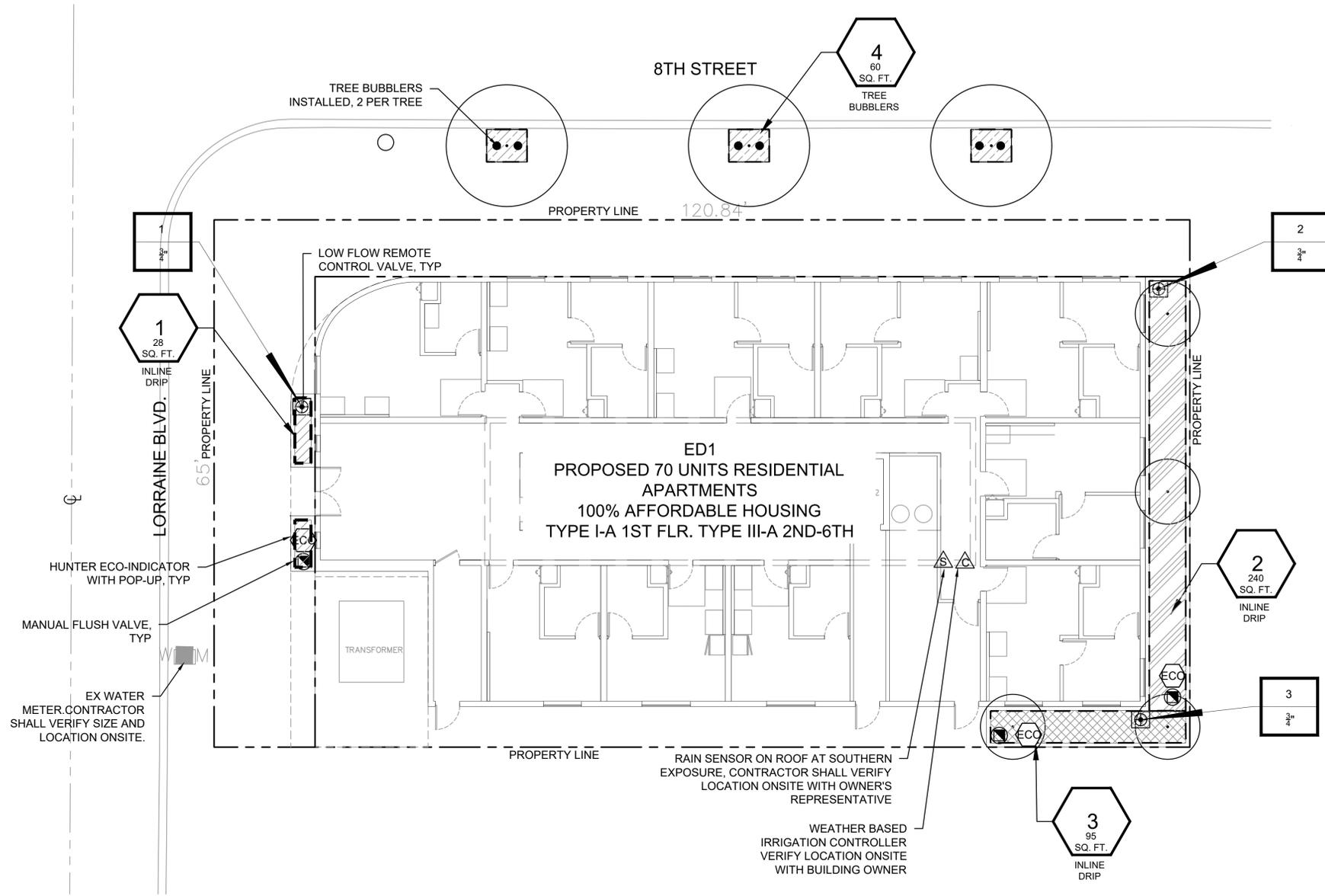


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IRRIGATION HYDROZONE PLAN



SEPARATE IRRIGATION SERVICE LINE REQUIRES AN APPROVED BACKFLOW PREVENTION DEVICE AND APPROVAL/INSPECTION BY COUNTY OF LOS ANGELES DEPARTMENT OF HEALTH.

- IRRIGATION CONTRACTOR SHALL ENSURE THERE IS NO OVERSPRAY ONTO HARDSCAPE, STREETS, SIDEWALKS OR ANY OTHER HARDSCAPE/STRUCTURE.
- BACKFLOW PREVENTION DEVICE MUST BE INSTALLED A MINIMUM DISTANCE OF TWELVE (12) INCHES ABOVE GROUND MEASURED FROM THE BOTTOM OF THE DEVICE, AND NO HIGHER THAN THIRTY SIX (36) INCHES ABOVE GROUND AND WITH A MINIMUM OF TWELVE INCHES (12") SIDE CLEARANCE. THE DEVICE SHALL BE INSTALLED SO THAT IT IS READILY ACCESSIBLE FOR MAINTENANCE AND TESTING.
- AFTER BACKFLOW PREVENTION DEVICE INSTALLATION AND PRIOR TO BEING PLACED IN OPERATION, PERMIT HOLDER/SUB-CONTRACTOR SHALL SCHEDULE AN INSPECTION TO VERIFY DEVICE INSTALLATION.

NOTES:

- INSTALL SLEEVES AT HARDSCAPE. EXTEND 6" PAST HARDSCAPE EDGE, TYP.
- ONLINE DRIP IRRIGATION WITH 0.4 GPH EMITTERS SPACED 12". DRIPLINE ROW SPACING 18" ON CENTER WHERE POSSIBLE.

MWELO NOTES:

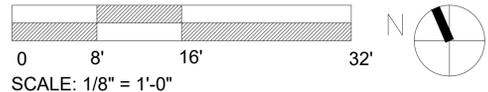
- I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.
- I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.
- A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR THE SUBSEQUENT MANAGEMENT PURPOSES.
- A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
- AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.
- PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIC IRRIGATION DEVICES.
- RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.
- CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
- UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MINIMUM FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
- AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

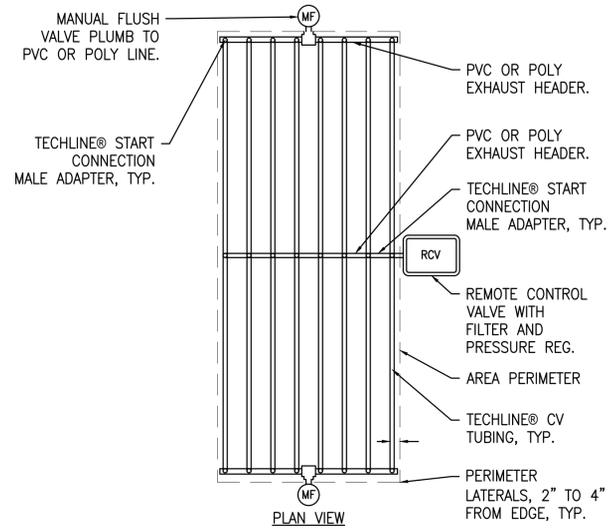
Revisions:

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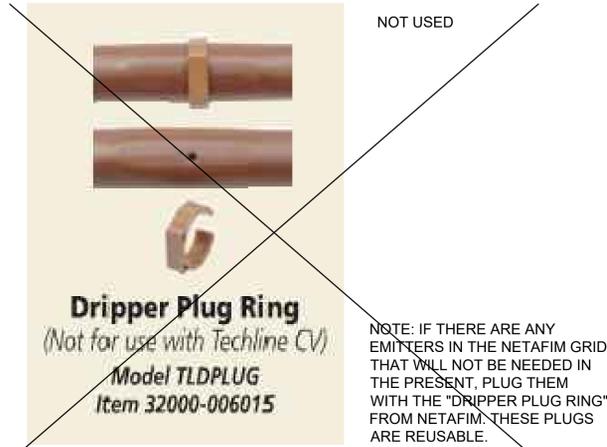
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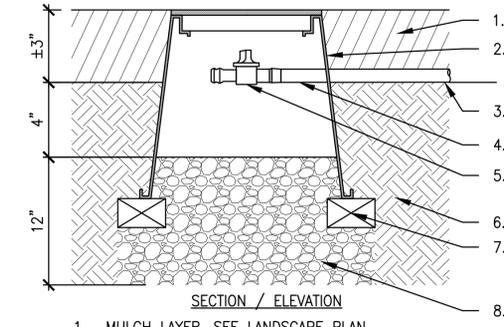
1 **INLINE DRIP CENTER FEED**
SCALE: 3/4" = 1'



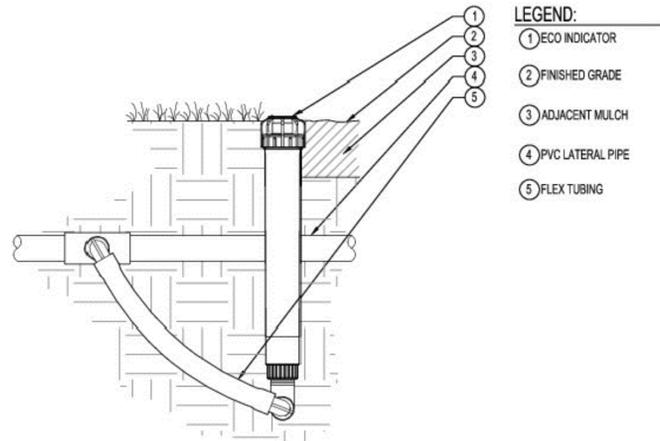
2 **DRIPPER PLUG RING**
SCALE: NOT TO SCALE



3 **NETAFIM MICRO-TUBING ADAPTOR**
SCALE: NOT TO SCALE



4 **MANUAL FLUSH VALVE**
SCALE: 1 1/2" = 1'



5 **ECO INDICATOR**
SCALE: NOT TO SCALE

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IRRIGATION DETAILS

Revisions:

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