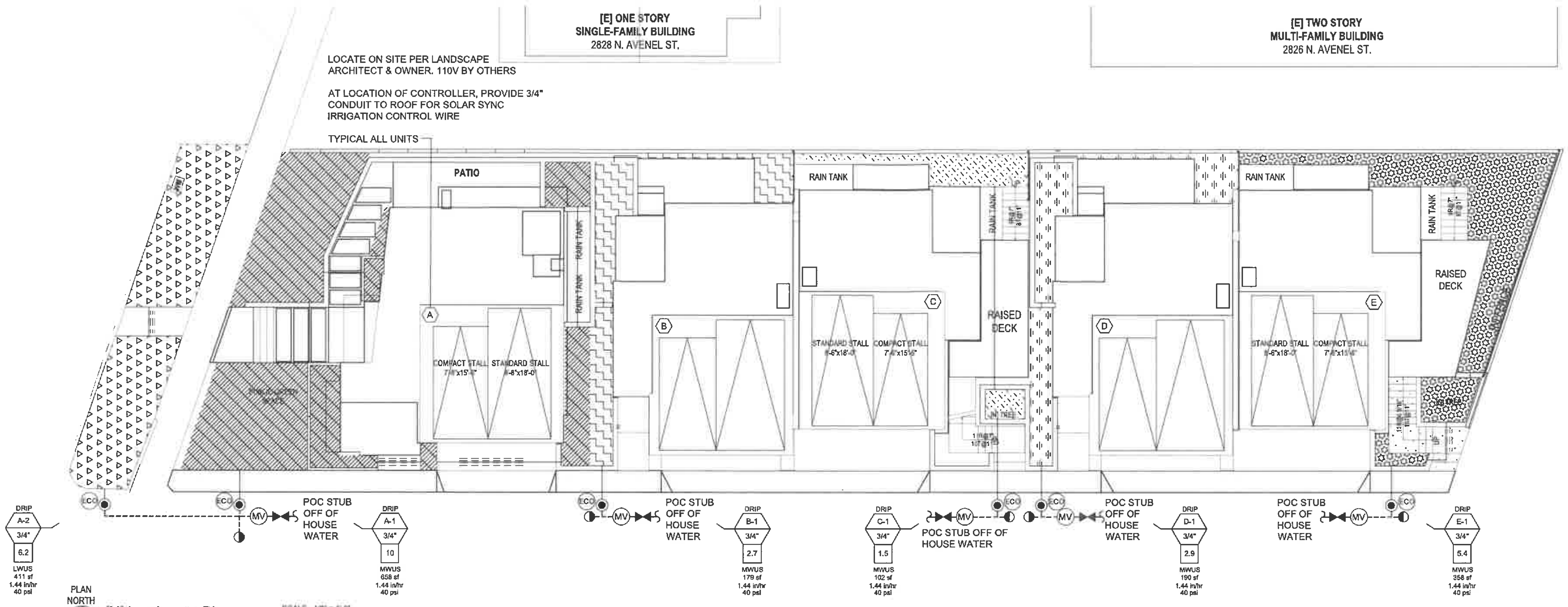


[N] Landscape Plan
SCALE: 1/8" = 1'-0"

## GREEN BUILDING NOTES:

1. I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.
2. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
3. AFTER INSTALLATION, INSTALLER TO PERFORM PRESSURE TESTING AND VERIFY WATER COVERAGE OF ENTIRE IRRIGATION SYSTEM. INSTALLER SHALL ADJUST OR REPLACE ANY DEVICES TO ENSURE EFFICIENT, COMPLETE AND PROPER WORKING OF THE SYSTEM.
4. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
5. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
6. THE CONTROLLER IS SHIPPED WITH A COMPLETE OPERATIONS MANUAL WHICH SHALL BE GIVEN TO OWNER OR KEPT ON SITE PER OWNER'S REQUEST.
7. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
8. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

**PLANS APPROVED**
City of Los Angeles
Department of City Planning

DATE: 05/27/2022 PAGE NO: 3 of 4
PCIS NO:
CASE NO: VTT-82658-SL
PLANNER: Daniel Coronado
NOTES: Landscape Approved

## GENERAL IRRIGATION NOTES:

1. ALL MAINLINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. ALL SLEEVING SIZES SHALL BE AS INDICATED ON THE PLANS. ALL SLEEVES SHALL BE AT A DEPTH OF 18" MINIMUM BELOW SUB GRADE.
2. ALL LATERAL LINE PIPING UNDER PAVING SHALL BE PVC SCHEDULE 40 AND SHALL BE INSTALLED PRIOR TO PAVING. THE PIPING SHALL BE A MINIMUM OF 12" BELOW SUB GRADE.
3. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF THE REJECTION.
4. THE 120 VAC ELECTRICAL POWER SOURCE AT THE CONTROLLER LOCATION SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR. MAKE THE FINAL CONNECTION FROM THE SOURCE TO THE CONTROLLER OR AS ALLOWED BY LOCAL CODES.
5. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED OR DIRECTED.
6. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, OR OTHER SIMILAR APPURTENANCES SHOWN IN PAVED AREAS IS FOR DESIGN AND GRAPHIC CLARIFICATION AND SHALL BE INSTALLED IN IRRIGATED PLANTING AREAS. WHEREVER POSSIBLE INSTALL ALL VALVES AND BOXES IN SHRUB AREAS AND NOT IN TURF AREAS.
7. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES OF THE SITE. COORDINATE WORK WITH OTHER TRADES AND CONTRACTORS FOR THE LOCATION AND INSTALLATION OF ALL IRRIGATION EQUIPMENT. REPAIR AND/OR REPLACE ALL ITEMS DAMAGED BY WORK PERFORMED.
8. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS THAT THE FIELD CONDITIONS VARY FROM THE DRAWINGS AND THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT HAVE NOT BEEN INDICATED ON THE ENGINEERING. SUCH ITEMS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS IN THE EVENT THAT THIS NOTIFICATION IS NOT HEEDED.
9. FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR THEIR OPTIMUM OPERATION.
10. THE IRRIGATION SYSTEM DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE OF 40 PSI AND A MAXIMUM FLOW DEMAND OF 10 GPM. VERIFY WATER PRESSURES PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCES BETWEEN THE WATER PRESSURE SHOWN ON THE PLANS AND THE PRESSURE READING IN THE FIELD TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
11. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED HEREIN SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
12. REFER TO THE SPECIFICATIONS FOR ADDITIONAL DETAILED INFORMATION.
13. THE CONTRACTOR SHALL PROVIDE IN HIS BID FOR A ONE-YEAR (1-YEAR) MAINTENANCE PERIOD.
14. THE CONTRACTOR SHALL INSTALL ALL MAINLINES IN LANDSCAPE AREAS AND NOT UNDER PAVING UNLESS IT IS A NECESSARY CROSSING OF A STREET OR WALK. THE MAINLINE SHALL BE INSTALLED AT THE DEPTH NOTED IN THE IRRIGATION DETAILS AND AT A HORIZONTAL DISTANCE OF 12"-24" FROM THE EDGE OF ALL CURBS OR WALKS. ALL MAINLINE AND VALVES SHALL BE LOCATED BEHIND THE PROPERTY LINE.
15. AUTOMATIC LANDSCAPE IRRIGATORS SHALL BE INSTALLED IN SUCH A WAY THAT IT DOESN'T SPRAY ON THE BUILDING.

## POINT OF CONNECTION NOTES:

1. ALL IRRIGATION POINT OF CONNECTIONS SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR AT THE HOSE BIBS LOCATED AT THE FRONT OF EACH UNIT. VERIFY THE EXACT LOCATION IN THE FIELD PRIOR TO WORK. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION TO THE POINT OF CONNECTION. ALL PIPING AND FIXTURES SHALL BE PER LOCAL CODE.
2. IRRIGATION POINT OF CONNECTIONS AT THE REAR OF THE UNITS (IN THE DRIVEWAY/GARAGE AREA) SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR AT A HOSE BIB OR AT THE EXTERIOR WALL FROM AN UPSTAIRS BATH OR KITCHEN. ALL PIPING AND FIXTURES SHALL BE PER LOCAL CODE.

## STATIC WATER PRESSURE @ POC

HIGH = 136 psi
LOW = 113 psi

## IRRIGATION LEGEND

| SYMBOL | MFG. | MODEL NUMBER/ DESCRIPTION | REMARKS |
|---|---|---|---|
| (MV) | HUNTER | PGV-075-ASV, 3/4" MASTER CONTROL VALVE | SEE DETAIL A |
| | HUNTER | ACZ-075-40, 3/4" DRIP ANTI-SIPHON REMOTE CONTROL VALVE (3/4" PGV-ASV VALVE W/3/4" HFR SYSTEM) | SEE DETAIL B |
| | HUNTER | PGV-075-ASV, 3/4" ANTI-SIPHON REMOTE CONTROL VALVE. | SEE DETAIL A |
| | | HOSE BIBB | |
| | NIBCO | APPROVED BRONZE 150 PSI RATED BALL VALVE; LINE SIZE IN VALVE BOX. | SEE DETAIL C |
| (A) | HUNTER | XC-200, 2 STN. WALL MOUNT CONTROLLER W-SOLAR SYNC SENSOR; 120 VAC POWER TO THE CONTROLLER LOCATION BY OTHERS. 3/4" CONDUIT TO ROOF FROM CONTROLLER FOR CONTROL VALVE & WEATHER BASED SOLAR SYNC CONTROL MODULE. | SEE DETAIL D |
| M | APPROVED | METER | |
| | RAINBIRD | AR VALVE KIT: 1" AIR/ VACUUM RELIEF VALVE IN VALVE BOX AT HIGH POINT. | SEE DETAIL E |
| | NETAFIM | TL050-MFV AUTOMATIC FLUSH VALVE IN VALVE BOX AT LOW POINT. | SEE DETAIL E |
| | RAINBIRD | XFD-09-12-xxx DRIPLINE W/ COPPER SHIELD EMITTERS; EMITTERS @12" O.C. & 12" ROW SPACING. | SEE DETAIL F |
| | APPROVED | PVC SCH. 40 LATERAL LINE; SEE PLAN FOR SIZE | SEE DETAIL G |
| | APPROVED | PVC SCH. 40 MAINLINE SLEEVE: 2 AT EACH LOCATION 2X THE DIA. OF PIPE TO BE SLEEVED | SEE NOTES 1, 2 |
| | APPROVED | MAINLINE: 1) UNDER CONCRETE DECK (IN GARAGE) - TYPE L COPPER FOR SIZES 1-1/2" AND SMALLER 2) INSIDE WALLS AND BETWEEN FLOORS (DECK PENETRATIONS) - TYPE K COPPER 3) BETWEEN WATER MAIN AND BACKFLOW - TYPE K COPPER 4) DOWNSTREAM FROM BACKFLOW - SCHEDULE 40 PVC BURIED IN SOIL SIZE 1 1/2" AND SMALLER, SIZE NOTED | SEE DETAIL G |
| ECO | HUNTER | ECO-ID DRIP SYSTEM INDICATOR | SEE DETAIL H |

DRIP — IRRIGATION TYPE
– VALVE / CONTROLLER SEQUENCE
– VALVE SIZE
– GPM
MWUS — HYDROZONE TYPE
xx sf — AREA
xx in/hr — APPLICATION RATE
40 psi — DESIGN OPERATING PRESSURE

## HYDROZONE LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| CST | COOL SEASON TURF |
| WST | WARM SEASON TURF |
| HWUS | HIGH WATER USING SHRUB/TREE |
| MWUS | MEDIUM WATER USING SHRUB/TREE |
| LWUS | LOW WATER USING SHRUB/TREE |
| VLWUS | VERY LOW WATER USING SHRUB/TREE |

## HYDROZONES

| | |
|---|---|
| A-1 | Drip-M |
| A-2 | Drip-L |
| B-1 | Drip-M |
| C-1 | Drip-M |
| D-1 | Drip-M |
| E-1 | Drip-M |

## WATER MANAGEMENT POINTS

PROJECT SQUARE FOOTAGE: APPROX 8,275 sf
REQUIRED POINTS: 200

| | |
|---|---|
| LAWN AREA < 15% | 10 |
| DRIP W/LOW FLOW-CONTROL DEVICE, 5/CIRCUIT | 25 |
| AUTOMATIC CONTROLLER, 5/CONTROLLER | 25 |
| RAIN, ET DATA W/ CONTROLLER, 4/CONTROLLER | 25 |
| PLANTS ON MONTHLY WATER, 2/PLANT GAL+BOX -134 | 268 |
| TOTAL POINTS | 353 |

DIG ALERT
DIAL TOLL FREE 1-800-422-4133 AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
ATTENTION IS DIRECTED TO THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES NOT KNOWN OR IN A LOCATION DIFFERENT FROM THAT WHICH IS SHOWN ON THE PLANS OR IN THE SPECIAL PROVISIONS. THE CONTRACTOR SHALL TAKE STEPS TO ASCERTAIN THE EXACT LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO DOING WORK THAT MAY DAMAGE SUCH FACILITIES OR INTERFERE WITH THEIR SERVICE BEFORE EXCAVATING. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UNDERGROUND SERVICE ALERT AT 1(800) 422-4133

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Licensed Landscape Architect #3620

LICENSED LANDSCAPE ARCHITECT
Paul A. Lewis
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Exp. 2-28-23
STATE OF CALIFORNIA

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# AVENEL SMALL LOT SUBDIVISION

2820 AVENEL STREET
LOS ANGELES, CA 90039

KEY MAP

CLIENT

NOT FOR CONSTRUCTION

| ID | DATE | ISSUE |
|---|---|---|

printed
4/27/2022
sheet name
Irrigation Plan + Notes
scale
see drawing
sheet number
L2.0

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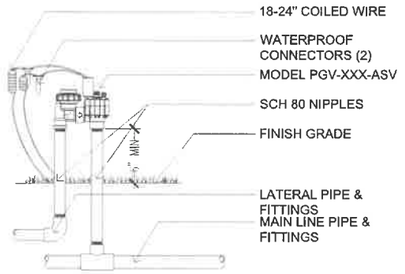
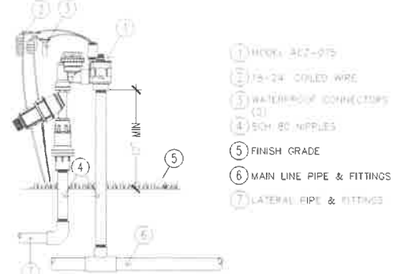


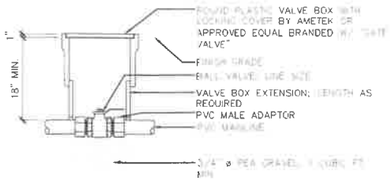

*NOTE*
ANTI-SIPHON VALVES SHOULD BE INSTALLED 6-12" ABOVE THE HIGHEST SPRINKLER HEAD WITHIN THE ZONE, OR ACCORDING TO LOCAL CODE

A) MASTER CONTROL VALVE

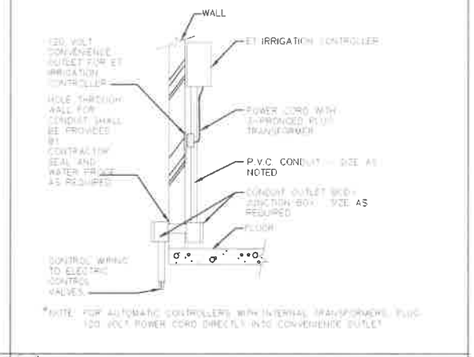



*NOTE*
ANTI-SIPHON VALVES SHOULD BE INSTALLED 12" ABOVE THE HIGHEST SPRINKLER HEAD WITHIN THE ZONE, OR ACCORDING TO LOCAL CODE

B) ANTI-SIPHON DRIP REMOTE CONTROL VALVE



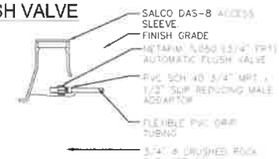

C) BALL VALVE

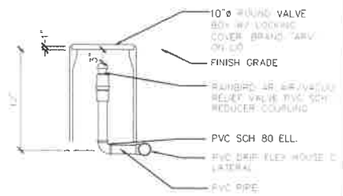



*NOTE: FOR AUTOMATIC CONTROLLERS WITH INTERNAL TRANSFORMERS, PLUG 120 VOLT POWER CORD DIRECTLY INTO CONVENIENCE OUTLET

D) WALL MOUNT CONTROLLER

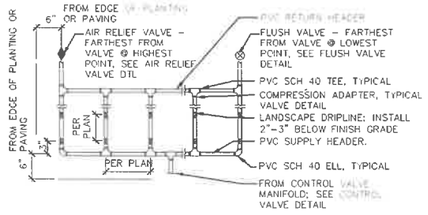
FLUSH VALVE



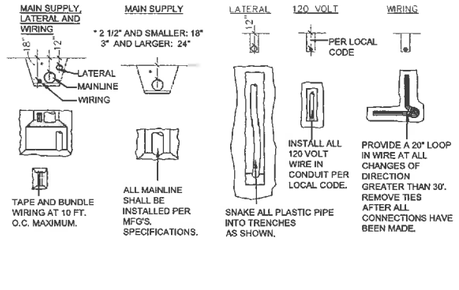




DRIP AIR-VACCUM RELIEF VALVE

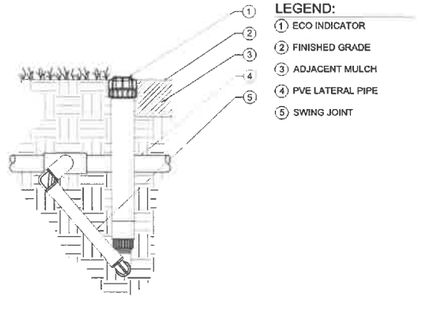
E) FLUSH VALVE & AIR/VACUUM RELIEF VALVE




F) DRIP TUBING INSTALLATION




G) PIPING & WIRING




H) ECO-ID INDICATOR

**PLANS APPROVED**
City of Los Angeles
Department of City Planning
LOS ANGELES CITY PLANNING

DATE: 05/27/2022 PAGE NO: 4 of 4
PCIS NO:
CASE NO: VTT-82058-SL
PLANNER: Daniel Coronado
NOTES: Landscape Approved

**Maximum Applied Water Allowance Calculations for New and Rehabilitated Residential Landscapes**

Enter value in Pale Blue Cells
Tan Cells Show Results
Messages and Warnings

| Click on the blue cell on right to Pick City Name | Los Angeles | Name of City |
|---|---|---|
| $ET_o$ of City from Appendix A | 50.10 | $ET_o$ (Inches/year) |
| | 0 | Overhead Landscape Area ($ft^2$) |
| | 1898 | Drip Landscape Area ($ft^2$) |
| | 0 | SLA ($ft^2$) |
| Total Landscape Area | 1,898.00 | |
| **Results:** | | |
| $(ET_o) \times (0.62) \times [(0.55 \times LA) + (1.0 - 0.55) \times SLA)]$ | 32,425.62 | Gallons |
| | 4,334.69 | Cubic Feet |
| | 43.35 | HCF |
| | 0.10 | Acre-feet |
| | 0.03 | Millions of Gallons |

| MAWA calculation incorporating Effective Precipitation (Optional) Precipitation (Optional) | | |
|---|---|---|
| $ET_o$ of City from Appendix A | 50.10 | $ET_o$ (Inches/year) |
| Total Landscape Area | 1,898.00 | LA ($ft^2$) |
| Special Landscape Area | 0.00 | SLA ($ft^2$) |
| | | Total annual precipitation (inches/year) |
| Enter Effective Precipitation | 0.00 | Eppt (in/yr)(25% of total annual precipitation) |
| **Results:** | | |
| MAWA = $[(ET_o - Eppt) \times (0.62)] \times [(0.55 \times LA) + ((1.0 - 0.55) \times SLA)]$ | | Gallons |
| | | Cubic Feet |
| | | HCF |
| | | Acre-feet |
| | | Millions of Gallons |

**Estimated Total Water Use**

Equation: ETWU = $ET_o \times 0.62 \times [((PF \times HA)/IE) + SLA]$; Considering precipitation ETWA =$(ETo-Eppt) \times 0.62 \times [((PF \times HA)/IE) + SLA]$

Enter values in Pale Blue Cells
Tan Cells Show Results
Messages and Warnings

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.

| Plant Water Use Type | Plant Factor |
|---|---|
| Very Low | 0 - 0.1 |
| Low | 0.2 - 0.3 |
| Medium | 0.4 - 0.6 |
| High | 0.7 - 1.0 |
| SLA | 1 |

| Hydrozone | Select System From the Dropdown List click on cell below | Plant Water Use Type (s) (low, medium, high) | Plant Factor (PF) | Hydrozone Area (HA) ($ft^2$) Without SLA | Enter Irrigation Efficiency (IE) | (PF x HA ($ft^2$))/IE |
|---|---|---|---|---|---|---|
| A-1 | Drip | Medium | 0.45 | 558 | 0.81 | 366 |
| A-2 | Drip | Low | 0.20 | 411 | 0.81 | 101 |
| B-1 | Drip | Medium | 0.45 | 179 | 0.81 | 99 |
| C-1 | Drip | Medium | 0.45 | 102 | 0.81 | 57 |
| D-1 | Drip | Medium | 0.45 | 190 | 0.81 | 106 |
| E-1 | Drip | Medium | 0.45 | 358 | 0.81 | 199 |
| | | | | | | 928 |
| | | SLA | | 0 | | 0 |
| | | Sum | 1,898 | | | |

**Results**

| MAWA = | 32,426 | ETWU= | 28,811 | Gallons |
|---|---|---|---|---|
| | | | 3,851 | Cubic Feet |
| | | | 39 | HCF |
| | | | 0 | Acre-feet |
| | | | 0 | Millions of Gallons |

ETWU complies with MAWA

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# AVENEL SMALL LOT SUBDIVISION

2820 AVENEL STREET
LOS ANGELES, CA 90039

KEY MAP

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NOT FOR CONSTRUCTION

| ID | DATE | ISSUE |
|---|---|---|

printed
4/27/2022
sheet name
Irrigation Forms + Details
scale
see drawing
sheet number
L2.1