

ALL IRRIGATION IS SUB-SURFACE DRIP SYSTEM

IRRIGATION LEGEND		SYM.	
DESCRIPTION			
'NIBCO' GATE VALVE T-113		⊗	
'CHRISTY' CONCRETE VALVE BOX		⊕	
'RAINBIRD' QUICK COUPLER 44 LRC 1"		⊕	
'SUPERIOR' 3100 series MASTER VALVE		⊕	
'HUNTER' FLOW SENSOR FCT-150 FLOW		⊕	
'WILKINS' REGULATOR MODEL 500		⊕	
'WILKINS' BACKFLOW PREVENTER 375		⊕	
'HUNTER' SOLAR SYNC WEATHER SENSOR		⊕	
'TORO' CUSTOM COMMAND		⊕	
SLEEVING SCH. 40 P.V.C.		---	TO BE INSTALLED BY PAVED AREA
PRESSURE LINE CLASS 315 PVC		---	1.5"
NON-PRESSURE LINE SCH. 40 P.V.C.		---	1.5"
POINT OF CONNECTION		P.O.C.	SEE PLAN FOR SIZE VERIFY LOCATION ON SITE

NETAFIM LEGEND		SYM.	
DESCRIPTION			
'NETAFIM' LVC210075-HF		⊕	CONTROL VALVE, TECHFILTER & PRESSURE REGULATOR.
'NETAFIM' LINE FLUSH VALVE		⊕	
'NETAFIM' TECHLINE CV TLOCV-18025		---	BURIED 3" BELOW GRADE
NON-PRESSURE 1" SCH. 40 PVC HEADER		---	

LANDSCAPE AREA:	1,463 SF
IRRIGATION WATER SUPPLY TYPE:	POTABLE WATER SUPPLY

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS"

PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICE.

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

A DIAGRAM OF THE IRRIGATION PLAN SHOWING THE HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSE

12/16/2019

CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR

A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS OR A LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT

AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ET_o): 50.1

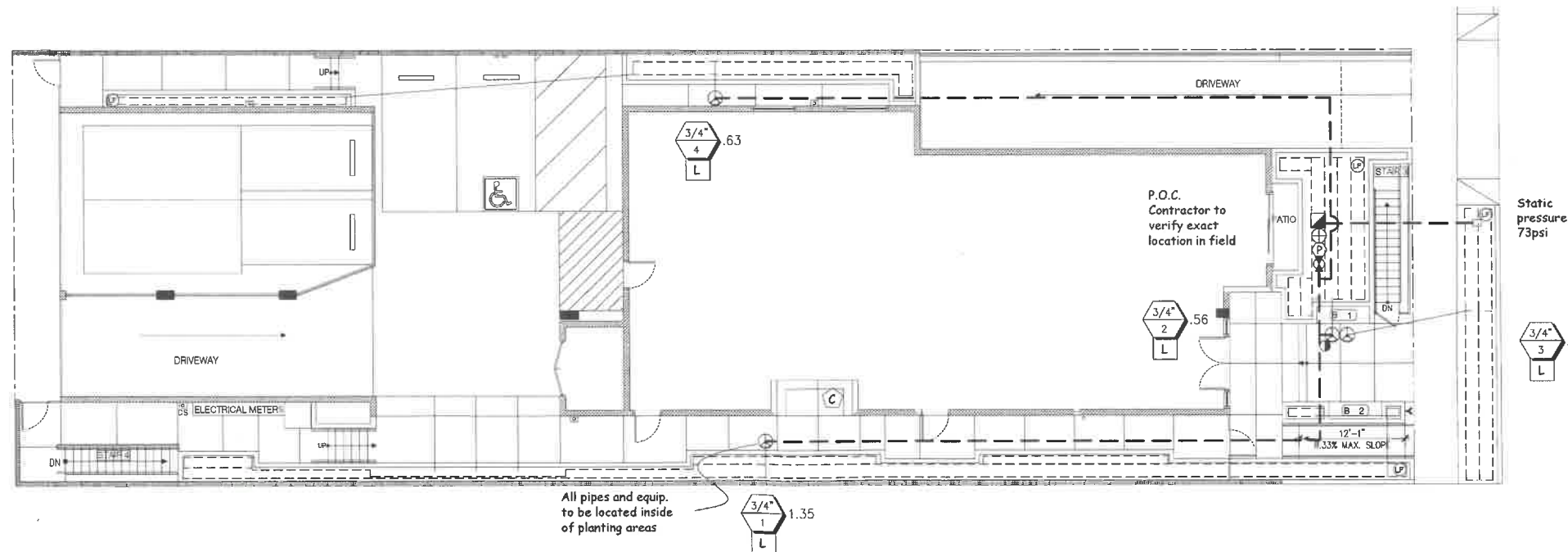
HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	LANDSCAPE AREA	ETAF x AREA	ESTIMATED TOTAL WATER USE
1 / water use plants	.3	DRIP	.81	.37	455	168.35	5229
2 / water use plants	.3	DRIP	.81	.37	190	70.3	2183
3 / water use plants	.3	DRIP	.81	.37	160	59.2	1838
4 / water use plants	.3	DRIP	.81	.37	142	52.54	1631
5 / water use plants	.3	DRIP	.81	.37	516	190.92	5930
SUM						1,463	541.31

ETAF CALCULATION	
ETAF x AREA	541.31
TOTAL AREA	1,463
AVERAGE ETAF	.37

ESTIMATED TOTAL WATER USE (ETWU)	16,811
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)	54,994

IRRIGATION NOTES

- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE.
- SET ALL VALVES AND QUICK COUPLERS NEXT TO WALKS OR PAVED SURFACES.
- ALL SPRINKLER HEADS ARE TO HAVE TRIPLE SWING JOINTS (EXCEPT WHERE NOTED ON PLANS).
- 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 SAID REJECTION.
- FINAL LOCATION OF THE AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER.
- 120VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS.
- BEFORE COMMENCING ANY EXCAVATION, THE CONTRACTOR SHALL OBTAIN AN UNDERGROUND SERVICE ALERT I.D. NUMBER BY CALLING 1-800-422-4133. TWO (2) WORKING DAYS SHALL BE ALLOWED AFTER THE I.D. NUMBER IS OBTAINED AND BEFORE THE EXCAVATION WORK IS STARTED SO THAT UTILITY OWNERS CAN BE NOTIFIED.
- ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVER SPRAY ONTO WALKS, STREETS, ETC.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH THE GRADE DIFFERENCES, LOCATION OF WALLS, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS UNDER ROADWAYS AND PAVING, ETC.
- THE SPRINKLER SYSTEM DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE OF 60 P.S.I. AND A MAXIMUM FLOW DEMAND OF 25 G.P.M. THE CONTRACTOR SHALL VERIFY WATER PRESSURES PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE ARCHITECT.
- DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT THERE ARE UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES IN THE AREA. DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT GIVEN, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
- ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- THE INTENT OF THE CONTRACTOR IS TO PROVIDE 100% COVERAGE TO ALL PLANTING AREAS. AS PART OF THE SCOPE OF WORK, PROVIDE ANY ADDITIONAL HEADS, SPECIAL NOZZLES, OR PATTERNS TO ACHIEVE PROPER COVERAGE WITH A MINIMUM OF OVER SPRAY AT NO ADDITIONAL COST TO THE OWNER.
- INSTALLATION FOR THE CONTROL WIRES SHALL FOLLOW MAINLINE ROUTING.
- PROVIDE SLEEVES AS SHOWN ON DRAWING OR AS NEEDED. USE SIZE DIAMETER MIN. SCH. 80 P.V.C. MIN. DEPTH TO TOP OF LINE.
- LOCATE VALVE CHART IN CONTROLLER - REDUCE AND ENCASE IN PLASTIC (AS BUILT).
- GUARANTEE: THE INSTALLED SPRINKLER SYSTEM SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE OF THE WORK. SHOULD ANY TROUBLE DEVELOP WITHIN THE TIME SPECIFIED DUE TO INFERIOR OR FAULTY MATERIAL OR WORKMANSHIP, THE TROUBLE SHALL BE CORRECTED BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER.
- REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION REGARDING THIS SECTION OF WORK.



All pipes and equip. to be located inside of planting areas

REVISIONS	DATE
1.	10.05.21
2.	11.04.21
3.	11.18.21
4.	5.24.22
5.	6.14.22
6.	6.22.22
7.	7.06.22
8.	
9.	



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 Yael Lir Landscape Architects
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 South Pasadena, CA 91030
 Tel 323.258.5222
 Fax 323.258.5333
 yael@yaellir.com

17 UNIT APARTMENT
 233 S. HOOVER ST.
 LOS ANGELES, CA 90004

IRRIGATION PLAN

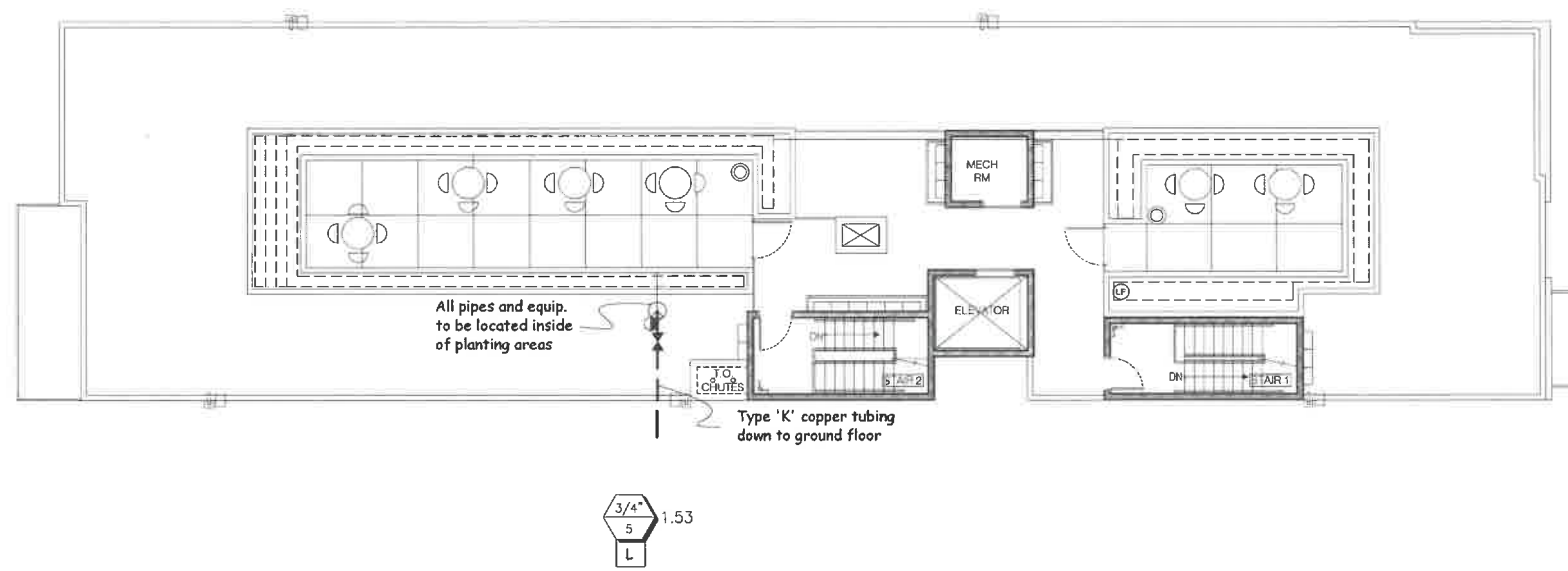


DATE: DEC. 12, 2019
 SCALE: 1/8"=1'-0"
 JOB NUMBER: 214519
 DRAWN BY:

EXHIBIT "A"

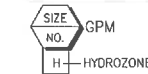
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Case No. DIR-2020-4762-TOC-HCA



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PRESSURE LINE CLASS 315 PVC	
NON-PRESSURE LINE SCH. 40 P.V.C.	
POINT OF CONNECTION	
<p>TO BE INSTALLED BY PAVED AREA</p> <p>1.5"</p> <p>1.5"</p> <p>1.5"</p> <p>W/WYE STRAINER (BFP TO BE PAINTED DARK GREEN) MOUNTED ON EAVE OF ROOF LOCATION BY OWNER TWICE LINE SIZE (MIN.) 1.5"</p> <p>SEE PLAN FOR SIZE VERIFY LOCATION ON SITE</p>	
NETAFIM LEGEND	
'NETAFIM' LVC210075-HF	
'NETAFIM' LINE FLUSH VALVE	
'NETAFIM' TECHLINE CV TLCV4-18025	
NON-PRESSURE 1" SCH. 40 PVC HEADER	
<p>CONTROL VALVE, TECHFILTER & PRESSURE REGULATOR.</p> <p>BURIED 3" BELOW GRADE</p>	



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Yael Lir 12/16/2019

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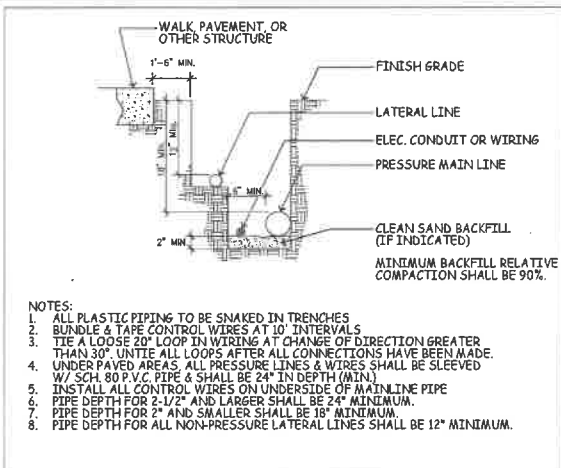
17 UNIT APARTMENT
233 S. HOOVER ST.
LOS ANGELES, CA 90004

ROOF IRRIGATION PLAN



DATE: DEC. 12, 2019
SCALE: 1/8"=1'-0"
JOB NUMBER: 214519
DRAWN BY:

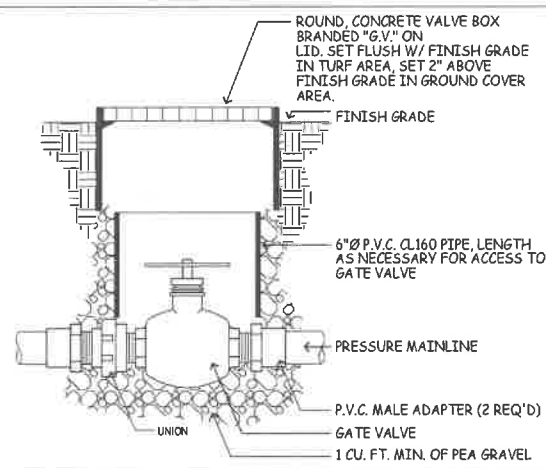




- NOTES:
1. ALL PLASTIC PIPING TO BE SNAKED IN TRENCHES
 2. BUNDLE & TAPE CONTROL WIRES AT 10' INTERVALS
 3. TIE A LOOSE 20" LOOP IN WIRING AT CHANGE OF DIRECTION GREATER THAN 30°. UNTIE ALL LOOPS AFTER ALL CONNECTIONS HAVE BEEN MADE.
 4. UNDER PAVED AREAS, ALL PRESSURE LINES & WIRES SHALL BE SLEEVED W/ SCH. 80 P.V.C. PIPE & SHALL BE 24" IN DEPTH (MIN.)
 5. INSTALL ALL CONTROL WIRES ON UNDERSIDE OF MAINLINE PIPE
 6. PIPE DEPTH FOR 2-1/2" AND LARGER SHALL BE 24" MINIMUM.
 7. PIPE DEPTH FOR 2" AND SMALLER SHALL BE 18" MINIMUM.
 8. PIPE DEPTH FOR ALL NON-PRESSURE LATERAL LINES SHALL BE 12" MINIMUM.

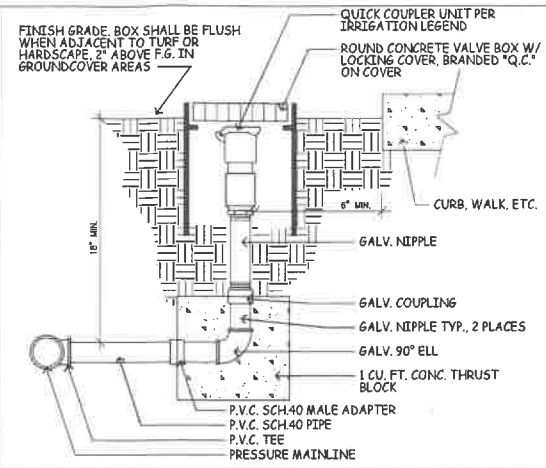
TRENCHING DETAIL

SCALE: N.T.S.
FILE: D_09002



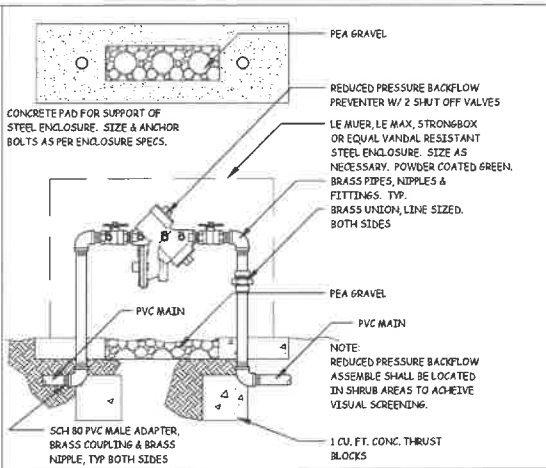
GATE VALVE

SCALE: N.T.S.
FILE: D_09003



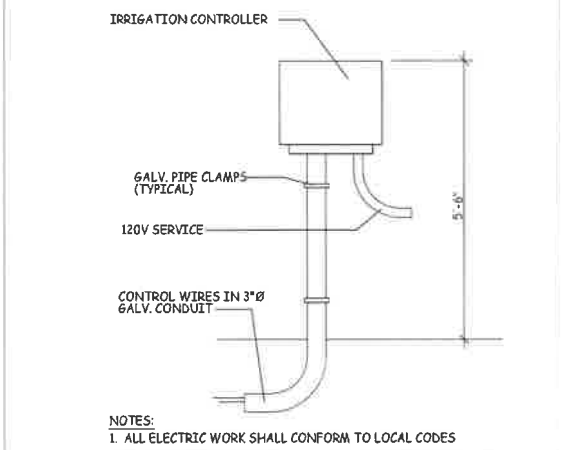
QUICK COUPLER

SCALE: N.T.S.
FILE: D_09005



BACKFLOW PREVENTER

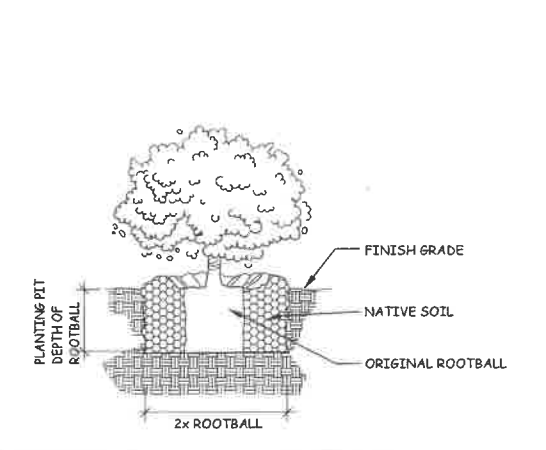
SCALE: N.T.S.
FILE: D_09008



- NOTES:
1. ALL ELECTRIC WORK SHALL CONFORM TO LOCAL CODES

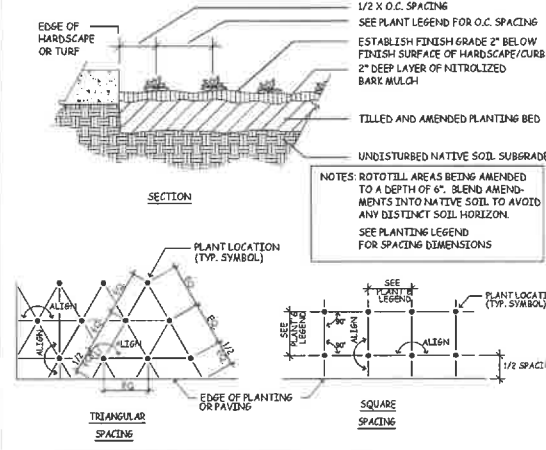
WALL MOUNT CONTROLLER

SCALE: N.T.S.
FILE: D_09008



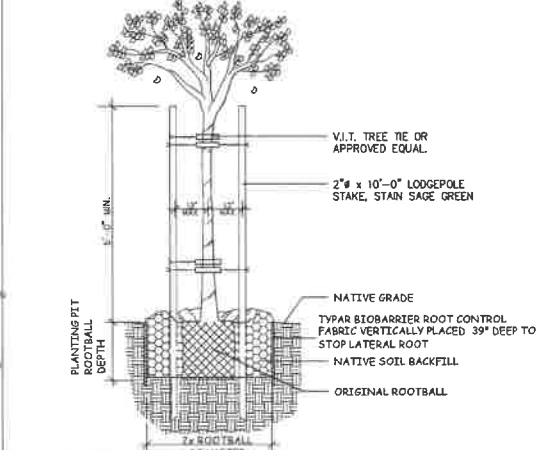
SHRUB PLANTING

SCALE: N.T.S.
FILE: D_09001



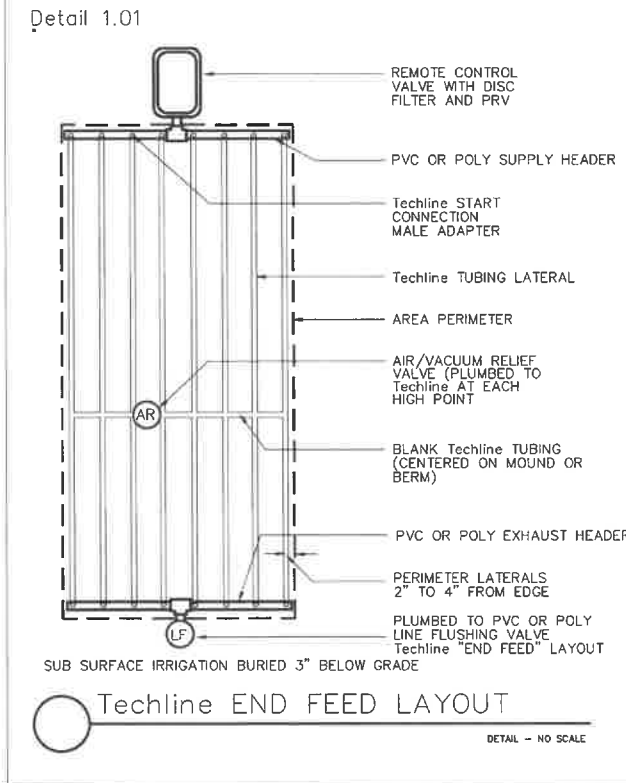
GROUND COVER PLANTING

SCALE: N.T.S.
FILE: D_09002



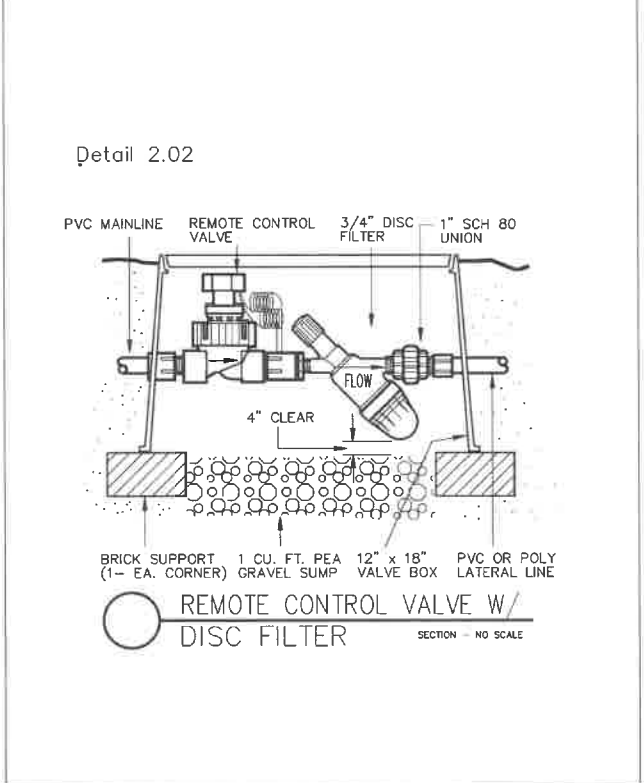
TREE PLANTING & STAKING

SCALE: N.T.S.
FILE: PVA_003



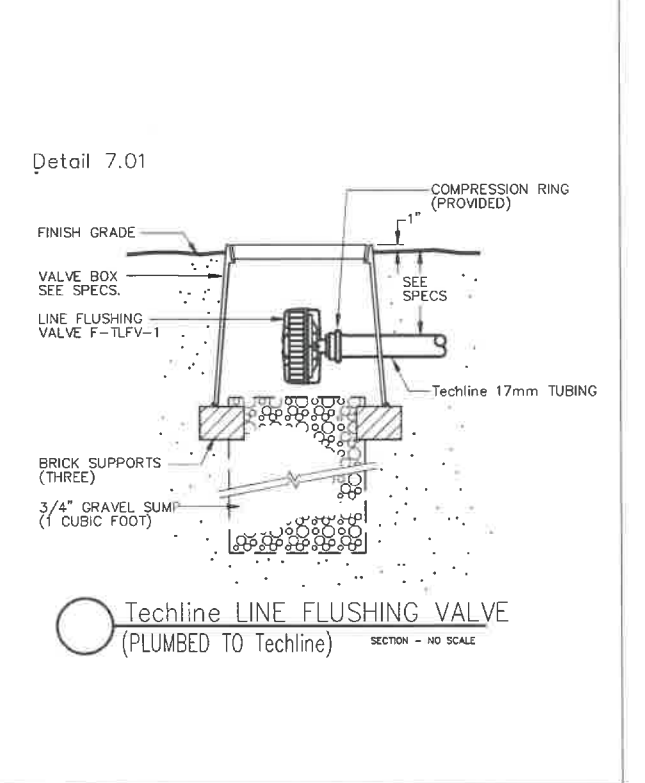
Techline END FEED LAYOUT

DETAIL - NO SCALE



REMOTE CONTROL VALVE W/ DISC FILTER

SECTION - NO SCALE



Techline LINE FLUSHING VALVE (PLUMBED TO Techline)

SECTION - NO SCALE

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