

REVISIONS	DATE
1.	7.15.25
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EXHIBIT "A"
 Page No. 20 of 28
 Case No. ADM-2025-1831-DB-VHCA-RED1

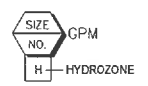
IRRIGATION PLAN



DATE: MARCH 24, 2025
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 260725
 DRAWN BY:

DESCRIPTION	SYM.	P.S.I.	RAD.	G.P.M.
'RAINBIRD' RWS-B-1402		10	-	.50
'SUPERIOR' BRASS CONTROL VALVES, #950				
'NBCCO' 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				
'MILKINS' REGULATOR MODEL 500				
'MILKINS' BACKFLOW PREVENTER 375				
'HUNTER' ACC2				
'HUNTER' SOLAR SYNC WIRELESS				
SLEEVING SCH. 40 P.V.C.				
PRESSURE LINE SCH. 40 P.V.C.				
NON-PRESSURE LINE SCH. 40 P.V.C.				
IRRIGATION METER				
POINT OF CONNECTION				

DESCRIPTION	SYM.	NOTES
'NETAFIM' LVC210075-LF		CONTROL VALVE, TECHFILTER & PRESSURE REGULATOR.
'NETAFIM' LINE FLUSH VALVE		
'NETAFIM' TECHLINE CV TLCV4-18025		
NON-PRESSURE 1" SCH. 40 PVC HEADER		BURIED 3" BELOW GRADE



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

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

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

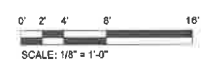
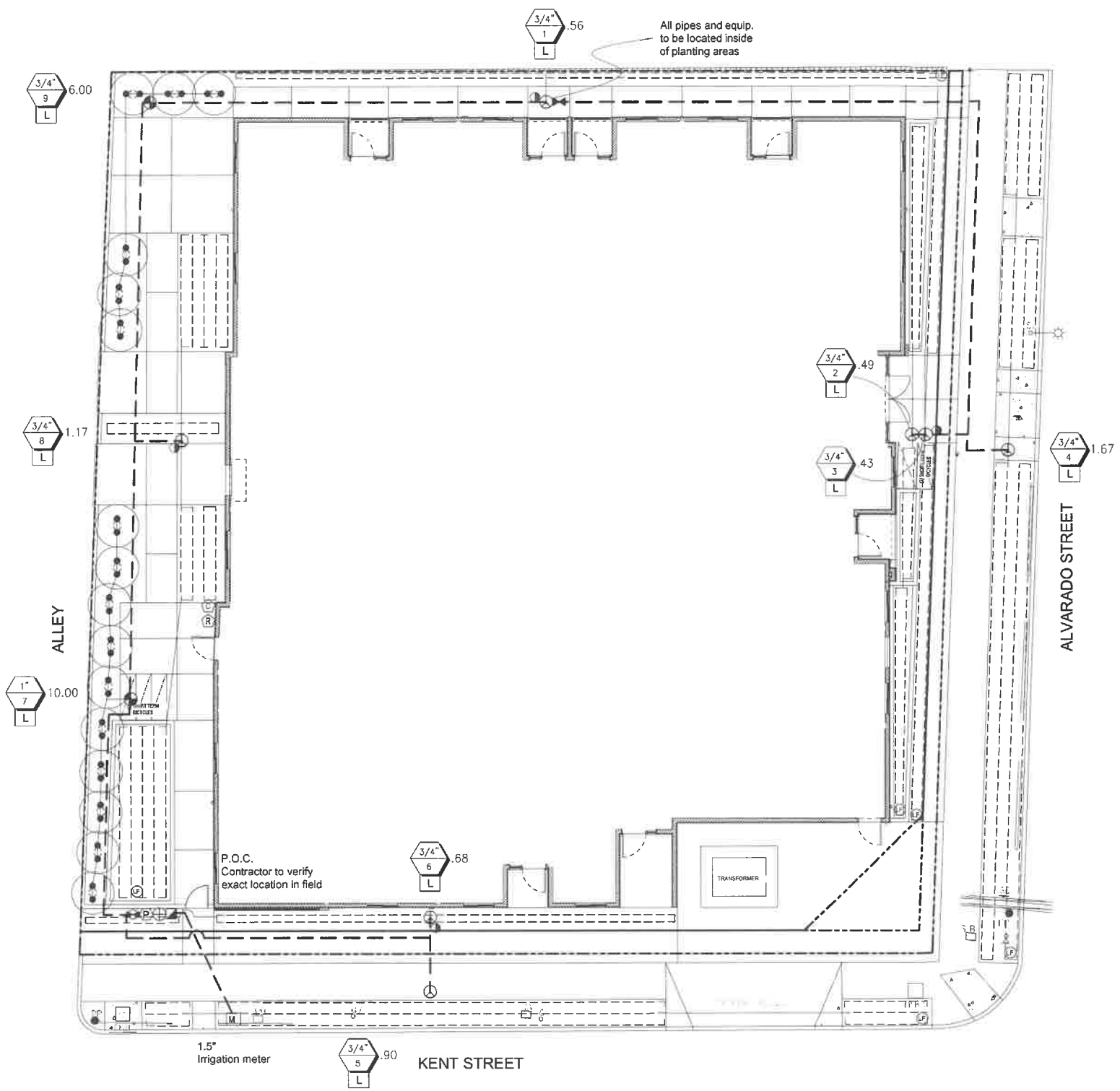
CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR

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

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

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

Yael Lir 4/28/25



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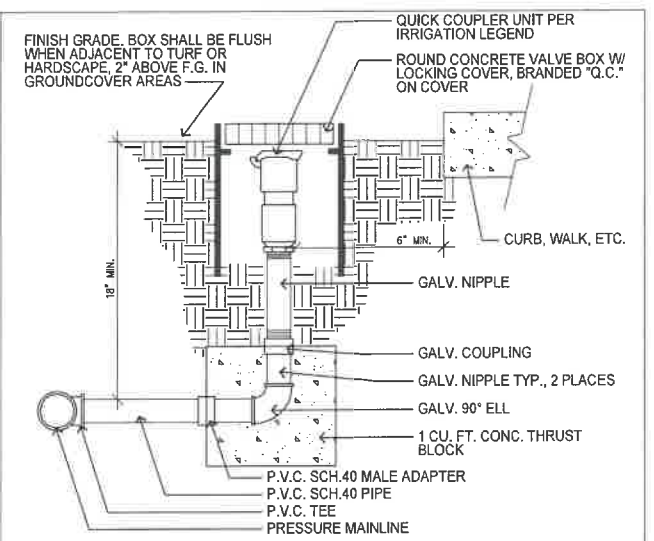
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IRRIGATION DETAILS

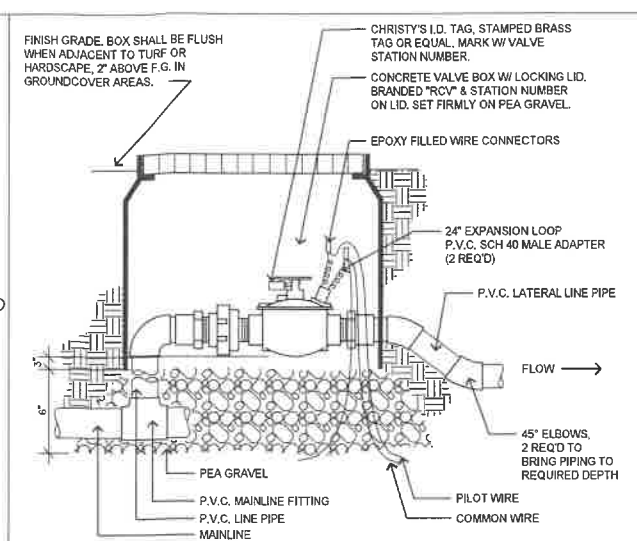


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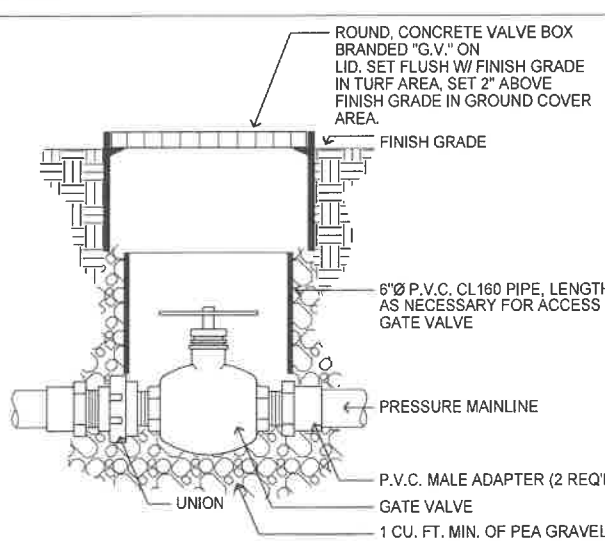
QUICK COUPLER

SCALE: N.T.S.
 FILE: D_IRR005



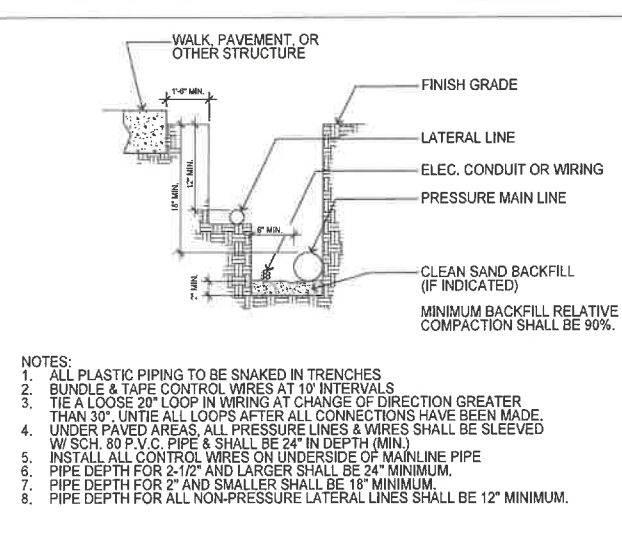
CONTROL VALVE

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 FILE: D_IRR004



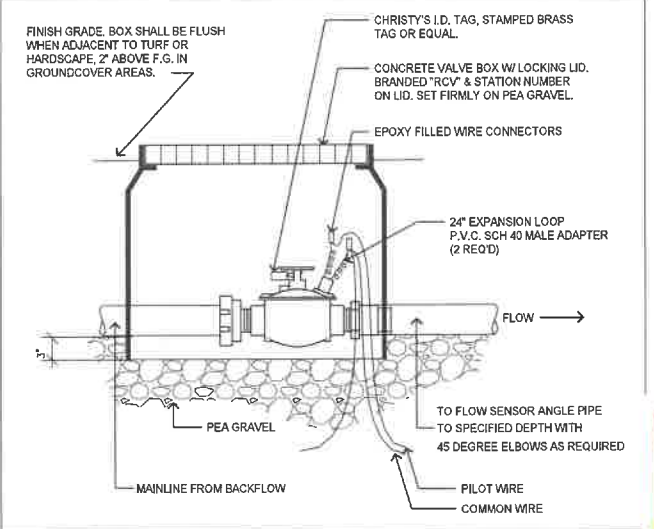
GATE VALVE

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 FILE: D_IRR003



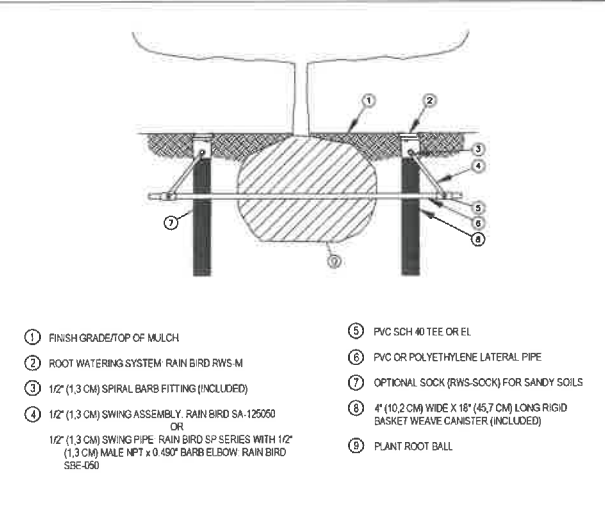
TRENCHING DETAIL

SCALE: N.T.S.
 FILE: D_IRR002



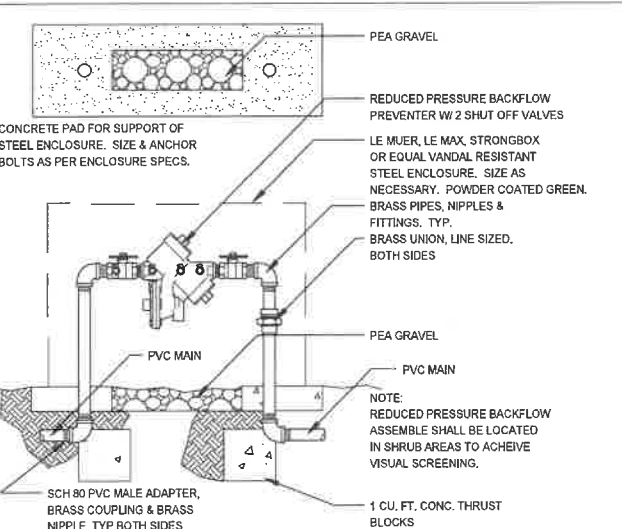
WALL MOUNT CONTROLLER

SCALE: N.T.S.
 FILE: D_IRR008



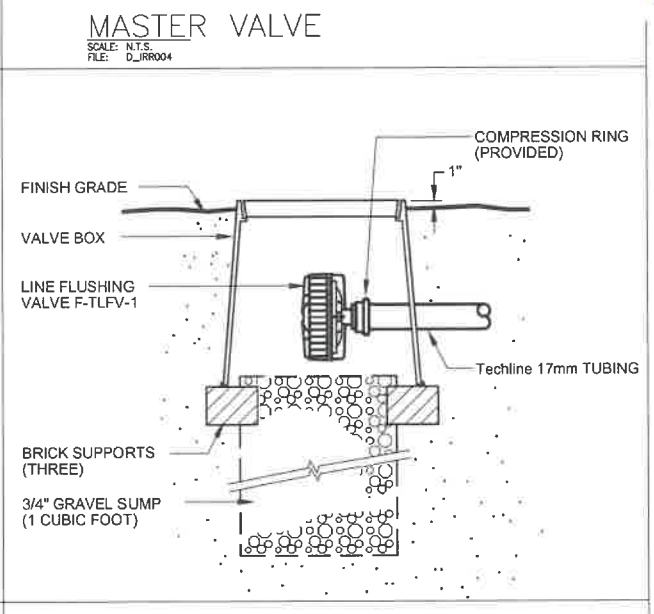
TREE ROOT WATER SYSTEM

SCALE: N.T.S.
 FILE: FILENAME



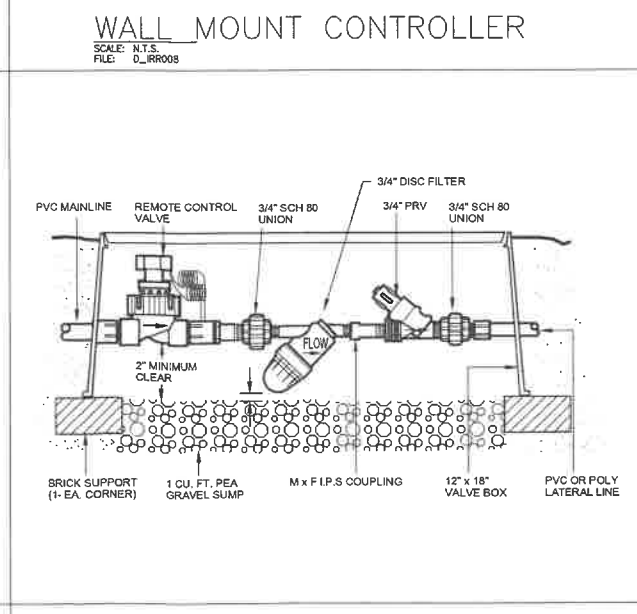
BACKFLOW PREVENTER

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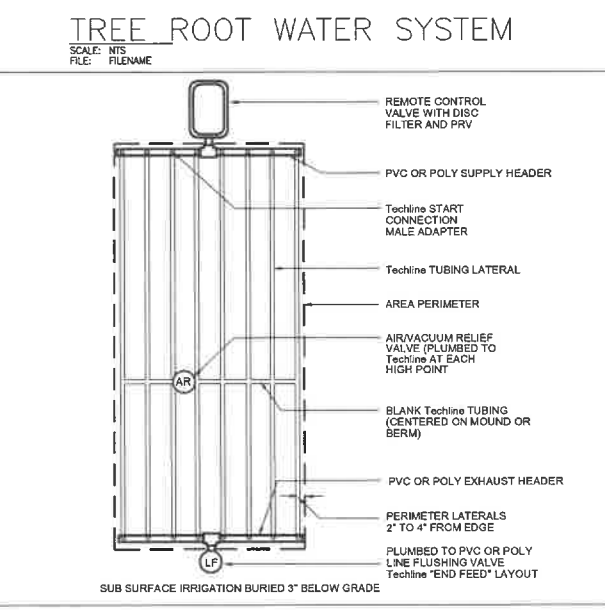
LINE FLUSHING VALVE

SCALE: N.T.S.
 FILE: FILENAME



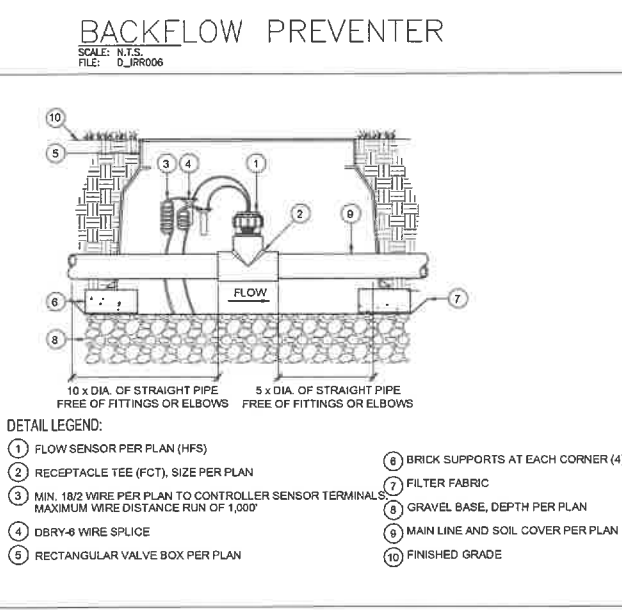
REMOTE CONTROL VALVE W/ 3/4" PRV

SCALE: N.T.S.
 FILE: FILENAME



TECHLINE END FEED LAYOUT

SCALE: SCALE
 FILE: FILENAME



FLOW SENSOR

SCALE: N.T.S.
 FILE: FILENAME

WATER EFFICIENT LANDSCAPE WORK SHEET

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 PLANT	0.3	DRIP	0.81	0.37	181	66.97	2080	
2 / WATER USE PLANT	0.3	DRIP	0.81	0.37	156	57.72	1793	
3 / WATER USE PLANT	0.3	DRIP	0.81	0.37	140	51.8	1609	
4 / WATER USE PLANT	0.3	DRIP	0.81	0.37	535	197.95	6149	
5 / WATER USE PLANT	0.3	DRIP	0.81	0.37	288	106.56	3310	
6 / WATER USE PLANT	0.3	DRIP	0.81	0.37	218	80.66	2505	
7 / WATER USE PLANT	0.3	DRIP	0.81	0.37	397	146.89	4563	
8 / WATER USE PLANT	0.3	DRIP	0.81	0.37	376	139.12	4321	
9 / WATER USE PLANT	0.3	DRIP	0.81	0.37	170	62.9	1954	
				SUM	2461	910.57		
							TOTAL WATER USE (ETWU)	28284
							MAXIMUM APPLIED WATER ALLOWANCE (MAWA)	42044

ETAF CALCULATION	
ETAF X AREA	910.57
TOTAL AREA	2461
AVERAGE ETAF	0.37

IRRIGATION DESCRIPTION

FOR THE EFFICIENT USE OF WATER, THE IRRIGATION SYSTEM WAS DESIGNED WITH AN AUTOMATIC IRRIGATION CONTROLLER. THE CONTROLLER WILL CONTINUALLY MONITOR THE SYSTEM FOR BREAKS, LEAKS AND ELECTRICAL FAULTS. IN CASE THOSE WILL OCCUR IRRIGATION WILL BE INTERRUPTED AND THE CONTROLLER WILL PINPOINT THE SOURCE OF PROBLEM. DOING THAT, IT WILL BRING MAXIMUM EFFICIENCY TO LARGE WATERING SCHEDULES. THE SYSTEM INCLUDES WEATHER SENSOR, NETAFIM CV DRIP TUBING AND RAINBIRD RWS BUBBLERS.

THE FOLLOWING TESTS NEED TO BE PERFORMED:

COVERAGE TEST

WHEN SPRINKLER SYSTEM INSTALLATION HAS BEEN COMPLETED, PERFORM A COVERAGE TEST TO DETERMINE IF ALL PLANTING AREAS RECEIVE 100% WATER COVERAGE. ADJUSTMENTS WILL BE DONE AS NEEDED, SUCH AS ADDING DRIP TUBE OR ADDING BUBBLERS AS MAY BE REQUIRED.

PRESSURE TEST

AFTER WELDED JOINTS HAVE BEEN CURED FOR AT LEAST 24 HOURS AND BEFORE DRIP TUBE AND BUBBLERS ARE INSTALLED, FLUSH OUT ALL IRRIGATION PIPES AND CAP THEM. TEST SYSTEM UNDER NORMAL STREET WATER PRESSURE. THE WELDED JOINTS SHALL REMAIN EXPOSED FOR EXAMINATION DURING PRESSURE TEST. CENTER LOAD PIPE WITH SMALL AMOUNT OF SAND TO PREVENT THE PIPES FROM ARCHING OR SLIPPING UNDER PRESSURE. USE NORMAL STREET WATER PRESSURE FOR THE TESTING. MAINTAIN PRESSURE ON PVC PIPE FOR NOT LESS THAN FOUR HOURS. REPLACE OR REPAIR SYSTEM, INCLUDING JOINTS WHICH FAILED DURING PRESSURE TEST. REPEAT PRESSURE TESTING UNTIL ENTIRE SYSTEM PASSES THE TEST PERIOD WITHOUT LEAKS.

DRIP LINE IRRIGATION

- DRIP LINE TUBING IS SHOWN ON THE PLANS IN THE SUGGESTED LAYOUT. CONTRACTOR SHALL ADJUST LAYOUT AS DETERMINED NECESSARY IN THE FIELD TO MATCH THE ACTUAL SITE CONDITIONS, DIMENSIONS, ETC.
- ALL DRIP LINE SYSTEMS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND DIRECTIONS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO SOIL TYPE CONSIDERATION, PLANT TYPE CONSIDERATION, SLOPES, TYPICAL TUBING LAYOUT, SUPPLY HEADERS, FLUSH HEADERS, AIR-RELEASE VALVES, FLUSH VALVES, SOIL STAPLES, AND OPERATION INDICATORS, ETC.
- EACH DRIP LINE SYSTEM SHALL HAVE A DRIP ZONE VALVE ASSEMBLY THAT INCLUDES A PRESSURE REGULATOR AND IN-LINE FILTER PER THE IRRIGATION LEGEND.
- EXTEND PVC LATERAL LINE PIPING PER IRRIGATION LEGEND FROM THE DRIP ZONE VALVE INTO THE PLANTING AREAS. ALL SUPPLY HEADERS AND FLUSH HEADERS SHALL BE PVC PIPING OR DRIP LINE TUBING AS SPECIFIED ON THE DRAWINGS.
- CONNECT THE DRIP LINE TUBING INTO THE PVC / POLY TUBING HEADERS PER THE MANUFACTURER'S DIRECTIONS, USING FITTINGS AS SUPPLIED BY THE MANUFACTURER OF THE DRIP LINE TUBING.
- DRIP LINE TUBING RUNS SHALL BE SPACED AT APPROXIMATELY 18" O.C. OR AS NOTED ON THE PLANS.
- TUBING SHALL RUN GENERALLY PARALLEL TO THE LONG AXIS OF THE PLANTING AREAS. THE EXCEPTION TO THIS WOULD BE SLOPED AREAS WHERE THE TUBING SHALL RUN PARALLEL TO THE SLOPE CONTOURS.
- FLUSH VALVES SHALL BE INSTALLED AT THE TERMINAL ENDS AND/OR LOW POINTS OF ZONES IN ALL DIRECTIONS. AIR RELEASE VALVES, WHERE REQUIRED FOR BURIED SYSTEMS, SHALL BE INSTALLED AT THE HIGH POINTS OF EACH ZONE. REFER TO THE MANUFACTURER'S DIRECTIONS FOR THE QUANTITY OF FLUSH VALVES AND AIR-RELEASE VALVES RECOMMENDED FOR EACH ZONE.
- DRIP LINE TUBING SHALL BE SCRATCHED INTO FINISH GRADE, BURIED 2"-3", STAPLED DOWN, AND COVERED WITH MULCH PER THE PLANTING PLAN.
- EACH DRIP LINE ZONE SHALL INCLUDE AN OPERATION INDICATOR. THE OPERATION INDICATOR SHALL BE INSTALLED AT THE FARTHEST POINT AWAY FROM THE ZONE DRIP VALVE ASSEMBLY.
- ALL FITTINGS USED FOR DRIP LINE TUBING CONNECTIONS AND DRIP LINE TUBING TO PVC CONNECTIONS SHALL BE AS PRODUCED AND SUPPLIED BY THE MANUFACTURER OF THE DRIP LINE TUBING.

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 80 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.
- PLEASE INSTALL ALL VALVES IN ONE GROUP LINING UP IN AN ORGANIZED FASHION. PLEASE FIT MORE THAN ONE VALVE IN ONE BOX SO THE NUMBER OF BOXES IS REDUCED.

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WATER EFFICIENT LANDSCAPE WORKSHEET



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