



Rees Studio Inc
2605 17th Street
Santa Monica, CA 90405

310.396.2921
info@reesstudio.com

RODGERTON RESIDENCE
6023 Rodgerton Dr.
Los Angeles, CA 90068

Project Number 2401

RODGERTON RESIDENCE

PLANTING PLAN

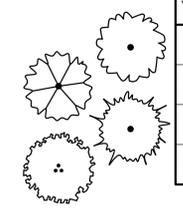
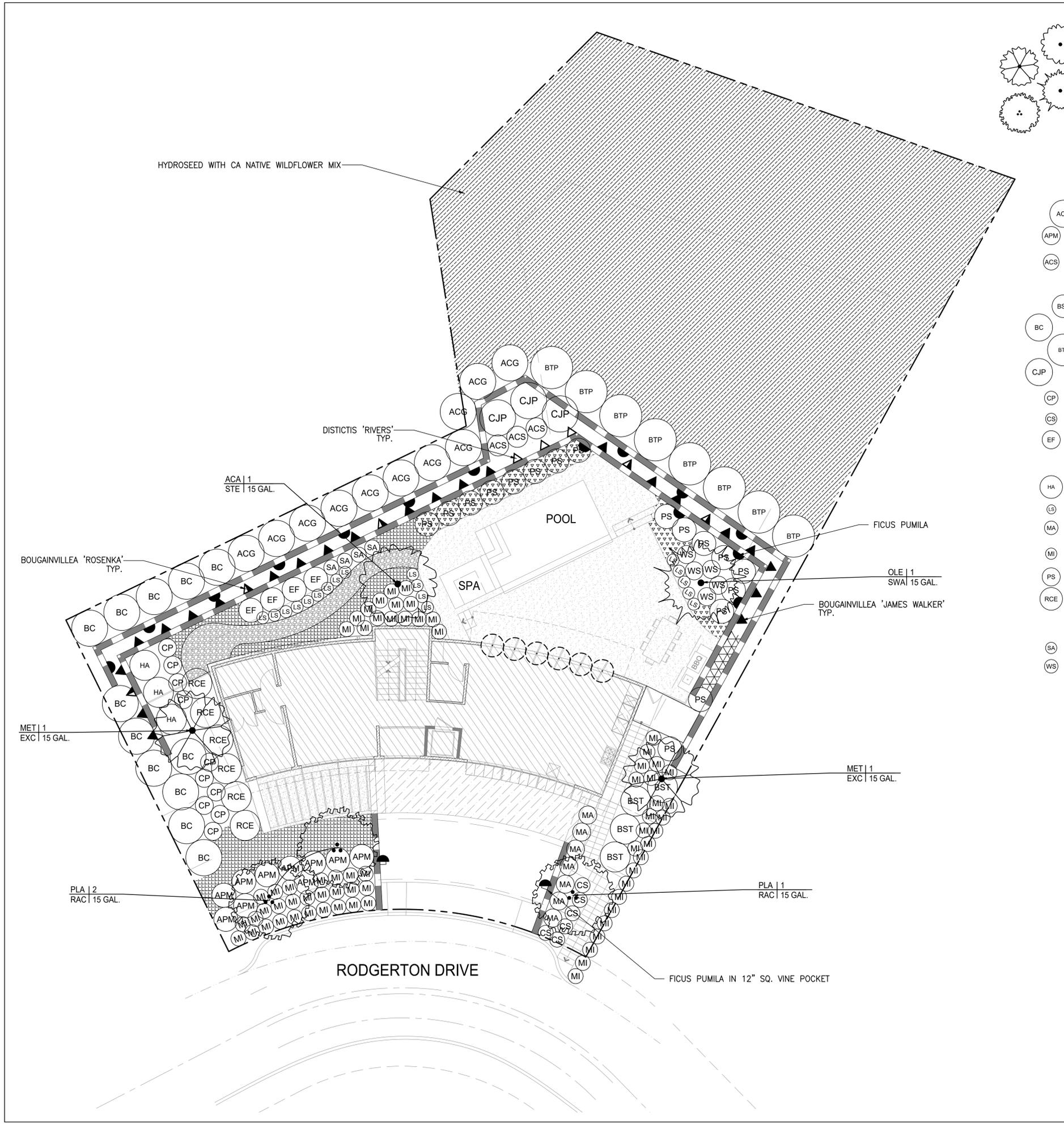
PLAN CHECK
12 MARCH 2025

SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE HT. X SPREAD	REMARKS	QTY	CA NATIVE	WUCOLS (LOS ANGELES)
ACA STE	ACACIA STENOPHYLLA "SHOE STRING ACACIA"	15 GAL 20-30" X 10-20"	EVERGREEN STANDARD	1	NO	LOW
MET EXC	METROSIDEROS EXCELSA "NEW ZEALAND CHRISTMAS TREE"	15 GAL 20-30" X 10-15"	EVERGREEN STANDARD	2	NO	MED
OLE SWA	OLEA EUROPAEA "SWAN HILL" "SWAN HILL OLIVE"	15 GAL 15-25" X 15-20"	EVERGREEN STANDARD	1	NO	LOW
PLA RAC	PLATANUS RACEMOSA "CALIFORNIA SYCAMORE"	15 GAL 40-60" X 40-50"	MULTI, DECIDUOUS CANOPY	3	YES	MED

SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE @ SPACING HT. X SPREAD	REMARKS	QTY	CA NATIVE	WUCOLS
ACG	ARTEMISIA CALIFORNICA "CANYON GRAY" "COASTAL SAGEBRUSH"	5 GAL @ 60" O.C. 1'-2" X 8'-10"	EVERGREEN	11	YES	V. LOW
APM	ARCTOSTAPHYLOS "PACIFIC MIST" "PACIFIC MIST MANZANITA"	5 GAL @ 48" O.C. 2'-3" X 6'-12"	EVERGREEN	10	YES	LOW
ACS	ARCTOSTAPHYLOS EDMUNDSII "CARMEL SUR" "CARMEL SUR LITTLE SUR MANZANITA"	5 GAL @ 42" O.C. 1' X 6'	EVERGREEN PINK/MAGENTA FLOWERS	3	YES	LOW
	ARISTIDA PURPUREA PURPLE THREE-AWN	1 GAL @ 24" 1'-2" X 1'-2"	GRASS/DECIDUOUS		YES	MED
BST	BACCHARIS X "STARN" (B. THOMPSON)	5 GAL @ 60" O.C. 3' X 4'-5'	EVERGREEN	4	YES	V. LOW
BC	BACCHARIS "CENTINNIAL"	5 GAL @ 72" O.C. 2'-3" X 45'-6'	EVERGREEN	12	YES	V. LOW
BTP	BACCHARIS PILULARIS "TWIN PEAKS"	5 GAL @ 84" O.C. 3' X 10'-12"	EVERGREEN	8	YES	LOW
CJP	CEANOTHUS PHELPS "MOUNTAIN LILAC"	5 GAL @ 72" O.C. 5'-7" X 7'-9"	EVERGREEN BLUE LOWERS	3	YES	LOW
CP	CISTUS PURPUREUS "ORCHID ROCKROSE"	5 GAL @ 36" O.C. 4' X 4'	EVERGREEN PURPLE FLOWERS	10	NO	LOW
CS	CISTUS X SKANBERGII "PINK ROCKROSE"	5 GAL @ 30" O.C. 2'-3" X 4' X 8'	EVERGREEN LIGHT PINK FLOWERS	6	NO	LOW
EF	ELEAECNUS PUNGENS "FRUITLANDII" "FRUITLAND SILVERBERRY"	5 GAL @ 48" O.C. 10'-15' X 10'-15'	SILVER-GREEN FOLIAGE	4	NO	LOW
	FESTUCA RUBRA "MOLATE" "CREEPING RED FESCUE"	1 GAL @ 18" O.C. 1' X 1'	SPREADING BY RHIZOMES		YES	MED
HA	HETEROMELES ARBUTIFOLIA "TOYON"	5 GAL @ 60" O.C. 6'-10" X 6'-8'	EVERGREEN	3	YES	LOW
LS	LAVANDULA STOECCHAS "OTTO QUAST" "SPANISH LAVENDER"	5 GAL @ 24" O.C. 2' X 2'-3'	PURPLE FLOWERS	18	NO	LOW
MA	MISCANTHUS SINENSIS "ADAGIO" "ADAGIO EULALIA"	5 GAL @ 36" O.C. 3'-4' X 3'-4'	ORNAMENTAL GRASS	7	NO	MED
MI	MUHLENBERGIA CAPILLARIS "REGAL MIST" "REGAL MIST / PINK MUHLY GRASS"	5 GAL @ 30" O.C. 3'-5" X 2'-3'	ORNAMENTAL GRASS	67	YES	LOW
PS	PITTSOPORUM TENUIFOLIUM "SILVER SHEEN" "SILVER SHEEN KOHUHU"	15 GAL @ 48" O.C. 15'-25' X 10'-15'	EVERGREEN HEDGE	17	NO	LOW
RCE	RHAMNUS CALIFORNICA "EVE CASE" "COFFEEBERRY"	5 GAL @ 60" O.C. 4'-8" X 4'-8"	EVERGREEN	7	YES	LOW
	ROSMARINUS OFFICINALIS "PROSTRATUS" "TRAILING ROSEMARY"	5 GAL @ 3' O.C. 1'-2" X 4'-8"	EVERGREEN BLUE FLOWERS		NO	LOW
SA	SALVIA "ALLEN CHICKERING" "ALLEN CHICKERING SAGE"	5 GAL @ 30" O.C. 4'-5" X 4'-5"	EVERGREEN LAVENDER FLOWERS	4	YES	V. LOW
WS	WESTRINGIA FRUTICOSA "SMOKEY" "SMOKEY COAST ROSEMARY"	5 GAL @ 36" O.C. 4'-6" X 4'-5"	EVERGREEN WHITE FLOWER	5	NO	LOW

SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE HT. X SPREAD	REMARKS	QTY	CA NATIVE	WUCOLS (LOS ANGELES)
▲	BOUGAINVILLEA "ROSENKA"	15 GAL @ 4' O.C.	RED FLOWERS, TENDRILS, DENSE/HEAVY GROWTH,	6	NO	MED
▲	BOUGAINVILLEA "JAMES WALKER"	15 GAL @ 4' O.C.	RED FLOWERS, TENDRILS, DENSE/HEAVY GROWTH,	24	NO	MED
▲	DISTICTIS "RIVERS" "ROYAL TRUMPET VINE"	15 GAL @ 5' O.C.	LAVENDER FLOWER, TENDRILS	4	NO	LOW
●	FICUS PUMILA (FICUS REPENS) "CREEPING FIG"	5 GAL @ 12' O.C.	WALL-CLIMBING	17	NO	MED

SYMBOL	BOTANICAL NAME "COMMON NAME"	SEED/LB.	REMARKS	DETAIL REF.
	ACHILLEA MILLEFOLIUM CLARKIA UNGUICULATA COLLINSIA HETEROPHYLLA ESCHSCHOLZIA CALIFORNIA GILIA CAPITAT GILIA TRICOLOR LASTHENIA CALIFORNICA LAYIA PLATYGLOSSA LUPINUS MICROCARPUS DENSIFLORUS LUPINUS SUCCULENTUS MIMULUS AURANTIACUS AURANTIACUS NEMOPHILA MACULATA NEMOPHILA MENZIESII PHACELIA CAMPANULARIA SYSYRINCHIUM BELLUM		CALIFORNIA NATIVE WILDFLOWERS MIX. BY S&S SEEDS. TEL: 805-684-0436	X/L0.00



- ACG
- APM
- ACS
- BST
- BC
- BTP
- CJP
- CP
- CS
- EF
- HA
- LS
- MA
- MI
- PS
- RCE
- SA
- WS



P:\PROJECTS\2025\2508 MKH 6023 Rodgerton Dr - Entitlement\Drawings\L1- PLANTING PLAN.dwg, 10/31/2025 3:00:59 PM, Caroline Najarian, _DWG to PDF.pc3

Hydrozone/Planting Description	ETWU requirement		ETWU requirement		MAWA requirement		Estimated Total Water Use (ETWU)
	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area	
Regular Landscape Areas							
1) low water use plants	0.3	Drip	0.81	0.370	3,369	1,247.78	38,758
2) medium water use plants	0.5	Drip	0.81	0.617	28	17.28	537
3) High water use plants (Pool)	1	Overhead Spray	0.75	1.333		0.00	0
gravel mulch	0		1		0		0
Totals					3,397	1,265.06	39,295
Special Landscape Areas (SLA): Recycled Water							
1) gravel mulch			0		0	0	0
Totals					0	0	0
Estimated Total Water Use (ETWU)							39,295
Maximum Allowed Water Allowance (MAWA)							47,483

SYMBOL	EQUIPMENT	MANUFACTURER/MODEL NO.	SIZE
[M]	LOT WATER METER (POTABLE)	PER CITY	3/4"
[I]	BRONZE VALVE	NIBCO-T-580-70 TWO-PIECE BRONZE VALVE - FULL PORT	
[BP]	BACKFLOW PREVENTER	FEBCO B251A REDUCED PRESSURE BACKFLOW PREVENTER - INSTALL WITH WYE STRAINER AND PRESSURE REGULATOR	3/4"
[MV]	MASTER CONTROL VALVE	SUPERIOR 3100 SERIES BRASS MASTER CONTROL VALVE - NORMALLY OPEN	1"
[FS]	FLOW SENSOR	TORO TFS-050 SERIES FLOW SENSOR IN PVC TEE	1/2"
[⊕]	REMOTE CONTROL VALVE - DRIP LINE	HUNTER ICZ-101-40 DRIP ZONE VALVE KIT WITH HUNTER PRESSURE REGULATING FILTER ASSEMBLY (40 PSI AND 150 MESH) - FOR DRIP SYSTEMS	1"
[⊗]	REMOTE CONTROL VALVE - TREE BUBBLER	HUNTER ICV-101G-FS SERIES ELECTRIC CONTROL VALVE (FOR NON-DRIP SYSTEMS)	1"
---	COPPER MAINLINE FROM METER TO BACKFLOW PREVENTER	TYPE 'K' COPPER	1"
---	PVC MAINLINE	SCH 40 PVC IRRIGATION PRESSURE MAINLINE - 18" MIN. COVER	1"
---	PVC LATERAL LINE	SCH 40 PVC IRRIGATION NON PRESSURE LATERAL LINE - 12" MIN. COVER	3/4"
---	PVC PIPE SLEEVING	SCH 40 PVC PIPE SLEEVING - EXTEND 12" PAST EDGE OF HARDSCAPE - 18" MIN. COVER	-
---	PVC PIPE SLEEVING / WIRE CONDUIT - EXTEND 12" PAST EDGE OF HARDSCAPE - 18" MIN. COVER. USE SWEEP ELLS AS NECESSARY		-
[C]	CONTROLLER	TORO TMC-424-E-00 + TSM-SF SMART WEATHER-BASED ET-CONTROLLER WITH FLOW SENSING - SEE ET SENSOR BELOW - WALL MOUNT AS DETERMINED IN THE FIELD	8 STATION
[ET]	WEATHER SENSOR	IRRICTRL CL-100-WIRELESS ET SENSOR WITH WIRELESS COMMUNICATION TO CONTROLLER	-
---	NOT SHOWN	UF DIRECT BURIAL CONTROL WIRE WITH WATERPROOF CONNECTIONS	-
---	DIAPHRAGM	NETAWM TLH0097-12XX DIAPHRAGM TUBING WITH 8 GPM EMITTERS AT 12" O.C. - ROWS OF TUBING AT 12" O.C. BURY TUBING 3"-4" DEEP. TUBING TO HAVE CHECK VALVE	17 MM
[O]	TREE BUBBLER	HUNTER PROS-04-PR50-CV SERIES POP-UP BODY WITH HUNTER MESH-200 STREAM BUBBLER NOZZLE - NOZZLE HAS RADIUS OF ABOUT 1/2" AND 0.25 GPM FLOW - INSTALL TWO PER TREE	4" POP UP, 25 GPM
[●]	FLUSH VALVE	FIELD FABRICATED MANUAL FLUSH VALVE / OPERATION INDICATOR ASSEMBLY FOR DIAPHRAGMS	1/2"

POINT OF CONNECTION
MAKE IRRIGATION POINT OF CONNECTION INTO 1" IRRIGATION WATER METER PER CIVIL PLANS. VERIFY EXACT LOCATION IN THE FIELD AND ADJUST AS NECESSARY. INSTALL SHUT-OFF VALVE AT POC FOR IRRIGATION SYSTEM ISOLATION. INSTALL BACKFLOW PREVENTER IMMEDIATELY DOWNSTREAM OF SHUT-OFF VALVE PER ALL LOCAL CODES. INSTALL IN ENCLOSURE AS CALLED FOR IN THE IRRIGATION LEGEND. FINAL BACKFLOW PREVENTER LOCATION TO BE APPROVED IN THE FIELD BY THE OWNER OR AUTHORIZED REPRESENTATIVE. PIPING BETWEEN THE WATER METER AND THE BACKFLOW PREVENTER ASSEMBLY TO BE COPPER OR BRASS SIZED THE SAME AS THE MAINLINE SIZE DOWNSTREAM OF THE POC EQUIPMENT. INSTALL MASTER VALVE DOWNSTREAM OF BACKFLOW DEVICE AND WIRE TO CONTROLLER PER MANUFACTURER'S DIRECTIONS. INSTALL FLOW SENSOR DOWNSTREAM OF MASTER VALVE AND WIRE TO CONTROLLER PER MANUFACTURER'S DIRECTIONS. MAXIMUM DEMAND IS ABOUT 13 GPM. STATIC PRESSURE AT METER IS 99 PSI (INFORMATION FIRE FLOW TEST AS PROVIDED BY CIVIL ENGINEER). CONTRACTOR SHALL VERIFY STATIC PRESSURE AT METER PRIOR TO START OF WORK AND NOTIFY THE LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY IF A DISCREPANCY IS FOUND. DO NOT PROCEED WITH ANY IRRIGATION INSTALLATION WORK UNTIL ANY AND ALL WATER SUPPLY AND PRESSURE ISSUES HAVE BEEN RESOLVED.

WEATHER SENSOR (ET SENSOR / RAIN SHUT-OFF DEVICE)
INSTALL THE WEATHER SENSOR IN THE APPROXIMATE LOCATION SHOWN ON THE PLANS. LOCATE AND MOUNT PER MANUFACTURER'S DIRECTIONS. FINAL WEATHER SENSOR LOCATION TO BE DETERMINED IN THE FIELD AND PRE-APPROVED BY THE OWNER AND/OR ARCHITECT PRIOR TO MOUNTING. ENSURE THE SENSOR IS LOCATED WITHIN WIRELESS RANGE OF THE IRRIGATION CONTROLLER. TEST THE SIGNAL STRENGTH OF THE WIRELESS COMMUNICATION PRIOR TO MOUNTING. IT IS SUGGESTED TO NOT USE THE AUTOMATIC ET ADJUSTING FUNCTIONS OF THE CONTROL SYSTEM UNTIL THE PLANT MATERIAL IS FULLY ESTABLISHED.

SLEEVING
MAINLINE AND VALVES MAY BE SHOWN OUTSIDE OF PLANTED AREAS FOR CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT IN ADJACENT PLANTED AREAS EXCEPT WHERE SLEEVING IS SHOWN ON THE PLANS. ALL PIPES AND WIRES THAT MUST RUN UNDER HARDSCAPE TO BE SLEEVED IN PVC SLEEVES ACCORDING TO THE LEGEND AND SLEEVING CHART, OR AS NOTED ON THE PLANS.

DRIP SYSTEMS
SHRUB AREAS AS SHOWN SHALL BE IRRIGATED WITH DRIP IRRIGATION. INSTALL ALL DRIP SYSTEMS PER THE MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS. CONTRACTORS NOT FAMILIAR WITH DRIP SYSTEM INSTALLATION SHALL CONTACT THE MANUFACTURER'S REPRESENTATIVE PRIOR TO START OF WORK FOR ON-SITE PRODUCT AND INSTALLATION TRAINING.

TREE BUBBLERS
TREE BUBBLERS TO BE PROVIDED TO ALL NEW TREES (2 EACH) AND / OR AS NOTED ON THE PLANS. ADJUST FINAL LOCATION OF TREE BUBBLERS TO MATCH FINAL TREE PLANTING IN THE FIELD. RELOCATE, ADD, AND / OR REMOVE BUBBLERS AS NECESSARY.

CONTROLLER
INSTALL IRRIGATION CONTROLLER IN ELECTRICAL ROOM AS SHOWN ON THE PLANS. FINAL CONTROLLER LOCATION TO BE APPROVED IN THE FIELD BY THE OWNER OR AUTHORIZED REPRESENTATIVE. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120V AC POWER TO THE FINAL CONTROLLER LOCATION WITH GENERAL CONTRACTOR AND/OR ELECTRICAL CONTRACTOR AS NECESSARY, AND PAY ALL ASSOCIATED THE IRRIGATION CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS PER LOCAL CODES. MOUNT, GROUND, AND WIRE ALL THE CONTROL EQUIPMENT PER THE MANUFACTURER'S DIRECTIONS, THESE PLANS, AND PER ALL LOCAL CODES. CONTRACTOR TO PROVIDE TO OWNER A COMPLETE HAND-HELD MAINTENANCE REMOTE CONTROL KIT FOR THE CONTROLLER AS PROVIDED BY THE CONTROLLER MANUFACTURER. PROVIDE 2" MINIMUM SCH 40 CONDUIT FROM CONTROLLER TO OUTSIDE PLANTER FOR ALL CONTROL WIRES.

INSTALL TEMPORARY AUTOMATIC IRRIGATION SYSTEM (ROTORS PER IMPACT HEADS) AT TOP OF SLOPE.

