

Appendix A.2

Landscape Plans

LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE

1. MAINTENANCE PERIOD: THE MAINTENANCE PERIOD SHALL BE FOR 90 CALENDAR DAYS BEGINNING ON THE DAY OF THE CHECK INSPECTION AFTER ALL WORK HAS BEEN INSTALLED AND APPROVED BY THE LANDSCAPE
2. GENERAL: THE GENERAL CARE AND MAINTENANCE OF ALL AREAS SHALL CONSIST OF PROPER WATERING, FERTILIZATION, WEEDING, RODENT CONTROL, CLEANUP, ETC.
3. SAFETY: ALL PLANT MATERIALS SHALL BE CHECKED AND MAINTAINED AS REQUIRED IN AN ONGOING PROGRAM TO ASSURE A SAFE ENVIRONMENT
4. WATERING: WATER ALL PLANTINGS TO ASSURE COMPLETE GERMINATION OF ALL SEEDED AREAS AND CONTINUED GROWTH OF THE PLANTS. AREAS THAT DO NOT HAVE ADEQUATE IRRIGATION COVERAGE OR WHICH MAY REQUIRE ADDITIONAL DEEP WATERING SHALL BE WATERED BY HAND AS REQUIRED.
5. IRRIGATION COVERAGE: ADJUST ALL IRRIGATION HEADS IN EACH AREA AND ZONE OF EXPOSURE SO THAT THE OPTIMUM AMOUNT OF WATER IS APPLIED AT THE PROPER TIMES WITHOUT OVERTHROW ONTO WALLS, WALKS, ETC.
6. CULTIVATING AND WEEDINGS: CULTIVATE AND WEED ALL PLANTED AREAS AT REGULAR INTERVALS NOT TO EXCEED 15 DAYS. EXERCISE CARE WHEN CULTIVATING TO AVOID DAMAGE TO ROOTS OF THE GROWING PLANTS.
7. CHEMICAL HERBICIDES: A CERTIFIED TECHNICIAN SHALL APPLY CHEMICAL HERBICIDES TO CONTROL WEEDS AT THE OPTION OF THE CONTRACTOR AND UPON PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.
8. PEST AND DISEASE CONTROL: A CERTIFIED TECHNICIAN SHALL SPRAY AS NECESSARY TO CONTROL ALL INFESTATIONS.
9. RODENT CONTROL: THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO ELIMINATE ANY RODENTS ENCOUNTERED ON SITE.
10. PRUNING: ALL PRUNING SHALL BE IN ACCORDANCE WITH THE NECESSARY STEPS TO ELIMINATE ANY RODENTS BRANCHES SHALL BE REMOVED BACK TO THE POINT OF GROWTH.
11. PLANT REPLACEMENTS: DURING THE MAINTENANCE PERIOD, SHOULD ANY PLANT SHOW WEAKNESS AND PROBABILITY OF DYING, IT SHALL BE REPLACED BY THE CONTRACTOR WITHIN 5 DAYS OF NOTIFICATION TO DO SO.
12. OPERATING INSTRUCTIONS: AFTER THE SYSTEM HAS BEEN COMPLETED, THE CONTRACTOR SHALL INSTRUCT THE OWNER'S AUTHORIZED REPRESENTATIVE IN THE OPERATION AND MAINTENANCE OF THE SYSTEM AND SHALL FURNISH A COMPLETE SET OF OPERATING INSTRUCTIONS.
13. SITE MAINTENANCE: CONTRACTOR SHALL KEEP THE PROJECT SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS. ALL DEBRIS SHALL BE REMOVED FROM SITE PER LOCAL CODE AND ORDINANCES.
14. GUARANTEE: THE ENTIRE IRRIGATION SYSTEM, INCLUDING ALL WORK DONE UNDER THIS CONTRACT, SHALL BE GUARANTEED AGAINST ALL DEFECTS AND FAULT OF MATERIAL AND WORKMANSHIP, AND SHALL BE MAINTAINED IN PERFECT WORKING ORDER FOR ONE YEAR FROM DATE OF COMPLETION BY THE CONTRACTOR WITHOUT EXPENSE TO SETTLING OF BACKFILLED TRANCES WHICH MAY OCCUR DURING THE ONE YEAR PERIOD SHALL BE REPAIRED TO THE OWNER'S SATISFACTION BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER. INCLUDING THE COMPLETE RESTORATION OF ALL DAMAGED PLANTING, PAVING OR OTHER IMPROVEMENTS OF ANY KIND.
- 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	FREQUENT
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
IRRIGATION SCHEDULE - ADJUST SCHEDULE FOR SEASONAL VARIATIONS AND OTHER CONDITIONS WHICH MAY AFFECT THE AMOUNT OF WATER NEEDED TO MAINTAIN PLAN HEALTH ADJUST AS NECESSARY.	MONTHLY
POC - VISUALLY INSPECT COMPONENTS FOR LEAKS, PRESURE SETTINGS, SETTLEMENT OR OTHER DAMAGE AFFECTING THE OPERATION OF A COMPONENT REPAIR AS NEEDED.	QUARTERLY
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
MAINLINE & LATERALS VISUALLY INSPECT FOR LEAKS OR SETTLEMENT OF TRENCH.	QUARTERLY
SPRINKLERS VISUALLY CHECK FOR ANY BROKEN MISSIGNED OR CLOGGED HEADS. HEADS WITH INCORRECT ARC, INADEQUATE COVERAGE OR OVERSPRAY AND LOW HEAD DRAINAGE REPAIR AS NEEDED.	WEEKLY
FILTERS AND STRAINERS VISUALLY CHECK FOR LEAKS, BROKEN FITTING CLEAN AND FLUSH SCREENS.	MONTHLY

LANDSCAPE AREA TABULATION

OUTDOOR COMMON OPEN SPACE CALCULATION

COMMON OPEN SPACE PROVIDED:

• POOL DECK	9,924 SF
• LEVEL 4	1,815 SF
• LEVEL 6 WEST	733 SF
• LEVEL 6 EAST	736 SF
• ROOF LEVEL:	5,288 SF
TOTAL:	18,496 SF
LANDSCAPE REQUIRED @ COMMON OPEN SPACE: 4,624 (25%)	
LANDSCAPE PROVIDED @ COMMON OPEN SPACE:	
• POOL DECK:	2,784 SF
• LEVEL 4:	621 SF
• LEVEL 6: WEST	83 SF
• LEVEL 6 EAST	75 SF
• ROOF LEVEL:	1,389 SF
TOTAL:	4,952 SF (27%)

TREES REQUIRED (LAMC SECTION 12.21.G.2)

24" BOX TREE REQUIRED FOR EVERY 4 DWELLING UNITS (405/4): 102 TREES

NUMBER OF TREE REQUIRED: 102 EA. (1 PER 4 UNITS)

NUMBER OF TREE PROPOSED:	
- LEVEL 1:	
- ON SITE:	97 EA.
- OFF SITE (STREET TREE):	7 EA.
- LEVEL 4:	3 EA.
- LEVEL 6:	8 EA.
TOTAL:	115 EA.

TOTAL LANDSCAPE AREA CALCULATIONS

• LEVEL 1	:	8,570 SF
• LEVEL 4		1,399 SF
• LEVEL 6 WEST		86 SF
• LEVEL 6 EAST		74 SF
• ROOF LEVEL:		1,393 SF

TOTAL: 11,522 SF

-TOTAL LANDSCAPE AREA PROPOSED:	11,522 SF
-TOTAL CA NATIVE PLANT, WATERSHED WISE PLANT/ DROUGHT TOLERANT OR LA COUNTY RIVER MASTER PLAN PLANT PROPOSED:	11,478 SF (99.6%)

PROJECT TEAM

Architect:	Landscape Architect:	Structural:
Works Progress Architecture Project Manager: Carrie Strickland 811 SE Stark St, Suite 210 Portland, OR 97214 503.234.2945 Carrie@worksarchitecture.net	SQLA INC Project Manager: Samuel Kim 2669 Saturn Street Brea, CA 92821 562.905.0800 Ext. 101 Samuel@sqlainc.com	Englekirk Structural Engineers Project Manager: Ety Guez 888 South Figueroa St, 18th FL Los Angeles, CA 90017 323.733.6673 Ext. 343 Ety.benichou@englekirk.com
Owner:	General Contractor:	Civil:
6728 Sepulveda QOZB LLC Project Manager: Leon Benrimon 9220 Winnetka Ave. Chatsworth, CA 91311 310.980.7208 Leon@uncommondevelopers.com	Uncommon Builders LLC Project Manager: David Mas 9220 Winnetka Ave. Chatsworth, CA 91311 310.980.7208 David@uncommondevelopers.com	LFA Labib Funk + Associates Project Manager: Frank Larocca 319 Main Street El Segundo, CA 90245 213.239.9700 ex. 150 Frank.larocca@labibfunk.com
Mechanical:	Electrical:	Plumbing:
Precise Air Systems Inc. Project Manager: Aris Shahmirzaian 5467 San Fernando Rd. West Los Angeles, CA 90039 818.240.1737 ex. 127 Aris@preciseair.com	Sabag Electric Corporation Project Manager: Jonathan Sabag 8768 Yolanda Ave. Northridge, CA 91324 818.974.4450 Jonathan@sabagelectric.com	RnF Fire Protection & Plumbing Inc Project Manager: Mike H. Sukazi 3795 La Crescenta Avenue, Ste 101 Glendale, CA 91311 818.219.2039 Mikes@rffire.com

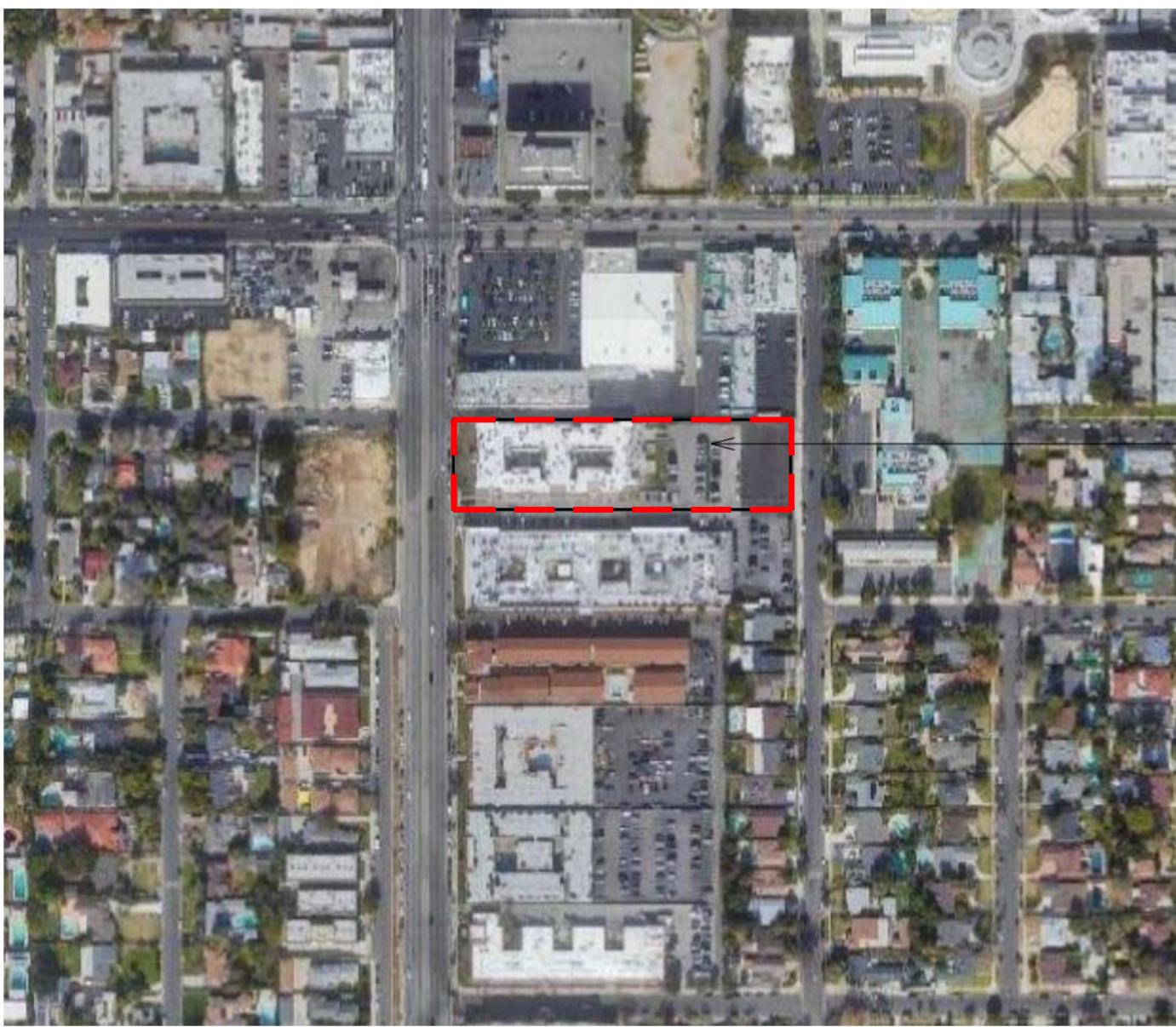
SHEET INDEX:

PAGE	SHEET#	TITLE
1	LT-0	COVER SHEET
2	LC-1	OVERALL HARDSCAPE PLAN - LEVEL 1
3	LC-1A	HARDSCAPE PLAN - LEVEL 1 ENLARGEMENT A
4	LC-1B	HARDSCAPE PLAN - LEVEL 1 ENLARGEMENT B
5	LC-1C	HARDSCAPE PLAN - LEVEL 1 ENLARGEMENT C
6	LC-1D	HARDSCAPE PLAN - LEVEL 1 ENLARGEMENT D
7	LC-2	HARDSCAPE PLAN - LEVEL 4 DECK
8	LC-3	OVERALL HARDSCAPE PLAN - LEVEL 6
9	LC-3A	HARDSCAPE PLAN - LEVEL 6
11	LC-4	HARDSCAPE PLAN - ROOF DECK
12	LD-1	HARDSCAPE DETAILS
13	LD-2	HARDSCAPE DETAILS
14	LD-3	HARDSCAPE DETAILS
15	LP-1	PLANTING PLAN - LEVEL 1
16	LP-2	PLANTING PLAN - LEVEL 4 DECK
17	LP-3	PLANTING PLAN - LEVEL 6
18	LP-4	PLANTING PLAN - ROOF DECK
19	LP-5	PLANTING DETAILS
20	LP-6	PLANT IMAGES
21	LI-1	IRRIGATION PLAN - LEVEL 1
22	LI-2	IRRIGATION PLAN - LEVEL 4 DECK
23	LI-3	IRRIGATION PLAN - LEVEL 6
24	LI-4	IRRIGATION PLAN - ROOF DECK
25	LI-5	IRRIGATION DETAILS

PROJECT INFORMATION

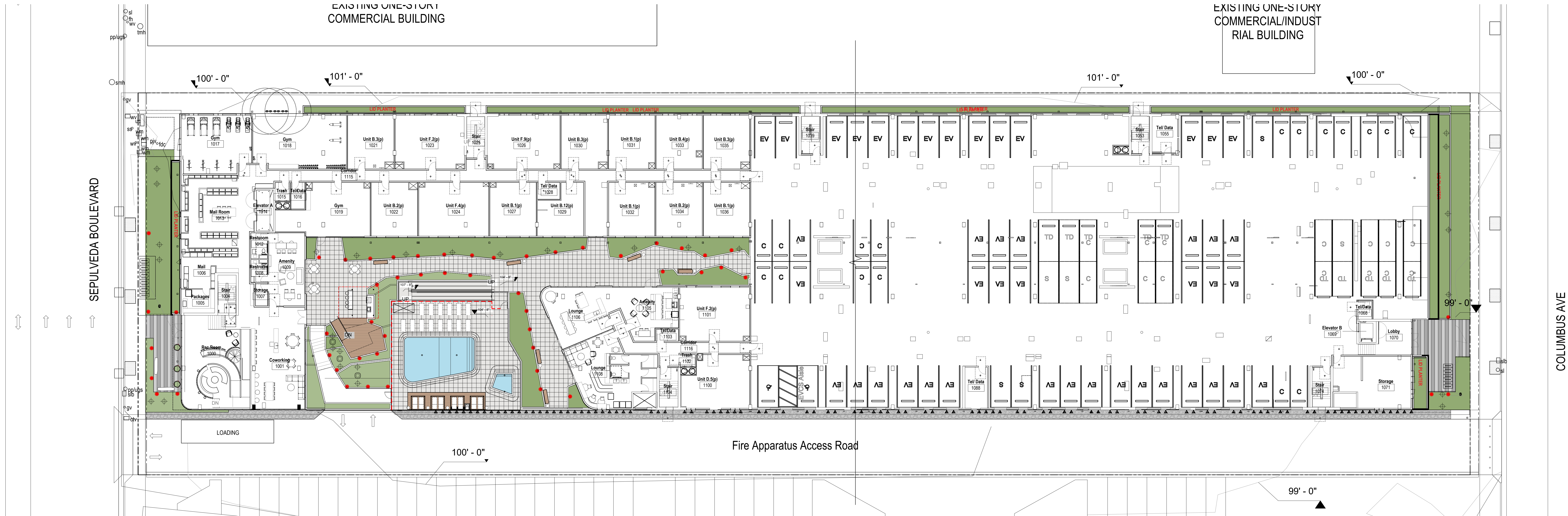
SEPULVEDA: 6728 SEPULVEDA BLVD LOS ANGELES, CA 91411	CONSTRUCTION TYPE: TYPE III OVER TYPE I PODIUM (NEW CONSTRUCTION)
OWNER: 6728 Sepulveda QOZB LLC	ZONING: (Q)R4-1-RIO
PROJECT DESCRIPTION:	FLOOD ZONE: OUTSIDE FLOOD ZONE
THE NEW CONSTRUCTION OF 405 DWELLING UNITS, 513 PARKING SPACES, AND AMENITIES WITHIN A MAIN RESIDENTIAL BUILDING.	SITE AREA: 94,920 SF
	SETBACKS: <ul style="list-style-type: none">• Front (Sepulveda): Required: 15' I Proposed: 18'-7"• Rear (Columbus): Required: 15' I Proposed: 18'• Side: Required: 9' I Proposed: 9'
	Note: Per (Q) R5-1: No.2 That vehicular access to Columbus Avenue shall be prohibited.

VICINITY MAP

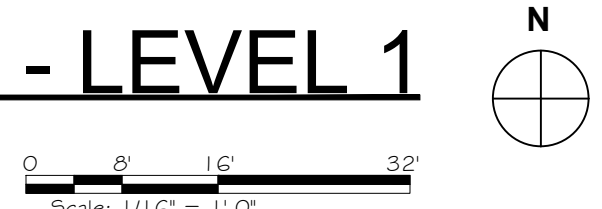


6728 Sepulveda Blvd

SET ISSUE					
Number	Issue	Date	Number	Issue	Date
1	Pre-Submittal	02.11.2022	8	100% Design Development	07.01.2022
2	100% Schematic Design	03.11.2022	9	25% Construction Document	08.19.2022
3	25% PDPP Submission	04.15.2022			
4	25% Design Development	04.15.2022			
5	Pre-Submittal Rev 01	05.16.2022			
6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			



1 OVERALL HARDSCAPE PLAN - LEVEL 1
SCALE: 1/16" = 1'-0"



SET ISSUE

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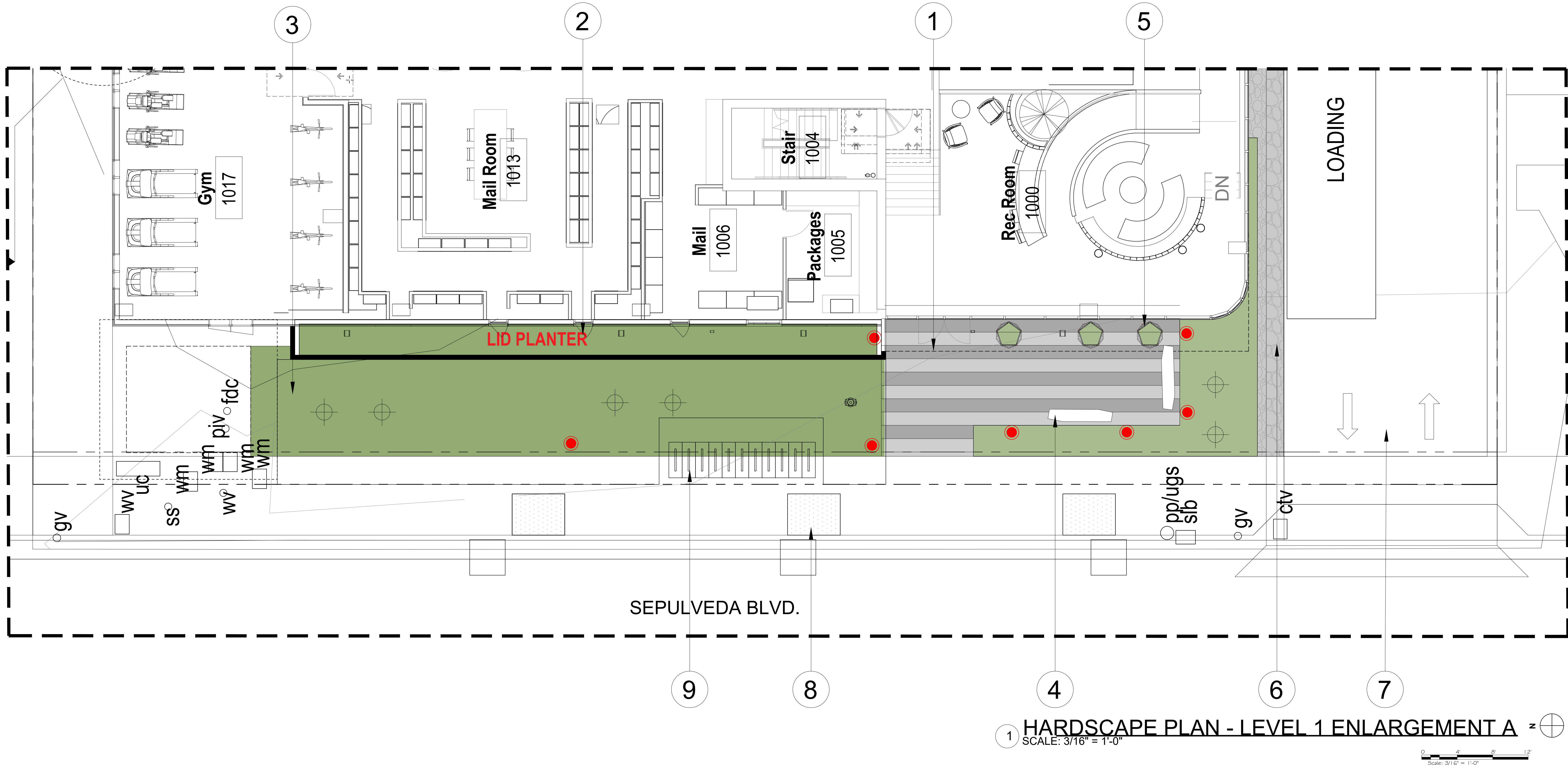
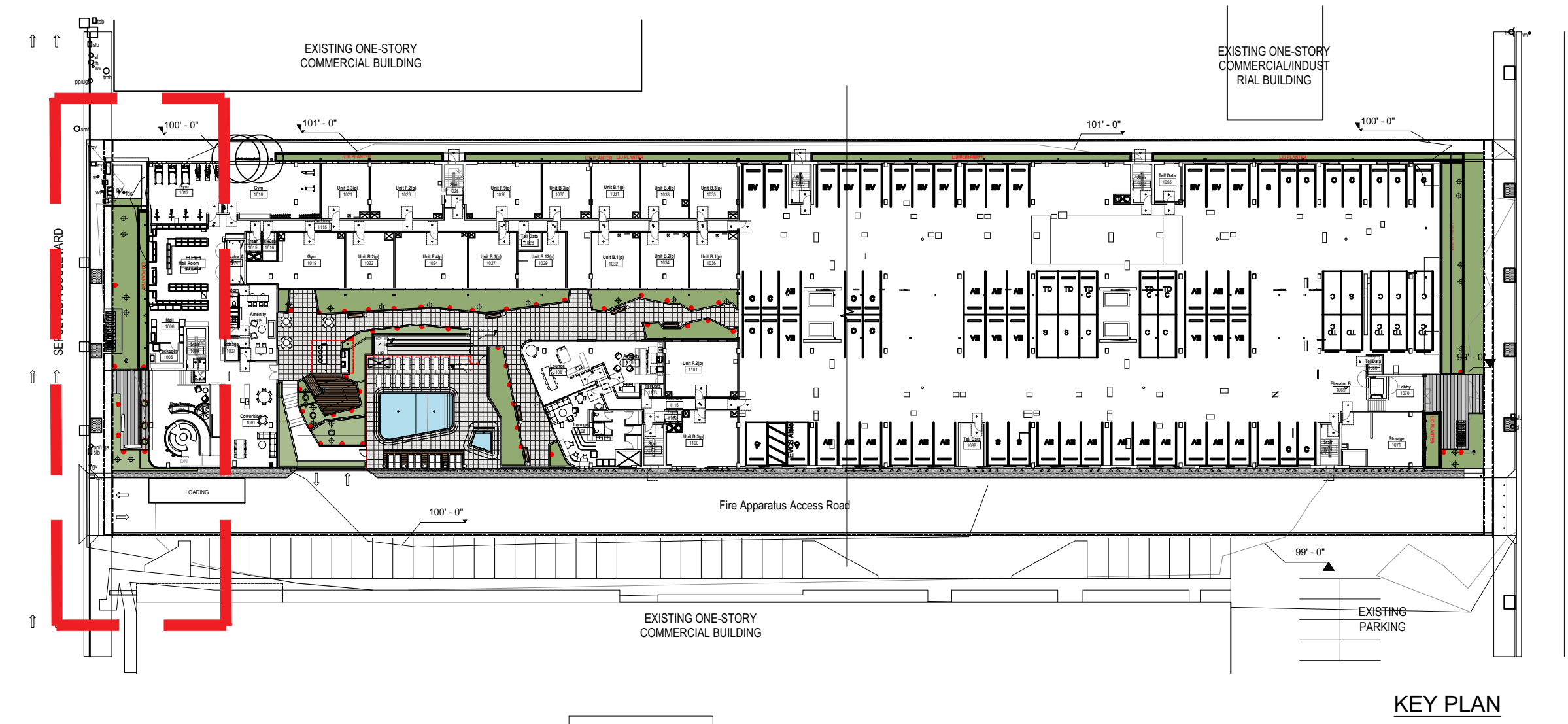
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Van Nuys, CA 91411
SQLA #22155

OVERALL
HARDSCAPE PLAN
- LEVEL 1

LC-1



PAVING LEGEND	
[Symbol]	CONCRETE PAVING NATURAL COLOR W/ LIGHT TSR
[Symbol]	CONCRETE PAVING MEDIUM GRAY COLOR W/ LIGHT TSR
[Symbol]	CONCRETE PAVING DARK GRAY COLOR W/ LIGHT TSR
[Symbol]	PEDESTAL PAVING
[Symbol]	IPE WOOD TILE
[Symbol]	GRAVEL
[Symbol]	DECOMPOSED GRANITE
[Symbol]	LANDSCAPE AREA

LIGHTING LEGEND	
[Symbol]	TREE UPLIGHT VOLT ALL STAR CAST BRASS SPOTLIGHT VAL-2000-4-BBZ
[Symbol]	VOLT ELEVATOR CAST BRASS PATH LIGHT VPL-3024-4-BBZ

KEYNOTES:

1. CONCRETE PAVING PATTERN



2. LID PLANTER

3. ON-GRADE PLANTING

4. ORIGAMI BENCH



5. 36" SYMMETRIA - DECORATIVE PLANTER



6. PEBBLES

7. PARKING ACCESS

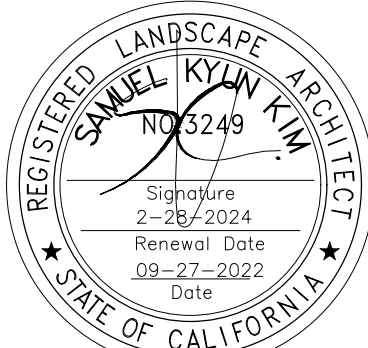
8. TREE WELL W/ 24" BOX STREET TREE

9. BIKE RACKS

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25% Construction Document

08/19/2022

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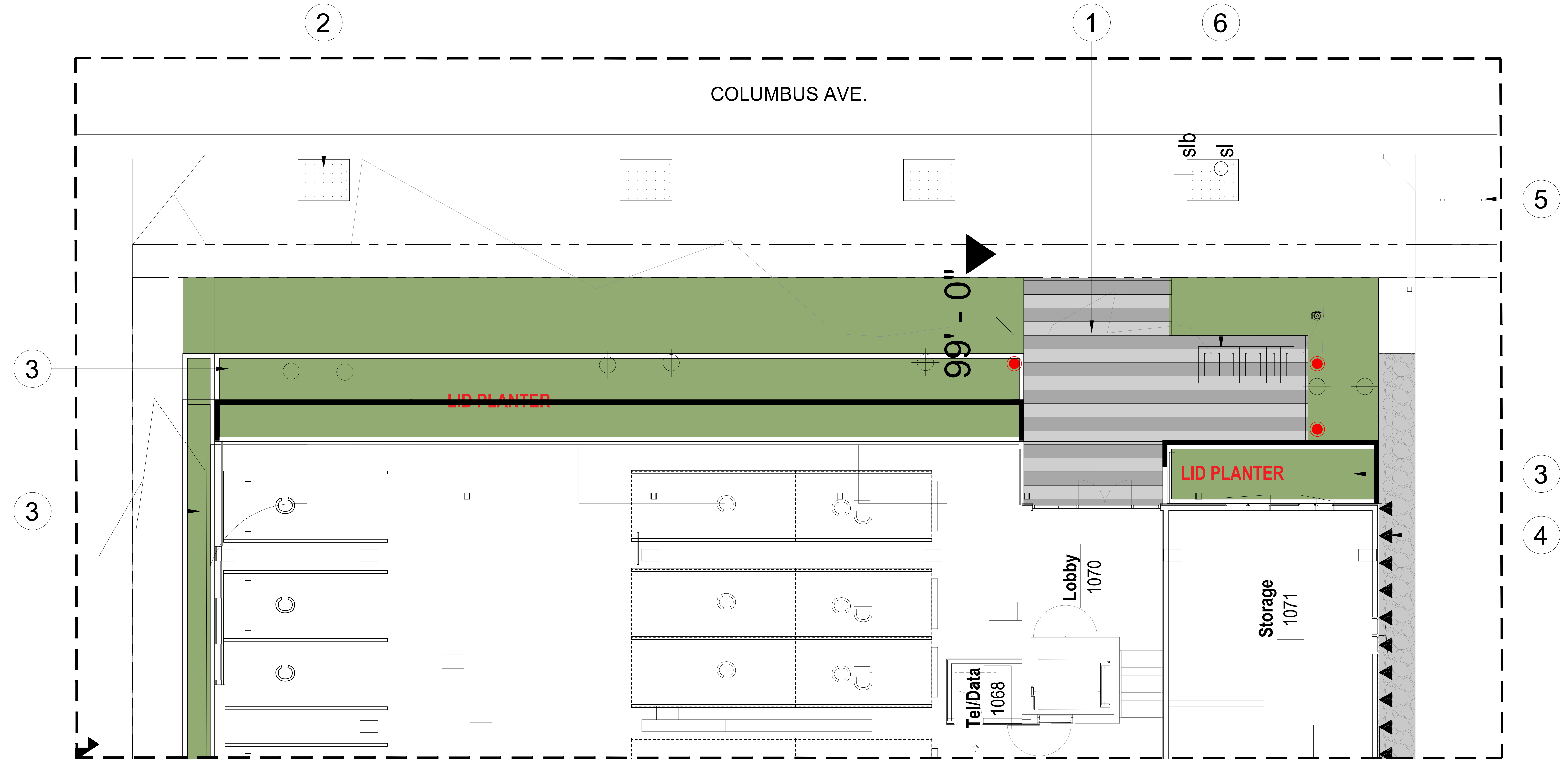
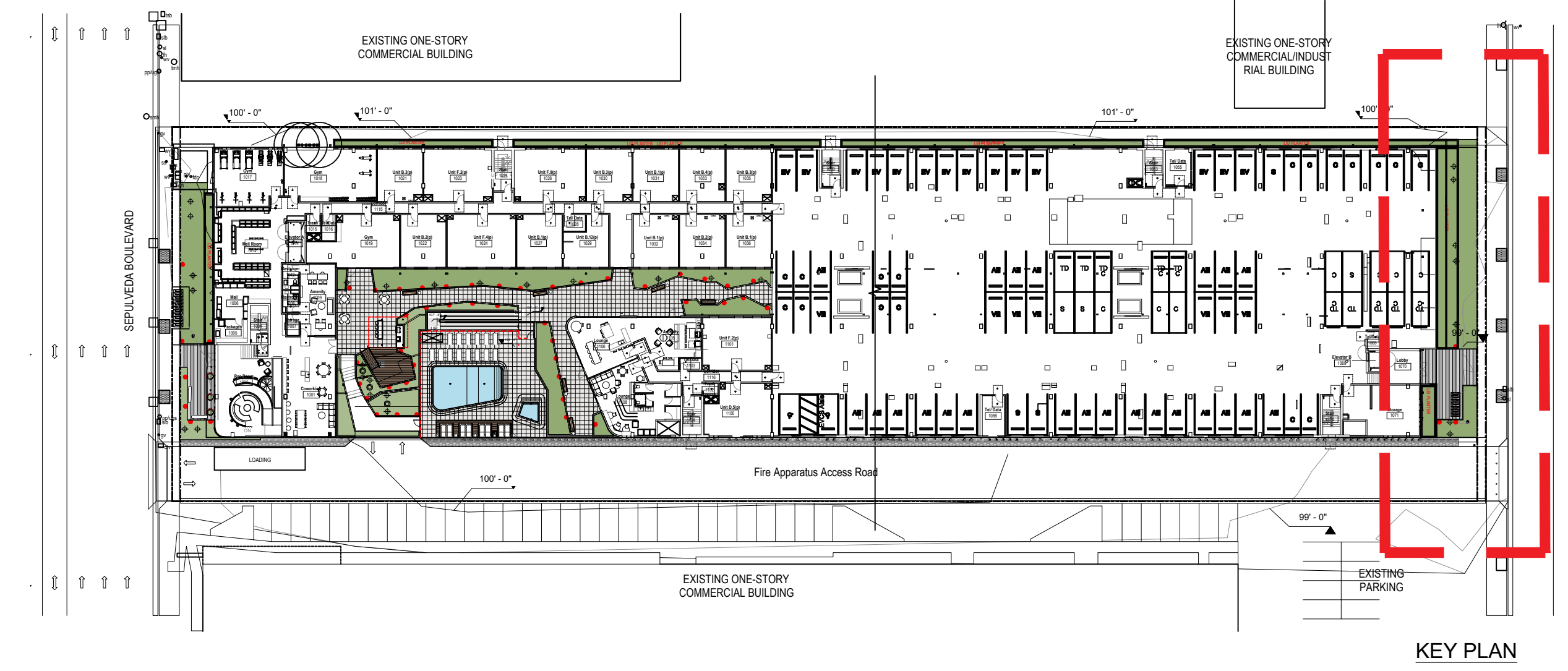
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HARDSCAPE PLAN
- LEVEL 1
ENLARGEMENT A

LC-1A



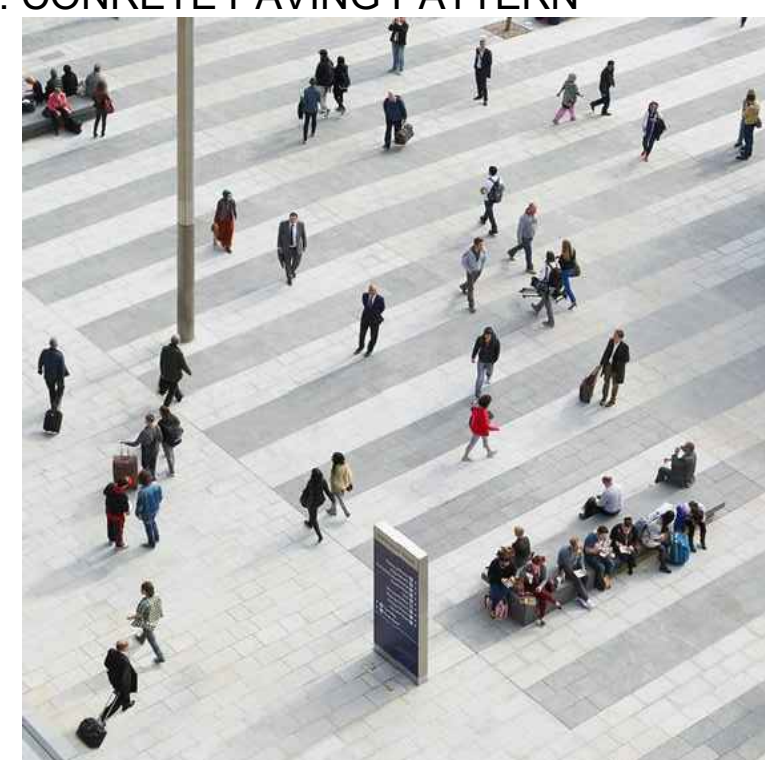
1 HARDSCAPE PLAN - LEVEL 1 ENLARGEMENT A
SCALE: 3/16" = 1'-0"

- PAVING LEGEND**

 - CONCRETE PAVING NATURAL COLOR W/ LIGHT TSR
 - CONCRETE PAVING MEDIUM GRAY COLOR W/ LIGHT TSR
 - CONCRETE PAVING DARK GRAY COLOR W/ LIGHT TSR
 - PEDESTAL PAVING
 - IPE WOOD TILE
 - GRAVEL
 - DECOMPOSED GRANITE
 - LANDSCAPE AREA
- LIGHTING LEGEND**

 - TREE UPLIGHT VOLT ALL STAR CAST BRASS SPOTLIGHT VAL-2000-4-BBZ
 - VOLT ELEVATOR CAST BRASS PATH LIGHT VPL-3024-4-BBZ

- KEYNOTES:**
1. CONCRETE PAVING PATTERN

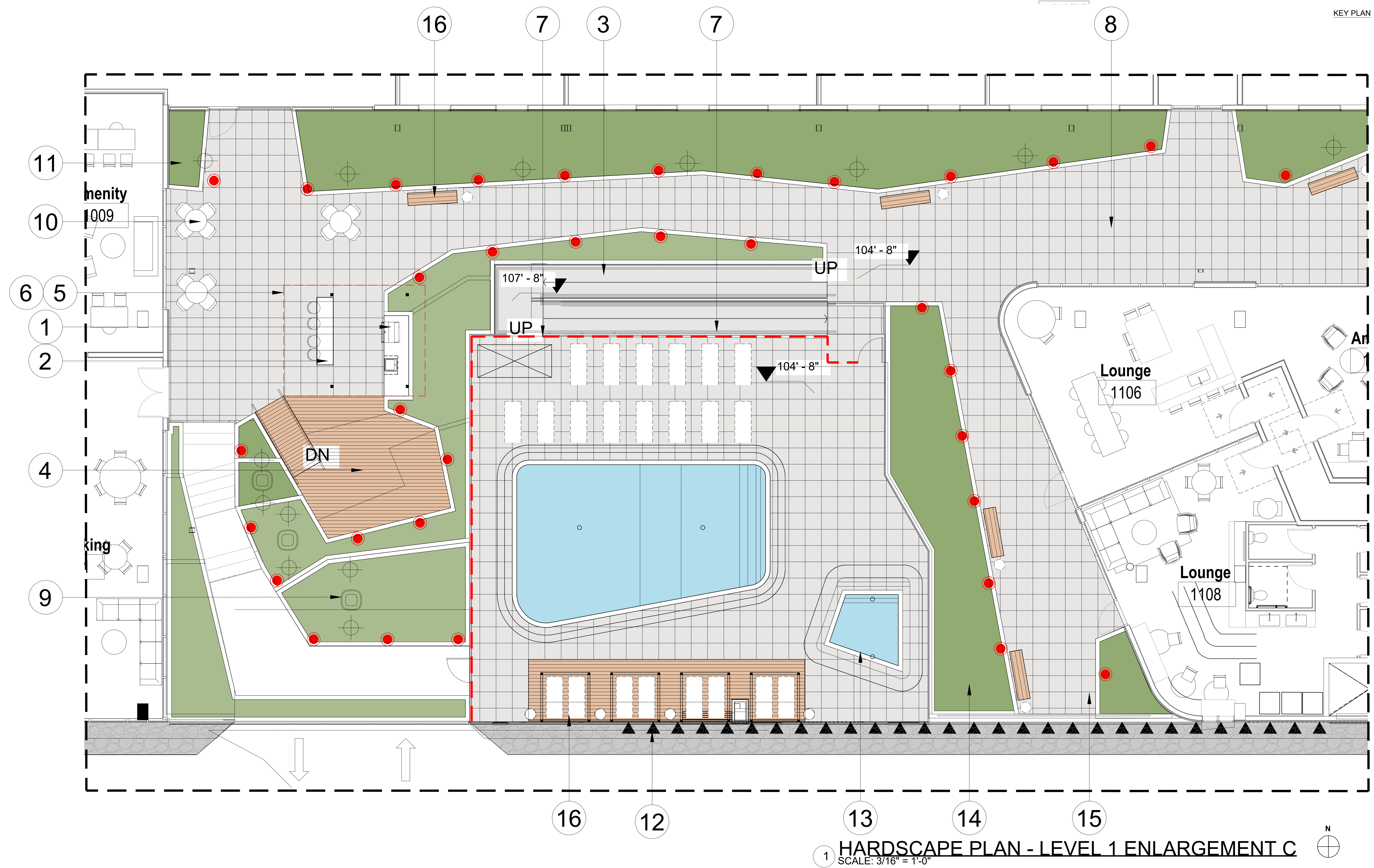
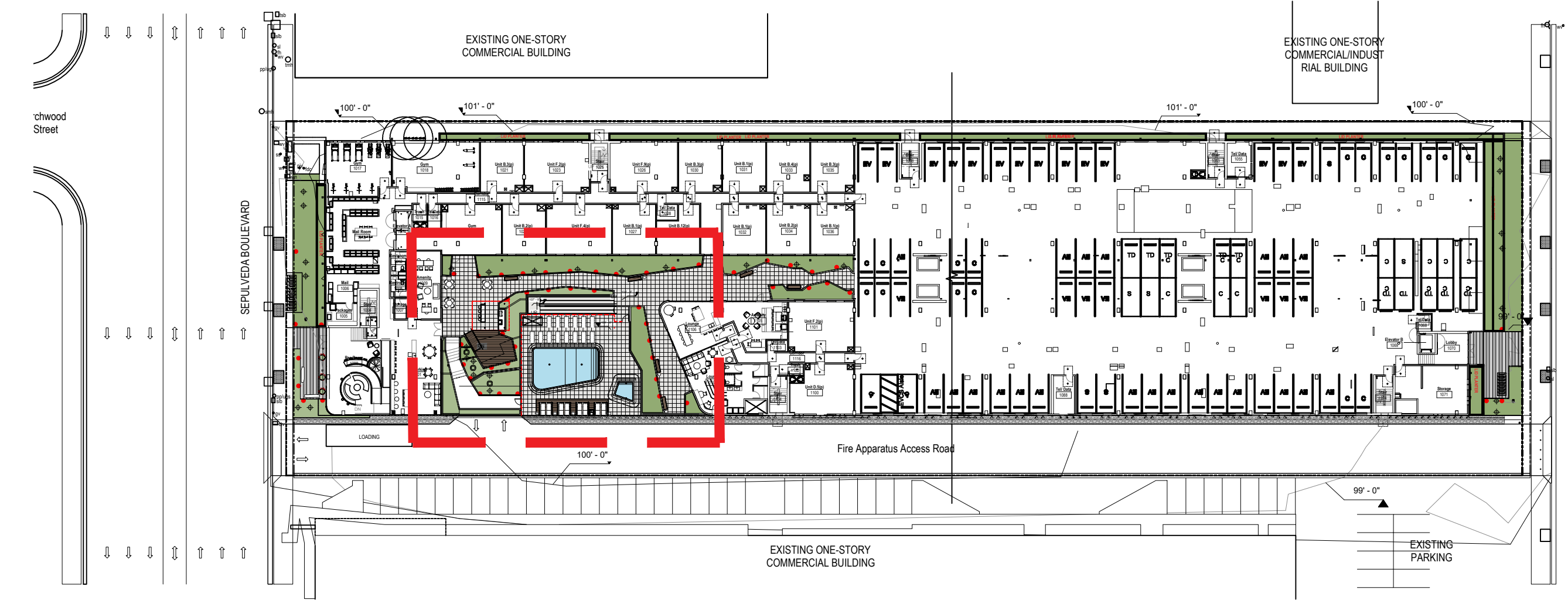

2. TREE WELL W/ 24" BOX STREET TREE & DG

3. LID PLANTER
4. VINE PLANTING AREA & PEBBLES

5. BOLLARDS PER ARCH. DRAWINGS

6. BIKE RACK

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	CONCRETE PAVING MEDIUM GRAY COLOR W/ LIGHT TSR
	CONCRETE PAVING DARK GRAY COLOR W/ LIGHT TSR
	PEDESTAL PAVING
	IPE WOOD TILE
	GRAVEL
	DECOMPOSED GRANITE
	LANDSCAPE AREA

LIGHTING LEGEND

	TREE UPLIGHT VOLT ALL STAR CAST BRASS SPOTLIGHT VAL-2000-4-BBZ
	VOLT ELEVATOR CAST BRASS PATH LIGHT VPL-3024-4-BBZ

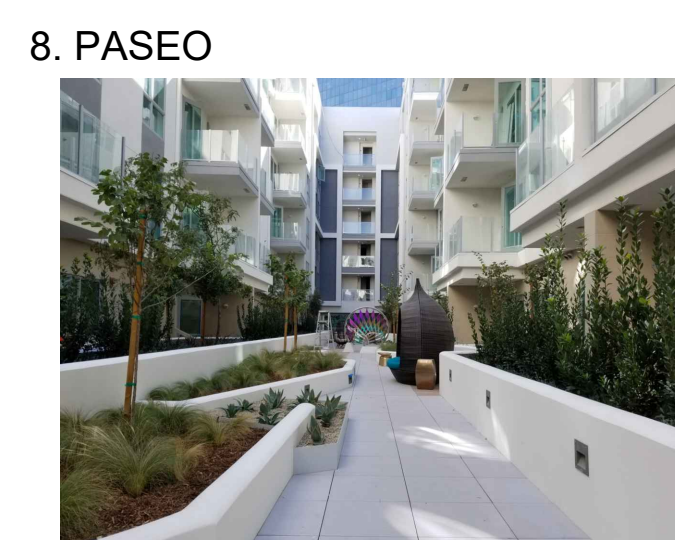
KEYNOTES:

- BBQ
- BAR
- RAMP
- WOOD DECK
- CANTILEVER TRELLIS

6. TRELLIS



7. 5' H GLASS FENCE



9. SQUARO POT

- TABLE W/ CHAIRS
- BUILT-IN PLANTER
- VINES & PEBBLES LANDSCAPE AREA
- SPA
- LANDSCAPE AREA
- BENCH W/ SIDE TABLE FF&E
- 6' x 6' DAYBED CABANA



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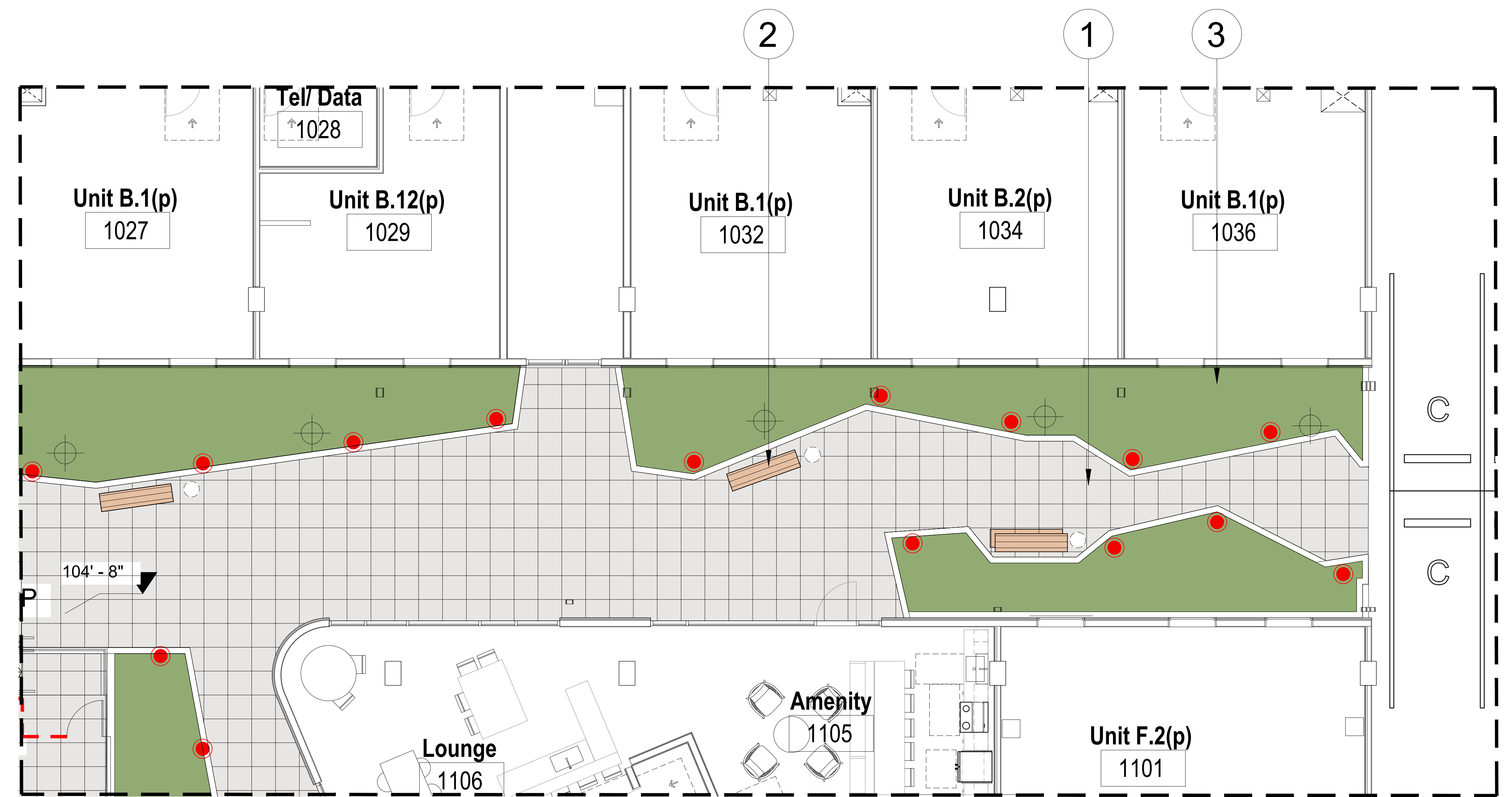
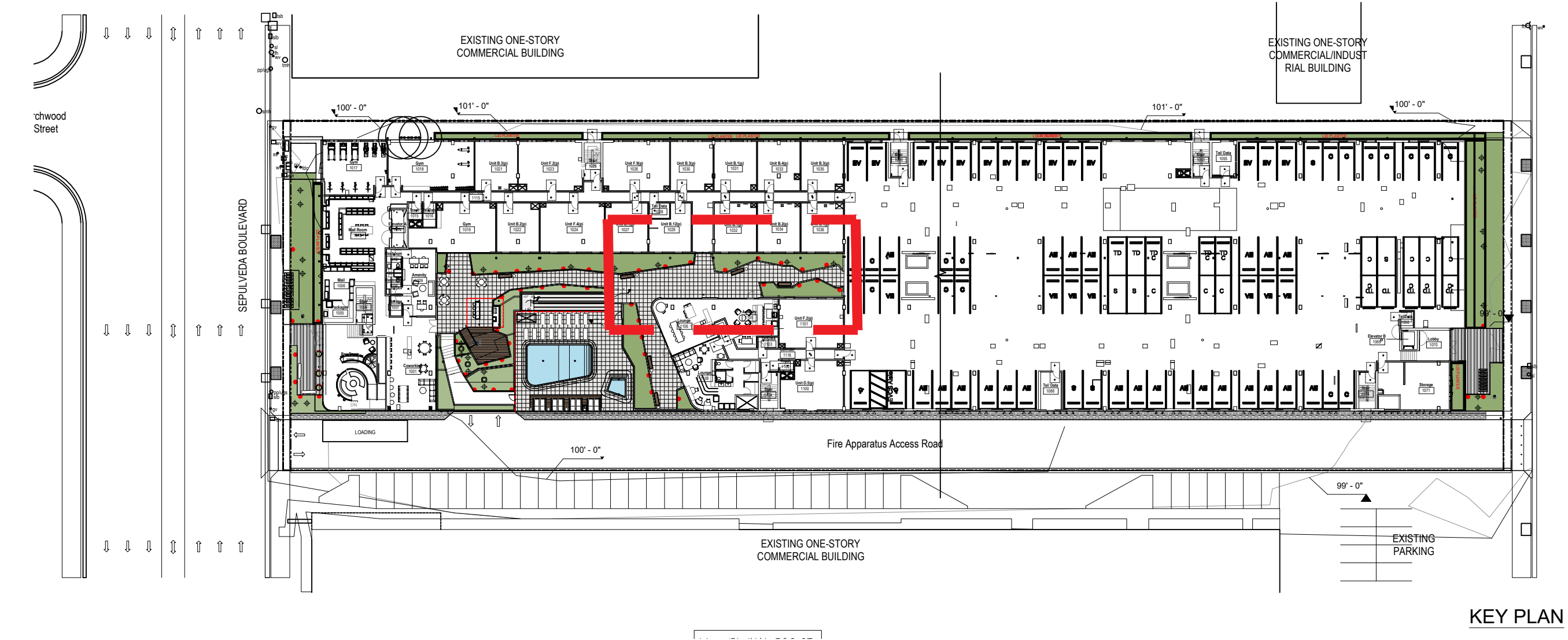
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HARDSCAPE PLAN
- LEVEL 1
ENLARGEMENT C

LC-1C



1 HARDSCAPE PLAN - LEVEL 1 ENLARGEMENT D
SCALE: 3/16" = 1'-0"

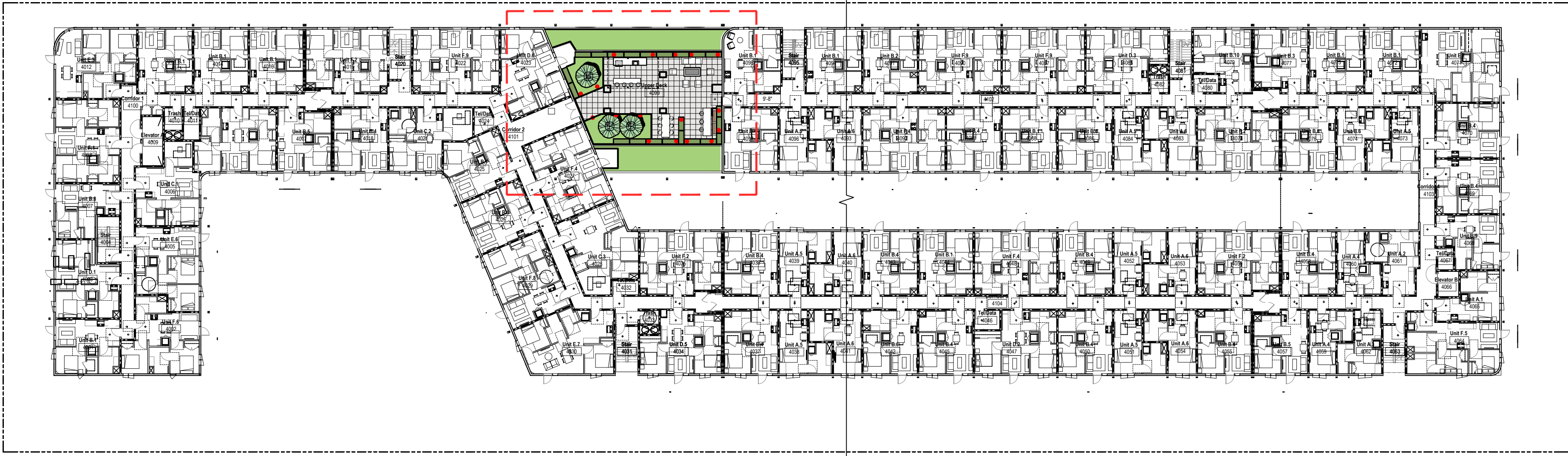
- PAVING LEGEND**

 - CONCRETE PAVING
NATURAL COLOR W/ LIGHT TSR
 - CONCRETE PAVING
MEDIUM GRAY COLOR W/ LIGHT TSR
 - CONCRETE PAVING
DARK GRAY COLOR W/ LIGHT TSR
 - PEDESTAL PAVING
 - IPE WOOD TILE
 - GRAVEL
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 - LANDSCAPE AREA
- LIGHTING LEGEND**

 - TREE UPLIGHT
VOLT ALL STAR CAST BRASS SPOTLIGHT
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 - VOLT ELEVATOR CAST BRASS PATH LIGHT
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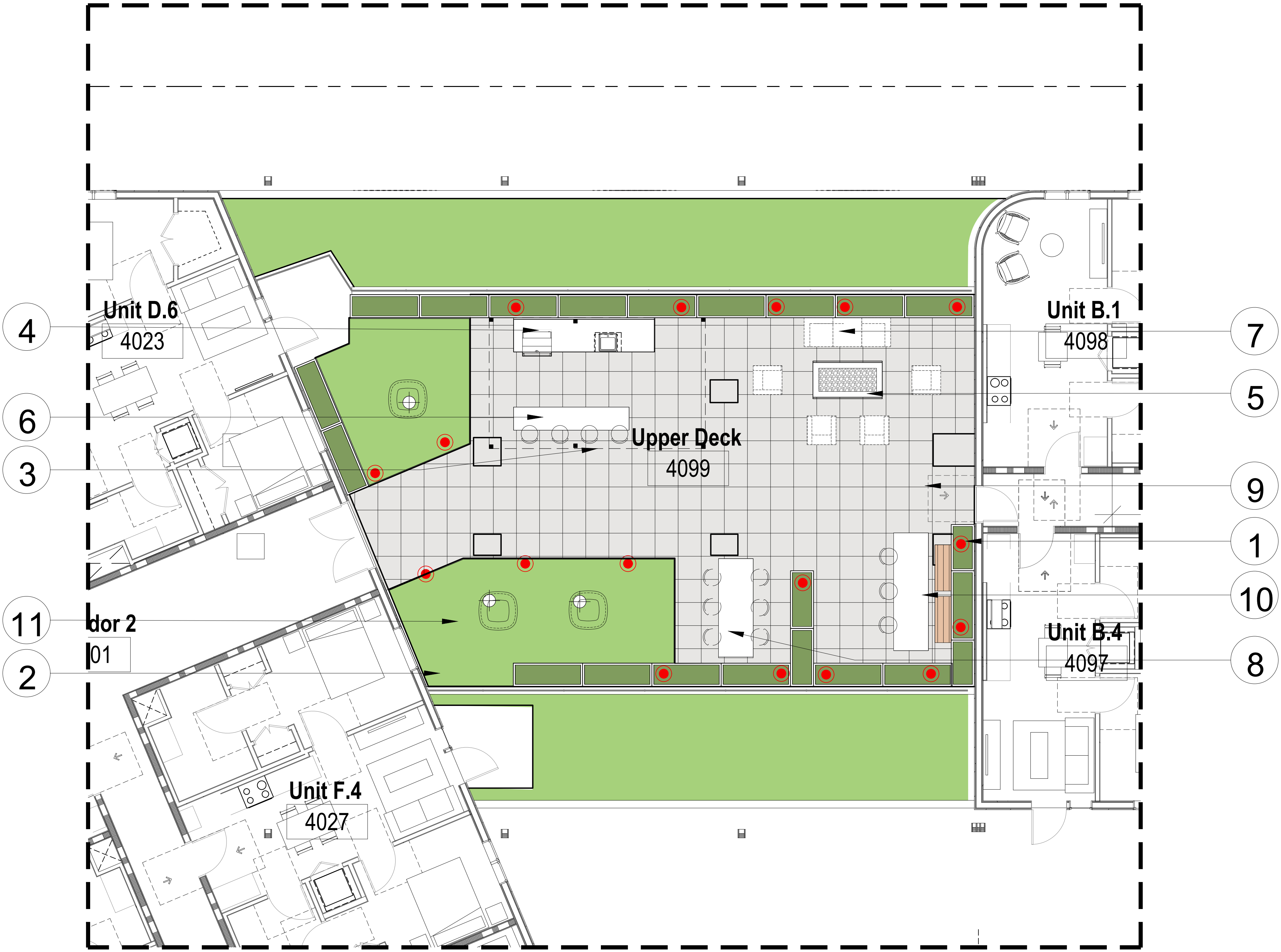
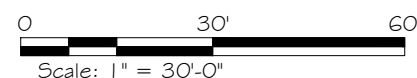
KEY NOTES

- PASEO W/ PEDESTAL PAVING SYSTEM
- BENCH W/ SIDE TABLE FF&E
- METAL PLANTER



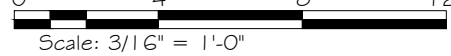
1 KEYPLAN - LEVEL 4 DECK

SCALE: 1" = 30'-0"



1 HARDSCAPE PLAN - LEVEL 4 DECK

SCALE: 3/16" = 1'-0"



KEY NOTES

1. FIBERGLASS PLANTER



2. GREEN ROOF



3. TRELLIS



4. BBQ



5. FIREPIT



6. BAR

7. LOUNGE SEATING



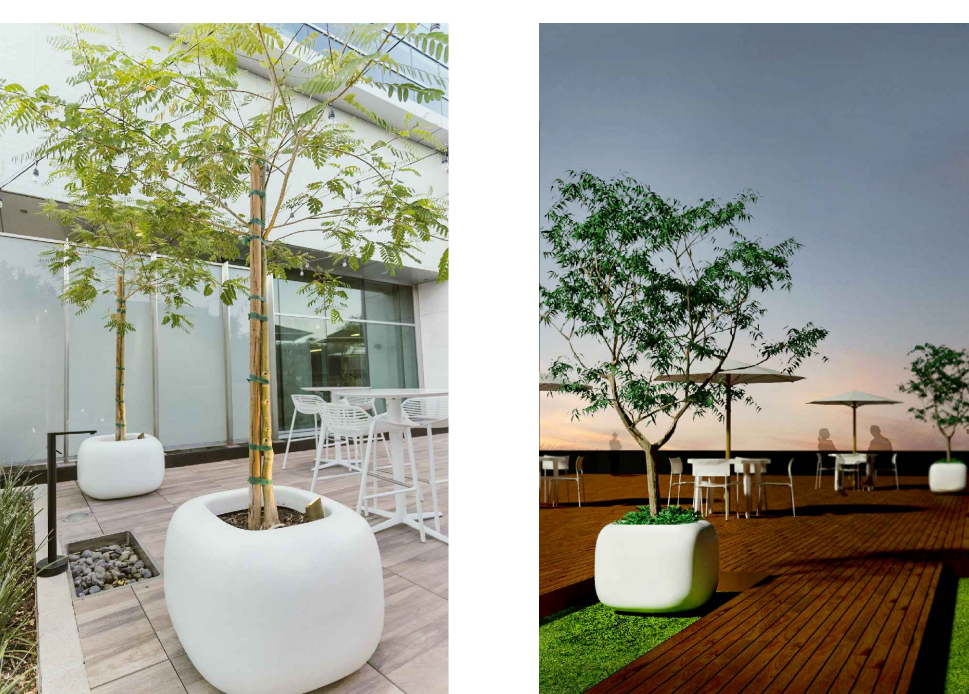
8. DINING TABLE

9. TILE TECH COOL ROOF PEDESTAL PAVERS



10. TABLE & CHAIRS W/ BENCH

11. 40" SQUARE POTS



PAVING LEGEND

24"X24"X 3/8" TILE TECH PEDESTAL PAVING
COOL ROOF SERIES PORCELAIN. PAVERS
COLOR: COOL GRAY
FINISH: TEXTURED FINISH
WWW.TILETECHPAVERS.COM

GREEN ROOF

PLANTING

LIGHTING LEGEND

TREE UPLIGHT
VOLT ALL STAR CAST BRASS SPOTLIGHT
VAL-2000-4-BBZ

VOLT ELEVATOR CAST BRASS PATH LIGHT
VPL-3024-4-BBZ

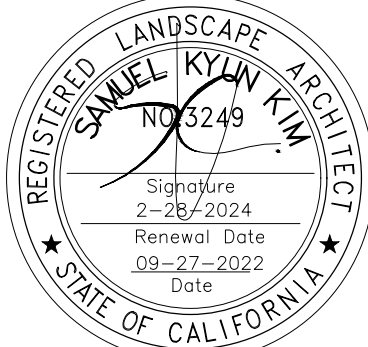
TREE UPLIGHT

LED PATH LIGHT

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SET ISSUE

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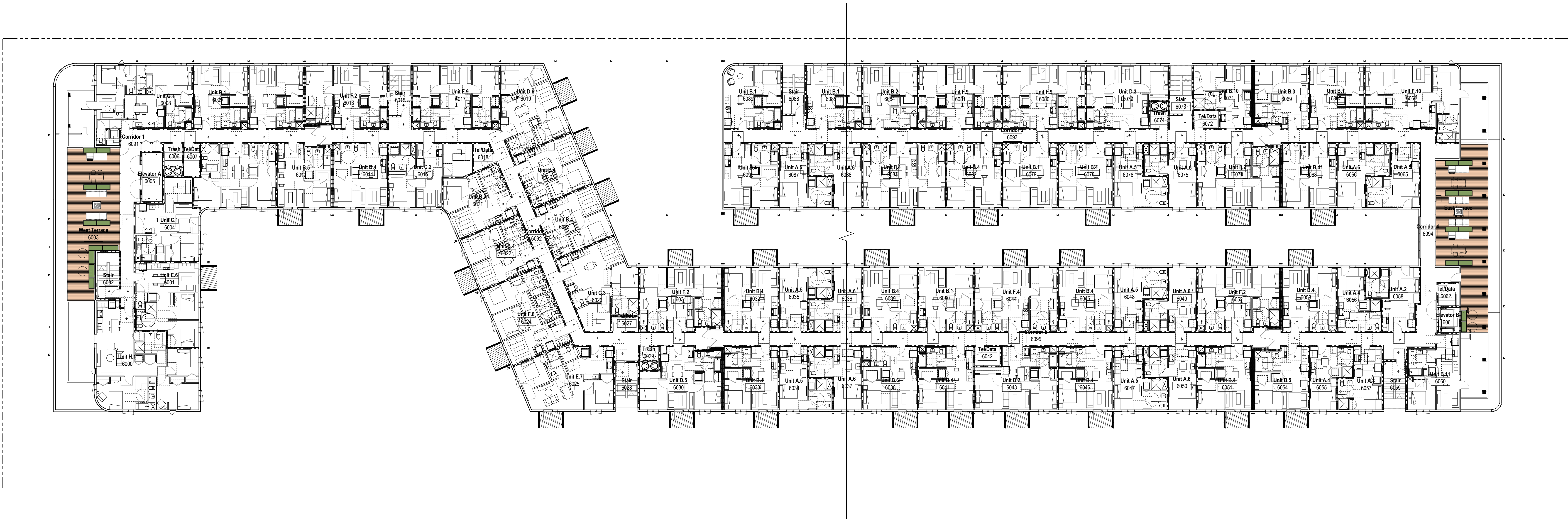
Number	Issue	Date
8	100% Design Development	07.01.2022
9	25% Construction Document	08.19.2022

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Van Nuys, CA 91411
SQLA #22155

HARDSCAPE PLAN
- LEVEL 4 DECK

LC-2



1 OVERALL HARDSCAPE PLAN - LEVEL 6
SCALE: 1/16" = 1'-0"



SET ISSUE					
Number	Issue	Date	Number	Issue	Date
1	Pre-Submittal	02.11.2022	8	100% Design Development	07.01.2022
2	100% Schematic Design	03.11.2022	9	25% Construction Document	08.19.2022
3	20% PDMP Submission	04.15.2022			
4	25% Design Development	04.15.2022			
5	Pre-Submittal Rev 01	05.16.2022			
6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			

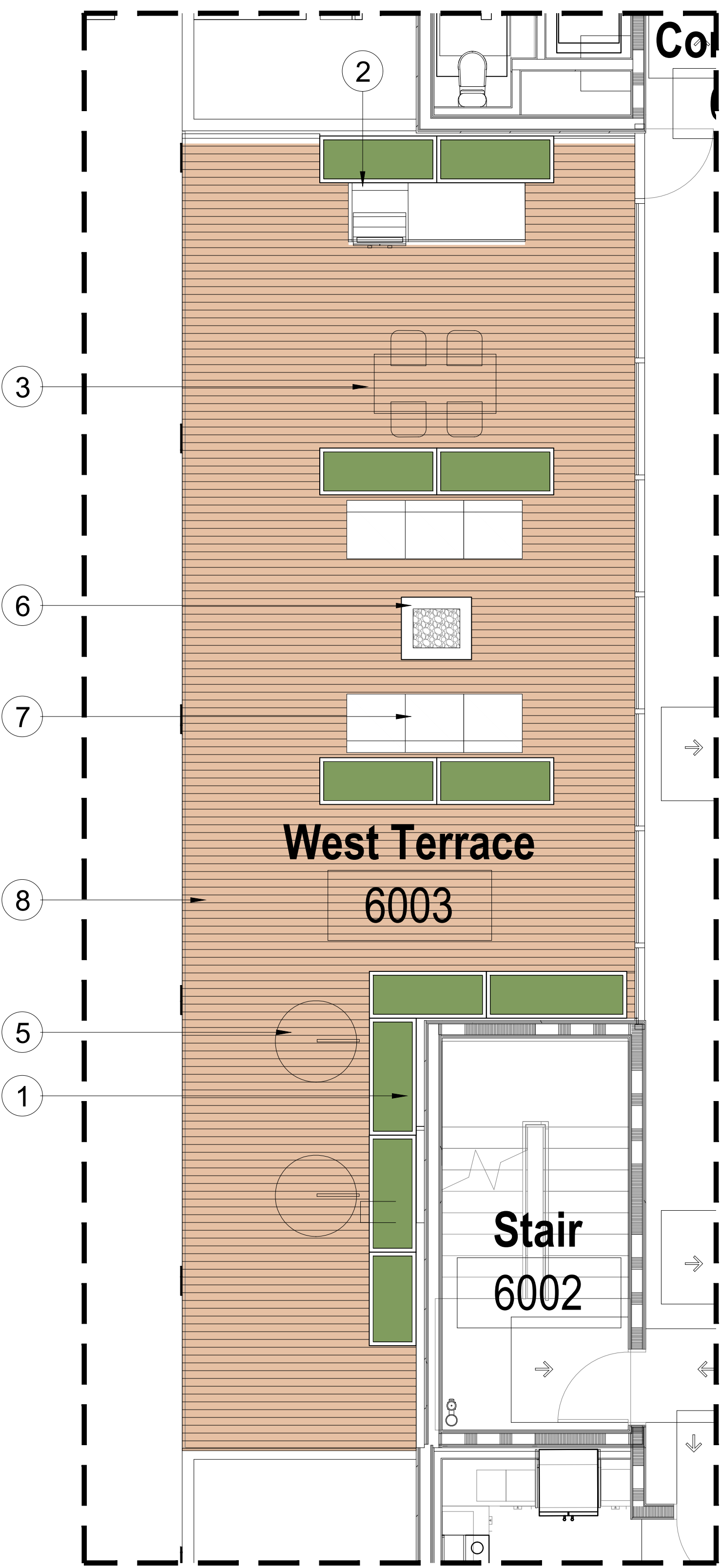
SEE ENLARGEMENT A

SEE ENLARGEMENT B

1 KEYPLAN - LEVEL 6 DECK

SCALE: 1" = 30'-0"

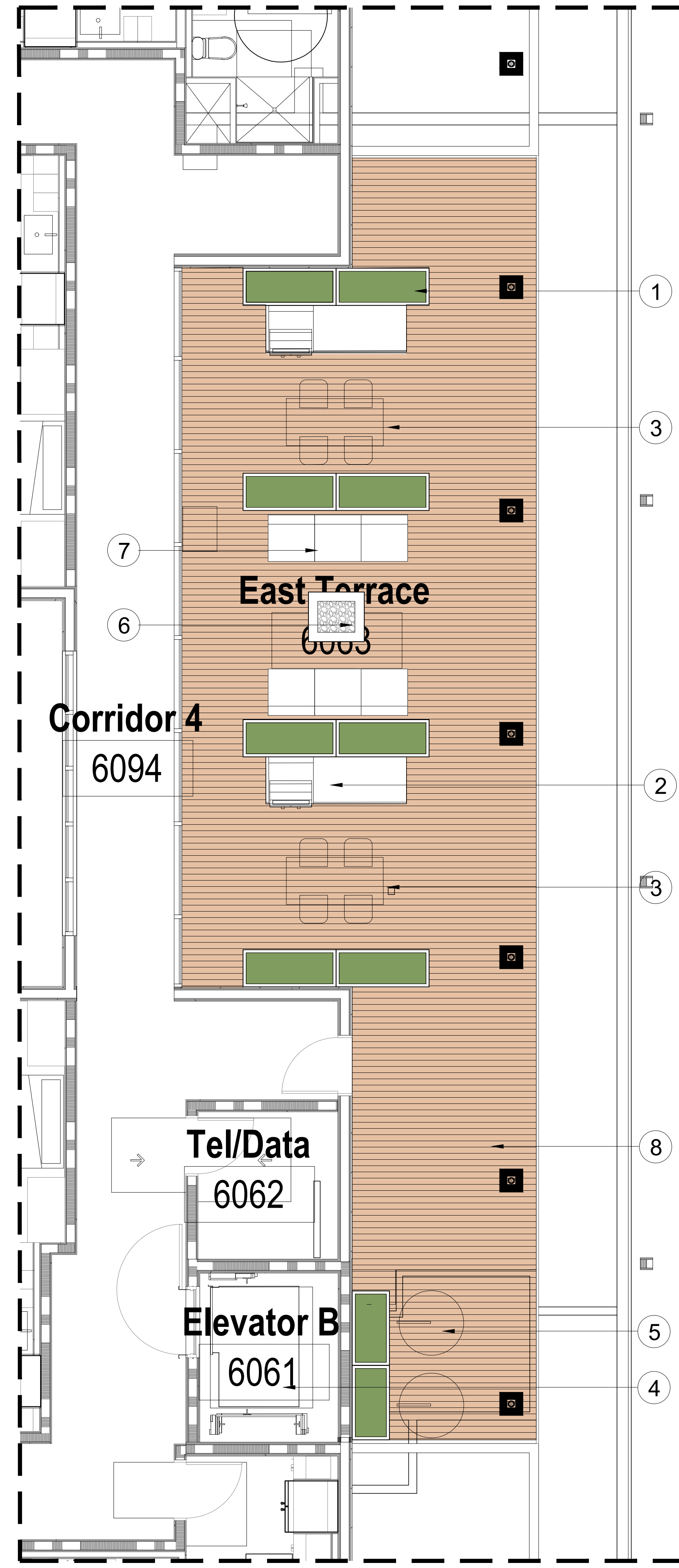
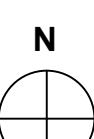
0 30' 60'



2 HARDSCAPE PLAN - WEST DECK

SCALE: 1/4" = 1'-0"

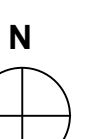
0 2' 4' 6' 8'



3 ENLARGEMENT B

SCALE: 1/4" = 1'-0"

0 2' 4' 6' 8'



KEY NOTES

1. FIBERGLASS PLANTER



2. BBQ



3. DINING TABLE

4. ELEVATOR

5. NEST HANGING CHAIR FF&E



6. FIRE PIT

7. OUTDOOR LOUNGE SEATING



8. TILE TECH PEDESTAL PAVING
IPE WOOD TILE

PAVING LEGEND

24"X24" TILETECH PEDESTAL PAVING
IPE WOOD TILE
www.tiletechpavers.com

24"X24" TILETECH PEDESTAL PAVING
COOL ROOF SERIES PORCELAIN. PAVERS
COLOR: COOL GRAY
FINISH: TEXTURED FINISH
www.tiletechpavers.com

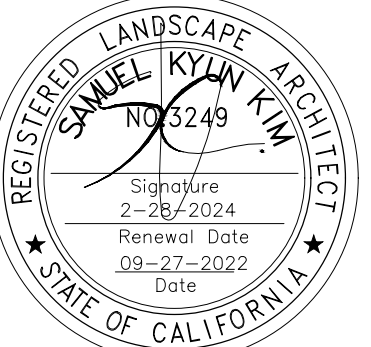
SYNTHETIC GRASS

PLANTING

W.P.A.
works progress architecture

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25% Construction Document

08/19/2022

SET ISSUE		
Number	Issue	Date
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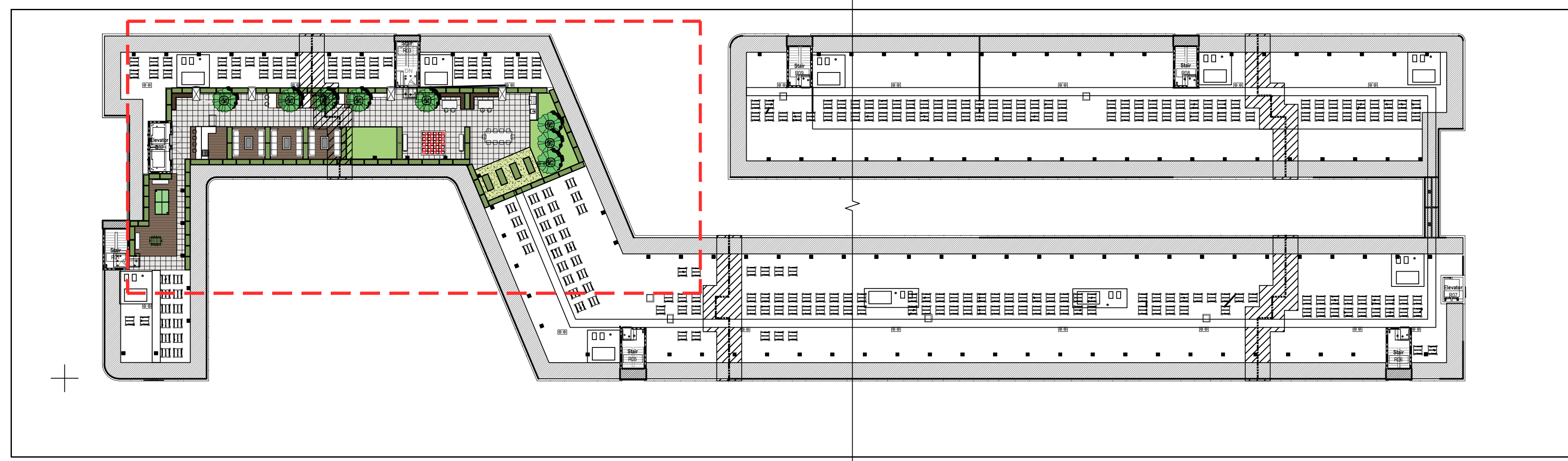
Number	Issue	Date
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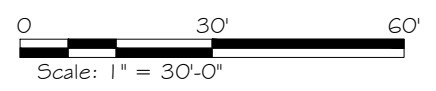
6728 Sepulveda Blvd
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SQLA #22155

HARDSCAPE PLAN
- LEVEL 6

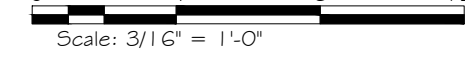
LC-3A



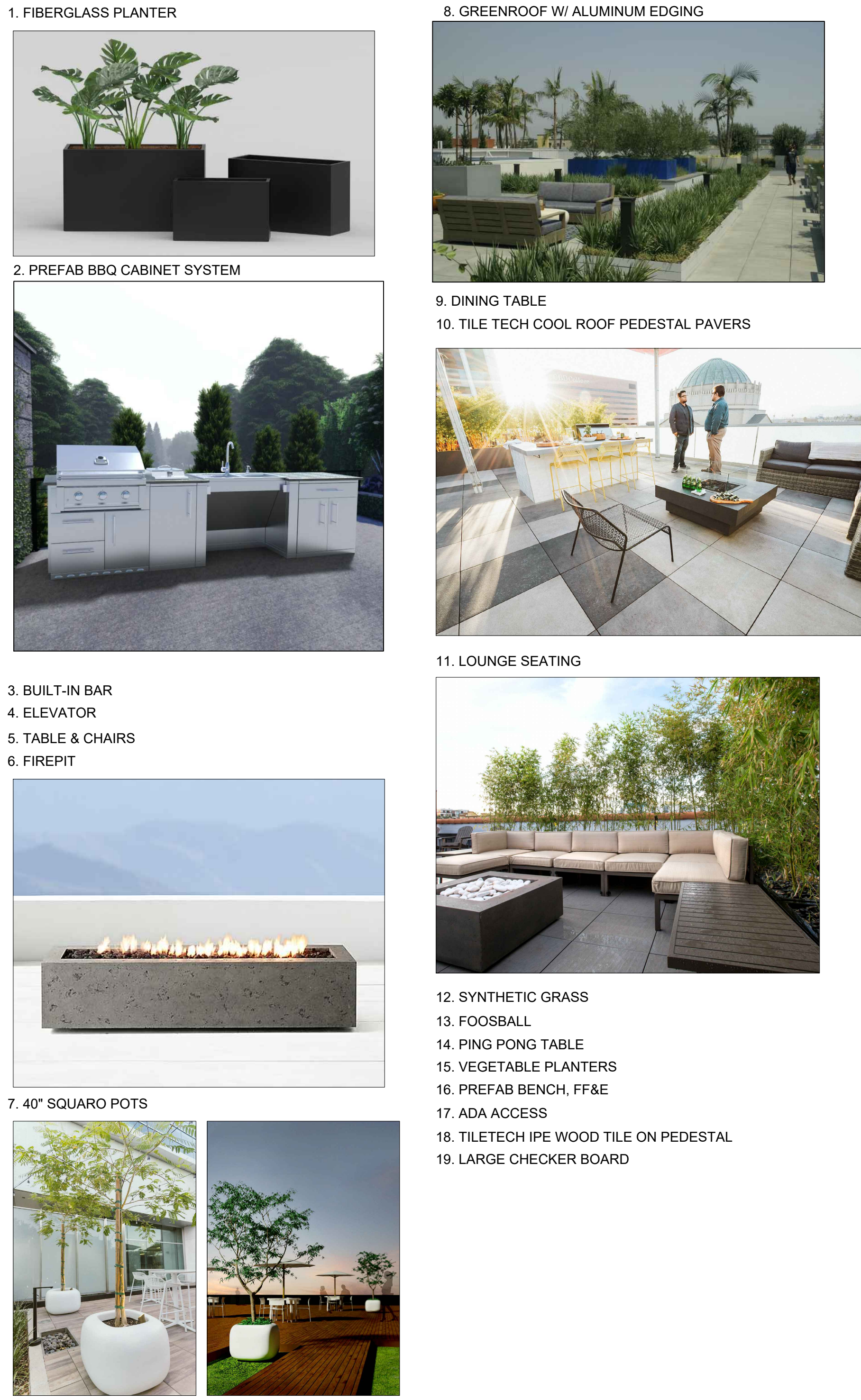
1 KEYPLAN - LEVEL 6 DECK
SCALE: 1" = 30'-0"



2 HARDSCAPE PLAN - ROOF DECK
SCALE: 3/16" = 1'-0"



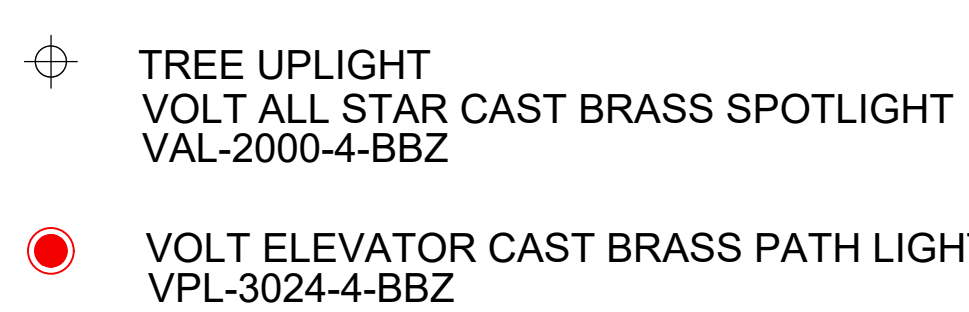
KEY NOTES



PAVING LEGEND

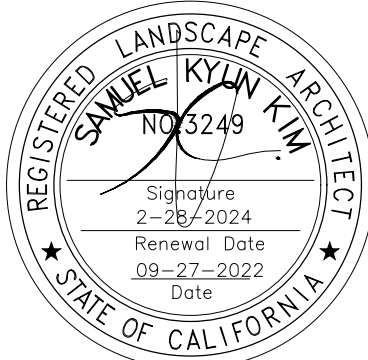


LIGHTING LEGEND



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25% Construction Document 08/19/2022

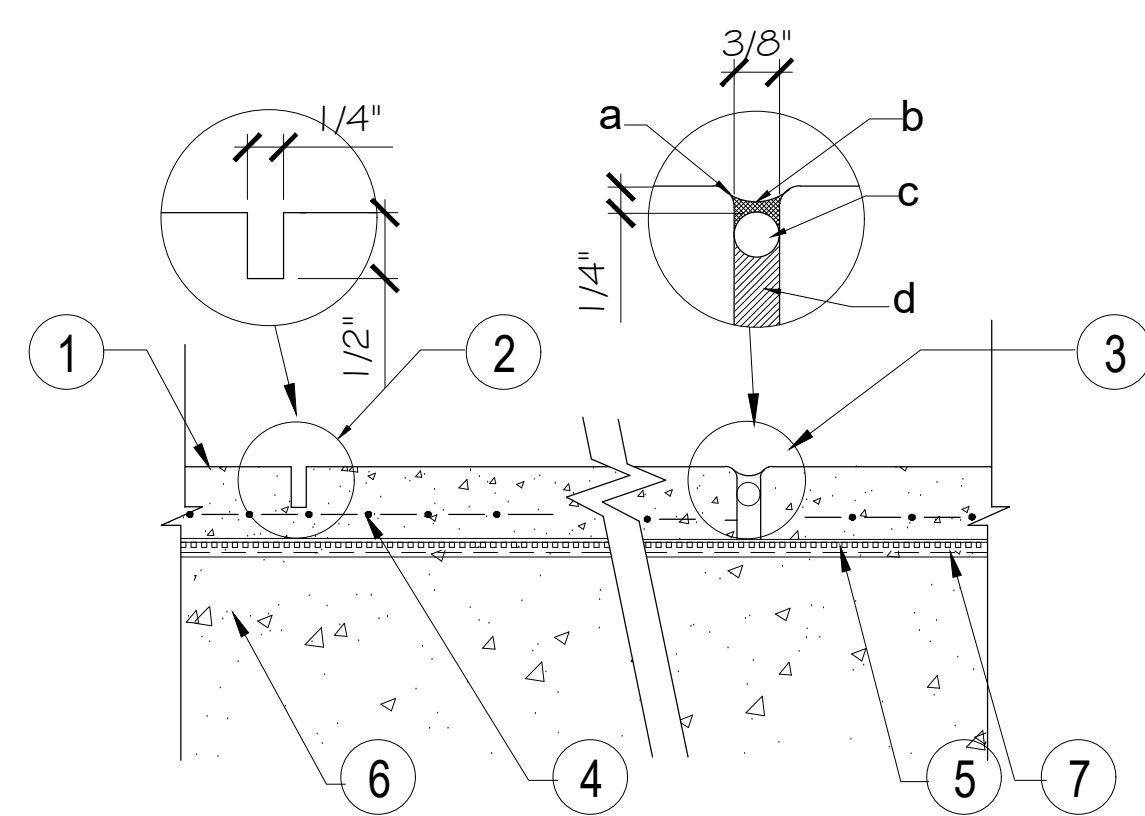
SET ISSUE					
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7	75% Design Development	06.03.2022			

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HARDSCAPE PLAN - ROOF DECK

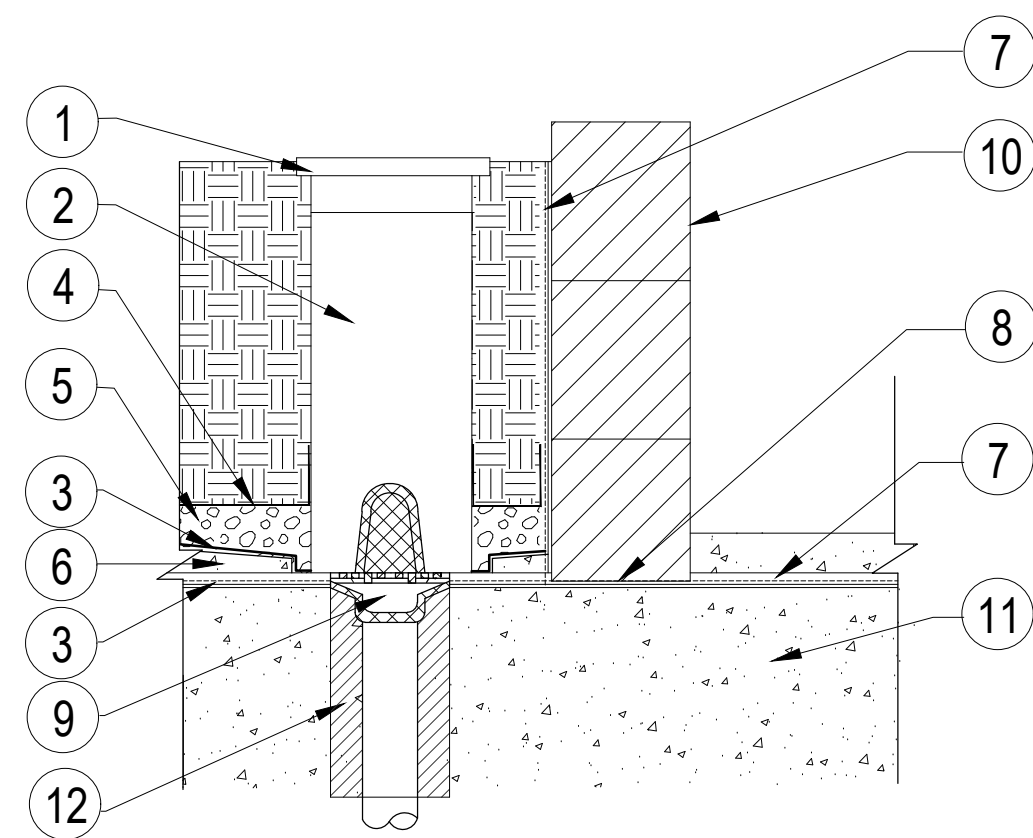
LC-4



- KEYNOTES
1. CONCRETE PAVING
 2. SAW CUT JOINT
 3. EXPANSION JOINT
 - a. 1/4" TOLLED RADIUS
 - b. CAULKING, COLOR TO MATCH CONC. PAVING, CONTRACTOR SWEEP SAND INTO CAULK JOINTS WHILE CAULKING IS STILL PLIABLE.
 - c. BACKER ROD
 - d. 3/8" FELT STRIP
 4. 6" x 6"-10/10 W.W.M.
 5. MIRADRAIN 9000
 6. STRUCTURAL SLAB
 7. WESTERN LM60 LIQUID APPLIED URETHANE RUBBER MEMBRANE

1 CONC. PAVING - OVER STRUCTURE

SCALE: NTS



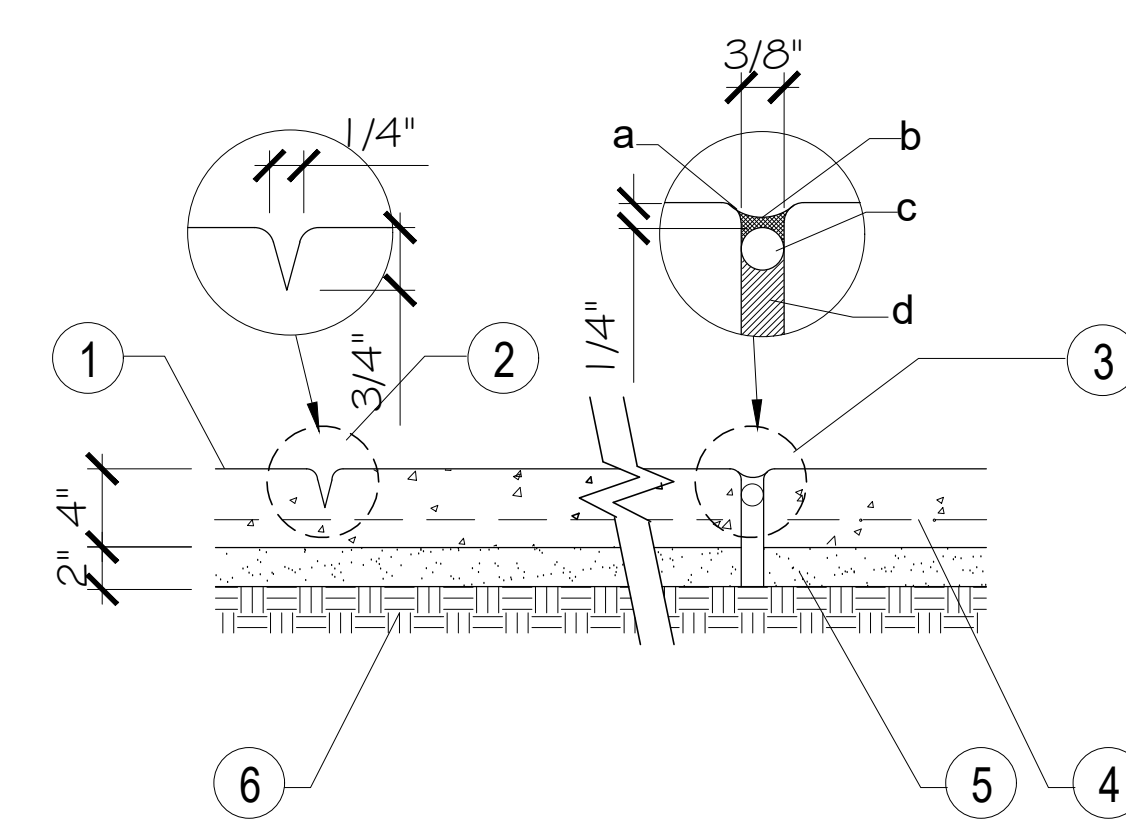
2 PLANTER DRAIN

SCALE: NTS

- KEYNOTES
1. 10" ROUND GRATE CLEAN OUT COVER
 2. 8" DIA PVC PIPE W/ PERFORATED BOTTOM 3' OF PIPE
 3. WATERPROOFING & PROTECTION BOARD
 4. FILTER FABRIC
 5. DRAIN GRAVEL
 6. TOPPING SLAB, SLOPE TO DRAIN
 7. DRAINAGE MAT OVER WATERPROOFING
 8. CEMENTITIOUS CONTINUOUS WATERPROOFING UNDER BLOCK WALL & 6" BEYOND EA. SIDE OF WALL
 9. SMITH 2671T PLANTER DRAIN, W/ WATERPROOFING OVER THE FLASHING COLLAR
 10. 6" X 8" X 16" CMU BLOCK W/ STUCCO FINISH TO MATCH BUILDING
 11. STRUCTURAL SLAB PER ARCHITECT PLAN
 12. CAN OUT FOR DRAIN, SEAL TOP WITH WATER STOP OR EQUAL, FILL WITH QUICK SETTING CEMENT

NOTE

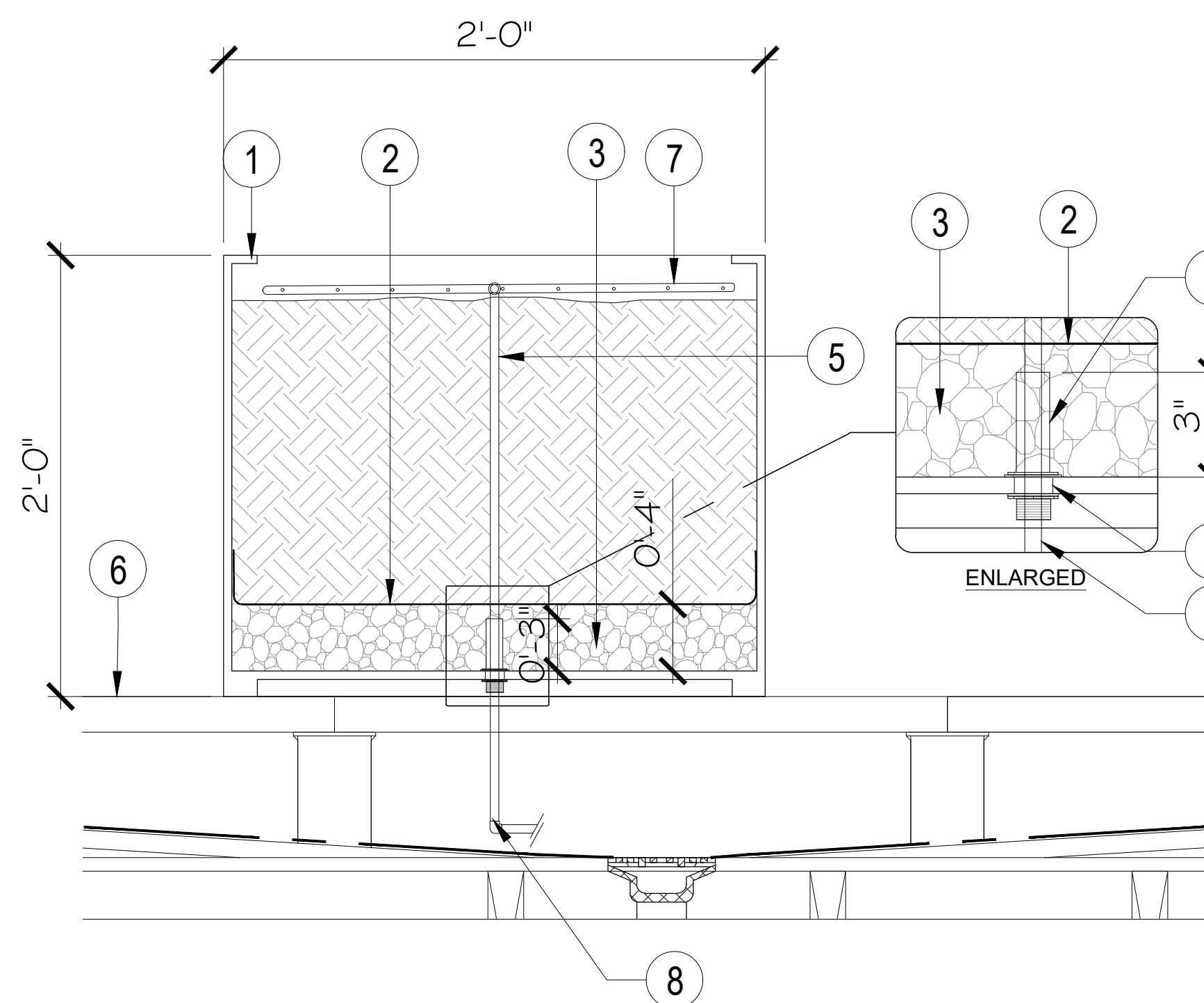
1. 10" ROUND GRATE SHALL BE NDS #1050 GREEN, AVAILABLE FROM THE NDS COMPANY (800) 726-1994



- KEYNOTES
1. CONC. PAVING, COLOR & FINISH PER SITE PLAN
 2. SCORE JOINT
 3. EXPANSION JOINT
 - a. 1/4" TOLLED RADIUS
 - b. CAULKING, COLOR TO MATCH CONC. PAVING, CONTRACTOR SWEEP SAND INTO CAULK JOINTS WHILE CAULKING IS STILL PLIABLE.
 - c. BACKER ROD
 - d. 3/8" FELT STRIP
 4. 6"x6"-10/10 W.W.M.
 5. 2" SAND BASE
 6. COMPACTED SUBGRADE

1 CONC. PAVING W/ SCORE JOINTS (ON GRADE)

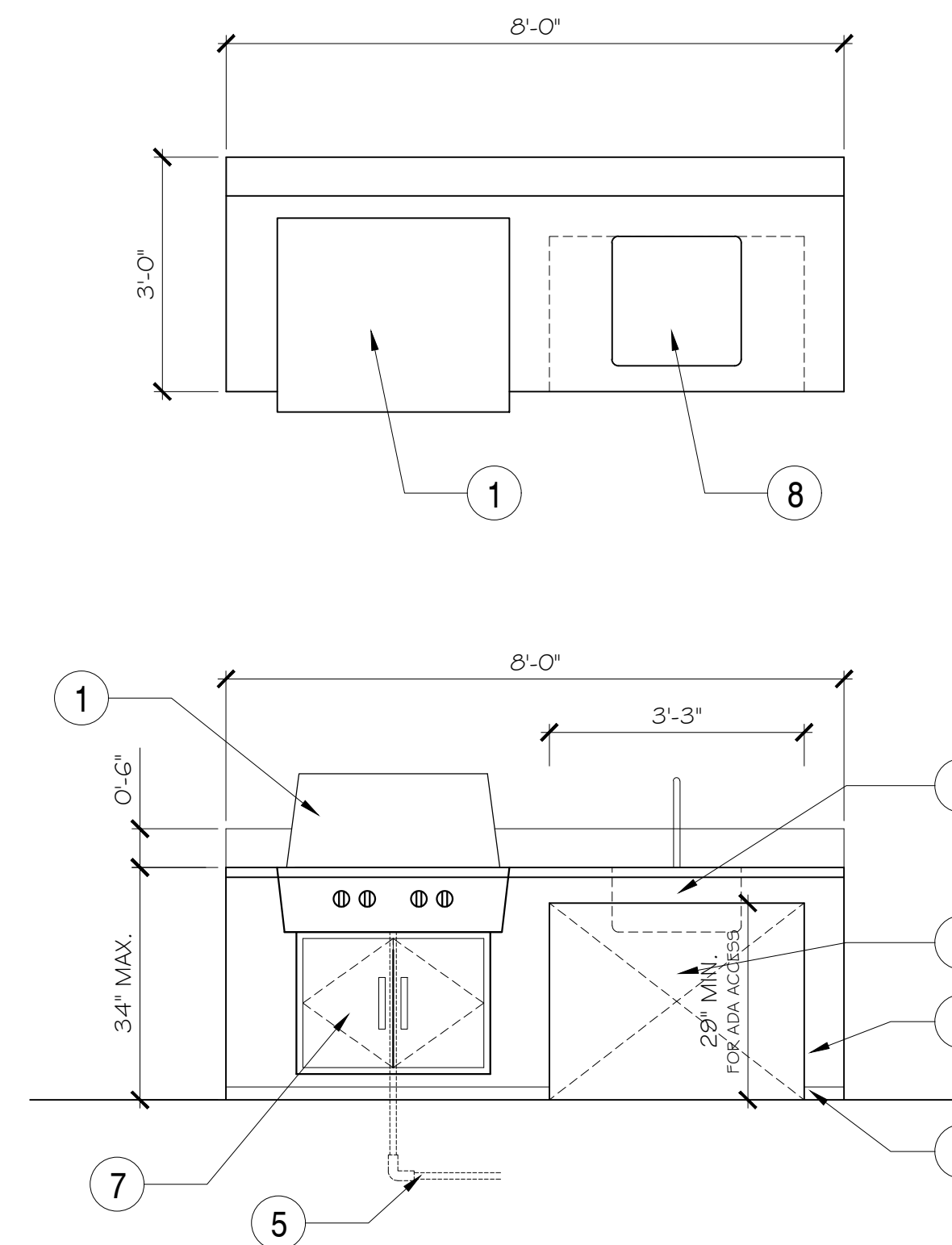
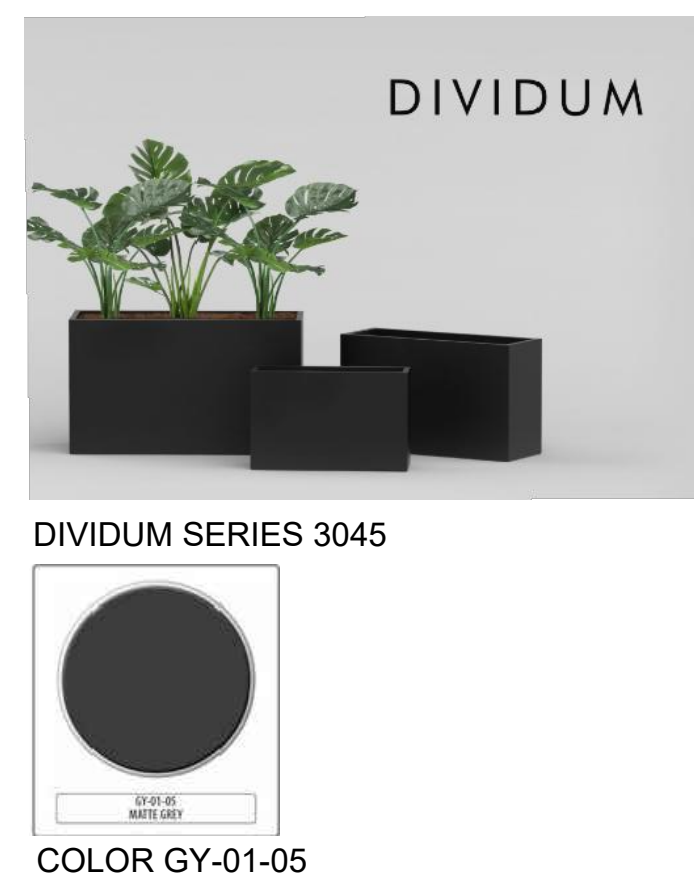
SCALE: NTS



- KEY NOTES:
1. B2G FIBERGLASS PLANTER MODEL: DIVIDUM SERIES 3045 COLOR: MATTE GRAY FINISH: SMOOTH FINISH CONTACT: PAOLA RODRIGUEZ EMAIL : INFO@BACK2GARDEN.COM
 2. FILTER FABRIC
 3. GRAVEL
 4. 1-1/2" BULKHEAD FITTING W/ GASKET
 5. 1/2" PVC IRRIGATION SUPPLY LINE
 6. PEDESTAL PAVER SYSTEM
 7. 1/2" DRIP LINE
 8. IRRIGATION SUPPLY LINE
 9. 1-1/2" DIA. SCH.40 PVC OVERFLOW PIPE

5 B2G PREFAB PLANTER

SCALE : 1-1/2"=1'-0"



- KEYNOTES
1. BBQ UNIT 36" GAS GRILL AMERICAN OUTDOOR GRILL L-SERIES www.americanoutdoorgrill.com
 2. GRANITE COUNTER TOP OVER WONDER BOARD (SEAL GRANITE TOP)
 3. CEMENT BOARD W/ STUCCO FINISH TO MATCH BUILDING
 4. STUCCO STOP
 5. GAS LINE
 6. ACCESSIBLE 34" MAX AFF. (OPENING FOR H/C ACCESS)
 7. STAINLESS STEEL DOUBLE ACCESS DOOR AD5-2820 VIKING RANGE COPORATION www.vikingrange.com
 8. SINK WITH COVER SUNSTONE 20" ADA



BBQ UNIT 36" GAS GRILL

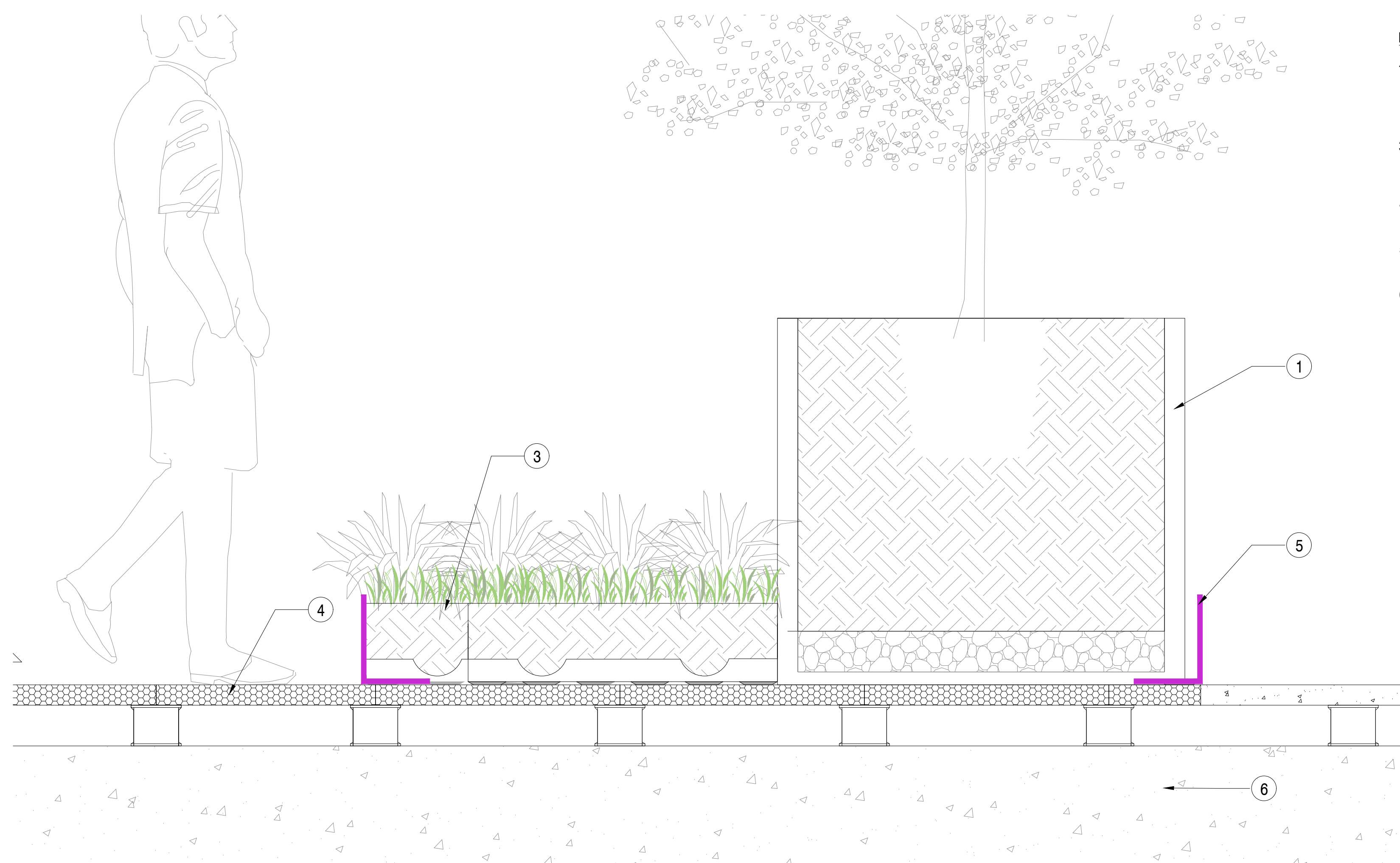


STAINLESS STEEL DOOR

NOTE : PROVIDE GAS CONNECTION TO BBQ UNIT.

4 BBQ (SKY DECK)

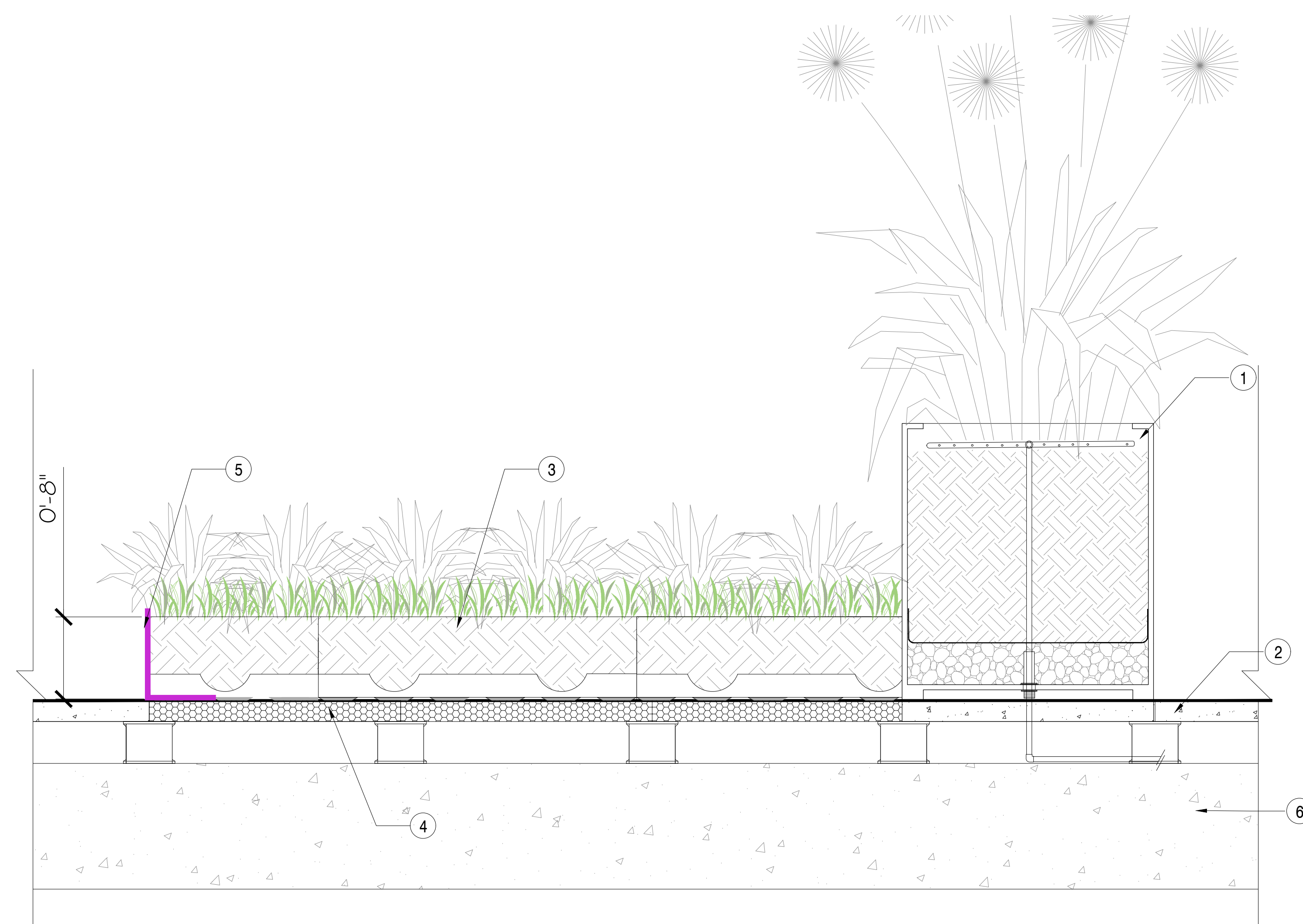
SCALE : 1/2"=1'-0"



- KEYNOTES
1. B2G 30" SQUARO POT
 2. B2G 30" SQUARO POT
 3. B3G 8"H. GREEN ROOF TRAY ON TILE TECH TRAY SYSTEM
 4. TILE TECH WIND UPLIFT PAVER TRAYS SYSTEM
 5. PERMALOC GEOEDGE ALUMINUM EDGING
 6. CONCRETE SLAB

7 B2G GREEN ROOF ON TILE TECH TRAY SYSTEM

SCALE : 1-1/2"=1'-0"



6 B2G GREEN ROOF MODULE SYSTEM ON TILE TECH TRAY SYSTEM

SCALE : 1-1/2"=1'-0"



KEYNOTES

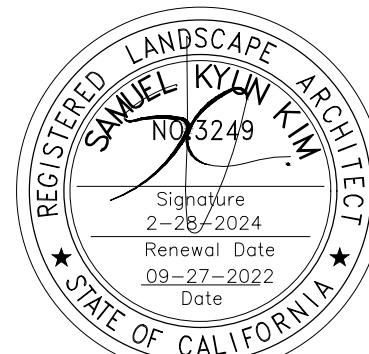
1. B2G 24"W X 24"H FIBERGLASS PLANTER

2. TILE TECH PEDESTAL PAVING COOL-ROOF™ CONCRETE SERIES COLOR: TERRAZZO COOL GRAY
3. B3G 8"H. GREEN ROOF TRAY ON TILE TECH TRAY SYSTEM CONTACT : PAOLA RODRIGUEZ EMAIL : INFO@BACK2GARDEN.COM
4. TILE TECH WIND UPLIFT PAVER TRAYS SYSTEM
5. PERMALOC GEOEDGE ALUMINUM EDGING
6. CONCRETE SLAB

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HARDSCAPE DETAILS

LD-1

SELECT DESIRED SIZE (IN IF (2.44 M) LENGTHS WITH .25" (6.35 MM) THICK EXPOSED TOP LIP):

- ☐ 2" X 3.25" (76 MM X 83 MM)
☐ 3" X 4.5" (89 MM X 114 MM)
☐ 4" X 3.25" (102 MM X 83 MM)
☐ 4.25" X 3.25" (108 MM X 83 MM)
☐ 4.5" X 3.25" (114 MM X 83 MM)
☐ 4.5" X 4.5" (114 MM X 114 MM)
☐ 5.5" X 6.5" (140 MM X 165 MM)
☐ 6.5" X 5.5" (165 MM X 140 MM)
☐ 7.5" X 8.5" (191 MM X 216 MM)
☐ 8.5" X 7.5" (216 MM X 191 MM)

SELECT DESIRED FINISH:

- ☐ MF - MILL FINISH-NATURAL ALUMINUM
☐ BL - BLACK DURALUX - ELECTROSTATICALLY APPLIED BASED ON PAINT, MEETS ANA-2002

PERMALOC GEOEDGE ALUMINUM RESTRAINT

GREENROOF MODULE

TESS 10 X 1/2" W/UNDER-HEAD GRAY SFX-FINISH (OR 2" W/ROOF-GRY)

PAVER OR BALLAST

SLIP SHEET

WATERPROOF LAYER

CONCRETE ROOF (NEW OR EXISTING)

SIDE VIEW

- NOTES:
1. INSTALL PER MANUFACTURER'S "INSTALLATION GUIDELINES"
2. 8" (2.44 M) SECTIONS CONNECTED WITH 2 - 2.25" (57 MM) SLIDING CONNECTOR
3. CORNERS: REMOVE BASE TABS AND FORM A CONTINUOUS CORNER
4. PERMALOC GEOEDGE AS MANUFACTURED BY PERMALOC CORPORATION
5. DO NOT SCALE DRAWING
6. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION
7. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE
8. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADetails.com/info AND ENTER REFERENCE NUMBER 006-069

GEOEDGE ALUMINUM GREEN BUILD EDGING
EDGING FOR MODULAR GREEN ROOF SYSTEM CAD FILES GE-3

Green Roof Trays

SIZE: 20" x 20" x 8"

MATERIAL: HDPE (HIGH-DENSITY POLYETHYLENE)

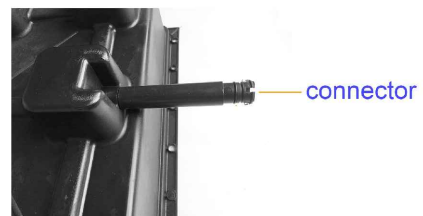
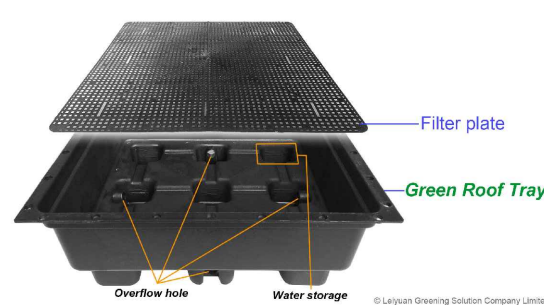
FINISHING: PE COATED

DESCRIPTION: ROOF GREENING PLASTIC FLOWER CONTAINER

FEATURE: ECO-FRIENDLY

APPLICATION: GREEN ROOF, GARDEN, LANDSCAPE

GF-520



FOR SALE INQUIRY PLEASE CONTACT: AMBER URENA EMAIL: info@back2garden.com TEL: (213) 332-8573 **B2G, INC.**

14 TERRAZO PEDESTAL TILE

SCALE : N.T.S

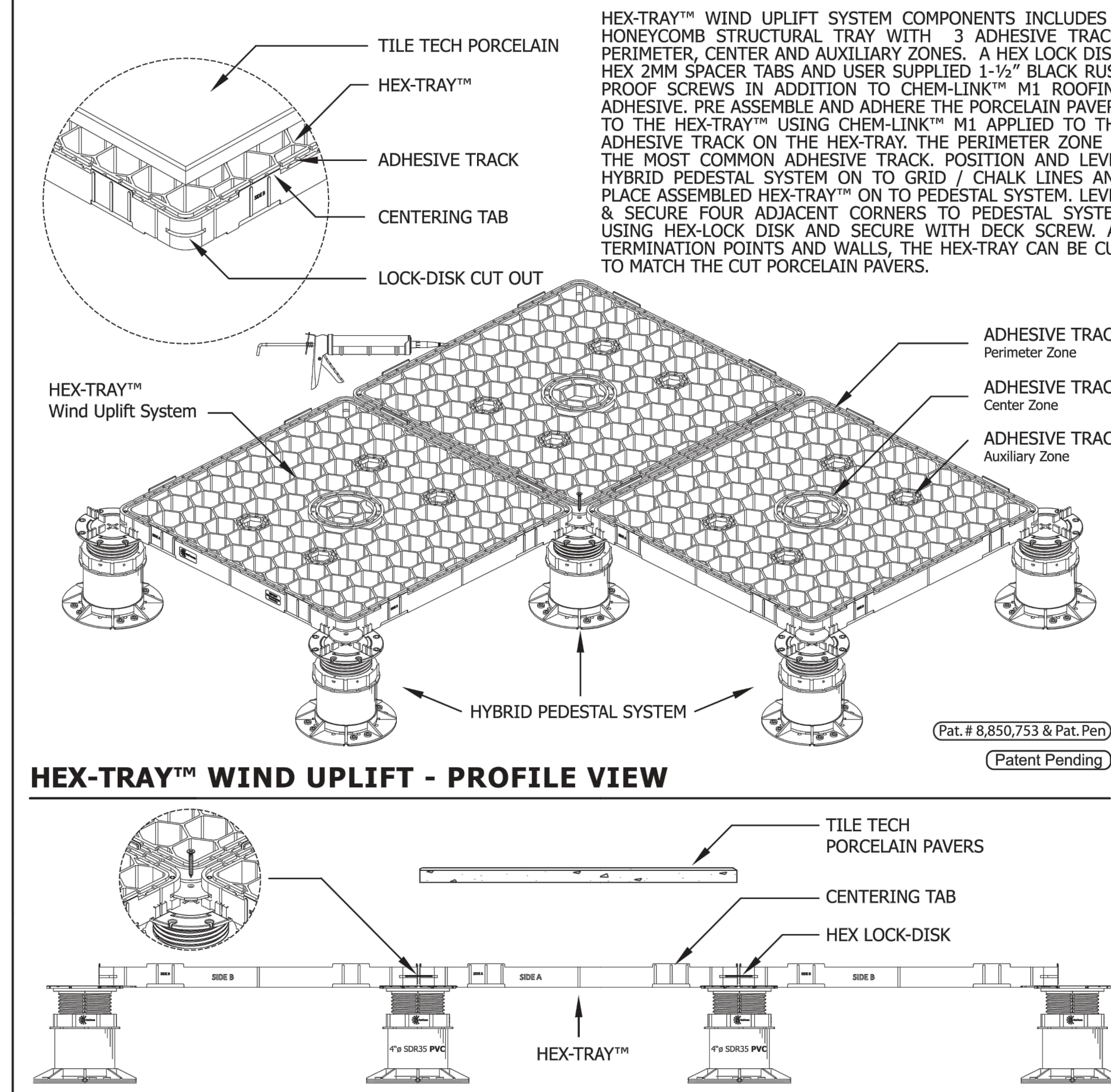
11 B2G GREEN ROOF

SCALE : N.T.S

National Distribution Tel: 213-380-5560
Toll Free: 888-380-5575 Fax: 213-380-5561

HEX-TRAY™ WIND UPLIFT SYSTEM

PAVER WIND-UPLIFT SYSTEM DETAILS: PLAN AND PROFILE VIEW



- GENERAL NOTES: APPLY TO ALL OF THE ABOVE PRODUCTS
1. INSTALLATION MUST BE COMPLETED IN ACCORDANCE WITH TILE TECH INC PRODUCT SPECIFICATIONS.
2. DRAWING NOT TO SCALE.
3. USE OF BUFFER PADS IS MANDATORY.
4. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.TILETECHPAVERS.com

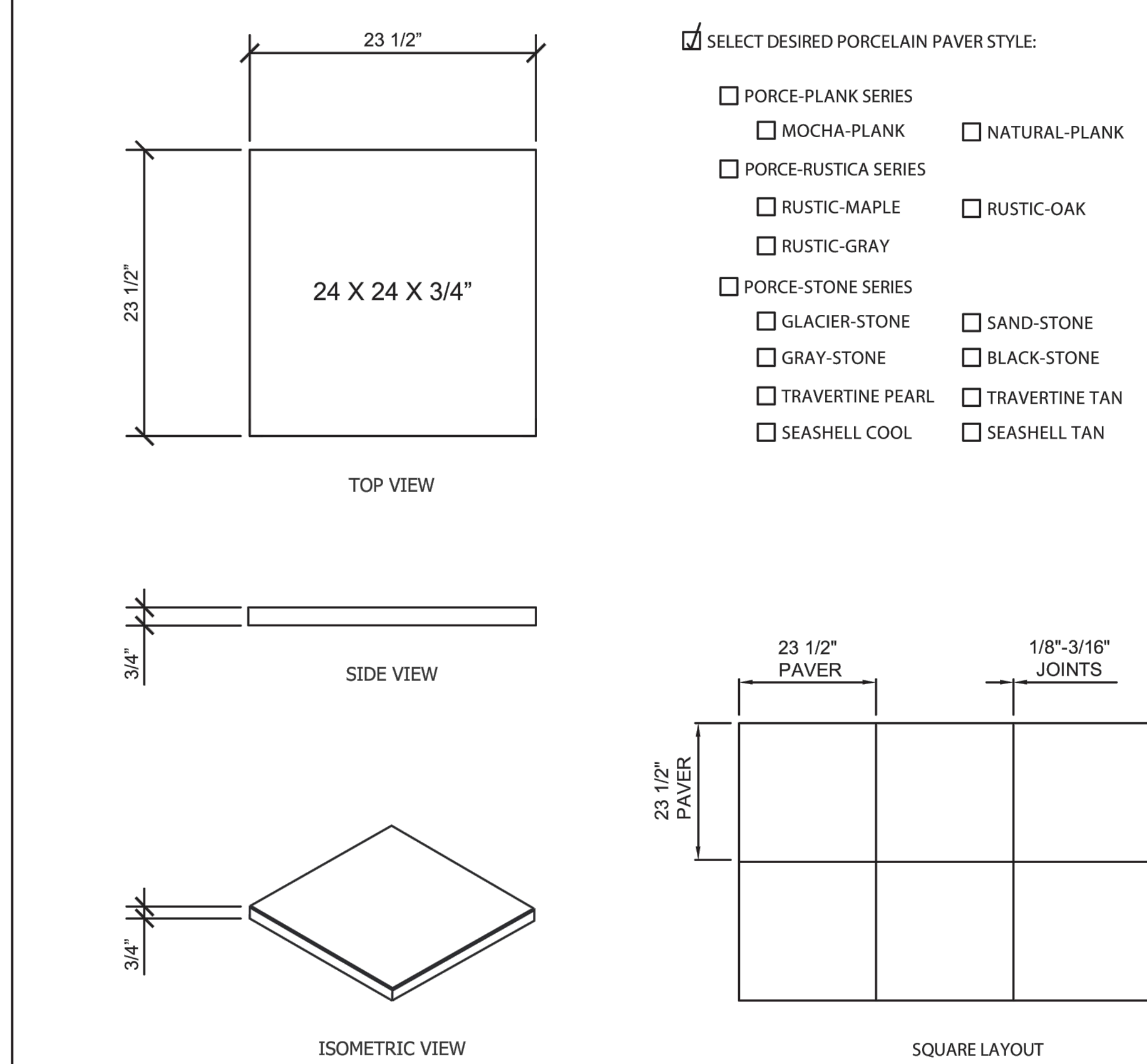
10 TILE TECH WIND LIFT TRAY SYSTEM

SCALE : N.T.S

National Distribution Tel: 213-380-5560
Toll Free: 888-380-5575 Fax: 213-380-5561

PORCELAIN PAVER DETAILS

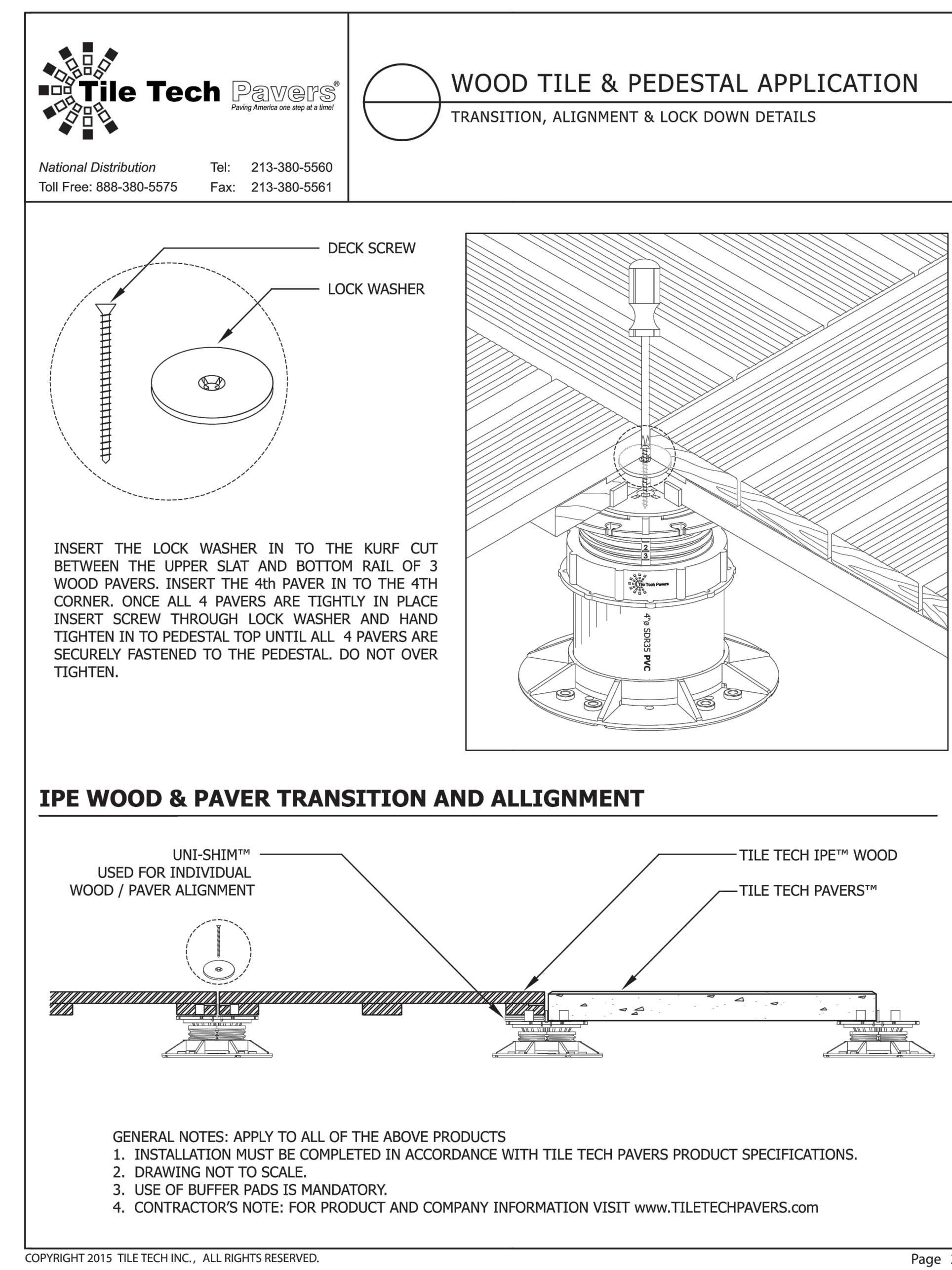
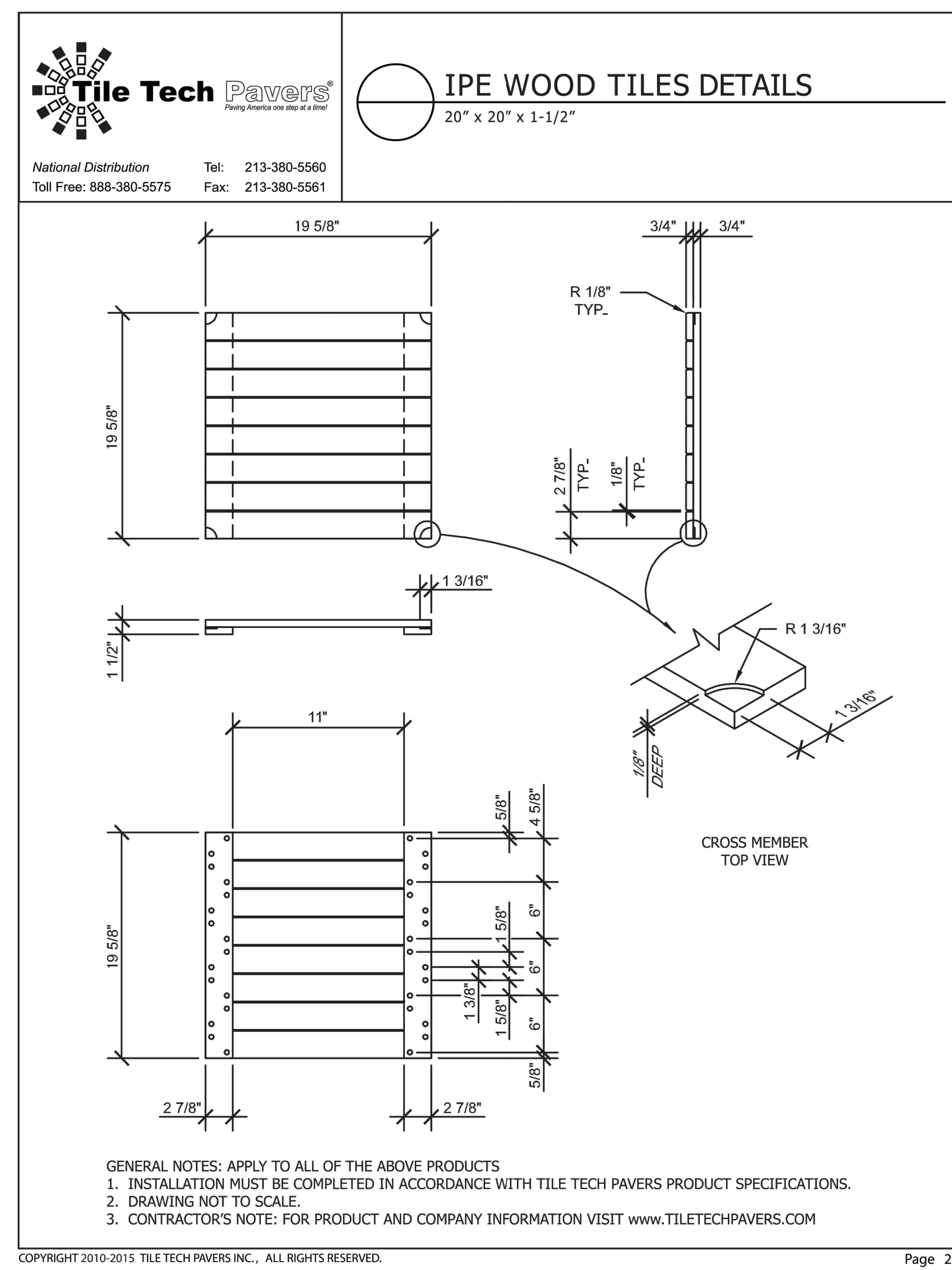
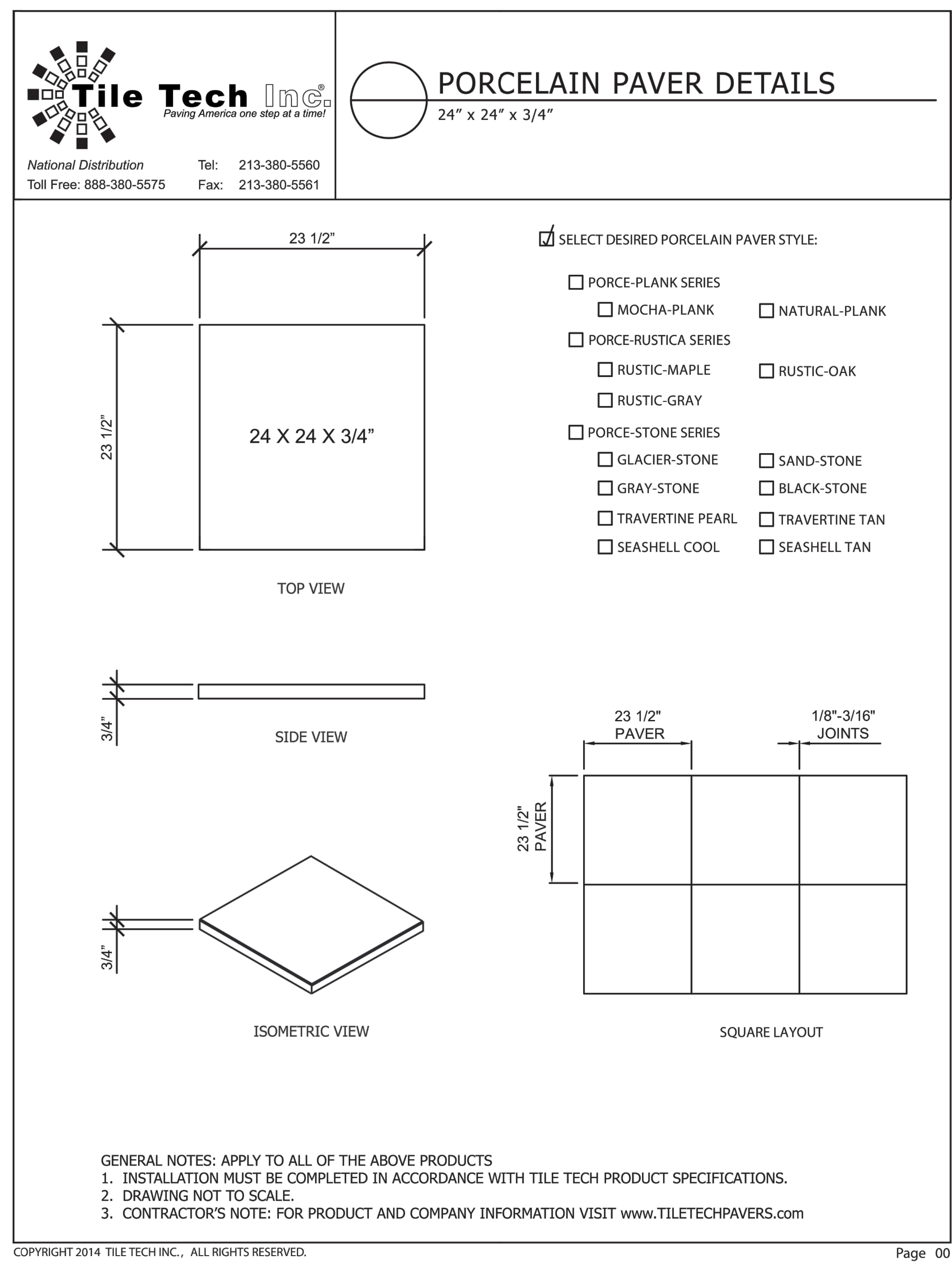
24" x 24" x 3/4"



- GENERAL NOTES: APPLY TO ALL OF THE ABOVE PRODUCTS
1. INSTALLATION MUST BE COMPLETED IN ACCORDANCE WITH TILE TECH PRODUCT SPECIFICATIONS.
2. DRAWING NOT TO SCALE.
3. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.TILETECHPAVERS.com

9 TURF TRAY SYNTHETIC TURF

SCALE : N.T.S



SET ISSUE

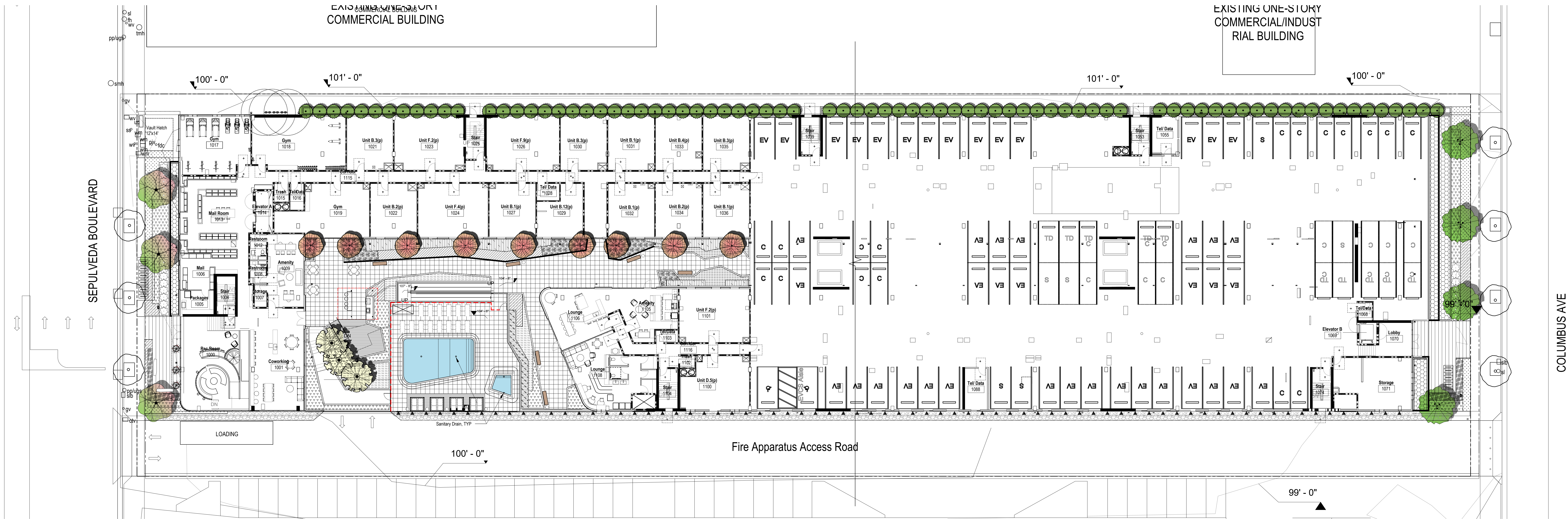
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HARDSCAPE DETAILS

LD-2



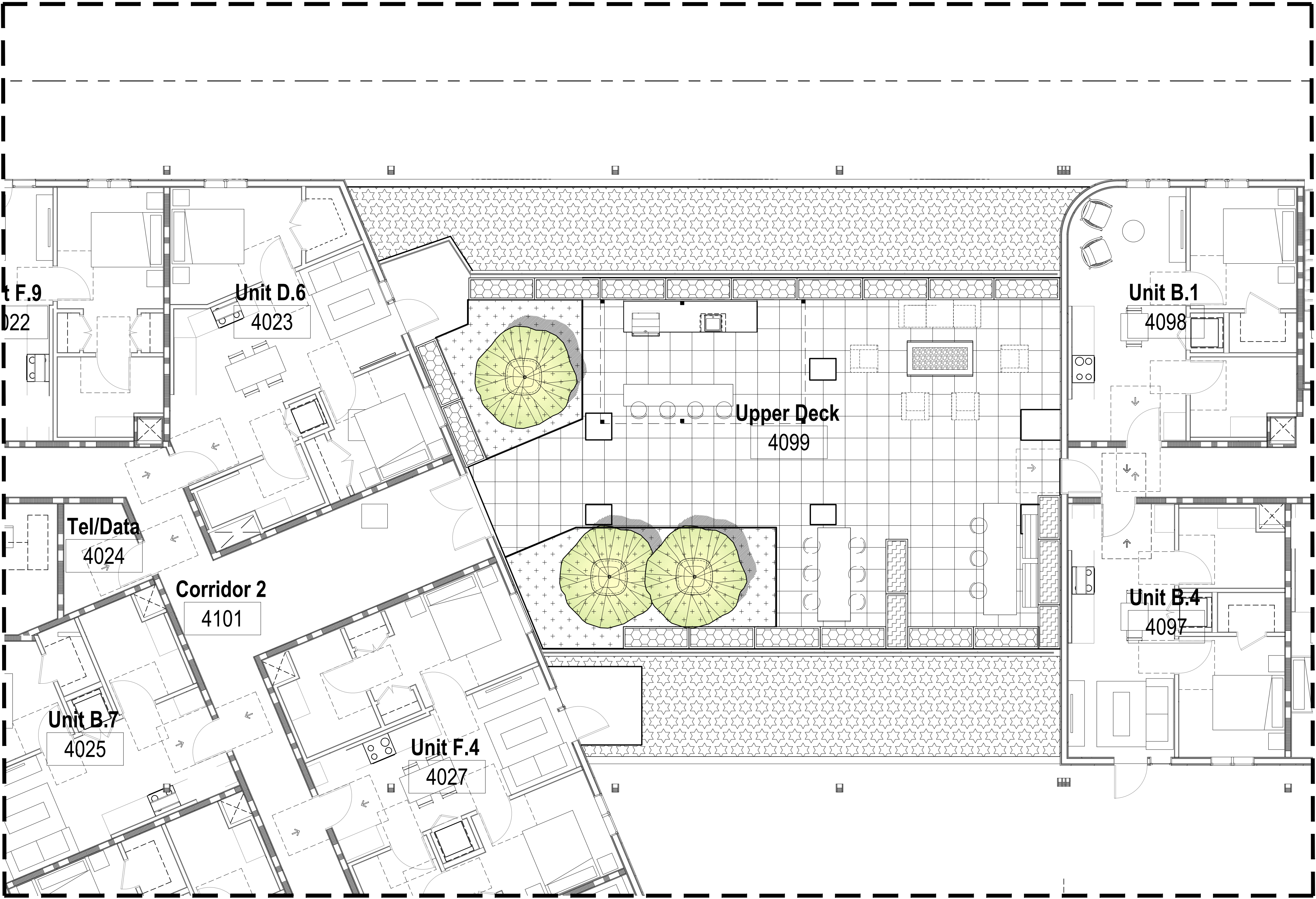
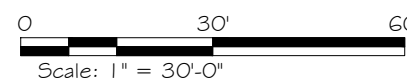
1 OVERALL PLANTING PLAN - LEVEL 1
SCALE: 1/16" = 1'-0"

PLANTING LEGEND					
TREES					
	SIZE & QUAN.	WUCOLS		SIZE & QUAN.	WUCOLS
CHILOPSIS LINEARIS DESERT WILLOW	24" BOX/ 3 EA.	LOW ①②	HESPERALOE PARVIFLORA RED YUCCA	5 GAL./ 21 EA.	LOW ②
GLEDITSIA TRIACANTHOS HONEY LOCUST	24" BOX/ 3 EA.	MODERATE ②	AGAVE 'BLUE FLAME' BLUE FLAME AGAVE	5 GAL./ 3 EA.	LOW ①②
ACER PALMATUM 'BLOODGOOD' JAPANESE MAPLE	24" BOX/ 9 EA.	MODERATE	DODONAEA VISCOSA HOPBUSH	5 GAL.@ 30" O.C./ 21 EA.	LOW ②
OLEA EUROPAEA 'SWAN HILLS' FRUITLESS OLIVE	24" BOX/ 4 EA.	LOW ②	PITTOSPORUM TOBIRA 'VARIEGATED' VARIEGATED JAPANESE MOCK ORANGE	5 GAL.@ 30" O.C./ 91 EA.	MODERATE ②
PRUNUS ILICIFOLIA SSP. LYONII CATALINA CHERRY	24" BOX/ 78 EA.	LOW ①②③	WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL.@ 24" O.C./ 45 EA.	LOW ②
NEW STREET TREE PER CITY'S URBAN FORESTRY DEPARTMENT			MUHLENBERGIA CAPILLARIS 'REGAL MIST' PINK MUHLY	1 GAL.@ 24" O.C./ 71 EA.	MODERATE ②
<div>REMARKS</div> <div>① CA NATIVE PLANT</div> <div>② WATERSHED WISE PLANT</div> <div>③ LA COUNTY RIVER MASTER PLAN PLANT</div>			FESTUCA MAIREI MAIRE'S FESCUE	1 GAL.@ 24" O.C./ 281 EA.	LOW ②
			DIANELLA TASMANICA 'VARIEGATED' VARIEGATED FLAX LILY	1 GAL.@ 24" O.C./ 104 EA.	MODERATE
			LAVANDULA ANGUSTIFOLIA ENGLISH LAVENDER	1 GAL.@ 24" O.C./ 117 EA.	LOW ②
			JUNCUS PATENS 'ELK BLUE' CALIFORNIA GRAY RUSH	1 GAL.@ 24" O.C./ 286 EA.	LOW ①②③
			LIRIOPE SPICATA CREEPING LIRIOPE	1 GAL.@ 24" O.C./ 47 EA.	MODERATE
			SENECIO MANDRALISCAE KLEINIA	1 GAL.@ 12" O.C./ 406 EA.	LOW ②
			LANTANA 'NEW GOLD' TRAILING LANTANA	1 GAL.@ 12" O.C./ 734 EA.	LOW ②
			VINE	SIZE & QUAN.	WUCOLS
			LONICERA JAPONICA 'PURPUREA' PURPLE LEAF HONEY SUCKLE	5 GAL./ 73 EA.	LOW ②



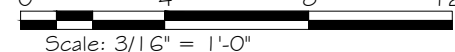
1 KEYPLAN - LEVEL 4 DECK

SCALE: 1" = 30'-0"



1 PLANTING PLAN - LEVEL 4 DECK

SCALE: 3/16" = 1'-0"



PLANTING LEGEND		
TREES	SIZE & QUAN.	WUCOLS
ACER PALMATUM 'SANGOKAKU' CORAL BARK JAPANESE MAPLE	24" BOX / 3 EA.	MODERATE
SHRUBS & GROUND COVERS	SIZE & QUAN.	WUCOLS
DIETES BICOLOR FORTNIGHT LILY	1 GAL.@ 24" O.C./ 9 EA.	LOW ②
DIANELLA REVOLUTA 'LITTLE REV' FLAX LILY	1 GAL.@ 24" O.C./ 209 EA.	LOW ②
JUNCUS PATENS 'ELK BLUE' CALIFORNIA GRAY RUSH	1 GAL.@ 24" O.C./ 35 EA.	LOW ①②③
CAREX DIVULSA BERKELEY SEDGE	1 GAL.@ 18" O.C./ 147 EA.	LOW ①②
REMARKS		
① CA NATIVE PLANT		
② WATERSHED WISE PLANT		
③ LA COUNTY RIVER MASTER PLAN PLANT		

SET ISSUE					
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1	Pre-Submittal	02.11.2022	8	100% Design Development	07.01.2022
2	100% Schematic Design	03.11.2022	9	25% Construction Document	08.19.2022
3	25% PDMP Submission	04.15.2022			
4	25% Design Development	04.15.2022			
5	Pre-Submittal Rev 01	05.16.2022			
6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			

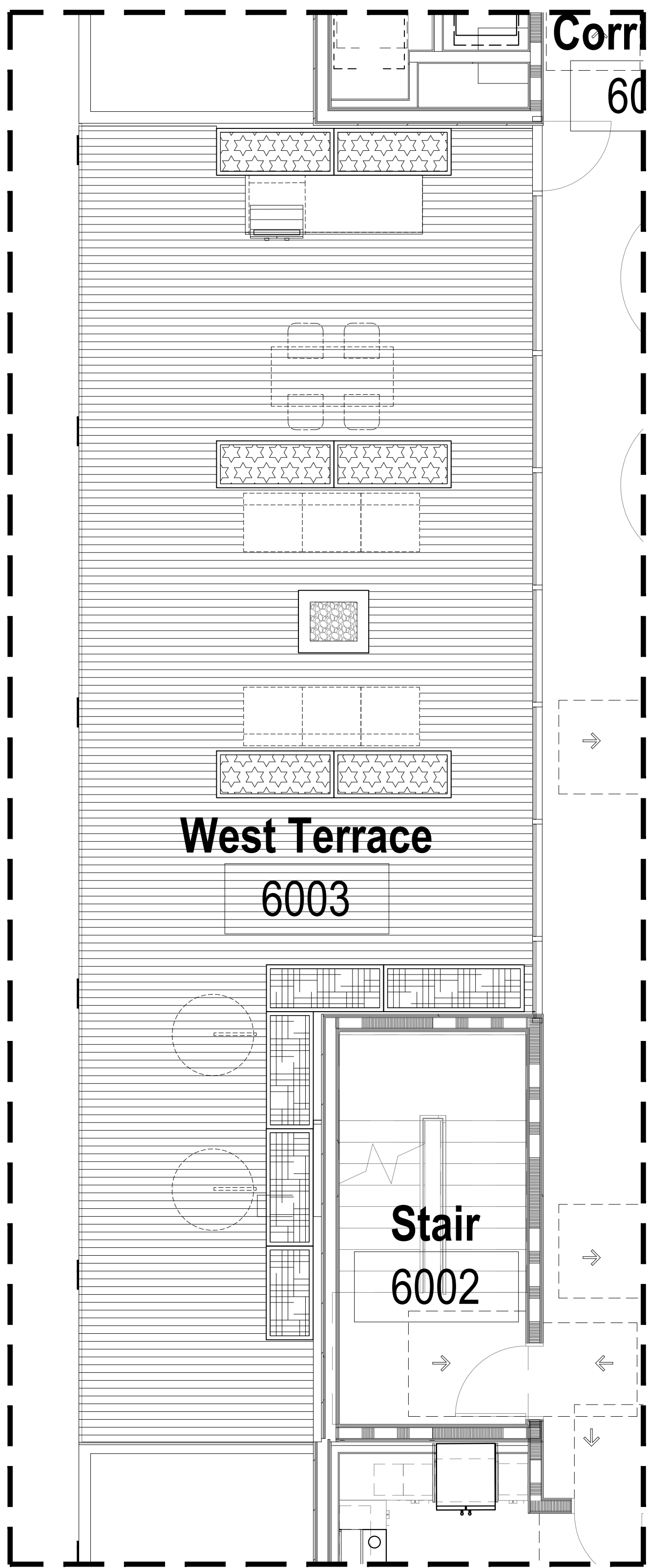
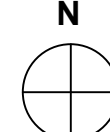
SEE ENLARGEMENT A

SEE ENLARGEMENT B

1 KEYPLAN - LEVEL 6 DECK

SCALE: 1" = 30'-0"

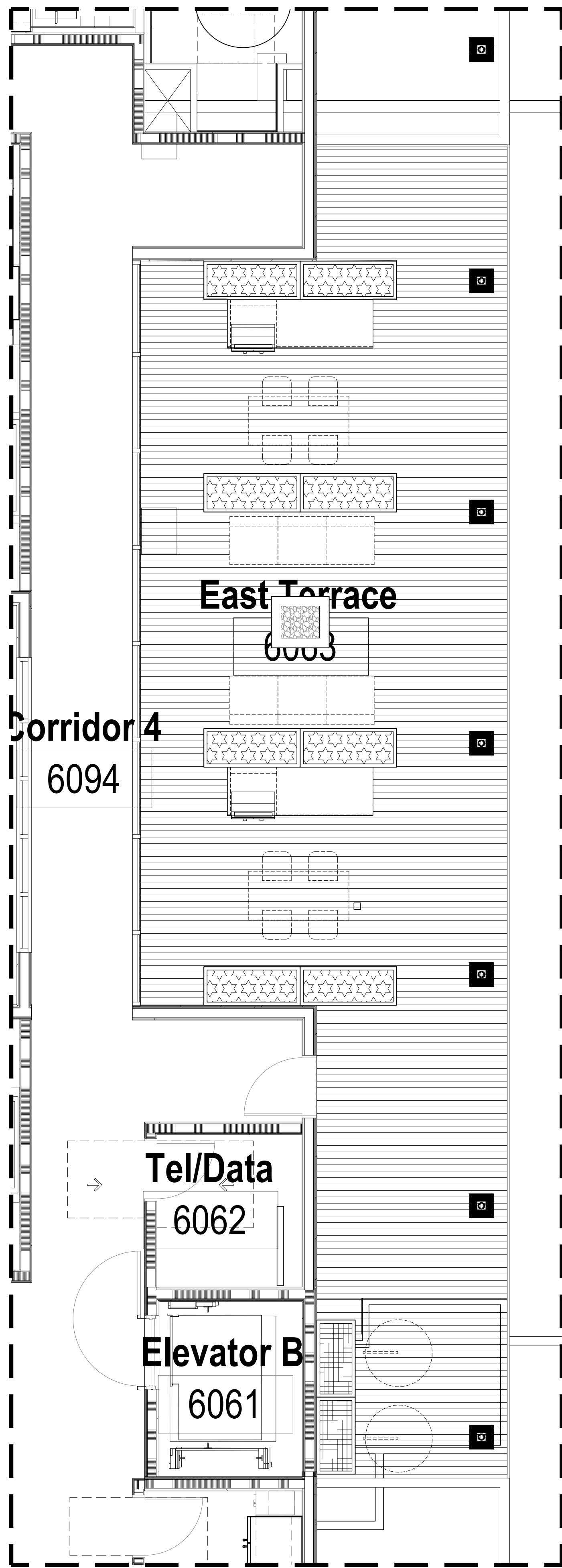
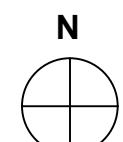
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2 ENLARGEMENT A

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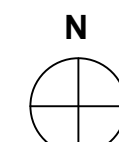
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3 ENLARGEMENT B

SCALE: 1/4" = 1'-0"

0 2' 4' 6'



PLANTING LEGEND

SHRUBS & GROUND COVERS

SIZE & QUAN.

WUCOLS



BUXUS MICROPHYLLA JAPONICA
JAPANESE BOXWOOD

5 GAL. @ 24" O.C. / 10 EA.

MODERATE ②



PITTOSPORUM TOBIRA
'VARIEGATED'

5 GAL. @ 24" O.C. / 12 EA.

MODERATE ②

VARIEGATED JAPANESE MOCK ORANGE

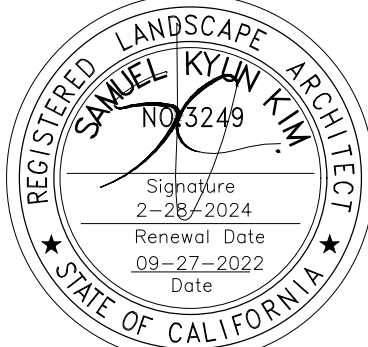
REMARKS

- ① CA NATIVE PLANT
- ② WATERSHED WISE PLANT
- ③ LA COUNTY RIVER MASTER PLAN PLANT

W.P.A
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25% Construction Document

08/19/2022

SET ISSUE

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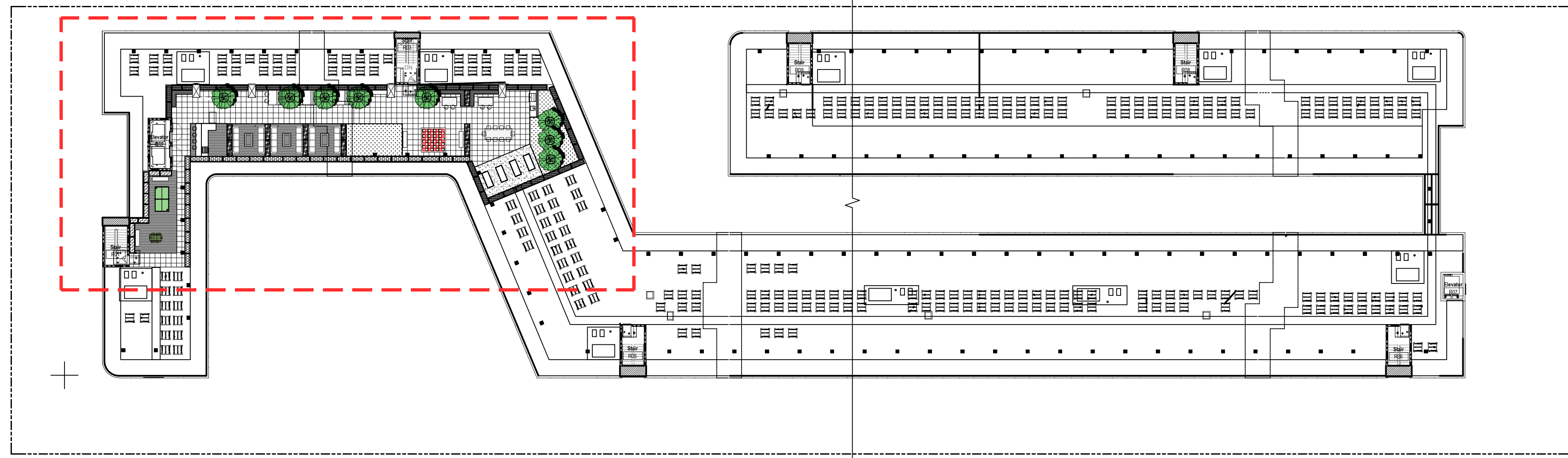
Number	Issue	Date
8	100% Design Development	07.01.2022
9	25% Construction Document	08.19.2022

Sepulveda

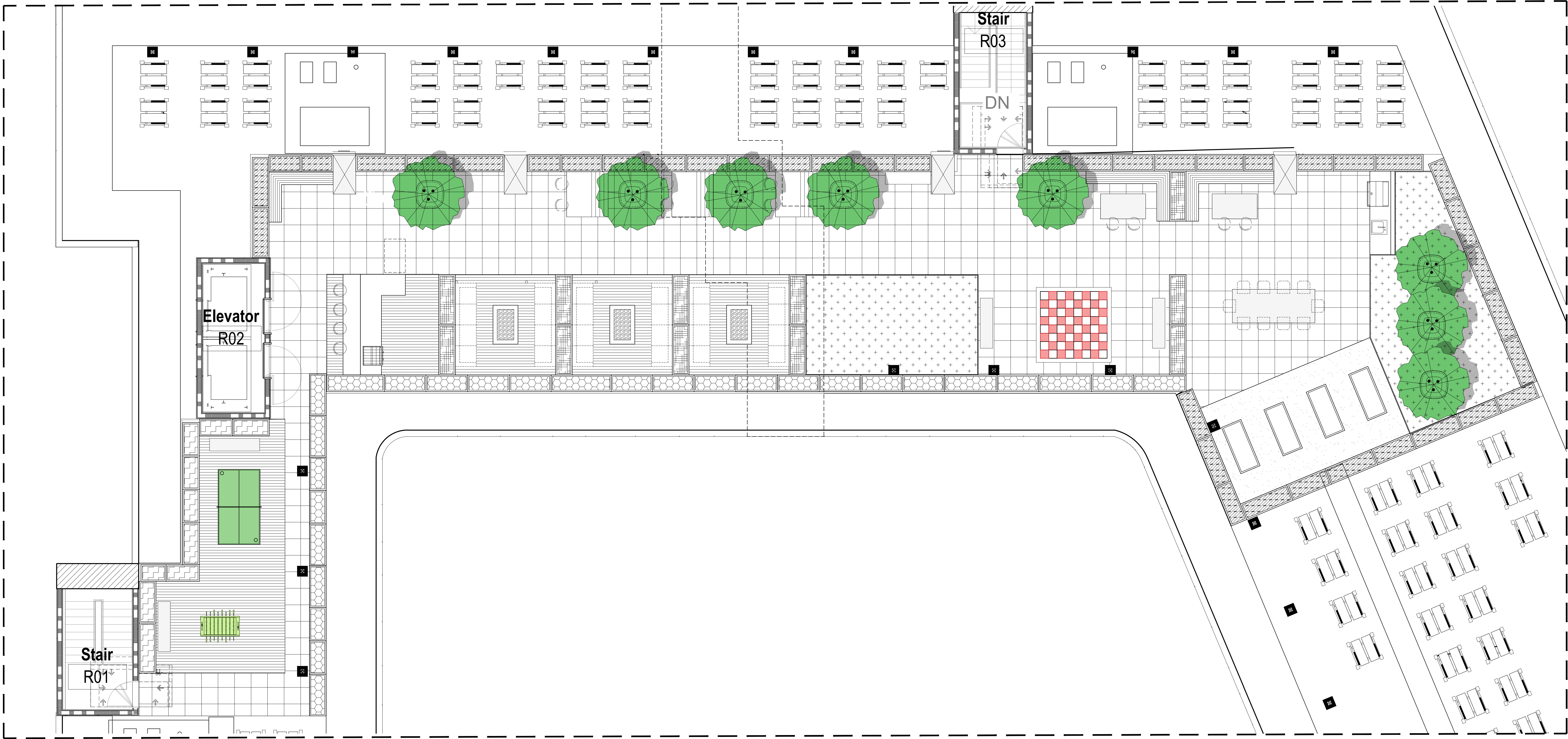
6728 Sepulveda Blvd
Van Nuys, CA 91411
SQLA #22155

PLANTING PLAN
- LEVEL 6

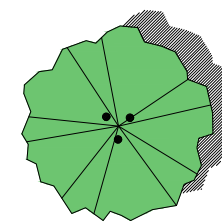
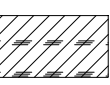
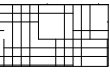
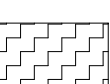
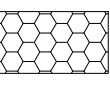
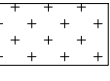
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1 KEYPLAN - LEVEL 6 DECK
SCALE: 1" = 30'-0"



2 PLANTING PLAN - ROOF DECK
SCALE: 3/16" = 1'-0"

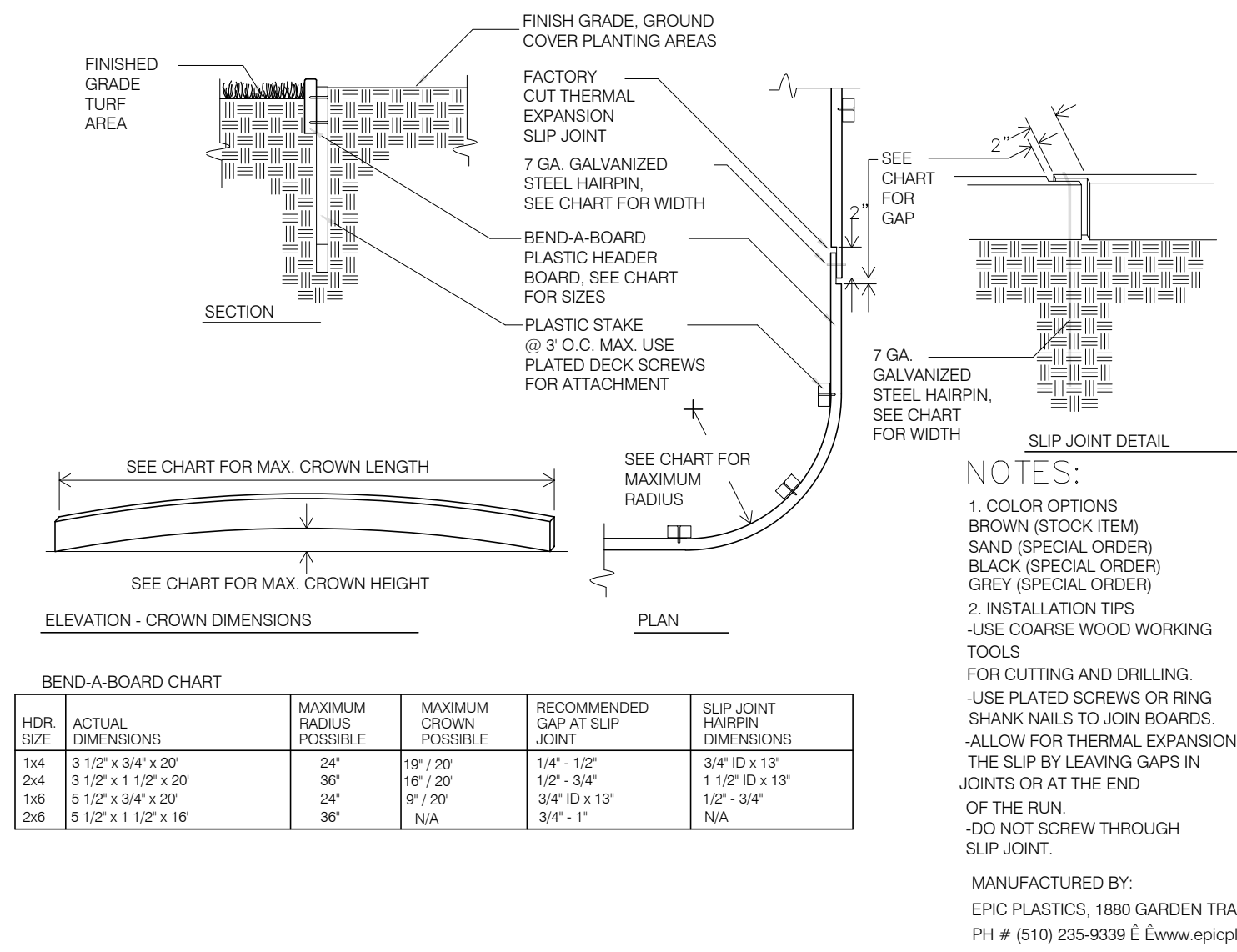
PLANTING LEGEND					
TREES	SIZE & QUAN.	WUCOLS	SHRUBS & GROUND COVERS	SIZE & QUAN.	WUCOLS
 OLEA EUROPEA 'SWAN HILLS' FRUITLESS OLIVE TREE	24" BOX / 8 EA.	LOW ①	 DODONAEA VISCOSA HOPBUSH	5 GAL. @ 30" O.C. / 54 EA.	LOW ②
			 WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL. @ 24" O.C. / 26 EA.	LOW ②
			 WESTRINGIA FRUTICOSA 'MUNDI' COAST ROSEMARY	5 GAL. @ 24" O.C. / 17 EA.	LOW ②
			 JUNCUS PATENS 'ELK BLUE' CALIFORNIA GRAY RUSH	1 GAL. @ 24" O.C. / 56 EA.	LOW ①②③
			 CAREX DIVULSA BERKELEY SEDGE	1 GAL. @ 18" O.C. / 240 EA.	LOW ①②

- REMARKS
- ① CA NATIVE PLANT
 - ② WATERSHED WISE PLANT
 - ③ LA COUNTY RIVER MASTER PLAN PLANT

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LANDSCAPE PLANTING NOTES

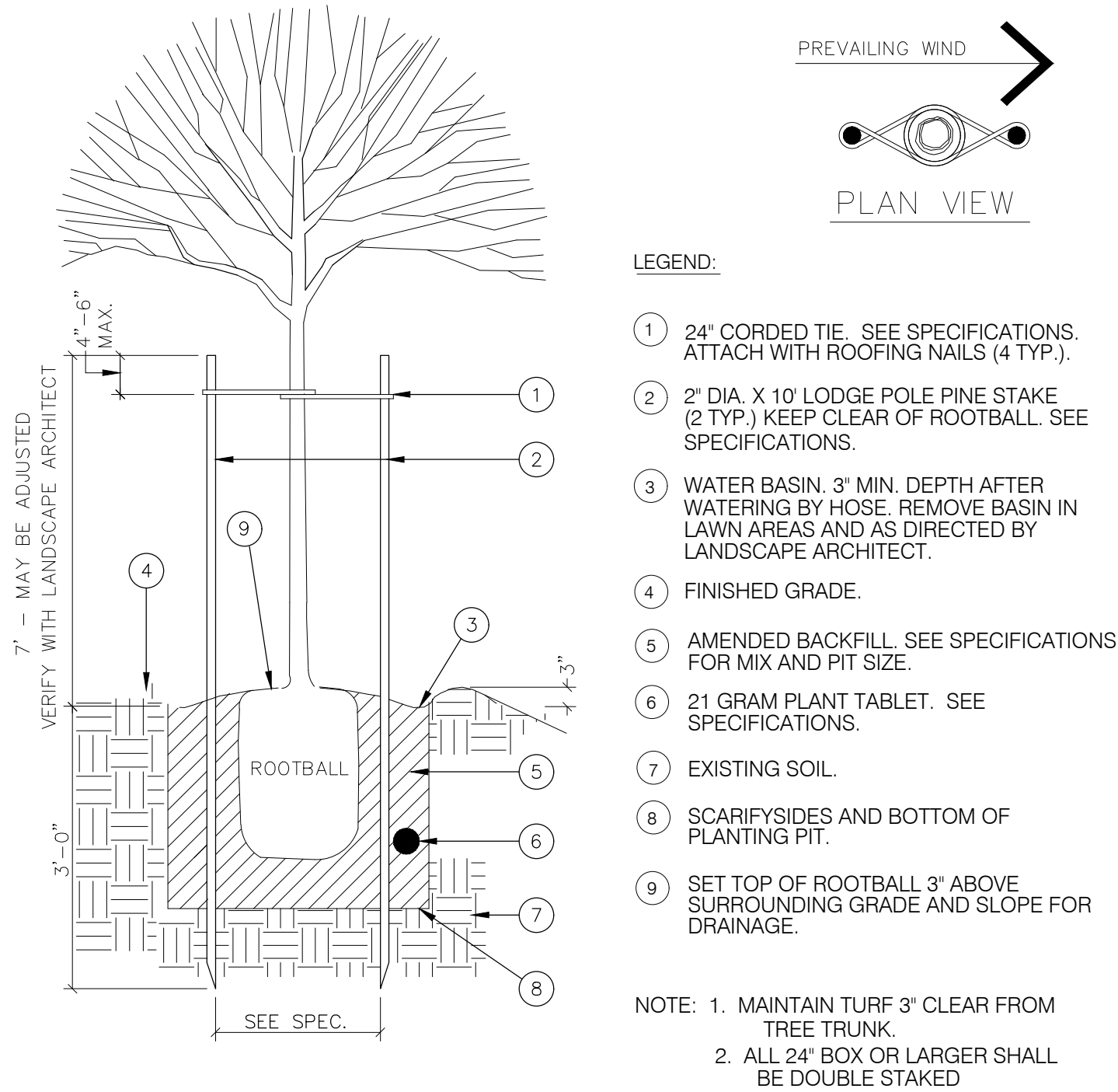
1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND SERVICES FOR THE COMPLETE INSTALLATION AS DESCRIBED BY THE LANDSCAPE DRAWINGS
2. ANY DEVIATION FROM THE PLAN IS TO HAVE PRIOR WRITTEN APPROVAL BY THE OWNER OR HIS REPRESENTATIVE.
3. THE LANDSCAPE CONTRACTOR IS TO REMOVE ALL WEEDS AND OR GRASSES (INCLUDING THE ROOTS) EXISTING IN THE PROPOSED GROUND COVER AREA.
4. THE PROPOSED GROUND COVER AREA SHALL RECEIVE THE PRE-EMERGENT HERBICIDE SURFLAN 75W PER MANUFACTURER'S INSTRUCTIONS. APPLICATION OF THIS HERBICIDE SHALL BE DONE BY PERSONNEL LICENSED TO HANDLE AGRICULTURAL CHEMICALS.
5. ROUGH GRADING OTHER THAN THAT NOTED ON THE LANDSCAPE FINISH GRADING IS THE RESPONSIBILITY OF THE LANDSCAPE DRAWINGS IS BY THE GENERAL CONTRACTOR FINISH GRADING WILL CONSIST OF RACKING ALL AREAS TO A SMOOTH GRADE, LOOSENING TO THE SOIL TO A DEPTH OF 6" AND REMOVING ALL ROCKS OR CLODS OF 2" DIAMETER IS INCLUDED. FINISH GRADE IS TO BE 2" BELOW TOP OF ADJACENT CURBS AND SIDEWALKS.
6. ALL LANDSCAPE AREAS ARE TO RECEIVE AN EVEN APPLICATION OF 6 CUBIC YARDS OF NITROGEN MINERALIZED STABILIZED WOOD SAWDUST, 30 POUNDS OF 6N-20P-20K FERTILIZER, 10 LB. OF SOIL SULFUR FOR EACH 1,000 SQUARE FEET. THE ABOVE AMENDMENTS ARE TO BE INCORPORATED UNIFORMLY INTO THE TOP 6" OF SOIL.
7. ALL ROCK OR UNBROKEN SOIL CLODS OVER 1" IN DIAMETER BROUGHT TO THE SURFACE ARE TO BE REMOVED FROM THE SITE.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE HORTICULTURAL SOILS FERTILITY REPORT PRIOR TO SOIL PREPARATION AND PLANT INSTALLATION. SOIL CONDITIONING AMENDMENTS AND PLANTING BACKFILL MIXES SHALL BE IN ACCORDANCE TO SOIL AND PLANT LAB RECOMMENDATIONS. SOIL AND PLANT LAB: (714)-282-8777, 4741 East Hunter Ave. Suite A, Anaheim, CA 92807
9. GROUNDCOVERS ARE TO BE PLANTED SO THAT AFTER SETTLING, THE CROWN OF THE THE PLANT IS EVEN WITH FINISH GRADE, ROOTS FULLY COVERED WITH SOIL AND FIRMED.
10. WATERING OF PLANTS IS TO TAKE PLACE IMMEDIATELY AFTER PLANTING.
11. A MINIMUM OF 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED
12. AT THE COMPLETION OF ALL PLANTING OPERATIONS, THE PREMISES ARE TO BE LEFT NEAT AND CLEAN. ALL SURPLUS MATERIALS, NURSERY TAGS AND WASTE ARE ARE TO BE REMOVED FROM THE SITE.
13. THE LANDSCAPE CONTRACTOR IS TO MAINTAIN ALL LANDSCAPE AREAS FOR A PERIOD OF THIRTY CALENDAR DAYS FROM THE DATE OF COMPLETION, ESTABLISHED BY THE OWNER OR HIS REPRESENTATIVE. ALL AREAS ARE TO BE KEPT WELL WATERED, FREE OF GRASSES AND TRASH DURING THIS MAINTENANCE PERIOD.
14. AN APPLICATION OF FERTILIZER (16% NITROGEN, 6% PHOSPHORIC, 8% POTASH) IS TO BE MADE JUST PRIOR TO THE COMPLETION OF THE MAINTENANCE PERIOD, OR AT 30 DAYS INTERVALS IF MAINTENANCE PERIOD IS GREATER THAN 30 DAYS.
15. ALL TREES, SHRUBS AND PLANT MATERIAL (OTHER THAN FLATTED MATERIAL) LESS THAN 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 1 MONTH; 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 90 DAYS. ALL MATERIAL LARGER THAN 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR.



PLASTIC EDGING

SCALE: N.T.S.

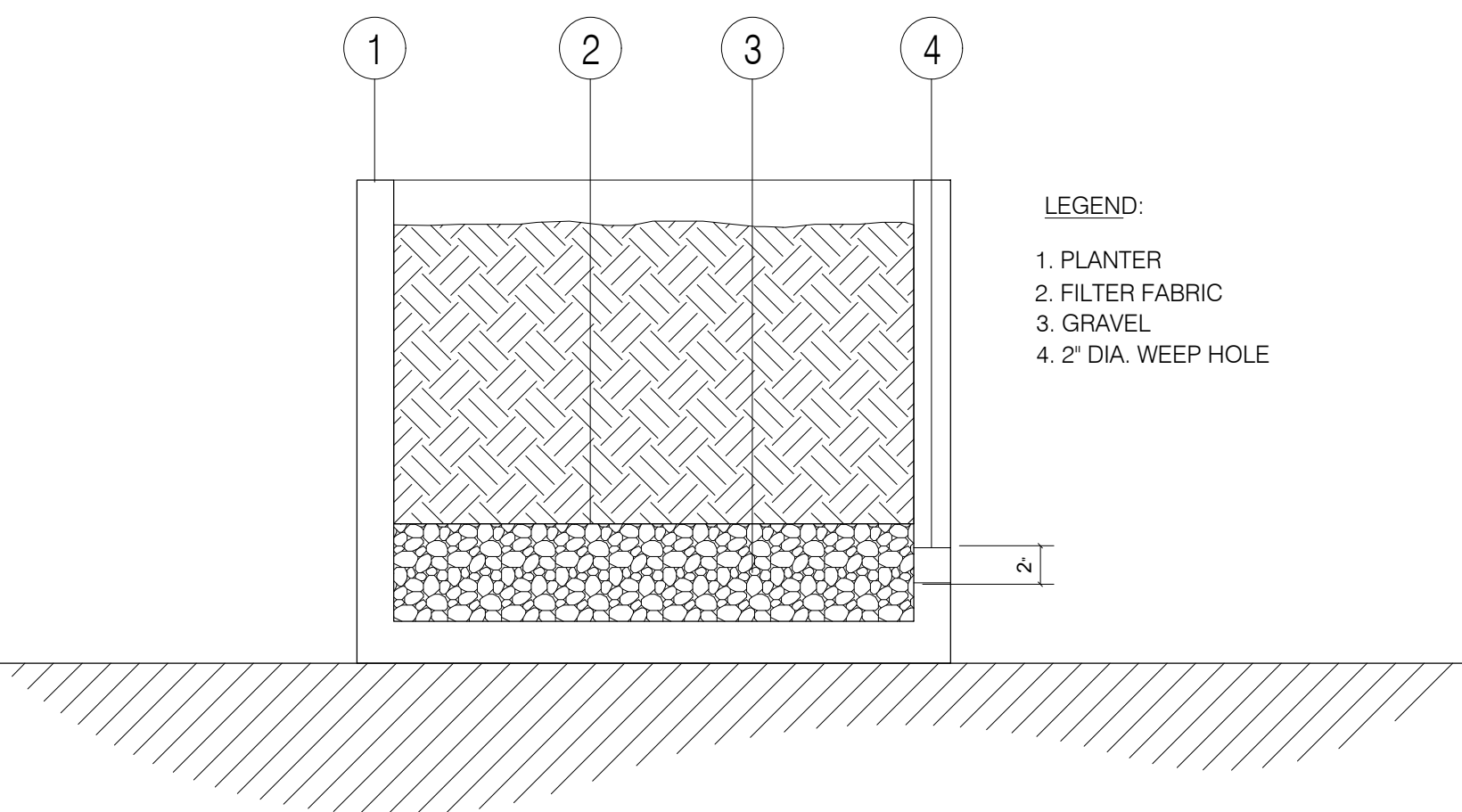
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TREE PLANTING-DOUBLE STAKING

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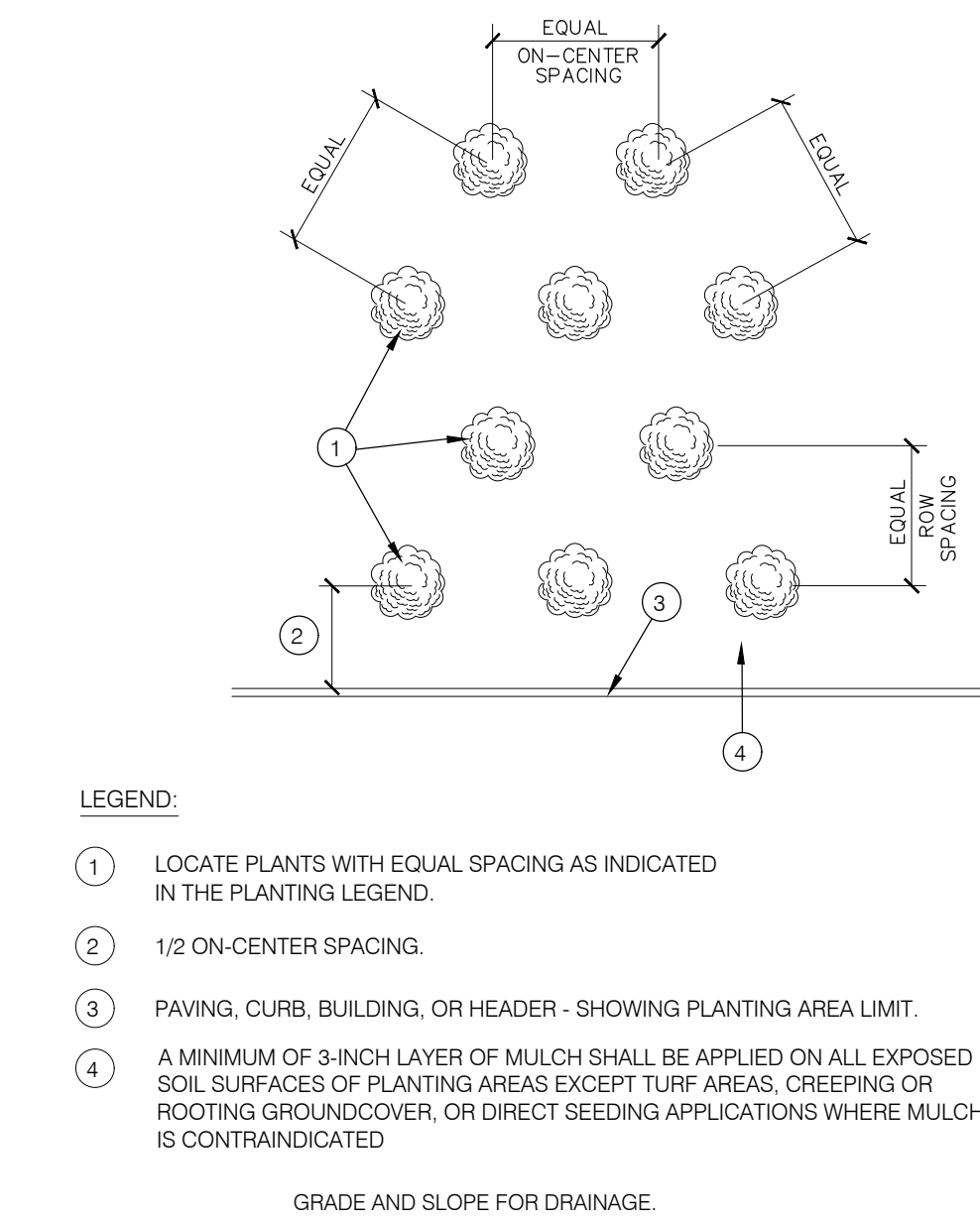
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PLANTER PLANTING

SCALE: N.T.S.

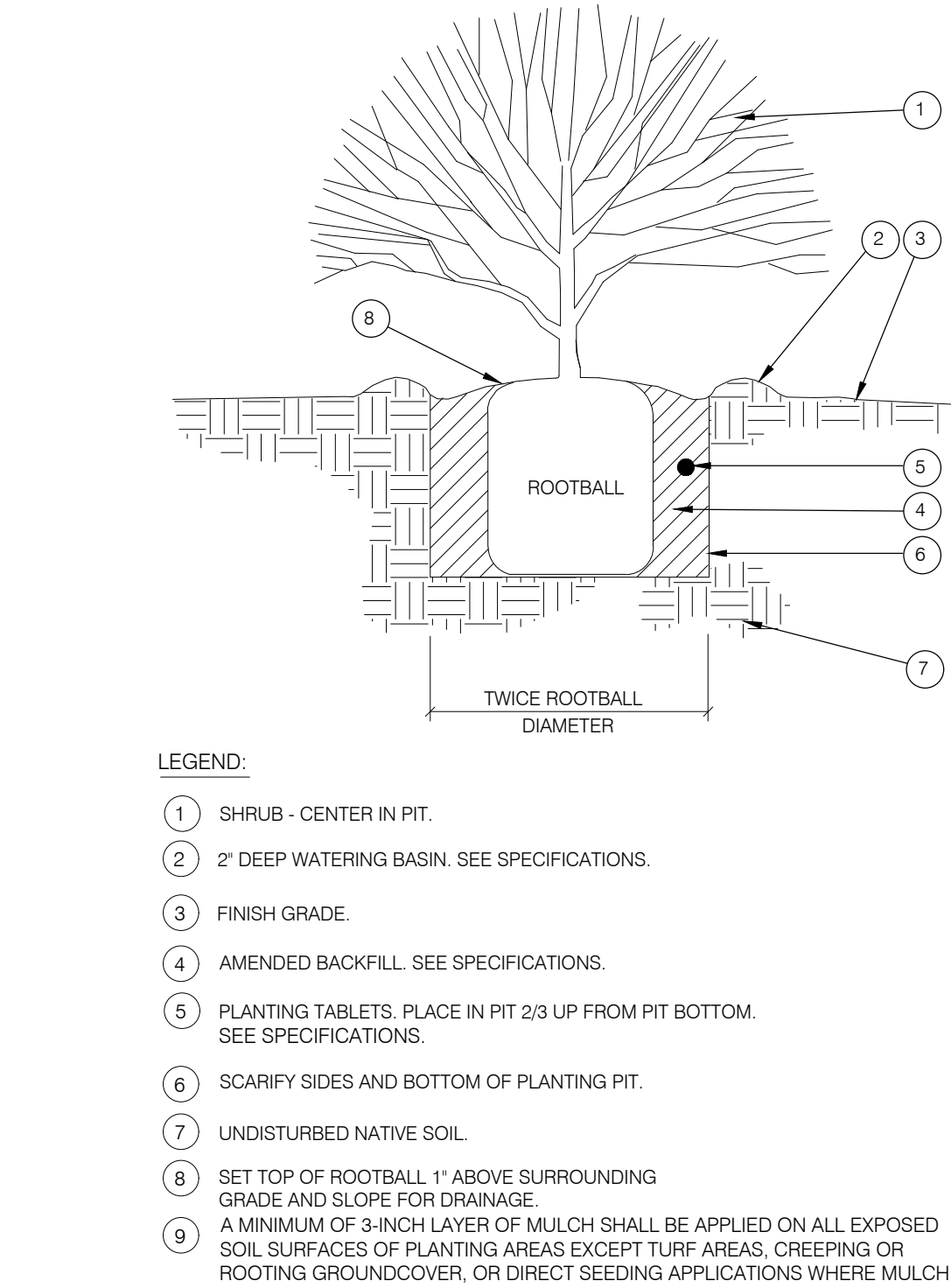
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SHRUBS/ GROUNDCOVER PLANTING

SCALE: N.T.S.

2

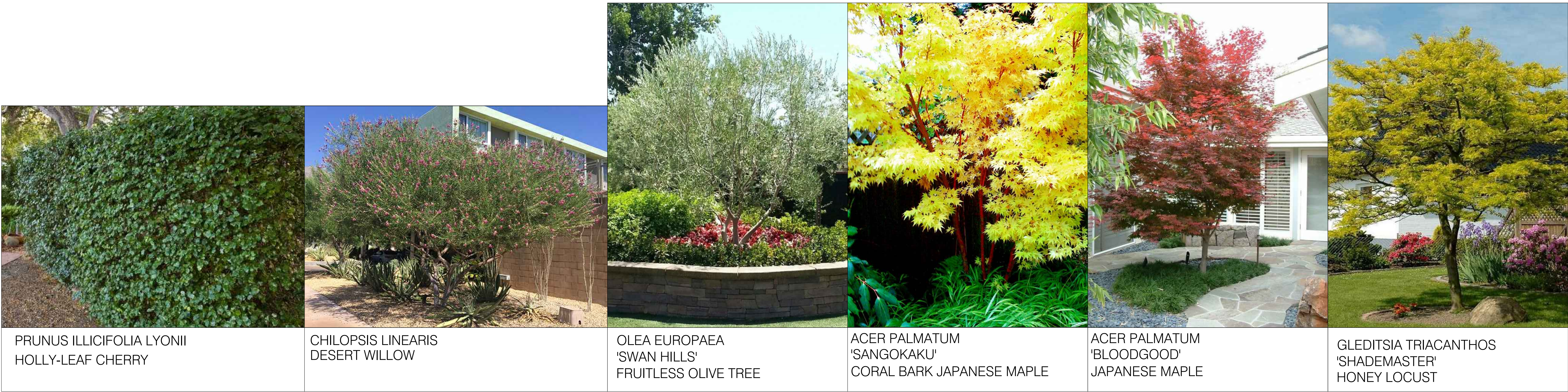


SHRUBS PLANTING

SCALE: N.T.S.

3

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SET ISSUE

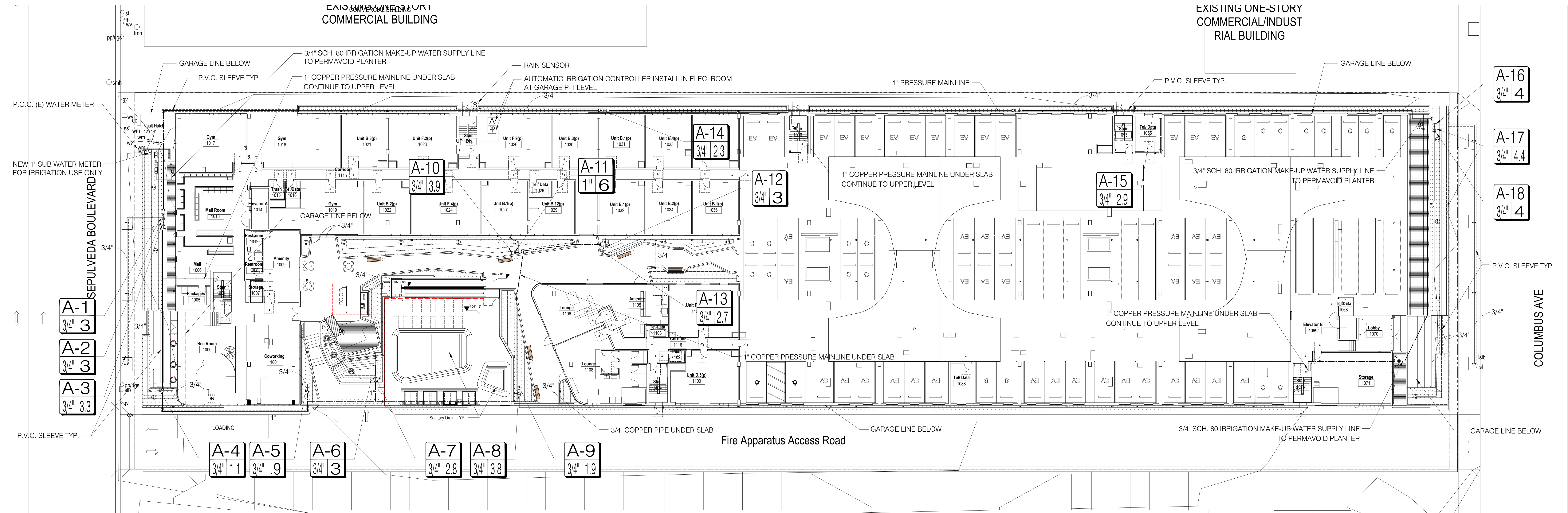
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Number	Issue	Date
8	100% Design Development	07.01.2022
9	25% Construction Document	08.19.2022

Sepulveda

6728 Sepulveda Blvd
Van Nuys, CA 91411
SOLA #22155

PLANT IMAGES



1 OVERALL PLANTING PLAN - LEVEL 1
SCALE: 1/16" = 1'-0"

IRRIGATION LEGEND

- PERMAVOID PLANTER W/ IRRIGATION MAKE-UP WATER SUPPLY LINE
- 1" COPPER PRESSURE MAINLINE UNDER SLAB BY PLUMBER
- PRESSURE MAINLINE - SCH. 40 IPS PVC (SIZE PER PLAN) W/ P.V.C. SLEEVE UNDER IN PAVING
- COPPER PIPE UNDER SLAB BY PLUMBER (SIZE PER PLAN)
- NON-PRESSURE LATERAL - SCH. 40 IPS PVC (SIZE PER PLAN)
- P.V.C. SLEEVE (UNDER IN PAVING), SCH. 40 P.V.C. 2X DIA. OF PIPE. INSTALL SLEEVE UNDER ALL PAVEMENT. (PER PLAN) PLACE WIRES IN MAINLINE SLEEVE
- RAINBIRD LANDSCAPE DRIP XF SERIES XFS-06-18 (SUB SURFACE)
- SUB LANDSCAPE WATER METERS MJ 100B 1" BRASS
- 1" BRONZE WATER PRESSURE REGULATOR ZURN WILKINS 1-500XL
- REDUCED PRESSURE BACKFLOW FBFCO 825-Y 1"
- MASTER VALVE RAIN BIRD 1" BRASS VALVE
- FLOW SENSOR RAIN BIRD FS100B 1" BRASS TEE FLOW SENSOR
- 1" MANUAL SHUT OFF VALVE
- ROOT ZONE WATERING SYSTEM RAINBIRD RWS-MINI 18" TUBE RAINBIRD RWS-M-B-C-1402 (0.5 GPM PER TUBE)
- LOW FLOW CONTROL ZONE KITS W/ PR FILTER RAINBIRD XCZ-075-PRF
- MEDIUM FLOW CONTROL ZONE KITS W/ PR FILTER RAINBIRD XCZ-100-PRF
- 3/4" CONTROL VALVE RAINBIRD 075 - DV
- FLOAT SWITCH BY PERMAVOID
- QUICK COUPLER VALVE - RAINBIRD 33 DRC-3/4"
- WEATHER-BASED AUTOMATIC IRRIGATION CONTROLLER RAINBIRD ESP-ME3 4-22 STATION MODEL W/ PLASTIC WALL-MOUNT CABINET (PER LAMC. 4.304.1) ②
- WEATHER-BASED AUTOMATIC IRRIGATION CONTROLLER RAINBIRD ESP-ME3 4-22 STATION MODEL W/ PLASTIC WALL-MOUNT CABINET (PER LAMC. 4.304.1) ②
- RAINBIRD - RSD-BEX RSD SERIES RAIN SHUT OFF (PER LAMC. 4.304.1) ③

VALVE SEQUENCE
VALVE SIZE
1" 10 G.P.M.

IRRIGATION NOTES

1. IRRIGATION PLAN IS DIAGRAMATIC. ALL PIPING AND IRRIGATION IMPROVEMENTS SHALL BE LOCATED IN PLANTING AREAS WHEREVER POSSIBLE.
2. DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN THE FIELD CONDITIONS ARE OBVIOUS, THAT OBSTRUCTIONS, GRADE DIFFERENCE AND AREA DIMENSIONS ARE NOT ACCURATE. SUCH DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
3. VALVE BOXES SHALL BE LOCATED 12" FROM THE EDGE OF CURB, WALKWAYS AND VALVE BOXES SHALL BE A MINIMUM OF 12" APART.
4. PROVIDE MINIMUM 18" COVER FROM FINISH GRADE TO TOP OF PIPE, PRESSURE PIPE (MAINLINE), AND 12" COVER FOR NON-PRESSURE PIPE, LATERAL LINE.
5. ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ON TO WALKS, ROADS, AND/OR BUILDINGS INCLUDING SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS.
6. CONTROL WIRES SHALL BE BUNDLED WITH ELECTRICAL TAPE AT 10 FT. ON CENTER AND BURIED BENEATH THE MAINLINE.
7. WIRE CONNECTIONS, ALL SPLICES SHALL BE MADE WITH PEN-TILE OR EQUAL. WIRE CONNECTORS SHALL BE IN VALVE BOXES ONLY.
8. ROUTE ONE EXTRA WIRE WITH A COLOR DIFFERENT THAN THE CONTROL AND COMMON WIRES. ALL WIRE RUNS ARE TO FOLLOW MAINLINE.
9. TRENCHES SHALL BE COMPACTED TO PREVENT SETTLEMENT.
10. IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE:
 - A: PRESSURE TEST MAINLINE UNDER HYDROSTATIC PRESSURE OF 150 PSI FOR A MINIMUM OF 2 HOURS. CONTRACTOR MAY CENTER-LOAD PIPE WITH BACKFILL TO PREVENT ARCHING OR SLIPPING OF PIPE. ALL JOINTS SHALL REMAIN EXPOSED FOR INSPECTION.
 - B: COVERAGE TEST, SHALL BE PERFORMED TO DETERMINE IF THE COVERAGE IS COMPLETED AND ADEQUATE.
11. CONTRACTOR SHALL GUARANTEE WORK AGAINST DEFECTIVE INSTALLATION AND FAULTY PARTS FOR PERIOD OF 12 MONTHS.

CONSTRUCTION NOTES

1. WATER METER AND SERVICE LINE SHALL BE A MINIMUM SIZE OF 1".
2. CONTRACTOR SHALL CONFIRM WATER PRESSURE PRIOR TO INSTALLING THE IRRIGATION SYSTEM AND REQUEST PLAN CHANGE IF PRESSURE IS LOWER THAN THE DESIGN RATING.
3. RIGID PIPE, COPPER TYPE "K" AND/OR BRONZE PIPE SHALL CONNECT THE BACK FLOW TO THE SERVICE LINE.
4. CONTRACTOR SHALL CONTACT UNDERGROUND MODIFICATION SERVICE, "DIG ALERT," PRIOR TO ANY UNDERGROUND ACTIVITY AND REQUEST DRAWINGS OF THE EXISTING SITE UTILITIES.
5. OWNER SHALL PROVIDE AN 1" GATE VALVE AT THE EXISTING WATER SERVICE FOR THE IRRIGATION MAINLINE. POINT OF CONNECTION (P.O.C.).
6. OWNER SHALL PROVIDE 120 VOLT ELECTRICAL POWER OUTLET AT THE IRRIGATION CONTROLLER LOCATION. CONTRACTOR SHALL MAKE FINAL ELECTRICAL CONNECTION TO THE CONTROLLER.
7. CONTRACTOR SHALL ADHERE TO ALL CAL OSHA REQUIREMENTS, AND PROTECT THE PUBLIC FROM HIS CONSTRUCTION ACTIVITIES.
8. ALL WORK SHALL COMPLY WITH THE LATEST UNIFORM PLUMBING CODES AS WELL AS LOCAL ORDINANCES.
9. CONTRACTOR SHALL PULL ALL WIRES THROUGH CONDUIT FROM STREET LEVEL TO PODIUM LEVEL.
10. ALL CONDUITS SHALL BE COORDINATED WITH GENERAL CONTRACTOR.
11. SUBSLAB COPPER PIPES SHALL BE PROVIDED BY PLUMBING CONTRACTOR W/STUB OUT AT PLANTERS.
12. ELECTRICAL CONDUITS FOR CONTROL WIRES TO CONTROLLERS SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
13. LANDSCAPE CONTRACTOR SHALL PULL WIRES THROUGH EXISTING CONDUIT FROM CONTROLLER LOCATION TO EACH REMOTE CONTROL VALVE ABOVE SLAB.
14. CONTRACTOR SHALL COORDINATE ALL UNDER SLAB WORK WITH GENERAL CONTRACTOR PRIOR TO COMMENCING ANY WORK.

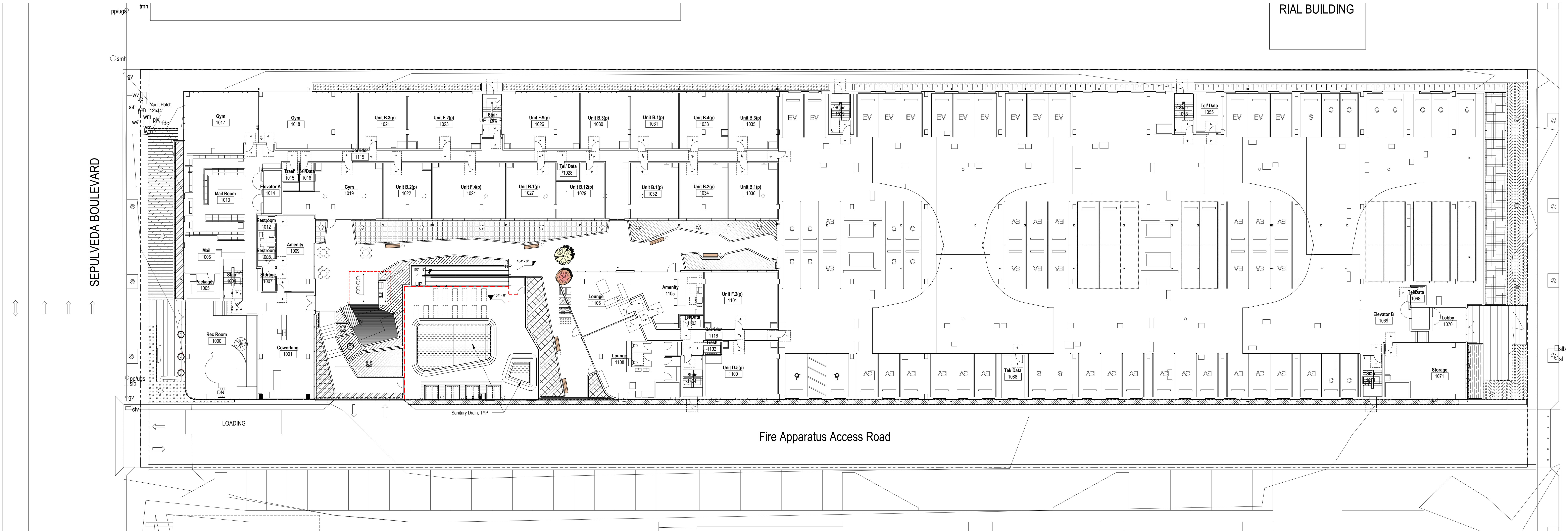
- NOTES:
- PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
 - CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
 - WATER SUPPLY TYPE: DOMESTIC/ POTABLE WATER.

NOTE:

- "AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE."
- "USELESS CONTRADICTED BY A SOIL TEST, 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."
- "FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6" 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."
- "A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES."
- "A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT."
- "AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION."

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1 HYDROZONE PLAN - LEVEL 1
SCALE: 1/16" = 1'-0"

HYDROZONE *	ZONE OR VALVE	IRRIGATION METHOD **	AREA (SQ-FT)	% OF LANDSCAPE AREA
1 / MODERATE WATER USE PLANTINGS (TREE)	A-1	B	9	.1%
2 / LOW WATER USE PLANTINGS (TREE)	A-2	B	9	.1%
3 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	A-3	D	743	6%
4 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	A-4	D	254	2%
5 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	A-5	D	196	2%
6 / MODERATE WATER USE PLANTINGS (TREE)	A-6	B	16	.1%
7 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	A-7	D	637	6%
8 / LOW WATER USE PLANTINGS (VINE)	A-8	D	860	7%
9 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	A-9	D	437	4%
10 / MODERATE WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	A-10	D	875	8%
11 / MODERATE WATER USE PLANTINGS (TREE)	A-11	B	19	.2%
12 / MODERATE WATER USE PLANTINGS (TREE)	A-12	B	9	.1%
13 / MODERATE WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	A-13	D	603	5%
14 / LOW WATER USE PLANTINGS (TREE)	A-14	D	511	4%
15 / LOW WATER USE PLANTINGS (TREE)	A-15	D	656	6%
16 / MODERATE WATER USE PLANTINGS (TREE)	A-16	B	13	.1%
17 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	A-17	D	997	9%
18 / LOW WATER USE PLANTINGS (TREE)	A-18	B	13	.1%
19 / LOW WATER USE PLANTINGS (SHRUB)	PV1	PERMAVOID	260	2%
20 / LOW WATER USE PLANTINGS (SHRUB)	PV1	PERMAVOID	761	7%
21 / LOW WATER USE PLANTINGS (SHRUB)	PV1	PERMAVOID	123	1%
22 / HIGH WATER USE (POOL & SPA)	N/A	N/A	569	5%
TOTAL (FROM OTHER LEVELS)			2,952	26%
TOTAL			11,522	100.0%

*HYDROZONE
HW = HIGH WATER USE PLANTS
MW = MODERATE WATER USE PLANTS
LW = LOW WATER USE PLANTS

**IRRIGATION METHOD
MS = MICRO-SPRAY
S = SPRAY
R = ROTOR
B = BUBBLER
D = DRIP
O = OTHER

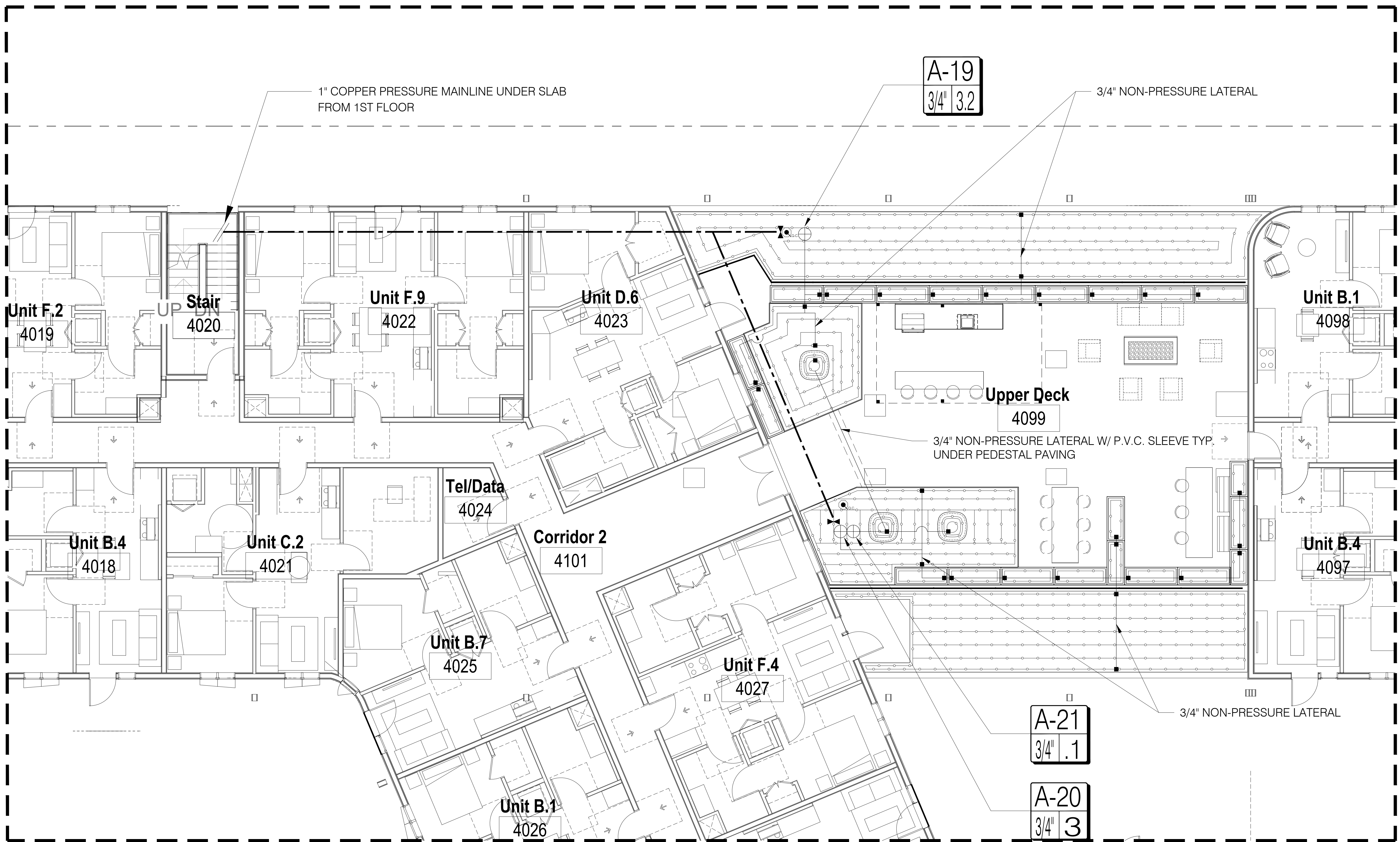
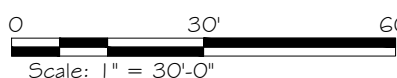
SET ISSUE

Number	Issue	Date	Number	Issue	Date
1	Pre-Submittal	02.11.2022	8	100% Design Development	07.01.2022
2	100% Schematic Design	03.11.2022	9	25% Construction Document	08.19.2022
3	25% PDPP Submission	04.15.2022			
4	25% Design Development	04.15.2022			
5	Pre-Submittal Rev 01	05.16.2022			
6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			



1 KEYPLAN - LEVEL 4 DECK

SCALE: 1" = 30'-0"



IRRIGATION LEGEND

- 1" COPPER PRESSURE MAINLINE UNDER SLAB BY PLUMBER
- NON-PRESSURE LATERAL - SCH. 40 IPS PVC (SIZE PER PLAN)
- RAINBIRD LANDSCAPE DRIP XF SERIES XFS-06-18 (SUB SURFACE)
- 1" MANUAL SHUT OFF VALVE
- LOW FLOW CONTROL ZONE KITS W/ PR FILTER RAINBIRD XCZ-075-PRF
- QUICK COUPLER VALVE - RAINBIRD 33 DRC-34"

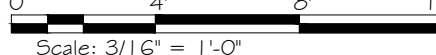
VALVE SIZE: A-1 VALVE SEQUENCE
1" 10 G.P.M.

IRRIGATION NOTES

- IRRIGATION PLAN IS DIAGRAMATIC. ALL PIPING AND IRRIGATION IMPROVEMENTS SHALL BE LOCATED IN PLANTING AREAS WHEREVER POSSIBLE.
- DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN THE FIELD CONDITIONS ARE OBVIOUS, THAT OBSTRUCTIONS, GRADE DIFFERENCE AND AREA DIMENSIONS ARE NOT ACCURATE. SUCH DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- VALVE BOXES SHALL BE LOCATED 12" FROM THE EDGE OF CURB, WALKWAYS AND VALVE BOXES SHALL BE A MINIMUM OF 12" APART.
- PROVIDE MINIMUM 18" COVER FROM FINISH GRADE TO TOP OF PIPE. PRESSURE PIPE (MAINLINE), AND 12" COVER FOR NON PRESSURE PIPE, LATERAL LINE.
- ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ON TO WALKS, ROADS, AND/OR BUILDINGS INCLUDING SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS.
- CONTROL WIRES SHALL BE BUNDLED WITH ELECTRICAL TAPE AT 10 FT. ON CENTER AND BURIED BENEATH THE MAINLINE.
- WIRE CONNECTIONS, ALL SPLICES SHALL BE MADE WITH PEN-TILE OR EQUAL. WIRE CONNECTORS SHALL BE IN VALVE BOXES ONLY.
- ROUTE ONE EXTRA WIRE WITH A COLOR DIFFERENT THAN THE CONTROL AND COMMON WIRES. ALL WIRE RUNS ARE TO FOLLOW MAINLINE.
- TRENCHES SHALL BE COMPACTED TO PREVENT SETTLEMENT.
- IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE:
 - A. PRESSURE TEST MAINLINE UNDER HYDROSTATIC PRESSURE OF 150 PSI FOR A MINIMUM OF 2 HOURS. CONTRACTOR MAY CENTER-LOAD PIPE WITH BACKFILL TO PREVENT ARCHING OR SLIPPING OF PIPE. ALL JOINTS SHALL REMAIN EXPOSED FOR INSPECTION.
 - B. COVERAGE TEST, SHALL BE PERFORMED TO DETERMINE IF THE COVERAGE IS COMPLETED AND ADEQUATE.
- CONTRACTOR SHALL GUARANTEE WORK AGAINST DEFECTIVE INSTALLATION AND FAULTY PARTS FOR PERIOD OF 12 MONTHS.

1 IRRIGATION PLAN - LEVEL 4 DECK

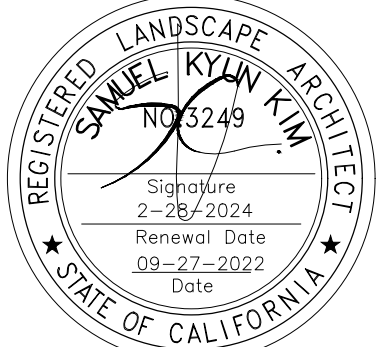
SCALE: 3/16" = 1'-0"



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25% Construction Document

08/19/2022

SET ISSUE

Number	Issue	Date
1	Pre-Submittal	02.11.2022
2	100% Schematic Design	03.11.2022
3	25% PDPP Submission	04.15.2022
4	25% Design Development	04.15.2022
5	Pre-Submittal Rev 01	05.16.2022
6	50% Design Development	05.16.2022
7	75% Design Development	06.03.2022

Number	Issue	Date
8	100% Design Development	07.01.2022
9	25% Construction Document	08.19.2022

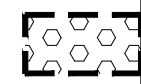
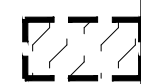
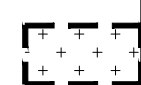
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IRRIGATION PLAN
- LEVEL 4 DECK

LI-2

HYDROZONE INFORMATION TABLE (LEVEL 4 DECK ONLY)

HYDROZONE *	ZONE OR VALVE	IRRIGATION METHOD **	AREA (SQ-FT)	% OF LANDSCAPE AREA
 23 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	A-19	D	712	6%
 24 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	A-20	D	663	6%
 25 / MODERATE WATER USE PLANTINGS (TREE)	A-21	D	24	.2%
TOTAL (FROM OTHER LEVELS)			10,123	88%
TOTAL			11,522	100.0%

*HYDROZONE
HW = HIGH WATER USE PLANTS
MW = MODERATE WATER USE PLANTS
LW = LOW WATER USE PLANTS

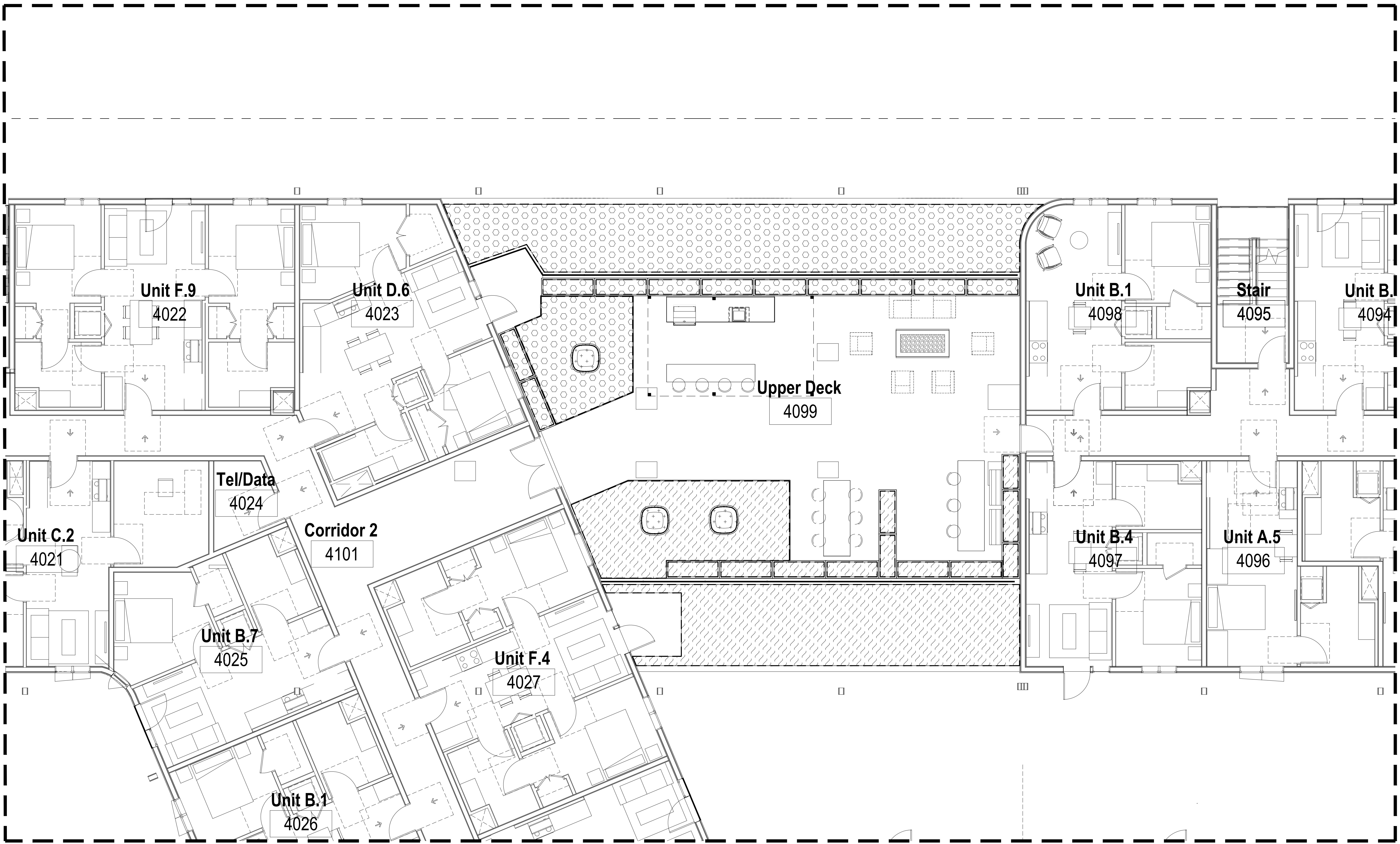
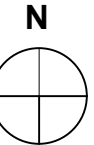
**IRRIGATION METHOD
MS = MICRO-SPRAY B = BUBBLER
S = SPRAY D = DRIP
R = ROTOR O = OTHER



1 KEYPLAN - LEVEL 4 DECK

SCALE: 1" = 30'-0"

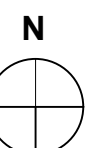
0 30' 60'



1 HYDROZONE PLAN - LEVEL 4 DECK

SCALE: 3/16" = 1'-0"

0 3' 6' 9'



SET ISSUE

Number	Issue	Date
1	Pre-Submittal	02.11.2022
2	100% Schematic Design	03.11.2022
3	25% PDPP Submission	04.15.2022
4	25% Design Development	04.15.2022
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6	50% Design Development	05.16.2022
7	75% Design Development	06.03.2022

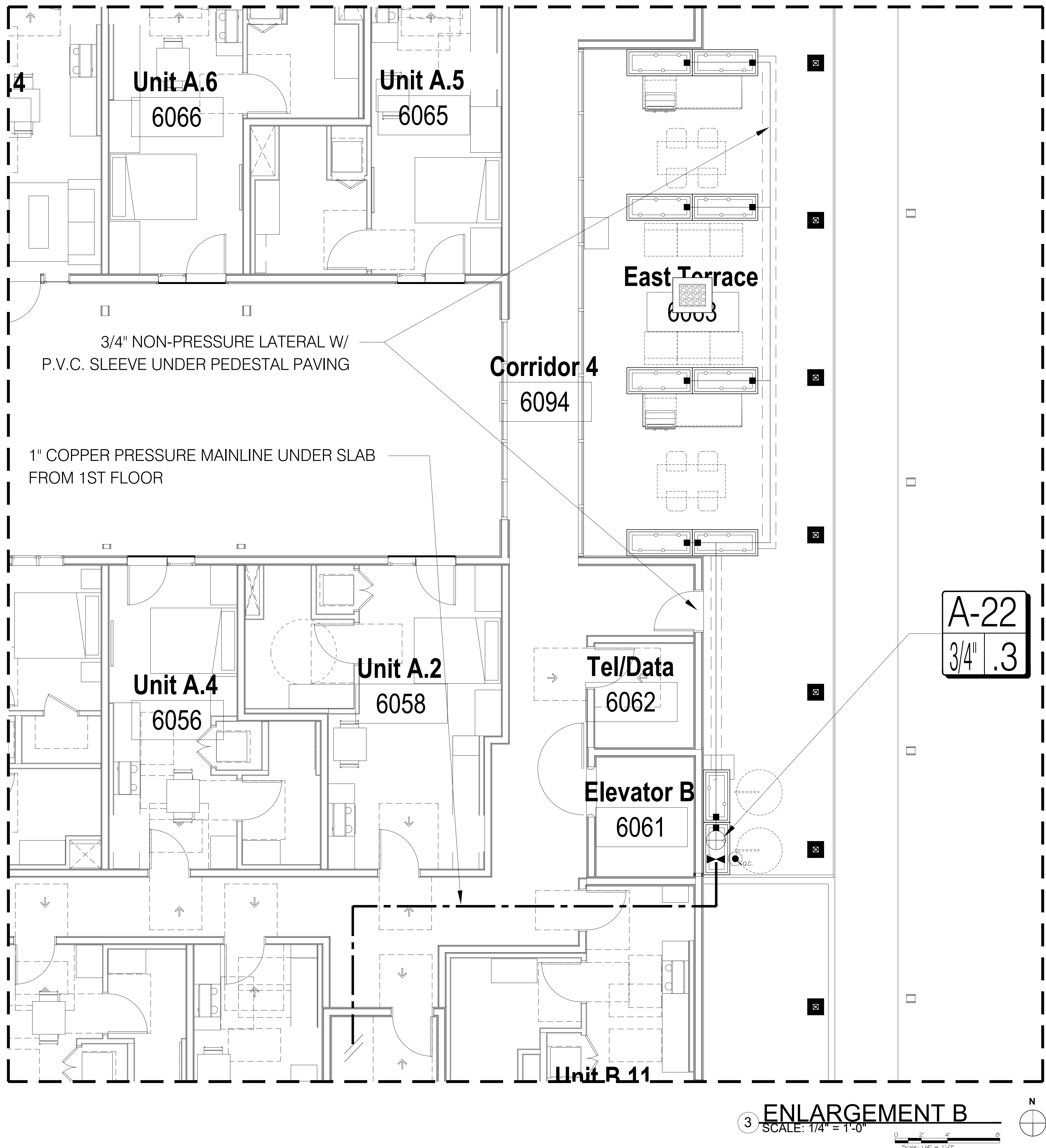
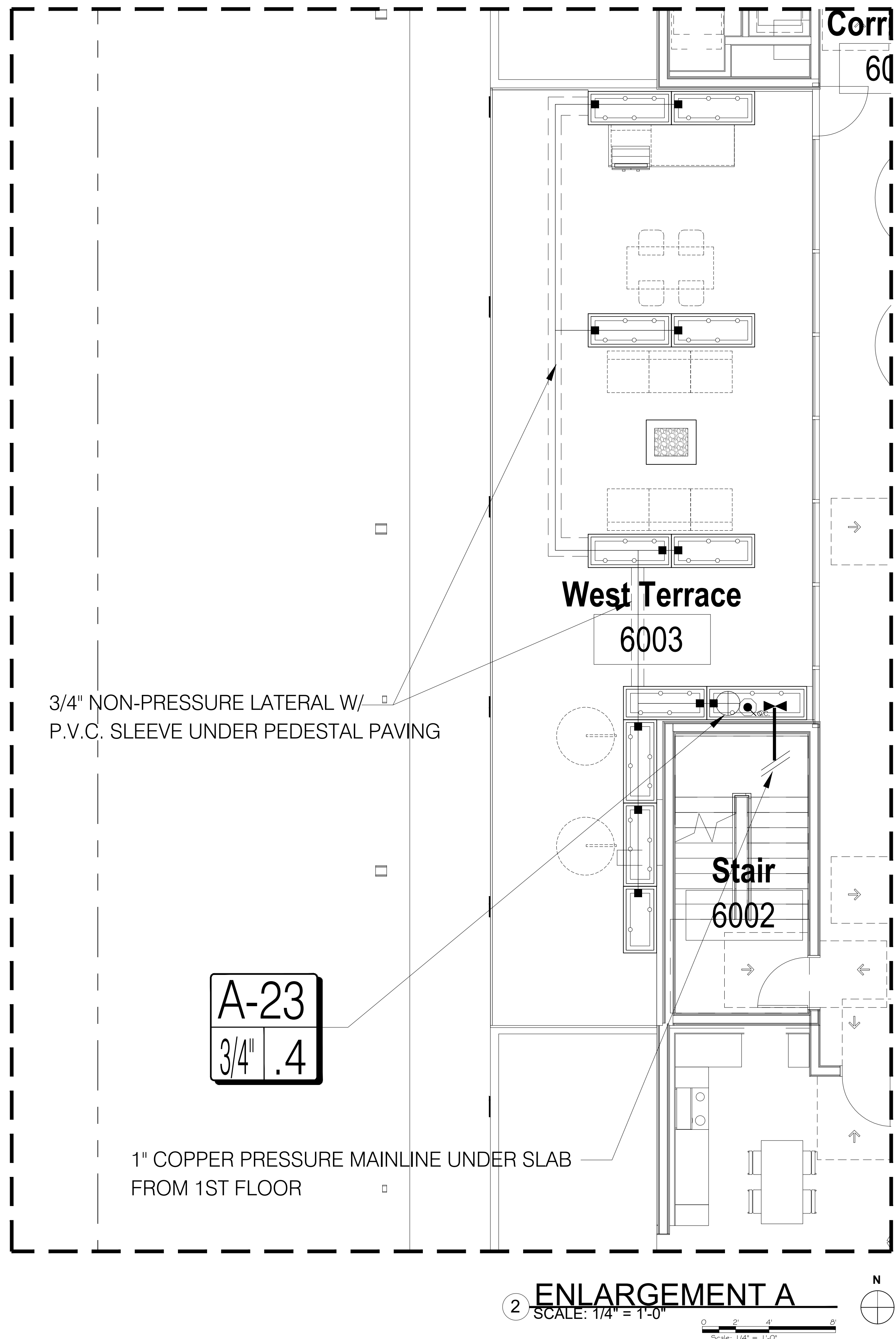
Number	Issue	Date
8	100% Design Development	07.01.2022
9	25% Construction Document	08.19.2022

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- IRRIGATION LEGEND
- 1" COPPER PRESSURE MAINLINE UNDER SLAB BY PLUMBER
 - NON-PRESSURE LATERAL - SCH. 40 IPS PVC (SIZE PER PLAN)
 - RAINBIRD LANDSCAPE DRIP XF SERIES XFS-06-18 (SUB SURFACE)
 - 1" MANUAL SHUT OFF VALVE
 - LOW FLOW CONTROL ZONE KITS W/ PR FILTER
RAINBIRD XGZ-07S-PRF
 - QUICK COUPLER VALVE - RAINBIRD 33 DRC-3/4"
- VALVE SIZE:

A-1	VALVE SEQUENCE
1" 10	G.P.M.



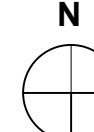
SEE ENLARGEMENT A

SEE ENLARGEMENT B

KEYPLAN - LEVEL 6 DECK

1 SCALE: 1" = 30'-0"

0 30' 60'



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08/19/2022

SET ISSUE

Number	Issue	Date	Number	Issue	Date
1	Pre-Submittal	02.11.2022	8	100% Design Development	07.01.2022
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4	25% Design Development	04.15.2022			
5	Pre-Submittal Rev 01	05.16.2022			
6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			

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IRRIGATION PLAN
- LEVEL 6

LI-3

HYDROZONE INFORMATION TABLE (LEVEL 6 ONLY)

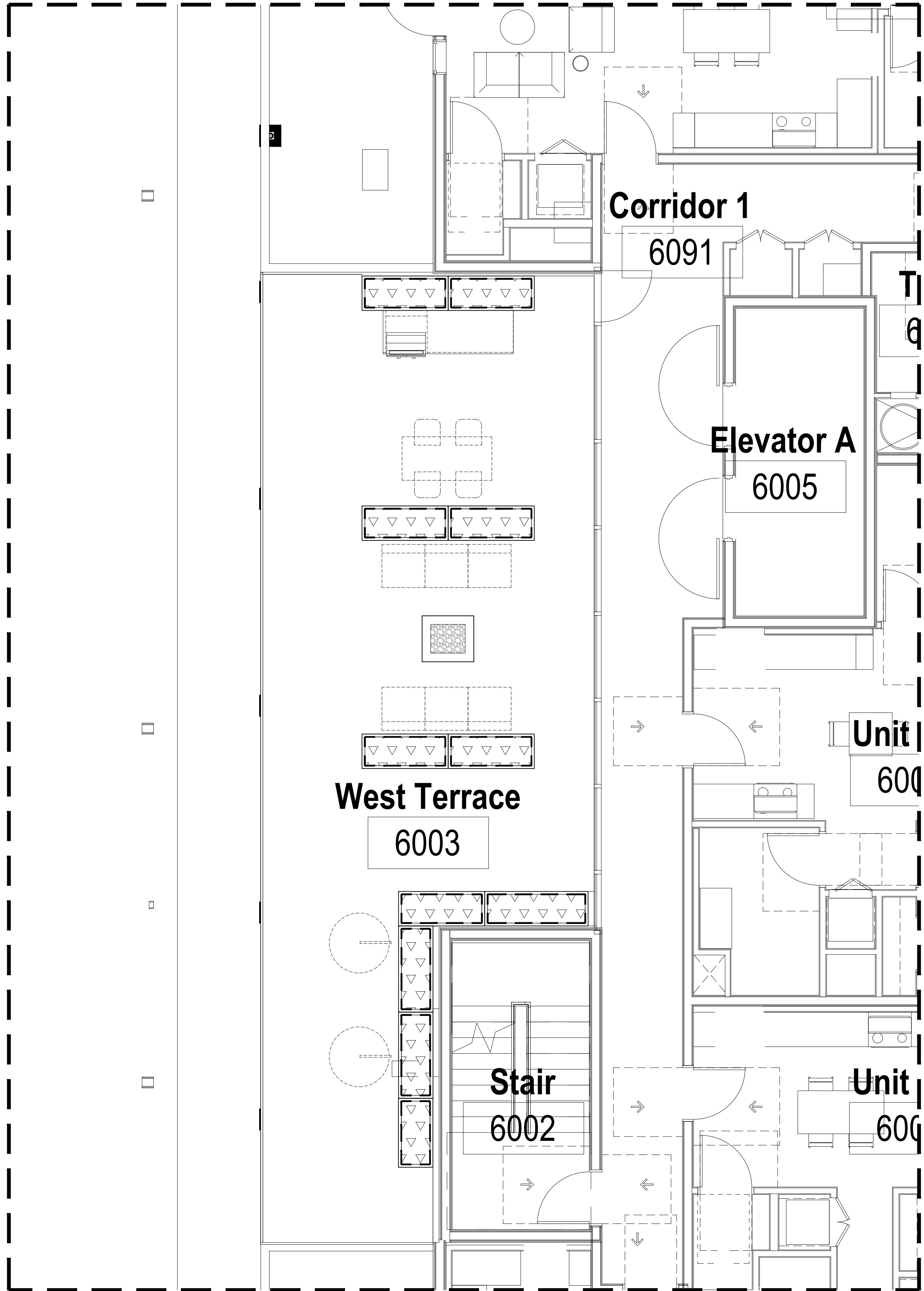
HYDROZONE *	ZONE OR VALVE	IRRIGATION METHOD **	AREA (SQ-FT)	% OF LANDSCAPE AREA
26 / MODERATE WATER USE PLANTINGS (SHRUB)	A-22	D	74	1%
27 / MODERATE WATER USE PLANTINGS (SHRUB)	A-23	D	86	1%
TOTAL (FROM OTHER LEVELS)			11,362	98%
TOTAL			11,522	100.0%

*HYDROZONE

HW = HIGH WATER USE PLANTS
MW = MODERATE WATER USE PLANTS
LW = LOW WATER USE PLANTS

**IRRIGATION METHOD

MS = MICRO-SPRAY
S = SPRAY
R = ROTOR
B = BUBBLER
D = DRIP
O = OTHER



2 ENLARGEMENT A
SCALE: 1/4" = 1'-0"

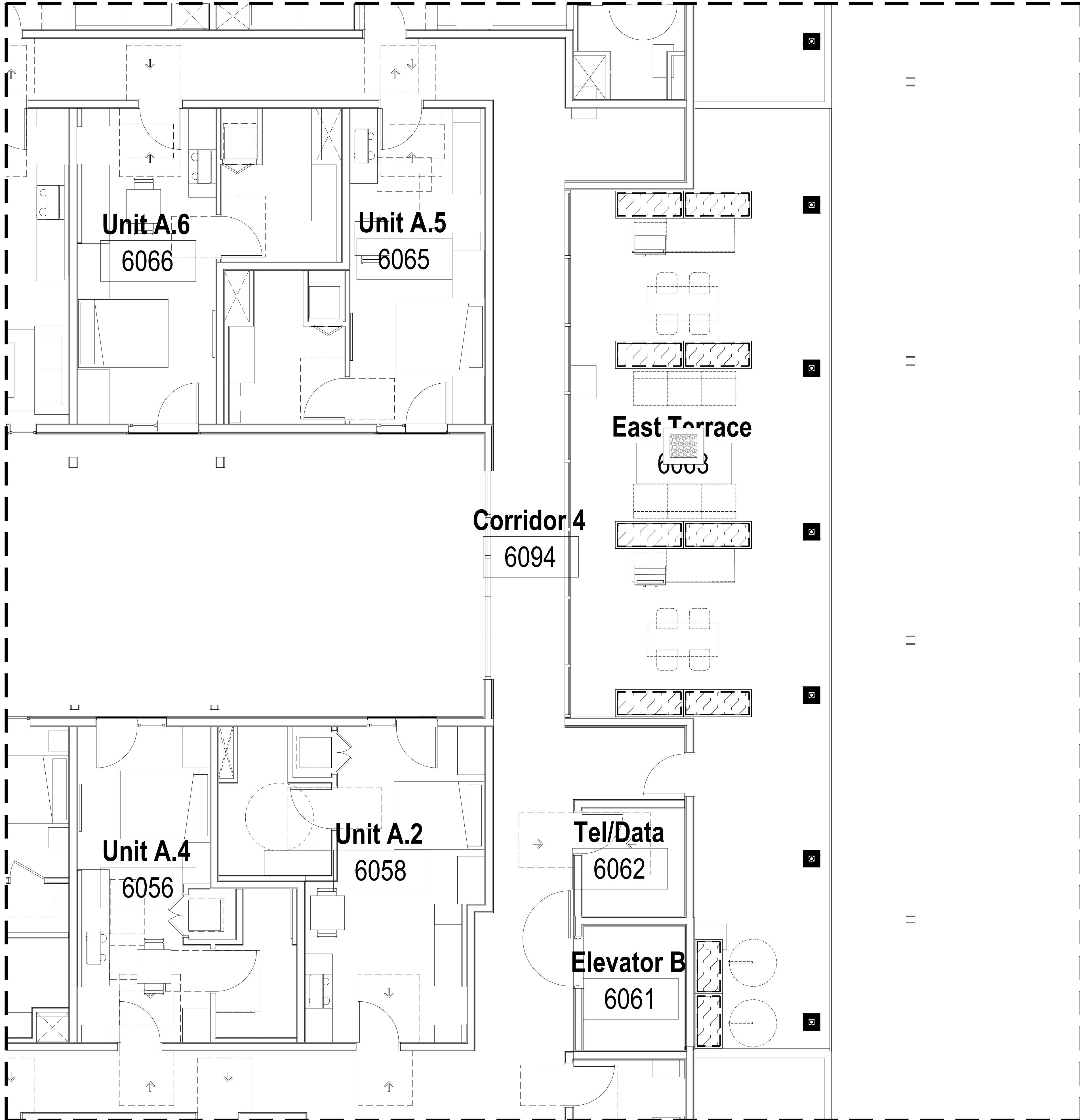
Scale: 1/4" = 1'-0"

SEE ENLARGEMENT A

SEE ENLARGEMENT B

1 KEYPLAN - LEVEL 6 DECK
SCALE: 1" = 30'-0"

Scale: 1" = 30'-0"



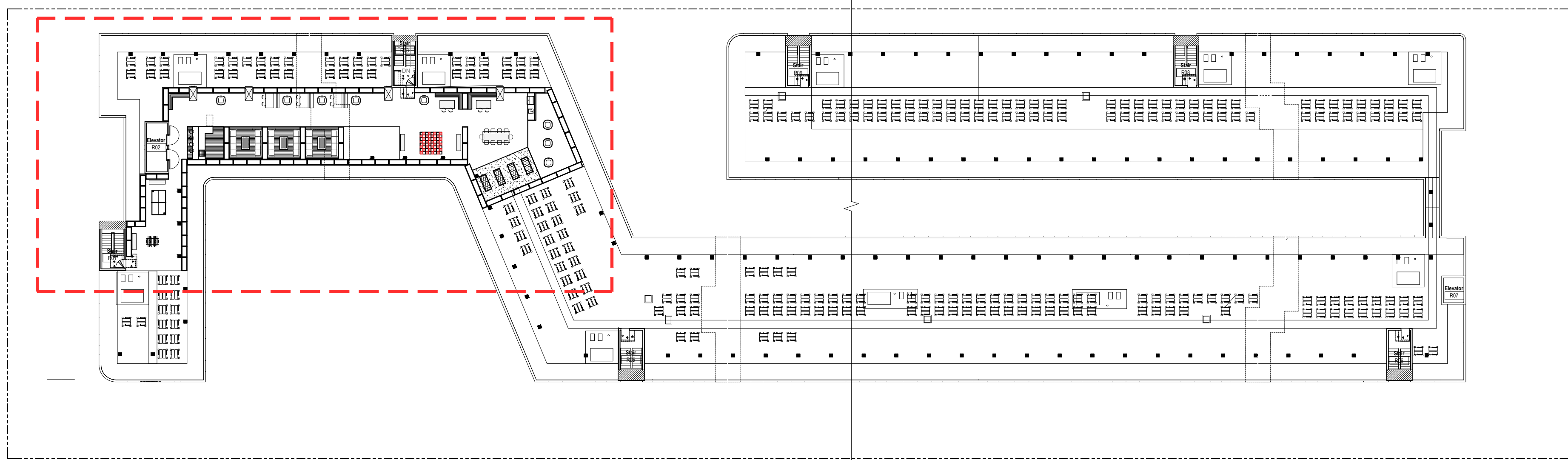
3 ENLARGEMENT B
SCALE: 1/4" = 1'-0"

Scale: 1/4" = 1'-0"

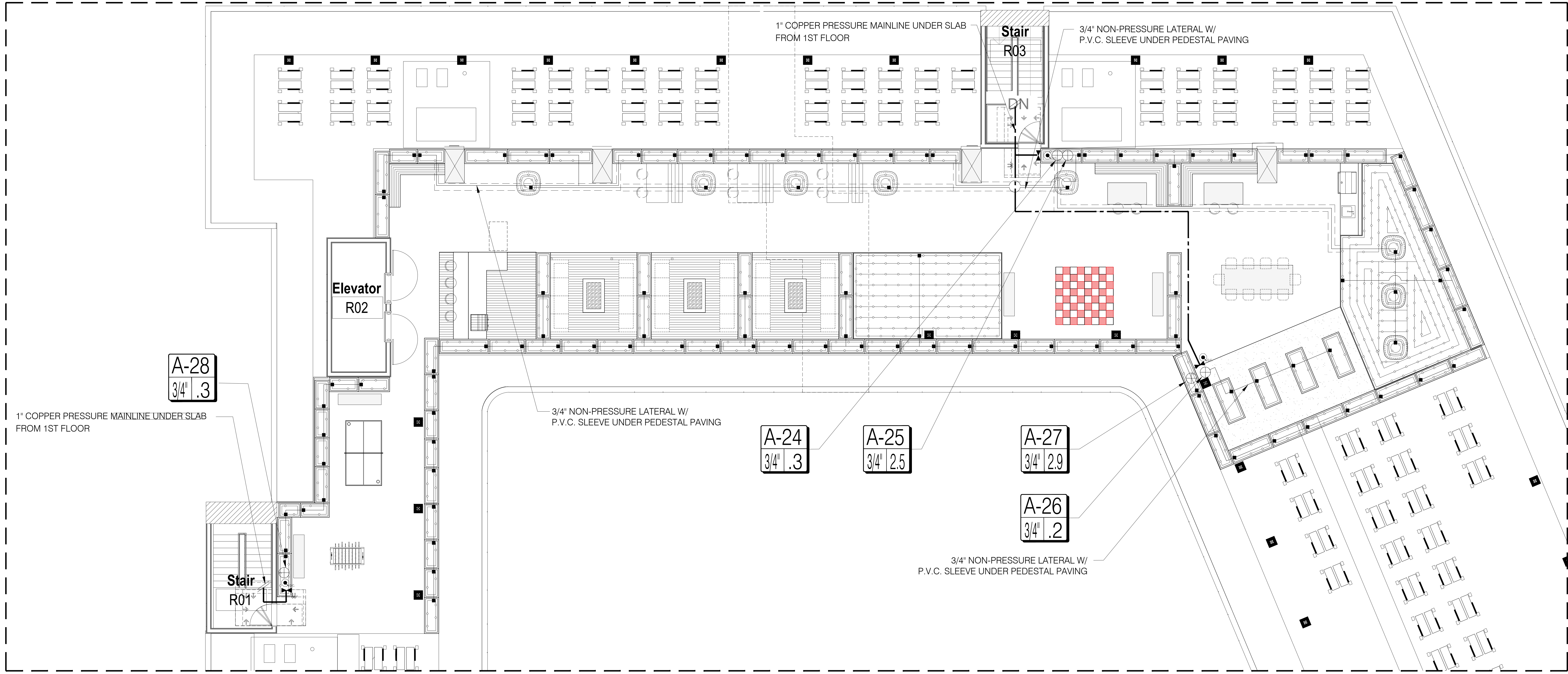
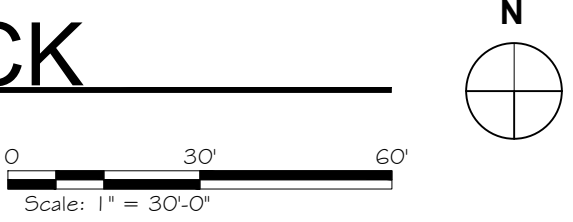
SET ISSUE

Number	Issue	Date
1	Pre-Submittal	02.11.2022
2	100% Schematic Design	03.11.2022
3	25% PDPP Submission	04.15.2022
4	25% Design Development	04.15.2022
5	Pre-Submittal Rev 01	05.16.2022
6	50% Design Development	05.16.2022
7	75% Design Development	06.03.2022

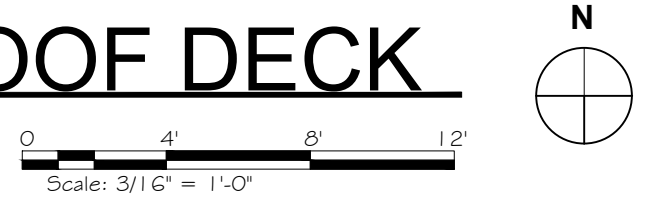
Number	Issue	Date
8	100% Design Development	07.01.2022
9	25% Construction Document	08.19.2022



1 KEYPLAN - LEVEL 6 DECK
SCALE: 1" = 30'-0"



2 IRRIGATION PLAN - ROOF DECK
SCALE: 3/16" = 1'-0"



- IRRIGATION LEGEND
- 1" COPPER PRESSURE MAINLINE UNDER SLAB BY PLUMBER
 - NON-PRESSURE LATERAL - SCH. 40 IPS PVC (SIZE PER PLAN)
 - P.V.C. SLEEVE (UNDER IN PAVING). SCH. 40 P.V.C. 2X DIA. OF PIPE. INSTALL SLEEVE UNDER ALL PAVEMENT. (PER PLAN)
 - PLACE WIRES IN MAINLINE SLEEVE
 - RAINBIRD LANDSCAPE DRIP XF SERIES XFS-06-18 (SUB SURFACE)
 - 1" MANUAL SHUT OFF VALVE
 - LOW FLOW CONTROL ZONE KITS W/ PR FILTER RAINBIRD XCZ-075-PRF
 - QUICK COUPLER VALVE - RAINBIRD 33 DRG-3/4"
 - VALVE SEQUENCE
G.P.M. VALVE SIZE

SET ISSUE					
Number	Issue	Date	Number	Issue	Date
1	Pre-Submittal	02.11.2022	8	100% Design Development	07.01.2022
2	100% Schematic Design	03.11.2022	9	25% Construction Document	08.19.2022
3	25% PDPP Submission	04.15.2022			
4	25% Design Development	04.15.2022			
5	Pre-Submittal Rev 01	05.16.2022			
6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			

HYDROZONE INFORMATION TABLE (ROOF LEVEL ONLY)

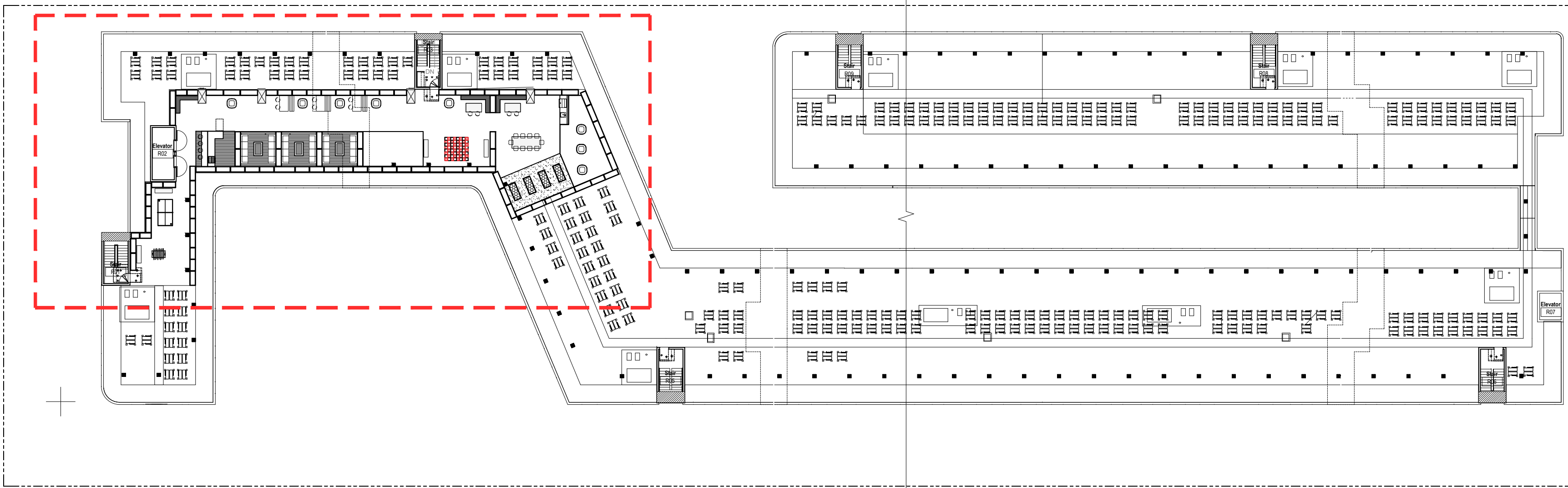
HYDROZONE *	ZONE OR VALVE	IRRIGATION METHOD **	AREA (SQ-FT)	% OF LANDSCAPE AREA
28 / LOW WATER USE PLANTINGS (TREE)	A-24	D	63	1%
29 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	A-25	D	568	5%
30 / MODERATE WATER USE PLANTINGS (VEGETABLE GARDEN)	A-26	D	49	4%
31 / LOW WATER USE PLANTINGS (TREE, SHRUB & GROUNDCOVER)	A-27	D	646	6%
32 / LOW WATER USE PLANTINGS (TREE, SHRUB & GROUNDCOVER)	A-28	D	67	1%
TOTAL (FROM OTHER LEVELS)			10,129	88%
TOTAL			11,522	100.0%

*HYDROZONE

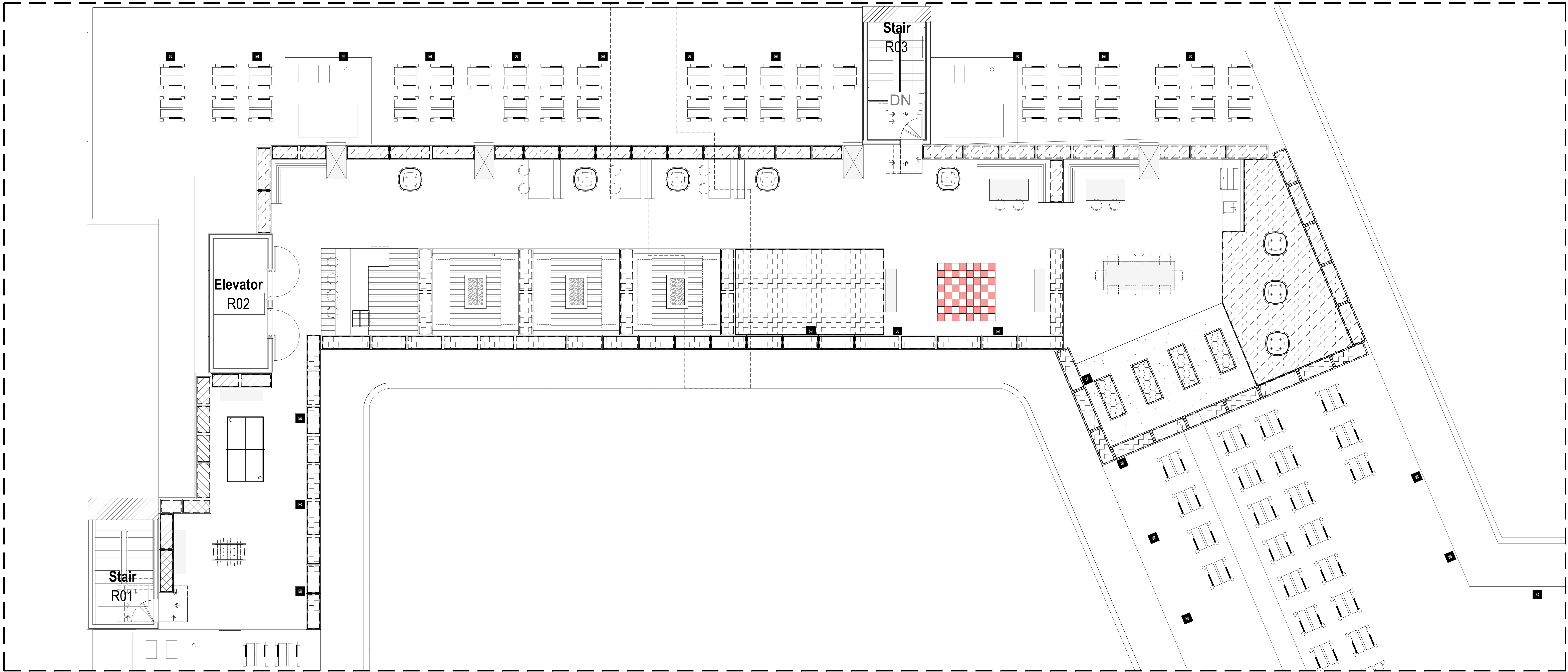
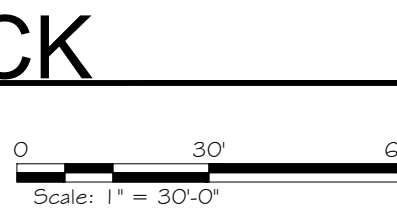
HW = HIGH WATER USE PLANTS
MW = MODERATE WATER USE PLANTS
LW = LOW WATER USE PLANTS

**IRRIGATION METHOD

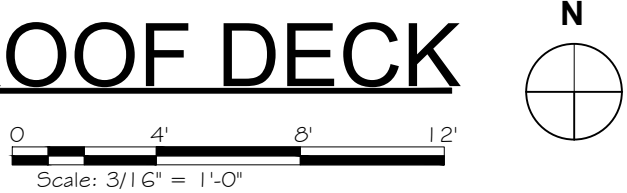
MS = MICRO-SPRAY B = BUBBLER
S = SPRAY D = DRIP
R = ROTOR O = OTHER



1 KEYPLAN - LEVEL 6 DECK
SCALE: 1" = 30'-0"



2 HYDROZONE PLAN - ROOF DECK
SCALE: 3/16" = 1'-0"



SET ISSUE

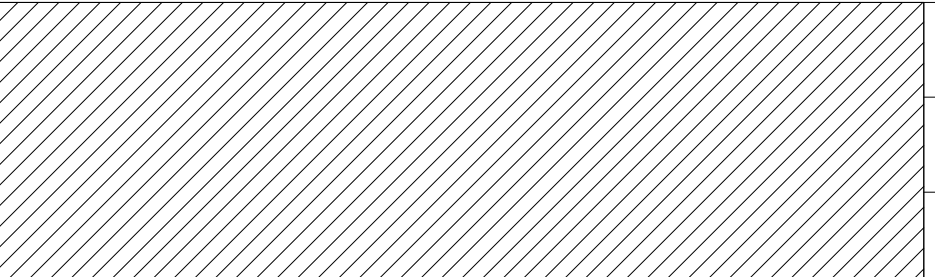
Number	Issue	Date
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7	75% Design Development	06.03.2022

Number	Issue	Date
8	100% Design Development	07.01.2022
9	25% Construction Document	08.19.2022

WATER EFFICIENT LANDSCAPE WORKSHEET

CITY OF L.A. MAXIMUM APPLIED WATER ALLOWENCE
THE ET_o REFERENCE FOR CITY OF VAN NUYS IS 50.1 (INCHES PER YEAR)

REFERENCE EVAPOTRANSPIRATION (ET_o) 50.1

HYDROZONE # / PLANTING DESCRIPTION ^a	PLANT FACTOR (PF)	IRRIGATION METHOD ^b	IRRIGATION EFFICIENCY (IE) ^c	ETAF (PF / IE)	LANDSCAPE AREA (SQ-FT)	ETAF x AREA	ESTIMATED TOTAL WATER USED ^d (ETWU)
REGULAR LANDSCAPE AREA							
1 / MODERATE WATER USE PLANTINGS (TREE)	0.5	DRIP	0.81	0.62	9	6	186
2 / LOW WATER USE PLANTINGS (TREE)	0.2	DRIP	0.81	0.25	9	2	62
3 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	0.2	DRIP	0.81	0.25	743	186	5,778
4 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	0.2	DRIP	0.81	0.25	254	64	1,988
5 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	0.2	DRIP	0.81	0.25	196	49	1,522
6 / MODERATE WATER USE PLANTINGS (TREE)	0.5	DRIP	0.81	0.62	16	10	311
7 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	0.2	DRIP	0.81	0.25	637	159	4,939
8 / LOW WATER USE PLANTINGS (VINE)	0.2	DRIP	0.81	0.25	860	215	6,678
9 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	0.2	DRIP	0.81	0.25	437	109	3,386
10 / MODERATE WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	0.5	DRIP	0.81	0.62	875	543	16,867
11 / MODERATE WATER USE PLANTINGS (TREE)	0.5	DRIP	0.81	0.62	19	12	373
12 / MODERATE WATER USE PLANTINGS (TREE)	0.5	DRIP	0.81	0.62	9	6	186
13 / MODERATE WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	0.5	DRIP	0.81	0.62	603	374	11,617
14 / LOW WATER USE PLANTINGS (TREE)	0.2	DRIP	0.81	0.25	511	128	3,976
15 / LOW WATER USE PLANTINGS (TREE)	0.2	DRIP	0.81	0.25	656	164	5,094
16 / MODERATE WATER USE PLANTINGS (TREE)	0.5	DRIP	0.81	0.62	13	8	248
17 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	0.2	DRIP	0.81	0.25	997	249	7,734
18 / LOW WATER USE PLANTINGS (TREE)	0.2	DRIP	0.81	0.25	13	3	93
19 / LOW WATER USE PLANTINGS (SHRUB)	0.44	PERMAVOID	0.85	0.52	260	135	4,193
20 / LOW WATER USE PLANTINGS (SHRUB)	0.44	PERMAVOID	0.85	0.52	761	396	12,301
21 / LOW WATER USE PLANTINGS (SHRUB)	0.44	PERMAVOID	0.85	0.52	123	64	1,988
22 / HIGH WATER USE (POOL & SPA)	N/A	N/A	N/A	1.00	569	569	17,674
23 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	0.2	DRIP	0.81	0.25	712	178	5,529
24 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	0.2	DRIP	0.81	0.25	663	166	5,156
25 / MODERATE WATER USE PLANTINGS (TREE)	0.5	DRIP	0.81	0.62	24	15	466
26 / MODERATE WATER USE PLANTINGS (SHRUB)	0.5	DRIP	0.81	0.62	74	46	1,429
27 / MODERATE WATER USE PLANTINGS (SHRUB)	0.5	DRIP	0.81	0.62	86	53	1,646
28 / LOW WATER USE PLANTINGS (TREE)	0.2	DRIP	0.81	0.25	63	16	497
29 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	0.2	DRIP	0.81	0.25	568	142	4,411
30 / MODERATE WATER USE PLANTINGS (VEGETABLE GARDEN)	0.5	DRIP	0.81	0.62	49	30	932
31 / LOW WATER USE PLANTINGS (TREE, SHRUB & GROUNDCOVER)	0.2	DRIP	0.81	0.25	646	162	5,032
32 / LOW WATER USE PLANTINGS (TREE, SHRUB & GROUNDCOVER)	0.2	DRIP	0.81	0.25	67	17	528
TOTALS					(A) 11,522	(B) 4,276	132,821
SPECIAL LANDSCAPE AREA							
*****				1.0	----	----	----
*****				1.0	----	----	----
*****				1.0	----	----	----
				TOTALS	(C) ----	(D) ----	0
			ETWU TOTAL				132,821
			MAXIMUM ALLOWED WATER ALLOWANCE (MAWA) ^e				196,843

*** FOR PERMAVOID INFORMATION SEE CIVIL DRAWING SHEET " PERMAVOID CALCULATION CUT SHEETS"

^a HYDROZONE #/ PLANTING DESCRIPTION E.G. 1.) FRONT LAWN 2.) LOW WATER USE PLANTINGS 3.) MEDIUM WATER USE PLANTINGS	^b IRRIGATION METHOD OVERHEAD SPRAY OR DRIP	^c IRRIGATION EFFICIENCY 0.75 FOR SPRAY HEAD 0.81 FOR DRIP	^d ETWU (ANNUAL GALLONS REQUIRED) = ET _o x 0.62 x ETAF x AREA **WHERE 0.62 IS A CONVERSION FACTOR THAT CONVERTS ACRE- INCHES PER ACRE PER YEAR TO GALLONS PER SQUARE FOOT PER YEARS.**
^e MAWA (ANNUAL GALLONS ALLOWED) = (ET _o) (0.62) [(ETAF X LA) + ((1-ETAF) x SLA)] **WHERE 0.62 IS A CONVERSION FACTOR THAT CONVERTS ACRE- INCHES PER ACRE PER YEAR TO GALLONS PER SQUARE FOOT PER YEAR, LA IS THE TOTAL LANDSCAPE AREA IN SQUARE FEET, AND ETAF IS .55 FOR RESIDENTIAL AREAS AND 0.45 FOR NON- RESIDENTIAL AREAS.**			

ETAF CALCULATIONS

REGULAR LANDSCAPE AREA

TOTAL ETAF x AREA	(B)	4,276
TOTAL AREA	(A)	11,522
AVERAGE ETAF	(B/A)	0.37

ALL LANDSCAPE AREA

TOTAL ETAF x AREA	(B + D)	4,276
TOTAL AREA	(A + C)	11,522
SITEWIDE ETAF	(B + D) / (A + C)	0.37

**AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST
BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR
BELOW FOR NON-RESIDENTIAL AREAS.

WATER AUDIT NOTE :

THE CONTRACTOR WILL CONDUCT AN IRRIGATION AUDIT USING A CERTIFIED IRRIGATION AUDITOR,
AFTER THE FINAL FIELD OBSERVATION HAS BEEN COMPLETED AND ALL IRRIGATION COMPONENTS ARE
INSTALLED IN ACCORDANCE WIT THE PLANS AND SPECIFICATIONS AND THE IRRIGATION SYSTEM IS
ACCEPTED BY THE PROJECT ARCHITECT FOR MAINTENANCE.

THE IRRIGATION AUDIT WILL BE CONDUCTED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

1. PLACE FLAGS AT EACH HEAD IN THE ZONE.
2. MEASURE SPACING AND MARK MID-POINTS BETWEEN HEADS.
3. PLACE WATER MEASURING RECEPTACLES.
4. TAKE READINGS OF WATER LEVEL IN RECEPTACLES AND RECORD RESULTS.
5. MEASURE HEAD PRESSURE IN EACH ZONE AND RECORD RESULTS.
6. AFTER COMPLETING ZONE ADVANCE TO NEXT ZONE AND REPEAT PROCEDURE.
7. SUBMIT THE RESULTS OF THE AUDIT TO THE PROJECT ARCHITECT.

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	FREQUENT
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
IRRIGATION SCHEDULE - ADJUST SCHEDULE FOR SEASONAL VARIATIONS AND OTHER CONDITIONS WHICH MAY AFFECT THE AMOUNT OF WATER NEEDED TO MAINTAIN PLAN HEALTH ADJUST AS NECESSARY.	MONTHLY
POC - VISUALLY INSPECT COMPONENTS FOR LEAKS, PRESURE SETTINGS, SETTLEMENT OR OTHER DAMAGE AFFECTING THE OPERATION OF A COMPONENT REPAIR AS NEEDED.	QUARTERLY
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
MAINLINE & LATERALS VISUALLY INSPECT FOR LEAKS OR SETTLEMENT OF TRENCH.	QUARTERLY
SPRINKLERS VISUALLY CHECK FOR ANY BROKEN MISSIGNED OR CLOGGED HEADS, HEADS WITH INCORRECT ARC, INADEQUATE COVERAGE OR OVERSPRAY AND LOW HEAD DRAINAGE REPAIR AS NEEDED.	WEEKLY
FILTERS AND STRAINERS VISUALLY CHECK FOR LEAKS, BROKEN FITTING CLEAN AND FLUSH SCREENS.	MONTHLY

NOTE:

"THE FLOW RATES FOR ALL PLUMBING FIXTURE SHALL COMPLY WITH MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.303.1"

"WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWER HEADS AND/OR OTHER OUTLETS CONTROLLED BY A
SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWERHEAD TO BE IN OPERATION
AT A TIME." (4.303.1.3.2)

"FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL."
(STATE ASSEMBLY BILL NO. 1881)

FOR SITES WITH OVER 500 SF. OF LANDSCAPE AREA, WASTE PIPING SHALL BE ARRANGED TO PERMIT DISCHARGE FROM THE CLOTHES WASHER, BATHTUB, SHOWERS,
AND BATHROOM/RESTROOMS WASH BASINS TO BE USED FOE A FUTURE GRAY WATER IRRIGATION SYSTEM. (4.305.1)

"RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES"

"FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6" 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."

NOTE:

"AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH CERTIFICATE OF COMPLETION,
CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE."

"USELESS CONTRADICTED BY A SOIL TEST, 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."

"FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6" 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."

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

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

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

MAINTENANCE SCHEDULES :

A REGULAR MAINTENANCE SCHEDULE SATISFYING THE FOLLOWING CONDITIONS
SHALL BE SUBMITTED AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE.

LANDSCAPE SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE
SHALL INCLUDE, BUT NOT BE LIMITED TO, CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT,
RESETTING THE AUTOMATIC CONTROLLER, AERATING AND DETHATCHING TURF AREAS, REPLENISHING MULCH,
FERTILIZING, PRUNING, AND WEEDING IN ALL LANDSCAPE AREAS.

WHENEVER POSSIBLE, REPAIR OF IRRIGATION EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY SPECIFIED
MATERIALS OR THEIR EQUIVALENTS.

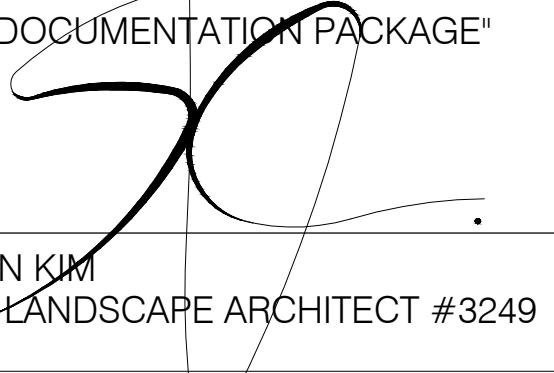
A LANDSCAPE IRRIGATION AUDIT SCHEDULE AS REQUIRED IN CHAPTER 20.09 OF TITLE 20 MAY BE
RECOMMENDED. THE MAXIMUM PERIOD BETWEEN AUDITS SHALL BE FIVE YEARS.

IRRIGATION AUDIT SCHEDULES :

LANDSCAPE IRRIGATION AUDIT SCHEDULES. A SCHEDULE OF LANDSCAPE IRRIGATION
AUDITS OF AT LEAST
EVERY FIVE YEARS MUST BE ESTABLISHED, FOR ALL BUT SINGLE-FAMILY RESIDENCES,
AND OTHER PROJECTS WITH A LANDSCAPE AREA LESS THAN 1 ACRE (0.405 HA). AS
REQUIRED IN CHAPTER 20.09 OF TITLE 20 (UTILITIES CODES), AN AUDIT SATISFYING THE
FOLLOWING CONDITIONS SHALL BE SUBMITTED TO THE COUNTY AS PART OF THE
LANDSCAPE DOCUMENTATION PACKAGE.

AT A MINIMUM, AUDITS SHALL BE IN ACCORDANCE WITH THE LATEST STATE OF
CALIFORNIA LANDSCAPE
WATER MANAGEMENT PROGRAM AS DESCRIBED IN THE LANDSCAPE IRRIGATION
AUDITOR HANDBOOK,
PREPARED FOR THE CALIFORNIA DEPARTMENT OF WATER RESOURCES, WATER
CONSERVATION OFFICE, THE ENTIRE DOCUMENT, WHICH IS HEREBY INCORPORATED BY
REFERENCE.

THE SCHEDULE SHALL PROVIDE FOR LANDSCAPE IRRIGATION AUDITS TO BE
CONDUCTED BY A QUALIFIED
INDIVIDUAL AS DETERMINED BY THE DIRECTOR AT LEAST ONCE EVERY FIVE YEARS IN
ACCORDANCE WITH THE REQUIREMENTS OF TITLE 20, DIVISION 1 OF THE LOS ANGELES
COUNTY CODE.

"I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE!"	
	09-23-2022
SAMUEL KYUN KIM REGISTERED LANDSCAPE ARCHITECT #3249	DATE

--"FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12 SHALL BE COMPLETED PRIOR TO FINAL FINAL INSPECTION APPROVAL." (STATE ASSEMBLY BILL NO. 1881)

SET ISSUE

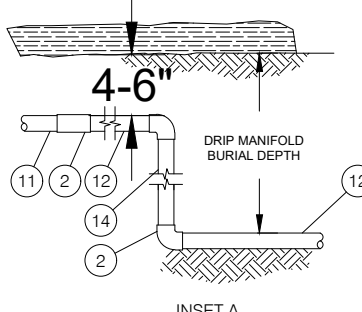
Number	Issue	Date
1	Pre-Submittal	02.11.2022
2	100% Schematic Design	03.11.2022
3	25% PDPP Submission	04.15.2022
4	25% Design Development	04.15.2022
5	Pre-Submittal Rev 01	05.16.2022
6	50% Design Development	05.16.2022
7	75% Design Development	06.03.2022

Number	Issue	Date
8	100% Design Development	07.01.2022
9	25% Construction Document	08.19.2022

SET ISSUE		Number	Issue	Date
1	Pre-Submittal	1	Pre-Submittal	02.11.2022
2	100% Schematic Design	2	100% Schematic Design	03.11.2022
3	25% PDMP Submission	3	25% PDMP Submission	04.15.2022
4	25% Design Development	4	25% Design Development	04.15.2022
5	Pre-Submittal Rev 01	5	Pre-Submittal Rev 01	05.16.2022
6	50% Design Development	6	50% Design Development	05.16.2022
7	75% Design Development	7	75% Design Development	06.03.2022

Number	Issue	Date
8	100% Design Development	07.01.2022
9	25% Construction Document	08.19.2022

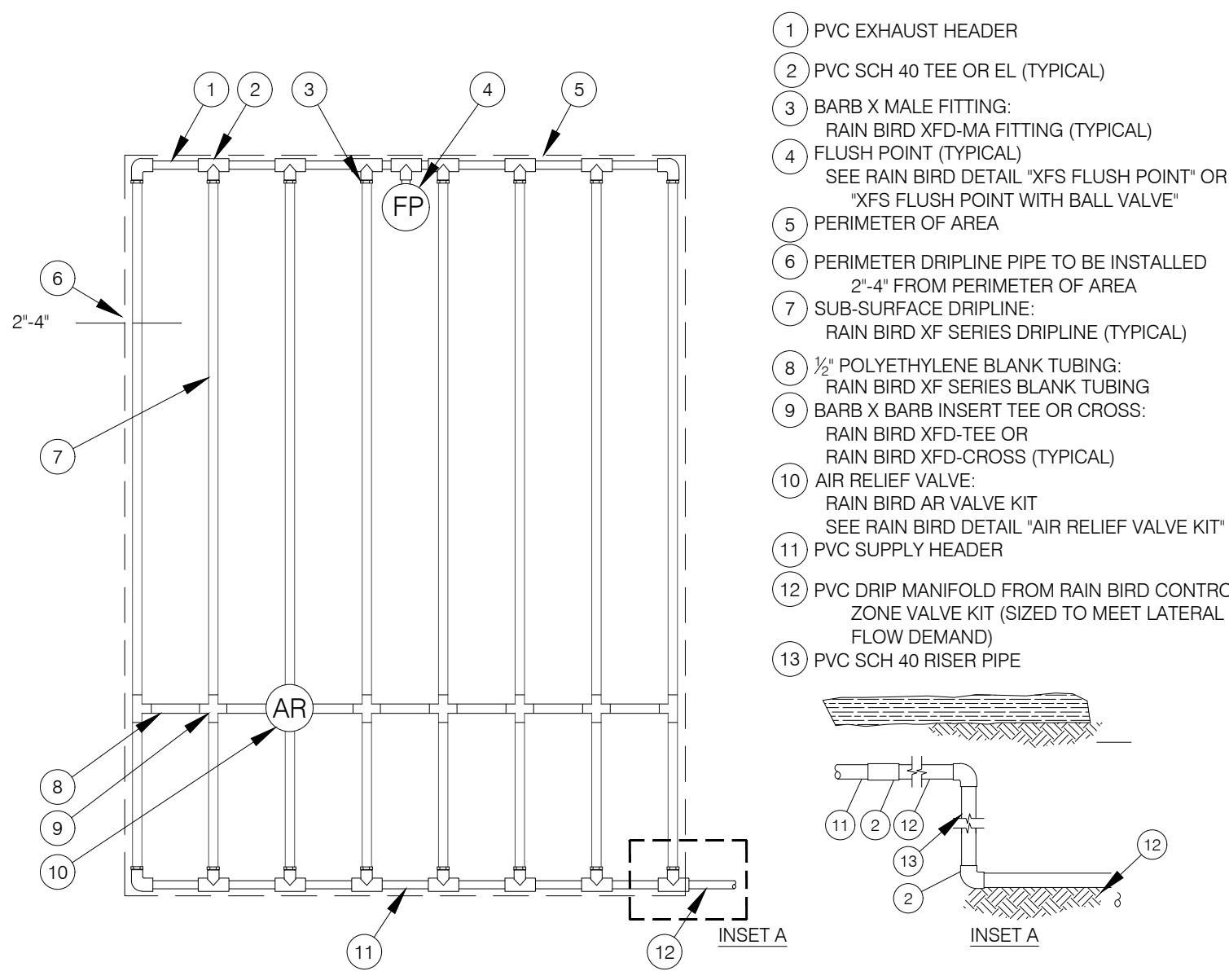
- PVC EXHAUST HEADER
- PVC SCH 40 TEE OR EL (TYPICAL)
- FLUSH POINT (TYPICAL)
SEE RAIN BIRD DETAIL 'XFS FLUSH POINT' OR 'XFS FLUSH POINT WITH BALL VALVE'
- BARB X MALE FITTING
RAIN BIRD XFD-MA FITTING (TYPICAL)
- PERIMETER OF AREA
- BARB X BARB INSERT TEE OR CROSS
RAIN BIRD XFD-MA FITTING (TYPICAL)
- PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER OF AREA
- SUB-SURFACE DRIPLINE
RAIN BIRD XF SERIES DRIPLINE (TYPICAL)
POTABLE: XFS DRIPLINE
NON-POTABLE: XFS DRIPLINE
- RAIN BIRD XF SERIES BLANK TUBING
- 1/2" AIR RELIEF VALVE: RAIN BIRD MODEL ARV050
SEE RAIN BIRD XFS DETAILS FOR AIR RELIEF INSTALLATION
- PVC SUPPLY MANIFOLD
- PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
- PVC SCH 40 RISER PIPE



NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE RAIN BIRD XFS DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
3. AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.
4. WHEN USING 1/2" INCH INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

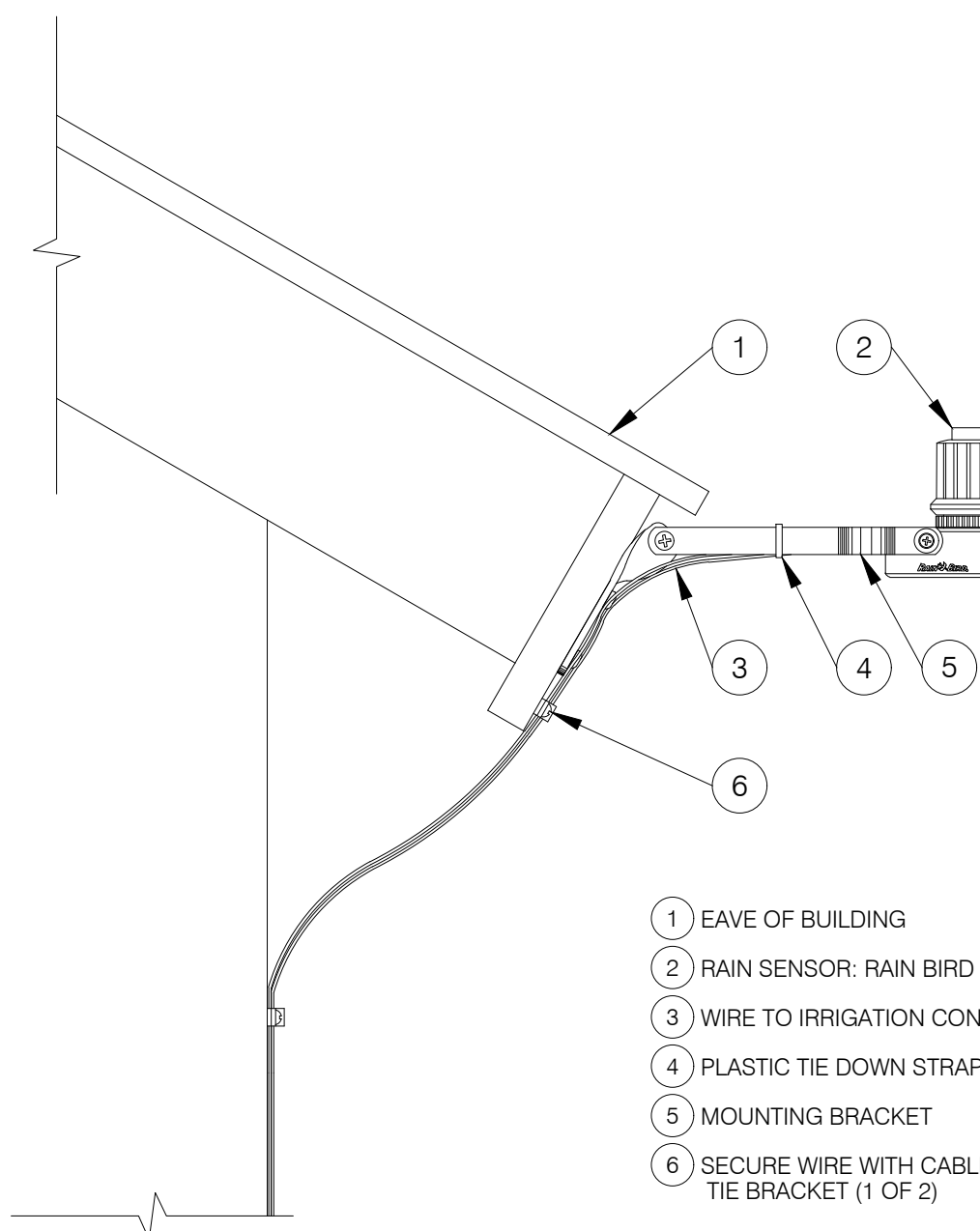
XFS SUB-SURFACE IRREGULAR SHAPED LAYOUT

SCALE: N.T.S.



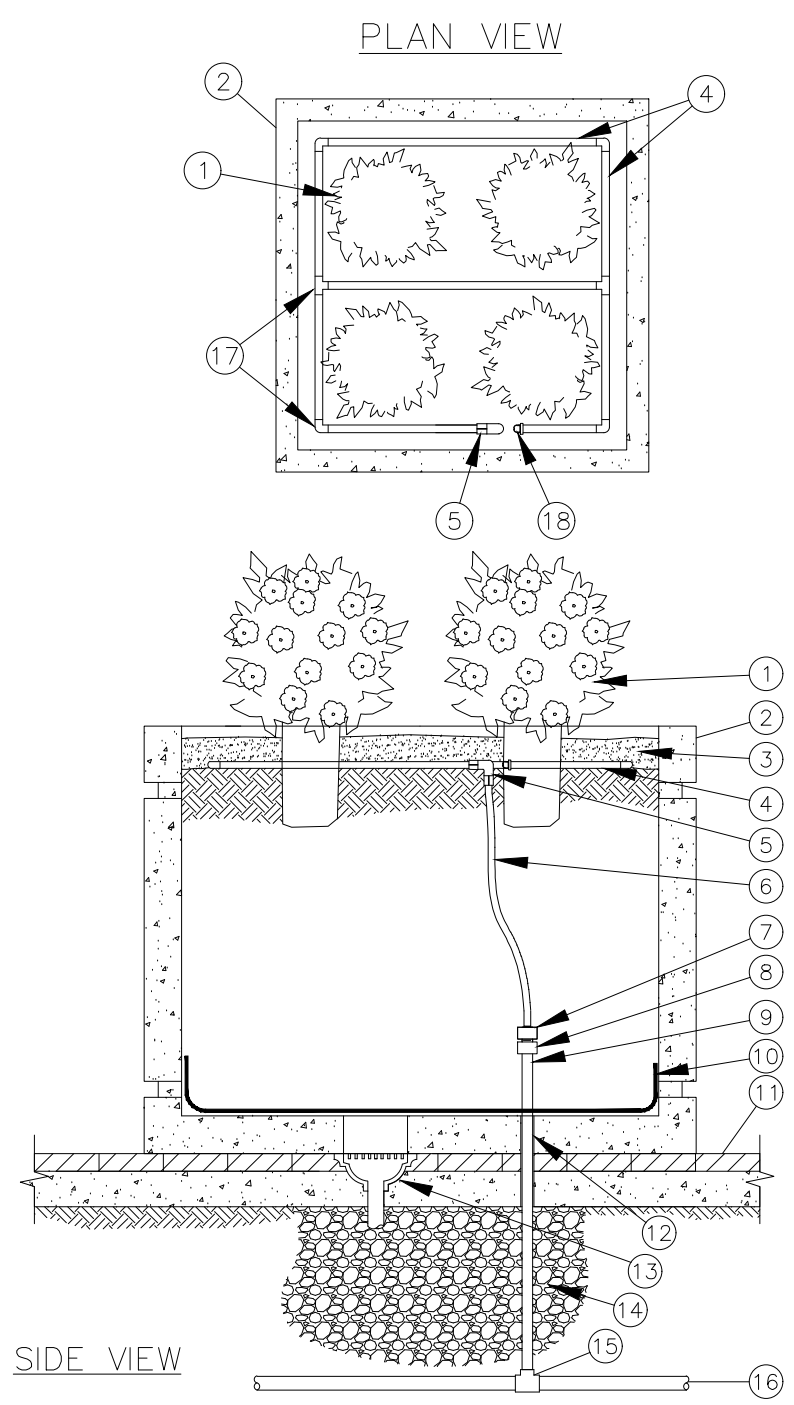
RAINBIRD XFS SUBSURFACE DRIPLINE

SCALE: N.T.S.



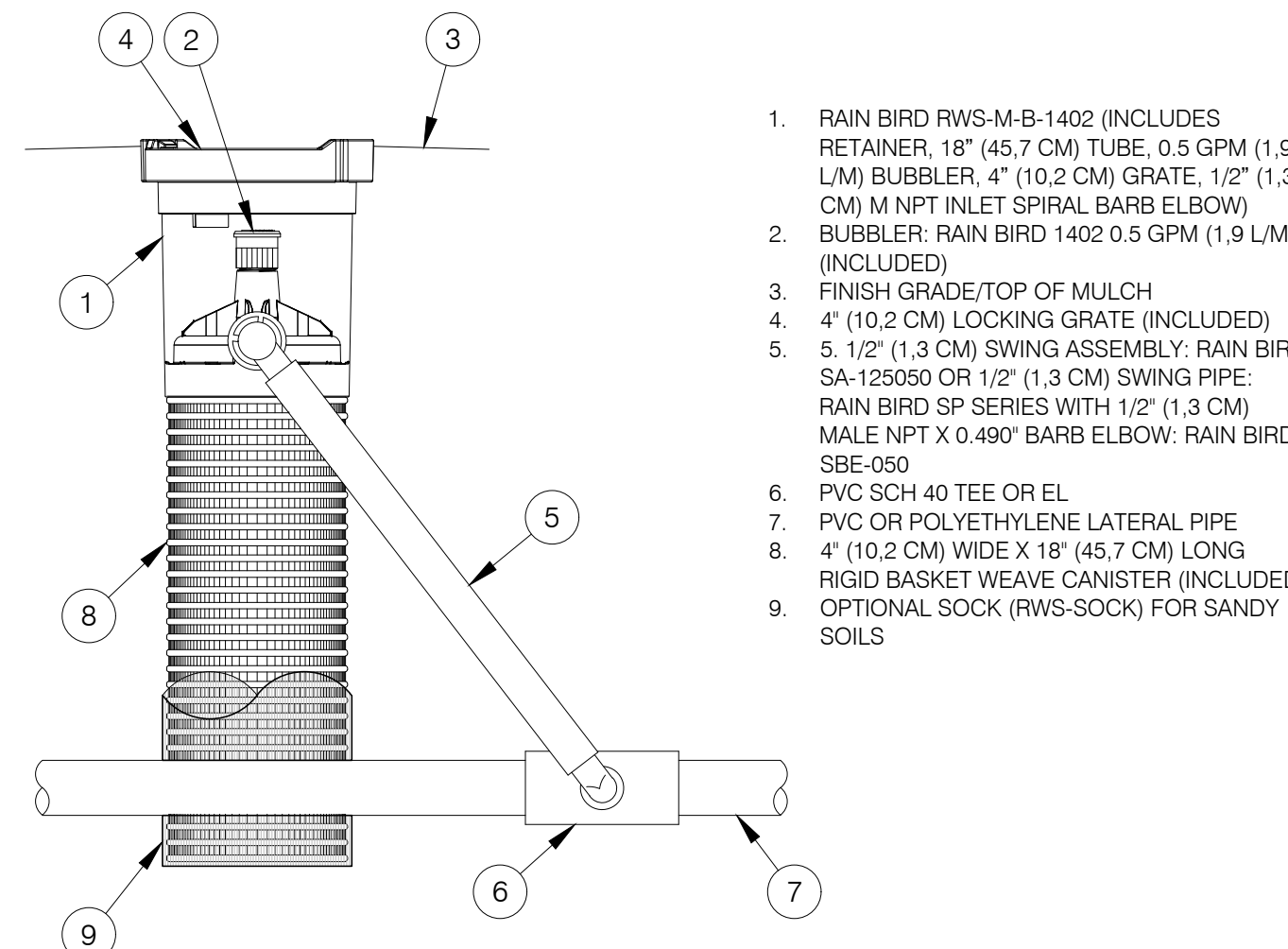
RAINBIRD - RSD-BEx RSD SERIES RAIN SHUT OFF

SCALE: N.T.S.



DRIPLINE RAISED PLANTER

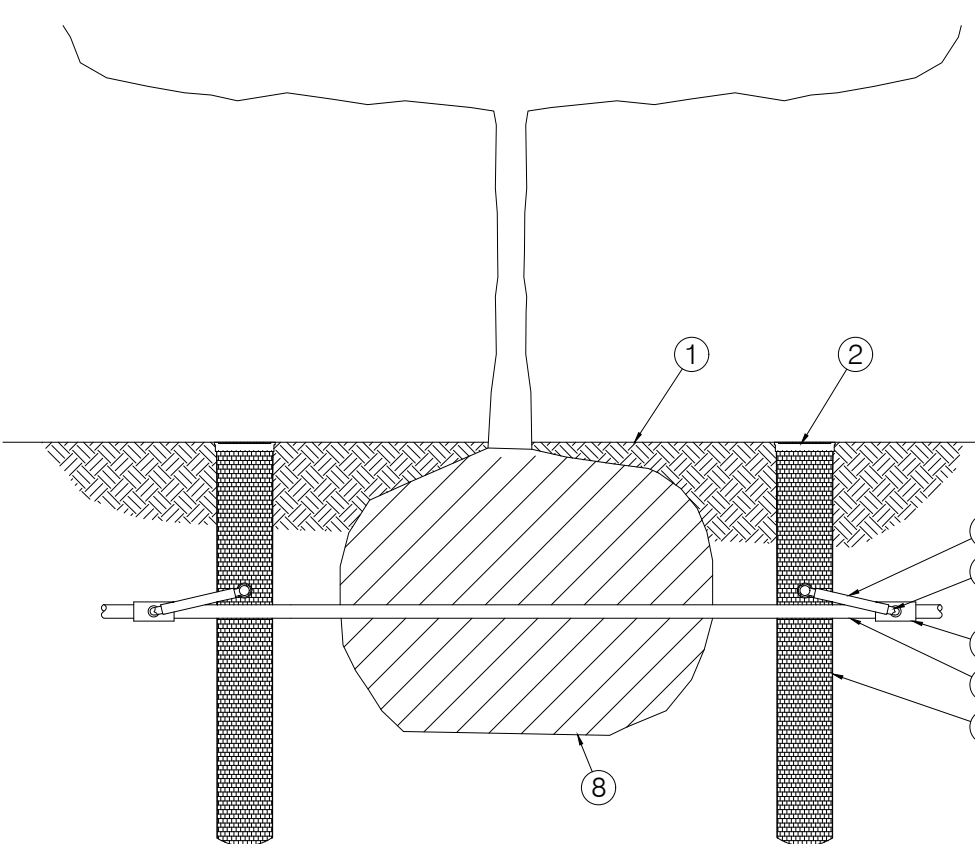
SCALE: N.T.S.



- RAIN BIRD RWS-M-B-1402 (INCLUDES RETAINER: 1/4" (45.7 CM) TUBE, 0.5 GPM (1.9 L/M) BUBBLER, 4" (10.2 CM) GRATE, 1/2" (1.3 CM) MALE NPT INLET SPIRAL BARB ELBOW)
- BUBBLER: RAIN BIRD 1402 0.5 GPM (1.9 L/M) (INCLUDED)
- FINISH GRADE/TOP OF MULCH
- 4" (10.2 CM) LOOKING GRATE (INCLUDED)
- 5/8" (1.6 CM) SWING ASSEMBLY: RAIN BIRD SA-125002 OR 1/2" (1.3 CM) SWING PIPE: RAIN BIRD SP SERIES WITH 1/2" (1.3 CM) MALE NPT X 1/2" (1.3 CM) BARB ELBOW: RAIN BIRD SSE-050
- PVC SCH 40 TEE OR EL
- PVC OR POLYETHYLENE LATERAL PIPE
- 4" (10.2 CM) WIDE X 1/4" (45.7 CM) LONG RIGID BASKET WEAVER (INCLUDED)
- OPTIONAL SOCK (RWS-SOCK) FOR SANDY SOILS

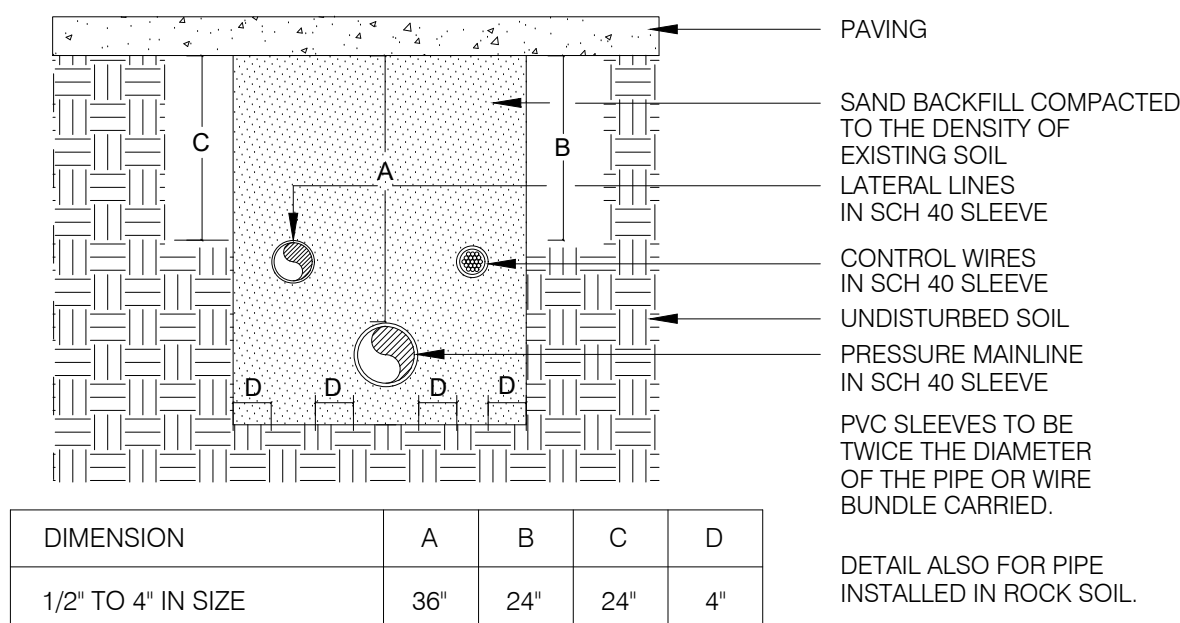
ROOT WATERING SYSTEM RWS SERIES

SCALE: N.T.S.



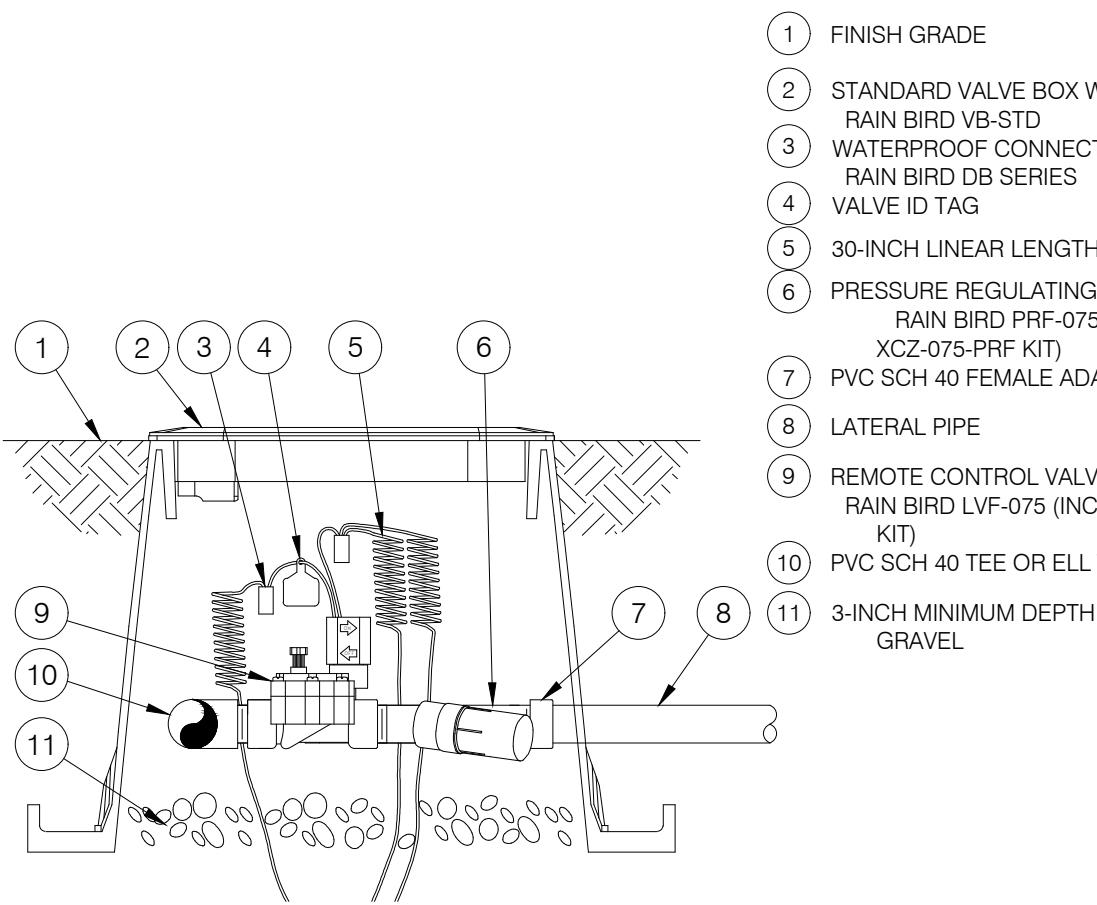
RWS INSTALLATION FOR TREES

SCALE: N.T.S.



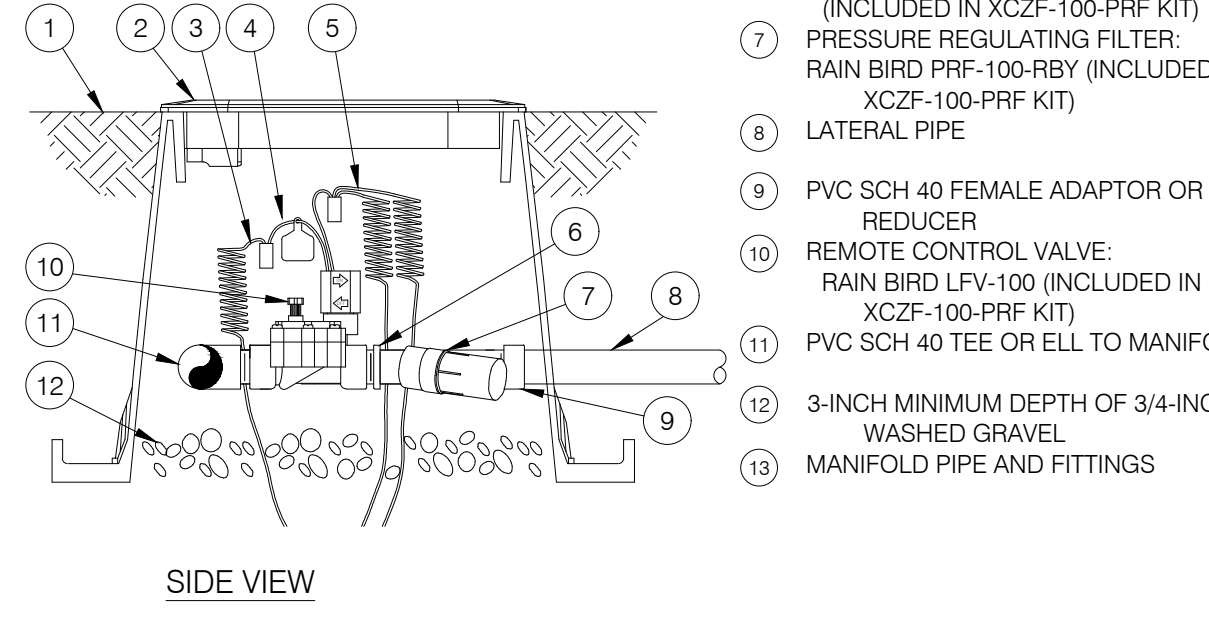
SLEEVE / TRENCHING INSTALLATION

SCALE: N.T.S.



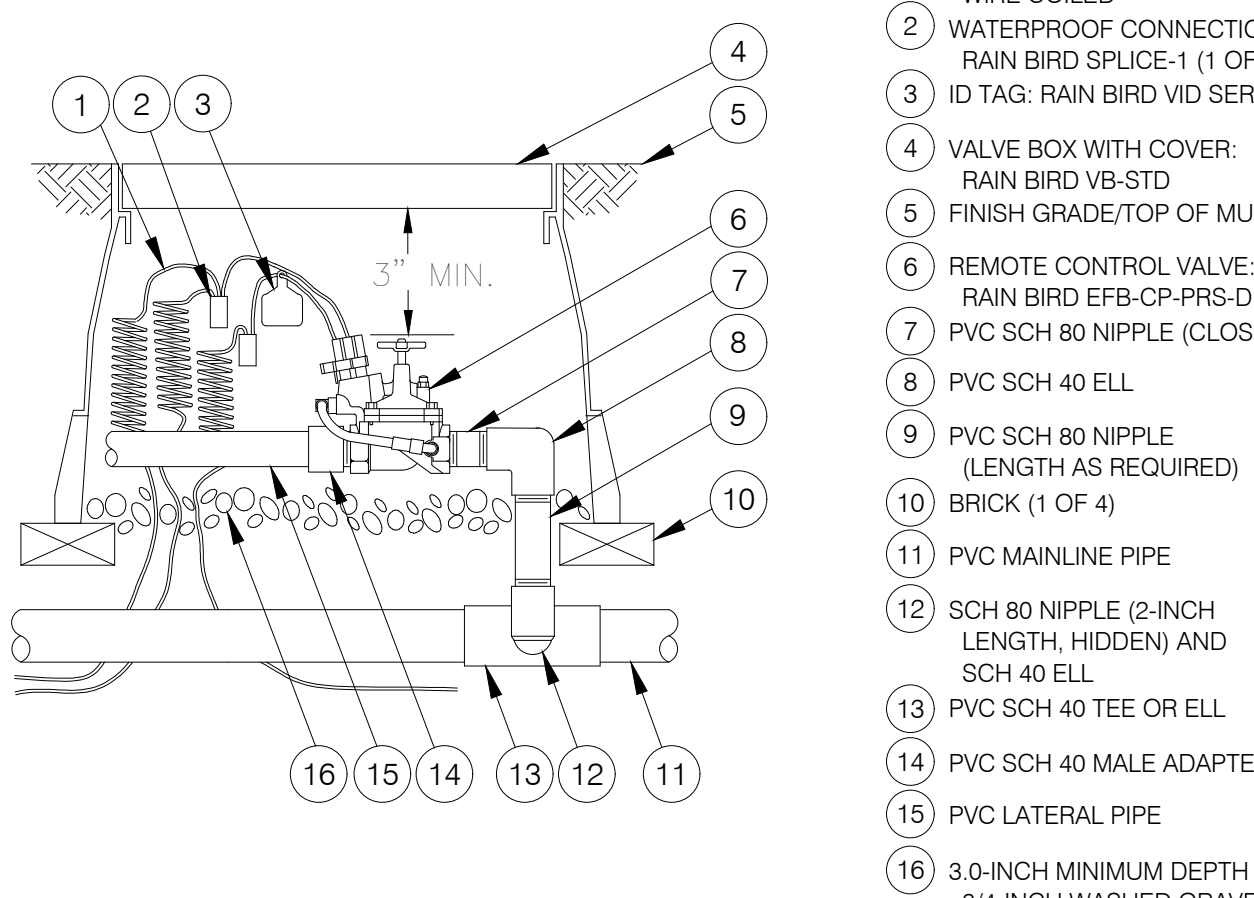
CONTROL ZONE KIT: XCZF-LF-075-PRF 3/4"

SCALE: N.T.S.



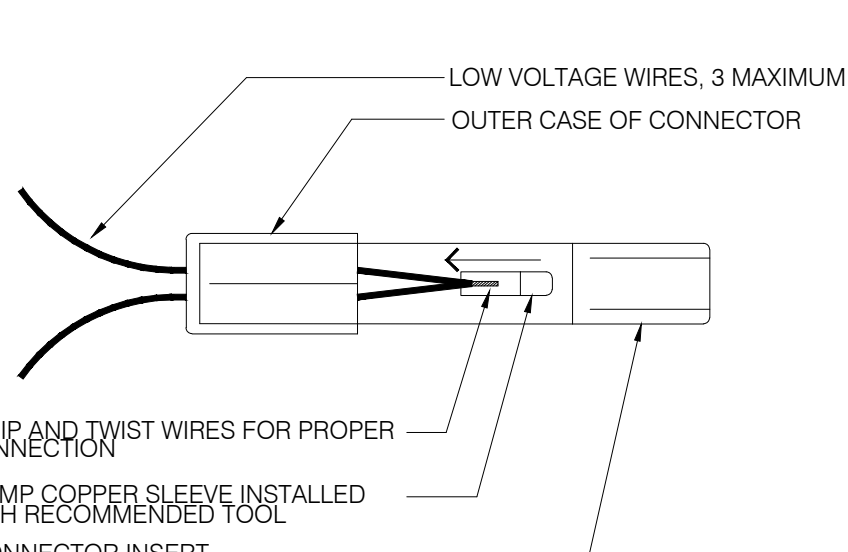
CONTROL ZONE KIT: XCZF-100-PRF 1"

SCALE: N.T.S.



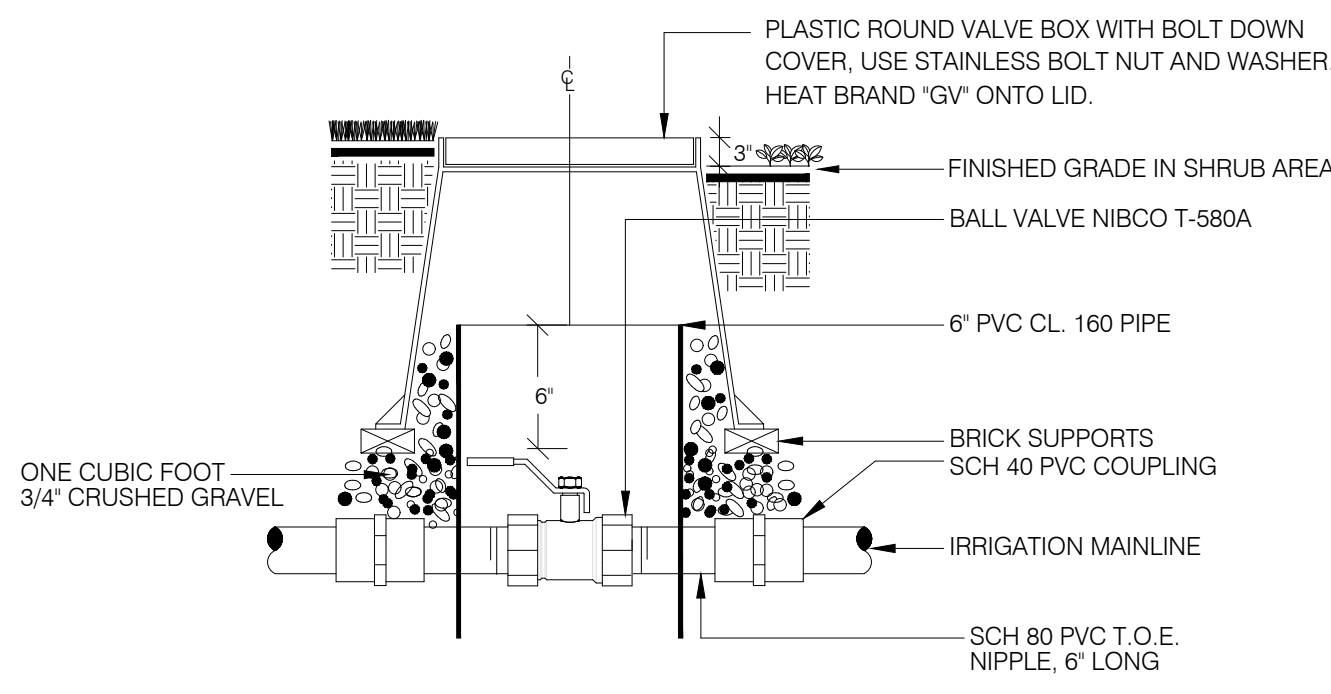
MASTER VALVE EFB-CP SERIES

SCALE: N.T.S.



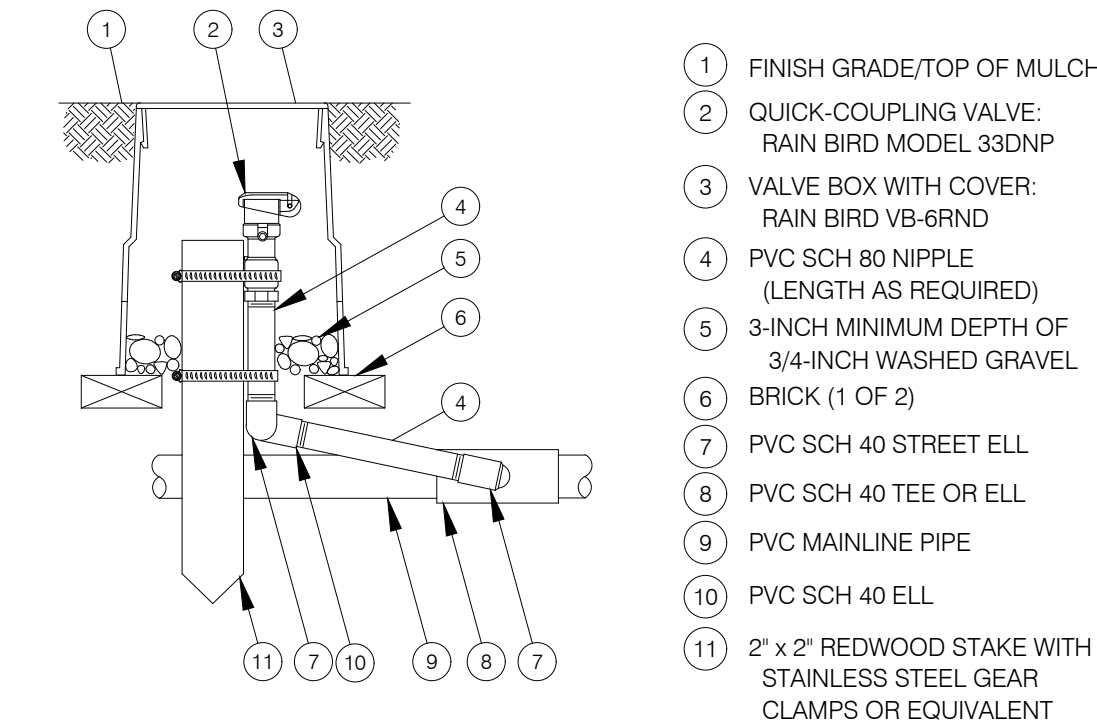
WIRE CONNECTION

SCALE: N.T.S.



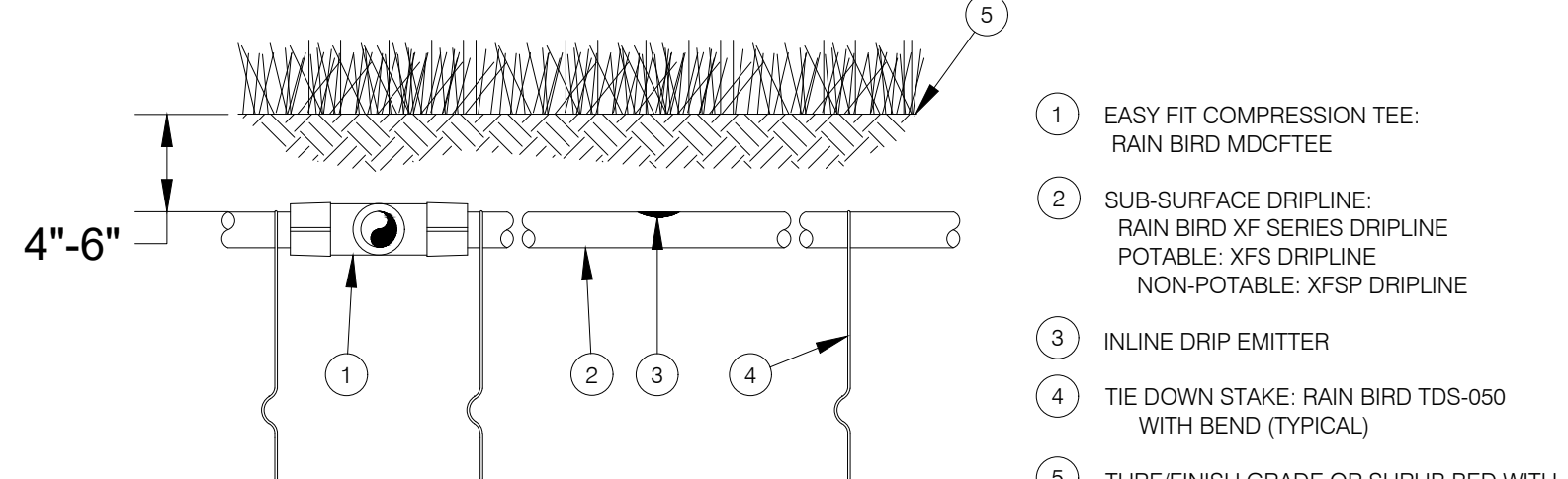
MANUAL SHUT OFF VALVE BRASS NIBCO T-580A

SCALE: N.T.S.



QUICK COUPLER VALVE

SCALE: N.T.S.

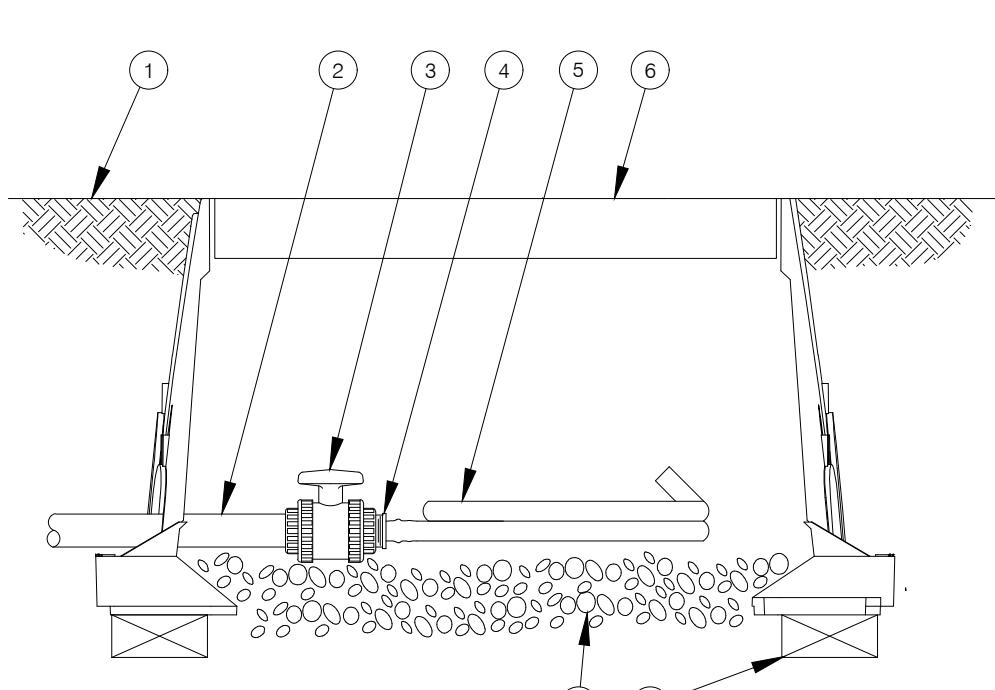


- EASY FIT COMPRESSION TEE: RAIN BIRD MDC-TTEE
- SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (POTABLE: XFS DRIPLINE, NON-POTABLE: XFS DRIPLINE)
- INLINE DRIP EMITTER
- TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
- TURF/FINISH GRADE OR SHRUB BED WITH MULCH

NOTES:
1. PLACE THE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE THE TIE DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. INSERTION FLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE THE TIE DOWN STAKES.

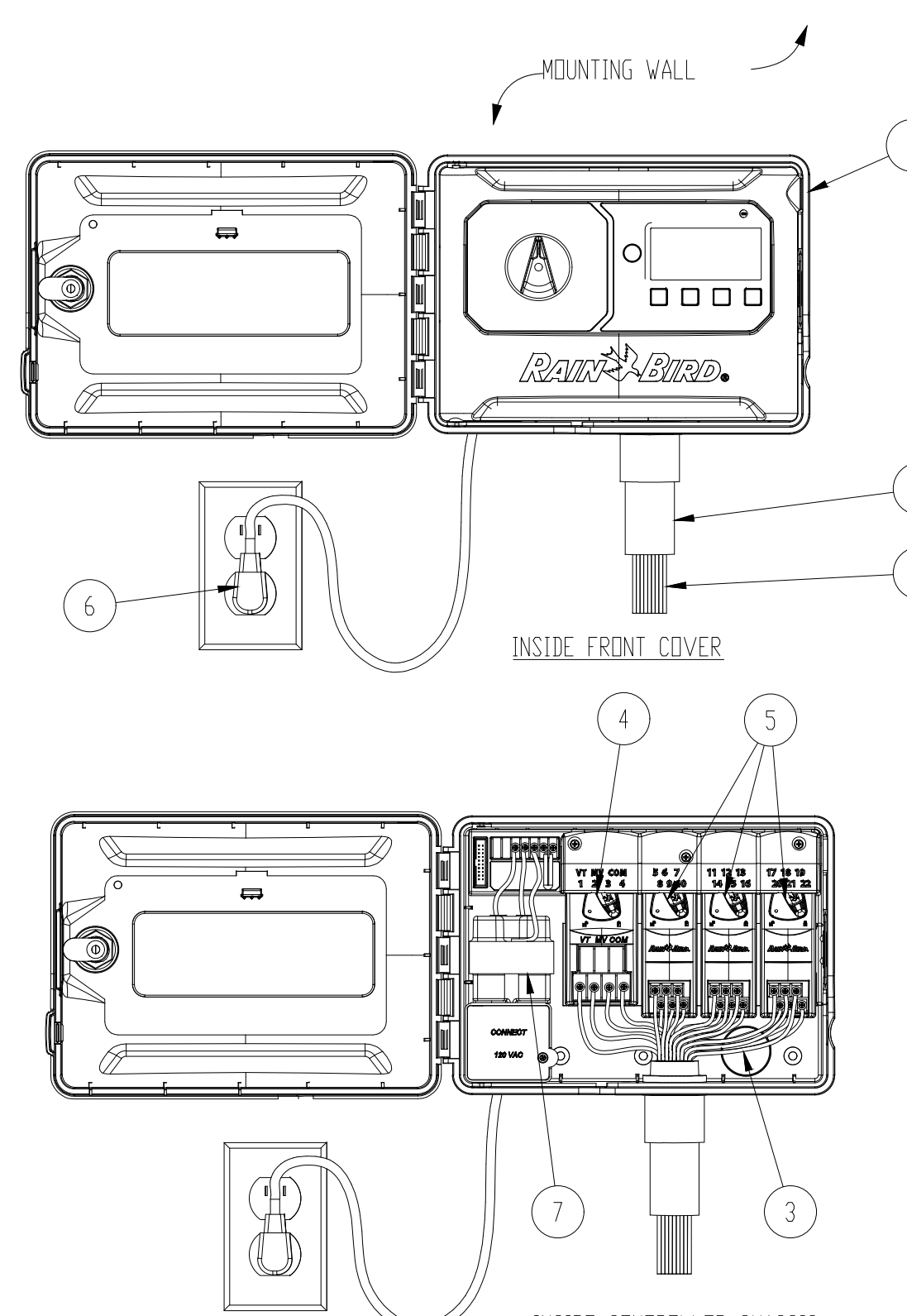
XFS SUB-SURFACE DRIPLINE BURIAL

SCALE: N.T.S.



SUB-SURFACE FLUSH POINT WITH BALL VALVE

SCALE: N.T.S.

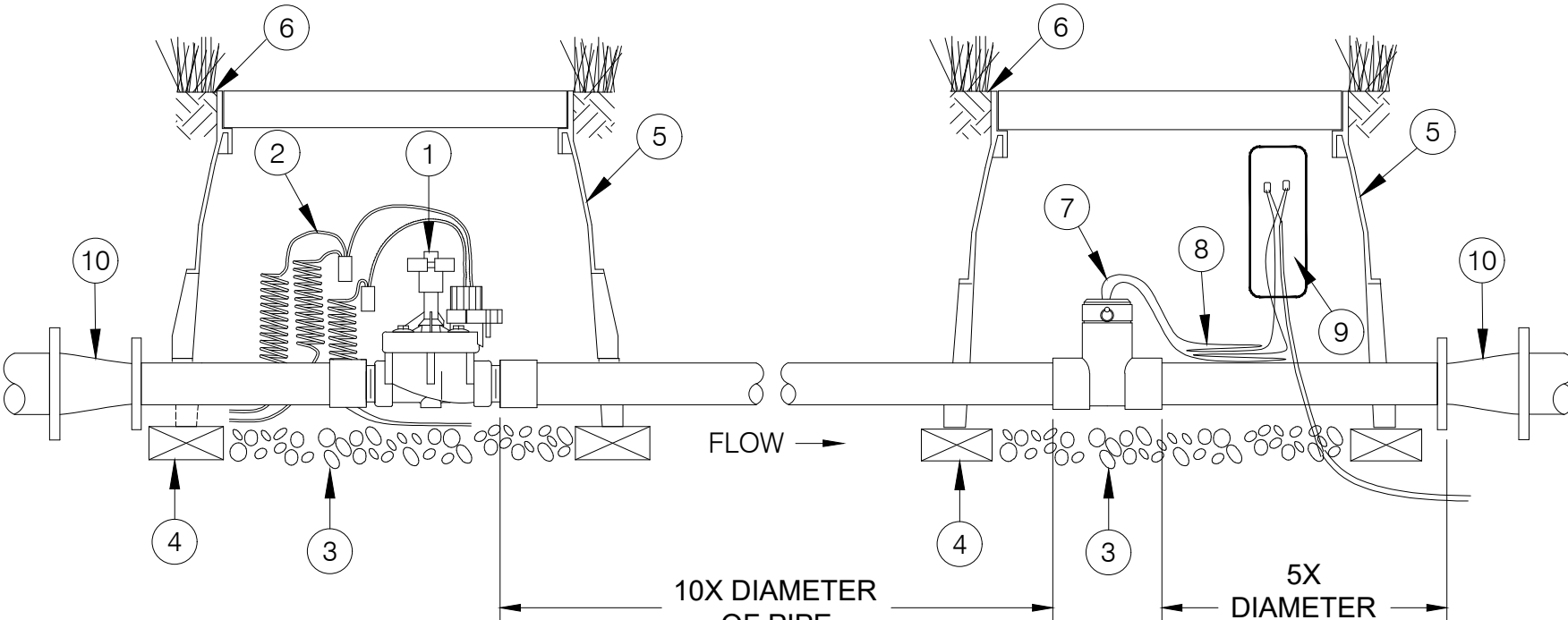


- MODULAR HYBRID CONTROLLER: RAIN BIRD ESP-MES INSIDE WALL MOUNT
- 1-INCH PVC SCH 40 CONDUIT AND FITTINGS
- WIRES TO REMOTE CONTROL VALVES
- STANDARD MODULE FOR 4-STATION CONTROLLERS
- OPTIONAL MODULE FOR 25-STATION CONTROLLERS
- STANDARD 120 V PLUG
- 120 VAC, 60 HZ, INTERNAL TRANSFORMER

ESP-MES SMART CONTROL SYSTEM

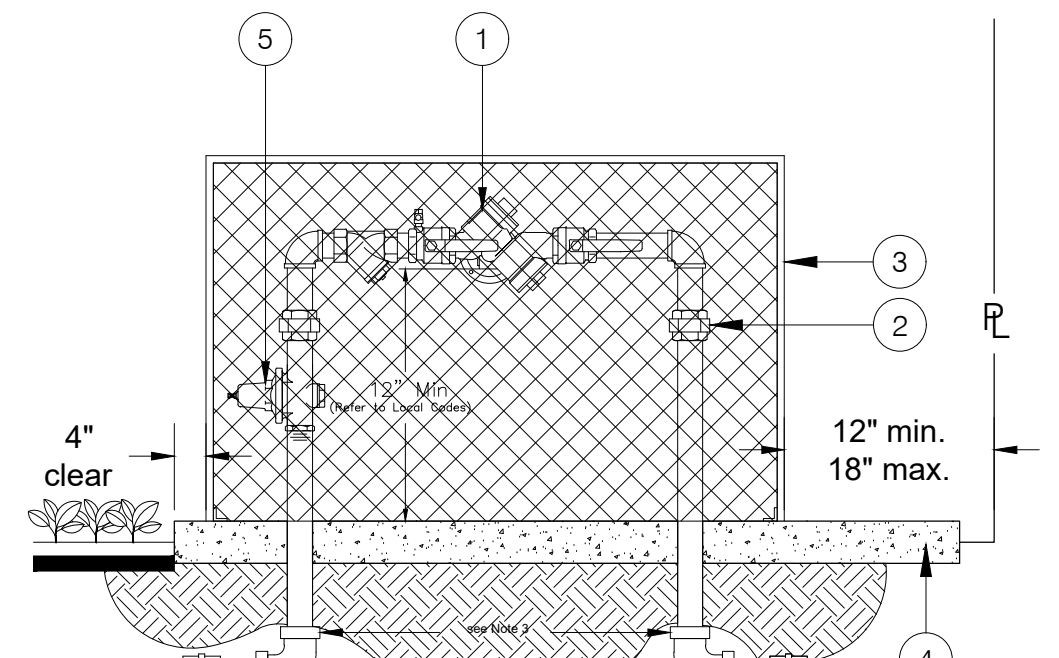
SCALE: N.T.S.

- RAIN BIRD PE-BPE SERIES MASTER VALVES
- 38-INCH LENGTH OF COILED PE-CABLE TO FLOW SENSING EQUIPMENT AT SATELLITE CONTROLLER ASSEMBLY
- 3.0 INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- BRICK (1 OF 4)
- VALVE BOX WITH COVER - 12-INCH SIZE
- FINISH GRADE
- RAIN BIRD FS SERIES 150-400PFS-100A FLOW SENSOR(S)
- 36-INCH LENGTH OF COILED PE-CABLE TO FLOW SENSING EQUIPMENT AT SATELLITE CONTROLLER ASSEMBLY
- SEE SITE CONTROL DETAIL #12 FOR SPLICE. SEE FLOW SENSOR WIRING DETAIL FOR WIRING DIAGRAM
- CONCENTRIC REDUCER



SITE CONTROL MASTER VALVE AND FLOW SENSOR

SCALE: N.T.S.



- REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY, U.S.C. APPROVED TYPE
- BRASS UNION REQUIRED IF THREADED FITTINGS (ELBOWS) ARE USED
- BACKFLOW PREVENTION ASSEMBLY ENCLOSURE PER MANUFACTURER'S RECOMMENDATIONS (SEE NOTES 1 AND 2). LIST OF APPROVED ENCLOSURES WILL BE PROVIDED BY DESIGNER
- CONCRETE PAD, CLASS SDO-C-2500, MUST BE CONSTRUCTED TO ENSURE 4" CLEARANCE AROUND THE BACKFLOW ENCLOSURE
- WATER PRESSURE REGULATOR ZURN WALKING 1" 1500XL

- See Section 3 of these Specifications for approved backflow assemblies, backflow enclosures, testing requirements, placement of backflow assemblies and other requirements.
- Proposed location of the backflow device, protective enclosure and all parts must be approved by the Engineer prior to installation.
- Failure to comply may result in a stop order to correct all unacceptable unapproved work.
- All fittings and pipe shall be brass or copper with either BTF or soldered connections, respectively.
- A new entrance or branch line is not allowed to be installed in backflow assembly's vicinity.
- A pressure reducer, if required, is only permitted at the building and not on the backflow assembly.
- There shall be no interference between the meter and the backflow assembly.
- Flow direction shall be indicated by an arrow on the backflow assembly.
- If a new meter is installed, pipe shall be copper from meter to backflow. If there is existing piping meter, it may remain per plumbing code.
- New backflow must be tested by a Licensed Water Meter District Inspector.

3/4" THROUGH 2 1/2" REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY

SCALE: N.T.S.