




1 HARDSCAPE PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"

KEY NOTES

1. ON GRADE PLANTING AREA TYP.
 2. PARKWAY W/ EXISTING PALM TREES TO REMAIN
 3. 3.5" BUILT-IN PLANTER
 4. 3'-5" WROUGHT IRON H. FENCE
 5. ADIRONDACK CHAIR
 6. BISTRO TABLE
- 
7. DINING TABLE
 8. WOOD SLAT BENCH
- 
9. SHORT-TERM BIKE RACKS
 10. COLORED CONCRETE PAVING
- 
10. MOUNDING LANDSCAPE
 11. SIDEWALK
 12. 6" H. WROUGHT IRON FENCE

SHRUBS & GROUND COVERS

PAVING LEGEND

- STAINED COLORED CONC. PAVING MEDIUM COLOR W/ LIGHT TSR
- STAINED COLORED CONC. PAVING LIGHT COLOR W/ LIGHT TSR
- CONCRETE PAVING NATURAL COLOR W/ LIGHT TSR

<p>TREES REQUIRED (LAMC SECTION 12.21.G.2 (a)(3)) 24" BOX TREE REQUIRED FOR EVERY 4 DWELLING UNITS (22/4): 6 TREES TREES PROVIDED</p> <p>LEVEL 1: ON SITE: 0 TREES OFF SITE: 3 TREES (NEW STREET TREES) ROOF DECK: 3 TREES TOTAL TREES PROVIDED: 6 TREES</p> <p>TOTAL TREES PROVIDED ON SITE: 3 TREES TOTAL TREES PROVIDED OFF SITE: 3 TREES</p>		<p>COMMON OPEN SPACE CALCULATION</p> <p>COMMON OPEN SPACE PROVIDED: • LEVEL 6 (ROOFTOP): 1,345 SF</p> <p>TOTAL: 1,345 SF</p> <p>LANDSCAPE REQUIRED @ COMMON OPEN SPACE: 364 SF (25%)</p> <p>LANDSCAPE PROVIDED @ COMMON OPEN SPACE: • LEVEL 6 (ROOFTOP): 415 SF</p> <p>TOTAL: 415 SF (31%)</p>		<p>TOTAL LANDSCAPE AREA CALCULATIONS</p> <p>LEVEL 1: ON-SITE: 1,381 SF OFF-SITE: 786 SF ROOF DECK: 915 SF</p> <p>TOTAL: 3,082 SF</p> <p>POTENTIAL LANDSCAPE AREA = LOT AREA - BUILDING FOOTPRINT = 10,117 SF - 6,058 SF = 4,059 SF</p> <p>LANDSCAPE AREA PROPOSED (SITE) = 2,296 SF.</p> <p>FRONT YARD SETBACK AREA = 997 SF. FRONT YARD LANDSCAPE AREA = 226 SF.</p>	
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"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS".



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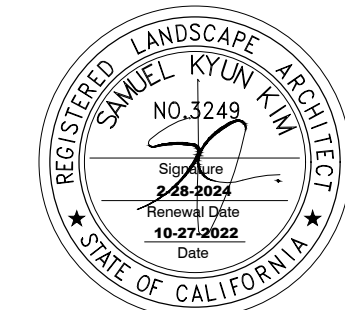
PROJECT ADDRESS
2853 West Boulevard
Los Angeles, California 90016

Owner
2853 West Boulevard
Los Angeles, California 90016

PROJECT TITLE
2853 West Modular Apartments
HCD Submittal Set #1

REVISIONS	Rev. #	Date	Desc.
	1	2/11/2022	LAD65 Plan Review
	2	6/16/2022	LAD65 Review 2 & HCD Plan Review 1

Plan Check Number 21010-10000-02714	Zoning Number DR 2021 6289 TOC-HCA	SHEET TITLE HARDSCAPE PLAN - LEVEL 1	SHEET INFORMATION JOB NUMBER: SQLAW 221134 SCALE: AS SHOWN DATE: 10/27/2022 DRAWN BY: BG CHECKED BY: BG CHECKER: [Signature]
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PROJECT TITLE
2853 West Modular Apartments
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OWNER
 2853 West Boulevard
 Los Angeles, California 90016

REVISIONS
 Rev. # Date Desc.
 1 2/11/2022 LADBS Plan Review
 2 5/19/2022 LADBS Review 2 & HCD Plan Review 1

Plan Check Number 21010-10000-0274
 Zoning Number DR 2021 6289 TOC HCA

SHEET TITLE
HARDSCAPE PLAN - LEVEL 6

SHEET INFORMATION
 PROJECT NUMBER SQLA# 221134
 SCALE AS SHOWN
 DATE 10/27/2022
 DRAWN BY BG
 CHECKED BY
 CHECKER



1 HARDSCAPE PLAN - LEVEL 6
 SCALE: 3/16" = 1'-0"

B2G INC RECTANGULAR FIBERGLASS PLANTERS
 COLOR: WHITE
 FINISH: SMOOTH
 CONTACT: info@back2garden.com
 www.back2garden.com



- A 72" L X 24" W X 24" H 14 EA.
- B 60" L X 24" W X 24" H 8 EA.
- C 48" L X 24" W X 24" H 10 EA.
- D 36" L X 24" W X 24" H 1 EA.

PAVING LEGEND

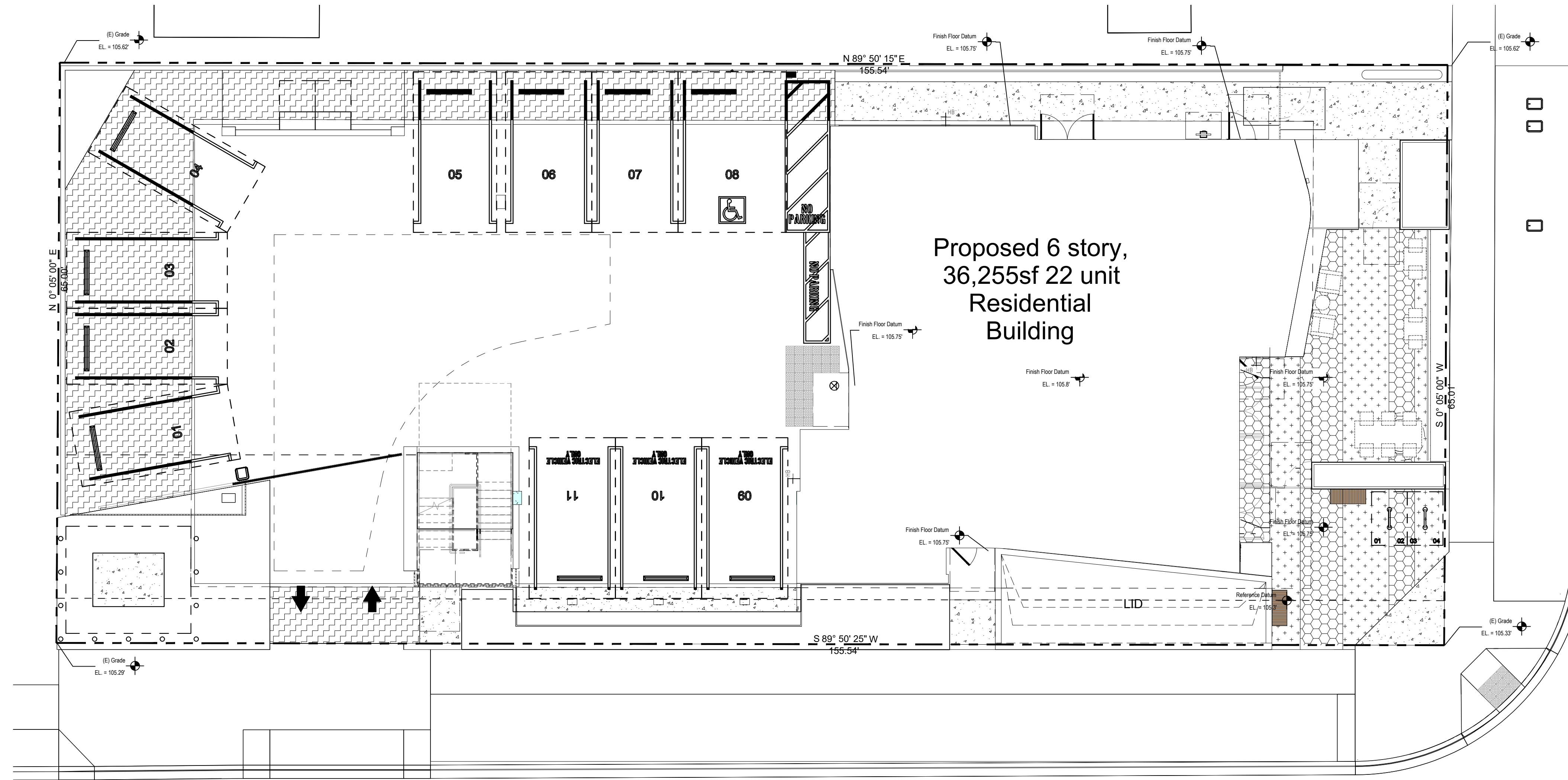
24" SQ. TILE PAVING OR PEDESTAL PAVING
 COLOR TBD

LANDSCAPE AREA

KEY NOTES

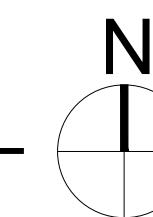
1. B2G FIBERGLASS PLANTER SERIES 3165
24" W X 24" H
2. COCOON DAYBED
3. B2G MODULAR GREEN ROOF
4. IXTAPA RECTANGULAR FIRE TABLE
5. OUTDOOR SOFA
6. B2G 40" SQ. X 30"H SQUARO POT
7. DINING TABLE
8. BBQ TABLE W/ CONCRETE COUNTERTOP
9. B2G FIBERGLASS PLANTER SERIES 4129
24" W. X 42" H.
10. TABLE W/ UMBRELLA
11. IXTAPA SQUARE FIRE TABLE
12. PAVING
13. 6' W ROOF AREA W/ 3/8" DEL RIO GRAVEL

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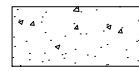
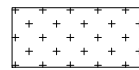
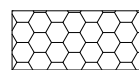
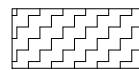


West 29th Street

1 REDUCTION OF HEAT ISLAND EFFECT NON ROOF CALC. PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"



SOLAR REFLECTANCE JUSTIFICATION
LEVEL 1

	CONCRETE PAVING DAVIS COLORS NATURAL GREY W/ LIGHT TSR FIN. SOLAR REFL.: (0.39)	624 SF.
	STAINED COLORED CONC. PAVING MEDIUM COLOR W/ LIGHT TSR	398 SF.
	STAINED COLORED CONC. PAVING LIGHT COLOR W/ LIGHT TSR	368 SF.
	DRIVEWAY PAVING PER ARCH.	1,150 SF.

West Boulevard

SOLAR REFLECTANCE JUSTIFICATION

LEVEL 1

CONCRETE PAVING
DAVIS COLORS NATURAL GREY
W/ LIGHT TSR FIN.
SOLAR REFL.: (0.39) **624 SF.**

STAINED COLORED CONC. PAVING
MEDIUM COLOR W/ LIGHT TSR **398 SF.**

STAINED COLORED CONC. PAVING
LIGHT COLOR W/ LIGHT TSR **368 SF.**

DRIVEWAY PAVING
PER ARCH. **1,150 SF.**

LEVEL 6

PORCELAIN PAVING
COOL ROOF SERIES CONC. PAVERS
COLOR: TERRAZO COOL GRAY
SOLAR REFL.: (0.54)
BY TILE TECH
www.tiletechpavers.com **1,411 SF.**

OPEN GRID OR PERMEABLE PAVEMENT
GRAVEL AREA
3/8" DEL RIO PEBBLE
BY SOUTHWEST BOULDER & STONE
www.southwestboulder.com **1,084 SF.**

SOLAR REFLECTANCE JUSTIFICATION

TOTAL PAVING AREA (HARDSCAPE) **5,035 SF.**
REQUIRED: (50%) **2,518 SF.**

REDUCTION OF HEAT
ISLAND EFFECT FOR NONROOF:
PROVIDED: (62%) **3,119 SF.**

REDUCTION OF HEAT
ISLAND EFFECT FOR NONROOF:
3,119 SF. (62% OF TOTAL) SHALL BE 624 SF OF NATURAL COLOR
CONCRETE WITH LIGHT T.S.R. FIN.
1,411 SF OF TILE TECH COOL ROOF SERIES (TERRAZO COOL GRAY)
W/ INITIAL SOLAR REFLECTANCE ≥ 0.30 AND
1,084 SF OF OPEN GRID OR PERMEABLE PAVEMENT GRAVEL AREA

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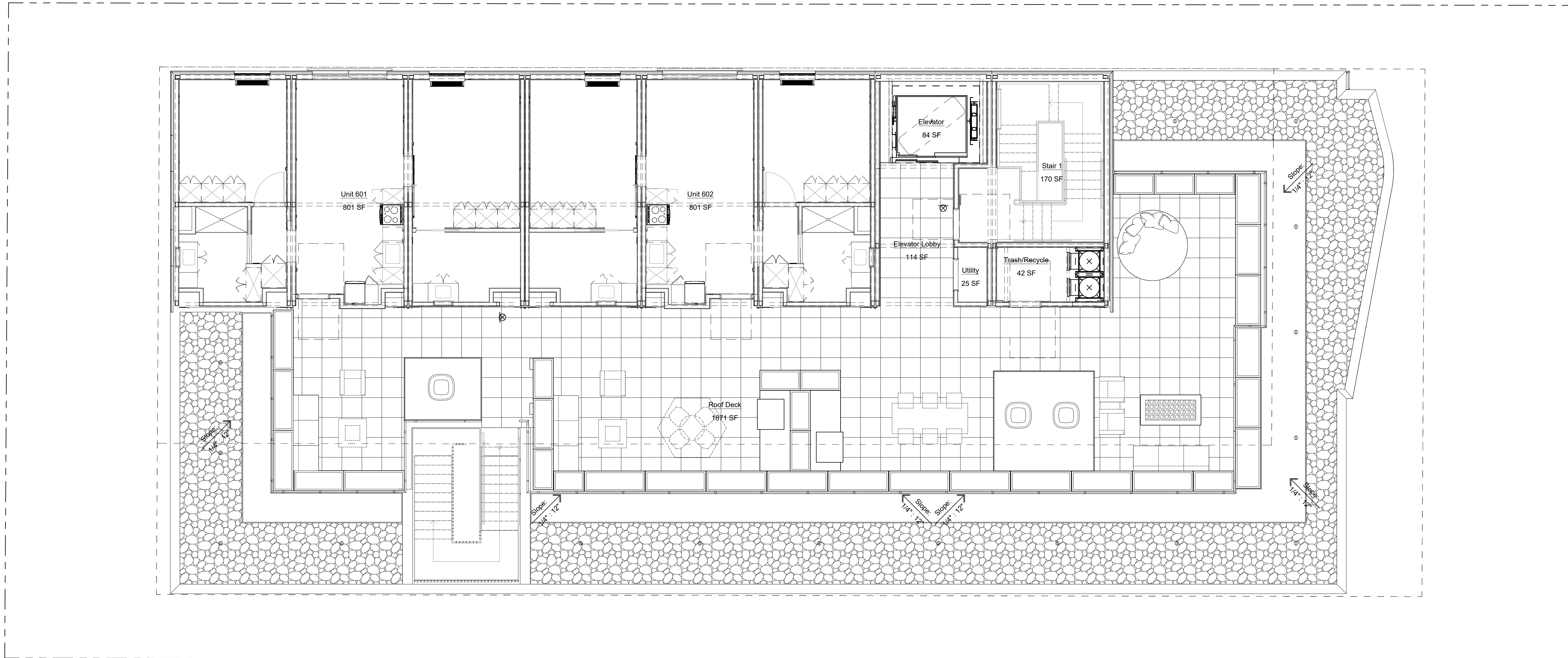
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HCD Submittal Set #1

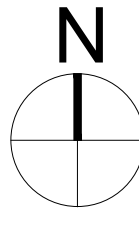
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1	2/11/2022	LAD65 Plan Review
2	5/19/2022	LAD65 Review 2 & HCD Plan Review 1

Plan Check Number 21015-10000-0274
Zoning Number DR 2021 6289 TOC HCA

SHEET TITLE		SHEET INFORMATION	
REDUCTION OF HEAT ISLAND EFFECT NON ROOF CALCULATION PLAN - LEVEL 1		JOB NUMBER SQLAW 221134	CHECKER BG
		SCALE AS SHOWN	DATE 10/27/2022
		DRAWN BY BG	CHECKER BG

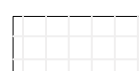
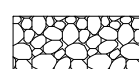


1 REDUCTION OF HEAT ISLAND EFFECT NON ROOF CALC. PLAN - LEVEL 6
 SCALE: 1/8" = 1'-0"

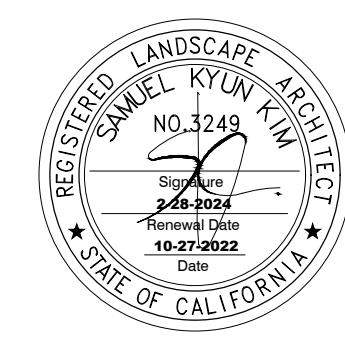


SOLAR REFLECTANCE JUSTIFICATION

LEVEL 6

- 
PORCELAIN PAVING
 COOL ROOF SERIES CONC. PAVERS
 COLOR: TERRAZO COOL GRAY
 SOLAR REFL.: (0.54)
 BY TILE TECH
 www.tiletechpavers.com
1,411 SF.
- 
OPEN GRID OR PERMEABLE PAVEMENT
 GRAVEL AREA
 3/8" DEL RIO PEBBLE
 BY SOUTHWEST BOULDER & STONE
 www.southwestboulder.com
1,084 SF.

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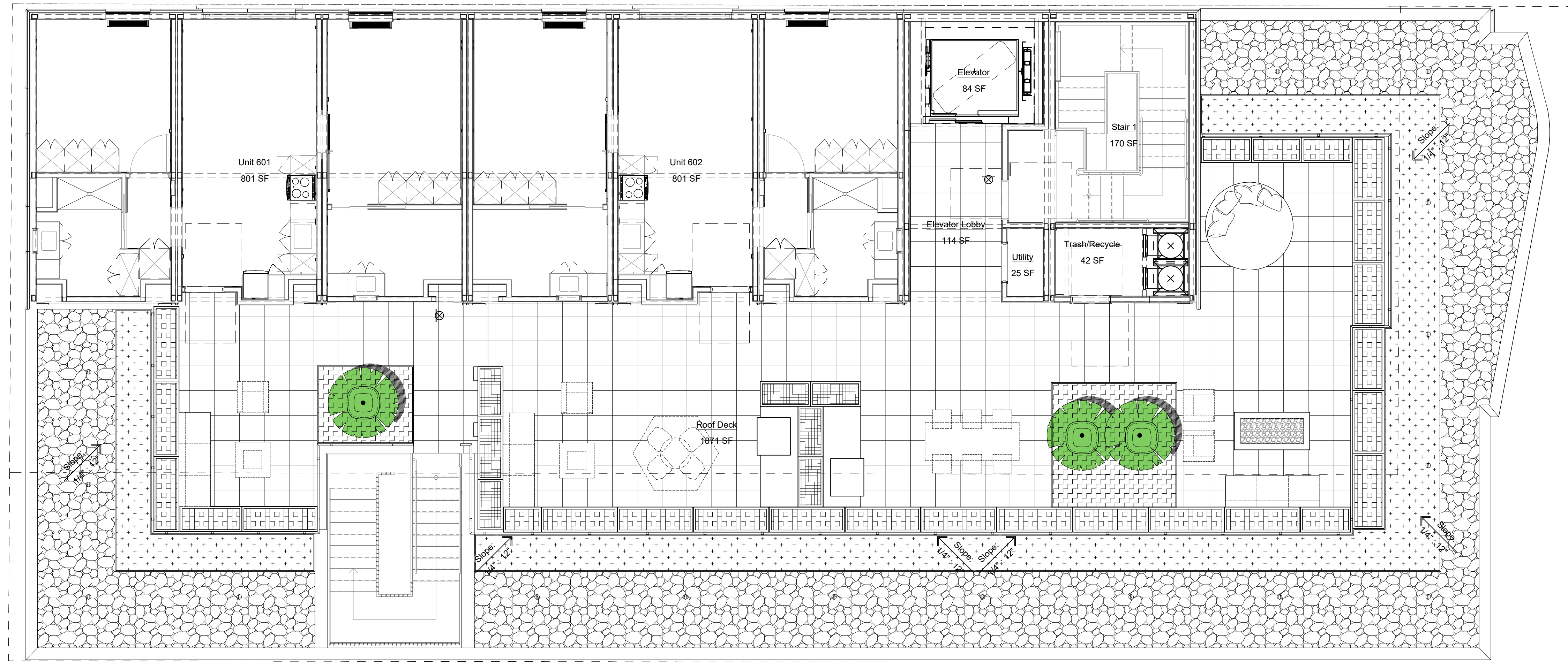
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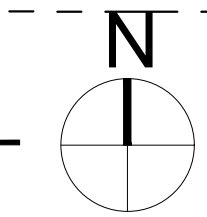
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Plan Check Number: 21015-10005-0274
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SHEET TITLE	SHEET INFORMATION
REDUCTION OF HEAT ISLAND EFFECT NON ROOF CALCULATION PLAN - LEVEL 6	JOB NUMBER: SQLAF 22134 SCALE: AS SHOWN DATE: 10/27/2022 DRAWN BY: BG CHECKER: BG
	CHECKER: BG



1 PLANTING PLAN - LEVEL 6
SCALE: 3/16" = 1'-0"



PLANTING LEGEND

TREES	SIZE & QUAN.	WUCOLS
ARBUTUS 'MARINA' STRAWBERRY TREE	24" BOX / 3 EA.	LOW (OT)
SHRUB & GROUNDCOVER	SIZE & QUAN.	WUCOLS
WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL. @ 24" O.C. / 11 EA.	LOW (OT)
HESPERALOE PARVIFLORA RED YUCCA	1 GAL. @ 24" O.C. / 58 EA.	LOW (OT)
DIANELLA REVOLUTA 'ALLYN-CITATION' COOLVISTA DIANELLA	1 GAL. @ 24" O.C. / 125 EA.	LOW (OT)
CAREX FLACCA BLUE SEDGE	PLUG @ 12" O.C. / 124 SF.	LOW (OT)



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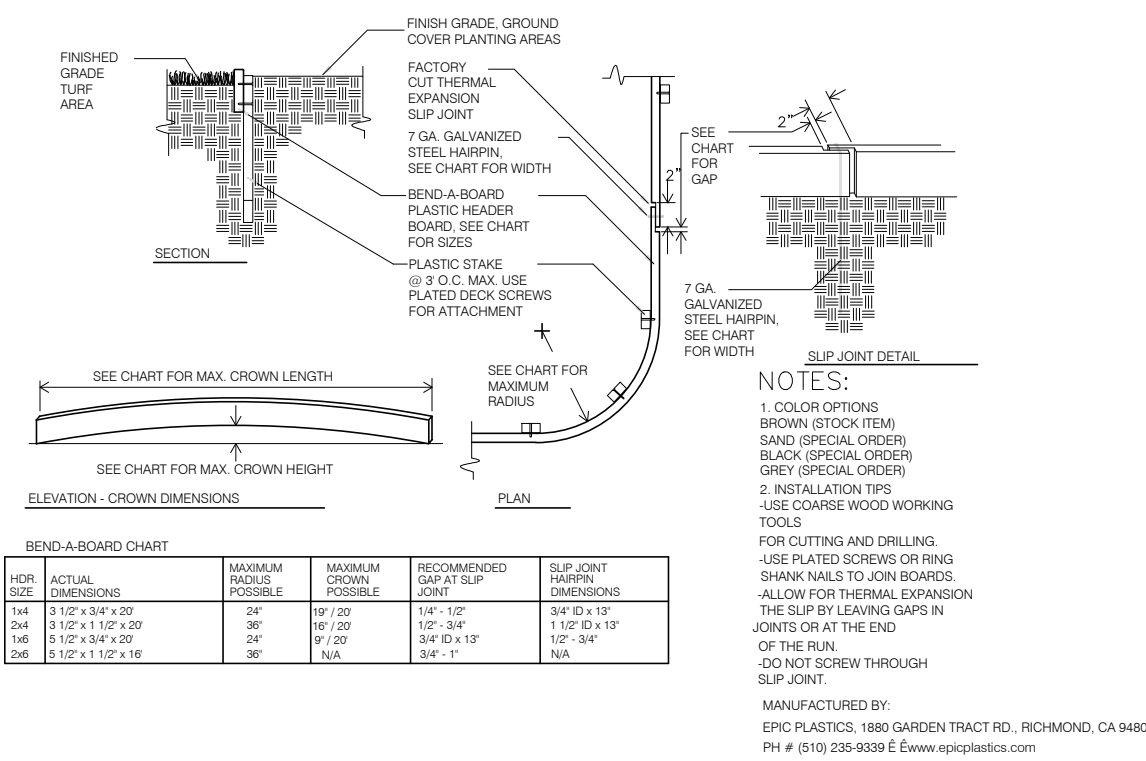
Plan Check Number 21010-10000-0274
Zoning Number DR 2021 6289 TOC HCA

SHEET TITLE
PLANTING PLAN - LEVEL 6

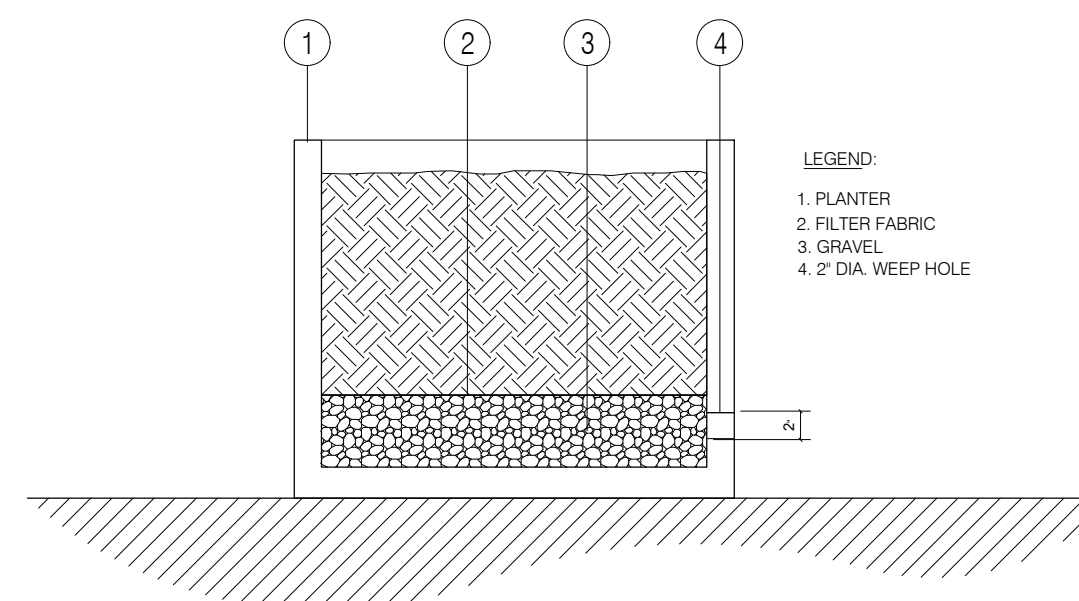
SHEET INFORMATION
JOB NUMBER SQLA# 221134
SCALE AS SHOWN
DATE 10/27/2022
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LANDSCAPE PLANTING NOTES

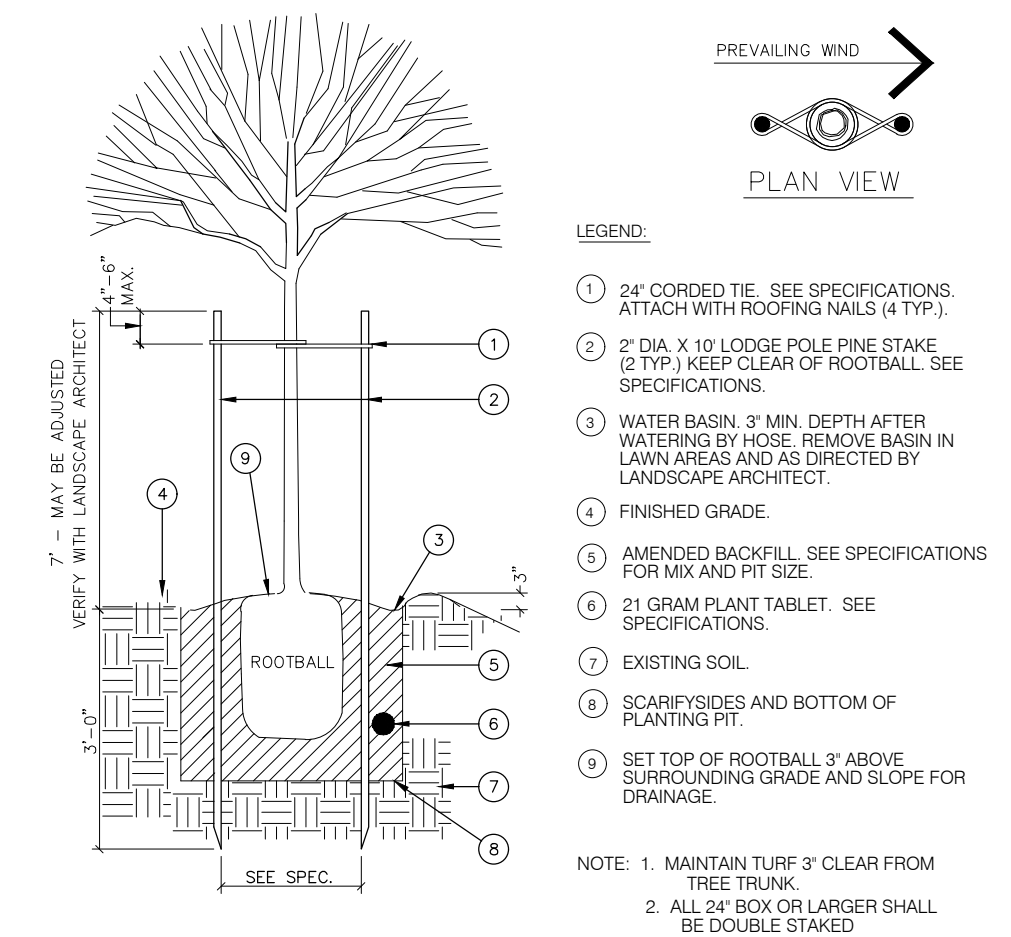
1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND SERVICES FOR THE COMPLETE INSTALLATION AS DESCRIBED BY THE LANDSCAPE DRAWINGS
2. ANY DEVIATION FROM THE PLAN IS TO HAVE PRIOR WRITTEN APPROVAL BY THE OWNER OR HIS REPRESENTATIVE.
3. THE LANDSCAPE CONTRACTOR IS TO REMOVE ALL 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 CLOUDS 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 CLOUDS 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 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 PLATTED 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.



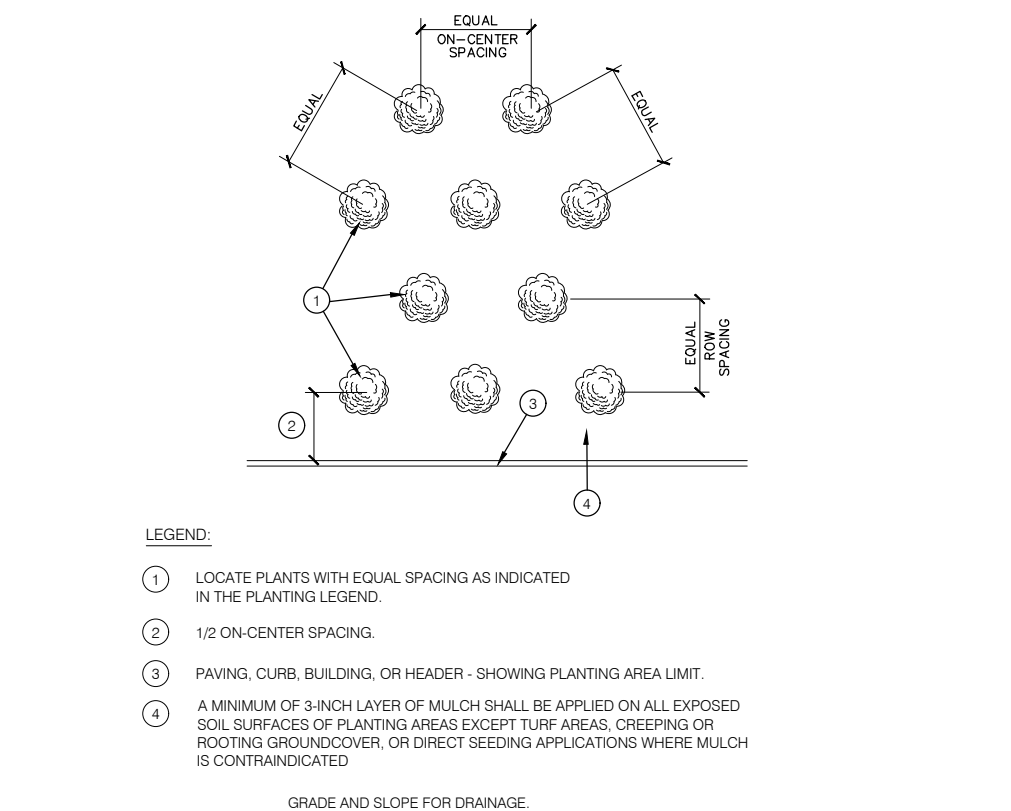
PLASTIC EDGING SCALE: N.T.S. 4



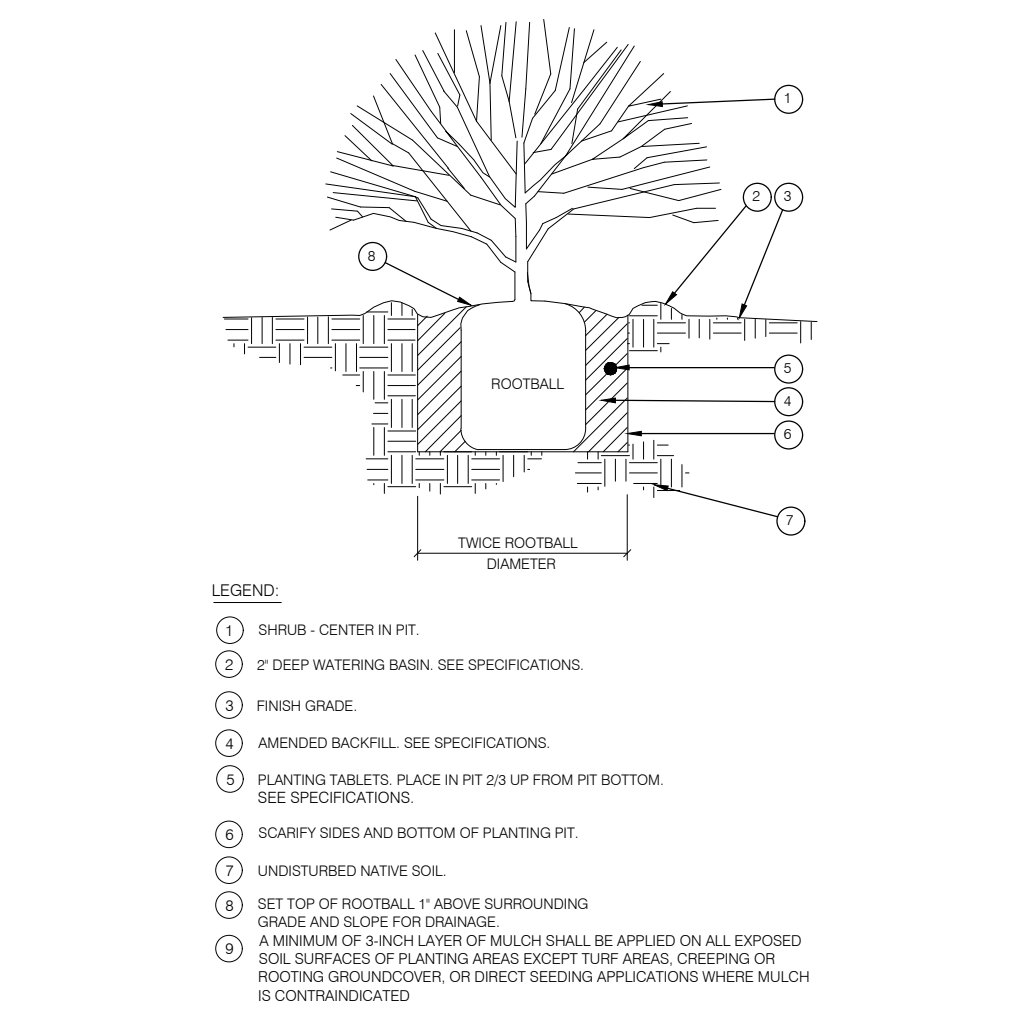
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TREE PLANTING-DOUBLE STAKING SCALE: N.T.S. 1



SHRUBS/ GROUNDCOVER PLANTING SCALE: N.T.S. 2



SHRUBS PLANTING SCALE: N.T.S. 3

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Zoning Number	DR 2021 6289 TOD-HCA
SHEET TITLE	SHEET INFORMATION
PLANTING DETAILS	OWNER: SQLA# 227134 JOB NUMBER: AS SHOWN SCALE: 10/27/2022 DATE: BG DRAWN BY: BG
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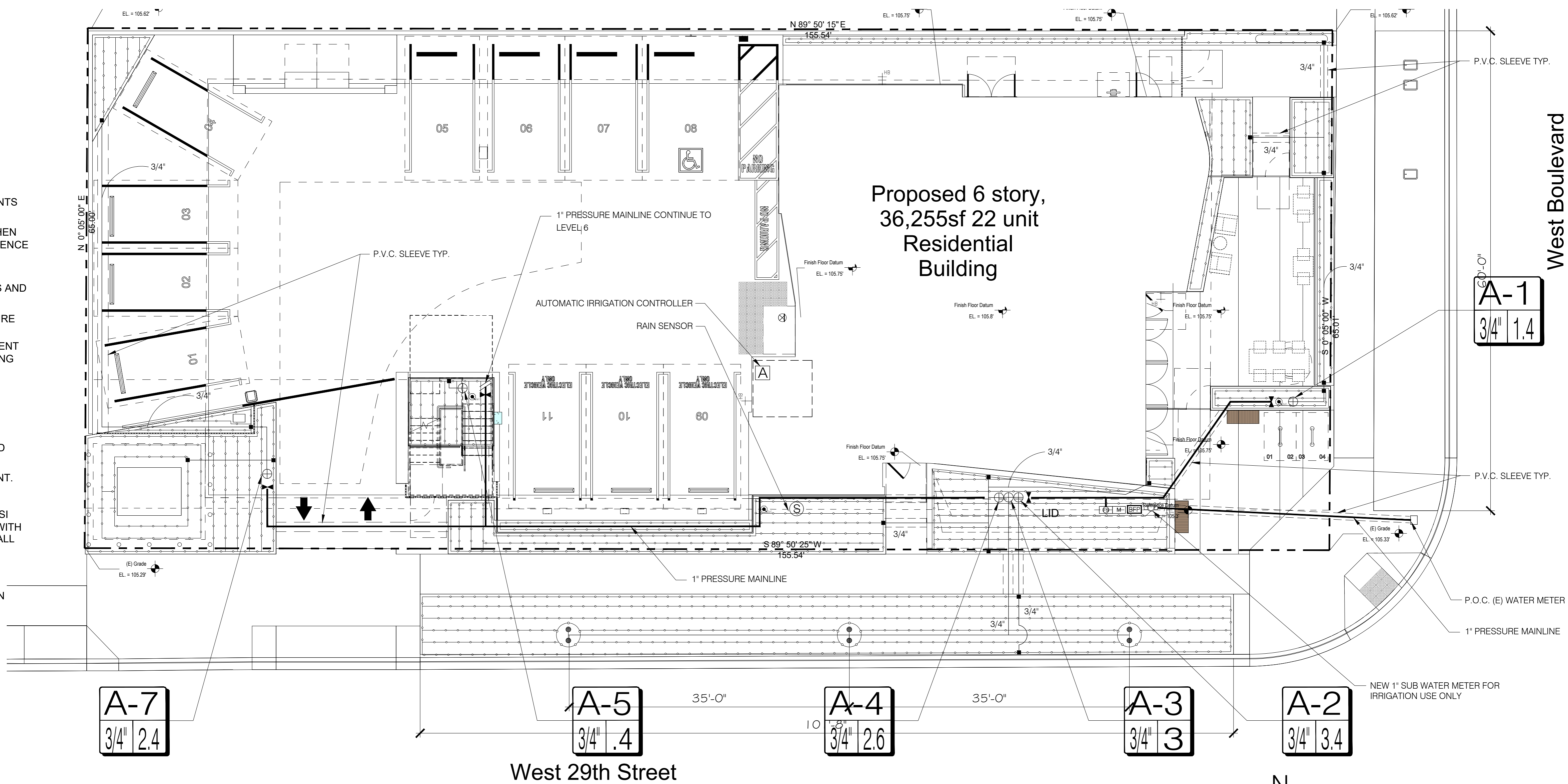
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Plan Check Number: 21015-10006-0274
 Zoning Number: DR 2021 6288 TOC-HCA

SHEET TITLE		SHEET INFORMATION	
LEVEL 1 Irrigation Plan	SQLAW 221134	JOB NUMBER	AS SHOWN
	SCALE	DATE	10/27/2022
	DRAWN BY	CHECK BY	BG



- 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 PENTILE ON EQUAL WIRE CONNECTORS IN VALVE BOXES ONLY.
 - ROUTE ONE EXTRA WIRE WITH A COLOR DIFFERENT THAN THE CONTROL AND COMMON WIRES. ALL WIRE RUN TO FOLLOW MAINLINE.
 - TRENCHES SHALL BE COMPACTED AND/OR JETTED 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 COMPLETE AND ADEQUATE.
 - CONTRACTOR SHALL GUARANTEE WORK AGAINST DEFECTIVE INSTALLATION AND FAULTY PARTS FOR PERIOD OF 12 MONTHS.

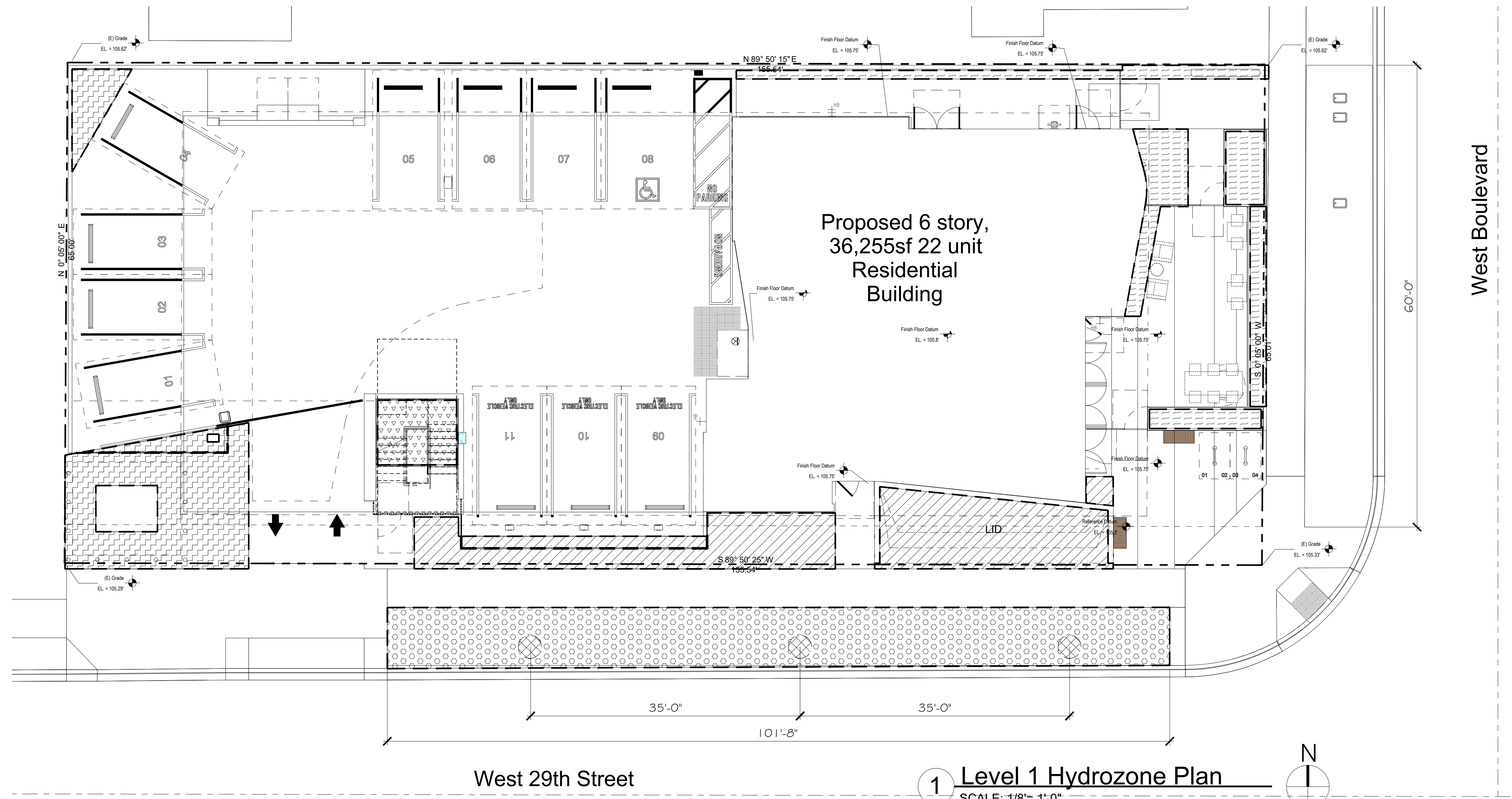
- NOTES:**
- RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.
 - A MINIMUM OF 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
 - FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP SIX INCHES 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.
 - PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
 - A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
 - AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

IRRIGATION LEGEND

	PRESSURE MAINLINE - SCH. 40 IPS PVC (SIZE PER PLAN) W/ P.V.C. SLEEVE UNDER IN PAVING
	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
	REDUCED PRESSURE BACKFLOW FEBCO 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
	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
	RAINBIRD - RSD-BEX RSD SERIES RAIN SHUT OFF (PER LAMC. 4.304.1) ③
	VALVE SEQUENCE
	VALVE SIZE

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

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



1 Level 1 Hydrozone Plan
SCALE: 1/8" = 1'-0"

HYDROZONE INFORMATION TABLE (LEVEL 1 ONLY)

HYDROZONE *	ZONE OR VALVE	IRRIGATION METHOD **	AREA (SQ-FT)	% OF LANDSCAPE AREA
1 / MODERATE WATER USE PLANTINGS (TREE, SHRUB & GROUNDCOVER)	A-1	D	317	10%
2 / LOW WATER USE PLANTINGS (GROUNDCOVER)	A-2	D	765	25%
3 / MODERATE WATER USE PLANTINGS (TREE)	A-3	B	21	1%
4 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	A-4	D	576	19%
5 / MODERATE WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	A-5	D	86	3%
6 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	A-6	D	402	13%
TOTAL (FROM OTHER LEVELS)			915	30%
TOTAL			3,082	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

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



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PROJECT ADDRESS
2853 West Boulevard
Los Angeles, California 90016
Owner
2853 West Boulevard
Los Angeles, California 90016
PROJECT TITLE
2853 West Modular Apartments
HCD Submittal Set #1

REVISIONS

Rev. #	Date	Desc.
1	2/1/2022	LADBS Plan Review
2	5/19/2022	LADBS Review 2 & HCD Plan Review 1

Plan Check Number 21010-10000-02714
Zoning Number DR 2021 6289 TOC HCA

SHEET TITLE
LEVEL 1 Hydrozone Plan
SHEET INFORMATION
JOB NUMBER SQLA# 221134
SCALE AS SHOWN
DATE 10/27/2022
DRAWN BY BG
CHECKED BY
CHECKER



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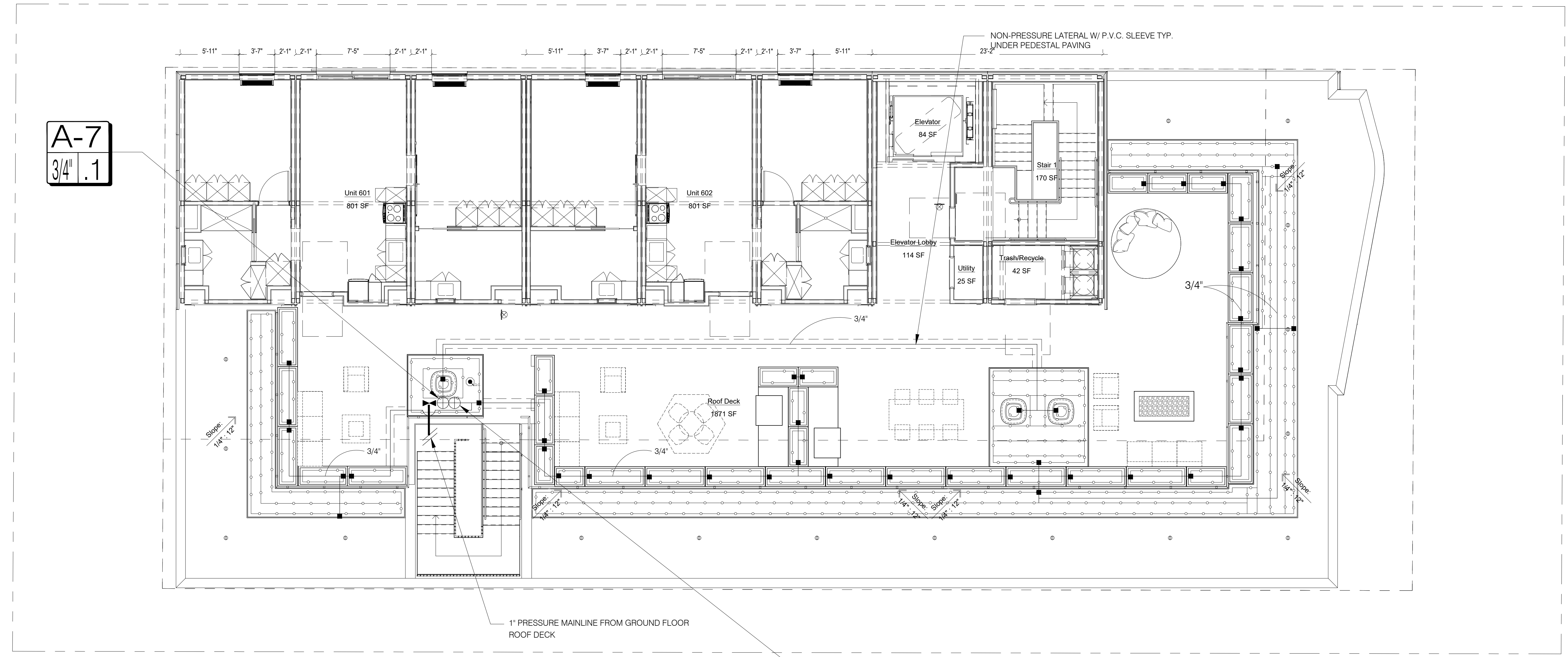
PROJECT ADDRESS
 2853 West Boulevard
 Los Angeles, California 90016

PROJECT TITLE
2853 West Modular Apartments
 HCD Submittal Set #1

REVISIONS	Rev. #	Date	Desc.
	1	2/1/2022	LADBS Plan Review
	2	5/19/2022	LADBS Review 2 & HCD Plan Review 1

Plan Check Number: 21010-10000-0274
 Zoning Number: DR 2021 6289 TOC-HCA

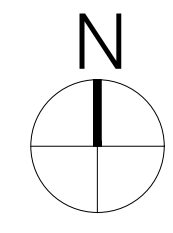
SHEET TITLE	SHEET INFORMATION
IRRIGATION PLAN - LEVEL 6	JOB NUMBER: SQLA# 221134
	SCALE: AS SHOWN
	DATE: 10/27/2022
	DRAWN BY: BG
	CHECKED BY: [Blank]
	CHECKER: [Blank]



A-7
 3/4" .1

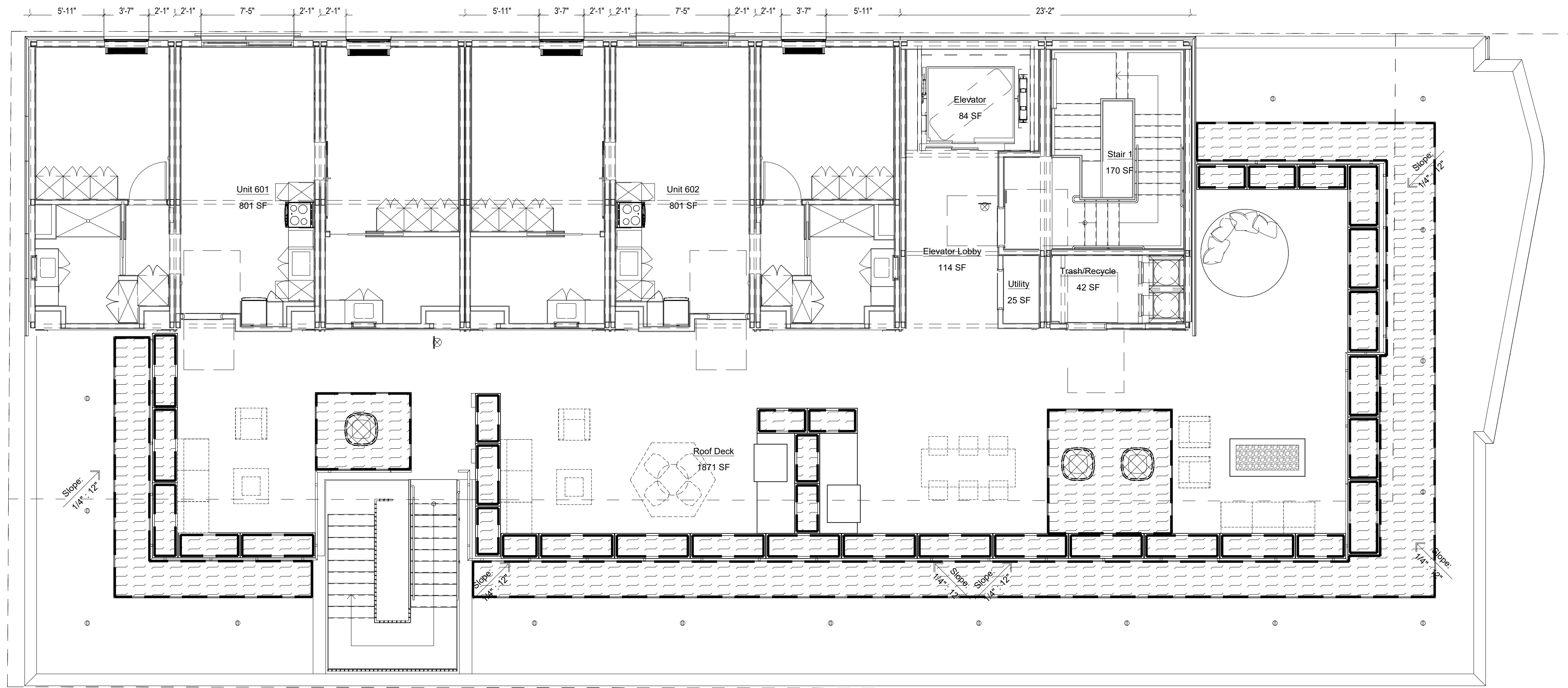
A-8
 3/4" 4

1 IRRIGATION PLAN - LEVEL 6
 SCALE: 3/16" = 1'-0"

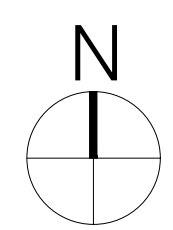


- IRRIGATION LEGEND**
- PRESSURE MAINLINE - SCH. 40 IPS PVC 1" W/ P.V.C. SLEEVE UNDER IN PAVING
 - NON-PRESSURE LATERAL - SCH. 40 IPS PVC (SIZE PER PLAN)
 - RAINBIRD LANDSCAPE DRIP XF SERIES XFS-06-18 (SUB SURFACE)
 - P.V.C. SLEEVE (UNDER IN PAVING), SCH. 40 P.V.C. 2X DIA. OF PIPE. INSTALL SLEEVE UNDER ALL PAVEMENT. (PER PLAN) PLACE WIRES IN MAINLINE SLEEVE
 - 1" MANUAL SHUT OFF VALVE
 - ROOT ZONE WATERING SYSTEM RAINBIRD RWS-B-C-1402 (0.5 GPM)
 - LOW FLOW CONTROL ZONE KITS W/ PR FILTER RAINBIRD XCZF-075-PRF
 - QUICK COUPLER VALVE - RAINBIRD 33 DRC-3/4"
- VALVE SEQUENCE: **A-1**
 VALVE SIZE: **1" 10** G.P.M.

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



1 HYDROZONE PLAN - LEVEL 6
 SCALE: 3/16" = 1'-0"



HYDROZONE INFORMATION TABLE (LEVEL 6 ONLY)

HYDROZONE *	ZONE OR VALVE	IRRIGATION METHOD **	AREA (SQ-FT)	% OF LANDSCAPE AREA
7 / LOW WATER USE PLANTINGS (TREE)	A-7	B	15	1%
8 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	A-8	D	900	29%
TOTAL (FROM OTHER LEVELS)			2,167	70%
TOTAL			3,082	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

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



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PROJECT TITLE
2853 West Modular Apartments
 HCD Submittal Set #1

OWNER
 2853 West Boulevard
 Los Angeles, California 90016

REVISIONS

Rev. #	Date	Desc.
1	2/1/2022	LAD65 Plan Review
2	5/19/2022	LAD65 Review 2 & HCD Plan Review 1

Plan Check Number: 21010-10000-02714
 Zoning Number: DR 2021 6289 TOC HCA

SHEET TITLE
HYDROZONE PLAN - LEVEL 6

SHEET INFORMATION
 SQLA# 221134
 AS SHOWN
 10/27/2022
 DRAWN BY: BG
 CHECKED BY: BG
 CHECKER: BG

WATER EFFICIENT LANDSCAPE WORKSHEET

CITY OF L.A. MAXIMUM APPLIED WATER ALLOWENCE
 THE ET_o REFERENCE FOR CITY OF L.A. 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 (ETWU)
REGULAR LANDSCAPE AREA							
1 / MODERATE WATER USE PLANTINGS (TREE, SHRUB & GROUNDCOVER)	0.5	DRIP	0.81	0.62	317	197	6,119
2 / LOW WATER USE PLANTINGS (GROUNDCOVER)	0.2	DRIP	0.81	0.25	765	191	5,933
3 / MODERATE WATER USE PLANTINGS (TREE)	0.5	DRIP	0.81	0.62	21	13	404
4 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	0.2	DRIP	0.81	0.25	576	144	4,473
5 / MODERATE WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	0.5	DRIP	0.81	0.62	86	53	1,646
6 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	0.2	DRIP	0.81	0.25	402	101	3,137
7 / LOW WATER USE PLANTINGS (TREE)	0.2	DRIP	0.81	0.25	15	4	124
8 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	0.2	DRIP	0.81	0.25	900	225	6,989
TOTALS					(A) 3,082	(B) 928	28,826
SPECIAL LANDSCAPE AREA							
-----				1.0	-----	-----	-----
-----				1.0	-----	-----	-----
-----				1.0	-----	-----	-----
TOTALS					(C) -----	(D) -----	0
ETWU TOTAL							28,826
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA) ^e							52,653

^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.**
--	---	--	---

^eMAWA (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)	928
TOTAL AREA	(A)	3,082
AVERAGE ETAF	(B/A)	0.3

ALL LANDSCAPE AREA

TOTAL ETAF x AREA	(B+D)	928
TOTAL AREA	(A+C)	3,082
SITEWIDE ETAF	(B+D) / (A+C)	0.3

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

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

10-27-2022
DATE

SAMUEL KYUN KIM
REGISTERED LANDSCAPE ARCHITECT #3249

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."

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

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 WITH 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	FREQUENCY
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 PLANT 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 MISSED 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

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.

ARCHITECT

b|ARCH

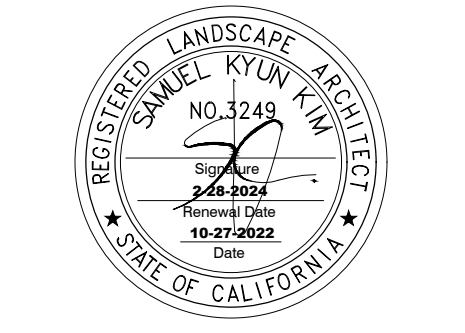
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LANDSCAPE ARCHITECT

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OWNER
 2853 West Boulevard
 Los Angeles, California 90016

PROJECT ADDRESS

2853 West Modular Apartments
 HCD Submittal Set #1

REVISIONS

Rev. #	Date	Desc.
1	2/11/2022	LADES Plan Review
2	8/16/2022	LADES Review 2 & HCD Plan Review 1

Plan Check Number 21015-10005-0274
 Zoning Number DR 2021 6289 TOC-HCA

SHEET TITLE WATER EFFICIENT LANDSCAPE WORKSHEET

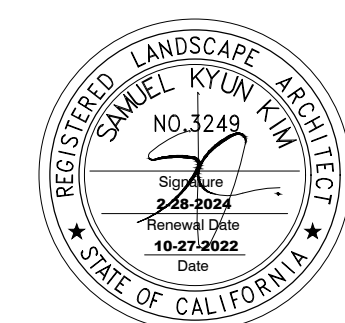
SHEET INFORMATION

JOB NUMBER SQLA# 221134
 SCALE AS SHOWN
 DATE 10/27/2022
 DRAWN BY BG
 CHECKED BY
 CHECKER

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REGISTERED LANDSCAPE ARCHITECT
 SAMUEL KYUN KIM
 No. 3249
 State of California



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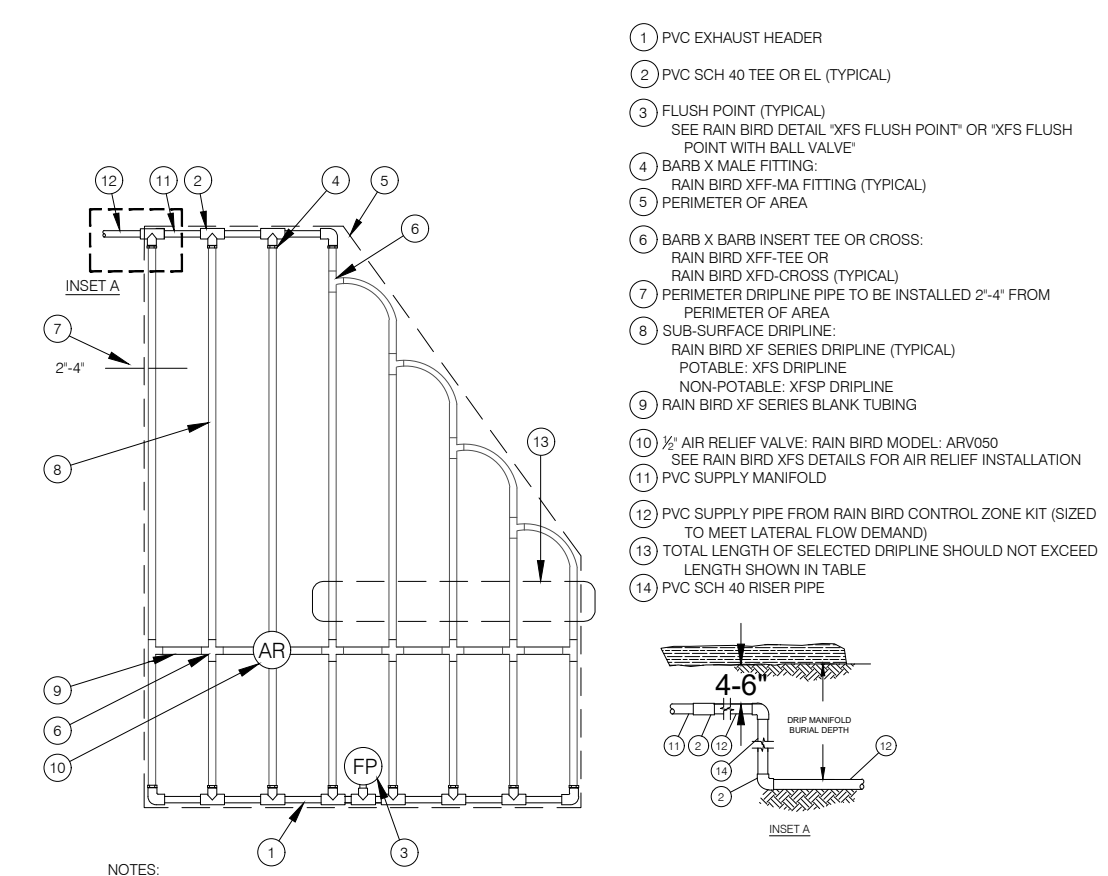
PROJECT TITLE
 2853 West Modular Apartments
 HCD Submittal Set #1

OWNER
 2853 West Boulevard
 Los Angeles, California 90016

REVISIONS

Rev. #	Date	Desc.
1	2/1/2022	LADBS Plan Review
2	8/19/2022	LADBS Review # 2 HCD Plan Review 1

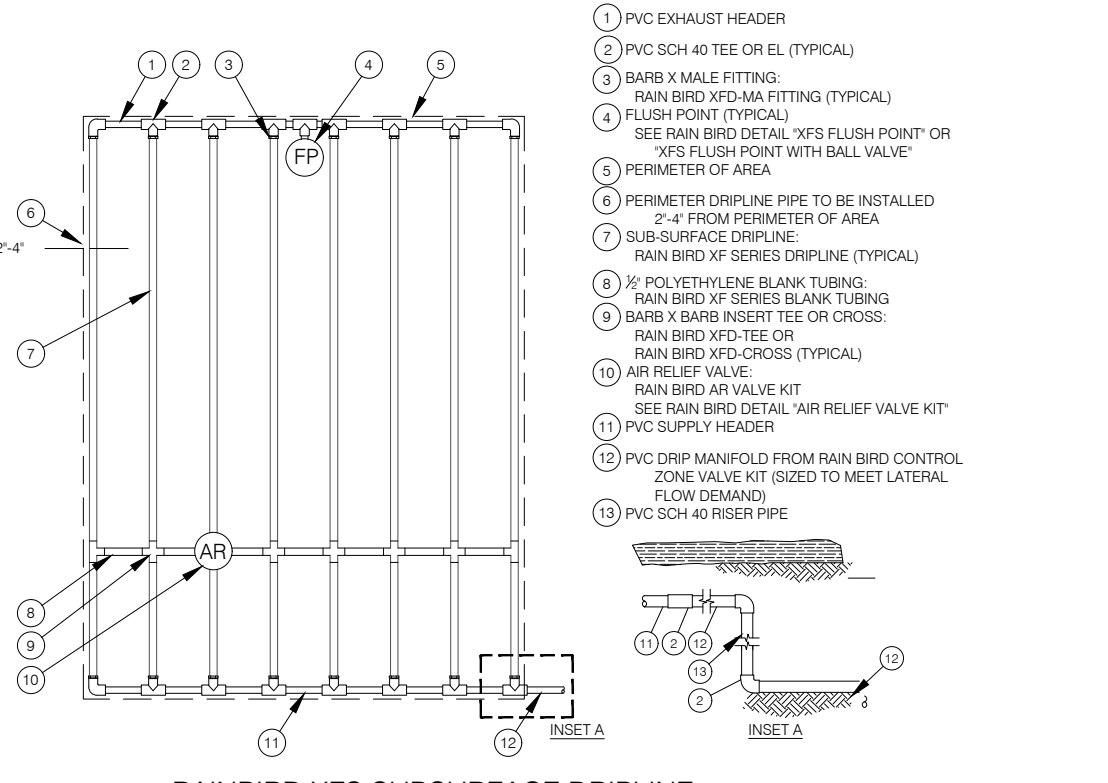
Plan Check Number: 21010-10000-0274
 Zoning Number: DR 2021 6289 TOC HCA
 SHEET TITLE: IRRIGATION DETAILS
 SHEET INFORMATION: LADBS Plan Review # 2 HCD Plan Review 1
 CHECKED BY: BG



- 1 PVC EXHAUST HEADER
- 2 PVC SCH 40 TEE OR EL (TYPICAL)
- 3 FLUSH POINT (TYPICAL)
- 4 RAIN BRD DETAIL 'XFS FLUSH POINT' OR 'XFS FLUSH POINT WITH BALL VALVE'
- 5 BARB X MALE FITTING
- 6 RAIN BRD 'XFS MA FITTING' (TYPICAL)
- 7 PERIMETER OF AREA
- 8 SUB-SURFACE DRIPLINE
- 9 RAIN BRD 'XFS DRIPLINE' (TYPICAL)
- 10 SUB-SURFACE DRIPLINE (NON-PORTABLE 'XFS DRIPLINE')
- 11 2" AIR RELIEF VALVE
- 12 RAIN BRD MODEL 'AR-800' SEE RAIN BRD 'XFS DETAILS' FOR AIR RELIEF INSTALLATION
- 13 PVC SUPPLY PIPE FROM RAIN BRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- 14 TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
- 15 PVC SCH 40 RISER PIPE

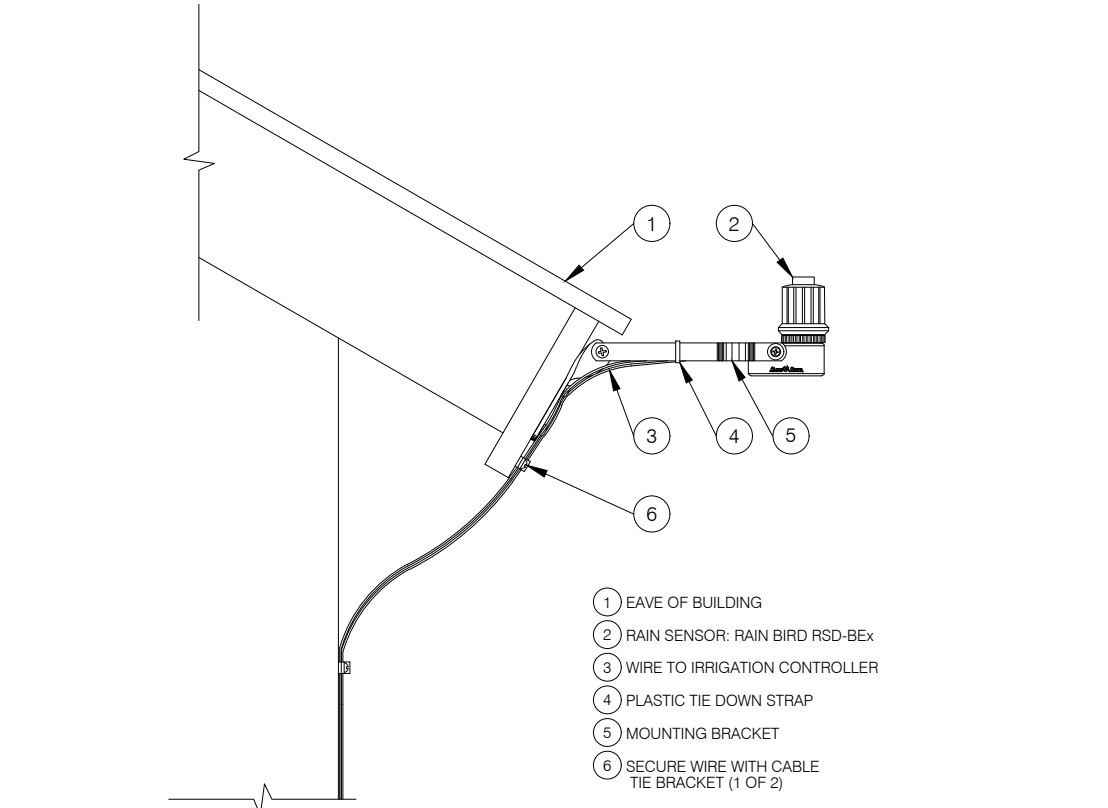
NOTES:
 1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE RAIN BRD 'XFS DRIPLINE INSTALLATION GUIDE' FOR SUGGESTED SPACINGS.
 2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
 3. AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.
 4. WHEN USING 1/2" INLET FITTINGS WITH DESIGN PRESSURE OVER 20PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

XFS SUB-SURFACE IRREGULAR SHAPED LAYOUT
 SCALE: N.T.S.



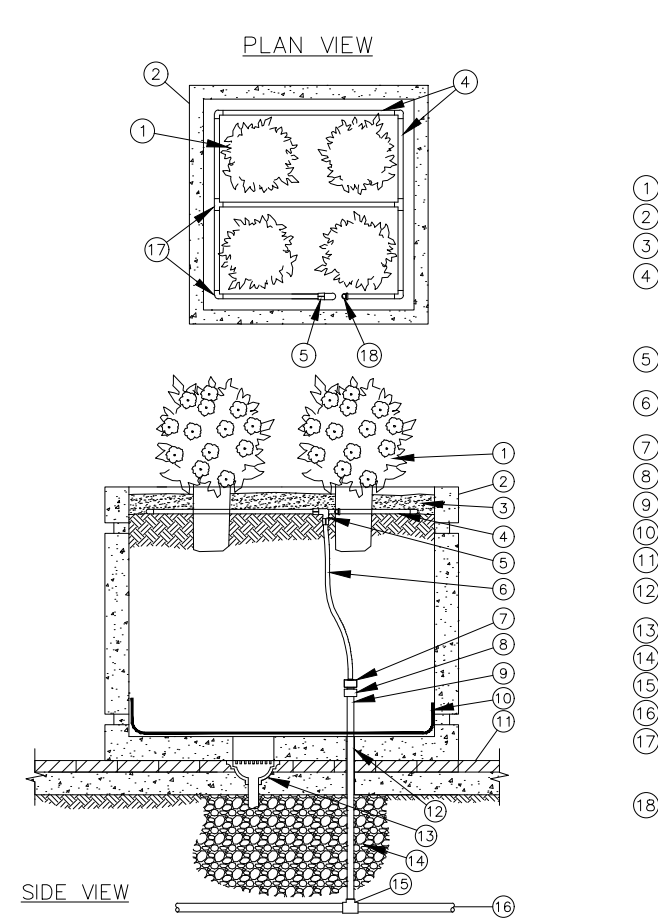
- 1 PVC EXHAUST HEADER
- 2 PVC SCH 40 TEE OR EL (TYPICAL)
- 3 BARB X MALE FITTING
- 4 RAIN BRD 'XFS MA FITTING' (TYPICAL)
- 5 FLUSH POINT (TYPICAL)
- 6 RAIN BRD DETAIL 'XFS FLUSH POINT' OR 'XFS FLUSH POINT WITH BALL VALVE'
- 7 PERIMETER OF AREA
- 8 SUB-SURFACE DRIPLINE
- 9 RAIN BRD 'XFS DRIPLINE' (TYPICAL)
- 10 SUB-SURFACE DRIPLINE (NON-PORTABLE 'XFS DRIPLINE')
- 11 2" AIR RELIEF VALVE
- 12 RAIN BRD MODEL 'AR-800' SEE RAIN BRD 'XFS DETAILS' FOR AIR RELIEF INSTALLATION
- 13 PVC SUPPLY PIPE FROM RAIN BRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- 14 TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
- 15 PVC SCH 40 RISER PIPE

RAINBIRD XFS SUBSURFACE DRIPLINE
 SCALE: N.T.S.



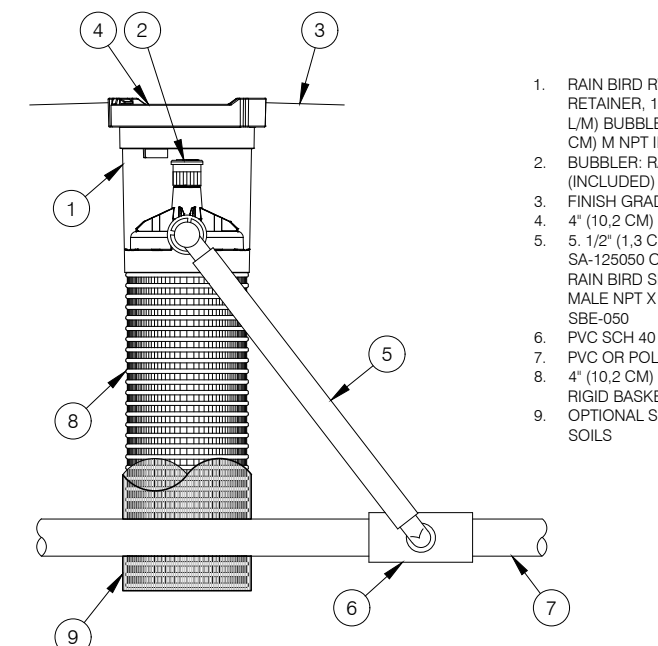
- 1 EAVE OF BUILDING
- 2 RAIN SENSOR: RAIN BRD RSD-BEX
- 3 WIRE TO IRRIGATION CONTROLLER
- 4 PLASTIC TIE DOWN STRAP
- 5 MOUNTING BRACKET
- 6 SECURE WIRE WITH CABLE TIE BRACKET (1 OF 2)

RAINBIRD - RSD-BEX SERIES RAIN SHUT OFF
 SCALE: N.T.S.



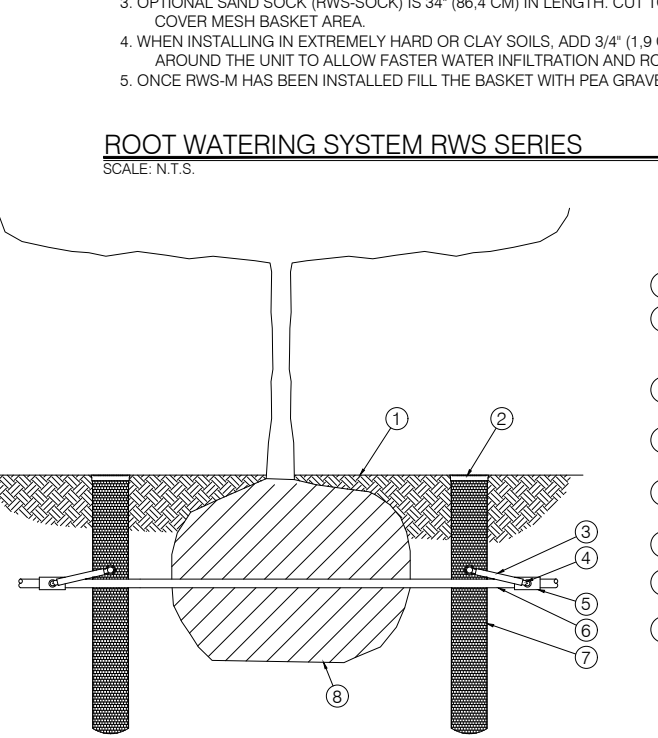
- 1 PLANT MATERIAL (TYPICAL)
- 2 STANDARD VALVE BOX WITH COVER: RAIN BRD VB-STD
- 3 WATERPROOF CONNECTION: RAIN BRD DB SERIES VALVE TAG
- 4 FINISH GRADE/TOP OF MULCH
- 5 SUB-SURFACE DRIPLINE: RAIN BRD 'XFS DRIPLINE' (TYPICAL) PORTABLE 'XFS DRIPLINE' (NON-PORTABLE 'XFS DRIPLINE')
- 6 1/2-INCH POLYETHYLENE DISTRIBUTION TUBING
- 7 RAIN BRD 'XFS DRIPLINE' (TYPICAL) PORTABLE 'XFS DRIPLINE' (NON-PORTABLE 'XFS DRIPLINE')
- 8 BARB FEMALE ADAPTER: XFS-FA-FITS
- 9 PVC MALE ADAPTER
- 10 3/4-INCH PVC RISER (LENGTH AS NECESSARY)
- 11 FILTER FABRIC
- 12 HARDSCAPE SURFACE

DRIPLINE RAISED PLANTER
 SCALE: N.T.S.



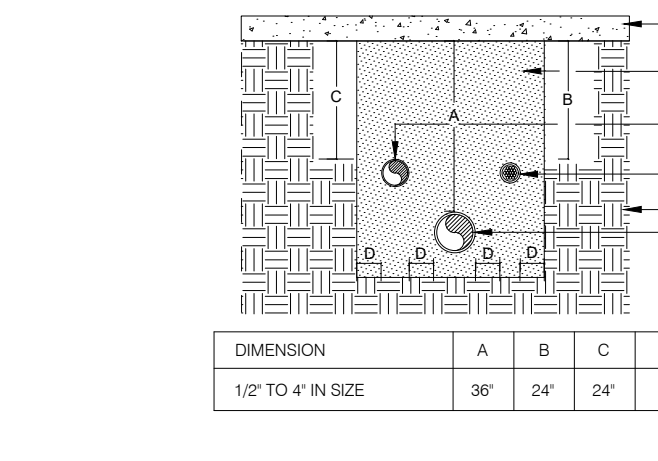
- 1 RAIN BRD RWS-M-B-1400 (INCLUDES RETAINER, 18" (45.7 CM) TUBE, 0.5 GPM (1.9 L/M) BUBBLER, 4" (10.2 CM) GRATE, 1.12 (1.3 CM) MPT INLET SPIRAL BARB ELBOW)
- 2 BUBBLER: RAIN BRD 1400 0.5 GPM (1.9 L/M) (INCLUDED)
- 3 FINISH GRADE/TOP OF MULCH
- 4 4" (10.2 CM) LOCKING GRATE (INCLUDED)
- 5 1/2" (1.3 CM) SWING ASSEMBLY: RAIN BRD SA-12000 OR 1/2" (1.3 CM) SWING PIPE: RAIN BRD SP SERIES WITH 1/2" (1.3 CM) MALE NPT X ORF (BARB) ELBOW: RAIN BRD SIZE 500
- 6 PVC SCH 40 TEE OR EL
- 7 PVC OR POLYETHYLENE LATERAL PIPE
- 8 4" (10.2 CM) RISER: 18" (45.7 CM) RIGID BASKET WEAVE CANISTER (INCLUDED)
- 9 OPTIONAL SOCK: RWS-SOCK FOR SANDY SOILS

ROOT WATERING SYSTEM RWS SERIES
 SCALE: N.T.S.



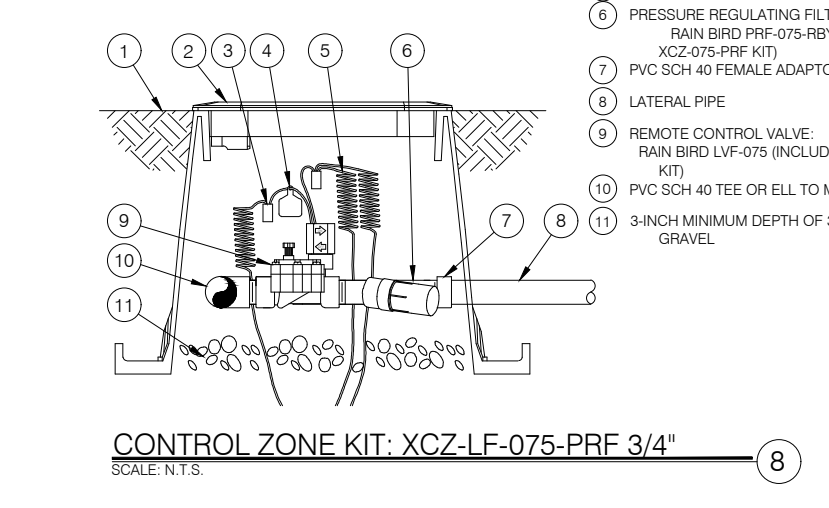
- 1 FINISH GRADE/TOP OF MULCH
- 2 ROOT WATERING SERIES: RAIN BRD RWS SERIES (1 OF 2 SHOWN, MORE POSSIBLE)
- 3 SWING ASSEMBLY (INCLUDED) (1 OF 2 SHOWN, MORE POSSIBLE)
- 4 1/2-INCH MALE NPT INLET (INCLUDED) (1 OF 2 SHOWN, MORE POSSIBLE)
- 5 PVC SCH 40 TEE OR EL (1 OF 2 SHOWN, MORE POSSIBLE)
- 6 PVC OR POLYETHYLENE LATERAL PIPE
- 7 OPTIONAL RWS SAND SOCK (RWS-SOCK) FOR SANDY SOILS (1 OF 2 SHOWN, MORE POSSIBLE)
- 8 PLANT ROOT BALL

RWS INSTALLATION FOR TREES
 SCALE: N.T.S.



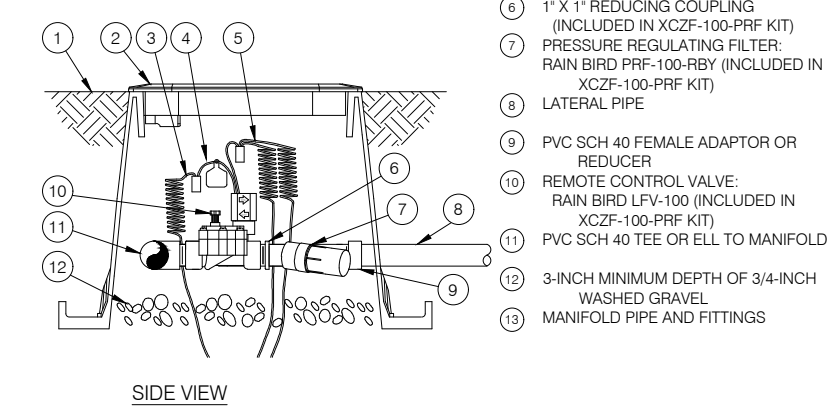
- 1 PAVING
 - 2 SAND BACKFILL COMPACTED TO THE DENSITY OF EXISTING SOIL
 - 3 1-INCH 40 SLEEVE
 - 4 CONTROL WIRE: IN SCH 40 SLEEVE
 - 5 UNDISTURBED SOIL
 - 6 PRESSURE MAINLINE IN SCH 40 SLEEVE
1. SLEEVES TO BE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE CARRIED.
2. DETAIL ALSO FOR PIPE INSTALLED IN ROCK SOIL.
- | DIMENSION | A | B | C | D |
|--------------------|-----|-----|-----|----|
| 1/2" TO 4" IN SIZE | 36" | 24" | 24" | 4" |

SLEEVE / TRENCHING INSTALLATION
 SCALE: N.T.S.



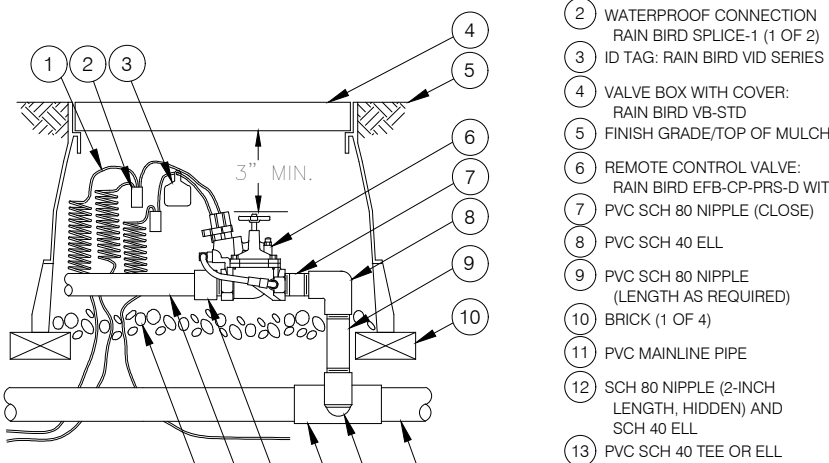
- 1 FINISH GRADE
- 2 STANDARD VALVE BOX WITH COVER: RAIN BRD VB-STD
- 3 WATERPROOF CONNECTION: RAIN BRD DB SERIES VALVE TAG
- 4 30-INCH LINEAR LENGTH OF WIRE, COILED
- 5 PRESSURE REGULATING FILTER: RAIN BRD PRF-075-REV (INCLUDED IN XCZ-075-PRF KIT)
- 6 PVC SCH 40 FEMALE ADAPTOR OR REDUCER
- 7 LATERAL PIPE
- 8 REMOTE CONTROL VALVE: RAIN BRD LVF-075 (INCLUDED IN XCZ-075-PRF KIT)
- 9 PVC SCH 40 TEE OR EL TO MANIFOLD
- 10 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 11 MANIFOLD PIPE AND FITTINGS

CONTROL ZONE KIT: XCZ-LF-075-PRF 3/4"
 SCALE: N.T.S.



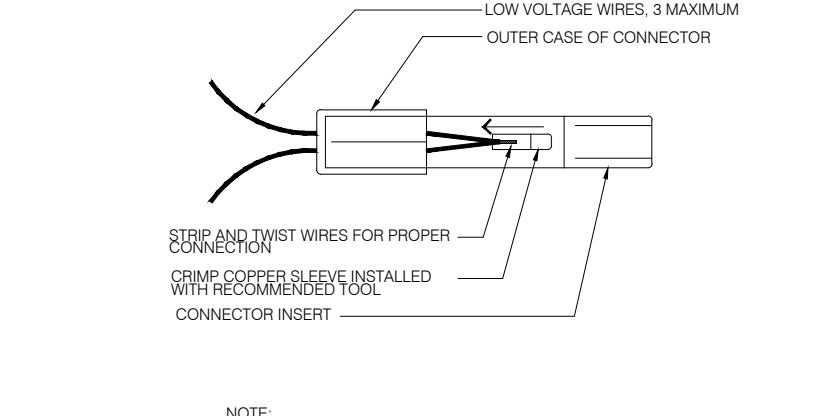
- 1 FINISH GRADE
- 2 STANDARD VALVE BOX WITH COVER: RAIN BRD VB-STD
- 3 WATERPROOF CONNECTION: RAIN BRD DB SERIES VALVE TAG
- 4 30-INCH LINEAR LENGTH OF WIRE, COILED
- 5 'X' REDUCING COUPLING (INCLUDED IN XCZF-100-PRF KIT)
- 6 PRESSURE REGULATING FILTER: RAIN BRD PRF-100-REV (INCLUDED IN XCZF-100-PRF KIT)
- 7 LATERAL PIPE
- 8 PVC SCH 40 FEMALE ADAPTOR OR REDUCER
- 9 REMOTE CONTROL VALVE: RAIN BRD LVF-100 (INCLUDED IN XCZF-100-PRF KIT)
- 10 PVC SCH 40 TEE OR EL TO MANIFOLD
- 11 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 12 MANIFOLD PIPE AND FITTINGS

CONTROL ZONE KIT: XCZF-100-PRF 1"
 SCALE: N.T.S.



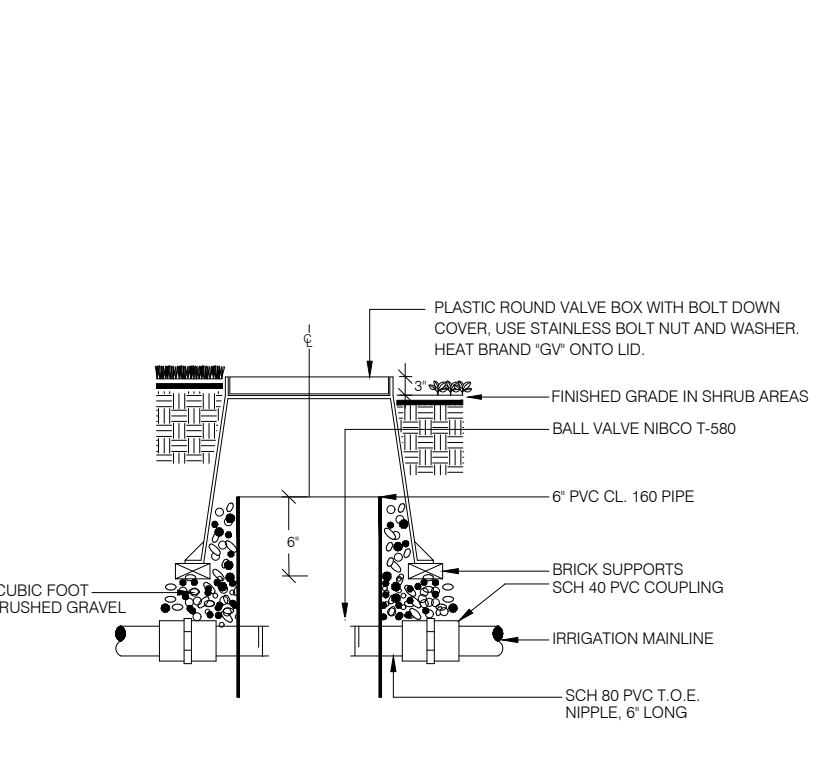
- 1 30-INCH LINEAR LENGTH OF WIRE COILED
- 2 WATERPROOF CONNECTION: RAIN BRD DB-1 (1 OF 2)
- 3 ID TAG: RAIN BRD VID SERIES
- 4 VALVE BOX WITH COVER: RAIN BRD VB-STD
- 5 FINISH GRADE/TOP OF MULCH
- 6 REMOTE CONTROL VALVE: RAIN BRD LVF-CP-RHS (WITH NP-HAN)
- 7 PVC SCH 80 NIPPLE (CLOSE)
- 8 PVC SCH 40 ELL
- 9 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 10 BRICK (1 OF 2)
- 11 PVC MAINLINE PIPE
- 12 SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN AND SCH 40 ELL)
- 13 PVC SCH 40 TEE OR ELL
- 14 PVC SCH 40 MALE ADAPTER
- 15 PVC LATERAL PIPE
- 16 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

REMOTE-CONTROL VALVE EFB-CP SERIES
 SCALE: N.T.S.



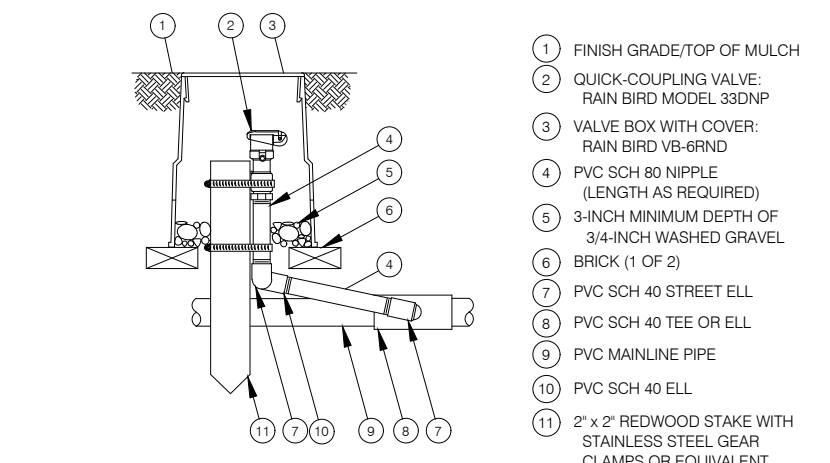
- 1 LOW VOLTAGE WIRES, 3 MAXIMUM
 - 2 OUTER CASE OF CONNECTOR
 - 3 STRIP AND TWIST WIRES FOR PROPER CONNECTION
1. STRIP AND TWIST WIRES FOR PROPER CONNECTION WITH RECOMMENDED TOOL.
2. FILL OUTER CASE WITH SEALER PRIOR TO FINAL ASSEMBLY.

WIRE CONNECTION
 SCALE: N.T.S.



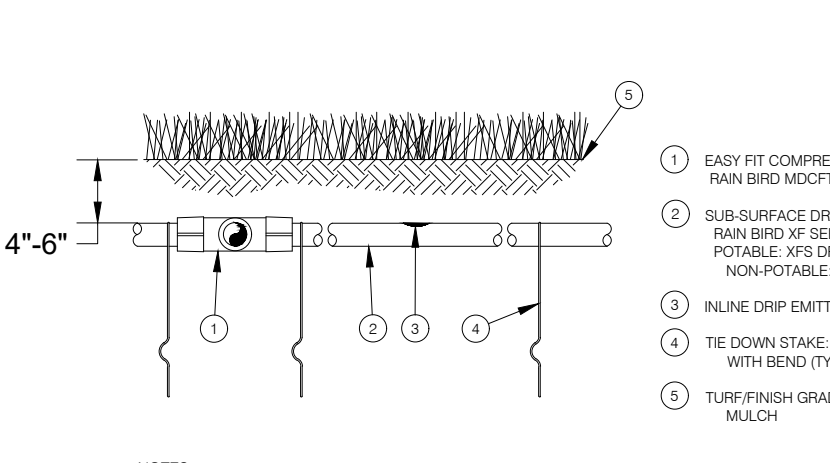
- 1 FINISH GRADE/TOP OF MULCH
- 2 QUICK COUPLER VALVE: RAIN BRD MODEL 500P
- 3 VALVE BOX WITH COVER: RAIN BRD VB-STD
- 4 PVC SCH 40 NIPPLE (LENGTH AS REQUIRED)
- 5 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 6 BRICK (1 OF 2)
- 7 PVC SCH 40 STREET ELL
- 8 PVC SCH 40 TEE OR ELL
- 9 PVC MAINLINE PIPE
- 10 PVC SCH 40 ELL
- 11 2" x 2" REDWOOD STAKE WITH STAINLESS STEEL GEAR CLAMPS OR EQUIVALENT SUPPORT SYSTEM

BALL VALVE NIBCO T-580
 SCALE: N.T.S.



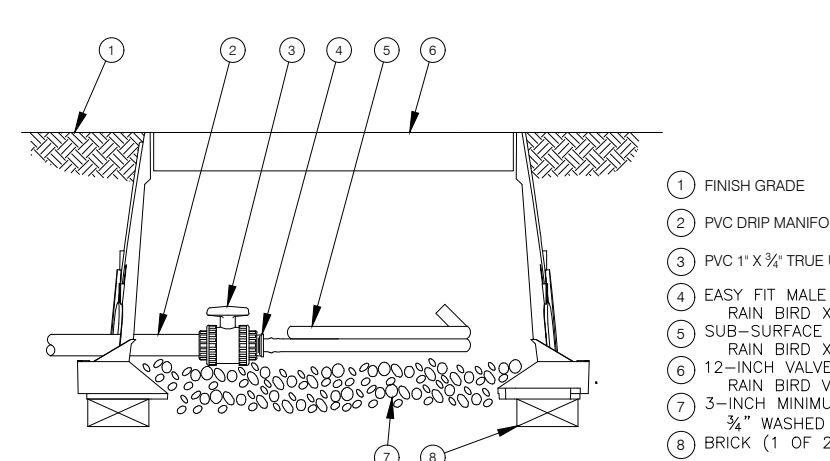
- 1 FINISH GRADE/TOP OF MULCH
- 2 QUICK COUPLER VALVE: RAIN BRD MODEL 500P
- 3 VALVE BOX WITH COVER: RAIN BRD VB-STD
- 4 PVC SCH 40 NIPPLE (LENGTH AS REQUIRED)
- 5 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 6 BRICK (1 OF 2)
- 7 PVC SCH 40 STREET ELL
- 8 PVC SCH 40 TEE OR ELL
- 9 PVC MAINLINE PIPE
- 10 PVC SCH 40 ELL
- 11 2" x 2" REDWOOD STAKE WITH STAINLESS STEEL GEAR CLAMPS OR EQUIVALENT SUPPORT SYSTEM

QUICK COUPLER VALVE
 SCALE: N.T.S.



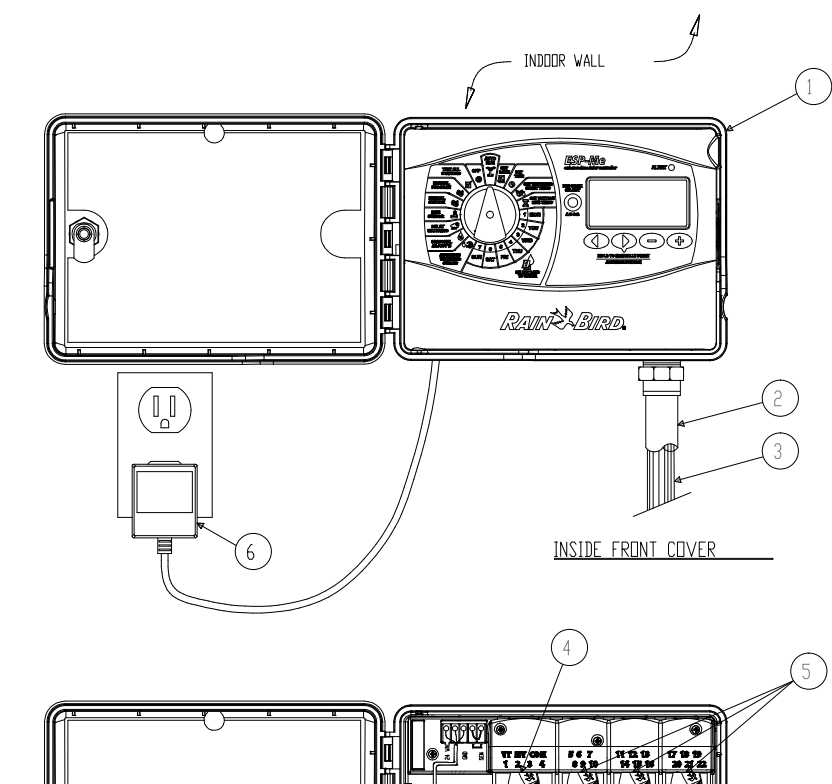
- 1 EASY FIT COMPRESSION TEE: RAIN BRD MDTTEE
- 2 SUB-SURFACE DRIPLINE: RAIN BRD 'XFS DRIPLINE' (PORTABLE 'XFS DRIPLINE' (NON-PORTABLE 'XFS DRIPLINE'))
- 3 INLINE DRIP EMITTER
- 4 TIE DOWN STAKE: RAIN BRD TDS-600 (WITH BRND (TYPICAL))
- 5 TURF FINISH GRADE OR SHRUB BED WITH MULCH

XFS SUB-SURFACE DRIPLINE BURIAL
 SCALE: N.T.S.

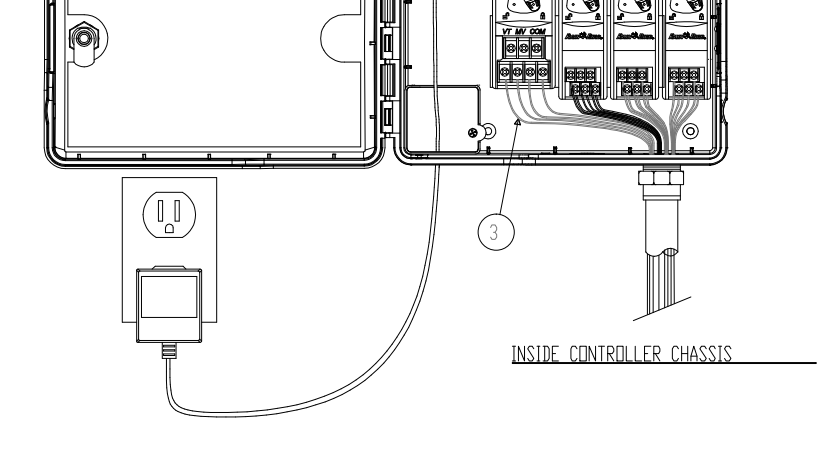


- 1 FINISH GRADE
- 2 PVC DRIP MANIFOLD PIPE
- 3 PVC 1" x 3/4" TRUE UNION BALL VALVE
- 4 EASY FIT MALE X BARB ADAPTER: RAIN BRD VTF-M-STD
- 5 SUB-SURFACE DRIPLINE: RAIN BRD 'XFS DRIPLINE' (NON-PORTABLE 'XFS DRIPLINE')
- 6 1/2-INCH VALVE BOX WITH COVER: RAIN BRD VB-STD
- 7 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
- 8 BRICK (1 OF 2)

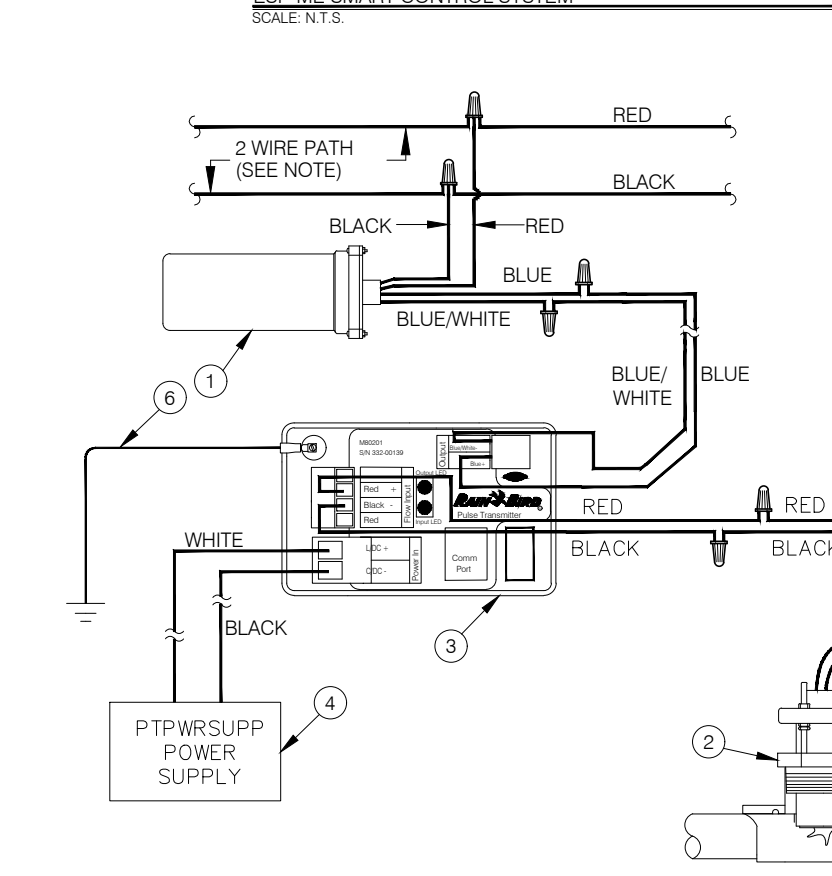
SUB-SURFACE FLUSH POINT WITH BALL VALVE
 SCALE: N.T.S.



- GENERAL NOTES:
 1. MODULAR HYBRID CONTROLLER: RAIN BRD ESPRIME INSIDE WALL MOUNT
- 2. 1-INCH PVC SCH 40 CONDUIT AND FITTINGS
- 3. WIRES TO REMOTE CONTROL VALVES
- 4. STANDARD MODULE FOR 4-STATION CONTROLLER
- 5. OPTIONAL MODULES FOR 22-STATION CONTROLLER
- 6. 100 VAC, 60 HZ EXTERNAL PLUG-IN TRANSFORMER

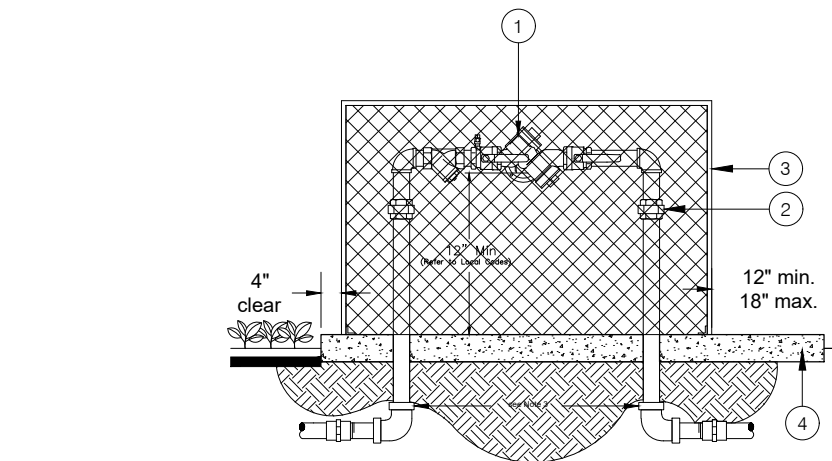


FLOW SENSOR TWO-WIRE COMMUNICATION
 SCALE: N.T.S.



- 1 RAIN BRD PULSE DECODER SET FOR A CHANNEL DEC-PUL
 - 2 RAIN BRD FS SERIES FLOW SENSOR
 - 3 RAIN BRD MODEL PT322 TRANSMITTER
 - 4 RAIN BRD PTPWRSUPP POWER SUPPLY
 - 5 RAIN BRD FSSURKIT SURGE PROTECTOR
 - 6 GREEN WIRE TO GROUND
- NOTE: USE RAIN BRD MSP-1 FOR PROPER SURGE PROTECTION.

ESP-ME SMART CONTROL SYSTEM
 SCALE: N.T.S.



- 1 FINISH GRADE
- 2 PVC DRIP MANIFOLD PIPE
- 3 PVC 1" x 3/4" TRUE UNION BALL VALVE
- 4 EASY FIT MALE X BARB ADAPTER: RAIN BRD VTF-M-STD

BACKFLOW PREVENTION ASSEMBLY
 SCALE: N.T.S.

LIST OF MATERIALS
 1. REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY: U.S.C. APPROVED TYPE.
 2. BRASS UNION REQUIRED IF THREADED FITTINGS (ELBOWS) ARE USED.
 3. BACKFLOW PREVENTION ASSEMBLY ENCLOSURE PER MANUFACTURER'S RECOMMENDATIONS (SEE NOTES) AND SET LIST OF APPROVED ENCLOSURES WILL BE PROVIDED BY THE CITY.
 4. CONCRETE PAD, CLASS 5000-C2000, MUST BE CONSTRUCTED TO ENSURE 4" CLEARANCE AROUND THE BACKFLOW ENCLOSURE.

NOTES:
 1. See Section 05 of these Specifications for approved backflow assemblies, backflow enclosures, testing requirements, placement of backflow assemblies and other requirements.
 2. Proposed location of the backflow device, protective enclosure and all parts must be approved by the Engineer prior to installation.
 3. Backflow prevention assembly shall be installed in accordance with all manufacturer's recommendations.
 4. A pipe diameter of four (4) inches or larger shall be installed on the backflow prevention assembly.
 5. Approved backflow enclosures shall be installed in accordance with the manufacturer's recommendations.
 6. The backflow prevention assembly shall be installed in accordance with the manufacturer's recommendations.
 7. Proposed location of the backflow prevention enclosure must be at least 12" from the public right-of-way.
 8. The backflow prevention assembly shall be installed in accordance with the manufacturer's recommendations.
 9. New backflow must be tested by a City Engineer Certified backflow tester.

4. THROUGH 1.1/2" REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY
 SCALE: N.T.S.

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