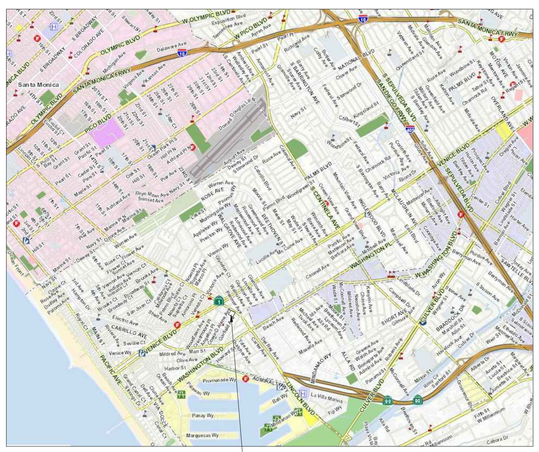
LANDSCAPE ARCHITECTURAL CONSTRUCTION DOCUMENTS FOR:

PROJECT NAME: GREENBREAK POCKET PARK

LANDSCAPING ABBREVIATIONS

ABBREV.	DESCRIPTION	ABBREV.	DESCRIPTION	ABBREV.	DESCRIPTION	ABBREV.	DESCRIPTION
AC	ASPHALTIC CONCRETE	EC	END OF CURVE	LA	LANDSCAPE ARCHITECTURE	TW	TOP OF WALL
AC	ACRES	EFF	EFFLUENT WATER	LC	LANDSCAPE CONTRACTOR	TS	TOP OF STEP
AD	AREA DRAIN	EL	ELEVATION	LF	LINEAR FEET	TYP	TYPICAL
AMPS	AMPERES	ELECT	ELECTRICAL	LP	LOW POINT	VC	VERTICAL CURVE
BC	BEGINNING OF CURVE	ENCL	ENCLOSURE	M	METER	VAR	VARIES
BC	BOTTOM OF CURB	EQ	EQUAL	MAX	MAXIMUM	VCP	VITRIFIED CLAY PIPE
BLDG	BUILDING	EXP JT	EXPANSION JOINT	MH	MANHOLE	W	WEST
BM	BENCH MARK	EXIST	EXISTING	MIN	MINIMUM	W/	WITH
BOW	BACK OF WALL	FD	FLOOR DRAIN	MISC	MISCELLANEOUS	W/O	WITHOUT
BOC	BACK OF CURB	FFE	FINISHED FLOOR ELEVATION	N	NORTH	WWM	WOVEN WIRE MESH
BS	BOTTOM OF SLOPE	FG	FINISHED GRADE	NIC	NOT IN CONTRACT	WM	WATER METER
BW	BOTTOM OF WALL	FH	FIRE HYDRANT	NTS	NOT TO SCALE		
CB	CATCH BASIN	FIN	FINISHED	NO	NUMBER		
CF	CUBIC FEET	FL	FLOW LINE	NOM	NOMINAL DIMENSION		
CI	CAST IRON	FOC	FACE OF CURB	OC	ON CENTER		
CL	CENTER LINE	FOW	FACE OF WALL	OD	OUTSIDE DIAMETER		
CO	CLEAN OUT	FS	FINISHED SURFACE	PC	POINT OF CURVATURE		
CONC	CONCRETE	FT	FOOT	PL	PROPERTY LINE		
CONST	CONSTRUCTION	GA	GAUGE	PT	POINT OF TANGENCY		
CONT	CONTINUOUS	GALV	GALVANIZED	R	RADIUS		
CY	CUBIC YARDS	GAL	GALLON	RCP	REINFORCED CONCRETE		
DBL	DOUBLE	GB	GRADE BREAK	PIPE			
DD	DECK DRAIN	GC	GROUND COVER	ROW	RIGHT OF WAY		
DEMO	DEMOLITION	GC	GENERAL CONTRACTOR	RT	RIGHT		
DET	DETAIL	GPM	GALLONS PER MINUTE	S	SOUTH		
DF	DRINKING FOUNTAIN	HB	HOSE BIB	SQ	SQUARE		
DIA	DIAMETER	HP	HIGH POINT	SF	SQUARE FEET		
DN	DOWN	ID	INSIDE DIAMETER	SY	SQUARE YARDS		
DWG	DRAWING	IN	INCH	STA	STATION		
E	EAST	INV	INVERT	SS	STAINLESS STEEL		
EA	EACH	L	LENGTH OF CURVE	T	TANGENT		
				TC	TOP OF CURB		
				T&G	TONGUE AND GROOVE		

VICINITY MAP



2457 S LINCOLN BLVD
2461 S LINCOLN BLVD
LOS ANGELES, CA 90291

PROJECT SITE

NORTH

NOT TO SCALE

GENERAL NOTES

A. ALL WORK SHALL CONFORM TO THE LATEST EDITION AND SUPPLEMENTS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADOPTED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF XXXXXXXXXXX CALIFORNIA.

1. SUBMITTALS. THE CONTRACTOR SHALL SUBMIT FIVE (5) COPIES OF COMPLETE SUBMITTAL LITERATURE AND/OR INFORMATION REGARDING ALL MATERIALS AND EQUIPMENT REQUIRED FOR THE PROJECT WITHIN 30 CALENDAR DAYS OF THE AWARD OF THIS CONTRACT. SUBMITTALS SHALL INCLUDE MANUFACTURER'S NAME, ADDRESS, PHONE NUMBER AND SPECIFIC TRADE NAMES AND/OR NECESSARY DESCRIPTIVE LITERATURE. CLEARLY MARK OR UNDERLINE PROPOSED ITEMS. DELIVER SUBMITTALS FOR APPROVAL TO THE PROJECT ENGINEER.

2. PERMITS AND INSPECTIONS. THE CONTRACTOR SHALL ARRANGE SHALL ARRANGE AND PAY FOR ALL REQUIRED PERMITS AND INSPECTIONS. DELIVER ALL PERMITS AND CERTIFICATES OF INSPECTION TO THE CITY OF LOS ANGELES RECREATION AND PARKS .

3. PROTECTION OF EXISTING FEATURES. STREETS, SIDEWALK, AND ADJACENT PROPERTY SHALL BE PROTECTED THROUGHOUT THE WORK AS REQUIRED BY LOCAL CODES AND REGULATIONS AND APPROVED BY THE PROJECT MANAGER. THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.

4. ACCEPTANCE OF COMPLETED PROJECT. THE PROJECT SHALL BE ACCEPTED AS COMPLETE WHEN THE FOLLOWING CONDITIONS HAVE BEEN MET:
   a. ALL WORK REQUIRED BY CONTRACT ADMINISTRATION THROUGH ITS FINAL INSPECTION HAS SATISFACTORILY BEEN ACCOMPLISHED.
   b. ALL AGENCIES INCLUDING THE DEPARTMENT OF BUILDING AND SAFETY HAS SIGNED OFF THE FINAL INSPECTION APPROVAL AT THE BOTTOM OF THE JOB INSPECTION CARD.
   c. THE CONTRACTOR HAS MADE ALL PAYMENTS TO SUBCONTRACTORS AND MATERIAL SUPPLIERS AND NO LIENS EXIST.

B. ANY DISCREPANCY IN THE DRAWINGS OR SPECIFICATIONS SHALL BE CALLED TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT. FAILURE TO DO SO WILL PLACE RESPONSIBILITY ON THE CONTRACTOR FOR CORRECTION.

C. THE CONTRACTOR SHALL VERIFY ON SITE, ALL DIMENSIONS AND LOCATION OF ANY UNDERGROUND UTILITY.

D. CALL BEFORE YOU DIG - 811 DIG ALERT UNDERGROUND SERVICE ALERT.

1. DELINEATE THE SITE. IT IS MANDATORY THAT YOU OUTLINE THE PROPOSED EXCAVATION SITE WITH WHITE PAINT OR STAKES.
2. CALL AT LEAST TWO WORKING DAYS BEFORE YOU DIG. YOU MAY CALL 14 DAYS PRIOR TO THE EXCAVATION.
3. YOU ARE RESPONSIBLE FOR DAMAGE IF DAMAGE TO UNDERGROUND UTILITIES RESULTS FROM YOUR DIGGING.

PROJECT CONTACT LIST

LANDSCAPE ARCHITECT
NAME AMELIA SNYDER

ADDRESS UCLA EXTENSION

SURVEYOR CIVIL ENGINEERS / PLANNERS / LAND SURVEYORS
NAME
ADDRESS
PHONE FAX

UTILITIES
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
PHONE 800.422.4133

SHEET INDEX

LT-1.0 TITLE SHEET
LD-1.0 DEMOLITION PLAN
LG-1.0 GRADING AND DRAINAGE PLAN
LC-1.0 LANDSCAPE CONSTRUCTION PLAN
LC-1.1 LAYOUT PLAN
LC-2.0 LANDSCAPE CONSTRUCTION DETAIL SHEET
LP-1.0 PLANTING PLAN
LP-2.0 HYDROZONE PLAN
LP-3.0 PLANTING DETAIL SHEET
LI-1.0 IRRIGATION PLAN
LI-2.0 IRRIGATION DETAIL SHEET
LI-2.1 LANDSCAPE WORKSHEET
LL-1.0 LIGHTING PLAN
LL-2.0 LIGHTING DETAILS SHEET

PARCEL DESCRIPTION / ZONE / APN

ADDRESS/LEGAL	
SITE ADDRESS	2457 S LINCOLN BLVD
SITE ADDRESS	2461 S LINCOLN BLVD
ZIP CODE	90291
PIN NUMBER	108B149 694
LOT/PARCEL AREA	28,231.3410 (SQ FT)
THOMAS BROTHERS GRID	PAGE 672 - GRID A5
ASSESSOR PARCEL NO. (APN)	4237023017
TRACT	TR 15903
MAP REFERENCE	S C C 14797 C F 245 L S 1-74
ACRES	0.6481024104683196
ARB (LOT CUT REFERENCE)	222
MAP SHEET	108B149
USE CODE	8800 - MISCELLANEOUS - GOVERNMENT OWNED PROPERTY

APPLICATION AND PERMIT

1. A SEPARATE APPLICATION AND PERMIT(S) IS/ARE REQUIRED FOR
   A. DEMOLITION WORK
   B. RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL OR SUPPORTING A SURCHARGE.
   C. EACH SEPARATE STRUCTURE
   D. FENCES GREATER THAN SIX (6) FEET HIGH

SYMBOLS

ELEVATION

SECTION

SECTION ELEVATION

DETAIL CALL OUT

CLOUD AND DETAIL

AMELIA

AMELIA SNYDER
UCLA EXTENSION
CONSTRUCTION DRAWING

REVISIONS

SHEET TITLE
TITLE SHEET

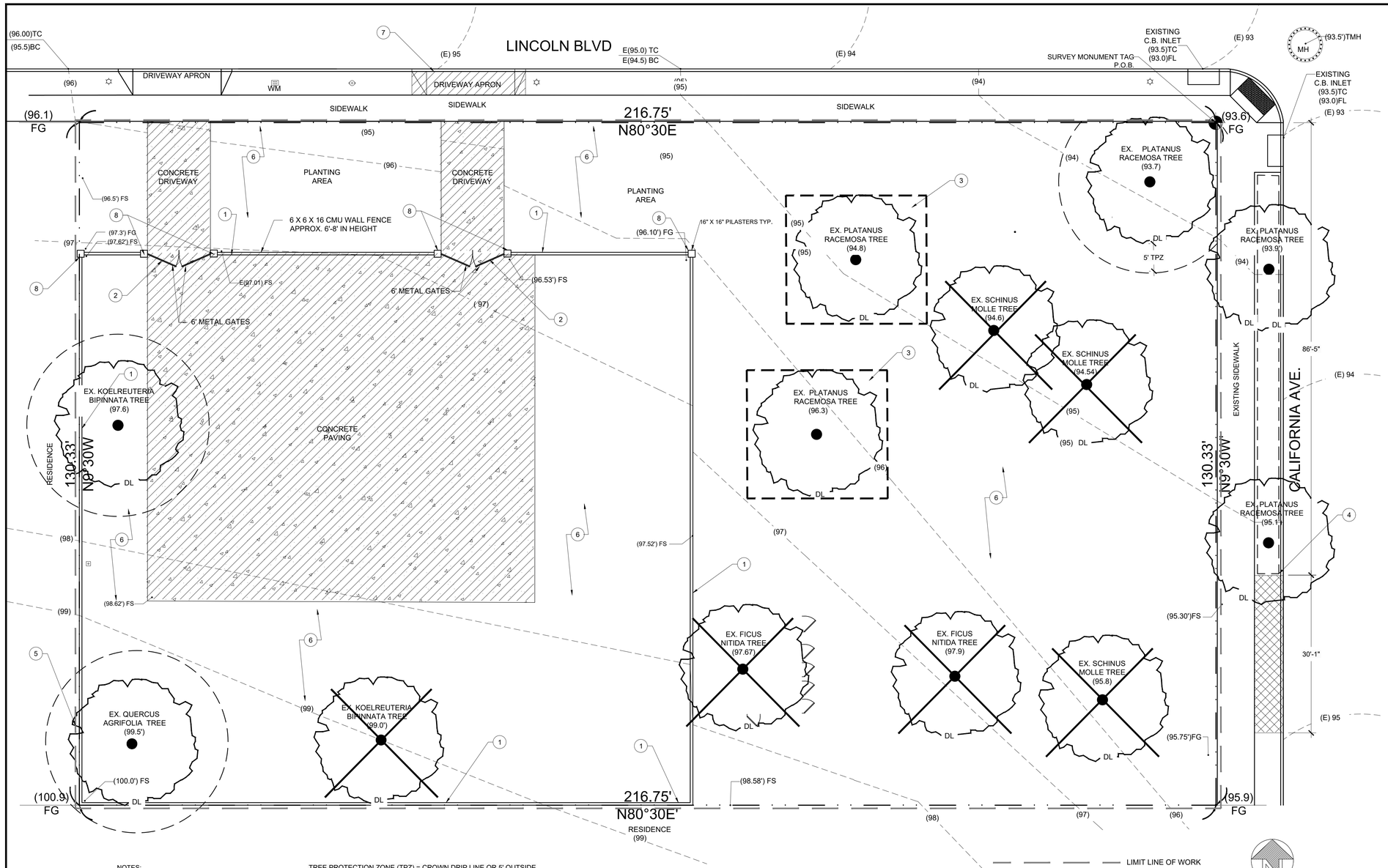
OWNER
2457 S LINCOLN BLVD
2461 S LINCOLN BLVD
VENICE, CA 90291

LANDSCAPE PROJECT

PREPARED BY:	REVIEWED BY:
AS	PA

DATE: 3/18/2021

SHEET NO.
LT-1.0
X OF X



DEMOLITION LEGEND

1. REMOVE FENCE
2. REMOVE GATE
3. TREE TO BE BOXED, PRESERVED, AND RELOCATED BY ARBORWELL PROFESSIONAL TREE MANAGEMENT.
   CONTACT ARBORWELL TWO WEEKS PRIOR TO THE START OF DEMOLITION TO ARRANGE FOR TREE BOXING AND PRESERVATION. CONTACT PHONE NUMBER 888.897.1987
   ORANGE COUNTY OFFICE
   2031 WEST COMMONWELL AVE.
   FULLERTON, CA 92833
   PRESERVE OFF SITE UNTIL LANDSCAPE CONTRACTOR REQUESTS DELIVERY
4. SAW CUT AND REMOVE PUBLIC ROAD CURB AS SHOW PER SEPARATE PERMIT
5. CAREFULLY REMOVE WALL AND FOOTING BY HAND, WITHIN THE TREE'S DRIP LINE. USE AIR SPADE TO REMOVE ALL SOIL WITHIN THE TREE'S TPZ
6. ALL PLANT MATERIAL, GRASS AND WEEDS TO BE REMOVED; CLEAR SND GRUB WITHIN LIMIT OF WORK LINE TYP.
7. APRON CUT TO BE REMOVED INSTALL NEW PARKWAY AND CURB/GUTTER PER SEPARATE PERMIT
8. COMPLETE REMOVE ALL PILASTERS AND ALL FOOTINGS

DEMOLITION SYMBOLS LEGEND

TPZ = DRIP LINE

DL = TREE PROTECTION ZONE

= SAW CUT

5' TPZ. = TREE PROTECTION ZONE (TYP. 5' OUTSIDE OF DL)

= TREE TO REMAIN SHOWN WITH TREE PROTECTION ZONE

= EXISTING TREE TO BE REMOVED

= EXISTING TREE TO BE BOXED, PRESERVED, AND RELOCATED, REFER TO DEMOLITION NOTES FOR ALL DETAILS AND CONTACT INFORMATION

PARKWAY TREE TO REMAIN (FENCE ALONG PARKWAY LIMITS)

= EXISTING HARDSCAPE TO BE REMOVED

= EXISTING PARKWAY TO BE REMOVED

= POINT OF BEGINNING

DEMOLITION NOTES

A. ALL DEMOLITION AND REMOVAL WORK SHALL BE CAREFULLY PERFORMED TO AVOID DAMAGE TO EXISTING TREES NOTED ON THE PLANS AS REMAINING.
B. ALL REMOVAL WORK (EXCEPT AS NOTED) SHALL BE DISPOSED OF OFF-SITE, IN A LEGAL MANNER, AT THE CONTRACTOR'S EXPENSE.
C. CLEAR THE SITE OF GRASS, WEED GROWTH, RUBBISH, DEBRIS, PAVEMENT, CONCRETE, INACTIVE OR ABANDONED FACILITIES (VERIFIED BY THE AGENCY'S AUTHORIZED REPRESENTATIVE), ETC., THAT ARE TO BE REMOVED FOR CONSTRUCTION OF THE SITE IMPROVEMENTS TO THE LIMITS AND DEPTHS SHOWN ON THE PLANS.
D. ABANDONED UNDERGROUND FACILITIES (VERIFIED BY THE AGENCY'S AUTHORIZED REPRESENTATIVE), ROOTS 3" IN DIAMETER AND LARGER, ROCKS AND BROKEN MASONRY LARGER THAN 4" IN ANY DIMENSION SHALL BE REMOVED TO A MINIMUM DEPTH OF 12" BELOW FINISH GRADE.
E. MISCELLANEOUS, INACTIVE, OR ABANDONED UNDERGROUND FACILITIES LOCATED 12" OR MORE BELOW FINISH GRADE MAY BE REMOVED WITH THE AGENCY'S AUTHORIZED REPRESENTATIVE APPROVAL.
F. MISCELLANEOUS ACTIVE LINES WITHIN 12" OF FINISH GRADE THAT ARE UNCOVERED DURING THE GRADING OPERATIONS SHALL BE PROTECTED.
G. ALL DELETERIOUS MATERIALS WITHIN THE LIMITS OF THE WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, WHO SHALL MAKE ALL NECESSARY ARRANGEMENTS AND PAY ALL COSTS RELATED TO THE DISPOSAL.
H. ACTIVE UTILITIES SHALL BE PROTECTED BY AND AT THE EXPENSE OF THE CONTRACTOR. KEEP ALL REQUIRED UTILITIES IN OPERATING CONDITION DURING THE ENTIRE PERIOD OF WORK, INCLUDING EXISTING IRRIGATION SYSTEMS FOR LANDSCAPE MAINTENANCE.
I. INACTIVE OR ABANDONED UTILITIES SHALL BE DISCONNECTED, REMOVED, AND PLUGGED OR CAPPED SUBJECT TO THE LOCAL GOVERNING ORDINANCES.
J. IF THE CONTRACTOR ENCOUNTERS ANY EXISTING UNDERGROUND UTILITIES NOT SHOWN ON THE DRAWINGS, HE SHALL IMMEDIATELY NOTIFY THE OWNER WHO WILL DETERMINE FURTHER PROCEDURE
K. BURNING OF DEBRIS WILL NOT BE PERMITTED EXCEPT BY WRITTEN PERMISSION FROM THE AIR POLLUTION CONTROL AUTHORITIES AND GOVERNING FIRE AUTHORITIES.

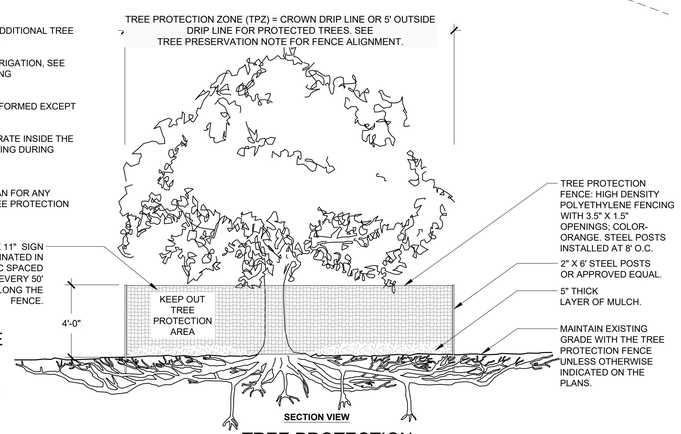
NOTES:
1- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.

2- IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.

3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.

4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE
INSTALLATION AND REMOVAL.

5- SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.



TREE PROTECTION

TREE PROTECTION NOTES

"TREE PROTECTION ZONE" (TPZ) FOR EXISTING TREES:

A. BEFORE BEGINNING ANY DEMOLITION OR CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL INSTALL A TEMPORARY PLASTIC ORANGE WEB FENCE AROUND ALL EXISTING TREES TO BE SAVED.
B. COORDINATE ALL OFF-SITE IMPROVEMENTS WITHIN THE TPZ WITH THE COMMUNITY FORESTER OFFICE.
C. NO CONSTRUCTION MATERIALS OR ACTIVITIES ALLOWED IN THIS AREA
D. PRUNING OF CITY TREES TO PROVIDE CLEARANCE FOR CONSTRUCTION ACTIVITIES SHALL ONLY BE DONE BY CITY OF SANTA MONICA.
E. TPZ FOR ALL TREE SPECIES (EXCEPT PROTECTED TREES) THE FENCE SHALL BE INSTALLED NO CLOSER THAN THE DRIP-LINE (OR AS FAR AWAY FROM THE TRUNK AS PRACTICABLE).
F. TPZ FOR ALL PROTECTED TREES THE FENCE SHALL BE INSTALLED NO CLOSER TO THE TREE THAN 5' FROM THE EDGE OF THE TREE'S DRIPLINE OR 15' FEET FROM THE TRUNK, WHICH EVER IS GREATER.,
G. FENCING SHALL CONSIST OF HIGH DENSITY POLYETHYLENE FENCING WITH 3.5" X 1.5" OPENINGS; COLOR- ORANGE.
H. STEEL POSTS INSTALLED AT 8' O.C.
I. ALL CONTRACTORS AND THEIR CREWS SHALL NOT BE ALLOWED INSIDE THIS "SAFE ZONE", NOR SHALL THEY BE ALLOWED TO STORE OR DUMP FOREIGN MATERIALS WITHIN THIS AREA. NO WORK OF ANY KIND, INCLUDING TRENCHING, SHALL BE ALLOWED WITHIN THE SAFE ZONE EXCEPT AS DESCRIBED BELOW. THE FENCING SHALL REMAIN AROUND EACH TREE TO BE SAVED UNTIL THE COMPLETION OF CONSTRUCTION OPERATIONS.
J. CONTRACTOR SHALL PROTECT FROM DAMAGE ALL ELEMENTS TO REMAIN AND SHALL REPLACE IN KIND, TO THE SATISFACTION OF THE CITY, ANY ITEMS DAMAGED AS A RESULT OF THE CONTRACTORS OPERATIONS.

PROTECTED TREES - ANY OF THE FOLLOWING SOUTHERN CALIFORNIA NATIVE TREE SPECIES, WHICH MEASURES FOUR INCHES OR MORE IN CUMULATIVE DIAMETER, FOUR AND ONE-HALF FEET ABOVE THE GROUND LEVEL AT THE BASE OF THE TREE:

1. OAK TREE INCLUDING VALLEY OAK (QUERCUS LOBATA) AND CALIFORNIA LIVE OAK (QUERCUS AGRIFOLIA), OR ANY OTHER TREE OF THE OAK GENUS INDIGENOUS TO CALIFORNIA BUT EXCLUDING THE SCRUB OAK (QUERCUS DUMOSA).
2. SOUTHERN CALIFORNIA BLACK WALNUT (JUGLANS CALIFORNICA VAR. CALIFORNICA)
3. WESTERN SYCAMORE (PLATANUS RACEMOSA)
4. CALIFORNIA BAY (UMBELLULARIA CALIFORNICA)

DIGALERT T.M.
DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

AMELIA

AMELIA SNYDER
UCLA EXTENSION
CONSTRUCTION DRAWING

REVISIONS

SHEET TITLE
DEMOLITION PLAN

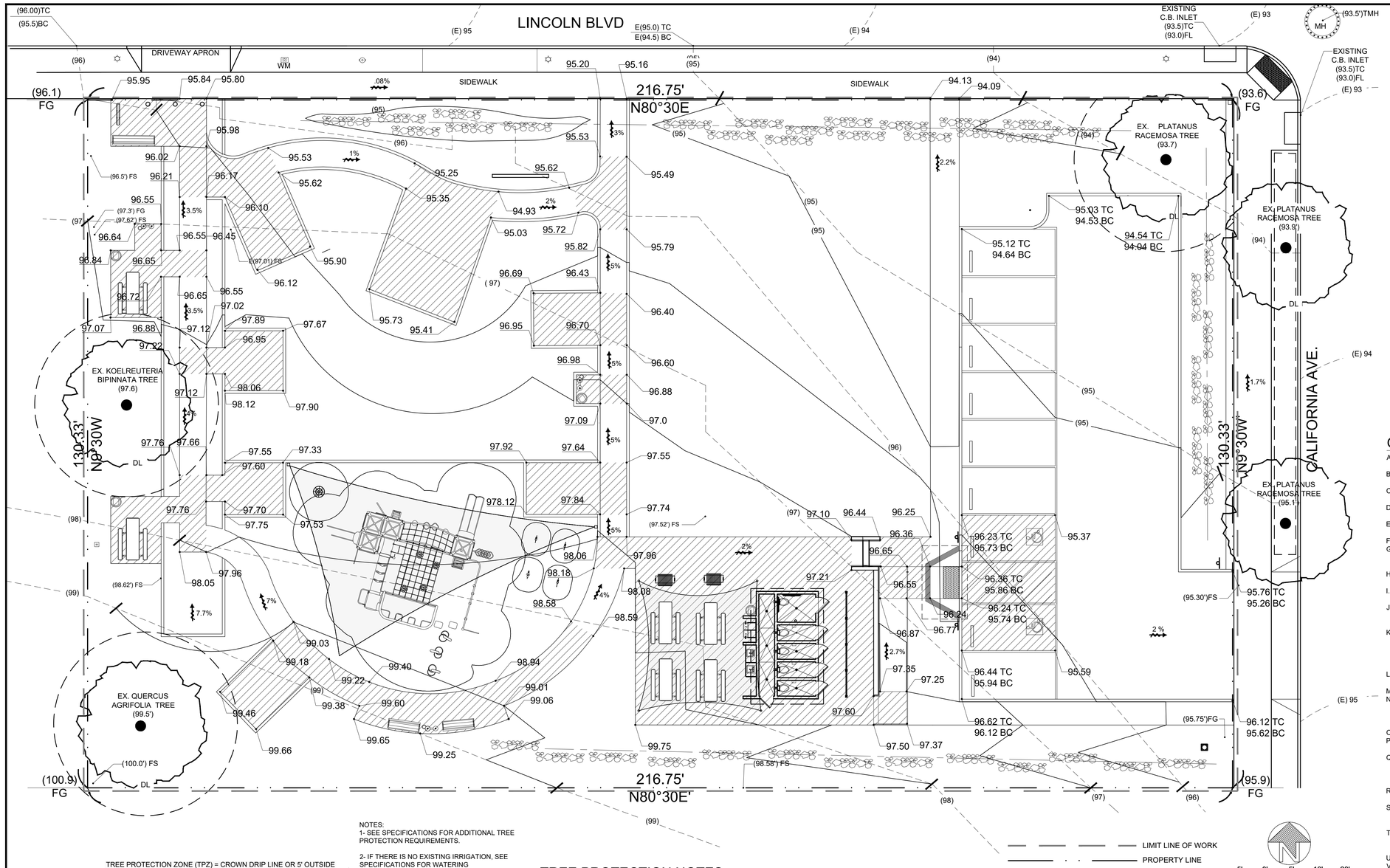
OWNER
2457 S LINCOLN BLVD
2461 S LINCOLN BLVD
VENICE, CA 90291

LANDSCAPE PROJECT

PREPARED BY:	REVIEWED BY:
AS	PA

DATE: 12/17/2020

SHEET NO.
LD-1.0
X OF X



GRADING LEGEND

SYMBOL	ITEM.
SLOPE %	DIRECTIONAL FLOW OF WATER ARROW
(XX.XX)	EXISTING ELEVATION POINT PER SURVEY - FOR REFERENCE ONLY - VERIFY IN FIELD.
XX.XX	PROPOSED ELEVATIONS
	CENTER LINE OF SWALE
	GRAVEL SUMP
	ROCK SWALE
2%MAX.	ADA ACCESSIBILITY AREAS TO GRADE AT 2% IN ALL DIRECTIONS
TPZ	TREE PROTECTION ZONE (TYP. 5' OUTSIDE OF DL)
TPZ	PARKWAY TREE TO REMAIN (FENCE ALONG PARKWAY LIMITS)

GRADING NOTES

A. ANY MODIFICATIONS OF OR CHANGES IN APPOVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL
B. ALL GRADING AND CONSTRUCTION SHALL CONFORM CALIFORNIA BUILDING CODE UNLESS SPECIFICALLY NOTED ON THESE PLANS .
C. ANY EXPORT OF MATERIAL FROM THE SITE TO OFF-SITE PROPERTY REQUIRES AN APPROVED GRADING PLAN.
D. ALL GRADED SITES MUST HAVE DRAINAGE SWALES, BERMS, AND OTHER DRAINAGE DEVICES PRIOR TO APPROVAL OF ROUGH GRADING.
E. A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLANS MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES.
F. THE FIELD ENGINEER MUST SET DRAINAGE STAKES FOR ALL DRAINAGE DEVICES.
G. ALL STORM DRAIN WORK IS TO BE DONE UNDER CONTINUOUS INSPECTION BY THE FIELD ENGINEER. WEEKLY STATUS REPORTS SHALL BE SUBMITTED BY THE ENGINEER TO THE LOCAL BUILDING AND SAFETY DISTRICT OFFICE.
H. FINAL GRADING MUST BE APPROVED BEFORE OCCUPANCY OF BUILDINGS WILL BE ALLOWED.
I. COMPLY WITH ALL THE PLANNING AND ZONING CODE BY SHOWING LOCATIONS AND SIZES OF ALL OAK TREES ON THE GRADING PLAN AND OBTAINING THE APPROPRIATE PERMIT.
J. THE RETAINING WALL DETAILS SHOWN ON THE PLANS ARE NOT CHECKED BY THE GRADING SECTION. SUBMIT A BUILDING PLAN APPLICATION AND PLAN CHECK FEE TO THE BUILDING AND SAFETY DISTRICT OFFICE.
K. SEPARATE PLANS FOR TEMPORARY DRAINAGE AND STORMWATER POLLUTION (EROSION CONTROL) MEASURES TO BE USED DURING THE RAINY SEASON MUST BE SUBMITTED PRIOR TO OCTOBER 1. THE EROSION CONTROL DEVICES SHOWN ON SAID PLANS MUST BE INSTALLED BY NO LATER THAN NOVEMBER 1 AND MAINTAINED IN OPERABLE CONDITION UNTIL APRIL 15 OFTHE FOLLOWING YEAR, AND BEFORE ANY ANTICIPATED RAIN.
L. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NONSTORMWATER FROM THE PROJECT SITE AT ALL TIMES.
M. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
N. A PREVENTIVE PROGRAM TO PROTECT THE SLOPES FROM POTENTIAL DAMAGE FROM BURROWING RODENTS IS REQUIRED. OWNER TO INSPECT SLOPES PERIODICALLY FOR EVIDENCE OF BURROWING RODENTS AND A FIRST EVIDENCE OF THEIR EXISTENCE SHALL EMPLOY AN EXTERMINATOR FOR THEIR REMOVAL.
O. ROOF DRAINAGE MUST BE DIVERTED FROM GRADED SLOPES.
P. ALL SUBDRAIN OUTLETS ARE TO BE SURVEYED FOR LINE AND ELEVATION. THIS CAN BE SHOWN ON AN AS-BUILT GRADING PLAN.
Q. OBTAIN A PERMIT FROM CONSTRUCTION DIVISION. PERMITS SECTION, DEPARTMENT OF PUBLIC WORKS, HAVING JURISDICTION, FOR ANY WORK WITHIN OR AFFECTING PUBLIC MAINTAINED FACILITIES INCLUDING, BUT NOT LIMITED TO PUBLIC RIGHT OF WAY AND STORM DRAINS.
R. SLOPES SHALL BE NO STEEPER THAN 2' HORIZONTAL TO 1' VERTICAL (2:1) AND SHALL HAVE A COMPACTION OF AT LEAST 90% OUT TO THE FINISH SURFACE.
S. ALL DRAIN LINES SHALL BE A MINIMUM OF 4" DIAMETER, AND HAVE A 1% MINIMUM FALL. DRAIN LINES SHALL BE INSTALLED WITH CLEAN-OUTS EVERY 100' PER CODE. CORE CURBS ½" DIAMETER LARGER THAN THE DRAIN PIPE O.D.
T. ALL CATCH BASINS AND DRAINS SHALL BE AS NOTED AND SET FLUSH WITH PROPOSED FINISH SURFACE OR PROPOSED FINISH GRADES, AND SHALL BE CLEANED OF ALL DEBRIS AT COMPLETION OF INSTALLATION.
U. THE DRAINLINE LAYOUT IS DIAGRAMMATIC.
V. THE CONTRACTOR SHALL CO-ORDINATE DRAINLINE LOCATIONS SO AS NOT TO CONFLICT WITH TREE INSTALLATIONS AND EXISTING SITE UTILITIES.
W. ALL PAVED AREAS SHALL SLOPE AWAY FROM BUILDINGS AND STRUCTURES WITH A 1% SLOPE MINIMUM FALL. PLANTED AREAS SHALL HAVE A MINIMUM 2% SLOPE FALL.
X. THE FINISH GRADE AT TURF AREAS SHALL BE ONE INCH BELOW THE FINISH SURFACE OF SIDEWALKS, CURBS, OR PAVED AREAS. THE FINISH GRADE AT PLANTED AREAS SHALL BE 2" BELOW SIDEWALKS, CURBS, OR PAVED AREAS. (UNLESS SHOWN OTHERWISE).
Y. THE FINISH GRADE SHALL HAVE A UNIFORM SURFACE, FREE FROM ALL DEPRESSIONS AND ALL OBJECTS THAT MAY BE A HINDRANCE TO CONSTRUCTION, PLANTING OR MAINTENANCE OPERATIONS.
Z. ALL CONSTRUCTION AREAS SHALL BE FREE OF ROCK, DEBRIS, ETC. ALL EXISTING WEEDS SHALL BE REMOVED.
AA. INSTALL ALL STEPS WITH A MINIMUM 1% FALL. THE CONTRACTOR MAY RAMP PAVING AWAY FROM TOP AND BOTTOM RISERS AS NECESSARY AT A MAXIMUM 2%, MINIMUM 1% FALL.
AB. DIRT AND DEBRIS TRACKED ONTO EXISTING STREETS SHALL BE REMOVED FROM STREETS ON A DAILY BASIS AND AT THE COMPLETION OF CONSTRUCTION.

GRADING AND DRAINAGE ABBREVIATIONS

INI	= INVERT ELEVATION IN	PP	= POWER POLE
INO	= INVERT ELEVATION OUT	TC	= TOP OF CURB
INV	= INVERT ELEVATION	TG	= TOP OF GRATE
FG	= FINISHED GRADE	TL	= TOP OF LANDING
FH	= FIRE HYDRANT	TP	= TOP OF PILASTER
FL	= FLOW LINE	TR	= TOP OF RAIL
FS	= FINISHED SURFACE	TW	= TOP OF WALL

NOTES:
1- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.

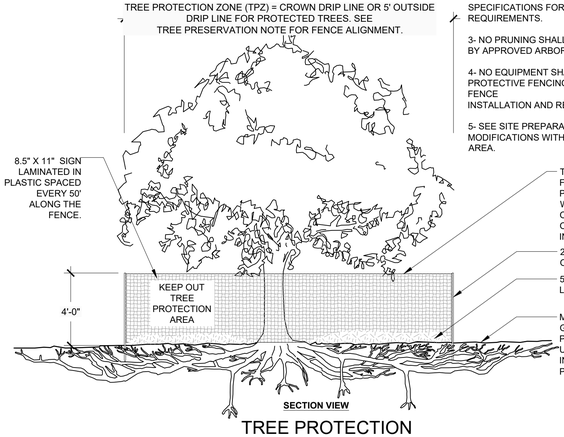
2- IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.

3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.

4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

5- SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.

TREE PROTECTION ZONE (TPZ) = CROWN DRIP LINE OR 5' OUTSIDE DRIP LINE FOR PROTECTED TREES. SEE TREE PRESERVATION NOTE FOR FENCE ALIGNMENT.



TREE PROTECTION

TREE PROTECTION NOTES

"TREE PROTECTION ZONE" (TPZ) FOR EXISTING TREES:

A. BEFORE BEGINNING ANY DEMOLITION OR CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL INSTALL A TEMPORARY PLASTIC ORANGE WEB FENCE AROUND ALL EXISTING TREES TO BE SAVED.
B. COORDINATE ALL OFF-SITE IMPROVEMENTS WITHIN THE TPZ WITH THE COMMUNITY FORESTER OFFICE.
C. NO CONSTRUCTION MATERIALS OR ACTIVITIES ALLOWED IN THIS AREA
D. PRUNING OF CITY TREES TO PROVIDE CLEARANCE FOR CONSTRUCTION ACTIVITIES SHALL ONLY BE DONE BY CITY OF SANTA MONICA.
E. TPZ FOR ALL TREE SPECIES (EXCEPT PROTECTED TREES) THE FENCE SHALL BE INSTALLED NO CLOSER THAN THE DRIP-LINE (OR AS FAR AWAY FROM THE TRUNK AS PRACTICABLE).
F. TPZ FOR ALL PROTECTED TREES THE FENCE SHALL BE INSTALLED NO CLOSER TO THE TREE THAN 5' FROM THE EDGE OF THE TREE'S DRIPLINE OR 15' FEET FROM THE TRUNK, WHICH EVER IS GREATER.
G. FENCING SHALL CONSIST OF HIGH DENSITY POLYETHYLENE FENCING WITH 3.5" X 1.5" OPENINGS; COLOR- ORANGE.
H. STEEL POSTS INSTALLED AT 8' O.C.
I. ALL CONTRACTORS AND THEIR CREWS SHALL NOT BE ALLOWED INSIDE THIS "SAFE ZONE", NOR SHALL THEY BE ALLOWED TO STORE OR DUMP FOREIGN MATERIALS WITHIN THIS AREA. NO WORK OF ANY KIND, INCLUDING TRENCHING, SHALL BE ALLOWED WITHIN THE SAFE ZONE EXCEPT AS DESCRIBED BELOW. THE FENCING SHALL REMAIN AROUND EACH TREE TO BE SAVED UNTIL THE COMPLETION OF CONSTRUCTION OPERATIONS.
J. CONTRACTOR SHALL PROTECT FROM DAMAGE ALL ELEMENTS TO REMAIN AND SHALL REPLACE IN KIND, TO THE SATISFACTION OF THE CITY, ANY ITEMS DAMAGED AS A RESULT OF THE CONTRACTORS OPERATIONS.

PROTECTED TREES - ANY OF THE FOLLOWING SOUTHERN CALIFORNIA NATIVE TREE SPECIES, WHICH MEASURES FOUR INCHES OR MORE IN CUMULATIVE DIAMETER, FOUR AND ONE-HALF FEET ABOVE THE GROUND LEVEL AT THE BASE OF THE TREE:

1. OAK TREE INCLUDING VALLEY OAK (QUERCUS LOBATA) AND CALIFORNIA LIVE OAK (QUERCUS AGRIFOLIA), OR ANY OTHER TREE OF THE OAK GENUS INDIGENOUS TO CALIFORNIA BUT EXCLUDING THE SCRUB OAK (QUERCUS DUMOSA).
2. SOUTHERN CALIFORNIA BLACK WALNUT (JUGLANS CALIFORNICA VAR. CALIFORNICA)
3. WESTERN SYCAMORE (PLATANUS RACEMOSA)
4. CALIFORNIA BAY (UMBELLULARIA CALIFORNICA)

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UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

AMELIA

AMELIA SNYDER
UCLA EXTENSION
CONSTRUCTION DRAWING

REVISIONS

SHEET TITLE
GRADING PLAN

OWNER
2457 S LINCOLN BLVD
2461 S LINCOLN BLVD
VENICE, CA 90291

LANDSCAPE PROJECT

PREPARED BY:	REVIEWED BY:
AS	PA

DATE: 12/17/2020

SHEET NO.
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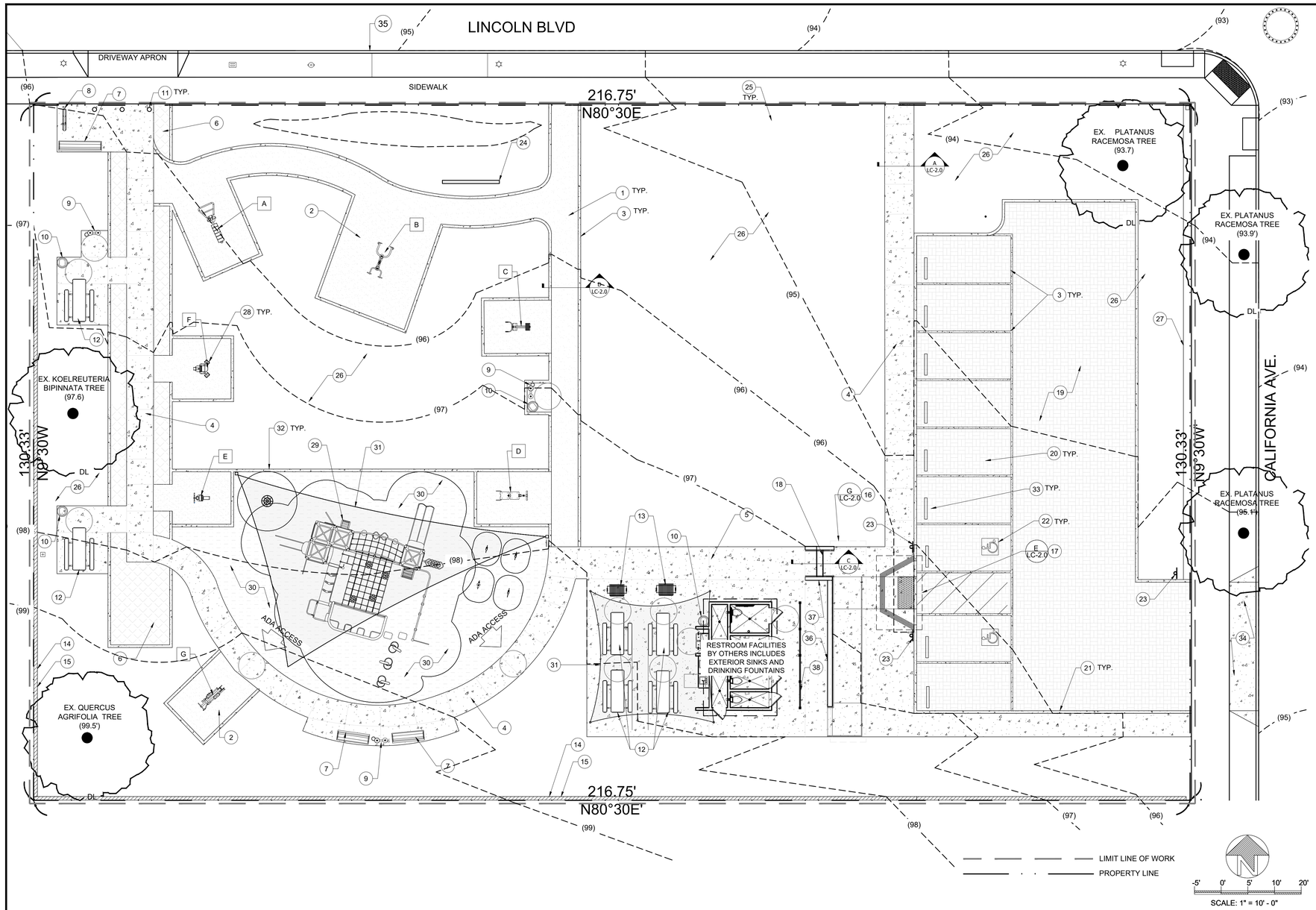

CONSTRUCTION LEGEND

1. DECOMPOSED GRANITE PATH - PATH TO BE ADA COMPLIANT. ORGANIC LOCK™ STABILIZED DECOMPOSED GRANITE FROM SOUTHWEST BOULDER & STONE. COLOR TO BE PALOMINO CORAL. DEPTH TO BE 4" MIN IN PEDESTRIAN PATH WITH A MIN. OF 6" AGGREGATE SUB-BASE. CROSS SLOPE PATH A MAX. OF 2% TO DRAIN. SEE SHEET LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
2. DECOMPOSED GRANITE AREA - TO BE ADA COMPLIANT. ORGANIC LOCK™ STABILIZED DECOMPOSED GRANITE FROM SOUTHWEST BOULDER & STONE. COLOR TO BE BEIGE BLUSH. DEPTH TO BE 4" MIN IN PEDESTRIAN PATH WITH A MIN. OF 6" AGGREGATE SUB-BASE. CROSS SLOPE PATH A MAX. OF 2% TO DRAIN. SEE SHEET LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
3. CONCRETE CURB -INTEGRAL COLORED CONCRETE IN COCO BAY GRAY FROM SCOFIELD. TO BE 6" IN WIDTH, SIDE OF CURB ADJACENT TO PLANTING AREAS AND TURF AREAS TO BE 6" IN HEIGHT . SIDE OF CURB ADJACENT TO DG PATH/PAVING TO BE FLUSH WITH DG. IN PARKING LOT CURB TO BE FLUSH WITH FS OF ADJACENT PAVERS. SEE SHEET LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
4. CONCRETE PATH - INTEGRAL COLORED CONRETE IN COCO BAY GRAY FROM SCOFIELD. TO BE 6" IN DEPTH WITH MIN. 2" LEVELING SAND BASE. SEE SHEET LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
5. CONCRETE PAVING - INTEGRAL COLORED CONRETE IN COCO BAY GRAY FROM SCOFIELD. TO BE 6" IN DEPTH WITH MIN. 2" LEVELING SAND BASE - SEE SHEET LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
6. TURFSTONE PERMEABLE PAVING- ANGELUS PAVING STONES 15.60" x 23.50" FOR VEHICULAR USE - TEXTURE AND PATTERN TO BE TURFSTONE GRID. SEE SHEET LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
7. 6' BENCHES (ADD COMPANION SEATING 5' DIA. TURN AROUND) - TIMBERFORM MODEL NUMBER RENAISSANCE BENCH 2807-6 WITH INTERMEDIATE FRAME WITH CENTER ARMREST/ / POWDER COATED BURGUNDY. INSTALL PER MANUFACTURERS SPECIFICATION EMBEDDED OPTION
8. BICYCLE RACK - CUSTOM CASCADE NUMBER 2175-08/ SUPER CYCLOOPS / POWDER COATED BURGUNDY. INSTALL PER MANUFACTURERS SPECIFICATION EMBEDDED OPTION. .
9. DRINKING WATER FOUNTAIN - TIMBERFORM MODEL NUMBER NO. 2010-08 ADA ACCESSIBLE AND PET DRINKING FOUNTAIN WITH PET BOWL/ / POWDER COATED BURGUNDY. INSTALL PER MANUFACTURERS SPECIFICATION. ATTACH TP SANITARY SEWER
10. TRASH BIN - TIMBERFORM MODEL NUMBER RENAISSANCE LITTER CONTAINER 2816-DT, LARGE CAPACITY/ POWDER COATED BURGUNDY. INSTALL PER MANUFACTURERS SPECIFICATION EMBEDDED OPTION.
11. REMOVABLE BOLLARD - TIMBERFORM MODEL NUMBER 2190 R / BURGUNDY INSTALL PER MANUFACTURES SPECICFICATIONS
12. PICNIC TABLE AND BENCHES -TIMBERFORM MODEL NUMBER 2619-6 / COFFEE TAN ACCESSIBLE PICNIC TABLE AND SEATS. INSTALL PER MANUFACTURERS SPECIFICATION EMBEDDED OPTION.
13. DU MOR SITE FURNISHINGS GRILL - MODEL NUMBER GRILL 21, EMBEDDED FOOTING OPTION SEE SHEET LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
14. 8 X 8 X 16- CMU PROPERTY LINE WALL. MAX. 6 IN HEIGHT AND 8" IN THICKNESS. INSTALL PER MANUFACTURES SPECIFICATIONS
15. GREEN SCREENS - FREESTANDING HORIZONTAL UNITS TO BE MAX. 8' IN HEIGHT AND 2" IN THICKNESS. INSTALL INFRONT OF ENTIRE CMU BLOCK WALL INSTALL PER MANUFACTURES SPECICFICATIONS, SEE SHEET L-6.0 DETAIL 7 FOR ALL SPECIFICATIONS AND DETAILS.
16. CONCRETE ADA RAMP - TO MEET ALL CURRENT AMERICANS WITH DISABILITIES ACT REQUIREMENTS AND TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS. TO SEE SHEET LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS
17. CONCRETE ADA CURB RAMP WITH TRUNCATED DOMES TO MEET ALL CURRENT AMERICANS WITH DISABILITIES ACT REQUIREMENTS AND TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS.- SEE SHEET LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
18. CONCRETE STEPS - 6" RISERS AND 12' TREADS, TO MEET ALL CURRENT AMERICANS WITH DISABILITIES ACT REQUIREMENTS AND TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS. TO SEE SHEET LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
19. PARKING LOT - ACKER STONE 4 3/8" x 8 3/4" FOR VEHICULAR USE - COLOR TO BE AQUA-VIA I - TEXTURE AND PATTERN TO BE BASKET WEAVE. SEE SHEET LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
20. ADA COMPLIANT PERMEABLE PAVER - ACKER STONE 4 3/8" x 8 3/4" FOR VEHICULAR USE - COLOR TO BE AQUA-VIA I - TEXTURE AND PATTERN TO BE BASKET WEAVE - APPLY BETWEEN 4" CURBS (USED FOR STALL STRIPING). REFER TO LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS
21. CONCRETE CURB - INTEGRAL COLORED CONCRETE IN COCO BAY GRAY FROM SCOFIELD. TO BE 6" IN WIDTH AND HEIGHT, SIDE OF CURB ADJACENT TO PARKING LOT, TO BE 6" IN HEIGHT . SIDE OF CURB ADJACENT TO CONCRETE PATH/PAVING TO BE FLUSH WITH PATH. SEE SHEET LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
22. ADA PARKING LOT STRIPING -TO MEET ALL CURRENT AMERICANS WITH DISABILITIES ACT REQUIREMENTS AND TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS. SEE SHEET LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
23. ADA SIGNAGE TO MEET ALL CURRENT AMERICANS WITH DISABILITIES ACT REQUIREMENTS AND TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS. ADD SIGNAGE AT: PARKING LOT ENTRY AND ADA PARKING STALLS - SEE SHEET LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS
24. PARK ENTRY SIGN- BY FOSSIL INDUSTRIES, ARTWORK TO BE PROVIDED BY LANDSCAPE ARCHITECT.
25. BIOSWALE AND BOULDERS- SEE SHEET LP-1.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
26. PLANTING AREAS- SEE SHEET LP-1.0 FOR ALL SPECIFICATIONS OF TREES SHRUBS AND GROUNDCOVERS
27. CONCRETE V SWALE - REFER TO SHEET LG-1.0 FOR DETAIL AND SPECIFICATIONS
28. EXERCISE EQUIPMENT BY GREENFIELD - EQUIPMENT TO BE INSTALL PER MANUFACTURES SPECIFICATIONS, SEE EQUIPMENT LIST (BELOW) FOR EQUIPMENT TYPE.
    - A. CHIN UP AND ABS UBX-225
    - B. ACCESSIBLE LAT PULL DOWN & VERTICAL PRESS GR20051-48C-W
    - C. BACK EXTENSION HP2009-7-25
    - D. SINGLE LEG CURL GR2005-1-100S
    - E. ARM CURL UBX-255
    - F. INNER THIGH ADDUCTOR UBX-218
    - G. ELLIPTICAL HP2009-5-03
29. ALL INCLUSIVE PLAYGROUND EQUIPMENT FOR 5-12 YEAR OLD CHILDREN- - PLAY EQUIPMENT VENTI AND EVOS DESIGN NO. 5189 PLAN, 205800 1- TOPSY TURNY SPINNER 42", 4- DIGIRIDER ROCKET SHIP AND SHADE SAILS AND SPRING RIDERS BY LANDSCAPE SCULPTURES, INC. REFER TO LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
30. NEW RESILIANT RUBBER SURFACING INSTALLATION OF PEBBLEFLEX 2.0, MANUFACTURER: LANDSCAPE STRUCTURES 601 7TH STREET SOUTH DELANO, MN 55328 888-438-6574, THE INSTALLATION OF THE NEW SURFACE SHALL BE INSTALLED BY A PEBBLEFLEX 2.0 CERTIFIED INSTALLER. COLOR TO BE BRICK RED. REFER TO LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
31. SHADE SAIL BY SOCAL SHADE SAILS- 23" X 25' CUSTOM SHADE SAIL FOR GROUP PICNIC AREA, 60' X 60' X 40' FOR PLAY AREA. IN SAND/TAN COLOR - SHADE MATERIAL, STEEL COLUMNS ENGINEERING, DESIGN DETAILS AND INSTALLATION BY SOCAL SHADE SAILS
32. CONCRETE CURB - INTEGRAL COLORED CONCRETE IN COCO BAY GRAY FROM SCOFIELD. TO BE 6" IN WIDTH AND HEIGHT ABOVE SILICA SAN SURFACE, CONCRETE CURB ADJACENT TO PLANTING AREA SHALL BE 2" ABOVE PLANTING AREA SURFACE. REFER TO LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
33. WHEEL STOPS BY AMERICAN PRECAST CONCRETE INC. INSTALL PER MANUFACTURES SPECIFICATIONS.
34. NEW CONCRETE DRIVEWAY APRON PER SEPARATE PERMIT- LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS
35. NEW CONCRETE CURB PER SEPARATE PERMIT- LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
36. POURED IN PLACE CONCRETE WALL - LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS
37. POURED IN PLACE CONCRETE CHEEK WALLS - LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
38. STEEL SCREEN, PART #1696121841 MCNICHOLS PERFORATED METAL, SQUARE HOLE, PLAIN STEEL COLD ROLLED, MILL FINISH, 18 GAUGE, 5/16" SQUARE ON 1/2" STRAIGHT ROW CENTERS, 39% OPEN AREA 5 PANELA 54" WIDE, 60" TALL , 12" CLEAR FROM FINISH SURFACE. 4 X 4 STEEL POSTS EMBED MIN 18". POWDER COAT FINISH, COLOR TO BE SELECTED. - LC-2.0 DETAIL X SPECIFICATIONS AND DETAILS

CONSTRUCTION NOTES

A. ALL FORMS AND ALIGNMENTS OF PAVING, LAYOUT, AND SPECIAL PAVING AREAS SHALL BE REVIEWED AND APPROVED BY THE AGENCY'S AUTHORIZED REPRESENTATIVE PRIOR TO PLACING (GIVE A MINIMUM OF 48 HOURS NOTICE).
B. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGES INCURRED.
C. THE CONTRACTOR SHALL NOTE AND INSTALL ALL SLEEVE LOCATIONS SHOWN ON THE IRRIGATION PLANS AND ELECTRICAL PLANS IN EXCESS OF EXISTING SLEEVES PER THE AGENCY'S APPROVAL.
D. ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS AND THE LATEST EDITION OF THE UNIFORM BUILDING CODE.
E. THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE PLANS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE AGENCY'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY INSTALLATION PROCESSES.
F. THE CONTRACTOR MUST CHECK ALL DIMENSIONS, FRAMING CONDITIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE AGENCY'S AUTHORIZED REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY OF ANY DESCREPANCIES OR POSSIBLE DEFICIENCIES.
G. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED WORK. ALL BRACING, TEMPORARY SUPPORTS, SHORING, MASONRY, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OBSERVATION VISITS TO THE JOB SITE BY THE LANDSCAPE ARCHITECT DOES NOT INCLUDE INSPECTION OF CONSTRUCTION METHODS AND SAFETY CONDITIONS AT THE WORKSITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.
H. SITE CLEAN-UP SHALL TAKE PLACE ON A DAILY BASIS.

CONTACT INFORMATION

GAILS MATERIALS
ADDRESS 10060 DAWSON CANYON ROAD
CORONA, CA 92883
PHONE: 951-667-6106 FAX: 951-667-6102

TIMBERFORM / COLUMBIA CASCADE COMPANY
1300 S.W. SIXTH AVENUE, SUITE 310
PORTLAND, OREGON 97201-3464
PHONE: 800-547-1940 FAX: 503-223-4530

SOCAL SHADE SAILS
2580 SAN ELIJO AVE, ENCINITAS, CA 92007
PHONE: 800-230-6751 LOCAL: 760-53501966

GREENFIELDS OUTDOOR FITNESS, INC.
PHONE: 888-315-9037

PACIFIC PLAY SYSTEMS, INC.
3226 GREY HAWK COURT,CARLSBAD, CA 92010
PHONE: 760-599-7355 FAX: 760-599-7385

AMERICAN PRECAST CONCRETE INC.
2246 N DURFEE AVE. EL MONTE, CA 91732
PHONE: 626-443-0970

DUMOR, INC.
ADDRESS P.O. BOX 142 MIFFLINTOWN PA
17059-0142 PHONE: 800-598-4018 FAX:
717-436-9839

INVISIBLE STRUCTURES
PHONE: 303-233-8383.
WEBSITE: WWW.INVISIBLESTRUCTURES.COM
EMAIL: SALES@INVISIBLESTRUCTURES.COM

BELGARD PRODUCTS
SIERRA AN OLDCASTLE COMPANY
10714 POPLAR AVENUE
FONTANA, CA 92337
DAVID.HARPER@OLDCASTLE.COM
PHONE: 844-495-8210

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REVISIONS

SHEET TITLE
LANDSCAPE CONSTRUCTION PLAN

OWNER
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2461 S LINCOLN BLVD
VENICE, CA 90291

LANDSCAPE PROJECT

PREPARED BY:	REVIEWED BY:
AS	PA

DATE: 12/17/2020

SHEET NO.
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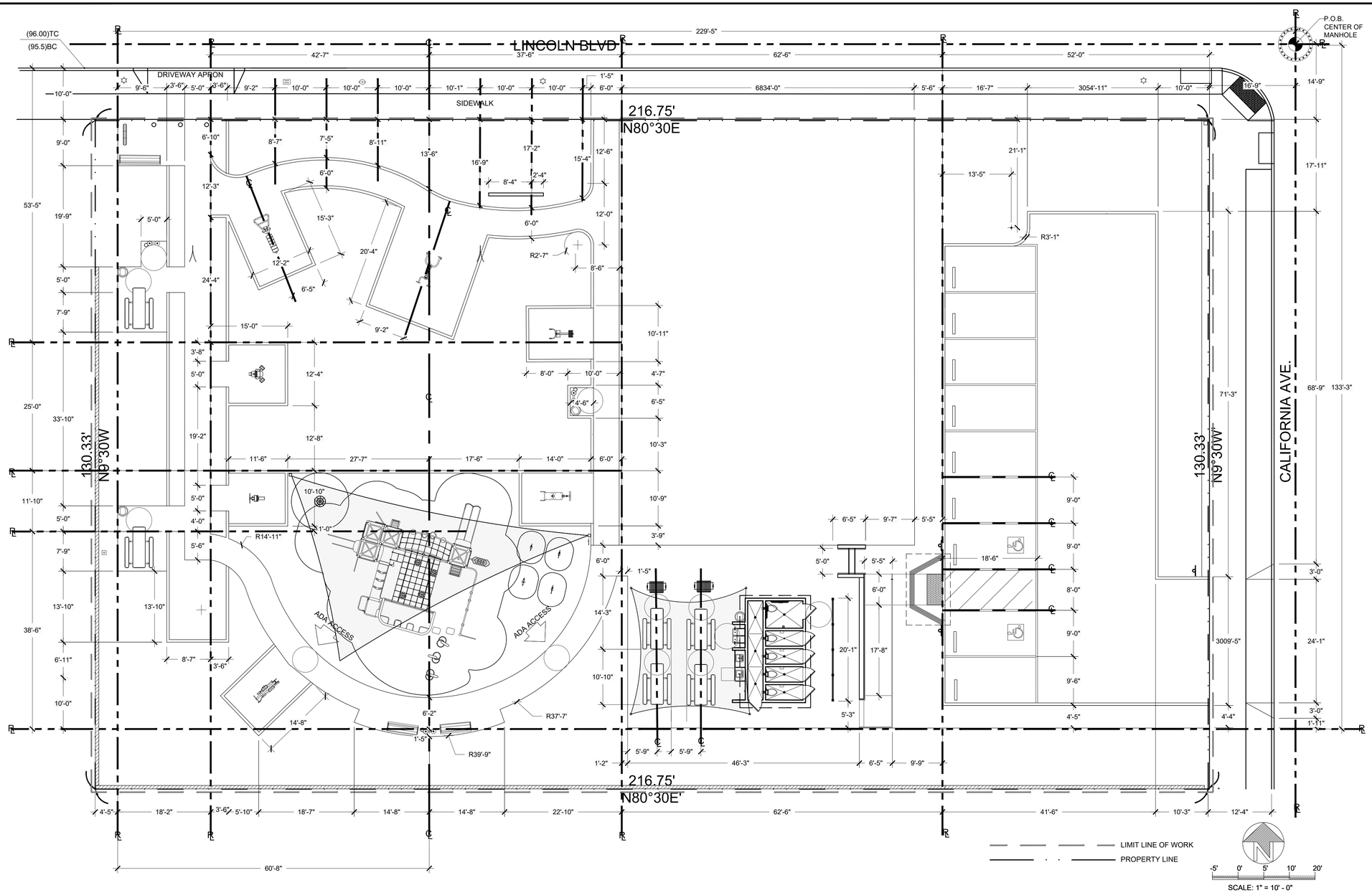

LAYOUT NOTES

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8. SITE CLEAN-UP SHALL TAKE PLACE ON A DAILY BASIS.

LAYOUT ABREVIATIONS

E.J.	EXPANSION JOINT
S.L.	SCORE LINE
P.A.	PLANTED AREA
V.I.F	VERIFY IN FIELD
P.O.B.	POINT OF BEGINNING
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
I.D.	INSIDE DIAMETER
R	RADIUS
CLR.	CLEAR
EX.	EXISTING
CONT.	CONTINUOUS
BLDG.	BUILDING
D.G.	DECOMPOSED GRANITE
CONC.	CONCRETE
N.I.C.	NOT IN CONTRACT
TYP.	TYPICAL
RM	REMOVABLE BOLLARD

LAYOUTS SYMBOLS

- CENTER LINE
- REFERENCE LINE
- P.O.B. - HORIZONTAL CONTROL POINT OF BEGINNING
- ALIGN
- SAFETY, FALL AND ADA CLEARANCE

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PREPARED BY:	REVIEWED BY:
AS	PA

DATE: 12/17/2020

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X NOT USED SCALE

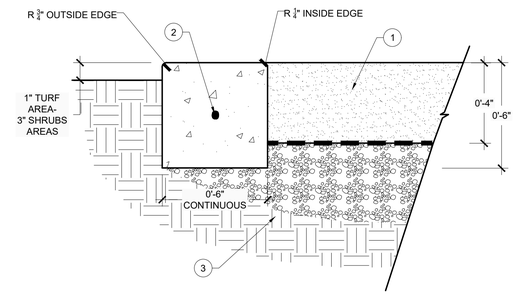
X NOT USED SCALE

LEGEND

1. DECOMPOSED GRANITE PAVING
2. #4 REBAR- CONTINUOUS AT CENTER SLAB
3. 90% COMPACTED SUBGRADE

NOTE:

A. CONCRETE FINISH: LIGHT BROOM FINISH
B. INSTALL EXPANSION JOINTS 15' O.C.



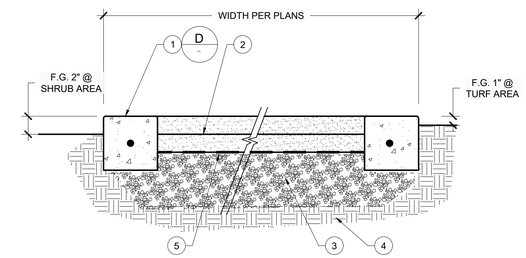
D 6" CONCRETE CURB PEDESTRIAN SCALE: 3"=1'-0"

LEGEND

1. 6" CONC. BAND @ D.G. PAVE- BOTH SIDES
2. 4" DEEP STABLIZED DECOMPOSED GRANITE. INSTALL IN 2-2" LIFTS. COMPACT EACH LIFT TO 90%
3. 6" DEEP AGGREGATE BASE COMPACT TO 90%
4. 90% COMPACTED SUB-GRADE
5. FILTER FABRIC

NOTE:

A. REFER TO CONSTRUCTION LEGEND NOTES FOR DECOMPOSED GRANITE MATERIAL
B. INTEGRAL BATCH MIXED D.G. STABILIZED
C. F.G. = FINISHED GRADE



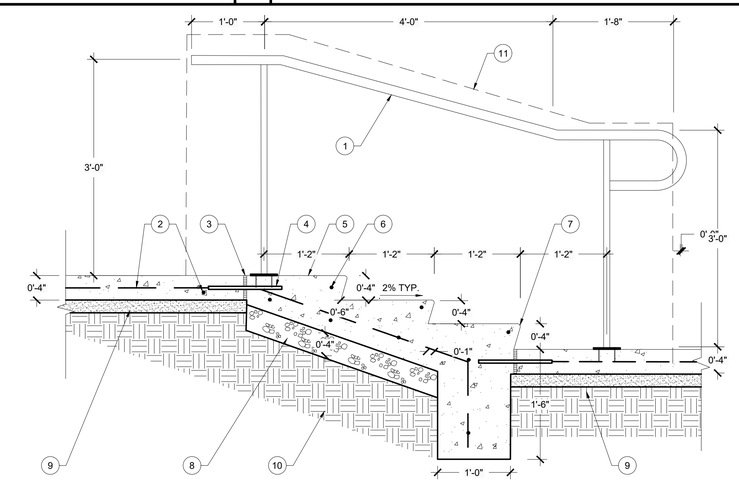
C DECOMPOSED GRANITE PAVING PEDESTRIAN SCALE 1 1/2" = 1'-0"

X NOT USED SCALE

X NOT USED SCALE

LEGEND

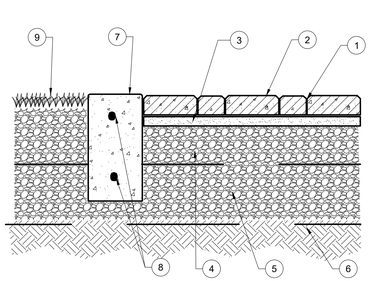
1. ROUND TUBULAR STEEL HANDRAIL- HAND RAIL 1 1/2" IN DIAMETER, POSTS 1" IN DIAMETER. POWDER COAT FINISH. COLOR TO MATCH ADA RAMP HANDRAIL. SET 1-1/2 AWAY FROM WALL
2. #4 REBAR 16" O.C. E.W.
3. EXPANSION JOINT
4. #4 REBAR DOWEL 12" LONG W/ SLEEVE 24" O.C.
5. POURED IN PLACE CONCRETE STEPS AND LANDING MEDIUM SAND WASH FINISH. SLOPE STEPS 2% TO DRAIN
6. STEPS TO HAVE #3 REBAR AT NOSING KEEP MIN. 3" CLEAR FROM SURFACE
7. STEPS TO HAVE 1/2" RADIUS
8. 4" AGGREGATE BASE
9. 2" LEVELING SAND BELOW CONCRETE PAVING
10. 90% RELATIVE COMPACTED SOIL
11. WALL



B CONCRETE STEPS AND HANDRAIL SCALE 1" = 1'-0"

LEGEND

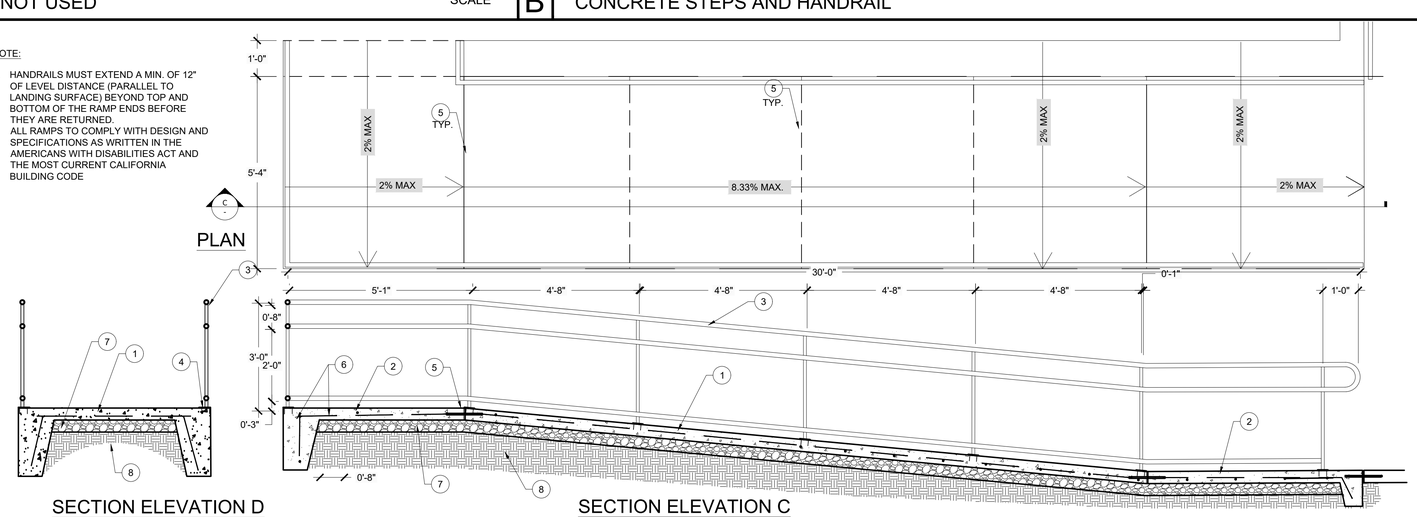
1. ASTM NO. 8 AGGREGATE IN OPENINGS NO GREATER THAN 3/4"
2. CONCRETE PAVERS MIN. 3 1/2" THICK, HARRINGBONE PATTERN
3. BEDDING COURSE 1 1/2" TO 2" THICK AGGREGATE BASE (TYP. ASTM NO. 8 OR ASTM NO. 9 AGGREGATE)
4. MIN 4" THICK ASTM NO. 57 STONE OPEN GRADED BASE COMPACT TO 90%
5. MIN 6" THICK NO. 2 STONE AGGREGATE
6. GEOTEXILE
7. 6" CONCRETE BRANDING
8. REINFORCE WITH #4 REBAR (CONTINUOUS)
9. TURF



E PERMEABLE PAVERS SCALE: 3"=1'-0"

NOTE:

A. HANDRAILS MUST EXTEND A MIN. OF 12" OF LEVEL DISTANCE (PARALLEL TO LANDING SURFACE) BEYOND TOP AND BOTTOM OF THE RAMP ENDS BEFORE THEY ARE RETURNED.
B. ALL RAMPS TO COMPLY WITH DESIGN AND SPECIFICATIONS AS WRITTEN IN THE AMERICANS WITH DISABILITIES ACT AND THE MOST CURRENT CALIFORNIA BUILDING CODE



LEGEND

1. CONCRETE RAMP, 4" IN DEPTH- COLORS AS SPECIFIED ON CONSTRUCTION PLAN- FINISH TO BE SAND WASH NOT TO EXCEED 8.33% SLOPE
2. LANDING NOT TO EXCEED 2% SLOPE IN ALL DIRECTIONS
3. TUBULAR STEEL HANDRAILS - ALL STEEL TO BE 16 GAUGE, POSTS TO BE 1" IN DIAMETER - TOP AND MID AND BOTTOM RAILS TO BE 1 1/2" MAX. DIAMETER. ALL WELDING TO BE FINISHED SMOOTH. ALL RAILS TO BE POWDER COATED TIGAR RAL EXTERIOR POWDER COATING- COLOR TO BE RAL 7002-49/72720.
4. SURFACE MOUNT HANDRAILS WITH 1/4" x 4" x 4" STEEL PLATES AND 1" x 2" LAG BOLTS PREDRILL AND SECURE BOLTS WITH CONCRETE ADHESIVE.
5. EXPANSION AND CONTROL JOINTS AS SHOWN ON DETAIL B.
6. #4 REBAR @ 16" O.C. BOTH WAYS.
7. MIN 4" AGGREGATE.
8. 90% COMPACTED SUBGRADE.

A ADA CONCRETE RAMP SCALE 1/2" = 1'-0"

AMELIA

AMELIA SNYDER
UCLA EXTENSION
CONSTRUCTION DRAWING

REVISIONS

SHEET TITLE
LANDSCAPE CONSTRUCTION DETAIL SHEET

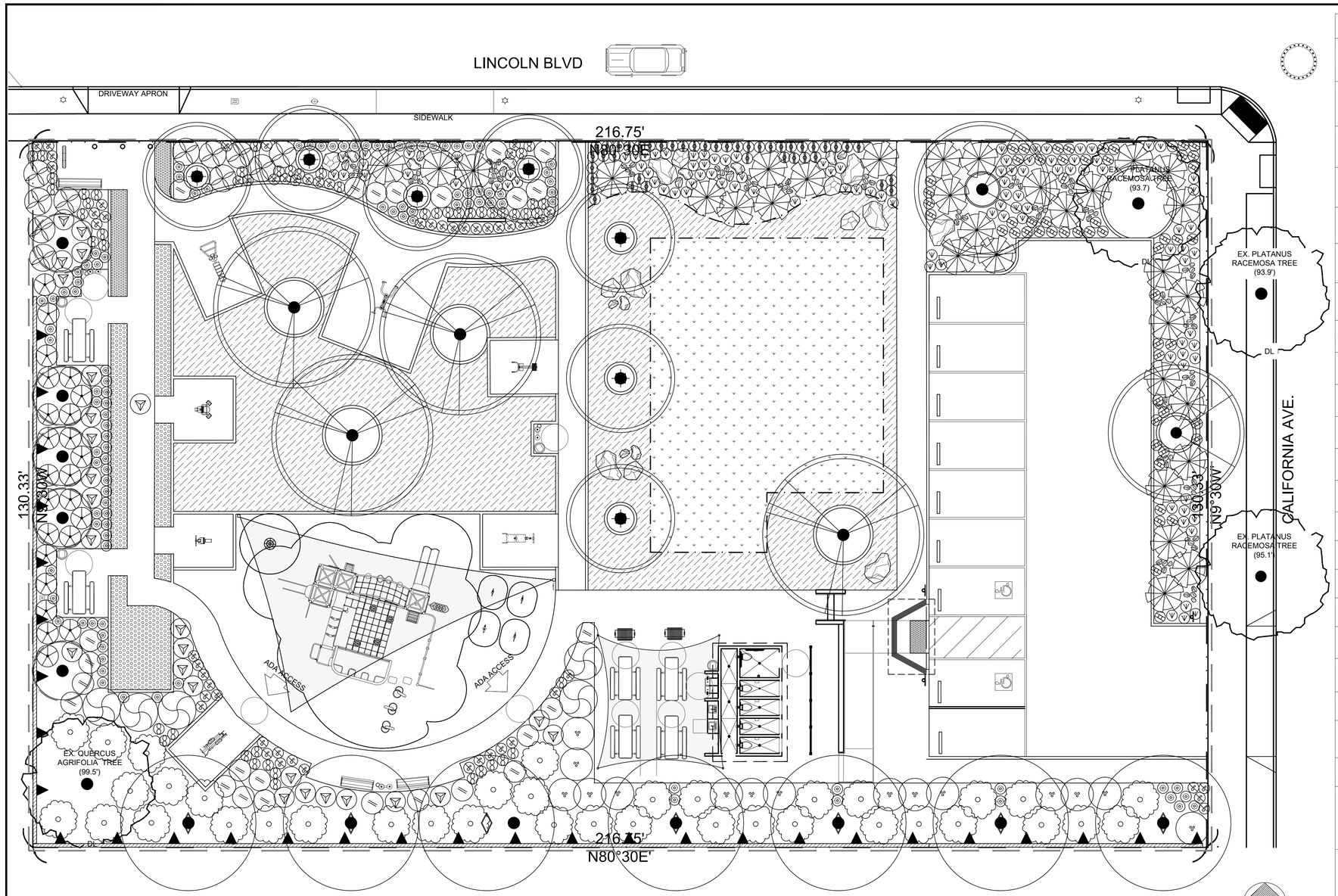
OWNER
2457 S LINCOLN BLVD
2461 S LINCOLN BLVD
VENICE, CA 90291

LANDSCAPE PROJECT

PREPARED BY:	REVIEWED BY:
AS	PA

DATE: 12/17/2020

SHEET NO.
LC-2.0
X OF X



PLANTING LEGEND

PLANT TYPE	SYMBOL	GENUS	COMMON NAME	PLANT FACTOR	SIZE	QTY.	REMARKS
TREES		EXISTING	VARIOUS	N/A	N/A	N/A	AS SHOWN ON PLAN
		Relocated Platanus racemosa	SYCAMORE	0.50	N/A	2	PLANT AS SHOWN ON PLAN
		Arbutus 'Marina' (Standard)	STRAWBERRY TREE	0.3	24" BOX	7	PLANT AS SHOWN ON PLAN
		Melaleuca nesophila	PINK MELALEUCA	0.3	15 GAL	5	PLANT AS SHOWN ON PLAN
		Quercus agrifolia	COAST LIVE OAK	0.3	15 GAL	7	PLANT AS SHOWN ON PLAN
		Umbellularia californica	CALIFORNIA BAY TREE	0.3	24" BOX	4	PLANT AS SHOWN ON PLAN
SHRUBS/ PERENNIALS		Achillea millefolium 'Island Pink'	PINK CALIFORNIA YARROW	0.3	1 GAL	26	PLANT AS SHOWN ON PLAN
		Anemopsis californica	YERBA MANSA	0.5	1 GAL	43	PLANT AS SHOWN ON PLAN
		Artemisia californica 'Canyon Gray'	COASTAL SAGEBRUSH	0.3	5 GAL	15	PLANT AS SHOWN ON PLAN
		Ceanothus griseus var. horizontalis 'Yankee Point'	YANKEE POINT CEANOTHUS	0.3	5 GAL	38	PLANT AS SHOWN ON PLAN
		Echium candicans 'Rincon Blue'	PERIWINKLE PRIDE OF MADEIRA	0.3	5 GAL	7	PLANT AS SHOWN ON PLAN
		Erigeron karvinskianus	SANTA BARBARA DAISY	0.3	1 GAL	103	PLANT AS SHOWN ON PLAN
		Galvezia speciosa 'Bocarosa'	ISLAND SNAPDRAGON	0.2	5 GAL	11	PLANT AS SHOWN ON PLAN
		Heuchera 'Wendy'	WENDY CORAL BELLS	0.5	1 GAL	58	PLANT AS SHOWN ON PLAN
		Mimulus aurantiacus 'Jelly Bean Gold'	GOLD MONKEYFLOWER	0.2	1 GAL	48	PLANT AS SHOWN ON PLAN
		Mimulus aurantiacus 'Jelly Bean Purple Pink'	PURPLE PINK MONKEYFLOWER	0.2	1 GAL	57	PLANT AS SHOWN ON PLAN
		Salvia leucantha 'Santa Barbara'	SANTA BARBARA SAGE	0.3	5 GAL	25	PLANT AS SHOWN ON PLAN
		Westringia fruticosa 'Smokey'	COAST ROSEMARY	0.3	5 GAL	25	PLANT AS SHOWN ON PLAN
GRASSES		Carex praegracilis	CALIFORNIA FIELD SEDGE	0.5	1 GAL	106	PLANT AS SHOWN ON PLAN
		Miscanthus sinensis 'Adagio'	DWARF MAIDEN GRASS	0.5	5 GAL	32	PLANT AS SHOWN ON PLAN
GROUND COVER/ VINES		Calystegia macrostegia	ISLAND MORNING GLORY	0.3	5 GAL	30	PLANT AS SHOWN ON PLAN
		Lippia nodiflora	KURAPIA	0.4	SOD	3766 SQFT	SOILS SOLUTIONS, 412 CALLE SAN PABLO UNIT 220, CAMARILLO, CA 93012 (805) 236-9272
		Gen-1 Hybrid Bermuda	SOD/ BERMUDA GRASS	0.8	SOD	2471 SQFT	PACIFIC SOD, 305 WEST HUENEME ROAD CAMARILLO, CA 93012 (800) 942-5296
		Tifgreen	BERMUDA GRASS PLUGS	0.8	PLUGS	560 SQFT	SOUTHLAND SOD 2599 E. HUENEME RD. OXNARD, CA 93033 (805) 488-3585
BOULDERS		Baja Crest 1.0	RIVER ROCK	N/A	1'-0"	96	SOUTHWEST BOULDERS 2418 CYPRESS WAY, FULLERTON, CA 92831 (714) 882-1010
		Roughback 4.5	LARGE BOULDER	N/A	4'-6"	7	"
		Roughback 3.5	MEDIUM BOULDER	N/A	3'-6"	6	"
		Roughback 2.5	SMALL BOULDER	N/A	2'-6"	16	"

ALL PLANTING AREAS TO RECEIVE A MIN. OF 1" DEEP LAYER OF KELLOGG'S 'XERIMULCH' (AVAILABLE THROUGH KELLOGG'S SUPPLY, INC. 1(800) 232-2322 AND 2" LAYER OF WOOD MULCH

PLANTING NOTES

A. CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF EXISTING UTILITIES. PLANT MATERIAL QUANTITIES ARE LISTED FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATION(S) FROM THE PLANS OR SPECIFICATIONS WILL REQUIRE WRITTEN APPROVAL FROM THE OWNER AND/OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
B. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ALL SITE CONDITIONS WHICH PREVENT INSTALLATION PER PLANS AND SPECIFICATIONS.
C. THE CONTRACTOR SHALL BE LIABLE FOR REMOVING AND REINSTALLING ALL IRRIGATION EQUIPMENT, AND REPLANTING AREAS WHICH ARE NOT INSTALLED PER PLANS AND SPECIFICATIONS.
D. THE IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO PLANT MATERIALS.
E. TREES AND SHRUBS SHALL BE PLANTED AFTER CONCRETE PLACEMENT, BUT NOT BEFORE THE IRRIGATION COVERAGE TEST HAS BEEN APPROVED (REFER TO SPECIFICATIONS).
F. PLACE TREES BETWEEN IRRIGATION HEADS WHEREVER POSSIBLE.
G. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS AND/OR REPLACEMENT OF ANY DAMAGED LANDSCAPE AREAS BEYOND THE LIMIT OF WORK, AS A DIRECT RESULT OF THE LANDSCAPE CONSTRUCTION BY THE CONTRACTOR AND/OR BY HIS SUB-CONTRACTOR. REPLACEMENT ITEMS SHALL BE AN EXACT DUPLICATE OF THE ORIGINAL WORK, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
H. CLEAN-UP SHALL TAKE PLACE ON A DAILY BASIS UNLESS OTHERWISE APPROVED BY THE OWNER.
I. THE PLANTING PLANS ARE ONLY ACCURATE FOR THE PLANTING LOCATION AND PLANT SIZE. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES BY PLAN CHECK.
J. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.
K. THE CONTRACTOR SHALL RECEIVE SITE GRADED WITHIN .10 FOOT OF FINISH GRADE. COMMENCEMENT OF WORK INDICATES CONTRACTOR'S ACCEPTANCE OF EXISTING GRADES AND CONDITIONS. FINAL GRADES SHALL BE ADJUSTED BY CONTRACTOR AS DIRECTED BY OWNER'S REPRESENTATIVE. ALL GRADING SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
L. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER GROWN TREES, SHRUBS, VINES, SEEDED/SODDED TURF, HYDROMULCHES, AND FLATTED GROUNDCOVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR AND PAY FOR PLANTING, STAKING, AND GUARANTEE OF ALL PLANT MATERIALS. SEE PLANTING DETAILS, FOR PLANTING AND STAKING/GUYING REQUIREMENTS.
M. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL APPROVE PLANT MATERIAL PLACEMENT BY CONTRACTOR PRIOR TO INSTALLATION.
G. INSTALL SHREDDED MULCH IN ALL SHRUB AND GROUNDCOVER AREAS AT A DEPTH OF 3" UNLESS OTHERWISE INDICATED ON THE PLANS.
H. FERTILIZER FOR ALL LAWN AREAS SHALL BE A SLOW-RELEASE, HIGH-NITROGEN FERTILIZER INCORPORATED INTO THE SOIL DURING PLANTING.
I. FOR AREAS TO BE LANDSCAPED AND IRRIGATED, THE FOLLOWING AMENDMENTS SHALL BE UNIFORMLY BROADCAST AND THOROUGHLY INCORPORATED 6" DEEP BY MEANS OF A ROTOTILLER OR EQUAL.
J. AMOUNT PER 1000 SQUARE FEET
K. 2 CU. YDS. NITROGEN STABILIZED ORGANIC COMPOST
L. 50 LBS. AGRICULTURAL GYPSUM
M. THE PLANTING PITS FOR TREES SHALL BE DUG TWO TIMES THE DIAMETER OF THE ROOTBALL AND THE SAME DEPTH AS THE ROOTBALL. PLANTING PITS FOR SHRUBS AND PERENNIALS SHALL BE DUG TWICE AS WIDE AND ONE-AND-A-HALF TIMES AS DEEP AS THE ROOTBALL. THE BACKFILL MIX FOR USE AROUND THE ROOTBALL OF ALL TREES, SHRUBS, AND PERENNIALS SHALL CONSIST OF THE FOLLOWING FORMULA:
N. 3 PARTS BY VOLUME ON-SITE SOIL
O. 1 PART BY VOLUME ORGANIC AMENDMENT (AS IN #7 ABOVE)
P. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS SHOWN ON THE PLANS, INCLUDING (BUT NOT LIMITED TO) WATERING, WEEDING, MOWING, PRUNING, AND EDGING, FOR A PERIOD OF THIRTY (30) DAYS.
Q. THE LANDSCAPE CONTRACTOR SHALL WARRANTY AND REPLACE ANY PLANT MATERIAL THAT DIES OR SHOWS SIGNS OF LACK OF VIGOR OR OTHER UNHEALTHFUL APPEARANCE WITHIN NINETY (90) DAYS OF COMPLETION OF CONTRACT AT NO COST TO THE OWNER.

SYMBOLS LEGEND

SURE-LOC SURE EDGE
STEEL LANDSCAPE EDGING 3/16" X 4 X 16'
.182 - 1.88" AVERAGE THICKNESS
CONTACT SURELOCK INGLEWOOD

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AMELIA

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UCLA EXTENSION
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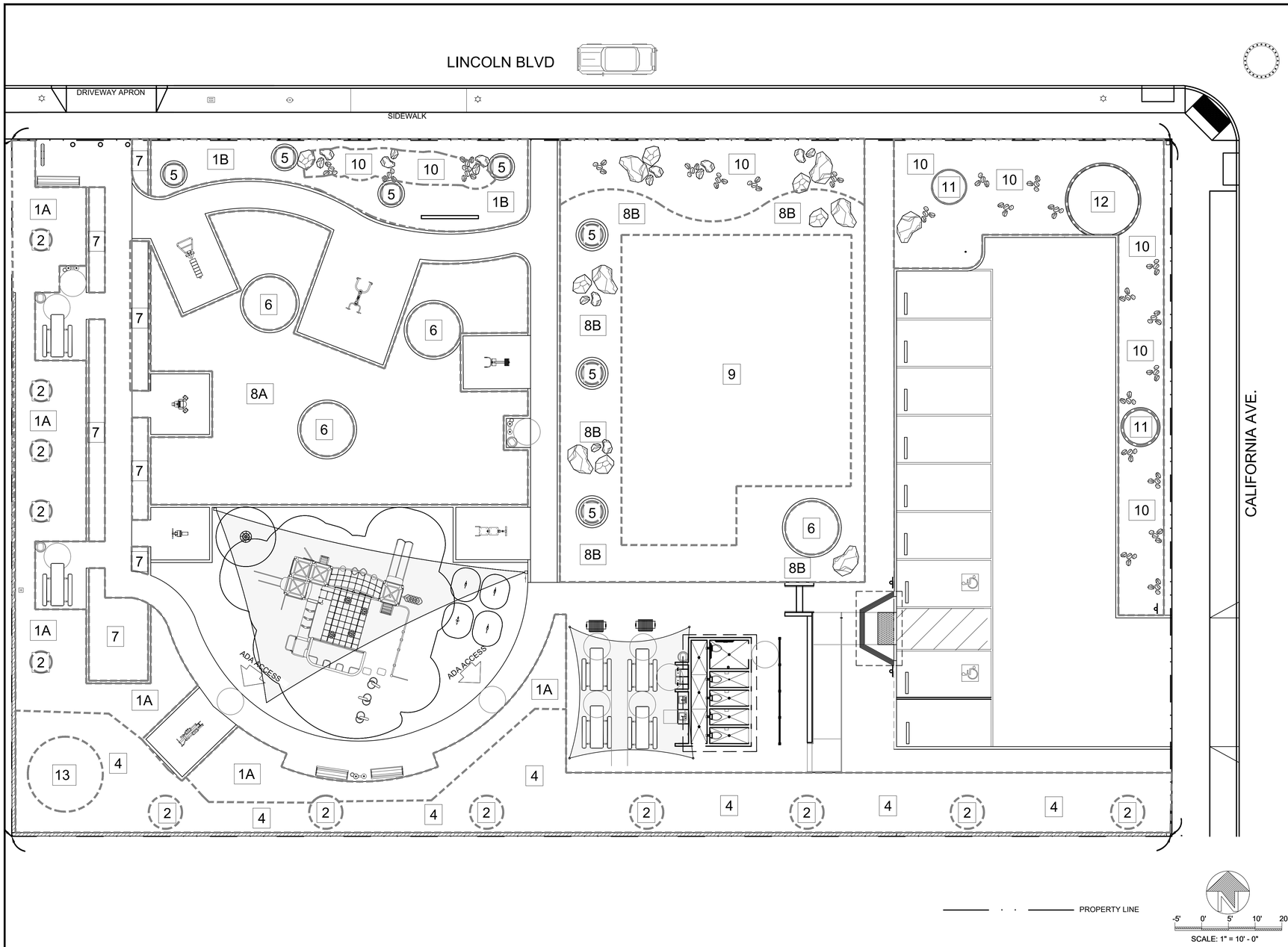

SYMBOLS LEGEND

HYDROZONE AREAS 1

HYDRZONE LIMITS

REFER TO HYDROZONES ON THE "WATER EFFICIENT LANDSCAPE WORKSHEET" ON SHEET LH-1.0

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 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 Use (ETWU)[e]
Regular Landscape Areas							
1A /1B LOW WATER SHRUBS	0.30	DRIP	.81	.37	**2442.97**	903.90	**28,076.91**
2 / LOW WATER TREES	0.30	BUBBLERS	.81	.37	**50.24**	18.59	**577.41**
2 / LOW WATER TREES	0.30	BUBBLERS	.81	.37	**212.66**	78.69	**2444.09**
4 / V LOW WATER SHRUBS	0.20	DRIP	.81	.24	**2200.24**	528.06	**16,402.53**
5 / LOW WATER TREES	0.30	BUBBLERS	.81	.37	**87.92**	32.53	**1010.46**
6 / LOW WATER TREES	0.30	BUBBLERS	.81	.37	**314.12**	116.22	**3610.17**
7 / MODERATE WATER GROUNDCOVER	0.40	DRIP	.81	.49	**554.81**	271.86	**8444.42**
10 / MODERATE WATER SHRUBS	0.50	DRIP	.81	.62	**2280.01**	1413.61	**43,909.44**
11 / MODERATE WATER TREES	0.50	BUBBLERS	.81	.62	**39.28**	24.36	**756.48**
12 / MODERATE WATER TREES	0.50	BUBBLERS	.81	.62	**143.42**	88.92	**2762.05**
13 / MULCH					**154.57**	154.57	**154.57**
					(A)	(B)	
				TOTALS	**8480.24**	3476.74	**108,148.53**
Special Landscape Areas							
8 / PASSIVE RECREATIONAL AREA				1.00	3963.27	3963.27	**123,107.10**
9 / ACTIVE RECREATIONAL AREA TURF				1.00	2470.34	2470.34	**76,733.70**
	.6		**Pass: .81**		(C)	(D)	
	.8		**Pass: .75**	TOTALS	6433.61	6433.61	**199,840.8**
						ETWU Total	**307,989.33**
						Maximum Allowed Water Allowance (MAWA)[e]	**309,810.30**

[a]Hydrozone #/Planting Description
E.g
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[b]Irrigation Method
overhead spray or drip

[c]Irrigation Efficiency
0.75 for spray head
0.81 for drip

***[d]ETWU* (Annual Gallons Required) =**
Eto 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 year.

[e]MAWA (Annual Gallons Allowed) = (*Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SL-*
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, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

All Landscape Areas

Total ETAF x Area (B)	3476.74	Total ETAF x Area (B+D)	**9910.35**	% OF TURF Hydrozone 9:
Total Area (A)	8480.24	Total Area (A+C)	**14,913.85**	16.44%
Sitewide ETAF	**0.41**	**Site wide ETAF (B+D) ÷ (A+C)**	**0.66**	

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

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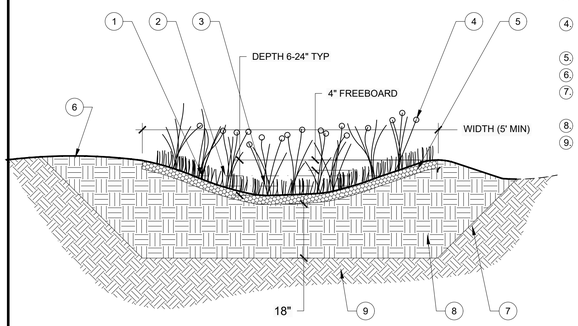


LEGEND

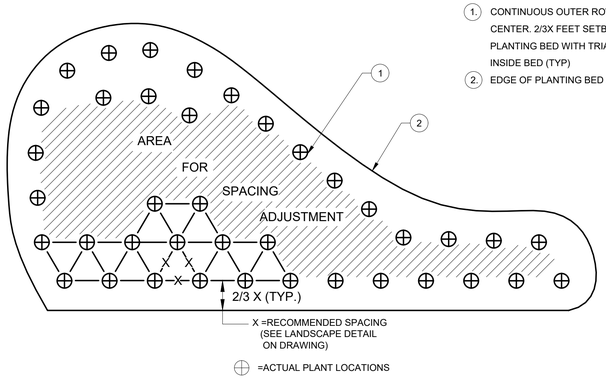
1. 3H:1V SIDE SLOPES MAX, TYP
2. 25-YEAR STORM FLOW DEPTH
3. DEPTH OF WATER QUALITY STORM FLOWING OR PONDED BY CHECK DAMS
4. NATIVE PLANTS PER LANDSCAPE ARCHITECT/DESIGER
5. 2-3" MULCH
6. EXISTING GRADE
7. EXCAVATE AT STABLE SLOPE ANGLE FOR NATIVE SOIL
8. AMENDED PLANTING SOIL
9. UNDISTURBED NATIVE SUBGRADE OR FILL

G INFILTRATION SWALE WITH PLANTING SOIL

NOT TO SCALE

LEGEND

1. CONTINUOUS OUTER ROW AT X FEET ON CENTER. 2/3X FEET SETBACK FROM EDGE OF PLANTING BED WITH TRIANGULAR SPACING INSIDE BED (TYP)
2. EDGE OF PLANTING BED OR PAVEMENT

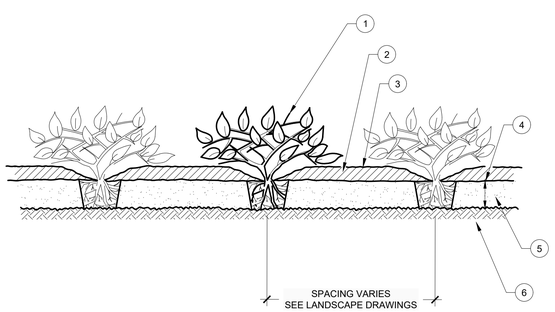


F SHRUB AND GROUNDCOVER SPACING DETAIL

NOT TO SCALE

LEGEND

1. TYPICAL GROUND COVER PLANTED AT NURSERY LEVEL
2. MIN 2"MULCH
3. FINISH GRADE
4. 6" DEPTH
5. 3 PARTS NATIVE BACKFILL SOIL AMENDED WITH 1 PART ORGANIC SOIL
6. SCARIFIED SUBGRADE

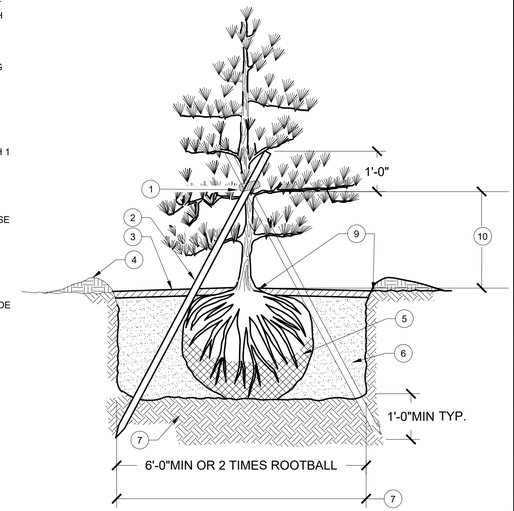


E GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

LEGEND

1. PLASTIC LOCK-TIE OR RUBBER HOSE TREE TIE. SET LOOSE TO ALLOW FOR DIAMETER GROWTH
2. 2"Ø X 8'-0"LENGTH LODGEPOLE PINE TREE STAKE
3. MIN 2"-3" OF MULCH 3"-4"SOIL SAUCER (DURING ESTABLISHMENT)
4. FINISH GRADE
5. REMOVE BURLAP FROM TOP 2/3 OF ROOTBALL. REMOVE ALL WIRE & STRING.
6. 3 PARTS NATIVE BACKFILL SOIL AMENDED WITH 1 PART ORGANIC SOIL AMENDMENT FOR ENTIRE TREE PIT AREA (APPROXIMATELY ROOTBALL DEPTH)
7. UNDISTURBED SUBGRADE (PROVIDES FIRM BASE SO THAT ROOTBALL WILL NOT SINK)
8. 6'-0"Ø MULCH AREA CLEAR OF GRASS, WEEDS, ETC.TO REDUCE COMPETITION DURING ESTABLISHMENT
9. SET ROOT CROWN AT OR 1"ABOVE FINISH GRADE
10. MIN 1/3 HEIGHT OF TREE (TYP)

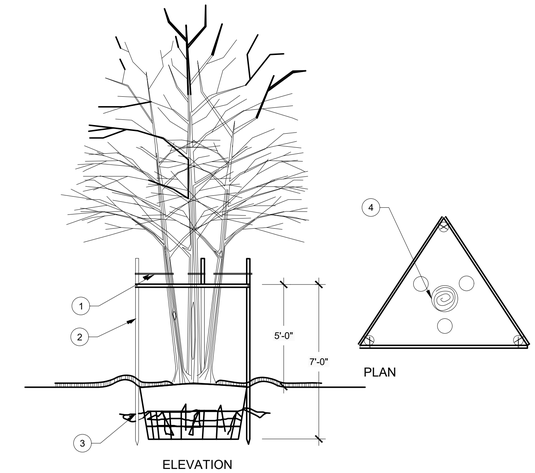


D PYRAMIDAL TREE STAKING DETAIL

NOT TO SCALE

LEGEND

1. "CHAINLOCK" OR EQUAL TREE TIE MATERIAL (1" WIDTH) NAIL OR STAPLE TREE TIE MATERIAL TO STAKE TO HOLD VERTICALLY. LOOP EACH TIE AROUND HALF TREE LOOSELY TO PROVIDE 1"SLACK FOR TRUNK GROWTH
2. (1.5 X 1.5 IN.) HARDWOOD STAKES OROTHER APPROVED STAKE MATERIAL
3. ALL STAKES SHALL BE DRIVEN OUTSIDETHE EDGE OF THE ROOT BALL.
4. TREE TRUNK



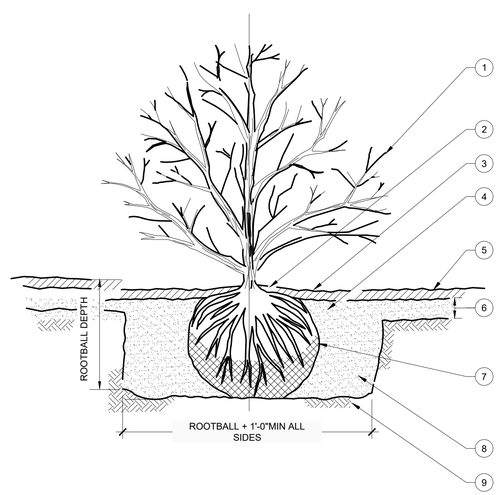
MULTI-TRUNK TREE STAKING DETAIL - TREES (3 IN. EACH TRUNK) CALIPER OR LESS

B MULTI-TRUNK TREE STAKING DETAIL

NOT TO SCALE

LEGEND

1. B&B OR CONTAINERIZED SHRUB (TYP)
2. SET ALL PLANTS AT NURSERY LEVEL (TYP)
3. MIN 2"-3" OF MULCH
4. SHRUB PLANTING PIT PREPARATION = ROOTBALL DEPTH & WIDTH PLUS 1'-0" ADDITIONAL ALL SIDES
5. FINISH GRADE
6. ADDITIONAL PLANTING AREA PREPARATION PER DRAWINGS
7. REMOVE CONTAINER COMPLETELY OR REMOVE BURLAP FROM TOP 2/3 OF ROOTBALL. REMOVE ALL WIRE AND STRING
8. 3 PARTS NATIVE BACKFILL SOIL AMENDED WITH 1 PART ORGANIC SOIL
9. UNDISTURBED SUBGRADE (PROVIDES FIRM BASE SO THAT ROOTBALL WILL NOT



C SHRUB PLANTING DETAIL

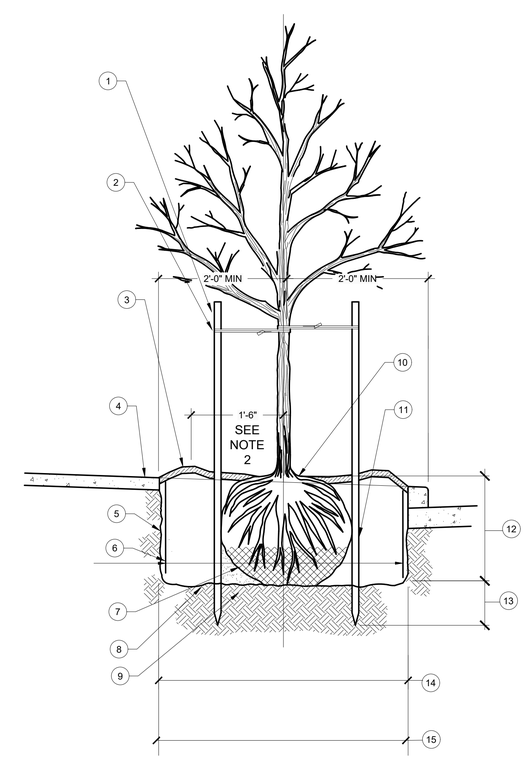
NOT TO SCALE

NOTES:

1. INSTALLATION INCLUDES REMOVAL OF STAKES ONE YEAR AFTER INSTALLATION
2. SHAPE SOIL SURFACE TO PROVIDE 3' DIAMETER WATERING RING
3. TREE CLEARANCES SHALL BE PER PLAN

LEGEND

1. STAKE TREE WITH (2) TREATED 2"Ø LODGEPOLE PINE DOWELED TREE STAKES (8'-0" LENGTH)
2. LOOP EACH TIE AROUND HALF TREE LOOSELY TO PROVIDE 1" SLACK FOR TRUNK GROWTH "CHAINLOCK" OR EQUAL TREE TIE MATERIAL (1" WIDTH) NAIL OR STAPLE TREE TIE MATERIAL TO STAKE TO HOLD VERTICALLY. LOOP EACH TIE AROUND HALF TREE LOOSELY TO PROVIDE 1" SLACK FOR TRUNK GROWTH
3. 2"-3" MULCH DEPTH (TAPERED AT TRUNK) MULCH TREE PIT MIN 5'-0" LENGTH FULL PLANTING STRIP WIDTH BETWEEN CURB AND SIDEWALK (FOR PLANTING STRIPS LESS THAN 6'-0"WIDE). PROVIDE 5'-0"Ø MULCH RING FOR PLANTING STRIPS WIDER THAN 6'-0"
4. SIDEWALK
5. ROUGHEN SIDES OF PLANTING HOLE MAXIMIZE EXCAVATED AREA WITHOUT UNDERMINING ADJACENT PAVING/CURB
6. 18" DEEP ROOT BARRIER (TYP. WITHIN 10' OF PAVING
7. REMOVE ALL WIRE & STRING, AND REMOVE ALL BURLAP FROM TOP 2/3 OF ROOTBALL
8. 3 PARTS NATIVE BACKFILL SOIL AMENDED WITH 1 PART ORGANIC SOIL FOR ENTIRE TREE PIT AREA X ROOTBALL DEPTH
9. UNDISTURBED SUBGRADE (PROVIDES FIRM BASE SO THAT ROOTBALL WILL NOT SINK)
10. SET TOP OF ROOT CROWN 2" ABOVE ADJACENT CURB & SIDEWALK GRADE
11. DRIVE STAKE AT ROOTBALL EDGE (TYP)
12. TREE PIT DEPTH = ROOTBALL DEPTH (MEASURE BEFORE DIGGING TO AVOID OVEREXCAVATION)
13. DRIVE STAKES 6" TO 1'-0" INTO UNDISTURBED SOIL BELOW ROOTBALL
14. MIN WIDTH OF TREE PIT=2 TIMES ROOTBALL DIAMETER OR 5'-0", WHICHEVER IS GREATER
15. MULCH AREA TO BE CLEAR OF GRASS, WEEDS, ETC. TO REDUCE COMPETITION WITH TREE ROOTS



A TREE PLANTING AND STAKING DETAIL

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AMELIA

AMELIA SNYDER
UCLA EXTENSION
CONSTRUCTION DRAWING

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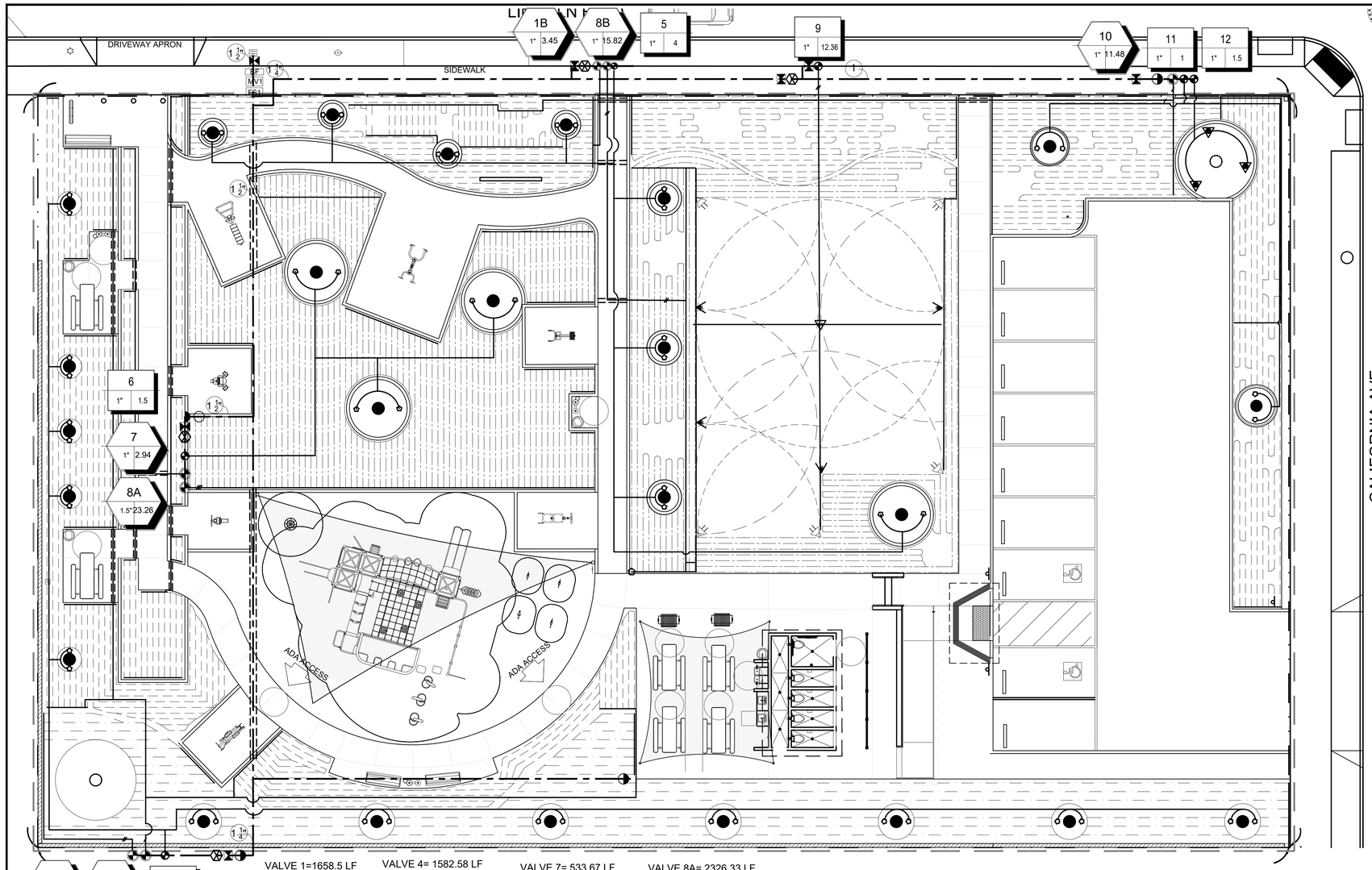


VALVE 1B=628.33 LF
DRIPLINE SPACING 12"
GPH PER EMITTER .33
.33X628.33=207.3489
207.3489/60=3.4558

VALVE 8B=1582 LF
DRIPLINE SPACING 12"
GPH PER EMITTER .6
.6x1582=949.2
949.2/60=15.82

VALVE 10=2087.33 LF
DRIPLINE SPACING 12"
GPH PER EMITTER .33
.33x2087.33=688.8189
688.8189/60=11.4803

VALVE 1=1658.5 LF
DRIPLINE SPACING 12"
GPH PER EMITTER .33
.33X1658.5=547.305
547.305/60=9.1217

VALVE 4= 1582.58 LF
EMITTER SPACING 18"
DRIPLINE SPACING 24"
GPH PER EMITTER .53
.53X1.5=0.795
0.795X1582.58=1258.1511
1258.1511/60=20.9692

VALVE 7= 533.67 LF
DRIPLINE SPACING 12"
GPH PER EMITTER .33
.33 X 533.67=176.1111
176.1111/60=2.9352

VALVE 8A= 2326.33 LF
DRIPLINE SPACING 12"
GPH PER EMITTER .6
.6 X 2326.33=1395.798
1395.798/60=23.2633

LIMIT LINE OF WORK
PROPERTY LINE

SCALE: 1" = 10' - 0"

IRRIGATION PRESSURE CALCULATION

STATIC PRESSURE (AFTER 1" WATER METER) 120 P.S.I HIGH 85 P.S.I. LOW

SOURCE OF INFORMATION:
WEST BASIN MUNICIPAL WATER DISTRICT
ADDRESS: 17140 AVALON BLVD, CARSON, CA 90746
310-217-2411

SHEET NUMBER LI-1.0
VALVE STATION / GPM: 9 / 12.36

ITEM:	SIZE	QUANTITY/ LINEAR FEET	G.P.M.	P.S.I. LOSS
WATER METER	1"		12.36	1.6
BACKFLOW	1-1/4"		12.36	10
MASTER VALVE	1-1/2"		12.36	1
FLOW SENSOR	1-1/2"		12.36	1
GATE VALVE	1-1/2"		12.36	1.5
SUB METER	3/4"		12.36	7
MAINLINE	1-1/2"	8	12.36	0.176
MAINLINE	1-1/4"	44	1.18	0.5192
LATERAL LINE	3/4"	68	0.84	0.5712
LATERAL LINE	3/4"	37	3.02	1.1174
LATERAL LINE	3/4"	80	2.15	1.72
REMOTE CONTROL VALVE			12.36	3
SYSTEM LOSSES SUB TOTAL				29.2038
FITTINGS LOSS 10% OF TOTAL				2.45
ELEVATION LOSSES (ADD) 0.433		1.3		0.5629
WORKING PRESSURE REQUIRED				30
TOTAL LOSSES				62.2167
AVAILABLE PRESSURE (LOW)				85
(-) DEFICIT OR (+) RESIDUAL PRESSURE				22.7833
PRESSURE REQUIRED				30

NOTE:CONTRACTOR SHALL FIELD VERIFY STATIC PRESSURE PRIOR TO CONSTRUCTION.

REMOTE CONTROL DRIP ZONE KIT

VALVE SIZE — A2 (x" | xx) — CONTROLLER STATION — GALLONS PER MINUTE

REMOTE CONTROL VALVE

VALVE SIZE — A1 (1" | XX) — CONTROLLER STATION — GALLONS PER MINUTE

SYMBOLS LEGEND

- = NEW TREE TRUNK
- = EXISTING TREE TRUNK
- MAINLINE SCHEDULE 40 PVC
- LATERAL SCHEDULE 40 PVC
- 4" PVC SLEEVING

LATERAL SIZING CHART
- 3/4"
- 1"
- 1-1/4"
- 1-1/2"
- 2"

PIPE SIZING LEGEND		
A	3/4" SCH 40 PVC	(0-8 GPM)
B	1" SCH 40 PVC	(8-12 GPM)
C	1-1/4" SCH 40 PVC	(12-22 GPM)
D	1-1/2" SCH 40 PVC	(22-30 GPM)
E	2" SCH 40 PVC	(30-50 GPM)

1. PRESSURIZE MAINLINE. SCH 40 PVC AT 18" DEPTH BENEATH RELATIVE FINISH GRADE. SIZE PER PLAN.
2. LATERAL LINE. SCH 40 PVC AT 12" DEPTH BELOW RELATIVE FINISH GRADE. SIZE PER PLAN
3. SLEEVING UNDER PAVING SCHEDULE 40 P.V.C. (4" SIZE OR NOTED)

DIGALERT
DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

IRRIGATION LEGEND

ROTARY NOZZLES

SYMBOL (360° 180° 120° 90° 45°)	MANUFACTURER/ DESCRIPTION	MODEL	RAD	HOUSING	GPM 360°	180°	120°	90°	45°	PSI	PRECIP. RATE
	HUNTER- MP ROTATOR	MP 3000	22'-30'	PROS-4-PRS30-CV	3.15	1.44	NA	.69	NA	30	.39 IN/HR

BUBBLERS

SYMBOL	MANUFACTURER/ DESCRIPTION	MODEL	RAD	HOUSING	GPM	PSI	PRECIP. RATE
	HUNTER - BUBBLER	RZWS-36-.25-CV	N/A	DEEP ROOT WATERING SLEEVE W/ SOCK	.25	30	N/A
	HUNTER SHORT-RADIUS MICRO SPRAY NOZZLE	6Q	6	PROS-4-CV	.50	30	N/A

IN-LINE DRIP

SYMBOL	MANUFACTURER/ DESCRIPTION	MODEL	RAD	REMARKS	GPH	PSI	PRECIP. RATE
	NETAFIM SUBSURFACE TECHLINE HCVXR 0.53	TLHCVXR5-1205	N/A	DRIPLINE TO BE BURIED 4"-6" MAX. IN GROUND	.33	40	.53
		TLHCVXR5-1805			.53	40	.28
	HUNTER ECO-MAT	ECO-MAT	N/A	DRIPLINE TO BE BURIED 4"-6" MAX. IN GROUND	.6	40	.83
	NETAFIM POLYETHYLENE TUBING	PE-060070-10	N/A	TO BE BURIED 4"-6" MAX. IN GROUND	N/A	40	N/A

MISC. MATERIAL

SYMBOL	MANUFACTURER/ DESCRIPTION	MODEL	HOUSING	COMMENTS
	HUNTER REMOTE CONTROL DRIP ZONE KIT	ICZ-40	CARSON #1324-15 W/ FLUSH COVER AND L-BOLT LOCK	SIZE PER PLAN
	HUNTER REMOTE CONTROL VALVE	ICV-AS-ADJ	CARSON #1324-15 W/ FLUSH COVER AND L-BOLT LOCK	SIZE PER PLAN
	NEPTUNE T-10 ¾" POTABLE WATER METER	T10-DR-075-G-F	CARSON #1324-15 W/ FLUSH COVER AND L-BOLT LOCK	N/A
	HUNTER ECO-ID	N/A	N/A	N/A
	HUNTER QUICK COUPLER	HQ44 LRC	CARSON # 910-10 W/ T-COVER	INSTALL PER MANUFACT. SPECIFICATIONS
BF	FEBCO 1 ½" BACKFLOW PREVENTOR	825 YD	GAURDSHACK ENCLOSURE	INSTALL PER MANUFACT. SPECIFICATIONS
MV1	SUPERIOR 1 ½" NORMALLY OPEN MASTER VALVE	3100	CARSON H-SERIES #1730-24	INSTALL PER MANUFACT. SPECIFICATIONS
FS1	HUNTER- FLOW SENSOR 1 ½" SCHEDULE 40 SENSOR (WHITE) RECEPTACLE TEE	FCT-150	CARSON H-SERIES #1730-24	INSTALL PER MANUFACT. SPECIFICATIONS
	NIBCO GATE VALVE	TI-8	CARSON #1324-15 W/ FLUSH COVER AND L-BOLT LOCK	VALVE SIZE TO MATCH LINE SIZE
	HUNTER I-CORE	12 STATION MODULAR	STAINLESS OUTDOOR	INSTALL PER MANUFACT. SPECIFICATIONS
SS	HUNTER SOLAR SYNC SENSOR W MOUNTING ARM	SS	INSTALL ON BUILDING EXTERIOR PER MANUFAC. SPECIFICATIONS	INSTALL PER MANUFACT. SPECIFICATIONS

AMELIA

AMELIA SNYDER
UCLA EXTENSION
CONSTRUCTION DRAWING

REVISIONS

SHEET TITLE
IRRIGATION PLAN

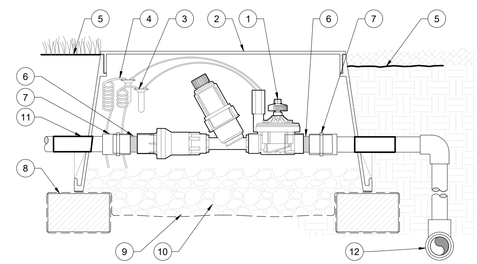
OWNER
2457 S LINCOLN BLVD
2461 S LINCOLN BLVD
VENICE, CA 90291

LANDSCAPE PROJECT

PREPARED BY:	REVIEWED BY:
AS	PA

DATE: 3/18/2021

SHEET NO.
LI-1.0
X OF X



LEGEND

1. HUNTER REMOTE CONTROL VALVE WITH FILTER REGULATOR
2. IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18" -24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE
7. VALVE
8. PVC SLIP X FPT ADAPTOR
9. BRICK SUPPORTS (4)
10. FILTER FABRIC WRAPPED TWICE AROUND BRICK SUPPORTS
11. $\frac{3}{4}$" WASHED GRAVEL - 4" MIN. DEPTH
12. IRRIGATION LATERAL, MAINLINE LATERAL, AND FITTINGS

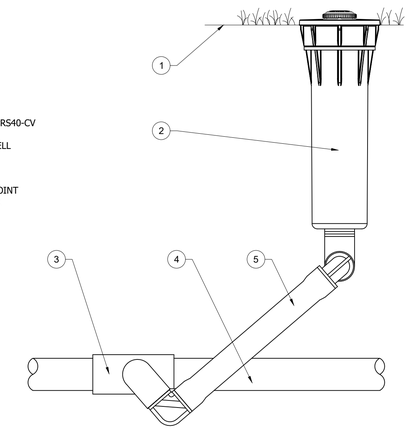
Hunter

F DRIP CONTROL ZONE KIT

NOT TO SCALE

LEGEND

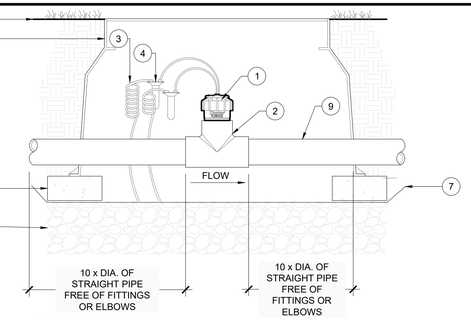
1. FINISH GRADE
2. MODEL PROS-04-PRS40-CV
3. LATERAL TEE OR ELL
4. LATERAL PIPE
5. HUNTER SWING JOINT MODEL SJ-5XX-X



Hunter

C MP ROTATOR SPRINKLER

NOT TO SCALE



LEGEND

1. FLOW SENSOR PER PLAN
2. RECEPTACLE TEE (FCT), SIZE PER PLAN
3. MIN. $\frac{18}{2}$ WIRE PER PLAN TO CONTROLLER SENSOR TERMINALS. MAXIMUM WIRE DISTANCE RUN OF 1,000'
4. DBRY-6 WIRE SPLICE
5. RECTANGULAR VALVE BOX PER PLAN
6. BRICK SUPPORTS AT EACH CORNER (4)
7. FILTER FABRIC
8. GRAVEL BASE, DEPTH PER PLAN
9. MAIN LINE AND SOIL COVER PER PLAN
10. FINISHED GRADE

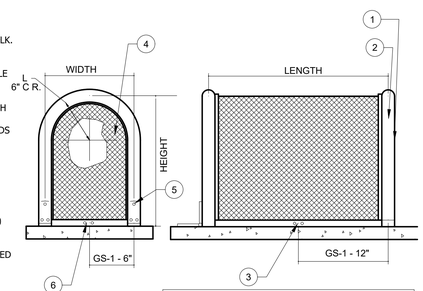
Hunter

E HFS FLOW SENSOR

NOT TO SCALE

LEGEND

1. 1-1/4" STD. WTA-53 E.W. BLK. STL. PIP
2. WELD MESH TO PIPE, ANGLE IRON AND STEEL STRAP
3. DRILL 2 - 5/16" HOLES EACH SIDE. BRACKETS CAN BE LOCATED ON SIDES OR ENDS AND SECURED WITH TAMPERPROOF BOLTS
4. 1/2" NO. 13 FLATTENED DIAMOND PATTERN STEEL MESH
5. WELD 4" STEEL HINGES (2)
6. DRILL 2 HOLES AS NOTED GS-1 EACH END GS-1 HINGED END



NOTES:

A. ALL WELDED AREAS SHALL
B. BE A MINIMUM OF 1/4"BEAD EVERY 4"
C. AFTER ALL WELDING, ENTIRE UNIT SHALL BE PROCESSED WITH IRON PHOSPHATE PRETREATMENT.
D. ELECTROSTATIC APPLICATION OF POWDER SHALL BE FUSION BONDED - PRS-8-4004-C (BEIGE) ORPRS-8-4003-C (LEAF GREEN) OR APPROVED EQUAL.
E. ALL BOLTS FOR HINGES AND HASPS SHALL BESS HARDWARE FOR SS UNITS.

STD. SIZE	CENTERLINE DIMENSIONS	WEIGHT	CGS
GS-1	12"W x 24"H x 24"L	LIFT OFF UNIT	30

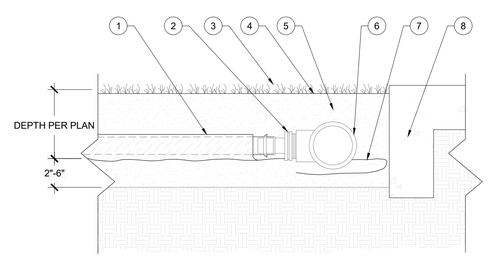
NOTE:
CGS = STAINLESS STEEL COAST GUARD SHACK W/ SAND BLASTED SATIN FINISH

BACKFLOW PREVENTION DEVICE INNCLOSURES
15840 N. 32nd St. SUITE 4
PHOENIX, ARIZONA 85032 (602) 788-5411

1/2" - 2" BACKFLOW ASSEMBLIES

B GUARDSHACK ENCLOSURE

NOT TO SCALE



LEGEND

1. ECO-MAT PER PLAN
2. PLD OR PLD-LOC FITTING
3. PLANT MATERIAL (SEE PLANTING PLAN)
4. FINISHED GRADE
5. AMENDED SOIL MEDIA TYPE AND DEPTH SPECIFIED PER SOILS REPORT
6. PVC SUPPLY HEADER- SIZE PER PLA
7. FOLD EXCESS FLEECE UNDER MAT ADJACENT TO HARDSCAPE EDGE
8. NATIVE SOIL

NOTES:

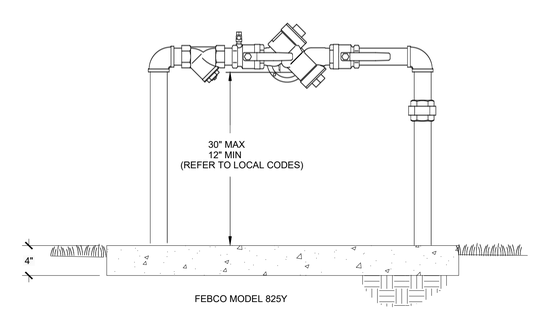
RECOMMENDED INSTALLATION DEPTH BY PLANT TYPE
TURF AREAS: 4"-8"
GROUND COVER: 6"-8"
SHRUB AREAS: 12"

EXTEND MAT BEYOND RISER CONNECTION TO ENSURE ADEQUATE COVER IN IRRIGATED SPACE

Hunter

D ECO-MAT

NOT TO SCALE



FEBCO MODEL 825Y

REDUCED PRESSURE ASSEMBLY OUTSIDE INSTALLATION

A BACKFLOW PREVENTER

NOT TO SCALE

L SCALE

I SCALE

K SCALE

H SCALE

J SCALE

G SCALE

AMELIA

AMELIA SNYDER
UCLA EXTENSION
CONSTRUCTION DRAWING

REVISIONS

SHEET TITLE
IRRIGATION DETAILS SHEET

OWNER
2457 S LINCOLN BLVD
2461 S LINCOLN BLVD
VENICE, CA 90291

LANDSCAPE PROJECT

PREPARED BY:	REVIEWED BY:
AS	PA

DATE: 3/18/2021

SHEET NO.
LI-2.0
X OF X

IRRIGATION NOTES

A. DO NOT WILLFULLY INSTALL THE SYSTEM AS DESIGNED, WHEN IT IS OBVIOUS THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WERE NOT KNOWN DURING DESIGNING. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS AUTHORIZED REPRESENTATIVE, OTHERWISE THE IRRIGATION CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
B. THIS DESIGN IS DIAGRAMMATIC. EQUIPMENT SHOWN IN PAVED AREAS IS FOR CLARIFICATION ONLY, AND IS TO BE INSTALLED IN PLANTING AREA WHEREVER POSSIBLE.
C. SYSTEM DESIGN IS BASED ON MINIMUM OPERATING PRESSURE SHOWN AT EACH POINT OF CONNECTION WITH MAXIMUM GPM DEMAND SPECIFIED. THE IRRIGATION CONTRACTOR SHALL VERIFY ALL PRESSURES ON SITE PRIOR TO CONSTRUCTION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
D. MAINLINE PIPING BETWEEN THE POINT OF CONNECTION, METER AND BACKFLOW PREVENTER TO BE OF MATERIAL AS REQUIRED BY THE GOVERNING WATER DISTRICT.
E. UNLESS OTHERWISE NOTED, 120 VOLT ELECTRICAL POWER FOR CONTROLLER(S) TO BE PROVIDED BY OTHERS. THE IRRIGATION CONTRACTOR WILL MAKE FINAL ELECTRICAL CONNECTION TO AUTOMATIC CONTROLLER(S) FROM OUTLET PROVIDED BY OTHERS.
F. ALL WIRES FROM CONTROLLER TO AUTOMATIC VALVES TO BE COPPER, DIRECT BURIAL, MIN. #14 GAUGE. INSTALL IN SAME TRENCH AS MAINLINE PIPING WHERE POSSIBLE. MIN. COVERAGE OVER WIRE TO BE 18". COMMON WIRE TO BE WHITE IN COLOR. CONTROL WIRES TO BE A DIFFERENT COLOR FOR EACH CONTROLLER USED. BUNDLE AND TAPE WIRES TOGETHER MIN. 20' ON CENTER.
G. FINAL LOCATION OF THE AUTOMATIC CONTROLLER ENCLOSURE AND THE BACKFLOW PREVENTION DEVICE SHALL BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT, WHERE APPLICABLE.
H. FINAL LOCATIONS FOR BACKFLOW PREVENTER(S) AND CONTROLLER(S) TO BE DETERMINED BY OWERS AUTHORIZED REPRESENTATIVE.
I. INSTALL EQUIPMENT AS PER DETAILS.
J. PROVIDE MIN. 18" COVERAGE OVER ALL PRESSURE LINES, AND A MIN. OF 12" COVERAGE OVER ALL NON-PRESSURE LINES. ALL PIPING UNDER PAVING TO BE MIN. SCHEDULE 40 P.V.C. AND TO HAVE MIN. 24" COVER OVER PIPING.
K. IRRIGATION CONTRACTOR SHALL ADJUST MAINLINE DEPTH AS REQUIRED TO ACCOMMODATE 3" MINIMUM CLEARANCE FROM THE TOP OF QUICK COUPLER VALVE, GATE VALVE, AND REMOTE CONTROL VALVE TO BOTTOM OF VALVE BOX LID.
L. IRRIGATION CONTRACTOR TO FLUSH ALL LINES AND ADJUST ALL SPRINKLERS FOR MAXIMUM PERFORMANCE, AND TO PREVENT EXCESSIVE OVERSPRAY ONTO WALKS, DRIVES, BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT ACTUAL SITE CONDITIONS.
M. ALL SHRUBBERY SPRINKLERS ADJACENT TO PARKING LOT OR ALONG WALKS OR ROADS WILL BE INSTALLED WITH HIGH POP-UP BODIES.
N. IRRIGATION CONTRACTOR WILL INSTALL SWING CHECK VALVES OR SPRING LOADED CHECK VALVES AS REQUIRED TO ELIMINATE EXCESSIVE DRAINAGE FROM LOW SPRINKLERS. THIS WILL BE IN ADDITION TO ANY CHECK VALVES SHOWN ON PLAN.
O. ALL P.V.C. MAINLINE FITTINGS TO BE "LONG SOCKET" TYPE AS MANUFACTURED BY DURA COMPANY.
P. IN ADDITION TO THE SLEEVES SHOWN ON THE PLAN, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SLEEVES OF SUFFICIENT SIZE UNDER ALL PAVED AREAS PRIOR TO PAVING UPON AND DIRECTION AND APPROVAL OF THE PROPERTY LANDSCAPE ARCHITECT, IF REQUIRED TO OPERATE SYSTEMS.
Q. THE IRRIGATION CONTRACTOR SHALL FLUSH ALL LINES AND ADJUST ALL HEADS FOR MAXIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALLS, STREETS, AND BUILDINGS. THIS SHALL INCLUDE SELECTING THE BEST NOZZLE RADIUS TO FIT UNUSUAL SITE CONDITIONS AT NO EXTRA COST TO THE AGENCY. CALL THE LANDSCAPE ARCHITECT 48 HOURS IN ADVANCE FOR ANY COVERAGE TESTS.
R. UPON COMPLETION, IRRIGATION CONTRACTOR TO SUPPLY TO OWNER, A COMPLETE SET OF REPRODUCIBLE "AS-BUILT" DRAWINGS. DRAWINGS WILL SHOW LOCATION OF ALL VALVES, CROSSINGS, QUICK COUPLING VALVES, ETC. EACH CONTROLLER TO HAVE ITS OWN CONTROLLER CHART. CHART WILL CLEARLY SHOW EACH AREA SPRINKLED IN A DIFFERENT COLOR , AND WILL BE LAMINATED BETWEEN 2 LAYERS OF 10 MIL. CLEAR PLASTIC.
S. THE IRRIGATION SYSTEM SHALL BE FULLY GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. ANY DEFECTIVE MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY IRRIGATION CONTRACTOR AT NO COST TO OWNER.
T. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, SLOPES, LOCATION OF WALLS, RETAINING WALLS, CURBS, ETC. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION OF PIPE SLEEVES THROUGH WALLS AND FOOTINGS, UNDER ROADS, PAVING AND STRUCTURES.

LANDSCAPE MANAGEMENT SCHEDULE

JANUARY:
- PRUNE ANY TREE BRANCHES THAT INTERFERE WITH PUBLIC SAFETYOR SIGHT LINES.
- MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED (USE MULCHING MOWER THAT CHOPS CLIPPINGS FINELY AND BLOWS MULCH DOWN INTO TURF TO DECOMPOSE AND FEED SOIL.)

FEBRUARY:
- APPLY ORGANIC COMPOST AROUND TREES OR SHRUBS IN LATE FEBRUARY. MAKE APPLICATION PRIOR TO A RAINFALL SO THE RAIN WILL SOAK THE COMPOST IN. MULCH MOW ALL TURF AREAS ONCE PER MONTH.
- ADD NEW MULCH TO PLANTED AREAS WHERE THE MULCH DEPTH HAS BEEN REDUCED TO LESS THAN 2 INCHES THICK. MULCH NOT REQUIRED WHERE SHRUBS OR GROUNDCOVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW

MARCH:
- MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED.
- REPLACE ANY DEAD OR MISSING PLANTS
- FLUSH OUT IRRIGATION SYSTEMS AS NEEDED, RUN AND CHECK FOR PROPER OPERATION OF EACH VALVE ZONE. TEST SENSORS (RAIN, SOIL, OR WEATHER SENSORS).
- REMOVE AND CLEAN WYE FILTER SCREENS.
- CLEAN OR REPLACE PLUGGED SPRINKLER NOZZLES. REPLACE PLUGGED DRIP EMITTERS.
- REPLACE IRRIGATION CONTROLLER PROGRAM BACK-UP BATTERIES.

APRIL:
- MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED.
- APPLY ORGANIC COMPOST AROUND TREES OR SHRUBS. SHRUBS/GROUNDCOVER AREAS MAY BE ELIMINATED WHEN THE PLANTS REACH MATURITY.
- ADD NEW MULCH TO PLANTED AREAS WHERE THE MULCH DEPTH HAS BEEN REDUCED TO LESS THAN 2 INCHES THICK. MULCH NOT REQUIRED WHERE SHRUBS OR GROUNDCOVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW.

MAY:
- MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED.
- TURN ON IRRIGATION SYSTEM, RUN AND VISUALLY INSPECT FOR PROPER ZONE COVERAGE. SET ET-BASED, WEATHER OR SOIL SENSOR-BASED, OR SEASONAL PROGRAMS TO ADJUST IRRIGATION UP IN JULY-AUGUST, AND DOWN FOR MAY-JUNE AND SEPTEMBER.

JUNE:
- MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED.
- PRUNE SPRING & WINTER-FLOWERING SHRUBS AS NEEDED TO MAINTAIN PROPER SHAPE(NATURAL, TOUCHING, NOT HEDGED OR TOPIARY EXCEPT WHERE SPECIFIED BY OWNER).
- ADD NEW MULCH TO PLANTED AREA WHERE THE MULCH DEPTH HAS BEEN REDUCED TO LESS THAN 2 INCHES THICK. MULCH NOT REQUIRED WHERE SHRUBS OR GROUNDCOVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW.

JULY:
- MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED
- PRUNE VINES AS NEEDED

AUGUST:
- MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED

MOWED
- ADD NEW MULCH TO PLANTED AREAS WHERE THE MULCH DEPTH HAS BEEN REDUCED TO LESS THAN 2INCHES THICK. MULCH NOT REQUIRED WHERE SHRUBS OR GROUNDCOVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW.

SEPTEMBER:
- MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED
- PRUNE VINES AS NEEDED
- APPLY ORGANIC COMPOST AROUND TREES OR SHRUBS IN SEPTEMBER OR EARLY OCTOBER. THE SHRUBS/GROUNDCOVER AREAS MAY BE ELIMINATED WHEN THE PLANTS REACH MATURITY

OCTOBER:
- MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED

MOWED
- ADD NEW MULCH TO PLANTED AREAS WHERE THE MULCH DEPTH HAS BEEN REDUCED TO LESS THAN 2 INCHES THICK. MULCH ADDITIONS ARE NOT REQUIRED WHERE SHRUBS OR GROUNDCOVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW.

NOVEMBER:
- MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED.

DECEMBER:
- MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED

MOWED.
- PRUNE ANY TREE BRANCHES THAT INTERFERE WITH
- PRUNE SUMMER AND FALL-BLOOMING SHRUBS AS NEEDED TO MAINTAIN PROPER SHAPE.

SOILS MANAGEMENT REPORT

WALLACE LABORATORIES, LLC
365 CORAL CIRCLE EL SEGUNDO, CA 90245
PHONE (310) 615-0116 FAX (310) 640-6863

RE:SOIL MANAGEMENT REPORT, 24", OUR ID NO. X-XXX-XX
OWNER'S NAME, ADDRESS, SANTA MONICA, CA
JULY X, 201X

THE SOIL IS MODERATELY ACIDIC WITH A PH OF 6.36. SALINITY IS MODEST AT 0.55 MILLIMHO/CM. NITROGEN AND POTASSIUM ARE MODERATE. BORON AND SULFUR ARE MODEST. MAGNESIUM IS MODERATE. THE MICRONUTRIENTS ARE HIGH. ZINC IS HIGHER THAN DESIRED AT 53 PARTS PER MILLION.

OPTIMUM ZINC IS SEVERAL PARTS PER MILLION. SENSITIVE PLANTS SUCH AS WOODY PLANTS NEED PLANT AVAILABLE ZINC BELOW ABOUT 30 PARTS PER MILLION. HERBACEOUS PLANTS NEED ZINC BELOW ABOUT 50 PARTS PER MILLION.
GRASSES ARE FAIRLY TOLERANT OF HIGH ZINC. EXCESSIVE ZINC CAUSES STUNTING, DIEBACK AND DISCOLORATION. TREES AND SHRUBS DO NOT FAIL IMMEDIATELY AFTER INSTALLATION BUT SEVERAL YEARS WITHOUT ROOTING THEY FAIL. HIGH ZINC RESTRICTS THE UPTAKE OF POTASSIUM AND OTHER MICRO-NUTRIENTS. SINCE HEAVY METALS DO NOT NORMALLY MIGRATE THROUGH THE SOIL PROFILE,
DEEPER SOIL IS EXPECTED TO BE MORE SUITABLE.

THE SOIL TEXTURE IS LOAMY SAND. BASED ON THE NON-GRAVEL FRACTION, IT CONTAINS 83.8% SAND, 13.8% SILT AND 2.4% CLAY. THE GRAVEL FRACTION IS 2.5%. SOIL ORGANIC MATTER IS MODERATE AT 3.27% ON A DRY WEIGHT BASIS. THE SOIL IS HYDROPHOBIC. IT IS DIFFICULT TO WET. WATER BEADS UP ON THE SOIL SURFACE INITIALLY AND THEN SLOWLY MOVES INTO THE SOIL. THE ESTIMATED RATE OF WATER PERCOLATION BASED ON SOIL WATER CHARACTERISTICS VERSION 6.02.74 MODEL DEVELOPED BY KEITH SAXTON OF THE USDA IS GOOD AT 5.31 INCHES PER HOUR FOR NORMAL SOIL COMPACTION. THE MODEL IS BASED ON THE SOIL TEXTURE, PERCENT GRAVEL AND PERCENT SOIL ORGANIC MATTER.

RECOMMENDATIONS
THE SOIL HAS SUFFICIENT FERTILITY AND SOIL ORGANIC MATTER. HOWEVER, THE CONCENTRATION OF ZINC IS EXCESSIVELY HIGH FOR ZINC-SENSITIVE PLANTS. USE A MORE SUITABLE SOIL FOR ZINC-SENSITIVE PLANTS. OVER SIZED PLANTING PITS CAN BE EXCAVATED AND BACKFILLED WITH A SUITABLE SOIL. FOR MAINTENANCE FERTILIZATION OF THIS SOIL, APPLY CALCIUM NITRATE (15.5-0-0) AT 6 POUNDS PER 1,000 SQUARE FEET ABOUT 4 TIMES A YEAR. MONITOR THE SOIL WITH PERIODIC TESTING.

IRRIGATION WATERING SCHEDULE

JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	ANNUAL
2.2	2.7	3.7	4.7	5.5	5.8	6.2	5.9	5	3.9	2.6	1.9	50.1

VALVE NUMBER / ZONE		VALVE 1/A	VALVE 1/B	VALVE 2	VALVE 4	VALVE 5	VALVE 6	VALVE 7	VALVE 8/A	VALVE 8/B	VALVE 9	VALVE 10	VALVE 11	VALVE 12
I.E.		0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.75	0.81	0.81	0.81
GAL. PER MIN.		9.12	3.45	6	20.97	4	1.5	2.94	23.26	15.82	12.36	11.48	1	1.5
VALVE OR HYDROZONE AREA SQ. FT.		1780.69	662.28	262.9	2200.24	87.92	314.12	554.81	2315.57	1647.7	2470.34	2280.01	39.58	143.42
PRECIP. RATE		0.5296	0.5296	2.1967	0.2835	4.379	0.4405	0.5296	0.9629	0.9629	0.4816	0.5296	2.4504	1.0067
RUN PER WEEK	3													
CYCLES PER DAY	1													
BASE RUN TIME		46	46	11	87	7	56	47	26	26	55	46.63	10	25
PLANT FACTOR		0.3	0.3	0.3	0.2	0.3	0.3	0.4	0.6	0.6	0.8	0.5	0.5	0.5
MONTHS	ETO													
JANUARY	0.51	7	7	2	13	1	9	7	4	4	8	7	2	4
FEBRUARY	0.62	8	8	2	16	1	10	9	5	5	10	9	2	5
MARCH	0.85	12	12	3	22	2	14	12	7	7	14	12	3	6
APRIL	1.08	15	15	4	28	2	18	15	8	8	18	15	3	8
MAY	1.26	17	17	4	33	3	21	18	10	10	21	18	4	9
JUNE	1.33	18	18	4	35	3	22	19	10	10	22	19	4	10
JULY	1.43	20	20	5	37	3	24	20	11	11	24	20	4	11
AUGUST	1.36	19	19	4	35	3	23	19	11	11	22	19	4	10
SEPT	1.15	16	16	4	30	2	19	16	9	9	19	16	3	9
OCTOBER	0.9	12	12	3	23	2	15	13	7	7	15	8	3	7
NOVEMBER	0.6	8	8	2	16	1	10	8	5	5	10	6	2	5
DECEMBER	0.44	6	6	1	11	1	7	6	3	3	7	6	1	3

ESTABLISHMENT PERIOD INCREASE 30%

MONTHS												
JANUARY	9	9	2	17	1	11	9	5	5	11	9	2	5
FEBRUARY	10	10	3	21	2	14	11	6	6	13	11	2	6
MARCH	15	15	4	29	2	19	16	9	9	18	15	3	8
APRIL	19	19	5	37	3	24	20	11	11	23	20	4	11
MAY	23	23	5	43	3	28	23	13	13	27	23	5	12
JUNE	24	24	6	45	4	29	24	13	13	29	24	5	13
JULY	26	26	6	49	4	31	26	15	15	31	26	6	14
AUGUST	23	23	6	46	4	30	25	14	14	29	25	5	13
SEPT	21	21	5	39	3	25	21	12	12	25	21	4	11
OCTOBER	16	16	4	31	2	20	16	9	9	19	11	4	9
NOVEMBER	11	11	3	20	2	13	11	6	6	13	8	2	6
DECEMBER	8	8	2	15	1	10	8	4	4	9	8	2	4

GREEN BUILDING CODE MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE (MWELO) (2017 LAGBC)

IRRIGATION PLAN

THE NAME OF WATER PURVEYOR IS ----------,FOR CONTACT INFORMATION REFER TO PROJECT CONTACT LIST, ON TITLE SHEET

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.

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

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, 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."

CERTIFICATE OF COMPLETION
THIS CERTIFICATE IS FILLED OUT BY THE PROJECT APPLICANT UPON COMPLETION OF THE LANDSCAPE PROJECT.

PART 1. PROJECT INFORMATION SHEET
DATE
PROJECT NAME
NAME OF PROJECT APPLICANT

TELEPHONE NO.
FAX NO.
TITLE
EMAIL ADDRESSCOMPANYSTREET ADDRESSCITYSTATEZIP CODE

PROJECT ADDRESS AND LOCATION:
STREET ADDRESS
PARCEL, TRACT OR LOT NUMBER, IF AVAILABLE.
CITY
LATITUDE/LONGITUDE (OPTIONAL)STATE
ZIP CODE
PROPERTY OWNER OR HIS/HER DESIGNEE:
NAMETELEPHONE NO.
FAX NO.
TITLEEMAIL ADDRESS
COMPANYSTREET ADDRESSCITY
STATEZIP CODE
PROPERTY OWNER
"I/WE CERTIFY THAT I/WE HAVE RECEIVED COPIES OF ALL THE DOCUMENTS WITHIN THE LANDSCAPE DOCUMENTATION PACKAGE AND THE CERTIFICATE OF COMPLETION AND THAT IT IS OUR RESPONSIBILITY TO SEE THAT THE PROJECT IS MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE."

_____

PROPERTY OWNER SIGNATURE DATE

PLEASE ANSWER THE QUESTIONS BELOW:
1. DATE THE LANDSCAPE DOCUMENTATION PACKAGE WAS SUBMITTED TO THE LOCAL AGENCY_____
2. DATE THE LANDSCAPE DOCUMENTATION PACKAGE WAS APPROVED BY THE LOCAL AGENCY_____
3. DATE THAT A COPY OF THE WATER EFFICIENT LANDSCAPE WORKSHEET (INCLUDING THE WATER BUDGET CALCULATION) WAS SUBMITTED TO THE LOCAL WATER PURVEYOR_____

PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE
"I/WE CERTIFY THAT BASED UPON PERIODIC SITE OBSERVATIONS, THE WORK HAS BEEN SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH THE ORDINANCE AND THAT THE LANDSCAPE PLANTING AND IRRIGATION INSTALLATION CONFORM WITH THE CRITERIA AND SPECIFICATIONS OF THE APPROVED LANDSCAPE DOCUMENTATION PACKAGE."

SIGNATURE*_____DATE_____

NAME (PRINT)
TELEPHONE NO. FAX NO.
TITLE LICENSE NO. OR CERTIFICATION NO
EMAIL ADDRESS
COMPANY . STREET ADDRESS
CITY STATE ZIP CODE

_____ DATE_____
*SIGNER OF THE LANDSCAPE DESIGN PLAN, SIGNER OF THE IRRIGATION PLAN, OR A LICENSED LANDSCAPE CONTRACTOR.

PART 3. IRRIGATION SCHEDULING
ATTACH PARAMETERS FOR SETTING THE IRRIGATION SCHEDULE ON CONTROLLER AS REQUIRED BY THE ORDINANCE.

PART 4. SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE
ATTACH SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE AS REQUIRED BY THE ORDINANCE.

PART 5. LANDSCAPE IRRIGATION AUDIT REPORT
ATTACH LANDSCAPE IRRIGATION AUDIT REPORT AS REQUIRED BY THE ORDINANCE.

PART 6. SOIL MANAGEMENT REPORT
ATTACH SOIL ANALYSIS REPORT, IF NOT PREVIOUSLY SUBMITTED WITH THE LANDSCAPE DOCUMENTATION PACKAGE AS REQUIRED BY THE ORDINANCE.
ATTACH DOCUMENTATION VERIFYING IMPLEMENTATION OF RECOMMENDATIONS FROM SOIL ANALYSIS REPORT AS REQUIRED BY THE ORDINANCE

AMELIA

AMELIA SNYDER
UCLA EXTENSION
CONSTRUCTION DRAWING

REVISIONS

SHEET TITLE
LANDSCAPE WORKSHEET, IRRIGATION WATERING SCHEDULE, AND SUPPLEMENTAL NOTES

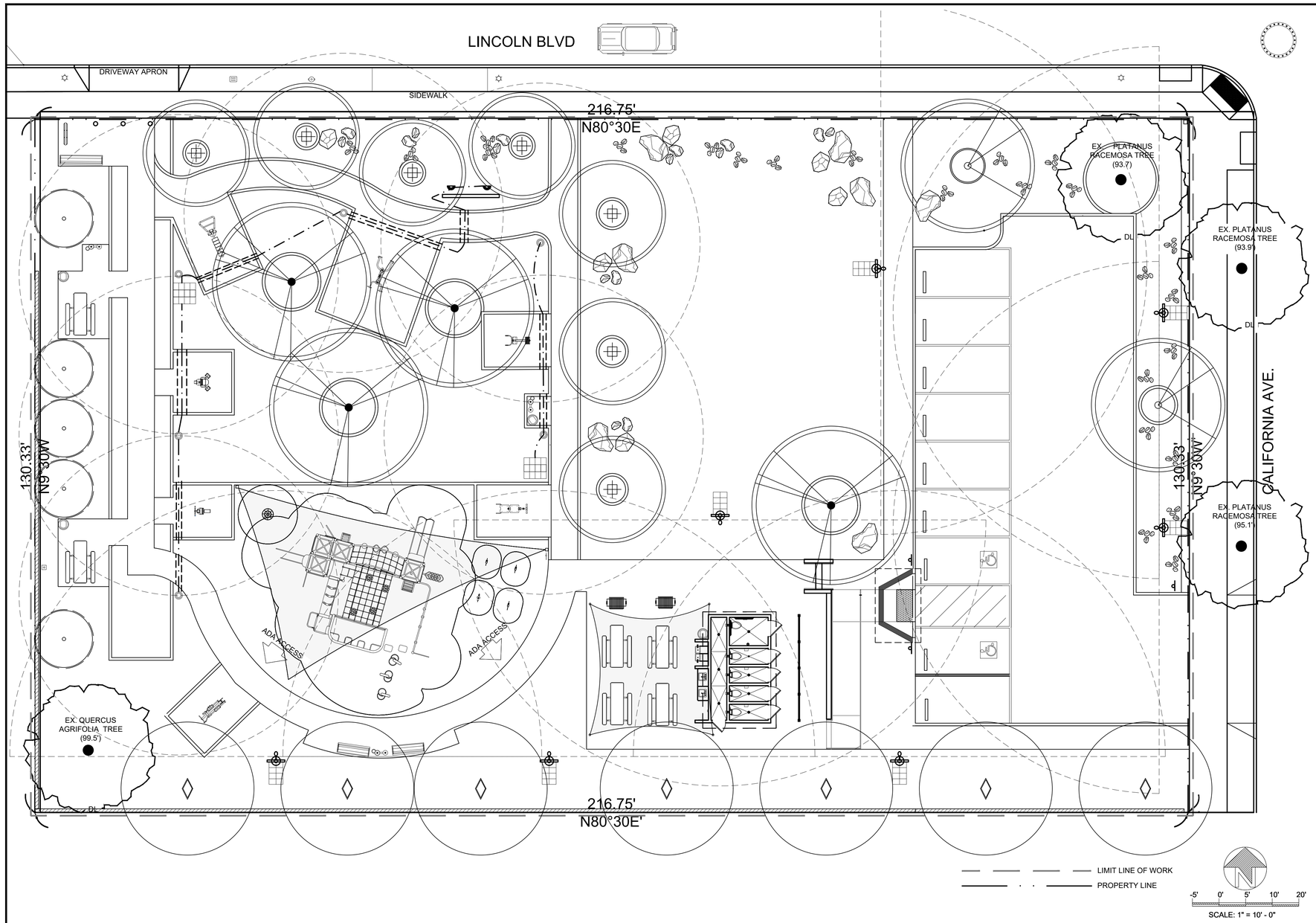
OWNER
2457 S LINCOLN BLVD
2461 S LINCOLN BLVD
VENICE, CA 90291

LANDSCAPE PROJECT

PREPARED BY:	REVIEWED BY:
AS	PA

DATE: 3/18/2021

SHEET NO.
LI-2.1
X OF X



LEGEND

= **SECURITY LIGHTING** - GENESIS FIXTURE W/ 30 WATT LED, TYPE V DISTRIBUTION DUSK ACTIVATED TIMER SET FOR 7 HOURS SIDE OF POLE TENON BRACKET ALUMINUM POLE 20' ANCHOR BASE

= **POWER ASSEMBLY** - SEPCO-SEPA 85-GN30V-DAT7-ST-APAB20 SOLAR ELECTRIC POWER ASSEMBLY 85 WATT 82 AMP HOUR BATTERY ASSEMBLY

= 12/2 LOW VOLTAGE DIRECT BURIAL CABLE

= **PATH LIGHTING** - 8" PALM BEACH BOLLARDS MODEL #PB842L /AC/LED/LVR1/BB WITH 8 WATT LEDS DUSK ACTIVATED TIMER SET FOR 5 HOURS WITH DOME TOP (INTERNAL OPTICS)' BY BEACON PRODUCTS, A DIVISION OF HUBBELL LIGHTING**OR APPROVED EQUAL**

= **SOLAR SIGN LIGHTING** - ALF ARCHITECTURAL FLOOD SOLAR LIGHT FIXTURE W/ LAMPING: 9 WATT LED GROUND MOUNTED APPLICATIONS . POWER SOURCE TO BE SEPCO SOLAR ELECTRIC POWER ASSEMBLY SEPCO-SEPA 125-8P BLED8-DAT5-SG SHARED WITH BOLLARD, INSTALL PER MANUFACTURES SPECIFICATIONS.

= **POWER ASSEMBLY** - SEPCO-SEPA 125-8P BLED8-DAT5-SG SOLAR ELECTRIC POWER ASSEMBLY 125 WATT 164 AMP HOUR BATTERY ASSENBLY UPGRADE AND STEEL GALVANIZED POLE 21' IN HEIGHT

= SLEEVING UNDER PAVING SCHEDULE 40 P.V.C. (4" SIZE OR NOTED)

= HORIZONTAL BEAM SPREAD

LIGHTING EQUIPMENT:

PLAN IS DIAGRAMMATIC, VERIFY ALL SPECIFICATIONS WITH SEPCO

A. LIGHTING PLAN INCLUDES 6 - LIGHTING BOLLARD SYSTEMS, 2 - 125 WATT SOLAR ELECTRIC POWER ASSEMBLY, SPECIFICATIONS ARE:
   1. 8 WATT LED METRO BOLLARDS, THE BOLLARD FIXTURE IS MANUFACTURED BY BEACON PRODUCTS, A DIVISION OF HUBBELL LIGHTING
   2. 125 WATT SOLAR ELECTRIC POWER ASSEMBLY, AND MOUNTING POLE - 8 WATT EACH POWER ASSEMBLY INCLUDES A 125 WATT SOLAR MODULE WITH AN ALUMINUM PROTECTIVE PANEL PAN, 45 DEGREE WELDED ALUMINUM MOUNTING BRACKET, VENTED ALUMINUM BATTERY BOX, 164 A.H. MAINTENANCE FREE DEEP CYCLE GEL CELL BATTERY ASSEMBLY, AND THE SEPCO PATENTED LCU1 CONTROLLER. THIS POWER ASSEMBLY WILL PROVIDE ILLUMINATION FROM DUSK FOR 5 HOURS EVERY NIGHT WITH 6 DAYS OF AUTONOMOUS BATTERY STORAGE IN CASE OF INCLEMENT WEATHER.

B. LIGHTING PLAN INCLUDES 7 - SECURITY LIGHTING SYSTEMS, SPECIFICATIONS ARE:
   1. 30 WATT LED GENESIS FIXTURE MANUFACTURED BY BEACON PRODUCTS, A DIVISION OF HUBBELL LIGHTING
   2. 85 WATT SOLAR ELECTRIC POWER ASSEMBLY, EACH POWER ASSEMBLY INCLUDES A 85 WATT SOLAR MODULE WITH AN ALUMINUM PROTECTIVE PANEL PAN, 45 DEGREE WELDED ALUMINUM MOUNTING BRACKET, VENTED ALUMINUM BATTERY BOX, 164 A.H. MAINTENANCE FREE DEEP CYCLE GEL CELL BATTERY ASSEMBLY, AND THE SEPCO PATENTED LCU1 CONTROLLER. THIS POWER ASSEMBLY WILL PROVIDE ILLUMINATION FROM DUSK FOR 5 HOURS EVERY NIGHT WITH 6 DAYS OF AUTONOMOUS BATTERY STORAGE IN CASE OF INCLEMENT WEATHER.

C. LIGHTING PLAN INCLUDES 2 - LIGHTING SIGN FIXTURE, SPECIFICATIONS ARE:
   1. 9 WATT LED ALF ARCHITECTURAL FLOOD SOLAR LIGHT FIXTURE W/ LAMPING: GROUND MOUNTED APPLICATIONS . POWER SOURCE TO BE SEPCO SOLAR ELECTRIC POWER ASSEMBLY SEPCO-SEPA 125-8P BLED 8-DAT5-SG SHARED WITH BOLLARD, INSTALL PER MANUFACTURES SPECIFICATIONS MANUFACTURED BY BEACON PRODUCTS, A DIVISION OF HUBBELL LIGHTING

CONTACT INFORMATION:

BEACON PRODUCTS (A DIVISION OF HUBBELL LIGHTING, INC.)
2041 58TH AVENUE CIRCLE EAST | BRADENTON, FL 34203 | PHONE: (800) 345-4928 | FAX: (941) 751-5535

MATT CIRRITOCOMMERCIAL SALES
SEPCO - SOLAR ELECTRIC POWER COMPANY 7986 SW JACK JAMES DR. STUART, FL 34997
PHONE: 772-220-6615 FAX: 772-220-8616

LIGHTING AND ELECTRICAL SPECIFICATIONS

SCOPE OF WORK
- A. THE WORK INCLUDED IN THIS PROJECT SHALL CONSIST OF PROVIDING ALL TOOLS, MATERIALS, LABOR, TESTS, PERMITS, ETC. NEEDED TO COMPLETE LIGHTING AS SHOWN ON DRAWINGS AND DETAILS PROVIDED.
- B. ALL WORKMANSHIP AND MATERIALS SHALL BE OF THE HIGHEST QUALITY AVAILABLE.
- C. ALL WORK MUST BE DONE IN COMPLIANCE WITH REQUIREMENTS OF ALL LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION.

MATERIALS
- A. AS PER LEGENDS AND DETAILS.
- B. NO SUBSTITUTIONS SHALL BE ALLOWED UNLESS APPROVED BY LANDSCAPE ARCHITECT.

SITE CONDITIONS AND VERIFICATIONS
- A. CONTRACTOR SHALL VERIFY EXISTING ELECTRICAL FACILITIES: PANELS, OUTLETS, CIRCUITS AVAILABLE, ETC.
- B. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND WORK AS SHOWN ON THE PLANS PROVIDED.
- C. PRIOR TO SUBMITTING BIDS, THE CONTRACTOR MUST REPORT ANY DISCREPANCIES (I.E. NEED FOR ANY ADDITIONAL CIRCUITS, ETC.) TO LANDSCAPE ARCHITECT. FAILURE TO REPORT SUCH A DISCREPANCY PRIOR TO SUBMISSION OF FINAL BID SHALL RESULT IN THE CONTRACTOR ASSUMING ALL RESPONSIBILITY FOR ANY NEEDED REVISIONS.

FINAL ADJUSTMENT
- A. AFTER INSTALLATION OF THE FIXTURES, CONTRACTOR SHALL PROVIDE AN ELECTRICIAN AND WORKMAN FOR A FINAL LIGHTING ADJUSTMENT, TO BE SUPERVISED BY A LIGHTING DESIGNER OR BY LANDSCAPE ARCHITECT. THIS ADJUSTMENT SHALL BE CONDUCTED AFTER DARK TO INSURE PROPER ADJUSTMENT AND OPERATION.

RECORD DRAWINGS
- A. CONTRACTOR SHALL SUPPLY OWNER WITH "AS BUILT" DRAWINGS ON BOND LOCATING ALL TRANSFORMERS, FIXTURES, WIRING, ETC.

CLEAN-UP
- A. CONTRACTOR MUST REMOVE ALL EQUIPMENT, MATERIAL AND DEBRIS RESULTING FROM HIS/HER WORK, LEAVING THE SITE IN ACCEPTABLE CONDITION AS APPROVED BY THE OWNER.

INSPECTION
- A. INSPECTION BY OWNER AND/OR LANDSCAPE ARCHITECT SHALL BE MADE AT COMPLETION OF PROJECT.

GENERAL LIGHTING NOTES:

A. CONTRACTOR TO VERIFY PLACEMENT OF ALL LIGHT FIXTURES WITH OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
B. CONTRACTOR TO VERIFY LOCATION OF ALL EXTERIOR SECURITY LIGHTS PRIOR TO INSTALLATION OF NEW LANDSCAPE LIGHT FIXTURES.
C. SECURITY LIGHTS TO BE ON SEPARATE SWITCHING SYSTEM.
D. CONTRACTOR TO CROSS-REFERENCE THIS SHEET WITH PLANTING PLAN (SHEET L-3.0) TO COORDINATE ALL FIXTURE LOCATIONS.
E. ALL LIGHTING CABLES, INCLUDING LOW VOLTAGE, TO BE PLACED IN CONDUIT IN ACCORDANCE WITH ANY APPLICABLE CITY REQUIREMENTS (UNLESS OTHERWISE INSTRUCTED BY OWNER OR LANDSCAPE ARCHITECT.
F. PLEASE VERIFY WITH OWNER PRIOR TO SUBMISSION OF BIDS
G. CONTRACTOR VERIFY ALL LAMP SPECIFICATIONS WITH LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
H. CONTRACTOR TO PROVIDE COLOR/FINISH SAMPLES FOR FIXTURES SPECIFIED.
I. CONTRACTOR TO PLACE CABLE IN CONDUIT IN ALL LOCATIONS, TO FACILITATE FURTHER PULLING FOR REPAIR WORK UNLESS OTHERWISE SPECIFIED.
J. CONTRACTOR TO PLACE CONDUIT IN SLEEVING UNDER ALL WALLS, WALKWAYS, AND PAVING.

AMELIA

AMELIA SNYDER
UCLA EXTENSION
CONSTRUCTION DRAWING

REVISIONS

SHEET TITLE
LIGHTING PLAN

OWNER
2457 S LINCOLN BLVD
2461 S LINCOLN BLVD
VENICE, CA 90291

LANDSCAPE PROJECT

PREPARED BY:	REVIEWED BY:
AS	PA

DATE: 3/18/2021

SHEET NO.
LL-1.0
X OF X

L SCALE

K SCALE

J SCALE

I SCALE

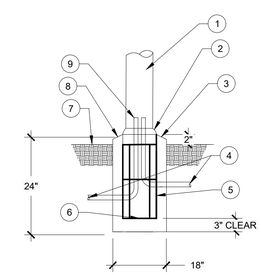
H SCALE

G SCALE

F SCALE

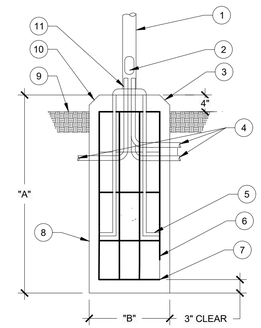
E SCALE

D BOLLARD BASE DETAIL SCALE



1. BOLLARD AS SPECIFIED
2. MOUNTING PER MANUFACTURER'S TEMPLATE AND SPECIFICATIONS
3. CHAMFER ALL EDGES OF CONCRETE BASE 1/2"
4. 1½ LOW VOLTAGE DIRECT BURIAL CABLE OUTLET, NUMBER AND SIZE AS REQUIRED..
5. #3 BARS VERT. AT 6" O.C. EACH FACE
6. #3 BARS AT 12" O.C. HORIZ.
7. FINISHED GRADE.
8. SET TOP OF CONCERT FOUNDATION 2" ABOVE GRADE.
9. PVC CONDUIT STUBBED UP ADJACENT, NUMBER AND SIZE AS REQUIRED.

C POLE BASE DETAIL SCALE

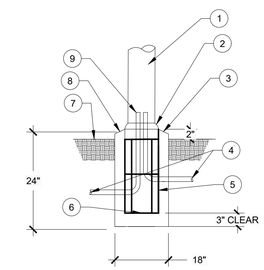


1. POLE AS SPECIFIED
2. HANDHOLE - VERIFY LOCATION WITH MANUFACTURER
3. CHAMFER ALL EDGES OF CONCRETE BASE 1/2"
4. 1½ LOW VOLTAGE DIRECT BURIAL CABLE OUTLET, NUMBER AND SIZE AS REQUIRED.
5. ANCHOR BOLTS SHALL BE AS RECOMMENDED BY MANUFACTURER.
6. #4 BARS VERT. AT 6" O.C. EACH FACE
7. #3 BARS AT 12" O.C. HORIZ.
8. CONCRETE AS SPECIFIED IN SCHEDULE 101
9. FINISHED GRADE.
10. SET TOP OF CONCERT FOUNDATION 4" ABOVE GRADE.
11. PVC CONDUIT STUBBED UP ADJACENT TO HANDHOLE, NUMBER AND SIZE AS REQUIRED.

SCHEDULE 101

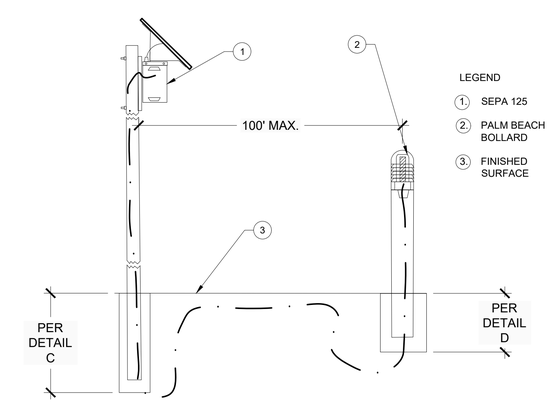
POLE HEIGHT	A	B
(8' -12')	(36")	(12")
(13' - 20')	(42")	(16")
(21' - 25')	(72")	(24")

B BOLLARD BASE DETAIL SCALE



1. BOLLARD AS SPECIFIED
2. MOUNTING PER MANUFACTURER'S TEMPLATE AND SPECIFICATIONS
3. CHAMFER ALL EDGES OF CONCRETE BASE 1/2"
4. 1½ LOW VOLTAGE DIRECT BURIAL CABLE OUTLET, NUMBER AND SIZE AS REQUIRED..
5. #3 BARS VERT. AT 6" O.C. EACH FACE
6. #3 BARS AT 12" O.C. HORIZ.
7. FINISHED GRADE.
8. SET TOP OF CONCERT FOUNDATION 2" ABOVE GRADE.
9. PVC CONDUIT STUBBED UP ADJACENT, NUMBER AND SIZE AS REQUIRED.

A BOLLARD LIGHTING SCALE



BOLLARD FIXTURE AND 125 SERPA POWER ASSEMBLY
INSTALL PER MANUFACTURES SPECIFICATIONS

AMELIA

AMELIA SNYDER
UCLA EXTENSION
CONSTRUCTION DRAWING

REVISIONS

SHEET TITLE
LIGHTING DETAIL SHEET

OWNER
2457 S LINCOLN BLVD
2461 S LINCOLN BLVD
VENICE, CA 90291

LANDSCAPE PROJECT

PREPARED BY:	REVIEWED BY:
AS	PA

DATE: 3/18/2021

SHEET NO.
LL-2.0
X OF X