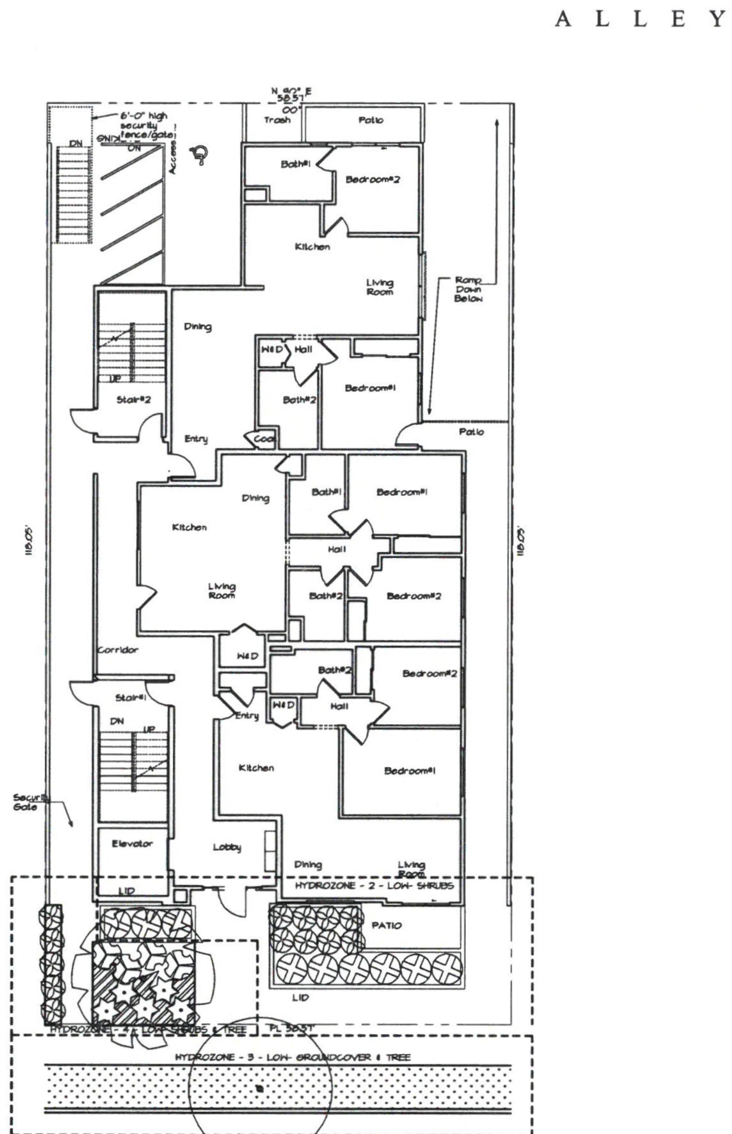
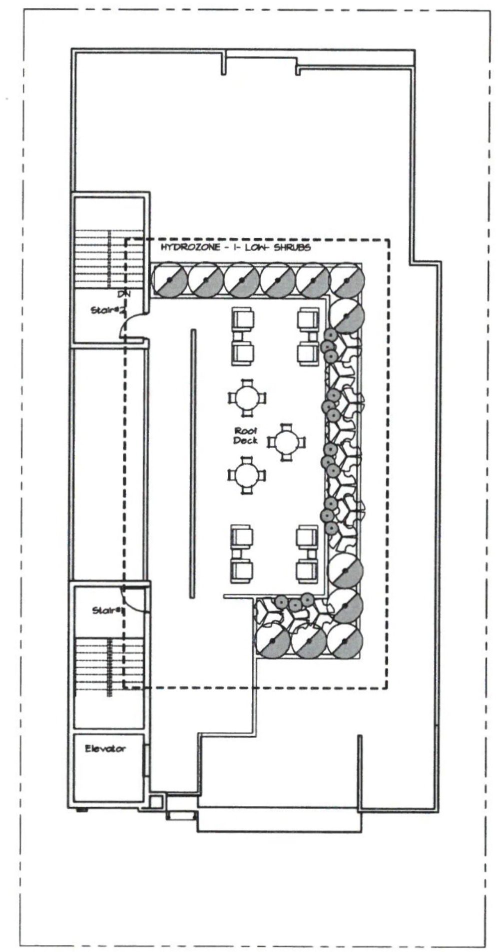
ALLEY



GROUND FLOOR



ROOF DECK

MAGNOLIA BOULEVARD

Water Efficient Landscape Worksheet

Instructions:

Fill in all items in this color

Answer is shown in this color

Reference Evapotranspiration (ETo)	50.1	(Los Angeles)				
	ETWU requirement	ETWU requirement	ETWU requirement	ETWU requirement	MAWA requirement	ETWU requirement	
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1) low water use plants	0.3	Drip	0.81	0.370	314	116.30	3,612
2) low water use plants	0.3	Drip	0.81	0.370	195	72.22	2,243
3) low water use plants	0.3	Drip	0.81	0.370	322	119.26	3,704
4) low wateruse plants	0.3	Drip	0.81	0.37	166	61	1,908
			Totals		997	369.20	11,468
Special Landscape Areas (SLA): Recycled Water							
1) low water use plants				1	0	0	0
2) medium water use plants				1	0	0	0
3) medium water use plants				1	0	0	0
				Totals	0	0	0
			Estimated Total Water Use (ETWU)				11,468
			Maximum Allowed Water Allowance (MAWA)				17,033

ETWU must be Less than MAWA

ETWU will be "0" for 100% recycled water systems

Plant Water Use Type	Plant Factor	Irrigation method	Irrigation Efficiency
very low	0-0.1	overhead spray	0.75
low	0.1-0.3	drip	0.81
medium	0.4-0.6		
high	0.7-1.0		

MAWA (annual gallons allowed)= (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./year. LA is the total landsape area in sq. ft, SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.

(50.1)(0.62)[(.55 x 997) + ((1-.55) x)] = (31.062) x (548.35) = 17,033 MAWA

Total ETAF x Area	369	Average ETAF for regular landscape areas must be 0.55 or below for
Total Area	997	residential areas, and 0.45 or below for non-residential areas.
Average ETAF	0.37	*Caltrans projects must be .45 or below

All Landscape Areas

Total ETAF x Area	369
Total Area	997
Sitewide ETAF	0.37

PLANTING PLAN

SCALE: 1/8" = 1'-0"

0 6 10 16

LICENSED LANDSCAPE ARCHITECT SUSAN E. McEOWEN #2180 REN. 3-31-18 STATE OF CALIFORNIA

OPEN SPACE TABULATION

REQUIRED			
UNIT TYPE	QUANTITY	SQ. FEET	TOTAL SQ. FEET
< 3 HABITABLE ROOMS	-	100	-
3 HABITABLE ROOMS	9	125	1125
> 3 HABITABLE ROOMS	-	175	-
		TOTAL REQUIRED:	4,525
1,125			
UNIT TYPE	QUANTITY	SQ. FEET	TOTAL SQ. FEET
ROOF DECK	N/A	2750	1500
		TOTAL PROVIDED:	1,500

FRONT YARD LANDSCAPE

FRONT YARD LANDSCAPED AREA = 360 SF
1 TREE PER 500 SF = (1) 24 INCH BOX TREES REQUIRED
(1) - 24 INCH BOX TREES PROVIDED

WATER MANAGEMENT POINT SYSTEM

REQUIRED			
REFERENCE #	UNIT TYPE	POINTS	SQ. FEET
N/A	ENTIRE SITE	100	6,914.18
	TOTAL REQUIRED:		200
PROVIDED			
N/A	AUTO. CONTROLLERS	5	N/A
C	PLANTS ONCE ESTABLISHED THAT WILL REMAIN IN GOOD HEALTH WITH SUMMER WATER. 86 x 2 PTS.	172	N/A
	TOTAL PROVIDED:	177	

POTENTIAL LANDSCAPED AREA

POTENTIAL LANDSCAPE AREA = (SITE)6,914.18 S.F.- (BUILDING) 3,764 S.F.= 3,150.18 S.F.
LANDSCAPE PROVIDED = 2,437S.F.

LANDSCAPE POINT SYSTEM

REQUIRED			
REFERENCE #	UNIT TYPE	POINTS	SQ. FEET
N/A	ENTIRE SITE	10	6,914.18
	TOTAL REQUIRED:	10	
PROVIDED			
REFERENCE #	UNIT TYPE	POINTS	SQ. FEET
A	1 - 24" BOX STREET TREES 1 POINTS EACH	1	N/A
B	1 TREE TAXON THAT DO NOT EXIST IN 1000 FT. RADIUS 5 PTS PER TREE UP TO 50% OF POINTS.	5	N/A
D	PROVISION FOR ON/OFF SITE RECYCLING OF ALL VEGETATIVE WASTE	5	N/A
	TOTAL PROVIDED:	11	

GENERAL #3 LANDSCAPE AREA

1. 100% OF PLANT AVERAGE PER WUCOLS = LOW OR 0.3
86 PLANTS X 75% = 65 PLANTS 0.3 OR LESS - 86 PLANTS PROVIDED (NO TURF)
2. TOTAL OF 997 SQ. FT. OF LANDSCAPED AREA. BREAKDOWN BELOW.
3. 997 SQ.FT. LANDSCAPE PROVIDED - WATERED WITH POTABLE WATER
4. SEE WATER WORKSHEET - SITE MEETS MWELO REQUIREMENTS.

#1 LANDSCAPE DOCUMENTATION

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

#12 - RECIRCULATING WATER

RE CIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.

#13 - MULCH

A MINIMUM 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.

#14 - SOILS

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

#16, 18, & 20 - IRRIGATION EQUIPMENT

MWELO IRRIGATION EQUIPMENT SPECIFICATIONS

16. A DEDICATED WATER SERVICE METER OR PRIVATE SUBMETER SHALL BE INSTALLED FOR ALL (NON-RESIDENTIAL IRRIGATED LANDSCAPES OF AT LEAST 1,000 SQFT) (RESIDENTIAL IRRIGATED LANDSCAPES AREAS OF AT LEAST 5,000 SQFT)
18. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES
20. CHECK VALVES OR ANTI-SYPHON VALVES ARE REQUIRED ON ALL SPRINKLERS HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

REQUIRED STATEMENTS & CERTIFICATION'S

23. I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.
24. THE FINAL SET OF LANDSCAPE AND IRRIGATION PLANS SHALL BEAR THE SIGNATURE OF A LICENSED LANDSCAPE ARCHITECT, LICENSED LANDSCAPE CONTRACTOR, CERTIFIED IRRIGATION DESIGNER, LICENSED ARCHITECT, LICENSED ENGINEER, LICENSED LAND SURVEYOR OR PERSONAL PROPERTY OWNER.
25. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
26. 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 CONTRACTOR OF THE PROJECT
27. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

TREE LEGEND

SYMBOL	COMMON NAME / BOTANICAL NAME / SIZE / QUANTITY / TYPE / WUCOLS
(C) (A)	CERCIDIUM X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE / 24 INCH BOX / 1 / DECIDUOUS / LOW
(D)	STREET TREE / SEE URBAN FORSETY NOTES / 24 INCH BOX / 1

SHRUB LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME / SIZE / QUANTITY / WUCOLS
(C)	AGAVE SHAWII ATTENUATA 'BLUE FLAME' / BLUE FLAME AGAVE / 5 GAL / 5 / 3' TALL X 3' WIDE / LOW
(C)	CHONDROPETALUM TECTORUM / CAPE REED / 5 GAL / 27 / LOW
(C)	GREVILLEA 'PROSTRATA" / PROSTRATE WOOLY GREVILLEA / 5 GAL / 9 / 24" TALL X 36" WIDE / LOW
(C)	HESPERALOE PARVIFLORA. 'PERPA' / BRAKELIGHT'S RED YUCCA / 5 GAL / 17 / VERY LOW
(C)	LANTANA 'NEW GOLD' / NEW GOLD LANTANA / 5 GAL / 15 / 15" TALL X 2' WIDE / LOW
(C)	OLEA E. 'PETITE OLIVE' / DWARF OLIVE / 5 GAL / 12 / 6-8" TALL X 6-8' WIDE / LOW

CVS - CULTIVATED VARIETIES (BOTANY)

NOTE:
QUANTITIES ARE FOR REFERENCE ONLY - CONTRACTOR TO PROVIDE ALL PLANT MATERIAL ON PLAN.
* AVAILABLE FROM MONROVIA NURSERY, WWW.MONROVIANURSERY.COM

GROUNDCOVER LEGEND

SYMBOL	COMMON NAME / BOTANICAL NAME / SIZE / QUANTITY / WUCOLS
NO SYMBOL	MULCH / 3" LAYER / IN ALL BEDS
(dotted)	DYMONDIA MARGARETAE / DYMONDIA / FLATS / PLANT @ 6" OC EQ. TRI SPACING / LOW
(hatched)	SEDUM R. 'BLUE SPRUCE' / BLUE SPRUCE STONECROP / FLATS / PLANT @ 12" OC EQ. TRI SPACING / LOW

STREET TREE SELECTION GUIDE

STREET TREE SELECTION GUIDELINES:

1. REQUEST A PLANTING PERMIT BY CALLING 3-1-1 OR THE BUREAU OF STREET SERVICES REQUEST CENTER AT (800) 996-2489.
2. THE URBAN FORESTRY DIVISION (UFD) WILL CONTACT YOU AND SET AN INSPECTION DATE. INSPECTION WILL DETERMINE:
   * TREE SPECIES
   * TREE PLANTING LOCATION(S) WHICH WILL BE MARKED ON CURB.
   * NUMBER OF TREES
   * PLEASE NOTE THAT REPLANTING MAY NOT BE PERMISSIBLE DUE TO THE EXISTENCE OF POWER POLES, METERS, DRIVEWAYS, ETC. (IN WHICH CASE A PERMIT WOULD NOT BE ISSUED).
3. UFD ARBORIST WILL ISSUE A TREE PLANTING PERMIT WITH ALL PERTINENT INFORMATION (INCLUDING TREE PLANTING SPECIFICATIONS). YOU MAY NOW SELECT THE NURSERY FROM WHICH YOU WILL OBTAIN THE NECESSARY TREE SPECIES AND STOCK SIZE).
4. UPON SELECTION, CONTACT UFD AT (213) 485-8470 SO AN INSPECTOR MAY REVIEW THE TREE AT THE NURSERY AND TAG IT IF APPROVED.
5. SET UP TREE DELIVERY
6. TREE MAY BE PLANTED BY RESIDENTS OR CONTRACTOR.
7. YOU SHALL FIRST CONTACT DIGALERT AT (800) 227-2600 PRIOR TO EXCAVATION.
8. PLEASE CONTACT THE INSPECTOR WHO ISSUED THE PERMIT NOT MORE THAN FIVE DAYS AFTER PLANTING. THE INSPECTOR WILL RE-INSPECT AND SIGN-OFF THE FINAL APPROVAL. THE GOAL OF UFD IS TO PROCESS TREE PLANTING PERMITS WITHIN THREE WORKING DAYS OF THE REQUEST.
   * FOR FURTHER INFORMATION PLEASE CONTACT THE URBAN FORESTRY DIVISION (UFD) AT (213) 847-3077.

NOTE:
ALL NEWLY PLANTED TREES MUST HAVE A ROOT CONTROL BARRIER, STREET TREE DETAIL S-456-1 AND TREES OF 15 GAL OR 24" BOX SIZE MUST ALSO HAVE A 10' METAL TREE STAKE, STREET TREE DETAIL 2-663-0. WHERE STREET TREES ARE PLANTED IN TREE WELLS REFER TO TREE DETAIL S-450-2.

THE OFFICE OF
SUSAN E. McEOWEN
LANDSCAPE ARCHITECT 2180
A CALIFORNIA CORPORATION
19197 Golden Valley Road, #924
Santa Clarita, CA 91387
Office Telephone: (661) 294 3753
Email Address: susan@landarch.us

OWNER:
ADAM MOLOUDI
12424 WILSHIRE BOULEVARD, SUITE# 710
LA, CA 90025

PROJECT:
MAGNOLIA APARTMENTS
14723 MAGNOLIA BOULEVARD
SHERMAN OAKS, CA 91403

SHEET TITLE:
PLANTING PLAN

START DATE:	FEB 27, 2018
REVISION DATE 01:	REV_01
REVISION DATE 02:	REV_02
REVISION DATE 03:	REV_03
DRAWN BY:	SEM
CHECKED BY:	SEM
FILE NUMBER:	2017-2-4

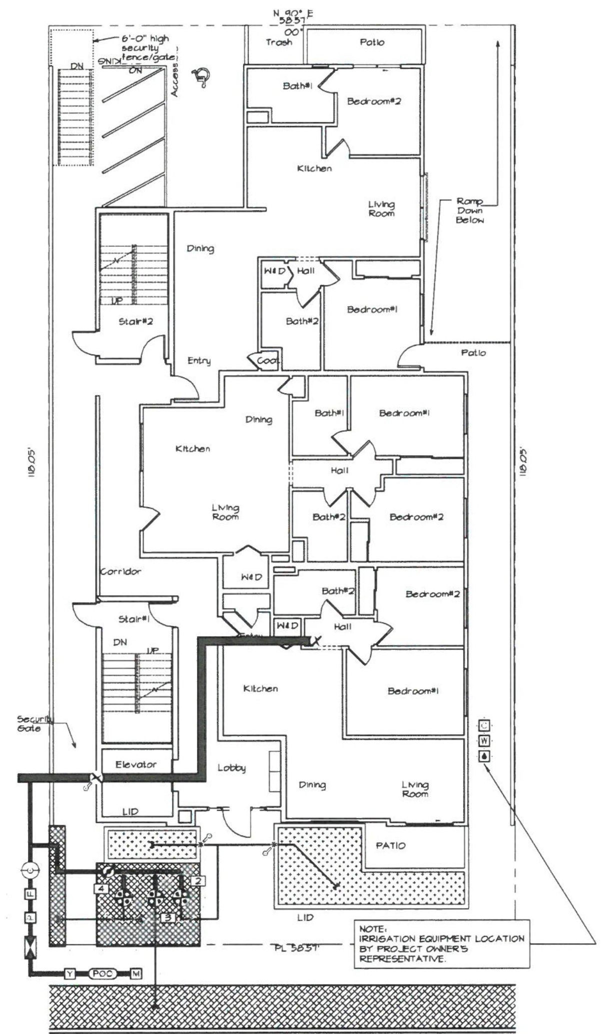
L-1

14723 MAGNOLIA BLVD.

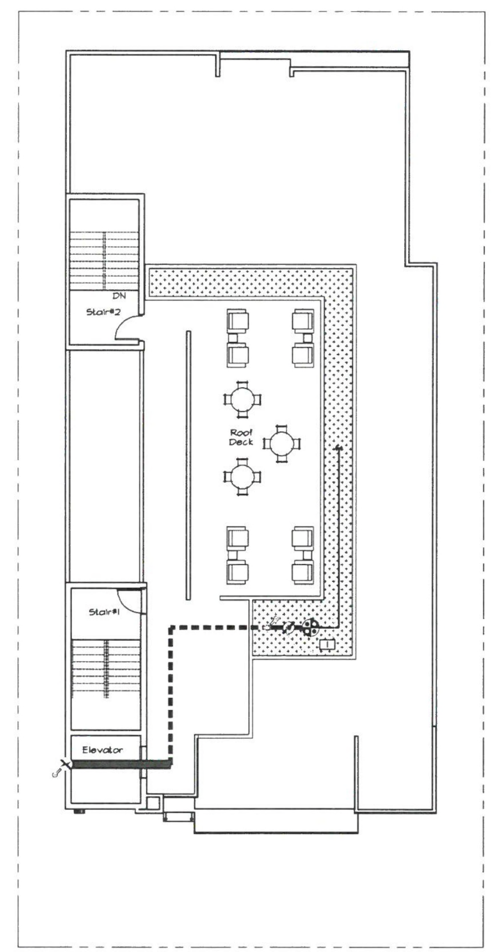
RECEIVED
CITY OF LOS ANGELES
MAR 01 2018
CITY PLANNING
VAN NUYS

EXHIBIT "A"

ALLEY



GROUND FLOOR



ROOF DECK

MAGNOLIA BOULEVARD

IRRIGATION PLAN

SCALE: 1/8" = 1'-0"

MWELO IRRIGATION EQUIPMENT

MWELO IRRIGATION EQUIPMENT SPECIFICATIONS

1. A 1" DEDICATED WATER METER FOR IRRIGATION USE ONLY TO BE PROVIDED.
2. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
3. CHECK VALVES OR ANTI-SYPHON VALVES ARE REQUIRED ON ALL SPRINKLERS HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

XFS SERIES DRIPLINE SPACING GUIDELINES

SOIL TYPE	CLAY	LOAM	SAND
EMITTER FLOW RATE	0.6 GPH	0.6 GPH/0.9 GPH	0.9 GPH
EMITTER SPACING	24"	18"	12"
LATERAL SPACING	18 - 24"	16" - 22"	12" - 18"

XFS SERIES DRIPLINE FLOW (PER 100 FEET)

EMITTER SPACING	0.6 GPH EMITTER		0.9 GPH EMITTER	
INCHES	GPH	GPM	GPH	GPM
12"	61.00	1.02	92.00	1.53
18"	41.00	0.68	61.00	1.02
24"	31.00	0.52	46.00	0.77

XFS DRIPLINE INFILTRATION RATES / HOUR

PERCENT OF SLOPE	CLAY	LOAM	SAND
0% - 4%	0.13 - 0.44	0.44 - 0.88	0.88 - 1.25
5% - 8%	0.1 - 0.35	0.35 - 0.7	0.7 - 1

XFS DRIPLINE

XFS DRIPLINE IRRIGATION ZONES SPECIFICATIONS AND CALCULATIONS FOR THIS PLAN ARE BASED ON THE FOLLOWING PARAMETERS:

1. SOIL TYPE: SANDY LOAM (LOAM)
2. SLOPED IRRIGATION ZONES: 0
3. STATIC WATER PRESSURE: 65 PSI - VERIFY IN FIELD

- IRRIGATION CONTRACTOR TO OBTAIN SOILS REPORT TO VERIFY IRRIGATION ZONE SPECIFICATIONS AND CALCULATIONS FOR THIS PLAN.
- CONTRACTOR RESPONSIBLE FOR VERIFYING STATIC WATER PRESSURE.
- REFER TO RAIN BIRD 2014 IRRIGATION PRODUCTS CATALOG (WWW.RAINBIRD.COM) FOR ALL XFS DRIPLINE SPECIFICATIONS AND REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS.

XFS DRIPLINE DESIGN GUIDELINES

XFS DRIPLINE GENERAL DESIGN GUIDELINES:

1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS, AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLES.
3. INSTALL AIR RELIEF VALVE AT HIGH POINTS IN DRIP LATERAL.
4. WHEN USING ITMM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

XFS DRIPLINE FOR TREES AND SHRUBS

XFS DRIPLINE INSTALLATION GUIDELINES FOR TREES AND SHRUBS:

1. DRIPLINE PIPE SHOULD BE BURIED 4-6 INCHES BELOW SOIL SURFACE (SEE "XFS SUB-SURFACE DRIPLINE BURIAL" DETAIL).
2. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS (WWW.RAINBIRD.COM).
3. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
4. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
5. INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.

SHEET REFERENCE

- SEE SHEET L-1 FOR PLANTING PLAN
- SEE SHEET L-3 & L-4 FOR DETAILS
- SEE SHEET L-5 FOR GENERAL NOTES

IRRIGATION LEGEND

SYMBOL	MANUFACTURER	MODEL SPECIFICATION	PER DETAIL
M	ANY	WATER METER	N/A
	NOTE: VERIFY SIZE AND LOCATION IN FIELD		
POC	N/A	POINT OF CONNECTION	N/A
	NOTE: VERIFY LOCATION IN FIELD		
Y	ZURN WILKINS	SXL 1/2"	6 / L-3
	DESCRIPTION: 1/2" LEAD-FREE CAST BRONZE WYE TYPE STRAINER		
	ZURN WILKINS	MODEL 375XL 3/4"	6 / L-3
	DESCRIPTION: 3/4" BACKFLOW PREVENTION DEVICE		
	ZURN WILKINS	500XL 1/2"	6 / L-3
	DESCRIPTION: 1/2" PRESSURE REDUCING VALVE / POTABLE WATER LINES		
F	EZ-FLO	EZ-FLO EZ XXX-HC	9 / L-3
	NOTE: XXX AUTOMATIC FERTILIZATION SYSTEM		
	RAIN BIRD	100-PESB-PRS-D	8 / L-3
	DESCRIPTION: 1" REMOTE CONTROL VALVE WITH SCRUBBER / PSI CTL.		
	NIBCO / EQUAL	LINE SIZE	N/A
	DESCRIPTION: GATE VALVE IN YARD BOX		
	NIBCO / EQUAL	LINE SIZE	N/A
	DESCRIPTION: LINE SIZE BALL VALVE IN YARD BOX		
	RAIN BIRD	XCZ-LF-100-PRF	14 / L-3
	DESCRIPTION: LOW FLOW CONTROL ZONE KIT		
C	IRRITROL	MC-6E (BLUE) SERIES	10 / L-3
	DESCRIPTION: 6 STATION OUTDOOR CONTROLLER		
W	IRRITROL	CL-MI (CL-100-WIRELESS KIT)	11 / L-3
	DESCRIPTION: IRRITROL WIRELESS RECEIVER MODULE		
	IRRITROL	CL-WI (CL-100-WIRELESS KIT)	12 / L-3
	DESCRIPTION: IRRITROL WIRELESS WEATHER SENSOR		
	NOTE: FLOOR SLAB AND PLANTER PENETRATION / CORING AND WATER PROOFING BY CERTIFIED BUILDING PLUMBER.		
	NOTE: PLANTER WALL PENETRATION / CORING AND WATER PROOFING BY CERTIFIED BUILDING PLUMBER.		
	NOTE: BUILDING WALL PENETRATION / CORING AND WATER PROOFING BY CERTIFIED BUILDING PLUMBER.		
	ANY	PVC CLASS 200 PLASTIC PIPE	N/A
	SIZE: 1" LATERAL LINE		
	ANY	PVC CLASS 315 PLASTIC PIPE	N/A
	SIZE: 1" MAIN LINE		
	ANY	TYPE K COPPER WATER TUBE	N/A
	SIZE: 1" MAIN LINE / INSTALLATION BY CERTIFIED PLUMBER		
	RAIN BIRD	XFS-09-18-XXX	L-4
	RAIN BIRD	XQF-XXX	
	DESCRIPTION: SUB-SURFACE DRIPLINE (0.9 GPH / 18" EMITTER SPACING) AND QF DRIPLINE HEADER (SIZE PER MFG. GUIDELINES).		

SUB-SURFACE ZONE

ZONE:	1	ZONE NUMBER
SIZE:	1"	VALVE SIZE
TYPE:	SHRUB	AREA TYPE
AREA:	473	SQUARE FEET
PSI:	30	PSI / VALVE
GPM	2.27	GAL. / MIN.
RATE:	0.64	INCHES / HR.
TIME:	23 MIN	1/4" H20

1 — LOCATION

ZONE CALLOUTS

ZONE:	1	2	3	4
SIZE:	1"	1"	1"	1"
TYPE:	SUB	SUB	SUB	SUB
AREA:	314	195	322	166
PSI:	20	20	20	20
GPM:	2.09	1.30	2.15	1.11
RATE:	0.64	0.64	0.64	0.64
TIME:	23 MIN	23 MIN	23 MIN	23 MIN

MUNICIPAL PRESSURE CALCULATIONS

SYSTEM DESIGN CAPACITY: 8 GALLONS PER MINUTE MAXIMUM
CALCULATIONS FOR ZONE No: 1 (MOST DISTAL ZONE FROM POC)

ITEM SPECIFICATION	PSI
STATIC WATER PRESSURE (65 PSI - VERIFY IN FIELD)	+65.0
WYE STRAINER / FILTER	-1.0
BACKFLOW PREVENTION DEVICE	-14.0
PRESSURE REDUCING VALVE	-4.0
REMOTE CONTROL MASTER VALVE	-1.8
REMOTE CONTROL VALVE	-1.3
LATERAL LINE (-0.94 PSI / 100 LF X 42 LF)	-0.4
MAIN LINE (-1.25 PSI / 100 LF X 190 LF)	-2.4
FITTING LOSSES (10% OF TOTAL PIPE LOSSES)	-0.3
DIFFERENCE IN ELEVATION (+ / - 0.433 PSI PER FOOT)	-4.3
SUBTOTAL OF LOSSES	-29.5
BOOSTER PUMP (MINIMUM PSI GAIN REQUIRED)	N/A
TOTAL PRESSURE AVAILABLE:	+35.5

DIAGRAMMATIC IRRIGATION PLAN

PLAN IS DIAGRAMMATIC FOR PURPOSES OF GRAPHIC CLARITY:

1. VALVE PLACEMENT TO DIVIDE AND EQUALIZE FLOW RATES PER IRRIGATION ZONE.
2. LATERAL PIPE IS 1"Ø UNLESS SPECIFIED OTHERWISE PER CALLOUTS ON PLAN.
3. INSTALL ALL IRRIGATION PIPE IN LAWN AND PLANTING BEDS.
4. IRRIGATION PIPE TO BE SLEEVED UNDER ALL PAVED AREAS. ALL SLEEVES SHALL BE A MINIMUM OF TWO (2) TIMES LARGER THAN IRRIGATION PIPE(S).
5. INSTALL ALL VALVES IN ACCESSIBLE, INCONSPICUOUS AREAS.

CONCRETE SLAB PENETRATION

CERTIFIED BUILDING PLUMBER REQUIRED FOR INSTALLATION OF ALL IRRIGATION PIPE AND WATER-PROOFING WITHIN BUILDING STRUCTURE(S). TYPICAL REQUIRED STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

1. BUILDING SLABS, SUB-FLOORS, STEM WALLS, ETC.
2. INTERIOR AND EXTERIOR WALLS.
3. INTERIOR PLANTER BOXES AND POTS.

MWELO IRRIGATION CERTIFICATION

MWELO IRRIGATION CERTIFICATION OF COMPLETION REQUIREMENTS

1. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT PURPOSES.
2. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED A THE TIME OF FINAL INSPECTION.

THE OFFICE OF
SUSAN E. McEOWEN
LANDSCAPE ARCHITECT 2180
A CALIFORNIA CORPORATION
19197 Golden Valley Road, #924
Santa Clarita, CA 91387
Office Telephone: (661) 294 3753
Email Address: susan@landarch.us

OWNER:
ADAM MOLOUDI
12424 WILSHIRE BOULEVARD, SUITE# 710
LA, CA 90025

PROJECT:
MAGNOLIA APARTMENTS
14723 MAGNOLIA BOULEVARD
SHERMAN OAKS, CA 91403

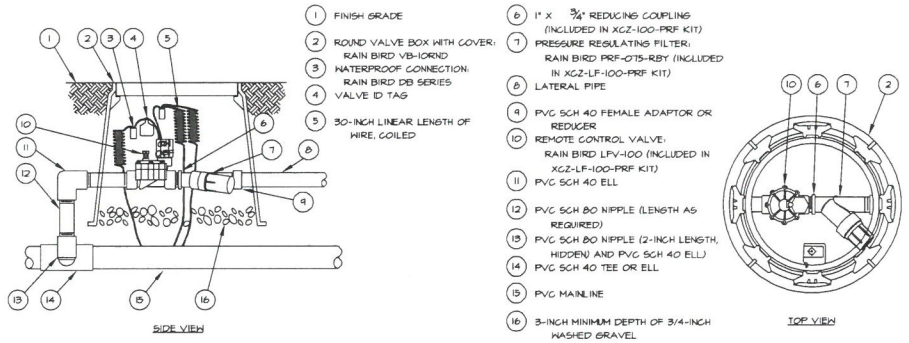
SHEET TITLE:
IRRIGATION PLAN

START DATE:	START_01
REVISION DATE 01:	REV_01
REVISION DATE 02:	REV_02
REVISION DATE 03:	REV_03
DRAWN BY:	DWG_BY
CHECKED BY:	CHK_BY
FILE NUMBER:	FILE_No

L-2

2017-2-9

EXHIBIT "A"

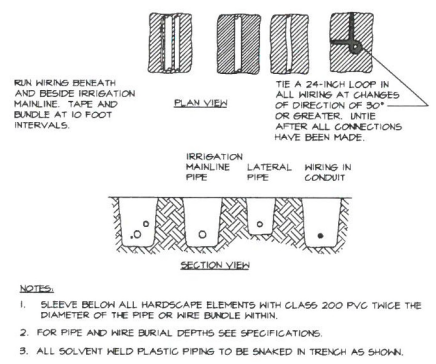


14 CONTROL ZONE KIT IN ROUND VALVE BOX
NO SCALE

1 - FINISHED GRADE
2 - VALVE BOX # COVER 36"L X 24"W X 24" H
3 - PROPORTIONING CAP WITH FEED ADJUSTMENT KNOB
4 - EZ-FLO SHUT OFF VALVES
5 - AIR VENT VALVE
6 - FERTILIZER OUT - CONNECT CLEAR TUBE TO GREEN CONNECTIONS ON PROPORTIONING CAP AND COUPLING
7 - WATER IN - CONNECT BLACK TUBE TO BLUE CONNECTIONS ON PROPORTIONING CAP AND COUPLING
8 - 1/4" TUBING CLAMP - BOTH THE GREEN AND BLUE COUPLING TUBING CONNECTIONS
9 - APPROVED BACKFILL
10 - PVC MAIN LINE TO VALVE MANIFOLD
11 - EZ BALL COUPLING CONNECTOR - INSTALL ACCORDING TO DIRECTION ARROW
12 - PEA GRAVEL (.5 CU. FT.)
13 - PVC MAIN LINE FROM BFP
14 - PRESSURE RELIEF VALVE
15 - FILL VALVE (DRAIN VALVE INCLUDED BUT NOT SHOWN)
16 - EZ-FLO MODEL EZOIG-HG

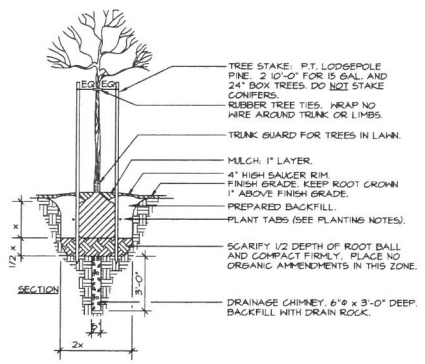
NOTE:
ITEMS 8, 4, 5, 6, 7 AND 8 ARE INCLUDED WITH THE EZ-FLO SYSTEM. ITEM 11 IS PURCHASED SEPARATELY.

9 EZ-FLO FERTILIZING SYSTEM
NO SCALE

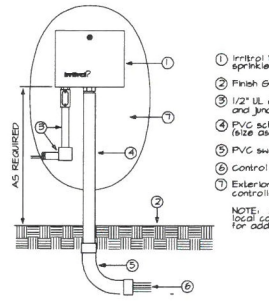


NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH CLASS 200 PVC THICK THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.
3. ALL SOLVENT WELD PLASTIC PIPING TO BE SNAKED IN TRENCH AS SHOWN.

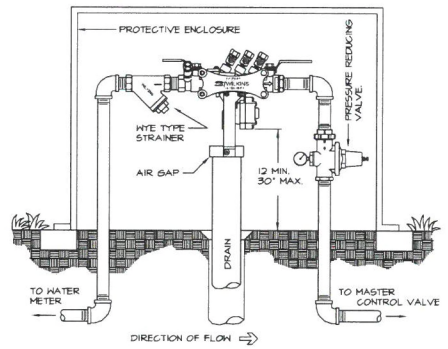
5 PIPE AND WIRE TRENCHING DETAIL
NO SCALE



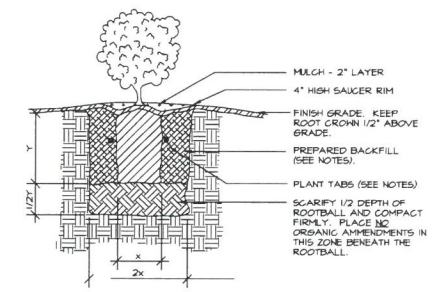
1 TREE PLANTING DETAIL
NO SCALE



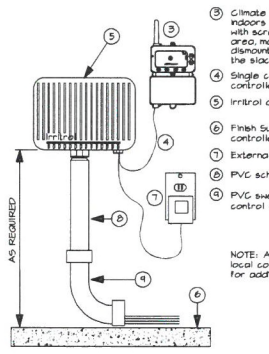
10 WALL MOUNT CONTROLLER
NO SCALE



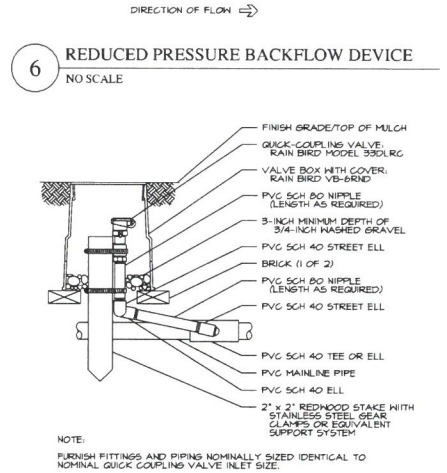
6 REDUCED PRESSURE BACKFLOW DEVICE
NO SCALE



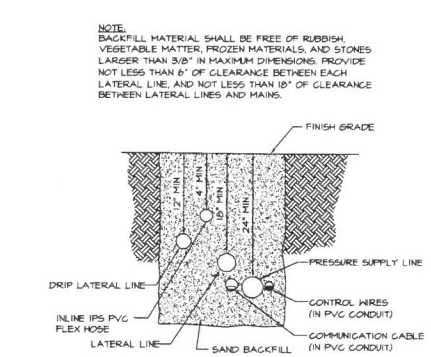
2 SHRUB PLANTING DETAIL
NO SCALE



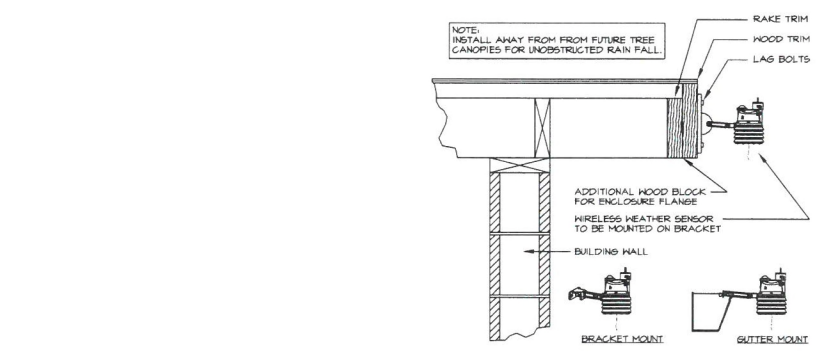
11 WEATHER-SENSING SYSTEM
NO SCALE



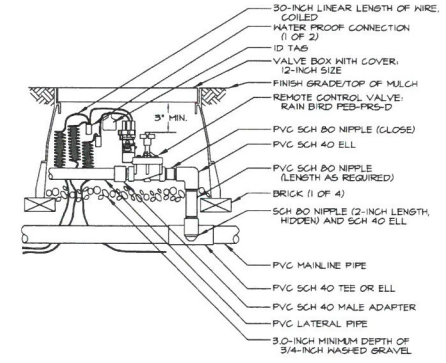
7 QUICK COUPLING VALVE
NO SCALE



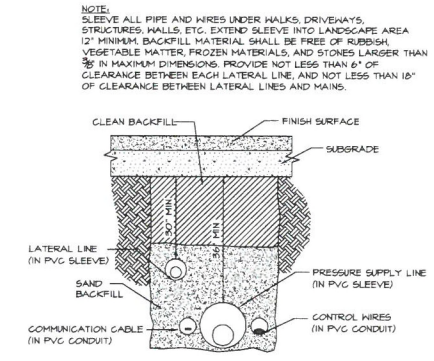
3 TRENCHING - OPEN AREAS
NO SCALE



12 WIRELESS WEATHER SENSOR MOUNTING
NO SCALE



8 REMOTE CONTROL VALVE
NO SCALE



4 TRENCHING - UNDER HARDSCAPE
NO SCALE

THE OFFICE OF
SUSAN E. McEOWEN
LANDSCAPE ARCHITECT 2180
A CALIFORNIA CORPORATION
19197 Golden Valley Road, #924
Santa Clarita, CA 91387
Office Telephone: (661) 294 3753
Email Address: sesan@landarch.us

OWNER:
ADAM MOLOUDI
12424 WILSHIRE BOULEVARD, SUITE# 710
LA, CA 90025

PROJECT:
MAGNOLIA APARTMENTS
14723 MAGNOLIA BOULEVARD
SHERMAN OAKS, CA 91403

SHEET TITLE:
DETAILS

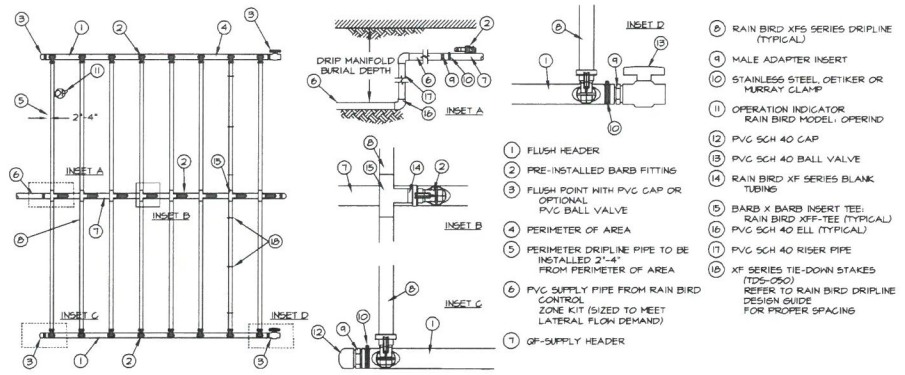
START DATE	START - 09
REVISION DATE (1)	REV - 10
REVISION DATE (2)	REV - 10
REVISION DATE (3)	REV - 10
DRAWN BY:	DANIEL M
CHECKED BY:	DANIEL M
FILE NUMBER:	FILE - 10

L-3

2011-2-9

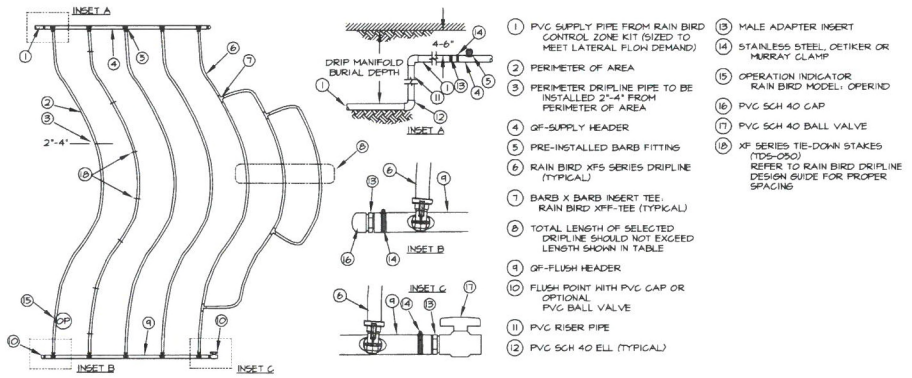
EXHIBIT "A"

RECEIVED
CITY OF LOS ANGELES
MAR 01 2018
CITY PLANNING
VAN NUYS



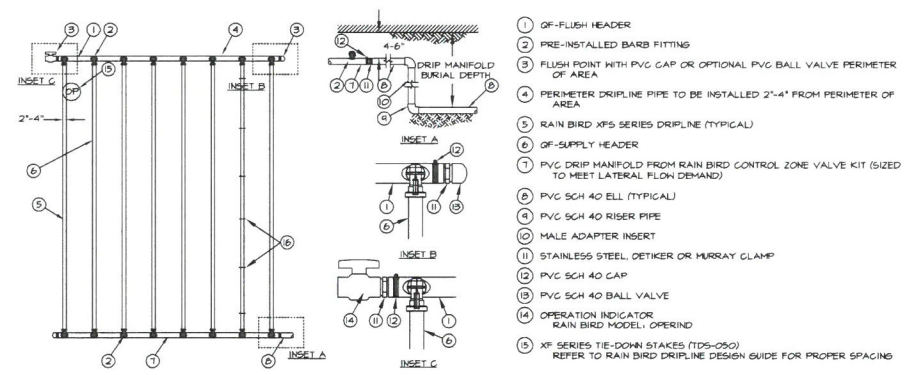
1. FLUSH HEADER
2. PRE-INSTALLED BARB FITTING
3. FLUSH POINT WITH PVC CAP OR OPTIONAL PVC BALL VALVE
4. PERIMETER OF AREA
5. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER OF AREA
6. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
7. QF-SUPPLY HEADER
8. RAIN BIRD XFS SERIES DRIPLINE (TYPICAL)
9. MALE ADAPTER INSERT
10. STAINLESS STEEL, OETIKER OR MURRAY CLAMP
11. OPERATION INDICATOR RAIN BIRD MODEL: OPERIND
12. PVC SCH 40 CAP
13. PVC SCH 40 BALL VALVE
14. RAIN BIRD XF SERIES BLANK TUBING
15. BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
16. PVC SCH 40 ELL (TYPICAL)
17. PVC SCH 40 RISER PIPE
18. XF SERIES TIE-DOWN STAKES (TDS-050) REFER TO RAIN BIRD DRIPLINE DESIGN GUIDE FOR PROPER SPACING

10 XFS SUB-SURFACE DRIPLINE - CENTER FEED LAYOUT - QF HEADER
NO SCALE



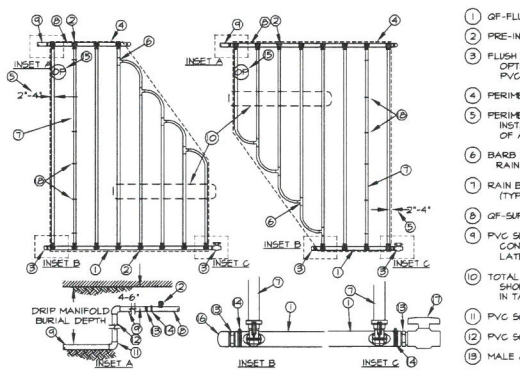
1. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
2. PERIMETER OF AREA
3. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER OF AREA
4. QF-SUPPLY HEADER
5. PRE-INSTALLED BARB FITTING
6. RAIN BIRD XFS SERIES DRIPLINE (TYPICAL)
7. BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
8. TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
9. QF-FLUSH HEADER
10. FLUSH POINT WITH PVC CAP OR OPTIONAL PVC BALL VALVE
11. PVC RISER PIPE
12. PVC SCH 40 ELL (TYPICAL)
13. MALE ADAPTER INSERT
14. STAINLESS STEEL, OETIKER OR MURRAY CLAMP
15. OPERATION INDICATOR RAIN BIRD MODEL: OPERIND
16. PVC SCH 40 CAP
17. PVC SCH 40 BALL VALVE
18. XF SERIES TIE-DOWN STAKES (TDS-050) REFER TO RAIN BIRD DRIPLINE DESIGN GUIDE FOR PROPER SPACING

11 XFS SUB-SURFACE DRIPLINE - CURVE LAYOUT - QF HEADER
NO SCALE



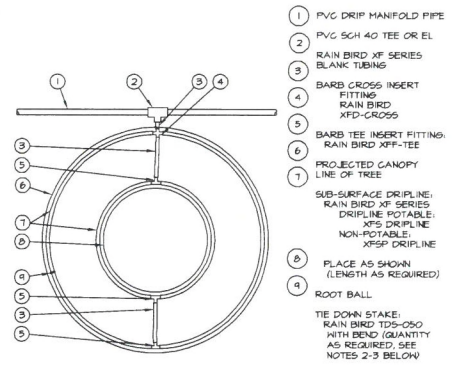
1. QF-FLUSH HEADER
2. PRE-INSTALLED BARB FITTING
3. FLUSH POINT WITH PVC CAP OR OPTIONAL PVC BALL VALVE PERIMETER
4. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER OF AREA
5. RAIN BIRD XFS SERIES DRIPLINE (TYPICAL)
6. QF-SUPPLY HEADER
7. PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
8. PVC SCH 40 ELL (TYPICAL)
9. PVC SCH 40 RISER PIPE
10. MALE ADAPTER INSERT
11. STAINLESS STEEL, OETIKER OR MURRAY CLAMP
12. PVC SCH 40 CAP
13. PVC SCH 40 BALL VALVE
14. OPERATION INDICATOR RAIN BIRD MODEL: OPERIND
15. XF SERIES TIE-DOWN STAKES (TDS-050) REFER TO RAIN BIRD DRIPLINE DESIGN GUIDE FOR PROPER SPACING

12 XFS SUB-SURFACE DRIPLINE - END FEED LAYOUT - QF HEADER
NO SCALE



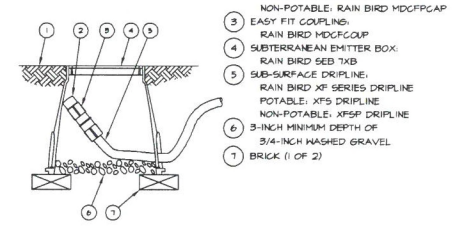
1. QF-FLUSH HEADER
2. PRE-INSTALLED BARB FITTING
3. FLUSH POINT WITH PVC CAP OR OPTIONAL PVC BALL VALVE
4. PERIMETER OF AREA
5. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER OF AREA
6. BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
7. RAIN BIRD XFS SERIES DRIPLINE (TYPICAL)
8. QF-SUPPLY HEADER
9. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
10. TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
11. PVC SCH 40 ELL (TYPICAL)
12. PVC SCH 40 RISER PIPE
13. MALE ADAPTER INSERT
14. STAINLESS STEEL, OETIKER OR MURRAY CLAMP
15. OPERATION INDICATOR RAIN BIRD MODEL: OPERIND
16. PVC SCH 40 CAP
17. PVC SCH 40 BALL VALVE
18. XF SERIES TIE-DOWN STAKES (TDS-050) REFER TO RAIN BIRD DRIPLINE DESIGN GUIDE FOR PROPER SPACING

13 XFS SUB-SURFACE DRIPLINE - IRREGULAR SHAPED LAYOUT - QF HEADER
NOT TO SCALE



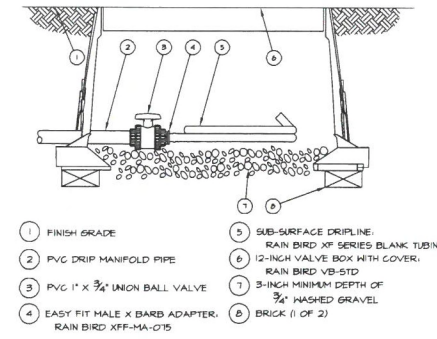
1. PVC DRIP MANIFOLD PIPE
2. PVC SCH 40 TEE OR EL
3. RAIN BIRD XF SERIES BLANK TUBING
4. BARB CROSS INSERT FITTING RAIN BIRD XFD-CROSS
5. BARB TEE INSERT FITTING: RAIN BIRD XFF-TEE
6. PROJECTED CANOPY LINE OF TREE
7. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
8. PLACE AS SHOWN (LENGTH AS REQUIRED)
9. ROOT BALL
10. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

6 DRIPLINE / AROUND TREE
NO SCALE



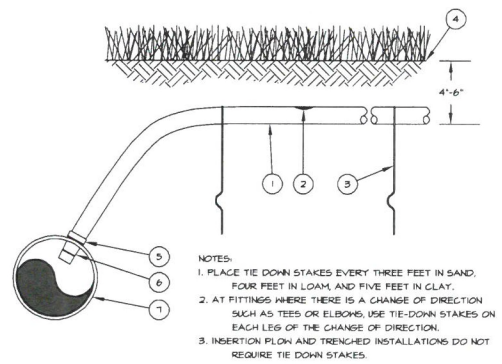
1. FINISH GRADE
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE: RAIN BIRD MDCFCAP NON-POTABLE: RAIN BIRD MDCFPCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 1XB
5. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
6. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
7. BRICK (1 OF 2)

5 DRIPLINE / FLUSH POINT COMPRESSION FIT
NO SCALE



1. FINISH GRADE
2. PVC DRIP MANIFOLD PIPE
3. PVC 1" X 3/4" UNION BALL VALVE
4. EASY FIT MALE X BARB ADAPTER: RAIN BIRD XFF-MA-075
5. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES BLANK TUBING
6. 12-INCH VALVE BOX WITH COVER: RAIN BIRD VB-STD
7. 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
8. BRICK (1 OF 2)

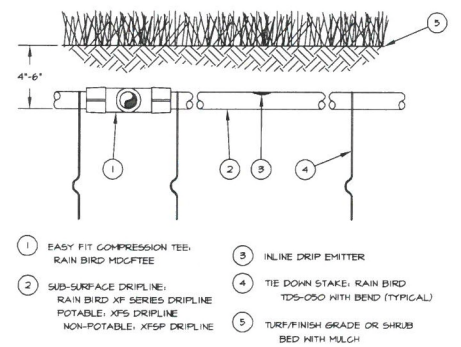
1 DRIPLINE / FLUSH POINT WITH BALL VALVE
NO SCALE



1. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
2. INLINE DRIP EMITTER OUTLET
3. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
4. TURF/FINISH GRADE OR SHRUB BED WITH MULCH
5. RATCHET CLAMP (INCLUDED WITH ADAPTER)
6. INSERT ADAPTER FOR PVC PIPE: RAIN BIRD XFD-INVPC
7. PVC LATERAL PIPE MINIMUM 1-1/2" IN DIAMETER DEPTH PER SPECIFICATION

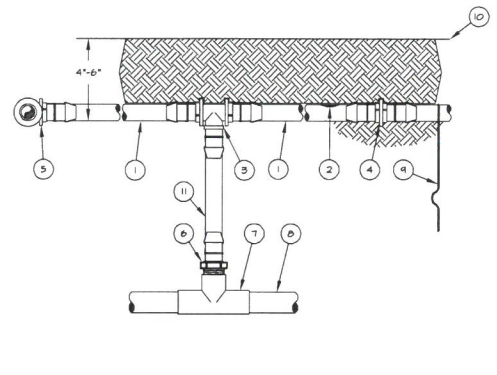
NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. INSERTION FLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN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

7 DRIPLINE / INSERT ADAPTER FOR 1 1/2" OR LARGER PVC
NO SCALE



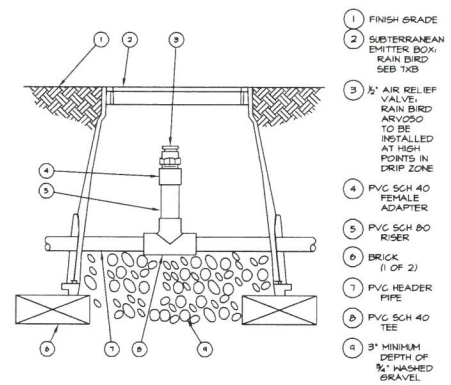
1. EASY FIT COMPRESSION TEE: RAIN BIRD MDCFTEE
2. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
3. INLINE DRIP EMITTER
4. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
5. TURF/FINISH GRADE OR SHRUB BED WITH MULCH

2 DRIPLINE / BURIAL
NO SCALE



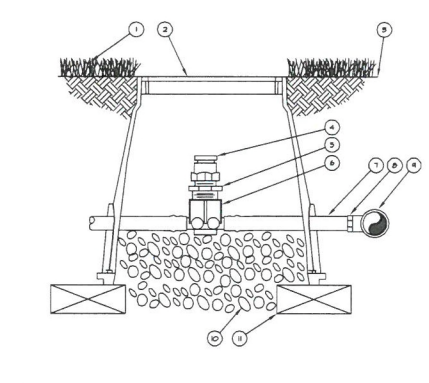
1. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
2. INLINE DRIP EMITTER OUTLET, SEE PLANS FOR DRIPLINE OUTLET SPACING.
3. BARB TEE 17x17x17mm RAIN BIRD XFF-TEE
4. BARB COUPLING 17x17mm RAIN BIRD XFF-COUP
5. BARB ELBOW 17x17mm RAIN BIRD XFF-ELBOW
6. BARB MALE ADAPTER 17mm X 1/2" MPT RAIN BIRD XFF-MA-050 17mm X 3/4" MPT RAIN BIRD XFF-MA-075
7. PVC TEE 5x5x1
8. PVC LATERAL SUPPLY HEADER
9. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
10. FINISH GRADE
11. RAIN BIRD XF SERIES BLANK TUBING LENGTH AS REQUIRED

8 DRIPLINE / RISER ASSEMBLY
NO SCALE



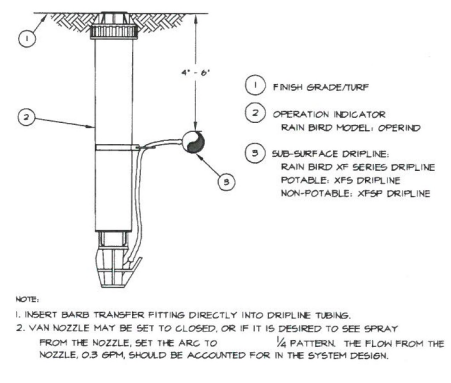
1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 1XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. BRICK (1 OF 2)
7. PVC HEADER PIPE
8. PVC SCH 40 TEE
9. 3" MINIMUM DEPTH OF ¾" WASHED GRAVEL

3 DRIPLINE / 1/2" HEADER AIR RELIEF VALVE
NO SCALE



1. TURF GRASS
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 1XB
3. FINISH GRADE
4. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
5. ½" X ¾" PVC REDUCER BUSHING
6. BARB X FEMALE THREAD CONNECTOR: RAIN BIRD XFD-TFA FITTING
7. ½" BLANK DRIPLINE TUBING: RAIN BIRD XF SERIES
8. BARB X MALE THREAD CONNECTOR: RAIN BIRD XFF-MA FITTING
9. PVC TEE CONNECTED TO PVC HEADER PIPE
10. 3" MINIMUM DEPTH OF ¾" WASHED GRAVEL
11. BRICK (1 OF 2)

9 DRIPLINE / 1/2" INLINE AIR RELIEF VALVE
NO SCALE



1. FINISH GRADE/TURF
2. OPERATION INDICATOR RAIN BIRD MODEL: OPERIND
3. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE

NOTE:
1. INSERT BARB TRANSFER FITTING DIRECTLY INTO DRIPLINE TUBING.
2. VAN NOZZLE MAY BE SET TO CLOSED, OR IF IT IS DESIRED TO SEE SPRAY FROM THE NOZZLE, SET THE ARC TO ¼ PATTERN. THE FLOW FROM THE NOZZLE, 0.3 GPM, SHOULD BE ACCOUNTED FOR IN THE SYSTEM DESIGN.

4 DRIPLINE / OPERATION INDICATOR
NO SCALE

THE OFFICE OF
SUSAN E. McEOWEN
LANDSCAPE ARCHITECT 2180
A CALIFORNIA CORPORATION
19197 Golden Valley Road, #924
Santa Clarita, CA 91387
Office Telephone: (661) 294 3753
Email Address: susan@landarch.us

OWNER:
ADAM MOLOUDI
12424 WILSHIRE BOULEVARD, SUITE# 710
LA, CA 90025

PROJECT:
MAGNOLIA APARTMENTS
14723 MAGNOLIA BOULEVARD
SHERMAN OAKS, CA 91403

SHEET TITLE:
DETAILS

START DATE	SMART_00
REVISION DATE 01:	REV_01
REVISION DATE 02:	REV_02
REVISION DATE 03:	REV_03
DRAWN BY:	DRAWN_BY
CHECKED BY:	CHK_BY
FILE NUMBER:	FILE_NUM

L-4

2017-2-9

EXHIBIT "A"

RECEIVED
CITY OF LOS ANGELES
MAR 01 2018
CITY PLANNING
VAN NUYS

GENERAL PLANTING NOTES

1. THE WORK TO BE PERFORMED UNDER THIS CONTRACT SHALL INCLUDE ALL LABOR, EQUIPMENT, MATERIALS, AND SERVICES NECESSARY TO COMPLETE THE FINISH GRADING, SOIL PREPARATION, PLANTING, AND MAINTENANCE SPECIFIED.
2. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK.
3. ALL SOIL USED DURING THE GRADING OPERATION SHALL BE LOOSE, FRIABLE SOIL OF THE SAME QUALITY AS EXISTING SOIL.
4. ALL PLANTS SHALL BE HEALTHY, OF NORMAL GROWTH, WELL-ROOTED, FREE FROM DISEASE AND INSECT INFESTATION, AND NOT ROOT BOUND.
5. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL. THE PLANTS WILL BE REJECTED BY THE OWNER OR HIS REPRESENTATIVE IF DEEMED UNSATISFACTORY.
6. FINISH GRADE IS FINAL GRADE, WITH SMOOTH, UNIFORM SURFACE, NEED FREE, READY FOR PLANTING. PLANTING AREA FINISH GRADE SHALL BE 1 1/2" BELOW ADJACENT PAVED SURFACES.
7. NO PLANT SHALL BE PLANTED UNTIL IRRIGATION WORK IS COMPLETE, TESTED AND APPROVED OR UNTIL SOIL PREPARATION AND FINAL GRADE IS ESTABLISHED.
8. EXCAVATE PLANTS WITH VERTICAL SIDES FOR ALL PLANTS THAN THE DIAMETER AND 1 1/2 TIMES THE DEPTH OF ROOT BALLS. BACK-FILL WITH THE FOLLOWING MIX.
   a. 6 PARTS ON SITE SOIL (BY VOLUME)
   b. 4 PARTS NITROLIZED FIR SHAVINGS (BY VOLUME)
   c. 2 POUNDS 10-10-10 COMMERCIAL FERTILIZER PER CUBIC YARD MIX)
   d. 10 POUNDS AGRICULTURE GYPSUM (PER CUBIC YARD MIX)
   e. 2 POUNDS IRON SULFATE (PER CUBIC YARD OF MIX)
9. RIP ALL PLANTING AREAS TO A DEPTH OF 84 AND TILL WITH THE FOLLOWING MATERIALS (PER 100 SQUARE FEET).
   a. 4 CUBIC YARDS NITROLIZED FIR SHAVINGS
   b. 30 POUNDS 20-20-20 COMMERCIAL FERTILIZER (70% SLOW RELEASE)
   c. 100 POUNDS AGRICULTURAL GYPSUM
10. AFTER SETTING PLANTS, BACK-FILL MATERIALS SHALL BE SOAKED TO SETTLE. THE TOP OF THE ROOT BALL SHALL BE 1" ABOVE FINISHED GRADE AFTER SETTLING OCCURS.
11. THE OWNER OR HIS REPRESENTATIVE SHALL BE NOTIFIED 48 HOURS PRIOR TO THE FOLLOWING STAGES OF CONSTRUCTION INSPECTION:
   a. AFTER TREE AND SHRUBS HAVE BEEN SPOTTED - PRIOR TO EXCAVATION OF PLANTING HOLES.
   b. UPON COMPLETION OF ALL PLANTING FOR APPROVAL TO BEGIN MAINTENANCE.
   c. ONCE A WEEK PRIOR TO END OF MAINTENANCE.
12. DO NOT WILLFULLY INSTALL ANY PLANT MATERIAL AS PER DESIGN WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN SITE CONDITIONS EXISTED THAT WAS NOT KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE OR OTHERWISE THE CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY AND ALL REVISIONS.
13. AFTER ALL WORK HAS BEEN COMPLETED AND APPROVED BY THE OWNER, THE CONTRACTOR SHALL MAINTAIN THE PROJECT FOR A 90 DAY MAINTENANCE PERIOD BY WATERING, WEEDING, MULCHING, CULTIVATING, FERTILIZING AT 30, 60, AND 90 DAYS INTO THE MAINTENANCE PERIOD. USE 10-20-10 COMMERCIAL FERTILIZER PER MANUFACTURERS RECOMMENDATIONS, AND ANY OTHER OPERATION NECESSARY FOR THE UPKEEP OF THE PROJECT.
14. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR THE FOLLOWING PERIODS OF TIME.
   a. 1 YEAR FOR TREES
   b. 6 MONTHS FOR SHRUBS
   c. 30 DAYS FOR GROUNDCOVERS
15. THE GUARANTEE SPECIFIED ABOVE DOES NOT HOLD FOR PLANT LOSS DUE TO POOR MAINTENANCE BY THE OWNER OR DUE TO VANDALISM BEFORE OR AFTER FINAL ACCEPTANCE.
16. ALL TREES SPECIFIED ON PLAN SHALL BE GUYED PER PLAN DETAILS.

IRRIGATION WITHIN PUBLIC RIGHT OF WAY

SPECIFICATIONS OF IRRIGATION EQUIPMENT WITHIN PUBLIC RIGHT OF WAY

1. ALL IRRIGATION MAINLINE SHALL BE SCHEDULE 80 PVC, AND ALL LATERALS/SLEEVES SHALL BE SCHEDULE 40 PVC. SLEEVES SHALL BE 2X THE SIZE OF THE PIPE BEING SLEEVED. ALL IRRIGATION MAINLINE AND LATERALS SHALL BE A MINIMUM OF 3/4" SIZE.
2. CONTRACTOR SHALL PAY FOR ALL PERMITS AND CONSTRUCTION COSTS FOR THE DEPARTMENT OF WATER AND POWER (DWP) TO CONDUCT ANY STREET WORK (TRENCHING), MAINLINE/SLEEVE INSTALLATION IN THE STREET AND SUB-WATER METER INSTALLATION AND REDUCED PRESSURE BACKFLOW PREVENTER REVIEW. A BILLING ADDRESS MUST BE PROVIDED WHEN APPLYING FOR INSTALLATION OF THE SUB-WATER METERS. CONTRACTOR MUST FILE THE APPLICATION PRIOR TO START OF CONSTRUCTION. CONTRACTOR TO CONTACT THE CITY IN ORDER TO ESTABLISH UTILITY SERVICE AND BILLING ADDRESSES. UTILITY SERVICE MUST BE ESTABLISHED PRIOR TO TREE/SHRUBS INSTALLATIONS.
3. THE REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER, RELATED EQUIPMENT AND IRRIGATION CONTROLLER SHALL BE INSTALLED ON PRIVATE PROPERTY.
4. ALL IRRIGATION MAINLINE EQUIPMENT (FOR BOTH CONCRETE AND LANDSCAPE AREAS) SHALL BE TRAFFIC RATED CONCRETE VALVE BOXES WITH HINGED METAL LIDS. MAINLINE EQUIPMENT INCLUDES REMOTE CONTROL VALVES, FLUSH VALVES, AIR RELIEF VALVES, QUICK COUPLERS ETC.
5. ALL IRRIGATION MAINLINES WITHIN THE PUBLIC RIGHT OF WAY SHALL BE 24" BELOW FINISH GRADE. ALL IRRIGATION LATERALS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE 12" BELOW FINISH GRADE. BELOW VEHICULAR ACCESS AREAS, IRRIGATION MAINLINES WITHIN THE PUBLIC RIGHT OF WAY SHALL BE 36" BELOW FINISH GRADE. SLEEVED
6. ALL IRRIGATION SHALL BE POP-UP SPRAY/BUBBLER HEADS AND/OR SUB-SURFACE DRIP IRRIGATION. NO FIXED RISERS ARE ALLOWED WITHIN THE PUBLIC RIGHT OF WAY.
7. DIRECT BURIAL WIRE SHALL BE #14 GAUGE AND SHALL BE PLACED AT 24" BELOW GRADE TAPED TO MAINLINE WHERE APPLICABLE.
8. ALL DRIP IRRIGATION SHALL BE DIREGT BURIAL TYPE, A MINIMUM OF 2" TO 4" BELOW FINISH GRADE. *

   * NOTE: ALL RAIN BIRD XFS SERIES SUBSURFACE DRIPLINE SHALL BE OF DIRECT BURIAL TYPE, A MINIMUM OF 4, 5, OR 6" BELOW FINISH GRADE. SEE RAIN BIRD XFS SUBSURFACE DRIPLINE INSTALLATION GUIDE FOR ADDITIONAL RECOMMENDATIONS AT: WWW.RAINBIRD.COM/DOCUMENTS/DRIP/MAN_XFS_INSTALLATIONGUIDE.PDF

GENERAL IRRIGATION NOTES

1. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE STATIC WATER PRESSURE OF 60 PSI. THE CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION AND REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ABOVE AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
2. THIS DESIGN IS DIAGRAMMATIC FOR PURPOSES OF GRAPHIC CLARITY. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. INSTALL A MINIMUM LAYER OF 6" OF CLEAN FILL SAND BELOW PAVED AREAS.
3. BEFORE ANY WORK COMMENCES, A CONFERENCE SHALL BE HELD WITH THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR, REGARDING GENERAL REQUIREMENTS FOR THIS WORK.
4. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT UTILITIES AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS AND HE IS RESPONSIBLE FOR THE PROTECTION OF ANY DAMAGE TO THESE LINES OR STRUCTURES.
5. THE CONTRACTOR AGREES THAT HE SHALL ASSUME COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONTRACTOR AGREES TO DEFEND AND INDEMNIFY AND HOLD OWNER AND DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCES OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
6. DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN IN THE DRAWINGS WHEN IT IS OBVIOUS, IN THE FIELD, THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNERS OR AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY AT NO ADDITIONAL COST TO THE OWNER.
7. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER-SPRAY ON TO WALKS, ROADWAYS, AND / OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING FLOW FOR EACH SYSTEM.
8. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN SHRUB OR GROUND COVER AREAS SHALL BE INSTALLED WHERE THE TOP OF THE SPRINKLER HEAD IS 1" ABOVE FINISHED GRADE.
9. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN LAWN AREAS SHALL BE INSTALLED WHERE THE TOP OF THE SPRINKLER HEAD IS FLUSH WITH ADJACENT SIDEWALK OR CURB.
10. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED IN THE PLANS.
11. 110 / 120 VOLT ELECTRICAL POWER AT THE AUTOMATIC CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE THE FINAL HOOKUP FROM THE ELECTRICAL OUTLET TO THE AUTOMATIC CONTROLLER.
12. INSTALL ALL PIPE MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TEFLON TAPE OR TEFLON PIPE DOPE ON ALL PVC MALE PIPE THREADS ON ALL SPRINKLERS, SWING JOINTS, AND VALVE ASSEMBLIES.
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. HE SHALL COORDINATE HIS WORK WITH THE SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING STRUCTURES, ETC.
14. IN ADDITION TO THE CONTROL WIRE SLEEVES AND PIPE SLEEVES SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONTROL WIRE AND PIPE SLEEVES OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.
15. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL THE LOCAL CODES AND ORDINANCES FOR NON-POTABLE WATER USAGE. HE SHALL TAG ALL PARTS OF THE IRRIGATION SYSTEM AS REQUIRED FOR NON-POTABLE WATER USAGE (IF REQUIRED).
16. STOP ALL BACK-DRAINAGE OF HEADS WITH CHECK VALVES IN RISERS. ADJUST TO RECOMMENDED PRESSURE PER MANUFACTURE'S SPECIFICATIONS.
17. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO LOCAL AND STATE CODES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK.
18. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL PERMITS REQUIRED FOR THE WORK INDICATED ON THE PLAN.
19. THE IRRIGATION SYSTEM SHALL BE UNCONDITIONALLY GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.
20. UPON COMPLETION OF WORK, ALL MATERIALS, EQUIPMENT, AND WASTE SHALL BE REMOVED FROM THE SITE TO THE OWNER'S SATISFACTION.
21. THE IRRIGATION SYSTEM SHALL BE DEEMED INCOMPLETE UNTIL ALL HEADS, VALVES, AND RELATED IRRIGATION EQUIPMENT HAVE BEEN CHECKED AND ADJUSTED TO BEST CONFORM TO THE CONDITIONS THAT PREVAIL AT THE SITE.
22. BACK FILL FOR TRENCHING SHALL BE COMPACTED TO DRY DENSITY EQUAL TO THE ADJACENT UNDISTURBED SOIL AND SHALL CONFORM TO THE ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS OR OTHER IRREGULARITIES.
23. ALL PIPING SHALL CONFORM TO IRRIGATION LEGEND.
24. PLASTIC FITTINGS SHALL BE OF SCHEDULE 40 POLYVINYL CHLORIDE PLASTIC PIPE.
25. INITIAL BACK-FILL ON PLASTIC LINES SHALL BE OF FINE GRANULAR MATERIAL WITH NO FOREIGN MATTER LARGER THAN 1/2" DIAMETER.
26. SUPPLY, OS PART OF THIS CONTRACT, THE FOLLOWING TOOLS:
   a. ONE WRENCH FOR DISASSEMBLY OF EACH TYPE OF SPRINKLER HEAD SUPPLIED
   b. TWO KEYS FOR THE CONTROLLER.

THE OFFICE OF
SUSAN E. McEOWEN
LANDSCAPE ARCHITECT 2180
A CALIFORNIA CORPORATION
19197 Golden Valley Road, #924
Santa Clarita, CA 91387
Office Telephone: (661) 294 3753
Email Address: susan@landarch.us

OWNER:
ADAM MOLOUDI
12424 WILSHIRE BOULEVARD, SUITE# 710
LA, CA 90025

PROJECT:
MAGNOLIA APARTMENTS
14723 MAGNOLIA BOULEVARD
SHERMAN OAKS, CA 91403

SHEET TITLE:
NOTES

START DATE	START_01
REVISION DATE (01)	REV_01
REVISION DATE (02)	REV_02
REVISION DATE (03)	REV_03
DRAWN BY:	DRW_BY
CHECKED BY:	CHK_BY
FILE NUMBER:	FILE_NO

L-5

2017-2-9

EXHIBIT "A"

RECEIVED
CITY OF LOS ANGELES
MAR 01 2018
CITY PLANNING
VAN NUYS