PLANT SCHEDULE

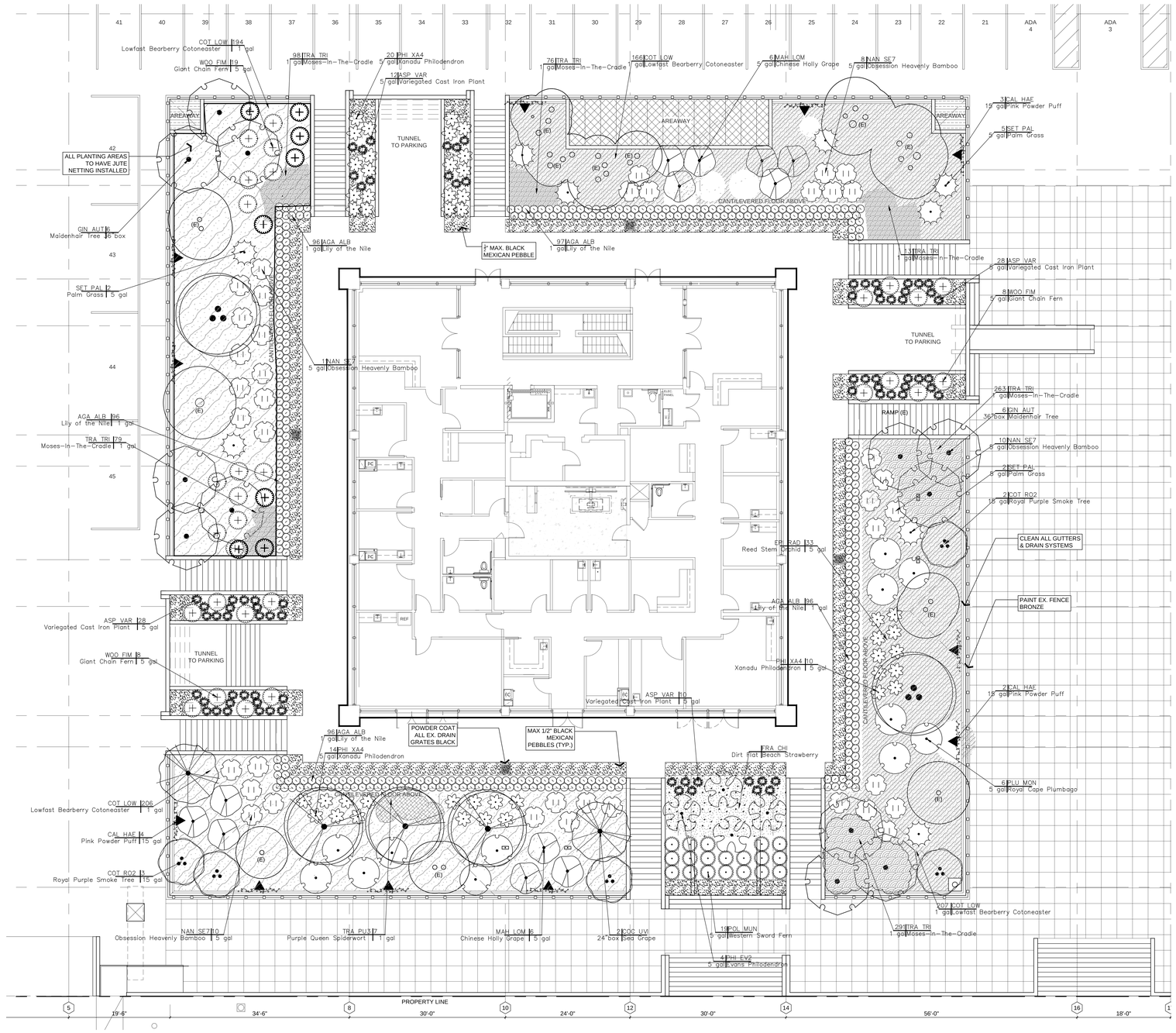
TREES	BOTANICAL NAME / COMMON NAME	CONT	WATER USE	QTY
	COCCOLOBA UVIFERA / SEA GRAPE	24"BOX		2
	COTINUS COGGYGRIA `ROYAL PURPLE` / ROYAL PURPLE SMOKE TREE MULTI-TRUNK	15 GAL	LOW	5
	EUCALYPTUS CINEREA / SILVER DOLLAR TREE	36"BOX	LOW	3
	GINKGO BILOBA `AUTUMN GOLD` TM / MAIDENHAIR TREE	36"BOX	MODERATE/MED	12
	MELALEUCA QUINQUENERVIA / CAJEPUT TREE MULTI-TRUNK	36"BOX	LOW	2
	MELALEUCA QUINQUENERVIA / CAJEPUT TREE MULTI-TRUNK	EXISTING	LOW	1

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	WATER USE	QTY
	AGAPANTHUS AFRICANUS ALBUS / LILY OF THE NILE	1 GAL	MODERATE/MEDIUM	385
	ASPIDISTRA ELATIOR `VARIEGATA` / VARIEGATED CAST IRON PLANT	5 GAL	MODERATE/MEDIUM	78
	MAHONIA LOMARIIFOLIA / CHINESE HOLLY GRAPE	5 GAL	LOW	12
	NANDINA DOMESTICA `SEIKA` / OBSESSION HEAVENLY BAMBOO	5 GAL	LOW	28
	PENTAS LANCEOLATA `STARBURST` / DARK PINK STARBURST PENTAS	5 GAL	MODERATE/MEDIUM	18
	PHILODENDRON X EVANSII / EVANS PHILODENDRON	5 GAL	MODERATE/MEDIUM	4
	PHILODENDRON XANADU / XANADU PHILODENDRON	5 GAL	MODERATE/MEDIUM	34
	PLUMBAGO AURICULATA `MONOTT` / ROYAL CAPE PLUMBAGO	5 GAL	LOW/MEDIUM	12
	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	5 GAL	MODERATE/MEDIUM	19
	SETARIA PALMIFOLIA / PALM GRASS	5 GAL	MODERATE/MEDIUM	7
	WOODWARDIA FIMBRIATA / GIANT CHAIN FERN	5 GAL	MODERATE/MEDIUM	39

VINE/ESPALIER	BOTANICAL NAME / COMMON NAME	SIZE	WATER USE	QTY
	CALLIANDRA HAEMATOCEPHALA / PINK POWDER PUFF	15 GAL	MODERATE/MEDIUM	11

SHRUB AREAS	BOTANICAL NAME / COMMON NAME	CONT	WATER USE	SPACING	QTY
	EPIDENDRUM RADICANS / REED STEM ORCHID	5 GAL	MODERATE/MEDIUM	18" o.c.	33

GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	WATER USE	SPACING	QTY
	COTONEASTER DAMMERI `LOWFAST` / LOWFAST BEARBERRY COTONEASTER	1 GAL	LOW	36" o.c.	6,681 SF
	FRAGARIA CHILOENSIS / BEACH STRAWBERRY	PLUG PER DIRT FLAT	MODERATE/MEDIUM	8" o.c.	270 SF
	TRADESCANTIA PALLIDA `PURPLE HEART` / PURPLE QUEEN SPIDERWORT	1 GAL	MODERATE/MEDIUM	36" o.c.	151 SF
	TRADESCANTIA SPATHACEA `TRICOLOR` / MOSES-IN-THE-CRADLE	1 GAL	MODERATE/MEDIUM	10" o.c.	465 SF
	GRAVEL				



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Date:	Revision or Issue
09-18-18	Client Updates
07-24-18	Client Review

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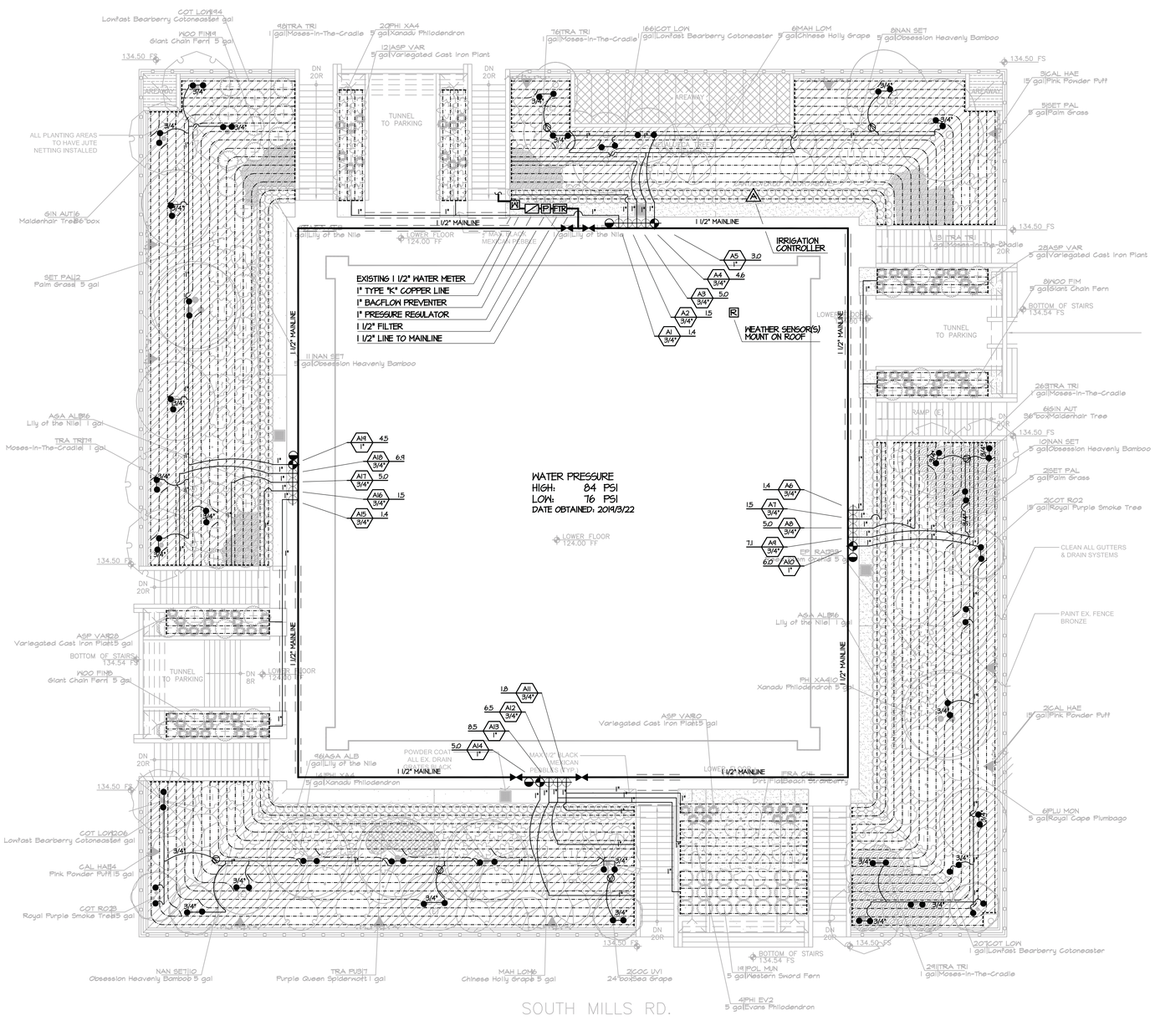
DRAWING:

PROPOSED PLANTING PLAN

Opus:
Scale: AS SHOWN
Date: 06-25-18
Dwg. No. **L1.0**

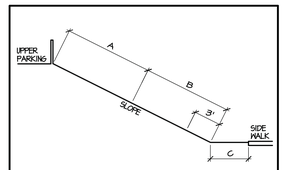
PROPOSED PLANTING PLAN SCALE: ½" = 1'-0" 1



IRRIGATION PLAN

0 4' 8' 16' 24' 32'

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



A. VALVE STATION A - ON SURFACE DRIP WITH A MINIMUM OF 2" OF MULCH COVERING ALL PIPE AND FITTINGS - SEE DETAIL
B. VALVE STATION B - ON SURFACE DRIP WITH A MINIMUM OF 2" OF MULCH COVERING ALL PIPE AND FITTINGS - SEE DETAIL THE BOTTOM 3' OF SLOPE SHALL HAVE SUB SURFACE DRIPLINE - SEE DETAIL
C. VALVE STATION C - AREA SHALL HAVE SUBSURFACE DRIPLINE - SEE DETAIL

17 DRIPLINE PLACEMENT

IRRIGATION MAINTENANCE SCHEDULE

ALL IRRIGATION MATERIALS THAT REQUIRE REPLACING SHALL BE REPLACED WITH THE EXACT SAME PRODUCT TO INSURE THE ENGINEERING SPECIFICATION OF THE SYSTEM ARE THE SAME AS INTENDED BY THE DESIGNER.

ANNIAL SPRING INSPECTION AND MAINTENANCE

1. REMOVE INDIVIDUAL SPRAY NOZZLES FROM SPRINKLERS AT THE END OF EACH LINE AND/OR REMOVE THE END CAPS FROM DRIP LINES AND RUN THE VALVE FOR ONE MINUTE TO FLUSH THE SYSTEM OF DEBRIS, REASSEMBLE NOZZLES AND/OR CAPS.
2. REVIEW THE IRRIGATION SCHEDULE TO SEE IF IT IS SET THE APPROPRIATE SCHEDULE SET BY THE DESIGNER.

MONTHLY INSPECTION

CONTROLLER

1. INSPECT THE CONTROLLER AND MAKE SURE IT'S PLUGGED IN AND FUNCTIONING.
2. UPDATE THE TIME AND DATE
3. CHECK THE CONNECTION ON ALL OF THE WIRES AND MAKE SURE THAT RAIN, WIND, WEATHER, FLOW OR SOIL MOISTURE SENSORS ARE CONNECTED
4. REPLACE THE BACK UP BATTERY

SYSTEM

TURN ON EACH ZONE AND LOOK FOR

1. BROKEN SPRINKLER HEADS, PUSHED DOWN HEADS OR HEADS PUSHED ON TO THERE SIDE.
2. OVERSPRAY. ADJUST THE SPRAY SO THE IT IS HEAD TO HEAD TO HEAD COVERAGE AND NOT SPRAYING ON TO ADJACENT CONCRETE, HARDSCAPE OR PLANTING AREAS.
3. ROTORS TO MAKE SURE THEY ARE TURNING AS INTENDED.
4. UNEVEN COVERAGE. REMOVE NOZZLE AND CLEAN AWAY DEBRIS.
5. BROKEN DRIPLINES. WALK THE LINES TO INSURE THEY ARE NOT DAMAGED AND ARE FUNCTIONING AS INTENDED. REGONNECT OR REPLACE AS NEEDED.
6. CLOGGED DRIPLINE NOZZLE. CLEAN OR REPLACE AS NEEDED.
7. BLOCKED SPRAY PATTERNS.
8. MISTING. THIS COULD MEAN THE PRESSURE IS TOO HIGH. CHECK PRESSURE ON HOSE BIB. ADJUST PRESSURE REGULATOR AS NEEDED.
9. WHILE SYSTEM IS OFF CHECK VALVES FOR LOOSE WIRES.
10. CHECK VALVE BOXES FOR DEBRIS AND CLEAR AWAY
11. INSURE ALL PIPE ON GRADE IS COMPLETELY COVERED WITH MULCH.

CHECKING FOR LEAKS

1. CHECK VALVE BOXES FOR COLLECTING WATER.
2. OBSERVE VALVES WHILE RUNNING.
3. INSPECT SITE FOR EXCESSIVE WATER COLLECTION. MOUNTING OF SOIL CAN INDICATE AN UNDERGROUND LEAK. A PROFESSIONAL MAY BE REQUIRED TO LOCATE AN LEAK IF IT IS DETERMINED THAT THERE IS ONE.

IRRIGATION EQUIPMENT LEGEND

NOTE: FOR IRRIGATION DETAILS SEE IRRIGATION DETAIL SHEET

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL	REMARKS
	BACKFLOW PREVENTER	FEBCO	825Y SIZE PER PLAN	SEE DETAIL 1
	WYE STRAINER	WILKINS	YB SERIES (100 MESH)	SEE DETAIL 1
	BACKFLOW ENCLOSURE	BPDI	GUARDSHACK	SIZE AS REQUIRED; FINISH FOREST GREEN SEE DETAIL 1
A	AUTOMATIC CONTROLLER	HUNTER	I-CORE - 24 STATION W/ SOLAR SYNC	MOUNT CONTROLLER IN ENCLOSURE SEE DETAIL 2
	CONTROLLER ENCLOSURE	LEMEUR	MODEL A HINGED W/OPTION "A"	FINISH: FOREST GREEN SEE DETAIL 2
R	WEATHER SENSORS	HUNTER	SOLAR-SYNC	MOUNT ON ROOF EVE
FTR	FILTER	AMIAD	1", 1 1/2", 2" SIZE PER PLAN	W/ 200 MESH/80 MICRON SIZE ELEMENT SEE DETAIL 3
M	EXISTING WATER METER		SIZE PER PLAN	
P	PRESSURE REGULATOR	WILKINS	500 SERIES	HIGH SPRING RANGE 75-125 PSI - SET OUTLET PRESSURE TO 75 PSI OR PER PLAN
	IRRIGATION MAINLINE	PACIFIC PLASTICS OR EQUAL	UNDER 2" = SCH 40 PVC 2" AND UP = CL 315 PVC SIZE PER PLAN	ALL PIPE CROSSING ROADWAY AND/OR SIDEWALK AREAS SHALL BE SLEEVED MAINLINE SHALL BE 2" UNLESS NOTED OTHERWISE ON PLANS. ALL PIPE ON GRADE SHALL BE UV RESISTANT "BROWNLINE".
	IRRIGATION LATERAL	PACIFIC PLASTICS OR EQUAL	CL 200 PVC SIZE PER PLAN	
	PIPE SLEEVE		SCHEDULE 40 PVC	TRENCH AND RESURFACE; BORE WHERE NOTED ON PLANS
	REMOTE CONTROL VALVE IN 14"x19" RECT. VALVE BOX	HUNTER	ICV SERIES 1",1.5",2"	SEE DETAIL 4
	REMOTE CONTROL VALVE IN 18"x24" RECT. VALVE BOX	RAINBIRD	DRIP ZONE 3/4" XCZ-075-PRF-BF	SEE DETAIL 5
	REMOTE CONTROL VALVE IN 18"x24" RECT. VALVE BOX	RAINBIRD	DRIP ZONE 1" XCZ-100-PRF-BF	SEE DETAIL 5
	SHUTOFF VALVE 2 1/2 " & LESS	HAMMOND	1586-45 SERIES GATE VALVE	LINE SIZE - IN 10" ROUND VALVE BOX SEE DETAIL 5
	QUICK COUPLER VALVE	RAINBIRD	33 DLRC	SEE DETAIL 6
	SWING CHECK VALVE	KING BROTHERS	KCS-S SERIES LINE SIZE	
	SPRING CHECK VALVE	KING BROTHERS	KC-S SERIES LINE SIZE	
	DRIPLINE MANIFOLD	PACIFIC PLASTICS OR EQUAL	CL 200 PVC SIZE PER PLAN	INSTALL PER MANUFACTURER SPEC. SEE DETAIL 13, 14, 17
	FLUSH VAVLE	RAINBIRD	EASY FIT FLUSH CAP	INSTALL PER MANUFACTURER SPEC. INSTALL AT ALL POSSIBLE ENDS
	AIR VACUUM REALIEF FIT	RAINBIRD	AIR VACUUM REALIEF KIT - XF1000	CONTRACTOR SHALL INSTALL@ HIGH POINT SEE DETAIL 11

LANDSCAPE DRIPLINE LEGEND

NOTE: FOR IRRIGATION DETAILS SEE IRRIGATION DETAIL SHEET

SYMBOL	DESCRIPTION	MODEL	MAKE	EMITTER SPACING	DRIPLINE SPACING	PSI	RAD	GPH	IN/H	REMARKS
	DRIP EMITTER LINE	XF5-06-12	RAINBIRD	12"	18"	20	0	0.6	0.64	INSTALL PER MFR. SPEC. SEE DETAIL 13, 14, 17

HEAD LEGEND

NOTE: FOR IRRIGATION DETAILS SEE IRRIGATION DETAIL SHEET

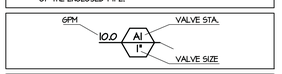
SYMBOL	PATTERN	DESCRIPTION	MAKE	BODY FEATURES	NOZZLE	PSI	RAD	GPM	IN/H	REMARKS
	FLOOD	SLOPE LINE RISER	HUNTER		PGN-25	15-60	0'	0.25	n/a	SEE DETAIL 15

IRRIGATION NOTES

1. THE WORK TO BE PERFORMED UNDER THIS CONTRACT SHALL INCLUDE FURNISHING ALL LABOR, MATERIALS, TOOLS, MACHINERY, AND EQUIPMENT NECESSARY TO INSTALL A COMPLETE OPERATING AUTOMATIC IRRIGATION SYSTEM AS SHOWN ON PLANS AND DETAILS HEREON.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL PERMITS REQUIRED FOR INSTALLATION OF THE IRRIGATION SYSTEM, EXCEPT ELECTRICAL SUPPLY.
3. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO UNIFORM PLUMBING CODES, AND ALL STATE AND LOCAL CODES.
4. AT THE END OF EACH WORK DAY, THE SITE SHALL BE CLEANED OF EXCESS OR WASTE MATERIALS. AT THE END OF WORK, ALL SUCH MATERIALS SHALL BE REMOVED FROM THE SITE.
5. IT IS THE INTENT OF THESE DOCUMENTS TO INDICATE A COMPLETE IRRIGATION SYSTEM READY FOR USE WITHOUT FURTHER COST TO THE OWNER.
6. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
7. CONTRACTOR TO COORDINATE PIPING AND SLEEVING WITH HARDSCAPE INSTALLATION.
8. DRAWINGS ARE DIAGRAMMATIC. PLACE IRRIGATION LINES AND EQUIPMENT IN PLANTING AREAS.
9. PIPE RUNNING UNDER PAVING SHALL BE SLEEVED WITH SCHEDULE 40 PVC SLEEVE. SLEEVE SHALL BE TWICE THE SIZE OF THE ENCLOSED PIPE DIAMETER. SEE IRRIGATION DETAILS FOR PIPE AND PIPE SLEEVE DETAILS.
10. IRRIGATION SLEEVES UNDER STREET PAVING SHALL BE 36" MIN. FROM FINISHED SURFACE. REFER TO DETAILS.
11. A PLASTIC LAMINATED, COLOR CODED, REDUCED SIZE IRRIGATION PLAN SHALL BE FURNISHED TO THE OWNER AFTER FINAL ACCEPTANCE OF THE CONTRACT. PLACE ANOTHER LAMINATED COPY INSIDE THE CONTROLLER CABINET DOOR.
12. A GUARANTEE OF ONE FULL YEAR SHALL BE GRANTED BY THE CONTRACTOR ON THE IRRIGATION SYSTEM AS INSTALLED, EXCLUDING OBVIOUS ACTS OF VANDALISM. CONTRACTOR SHALL BE LIABLE FOR REPAIRS AND REPLACEMENT OF FAILED MATERIAL DURING THIS GUARANTEE PERIOD.
13. THE SPRINKLER SYSTEM IS NOT CONSIDERED COMPLETE UNTIL ALL VALVES, HEADS, CONTROLLERS, AND RELATED EQUIPMENT HAVE BEEN INDIVIDUALLY ADJUSTED FOR MAXIMUM COVERAGE WITH A MINIMUM OF OVERSPRAY ON ALL BUILDING FENCES, WALKWAYS, DRIVEWAYS, OR OTHER SITE FACILITIES.
14. FURNISH FOUR QUICK COUPLER VALVE KEYS TO THE OWNER.
15. MAINLINE PRESSURE TEST AT 120 PSI FOR TWO HOURS IS REQUIRED, WITH VERIFICATION BY THE APPROVING AGENCY. SEE SPECIFICATIONS FOR COMPLETE INFORMATION ON INSPECTIONS.
16. DESIGN PRESSURE IS 25 PSI OR AS INDICATED ON THE IRRIGATION LEGEND.
17. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A WATERING SCHEDULE TO THE OWNER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. FURNISH A COPY OF THIS SCHEDULE TO THE LANDSCAPE ARCHITECT.
18. THESE PLANS COMPLY WITH THE PUBLIC LANDSCAPE STANDARDS. DO NOT DEVIATE FROM THE PLANS WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
19. DO NOT INSTALL SPRINKLER NOZZLES ON RISERS UNLESS SPECIFICALLY DIRECTED TO DO ON THE PLANS OR BY THE LANDSCAPE ARCHITECT.
20. PIPE ON SLOPES 2:1 OR MORE SHALL BE UVR-PVC ON GRADE - SECURE PIPE TO GRADE @ O.C. W/ 24" LONG STEEL REBAR HOOKS NOZZLES ON SLOPE MAY BE ON 12" SCH 80 PVC RISERS.
21. ALL PIPE WITHIN A BUILDING STRUCTURE SHALL BE COPPER PIPE. CONTRACTOR SHALL COORDINATE ALL COPPER PIPE WITH IN A BUILDING STRUCTURE WITH THE ARCHITECT.

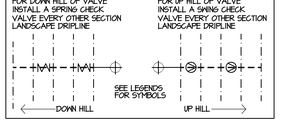
NOTE: IRRIGATION PLANS ARE DIAGRAMMATIC, FOR GRAPHIC CLARITY. INSTALL IRRIGATION IN PLANTING AREAS EXCEPT WHERE NECESSARY TO CROSS UNDER PAVEMENT OR STREETS SHALL BE.

ALL PIPE UNDER PAVEMENT OR STREETS SHALL BE SLEEVED. SLEEVE SHALL BE SCHEDULE 40 PVC, TWO TIMES THE DIAMETER OF THE ENCLOSED PIPE.



NOTES FOR ALL VALVES USING LANDSCAPE DRIPLINE

ALL LANDSCAPE DRIPLINE SHALL BE INSTALLED PER MANUFACTURES SPECIFICATIONS. SLOPE CONDITIONS SHALL BE VERIFIED BY CONTRACTOR PRIOR TO INSTALLATION. LANDSCAPE DRIPLINE SHALL FOLLOW CONTOURS OF SLOPE. INSTALL EASY FIT FLUSH CAPS AT ALL POSSIBLE ENDS OF LANDSCAPE DRIPLINE.



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JOB No.:	19-104
DATE:	2019/3/24
DRAWN BY:	JSM
CHKD BY:	JSM

LICENSED LANDSCAPE ARCHITECT
Jeremi Morrison No. 5072
Signature
2019/3/28
Renewal Date
2019/3/24
Date
STATE OF CALIFORNIA

Date:	Revision or Issue
09-18-18	Client Updates
07-24-18	Client Review

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250 S. MILLS ROAD
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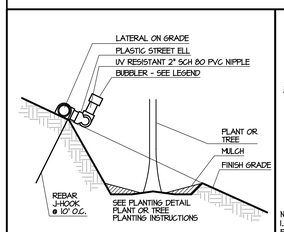
DRAWING:

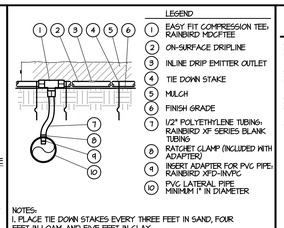
IRRIGATION PLAN

Opus:		Dwg. No.
Scale: AS SHOWN	Date: 06-25-18	L-2.1



NOTES:
1. INSTALL ANTI DRAIN VALVE AT BASE OF SPRINKLER WHERE NECESSARY TO PREVENT LON HEAD DRAINAGE.
2. LATERAL ON GRADE SHALL BE ULTRA VIOLET RESISTANT (UVR) PIPE.

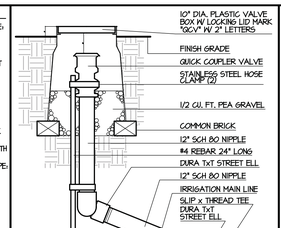
15 SLOPE BUBBLER ON RISER



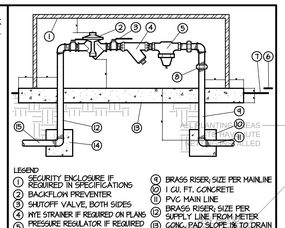
NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.

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.

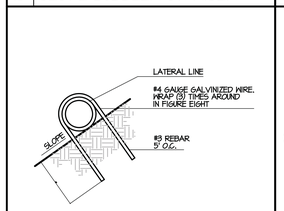
13 XFD ON-SURFACE DRIPLINE INSERT ADAPTER



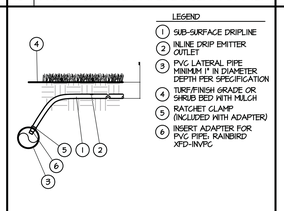
7 QUICK COUPLER VALVE



1 BACKFLOW DEVICE IN ENCLOSURE



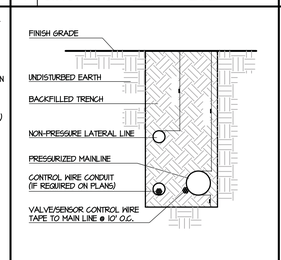
16 UVR PIPE LINE INSTALATION



NOTES:
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.

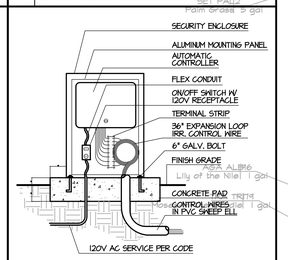
INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.

14 XFS SUB-SURFACE DRIPLINE INSERT



NOTE: PROVIDE 2" OF CLEAN BACKFILL UNDER ALL PIPE

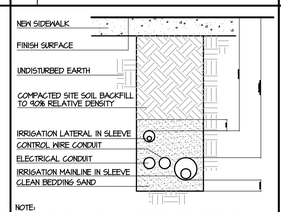
8 TRENCH IN PLANTING AREAS



2 IRRIGATION CONTROLLER CABINET

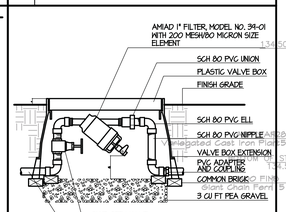
IRRIGATION SPECIFICATIONS

IRRIGATION SPECIFICATIONS
PART 1.0 - GENERAL
1.1 DESCRIPTION
A. Furnish all labor, materials, and equipment required to provide a complete automatic operating irrigation system as indicated on the drawings and in these specifications.
B. References to LARC indicate the Landscape Architect, and his/her authorized representative.
1.2 REQUIREMENTS OF REGULATORY AGENCIES
A. Comply with all local and state codes, ordinances, orders, and regulations of all legally constituted authorities having jurisdiction over this work.
B. Obtain and pay for all plumbing permits and inspections required by authorities stated above.
1.3 SUBMITTALS
A. Submit materials list(s) to the LARC within ten calendar days of award of contract and before beginning irrigation work. Indicate the manufacturer and model of all materials to be used.
B. Submit to LARC record drawing(s) showing dimensioned locations of: pipe, valves, wire runs, irrigation heads, sensors, and controller. Dimensions must be shown from above ground, permanent structures.
C. Install on the inside of controller or enclosure door a laminated, color coded, reduced plan of the area serviced by that controller.
1.4 MATERIALS TO BE FURNISHED
A. Furnish the following materials to the Owner before final inspection:
1. Two keys and one lock or lock core (installed) for each locking cabinet and/or enclosure.
2. Manufacturer's literature for each type of controller.
3. Two of each type of key required for quick coupler valves.
4. Two valve box keys for each type of locking lid valve box.
5. Two of each type of filter element installed.
1.5 OBSERVATIONS
A. The following observations shall be made by the LARC:
1. Mainline pressure test.
2. Irrigation coverage test
B. Pressurize the mainline to 125 PSI for one hour. Pipe may be center loaded with backfill, but all fittings shall be uncovered. Repair leaks immediately.
C. The irrigation coverage test shall consist of the LARC's observation of the completed irrigation system in operation.
D. Do not allow or cause any irrigation work to be covered or enclosed before observation or testing. Work covered before observation by the LARC shall be uncovered by the Contractor at no expense to the Owner.
E. Make required repairs or changes within five days of notification from the LARC.
F. Supply all necessary equipment and gauges to accomplish testing.
PART 2.0 - PRODUCTS
2.1 MATERIALS AND EQUIPMENT
A. Equipment shall be new, unused, as specified, and as shown on the drawings.
B. Trench backfill in planter areas shall be site soil, free of debris, lumps, and rocks larger than one inch.
C. Trench backfill in paved areas shall be clean angular sand and concrete slurry (CLSM or Type E).
D. Gravel for valve boxes shall be clean pea gravel, 1/4" -1/2" (6mm-12mm) diameter.
E. Plastic valve boxes shall be NDS brand or equal, with locking covers. Concrete valve boxes shall be BROOKS or equal, with locking cast iron covers and brass hinge pins.
F. Valve boxes for Remote Control Valves shall be rectangular 12"x18" size. Valve boxes for Shutoff Valves shall be round 10" diameter.
G. Control wires shall be direct burial AWG-UF type, with 4/64 inch (1.6mm) thick waterproof insulation, 600 volt, 75 degrees Centigrade, copper single strand wire, U.L. approved, 14 gauge minimum. Common wire shall be white coated and pilot wires shall be individually color coded by valve. Sensor wires shall be orange.
H. Enclosures:
1. Controller Enclosure shall be 3/16" (4.2mm) steel, LEHEIR SAFESGUARD MODEL A or equal, with 115 VAC duplex receptacles, lamp adapter, lamp, and terminal strips.
2. Enclosures shown on the drawings as a "stainless steel enclosure" shall have the same requirements as a standard enclosure, but shall be made of stainless steel.
3. Backflow Enclosure shall be steel or stainless steel, BPDI GUARDSHACK 65-3 HINGED or equal.
4. All enclosures shall be locking type, mounted on a concrete pad. Contractor shall furnish locks and keys.
5. All enclosures, except stainless steel, shall be finished with two coats of forest green epoxy enamel.
6. All enclosures shall be locking type, mounted on a concrete pad. Contractor shall furnish locks and keys.
5. All enclosures, except stainless steel, shall be finished with two coats of forest green epoxy enamel.
I. All controllers shall be equipped with a rain shut off device: HUNTER MINI-CLIK or equal.
2.2 PIPE AND FITTINGS
A. Plastic pipe and fittings shall be as manufactured by PACIFIC PLASTICS or equal.
B. All pipe shall bear the following markings: Manufacturer's name, nominal pipe size, schedule or class, pressure rating in PSI, NSF (National Sanitation Foundation), and the date of manufacture of the pipe or manufacturer's lot number. Text on pipe shall be installed face up.
C. Irrigation mainline 2" and larger shall be CLASS 315 PVC. Irrigation mainline 1 1/2" and under shall be SCHEDULE 40 PVC.
D. Irrigation lateral line below grade shall be CLASS 200 PVC.
E. Irrigation lateral line above grade shall be SCHEDULE 40 PVC.
F. All solvent weld fittings shall be SCHEDULE 40 PVC.
G. All threaded plastic fittings shall be injection molded SCHEDULE 80 PVC, unless shown as MARLEX on the plans.
H. Plastic nipples shall be gray color, SCHEDULE 80 PVC.
I. ALL Plastic pipe installed on or above grade shall be ultraviolet light resistant (UVR) PVC, BROWNLINE or equal.
J. Risers and fittings on reduced pressure type backflow preventers shall be RED BRASS, of the same dimension as the adjacent irrigation mainline.
K. Service line connecting water supply to water meter shall be TYPE L or K COPPER.
L. Pipe sleeve shall be SCHEDULE 40 PVC, sized twice the diameter of the enclosed pipe.
M. Pipe for reclaimed water shall be purple colored and marked "RECLAIMED WATER", SCH 40 PVC.
N. Swing joints and risers to irrigation heads shall be the same diameter of the irrigation head inlet. The fitting connected to the mainline shall be slip type, same size as main line pipe, with a threaded inlet or threaded reducer bushing for the swing joint.
O. Control wire conduit shall be SCHEDULE 40 PVC, twice the diameter of the control wire bundle enclosed, unless noted otherwise on the plans.
P. Primer and solvent cement shall be as recommended by the plastic pipe manufacturer for use on it's pipe. Unless noted otherwise by the manufacturer, primer shall meet ASTM F-656, and cement shall meet ASTM D-2564.
PART 3.0 - EXECUTION
3.1 SITE CONDITIONS
A. Install an automatic irrigation system as shown on the drawings. The intent of the drawings is to show a complete operating irrigation system. Do not willfully install or allow to be installed irrigation work when site conditions differ from the drawings to such an extent that the design will not work as intended. Contact the LARC immediately upon discovery of such conditions. The contractor has the authority and duty to make minor adjustments in the irrigation work in order to complete a properly operating irrigation system.
B. Contractor is responsible for avoiding damage to existing utilities and other structures. Damage caused by the Contractor's operations shall be promptly repaired by the Contractor at no expense to the Owner.
3.2 IRRIGATION SYSTEM INSTALLATION
A. Points of connection
1. Connect to water supply as shown on the drawings. Coordinate installation of irrigation water meter(s) with serving utility. Verify water pressure at point of connection before starting other irrigation work. Notify LARC immediately if pressure is not as shown on the plans.
2. Install a backflow preventer as required by local code or as shown on the drawings.
3. If electrical service installation IS shown on the drawings: Install electric meter pedestal as shown on the drawings. Coordinate installation of meter and connection to 120VAC electrical service with the serving utility. Install 1" (25mm) electrical conduit and conductors from electric meter pedestal to irrigation controller cabinet. Install 1" (25mm) electrical conduit from electric meter pedestal to nearest available electrical service point.
4. If electrical service installation IS NOT shown on the plans: The Owner will provide 120VAC power. Install 1" (25mm) electrical conduit and conductors from owner's electrical hookup point to irrigation controller.
5. If telephone service IS shown on the drawings: Coordinate connection to telephone service with serving utility. Install conduit, telephone cables, and equipment as required to establish telephone service.
B. Pipe Fittings
1. The minimal use of teflon tape and/or plastic compatible pipe thread compound on plastic fittings is acceptable; excessive use is prohibited.
2. All plastic slip fittings shall be solvent welded per pipe manufacturer's recommendations.
C. Line Clearance
1. All irrigation pipe shall have a minimum clearance of 4 inches from other pipe, and 12 inches from lines of other trades.
2. Clearance between potable and reclaimed water lines shall be per the governing agency.
D. Trenching and Backfilling
1. Bed pipe continuously and evenly on bottom of trench.
2. Snake pipe in trench from side to side of trench.
3. Provide minimum cover of 18 inches (0.5m) for main line.
4. Provide minimum cover of 18 inches (0.5m) for all control wires.
5. Provide minimum cover of 12 inches (300mm) for lateral lines.
6. Compact trench backfill to a density equal to adjacent undisturbed soil.
7. Compacted trench backfill shall conform to the adjacent grades.
8. Pipe under paving, pipe sleeve, bored or jacked pipe shall be as shown on the drawings, 36" (1m) deep.
E. Control Wires
1. Connect controller to remote control valves, sensors, and other equipment in accordance with all manufacturer's specifications.
2. Install control wires without splices.
3. Wire connections shall occur in valve or pull boxes.
4. Tape control wires together and to main line at ten feet on center.
5. Install control wire in main line trench.
6. Install an expansion loop of 24 inches (0.6m) at each wire connection and/or directional turn.
7. Adjacent to the controller, control wires shall have tags identifying the number of the corresponding valve.
F. Valve Boxes
1. Valve box lids shall have the following inscriptions:
Remote control valve - "RCV" and valve station number
Gate, ball, or butterfly valve - "SV" and size of line
Quick coupler valve - "QCV"
Flush valve - "FV" and the valve station number
2. Brand plastic valve box lids with 2" (50mm) tall letters, 1/8" (3mm) deep minimum.
3. Braze metal valve box lids with 2" (50mm) tall letters, 1/8" (3mm) thick, minimum.
G. Flushing the system
1. Flush main lines before installing remote control valves. Divert water up and out of trenches. Open and recap flush points one at a time, working away from the point of connection. Isolate looped mains by gate valve to prevent reverse flow. Locate flush points at remote control valves.
2. Flush lateral lines after installing remote control valves, lateral lines, heads, risers, and bodies, but before installation of nozzles. Backfill and compact trenches before flushing laterals.
3.3 ADJUSTING OF SYSTEM
A. Adjust valves, align and adjust radii of all irrigation heads. Irrigation coverage shall be head to head, minimum.
B. If it is determined that adjustments in the irrigation equipment or nozzle changes will provide proper or better coverage, make such changes without additional cost to the Owner, before planting.
C. The entire system shall be operating properly before any planting operations commence.
D. Make changes as directed by the LARC within ten calendar days of notification.
3.4 CLEAN UP AND REPAIR
A. Remove trash and waste daily; store all equipment and materials in designated areas.
B. Upon completion of the work, make the ground surface level, remove trash and waste materials. Remove construction equipment from the premises.
C. Replace and/or repair to the satisfaction of the LARC all paving damaged during the course of this work. New paving shall be the same type and finish, and be equal to the material removed.
3.5 GUARANTEE
A. Guarantee the entire irrigation system for materials and workmanship, including settling of backfilled areas for a period of one (1) year following the date of final acceptance of the work.

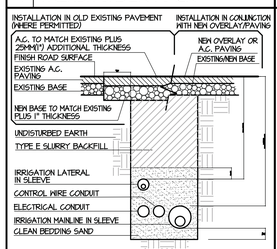


NOTE:
1. ONLY PLACE NEW SIDEWALK AFTER IRRIGATION SLEEVES ARE INSTALLED AND ACCEPTED IN WRITING BY THE ENGINEER.
2. VERIFY LOCATIONS OF EXISTING EQUIPMENT BY HAND DIGGING POTHOLES.
3. INCREASE SLEEVE/PIPE DEPTH AS NECESSARY TO CLEAR ROOT BARRIERS AND OTHER OBSTACLES.
4. TRENCH WIDTH MAY VARY UP TO 18" (460mm)

9 TRENCH UNDER WALK

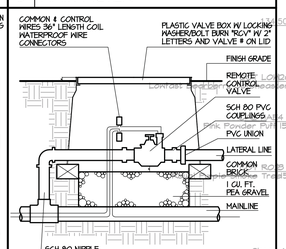


3 MAIN FILTER



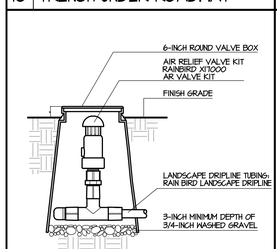
NOTE: INSTALL IRRIGATION IN ROADWAY PRIOR TO COMMENCING OVERLAY OPERATIONS. TRENCH WIDTH SHALL BE 24" (1200 mm)

10 TRENCH UNDER ROADWAY

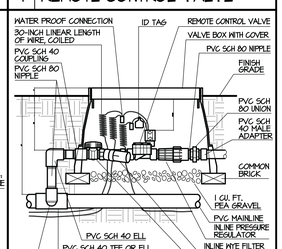


NOTE: COMPACT SOIL AROUND BOX BEFORE JETTING TRENCH

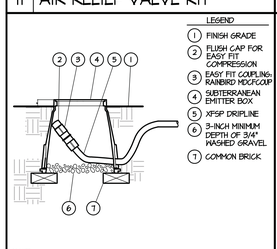
4 REMOTE CONTROL VALVE



11 AIR RELIEF VALVE KIT

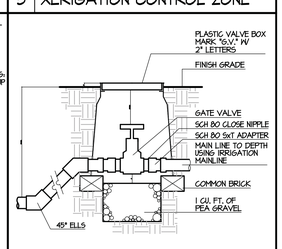


5 XERIGATION CONTROL ZONE



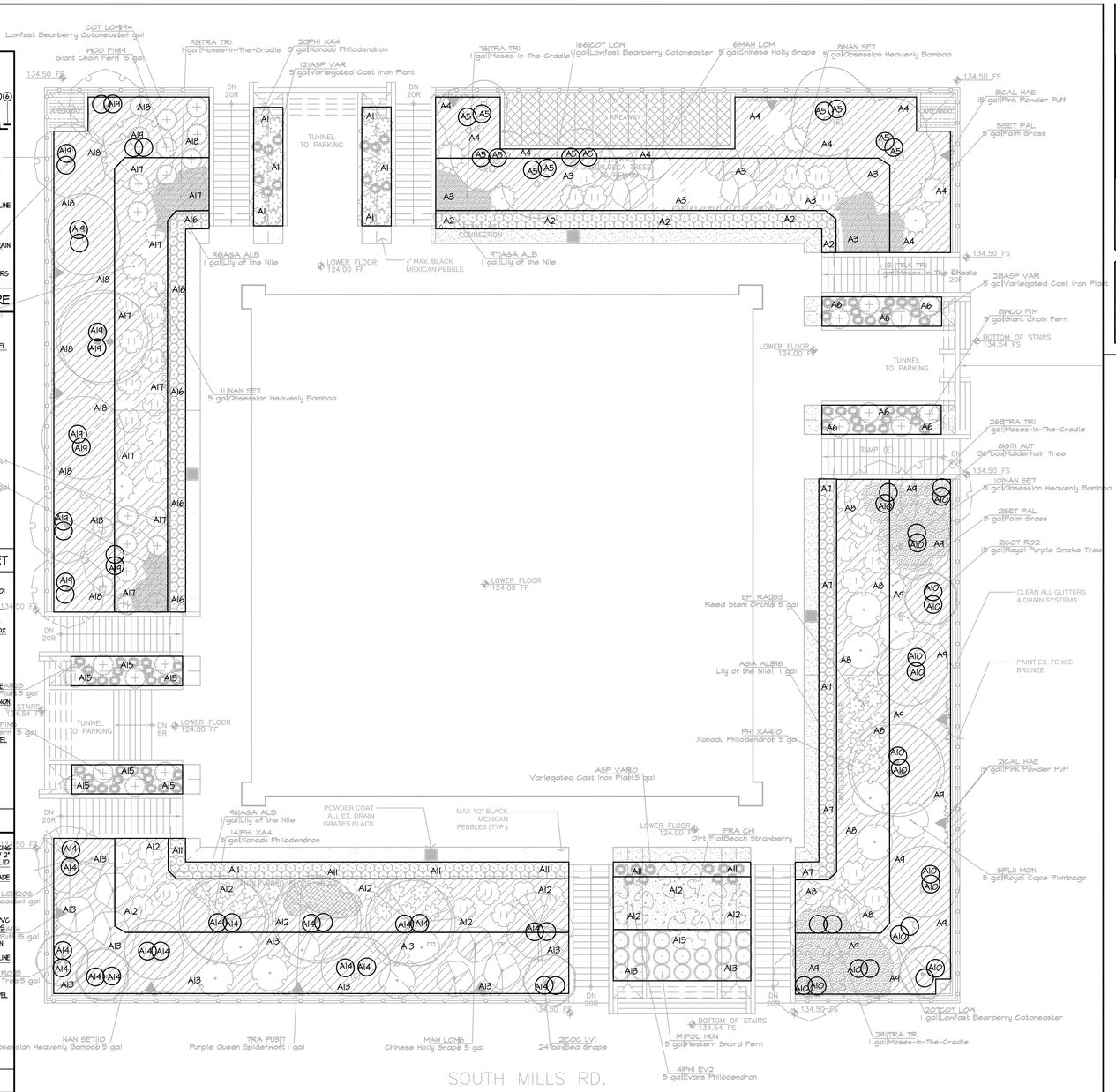
NOTE:
ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

12 XFS SUB-SURFACE DRIPLINE FLUSH POINT



NOTE: COMPACT SOIL AROUND BOX BEFORE JETTING TRENCH

6 GATE VALVE



HYDROZONE MATRIX

0 4 8 16 24 32 SCALE: 1/8"=1'-0"

W.U.C.L.S PLANT TYPE

CODE	RATE
T	TURF
H	HIGH
M	MEDIUM
LVL	LOW, VERY LOW
O	OTHER

PLANTING FORM

SE	SEED
SO	SOD
F	FLAT
P	PLUG
Q	QUART
1G	1 GALLON
5G	5 GALLON
10G	10 GALLON
24	24" BOX
36	36" BOX
48	48" BOX

HYDROZONE BASIS

PL	PLANT TYPE
IM	IRRIGATION METHOD
SU	SUN EXPOSURE
SO	SOIL TYPE
SL	SLOPE
O	OTHER

IRRIGATION METHOD

RD	RANDOM DRIP	M	MICROSPRAY
LD	LINEAR DRIP	RS	ROTOR SPRAYS
S	SMALL ROTOR	XBT	DRIP EMITTER ON PVC
L	LARGE ROTOR	O	OTHER
B	BUBBLER	SUB GD	SUBSURFACE GRID DRIP
		SUR GD	SURFACE GRID DRIP

HYDROZONE MATRIX

1 SYMBOL	2 ZONE	3 SQ FT AREA	4 % OF TD LS	5 PLANT TYPE	6 PLNTING FORM	7 PRIMARY HYDRO BASIS	8 HYDROZONE DESCRIPTION	9 HYDROZONE EXPOSURE	10 IRRIGATION METHOD	10 IRRIGATION DEVICE MFGR/MODEL/NUMBER	11 DEVICE FLOW RATE (GPH)	12 # OF HEADS OR EMITTERS	13 CALCULATED PRECIP RATE	15 ZONE GPM	16 ZONE PRESSURE	17 CONTROL STATION
A1	1	200	2.16%	M	MIXED	PL	SHRUBS	E	SUB GD	RAINBIRD/XF/0.6-12	0.6	134	0.64	1.4	30	A1
A2	2	217	2.34%	M	MIXED	PL	SHRUBS	E	SUB GD	RAINBIRD/XF/0.6-12	0.6	145	0.64	1.5	30	A2
A3	3	744	8.04%	M	MIXED	PL	SHRUBS	E	SUB GD	RAINBIRD/XF/0.6-12	0.6	496	0.64	5.0	30	A3
A4	4	680	7.35%	M	MIXED	PL	SHRUBS	E	SUB GD	RAINBIRD/XF/0.6-12	0.6	453	0.64	4.6	30	A4
A5	5	84	0.91%	M	MIXED	PL	TREES	E	BUB	RAINBIRD/RISER/PCN-25	0.25	12	0.68	3.0	30	A5
A6	6	200	2.16%	M	MIXED	PL	SHRUBS	S	SUB GD	RAINBIRD/XF/0.6-12	0.6	134	0.64	1.4	30	A6
A7	7	214	2.31%	M	MIXED	PL	SHRUBS	S	SUB GD	RAINBIRD/XF/0.6-12	0.6	142	0.64	1.5	30	A7
A8	8	750	8.10%	M	MIXED	PL	SHRUBS	S	SUB GD	RAINBIRD/XF/0.6-12	0.6	500	0.64	5.0	30	A8
A9	9	1054	11.39%	M	MIXED	PL	SHRUBS	S	SUB GD	RAINBIRD/XF/0.6-12	0.6	702	0.64	7.1	30	A9
A10	10	168	1.82%	M	MIXED	PL	TREES	S	BUB	RAINBIRD/RISER/PCN-25	0.25	24	0.68	6.0	30	A10
A11	11	258	2.79%	M	MIXED	PL	SHRUBS	W	SUB GD	RAINBIRD/XF/0.6-12	0.6	172	0.64	1.8	30	A11
A12	12	964	10.42%	M	MIXED	PL	SHRUBS	W	SUB GD	RAINBIRD/XF/0.6-12	0.6	642	0.64	6.5	30	A12
A13	13	1265	13.67%	M	MIXED	PL	SHRUBS	W	SUB GD	RAINBIRD/XF/0.6-12	0.6	843	0.64	8.5	30	A13
A14	14	140	1.51%	M	MIXED	PL	TREES	W	BUB	RAINBIRD/RISER/PCN-25	0.25	20	0.68	5.0	30	A14
A15	15	200	2.16%	M	MIXED	PL	SHRUBS	N	SUB GD	RAINBIRD/XF/0.6-12	0.6	134	0.64	1.4	30	A15
A16	16	217	2.34%	M	MIXED	PL	SHRUBS	N	SUB GD	RAINBIRD/XF/0.6-12	0.6	145	0.64	1.5	30	A16
A17	17	750	8.10%	M	MIXED	PL	SHRUBS	N	SUB GD	RAINBIRD/XF/0.6-12	0.6	500	0.64	5.0	30	A17
A18	18	1024	11.06%	M	MIXED	PL	SHRUBS	N	SUB GD	RAINBIRD/XF/0.6-12	0.6	682	0.64	6.9	30	A18
A19	19	126	1.36%	M	MIXED	PL	TREES	N	BUB	RAINBIRD/RISER/PCN-25	0.25	18	0.68	4.5	30	A19

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Call 2 Days Before You Dig 811

JOB No.:	19-104
DATE:	2019/3/24
DRAWN BY:	JSM
CHKD BY:	JSM

LICENSED LANDSCAPE ARCHITECT
Jeremi Morrison No. 5257
Signature
2019/9/28 Renewal Date
2019/3/24 Date
STATE OF CALIFORNIA

Date:	Revision or Issue
09-18-18	Client Updates
07-24-18	Client Review

CLIENT/BUILDING OWNER:
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OXNARD, CA 93036
(818) 917-8300
ALANGROUDI@GMAIL.COM

PROJECT:
TENANT IMPROVEMENT
250 S. MILLS ROAD
VENTURA, CA 93003

DRAWING:
HYDROZONE MATRIX

Opus:	Dwg. No.
Scale: AS SHOWN	Date: 06-25-18
	L-2.2

Project Site:

250 S Mills
250 S Mills
Ventura, CA

Prepared for:

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Estimated Total Water Use (ETWA)	3
Estimated Monthly Total Water Use	4
Estimated Rainfall	4

Summery of Project Findings

		Gal/Yr	HCF/Yr
Maximum Applied Water Allowance (MAWA)	=	**146,152**	**195.38**
Estimated Total Water Use (ETWU)	=	**118,492**	**158.40**
Estimated Rainfall	=	**98,310**	**131.42**

Project Site
Evapotranspiration Rates

	ETo (inches)
January	1.86
February	2.24
March	3.72
April	4.80
May	5.27
June	5.70
July	5.58
August	5.27
September	4.20
October	3.41
November	2.40
December	1.86
Annual ETo	**46.3**

Project Site
Average Rainfall

	(inches)
January	3.22
February	5.01
March	2.69
April	0.83
May	0.35
June	0.07
July	0.01
August	0.04
September	0.16
October	0.69
November	1.44
December	2.53
Annual Rainfall	**17.04**

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Maximum Applied Water Allowance (MAWA)

Water Budget = Maximum Applied Water Allowance (Gal/Yr)
ETo = Reference Evapotranspiration (In/Yr)
0.55 = ET Adjustment Factor
LA = Landscape Area including SLA (Sq Ft)
0.62 = Conversion Factor
0.3 = Adjustment Factor for the Special Landscape Areas
SLA = Special Landscape Areas

	ETo	0.62	ET Adj	LA	SLA Adj	SLA	MAWA Gal/Yr	MAWA HCF/Yr
MAWA (Gal/Yr)	**46.31**	**0.62**	**0.55**	**9,255**	**0.30**	**0**	**146,152**	**195.38**

MAWA (Gal/Yr) **(Eto)(0.62)[(0.55xLA)+(0.3xSLA)]**

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Estimated Total Water Use (ETWU)

Jeremi Morrison, RLA
250 S Mills

ETo = Reference Evapotranspiration (In/Yr)
PF = Plant Factor (0.1 Low Through 0.9 High)
HA = Hydrozone Area (Sq Ft)
0.62 = Conversion Factor
IE = Irrigation Efficiency (Minimum 65%)
SLA = Special Landscape Area

Annual Estimated Total Water Use Table (ETWU)

Equation used for landscape area except SLA areas. **(Eto)(0.62)[PFxHA/EI]**

Equation used for SLA areas. **(Eto)(0.62)(SLA)**

STA	Irr Type	Exposure	Planting Type	Eto	0.62	PF	HA	IE	SLA		EAWU Gal/Yr	EAWU HCF/Yr	Percent of Total HA
A1	Drip	East	Shrubs	46.31	0.62	0.40	200	90%	0	=	2,552	3.41	2.16%
A2	Drip	East	Shrubs	46.31	0.62	0.40	217	90%	0	=	2,769	3.70	2.34%
A3	Drip	East	Shrubs	46.31	0.62	0.40	744	90%	0	=	9,494	12.69	8.04%
A4	Drip	East	Shrubs	46.31	0.62	0.40	680	90%	0	=	8,677	11.60	7.35%
A5	Bubbler	East	Trees	46.31	0.62	0.40	84	85%	0	=	1,135	1.52	0.91%
A6	Drip	South	Shrubs	46.31	0.62	0.40	200	90%	0	=	2,552	3.41	2.16%
A7	Drip	South	Shrubs	46.31	0.62	0.40	214	90%	0	=	2,731	3.65	2.31%
A8	Drip	South	Shrubs	46.31	0.62	0.40	750	90%	0	=	9,571	12.79	8.10%
A9	Drip	South	Shrubs	46.31	0.62	0.40	1,054	90%	0	=	13,450	17.98	11.39%
A10	Bubbler	South	Trees	46.31	0.62	0.40	168	85%	0	=	2,270	3.03	1.82%
A11	Drip	West	Shrubs	46.31	0.62	0.40	258	90%	0	=	3,292	4.40	2.79%
A12	Drip	West	Shrubs	46.31	0.62	0.40	964	90%	0	=	12,302	16.44	10.42%
A13	Drip	West	Shrubs	46.31	0.62	0.40	1,265	90%	0	=	16,143	21.58	13.67%
A14	Bubbler	West	Trees	46.31	0.62	0.40	140	85%	0	=	1,892	2.53	1.51%
A15	Drip	North	Shrubs	46.31	0.62	0.40	200	90%	0	=	2,552	3.41	2.16%
A16	Drip	North	Shrubs	46.31	0.62	0.40	217	90%	0	=	2,769	3.70	2.34%
A17	Drip	North	Shrubs	46.31	0.62	0.40	750	90%	0	=	9,571	12.79	8.10%
A18	Drip	North	Shrubs	46.31	0.62	0.40	1,024	90%	0	=	13,067	17.47	11.06%
A19	Bubbler	North	Trees	46.31	0.62	0.40	126	85%	0	=	1,702	2.28	1.36%
	Not Used			46.31	0.62			81%	0	=	0	0.00	0.00%
	Not Used			46.31	0.62			81%	0	=	0	0.00	0.00%
	Not Used			46.31	0.62			81%	0	=	0	0.00	0.00%
	Not Used			46.31	0.62			81%	0	=	0	0.00	0.00%
	Not Used			46.31	0.62			81%	0	=	0	0.00	0.00%
	TOTAL						**9,255**		**0**		**118,492**	**158.40**	**100.00%**

Total HA & SLA Areas = 9,255

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Monthy Estimated Applied Water Use (EAWU)

Jeremi Morrison, RLA

EAWU for the month of	ETo (inches)	Monthly % of Annual EAWU	EAWU Gal/Mo	EAWU HCF/Mo
January	1.86	4.02%	4,759	6.36
February	2.24	4.84%	5,731	7.66
March	3.72	8.03%	9,518	12.72
April	4.80	10.36%	12,282	16.42
May	5.27	11.38%	13,484	18.03
June	5.70	12.31%	14,584	19.50
July	5.58	12.05%	14,277	19.09
August	5.27	11.38%	13,484	18.03
September	4.20	9.07%	10,746	14.37
October	3.41	7.36%	8,725	11.66
November	2.40	5.18%	6,141	8.21
December	1.86	4.02%	4,759	6.36
Totals	**46.31**	**100%**	**118,492**	**158.40**

Estimated Rainfall

ETWU is based on Estimated Applied Water Use plus the average rainfall for city the project is located in.
Inches of rainfall per year = **17.04 in/Yr**

Estimated Rainfall in Gallons = **LA x 144 x RF / 231**

LA = Landscape Area (Sq Ft)
144 = Conversion Factor to sq in
RF = Average Rainfall
231 = Cubic inches in one gallon

									ETWU Gal/Yr	ETWU HCF/Yr
Estimated Rainfall in Gallons	**9,255**	**x**	**144**	**x**	**17.04**	**/**	**231**	**=**	**98,310**	**131.42**

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Date:	Revision or Issue
09-18-18	Client Updates
07-24-18	Client Review

CLIENT/BUILDING OWNER:

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VENTURA SOLAR PROPERTIES, LLC
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OXNARD, CA 93036
(818) 917-8300
ALANGROUDI@GMAIL.COM

PROJECT:

TENANT IMPROVEMENT
250 S. MILLS ROAD
VENTURA, CA 93003

DRAWING:

IRRIGATION WATER BUDGET

Opus:
Scale: AS SHOWN
Date: 06-25-18
Dwg. No. **L2.3**