

Case Number Ordinance Zoning Information CPC Cards ZA Cards

Case Number:

EAR-2025-4934-DB-VHCA

Search

Approved Documents		Initial Submittal Documents	
5 Initial Submittal Documents found for Case Number: EAR-2025-4934-DB-VHCA			
Type		Scan Date	
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▸	Landscape Plan	8/29/2025	View
▸	Project Plans	8/29/2025	View
▸	Vicinity Map	8/29/2025	View

Case Number: EAR-2025-4934-DB-VHCA

Case Filed On: 08/27/2025

Accepted For Review On:

Assigned Date: 09/02/2025

Staff Assigned: PHILLIP BAZAN

Hearing Waived / Date Waived : No

Hearing Location:

Hearing Date :

EAR Action:

EAR Action Date:

End of Appeal Period:

Appealed: No

BOE Reference Number: 0

Case on Hold?: No

Primary Address

Address	CNC	CD
12124 W PACIFIC AVE	Mar Vista	CD 11

[View All Addresses](#)

Project Description: PROPOSED (N) 6-STORY, 87-UNIT AFFORDABLE HOUSING RESIDENTIAL DEVELOPMENT

Applicant: ROBERT GREEN [Company: FRAME DTMV LLC]

Representative: MATTHEW HAYDEN [Company: HAYDEN PLANNING]

[View Related Cases](#)

APPLICATIONS



CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

☐ ED1 Eligible ☐ AB 2097 Eligible

Case Number: EAR-2025-49341-DB-VHCA

Env. Case Number: N/A

Application Type: EAR-DB-VHCA

Case Filed With (Print Name): DAVID URITA Date Filed: 8/29/2025

Application includes letter requesting:

☐ Waived Hearing ☐ Concurrent hearing ☐ Hearing not to be scheduled on a specific date (e.g. vacation hold)

Related Case Number(s): N/A

THIS SECTION TO BE COMPLETED BY THE APPLICANT

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Refer to the City Planning Application Filing Instructions ([CP13-7810](#)) for more information.

1. PROJECT LOCATION

Street Address¹: 12124 - 12118-12134 W. Pacific Avenue Unit/Space Number: N/A

Legal Description² (Lot, Block, Tract): FR Lot 65 / Lot 66, East Ocean Park Tract

Assessor Parcel Number: 4235-025-038 / 4235-025-039 Total Lot Area: 30,008 SF (Per Survey)

2. PROJECT DESCRIPTION

Present Use: Vacant

Proposed Use: Multi-family Residential

Project Name (if applicable): 12124 Pacific

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>).

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site).

Describe in detail the characteristics, scope and/or operation of the proposed project:

New construction, use, and maintenance of a 6-story, approx 83-ft in height, approx 106,825 sf apartment building containing 87 total units (57 1-BR / 31 2-BR), of which 7 units (15%) will be VLI / 7 units (15%) will be Moderate and 1 unit will be a manager's unit, and 1 local ADU, with 124 vehicle parking spaces and 74 bicycle parking spaces.

Additional Information Attached:

☐ YES ☒ NO

EXISTING SITE CONDITIONS

Complete and check all that apply:

- | | |
|---|---|
| ☒ Site is undeveloped or unimproved (i.e., vacant) | ☐ Site is located within 500 feet of a freeway or railroad |
| ☐ Site has existing buildings (provide copies of building permits) | ☒ Site is located within 500 feet of a sensitive use (e.g., school, park) |
| ☐ Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial) | ☐ Site has special designation (e.g., National Historic Register, Survey LA) |

PROPOSED PROJECT INFORMATION

Check all that apply or could apply:

- | | |
|---|--|
| ☐ Demolition of existing buildings/structures | ☒ New construction: <u>106,825</u> square feet |
| ☐ Relocation of existing buildings/structures | ☐ Additions to existing buildings |
| ☐ Removal of any on-site tree | ☐ Interior tenant improvement |
| ☐ Removal of any street tree | ☐ Exterior renovation or alteration |
| ☐ Removal of protected trees onsite/in public right-of-way | ☐ Change of use and/or hours of operation |
| ☒ Grading | ☐ Uses or structures in public right-of-way |
| ☐ Haul Route | ☐ Phased project |

HOUSING COMPONENT INFORMATION

Number of Residential Units:	Existing	<u>0</u>	- Demolish(ed) ³	<u>0</u>	+ Adding	<u>87</u>	= Total	<u>87</u>
Number of Affordable Units ⁴ :	Existing	<u>0</u>	- Demolish(ed)	<u>0</u>	+ Adding	<u>14</u>	= Total	<u>14</u>
Number of Market Rate Units:	Existing	<u>0</u>	- Demolish(ed)	<u>0</u>	+ Adding	<u>73</u>	= Total	<u>73</u>

Mixed Use Projects, Amount of Non-Residential Floor Area: N/A square feet

³ Number of units to be demolished and/or which have been demolished within the last five years.

⁴ As determined by the Los Angeles Housing Department.

PARKING INFORMATION

Is the project utilizing AB 2097?

☐ YES ☒ NO

If Yes, provide a date-stamped ZIMAS Parcel Profile Report including AB 2097 Eligibility information.

Provided # of Parking Spaces: _____ Required # of Parking Spaces: _____

Parking Minimum Checklist

The following checklist will determine if parking minimums can be imposed on a Project under AB 2097. Parking minimums cannot be imposed if the proposed project meets any of the following criteria.

Check all that apply:

- ☐ Include a minimum of 20 percent of the total dwelling units for Very Low, Low, or Moderate-Income households, students, the elderly, or persons with disabilities
- ☐ Contain fewer than 20 dwelling units
- ☐ Are subject to parking reductions of any other applicable law (by satisfying the applicable eligibility requirements)

PUBLIC RIGHT-OF-WAY INFORMATION

Have you submitted the [Planning Case Referral Form](#) to BOE? (if required) ☒ YES ☐ NO

Is the project required to dedicate land to the public right-of-way? ☐ YES ☒ NO

If so, what is/are the dedication requirement(s)? _____ feet

If dedications are required on multiple streets, identify as such: _____

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought, and follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC Section 13A.2.10. of Chapter 1A? ☐ YES ☒ NO

Authorizing Code Section: 12.22 A 37

Code Section from which relief is requested (if any): N/A

Action Requested: Density Bonus with on-menu incentive for 1) red FY / red E SY, 2) off-menu incentive for increased height, and 3) off-menu incentive for increased FAR.

Authorizing Code Section: _____

Code Section from which relief is requested (if any): _____

Action Requested: _____

Additional Requests Attached: ☐ YES ☒ NO

4. RELATED CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? ☒ YES ☐ NO

If YES, list all case number(s): See Attachment "A" - Development Information.

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No.: _____ Ordinance No.: _____

- | | |
|--|---|
| ☐ Condition Compliance Review | ☐ Clarification of Q (Qualified) Condition |
| ☐ Modification of Conditions | ☐ Clarification of D (Development) Limitation |
| ☐ Revision of Approved Plans | ☐ Amendment to T (Tentative) Classification |
| ☐ Renewal of Entitlement | ☐ Plan Approval subsequent to Main Conditional Use |

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? ☐ YES ☒ NO

Have you filed, or is there intent to file, a Subdivision with this project? ☐ YES ☒ NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, provide a copy of any applicable form and reference number if known.

Are there any recorded Covenants, affidavits or easements on this property?

☐ YES (provide copy) ☒ NO

6. PROJECT TEAM INFORMATION (COMPLETE ALL APPLICABLE FIELDS)

APPLICANT

Applicant⁵ Name: c/o Robert Green
Company/Firm: Frame DMTV, LLC
Address: PO Box 66430 Unit/Space Number: N/A
City: Los Angeles State: CA Zip Code: 90066
Telephone: 424-209-5059 E-mail: admin@framela.com

Are you in escrow to purchase the subject property?: ☐ YES ☒ NO

PROPERTY OWNER OF RECORD ☒ Same as applicant ☐ Different from applicant

Name (if different from applicant): _____
Address: _____ Unit/Space Number: _____
City: _____ State: _____ Zip Code: _____
Telephone: _____ E-mail: _____

AGENT / REPRESENTATIVE NAME: Matthew Hayden

Company/Firm: Hayden Planning
Address: 13101 W. Washington Boulevard Unit/Space Number: #401
City: Los Angeles State: CA Zip Code: 90066
Telephone: 310-614-2964 E-mail: matthew@haydenplanning.com

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project.
An agent/representative is someone filing an application on behalf of a client.

OTHER (E.G. ARCHITECT, ENGINEER, CEQA CONSULTANT): _____

Name: _____

Company/Firm: _____

Address: _____ **Unit/Space Number:** _____

City: _____ **State:** _____ **Zip Code:** _____

Telephone: _____ **E-mail:** _____

Primary Contact for Project Information⁶

(Select only one. Email address and phone number required.)

☐ Owner ☐ Applicant ☒ Agent/Representative ☐ Other: _____

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List and the Abutting Property Owners List.

⁶ As of June 8, 2022, the Primary Contact for Project is required to have an Angeleno Account and register with the Ethics Commission for Significant Project Entitlements, as defined in LAMC Section [49.7.37\(A\)\(6\)](#). An email address and phone number shall be required on the DCP Application Form, and the email address provided shall match the email address used to create the Angeleno Account.

PROPERTY OWNER AFFIDAVIT

Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** An LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.
 - a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
 - b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
 - c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
 - d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature: Robert Green

Date: 8-27-25

Print Name: Robert Green

Signature: _____

Date: _____

Print Name: _____

SPACE BELOW FOR NOTARY'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE '1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

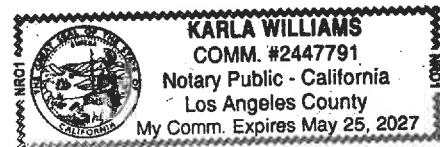
On August 27, 2025 before me, Karla Williams, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Robert Green, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Signature



APPLICANT DECLARATION

A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
- c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- g. I understand that if this application is denied, there is no refund of fees paid.
- h. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions")), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this

paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

- i. I understand that the City is protected by numerous statutory immunities from liability for damages that may be caused by its land use regulatory actions, as set forth in Government Code, section 818, et seq. For instance, the City cannot be held liable for personal or property injuries or damages allegedly caused by its approval and issuance of any discretionary permit, entitlement or approval (Gov. Code § 818.4), or its failure to inspect or its negligence in inspecting a property for the purpose of determining whether the property complies with or violates any permit, entitlement or approval or contains or constitutes a hazard to health or safety (Gov. Code § 818.6).
- j. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature:



Date:

8-27-25

Print Name:

Robert Green

ATTACHMENT "A"

DEVELOPMENT INFORMATION

12124 W. PACIFIC AVENUE

PROPERTY INFORMATION*

**Per City of Los Angeles Department of City Planning Zoning Information Map Access System (ZIMAS) unless noted.*

Street Addresses: 12124 – 12118-12134 W. Pacific Avenue, Los Angeles, CA 90066

Legal Description: Fraction of Lot 65 / Lot 66, East Ocean Park Tract

Assessor's Parcel Number: 4325-025-038 / 4325-025-039

Lot Area: Approximately 30,008-square feet / 0.68-acres (Per Survey)

PROPOSED DEVELOPMENT

New construction, use, and maintenance of a 6-story, approximate 83-foot in height (to top of elevator housing), approximate 106,825-square foot apartment building (the project) containing 87 total units (56 one-bedroom / 31 three-bedroom), of which 7 units (15%) are set aside as affordable housing for Very Low Income (VLI) households, 7 units (15%) set aside for Moderate (Mod) households, and 1 unit for a building manager, plus 1 local Accessory Dwelling Unit ("ADU"), with at-grade and subterranean parking providing 124 on-site vehicular parking spaces and 74 bicycle parking spaces (67 long term and 7 short term).

ENTITLEMENT REQUESTS

A **Density Bonus** for a Housing Development project, vested on August 19, 2025, under the Housing Crisis Act of 2019, pursuant to Los Angeles Municipal Code Chapter 1 Section ("LAMC") 12.22 A 37 and Expanded Administrative Review procedures per LAMC Chapter 1A Section 13B.3.2, having one on-menu incentive and two off-menu incentives for a project setting aside 15% (7 units) of its base units for VLI households, including:

- A by-right density bonus pursuant to LAMC 12.22 A 37 (e) (1) (i) to permit a 50% increase in density;

- A by right density bonus pursuant to LAMC 12.22 A 37 (e) (1) (ii) to permit an additional increase in density up to 50%, for a total density increase of 100%;
- A by-right parking reduction pursuant to LAMC Section 12.22 A 37 (e) (2) requiring no parking;
- An on-menu incentive pursuant to LAMC Section 12.22 A 37 (f) (2) (i) to permit a reduced front yard of 0-feet, the average along the project's Pacific Avenue frontage, in lieu of the otherwise required 15-feet per LAMC Section 12.10 C 1 and to permit a 30% reduced east side yard setback of 6-feet, 3.5-inches in lieu of the otherwise required setback of 9-feet per LAMC Section 12.10 C 2;
- An off-menu incentive pursuant to LAMC Section 12.22 A 37 (d) (2) (ii) to permit increased building height of 83 feet in lieu of the otherwise required 45 feet per LAMC Section 12.21.1; and
- An off-menu incentive pursuant to LAMC Section 12.22 A 37 (d) (2) (ii) to permit an increased Floor Area Ratio ("FAR") of 4.33:1 in lieu of the otherwise required 3:1 per LAMC Section 12.21.1 A 1.

BACKGROUND INFORMATION

Subject Property

The subject property (see **Figure 1 – ZIMAS Map**) consists of two lots generally located at 12124 W. Pacific Avenue (the property). The property is a rectangular-shaped interior parcel of land with approximately 30,008 square feet of surface land area per Survey. The site fronts approximately 200 feet along the southerly side of Pacific Avenue, with an approximate 150-foot depth – the easterly side of which abuts a north-south alley segment, and an approximate 200-foot rear yard which abuts an east-west alley segment.

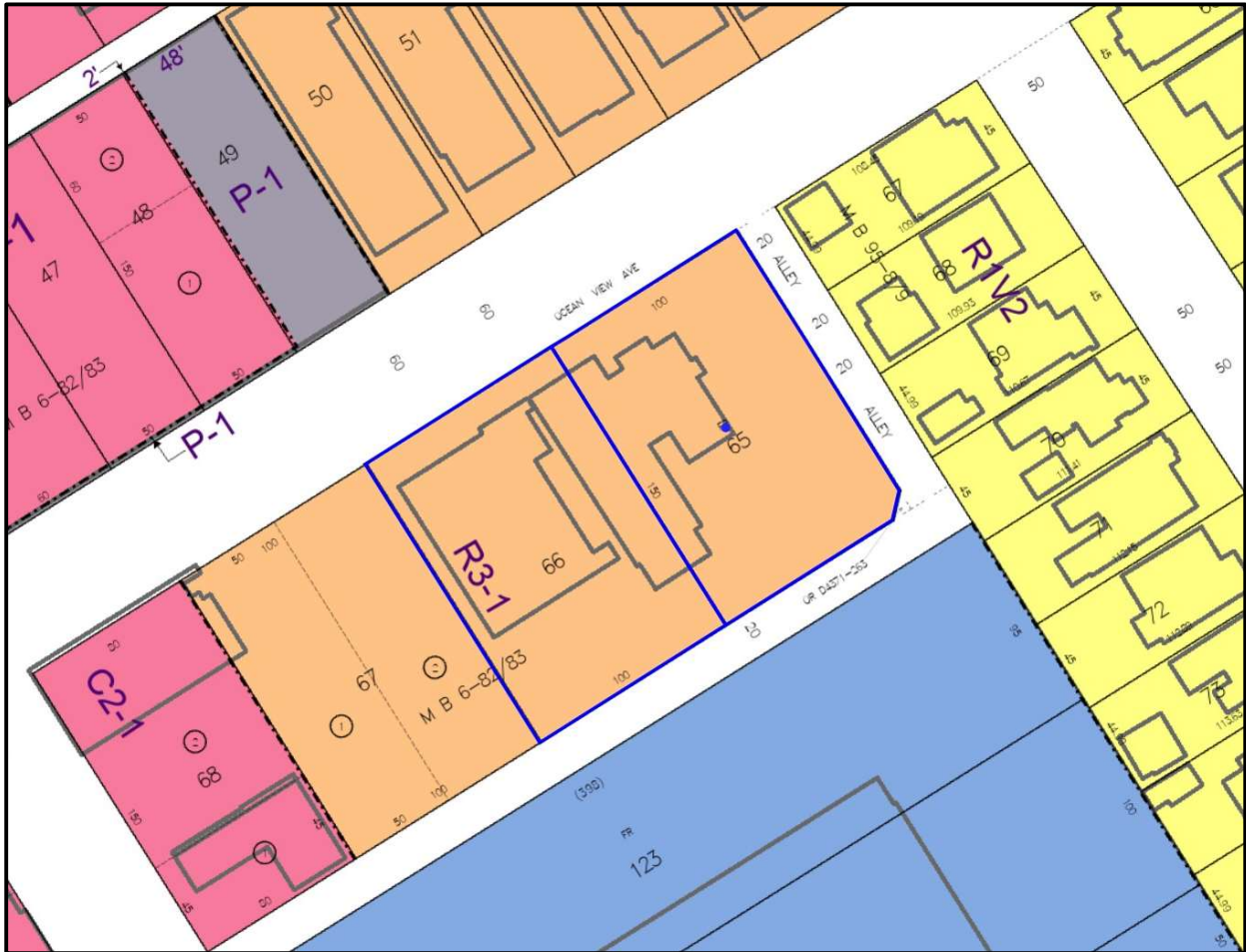


Figure 1 - Subject Property (in blue) ZIMAS Map.

General Plan / Specific Plan / Zoning

The property is located within the Palms – Mar Vista – Del Rey Community Plan area and designated for Medium Residential land uses corresponding to the R3 and R3(PV) Zones. The site is accordingly classified in the R3-1 Zone and consistent with the Community Plan land use designation. The property is also located within the Los Angeles Coastal Transportation Corridor Specific Plan area, which has clearance requirements for new projects with the Department of Transportation ("DOT") during building permitting.

Surrounding Property

Property in the surrounding area is classified in R3-1, P-1, C2-1, M1-1, (Q)R4-1, PF-1XL, and R1V2 Zones, and improved with a mix of religious, commercial, industrial, multi-family residential, single-family residential, and educational uses, and public streets.

STREETS AND CIRCULATION

Pacific Avenue, which is located on the northerly side of the property, is designated a Local Street, dedicated to a width of 60 feet, and improved with asphalt roadway, concrete curb, gutter, and sidewalk. No dedication or improvement is anticipated for the project pursuant to LAMC Section 12.37 A.

A north-south Alley segment, which is located on the easterly side of the property, is dedicated to a width of 20 feet, and improved with asphalt roadway and gutter. No dedication or improvement is anticipated for the project pursuant to LAMC Section 12.37 A.

An east-west Alley segment, which is located on the southerly side of the property, is dedicated to a width of 20 feet, and improved with asphalt roadway and gutter. No dedication or improvement is anticipated for the project pursuant to LAMC Section 12.37 A.

RELATED CASES

The following cases are listed for the subject property but are not related to the project:

CPC-2022-8256-CU-DB-PHP-HCA
CPC-2018-7547-CPU
CPC-2014-1456-SP
CPC-2005-8252-CA
CPC-1986-256-GPC
CPC-1984-226
Ordinance 186104
Ordinance 183497
Ordinance 168999
Ordinance 164177-SA3420
ZA-1987-127-PAD
ZA-1952-11959-CU
ZA-18547
ZA-14231
ZA-11541
PKG-2622

BUILDING PERMIT RECORDS

Permit No. 22019-30000-03054

Issued August 11, 2022, for demolition of a church.

Permit No. 22019-30000-03055

Issued August 11, 2022, for demolition of a church.

FINDINGS – DENSITY BONUS

Density Bonus Legislation Background

The California State Legislature has declared that "[t]he availability of housing is of vital statewide importance," and has determined that state and local governments have a responsibility to "make adequate provision for the housing needs of all economic segments of the community." With Senate Bill ("SB") 1818 (2004), State Density Bonus law (California Government Code Section 65915) created a requirement that local jurisdictions approve a Density Bonus and "concessions or incentives" for projects that include defined levels of affordable housing in their projects. State Density Bonus Law further provides that an applicant must agree to, and the municipality must ensure, the continued affordability of all the rental units that qualified the applicant for the Density Bonus.

The City of Los Angeles complies with the State Density Bonus law by adopting Density Bonus regulations and procedures as codified in Section 12.22 A 37 of the Los Angeles Municipal Code. In exchange for setting aside a defined number of affordable dwelling units within a development, now per Assembly Bill (AB") 1287 (2024) applicants may request up to four incentives in addition to the Density Bonus and parking relief, which are permitted by right. The incentives are deviations from the City's development standards, thus providing greater relief from regulatory constraints. Utilization of the Density Bonus/Affordable Housing Incentives Program supersedes requirements of the Los Angeles Municipal Code and underlying ordinances relative to density, number of units, parking, and other requirements relative to incentives, if requested.

The City's Zoning Code includes a menu of incentives (referred to as "on-menu" incentives) comprised of zoning adjustments that meet the definition of concessions or incentives in State Density Bonus law. On-menu incentives are allowed by-right per LAMC Section 12.22 A 37 (d) (i). LAMC Section 12.22 A 37 also creates a procedure to approve incentives not on the menu ("off-menu") administratively per LAMC Section

12.22 A 37 (d) (2) (ii).

On September 26, 2016, Governor Brown Signed AB 2501, AB 2556, AB 2442, and AB 1934, which amended the State Density Bonus law. The amendments took place on January 1, 2017. In particular, AB 2501 restricted the ability of local jurisdictions to require special studies unless they meet the provisions of State Density Bonus law. Financial pro-formas and third-party reviews are no longer required for any Density Bonus case filing. In addition, the 2016 changes to State Density Bonus law also modified the finding required to deny an incentive. Now a requested concession or incentive shall be granted unless the City makes a written finding, based on substantial evidence, of any of the following: a) the concession or incentive "does not result in identifiable and actual cost reductions," to provide for affordable housing costs or rents for the targeted units; b) the concession or incentive has a specific adverse impact on public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable; or c) if the concession or incentive is contrary to state or federal law. Prior law allowed a concession or incentive to be denied if the City had substantial evidence that the concession or incentive was "not required in order to provide for" affordable housing costs or rents for the targeted units, or substantial evidence in support of findings "b)" or "c)" above.

Pursuant to Government Code Section 65915, the decision maker shall approve a Density Bonus and requested Incentive(s) unless the decision maker finds that:

- 1. The incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.***

The record does not contain substantial evidence that would allow the decision maker to make a finding that the requested incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for very low, low, and moderate income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

The subject property is zoned R3-1. The project application includes a request for an on-menu incentive to permit a reduced front yard of 0-feet, the average along the project's Pacific Avenue frontage, in lieu of 15-feet otherwise required by LAMC Section 12.10 C 1, and to permit a 30% reduced east side yard setback of 6-feet, 3.5-inches in lieu of the otherwise required setback of 9-feet per LAMC Section 12.10 C 2. A second off-menu incentive is requested to permit an increased FAR of 4.33:1 in lieu of the otherwise required 3:1 per LAMC Section 12.21.1 A 1. A third off-menu incentive is requested to permit increased building height of 83 feet in lieu of the otherwise required 45 feet per LAMC Section 12.21.1. The incentives enable the project to expand the building envelope by utilizing more space for building floor area. The project can provide additional residential units in the additional floor space, thus enabling the provision of more dwelling units.

The project provides 15% (7 units) of the base units for VLI households to qualify the requested incentives. The requests will allow the applicant to expand the building size so the affordable units can be constructed, and the overall space dedicated to residential uses increased. The reduction in the front yard and side yard, the increase in FAR, and the increase in building height will further allow for the construction of additional market rate floor area/units whose rents will subsidize the construction and operational costs of the affordable units. Therefore, these incentives support the applicant's decision to set aside 7 dwelling units for VLI households for 99 years.

2. ***The incentives would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there are no feasible method to satisfactorily mitigate or avoid the specific, adverse Impact without rendering the development unaffordable to low-income and moderate income households.***

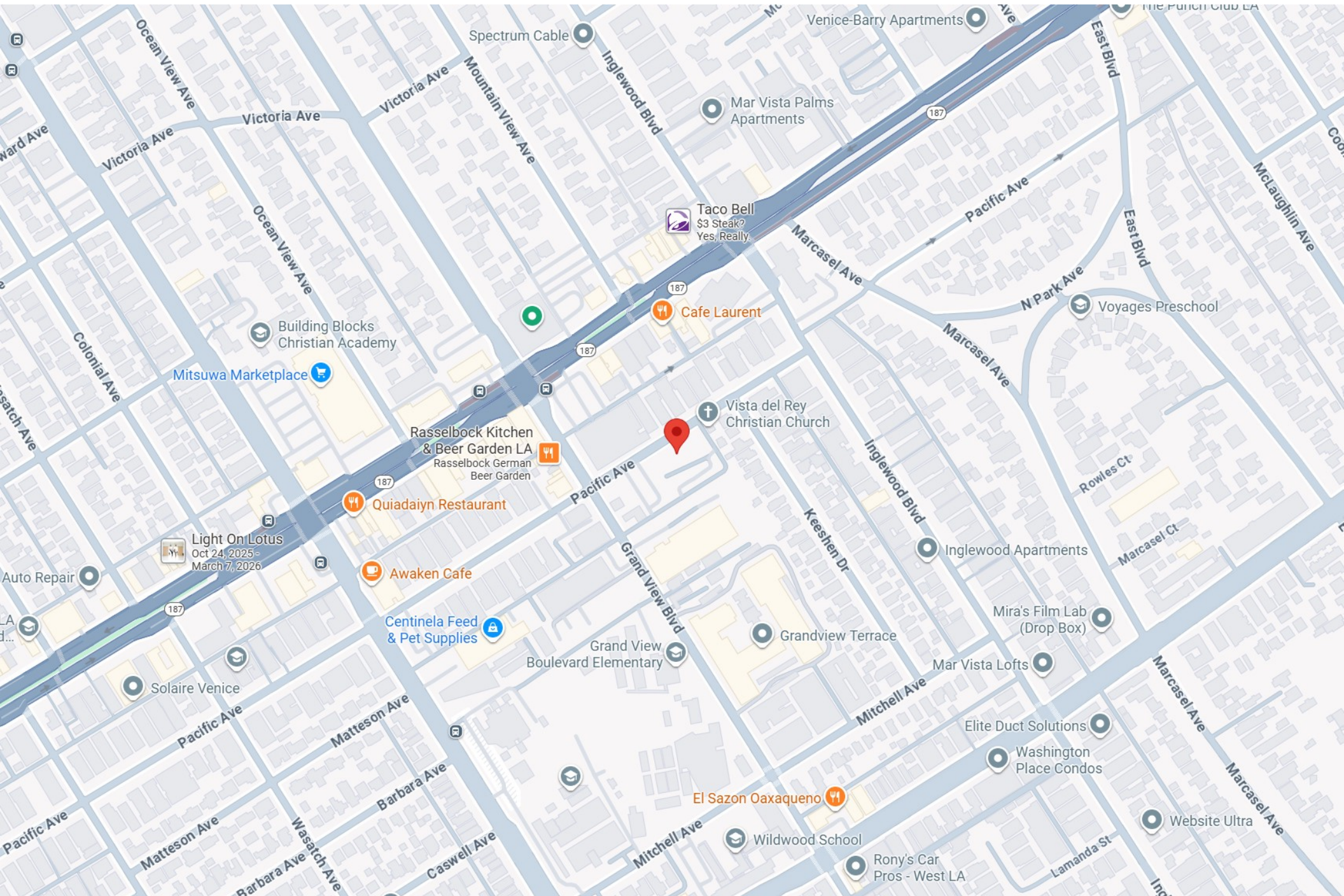
There is no substantial evidence in the record that the proposed Incentives will have a specific adverse impact upon public health and safety or the physical environment, or any real property that is listed in the California Register of Historical Resources. As required by LAMC Section 12.22 A 37 (c), the project meets the eligibility criterion that is needed for Density Bonus projects. The record does not identify a public health and safety standard in relation to this

finding. There are no historic resources on the subject property. As an administratively reviewed project, there is no additional environmental analysis required. The project is not located within a Methane Zone or Liquefaction Zone. The property is also not located on a substandard street in a Hillside Area and is not located in a Special Grading Area, a Fault Zone, a Very High Fire Hazard Severity Zone, or any other special hazard area. The project is required to comply with all other pertinent regulations including those governing construction, use, and maintenance, and will not create any significant direct impacts on public health and safety. Therefore, there is no substantial evidence that the proposed project, and thus the requested incentives, will have a specific adverse impact on the physical environment, on public health and safety or the physical environment, or on any Historical Resource. Based on the above, there is no basis to deny the requested Incentives.

3. *The incentives are contrary to state or federal law.*

There is no substantial evidence in the record indicating that the requested Incentives are contrary to any state or federal laws.

VICINITY MAP



12124 W Pacific Avenue

LANDSCAPE ARCHITECTURE DRAWINGS FOR:

PACIFIC APARTMENTS

12124 W. PACIFIC AVE., LOS ANGELES, CA 90066

GENERAL NOTES:

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGE INCURRED DURING CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN A CURRENT STRUCTURAL SOILS REPORT. THIS SOILS REPORT SHALL SUPERSEDE THE RECOMMENDATIONS AND DETAILS SHOWN ON THESE PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL SLEEVES AS INDICATED ON THE IRRIGATION PLANS WITH PAVING CONTRACTOR.
- REFER TO SPECIFICATIONS FOR ACCEPTED STANDARDS OF MATERIALS AND WORKMANSHIP.
- ALL FORMS AND ALIGNMENT OF HARDSCAPE ITEMS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO POURING. (CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS PRIOR TO THE INSPECTION.)
- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AND/OR GRADE DIFFERENCES WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.
- THE LOCATION OF FEATURES TO BE CONSTRUCTED, NOT SPECIFICALLY DIMENSIONED, MAY BE DETERMINED BY SCALE. VERIFY ALL SUCH CONDITIONS WITH OWNERS NOTIFICATION.
- ALL CURVE-TO-CURVE AND CURVE-TO-TANGENT LINES SHALL BE NEAT, TRIM, SMOOTH, AND UNIFORM.
- ALL CONSTRUCTION AND INSTALLATION OF LANDSCAPE ITEMS SHALL BE PER LOCAL CODES AND ORDINANCES.
- CONTRACTOR SHALL FULLY GUARANTEE ALL WORK FOR A ONE-YEAR PERIOD FROM OWNERS ACCEPTANCE OF WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR WEED ABATEMENT AS RECOMMENDED BY A LICENSED PEST CONTROL OPERATOR DURING THE CONTRACTORS MAINTENANCE PERIOD.
- CONTRACTOR SHALL OBTAIN A CURRENT AGRONOMIC SOILS REPORT. THIS SOILS REPORT SHALL SUPERSEDE THE RECOMMENDATIONS AND DETAILS SHOWN ON THESE PLANS.
- THE LANDSCAPE CONTRACTOR IS TO ENSURE THAT IRRIGATION AND DRAIN LINES ARE LOCATED AND INSTALLED SO THAT THE MATERIALS SHOWN ON THE PLANTING PLANS CAN BE ACCOMMODATED.
- IF ANY CONCRETE WORK SHOWN ON THESE PLANS ABUTS WOOD SIDING ON BUILDINGS, INSTALL GALVANIZED METAL FLASHING TO PROTECT WOOD SIDING.
- THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION REFERENCED IN THE PLANS AND SPECIFICATIONS. ANY CONSTRUCTION NOT MEETING THE APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT SHALL BE REPLACED AT THE CONTRACTORS EXPENSE WITH ACCEPTABLE CONSTRUCTION.
- ALL DIMENSIONS SHALL BE VERIFIED AGAINST EXISTING CONDITIONS AND ANY DISCREPANCIES REPORTED TO THE OWNER'S REPRESENTATIVE.

DIG ALERT:

CALIFORNIA STATE LAW SAYS YOU MUST CALL BEFORE YOU DIG. GOVERNMENT CODE SECTION 4216-42169 STATES THAT "EXCAVATION": GRADING, TRENCHING, DIGGING, DITCHING, DRILLING, AUGURING, TUNNELING, SCAPING, CABLE OR PIPE PLOWING, DRIVING, FOUNDATION DIGGING, LANDSCAPE DIGGING PLUMBING, FENCE POST OR ANY OTHER WAY. OUR PERMIT FOR DIGGING WILL NOT BE VALID WITHOUT A DIG ALERT TICKET NUMBER AND NOTIFICATION THAT THE MARKOUT HAS BE COMPLETED. THERE IS ALSO A 14-DAY WINDOW (SECTION 4216(E)) IN WHICH YOU MUST COMPLETE THE PROPOSED DIGGING. IF YOU WILL NEED ADDITIONAL TIME BEYOND THE 14 DAYS. IT IS YOUR RESPONSIBILITY TO RECALL DIG ALERT. DIG ALERT TOLL-FREE NUMBER IS 1.800.227.2800

ABBREVIATIONS:

ARCH.	ARCHITECT	LOW	LIMIT of WORK	TC	TOP of CURB
BOW	BACK of WALK	LP	LOW POINT	TG	TOP of GRATE
BS	BOTTOM of STEPS	MAX.	MAXIMUM	TS	TOP of STEPS
CB	CATCH BASIN	MIN.	MINIMUM	TW	TOP of WALL
CF	CURB FACE	NIC	NOT in CONTRACT	VERT.	VERTICAL
CJ	COLD JOINT	NTS	NOT to SCALE	W/	WITH
CL	CENTERLINE	OC	ON CENTER	W/O	WITHOUT
CMU	CONCRETE MASONRY UNIT	PA	PLANTING AREA	WWM	WELDED WIRE MESH
CO	CLEAN OUT	PERF.	PERFORATED		
COMP.	COMPACTED	POC	POINT of CONNECTION		
CONC.	CONCRETE	PL	PROPERTY LINE		
CONT.	CONTINUOUS	R	RADIUS		
DIA.	DIAMETER	REBAR	REINFORCING BAR		
EA.	EACH	SIM.	SIMILAR		
EJ	EXPANSION JOINT	SAD	SEE ARCHITECT DRAWING		
FOB	FACE of BUILDING	SCD	SEE CIVIL DRAWING		
FOW	FACE of WALL	SED	SEE ELECTRICAL DRAWING		
FFE	FINISH FLOOR ELEVATION	SIDD	SEE INTERIOR DESIGN DRAWING		
FG	FINISH GRADE	SL	SCORE LINE		
FL	FLOW LINE	SMB	SEE MATERIAL BOARD		
FS	FINISH SURFACE	SMD	SEE MECHANICAL DRAWING		
FTG	FOOTING	SP	SEE PLAN		
GC	GROUND COVER	SPD	SEE PLUMBING DRAWING		
HORIZ.	HORIZONTAL	SPS	SEE PAVING SCHEDULE		
HP	HIGH POINT	SQ	SQUARE		
ID	INSIDE DIAMETER	SSD	SEE STRUCTURAL DRAWING		
INV.	INVERT (ELEVATION)	SWD	SEE WATERPROOF DRAWING		
LA	LANDSCAPE ARCHITECT				

NOTE:

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF MJS DESIGN GROUP (A CALIFORNIA CORPORATION) AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AUTHORIZATION FROM MJS DESIGN GROUP. WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE AND ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF MJS DESIGN GROUP PRIOR TO COMMENCEMENT OF ANY WORK.

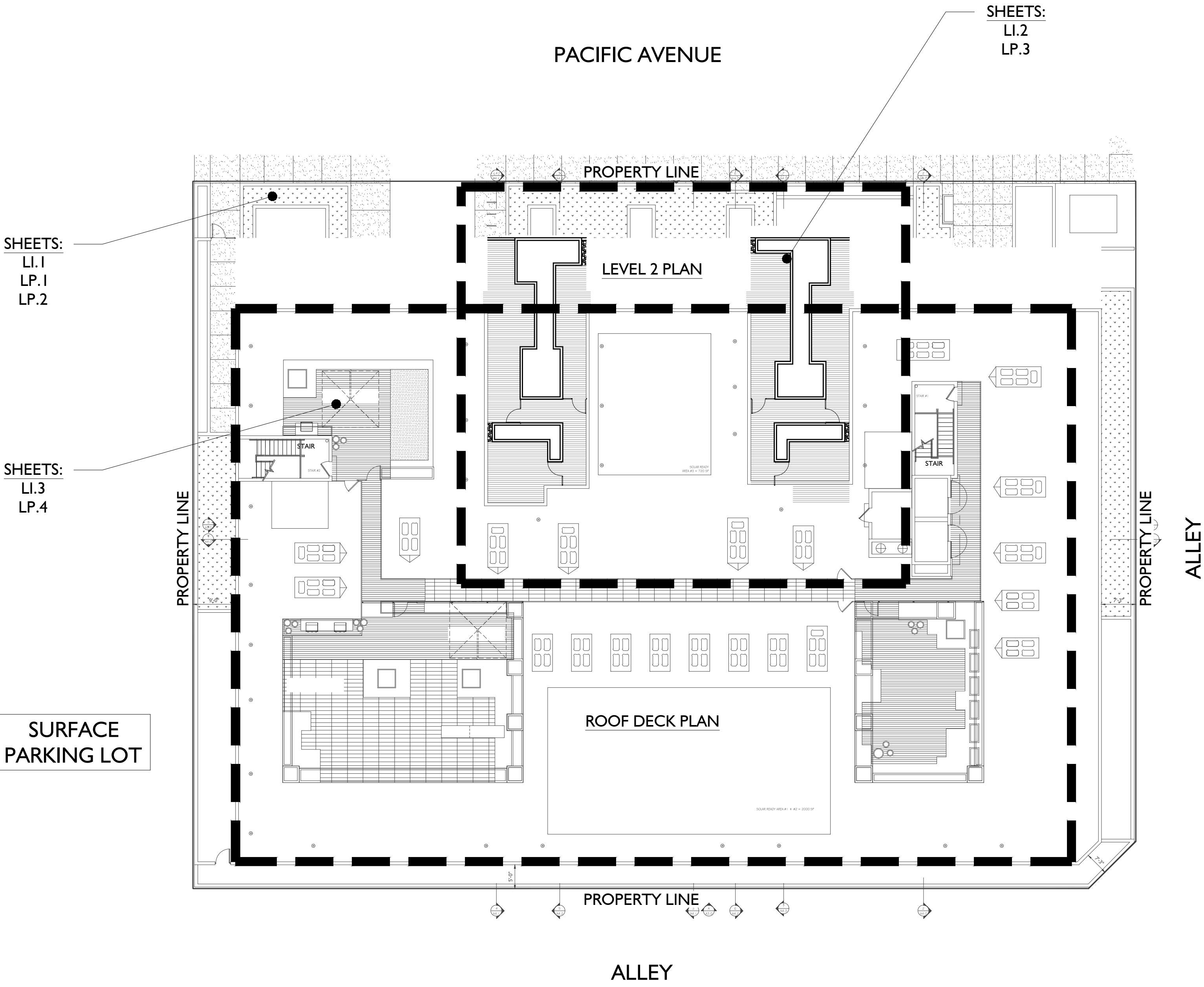
LEGAL DESCRIPTION

PROPERTY ADDRESS

12124 W. PACIFIC AVE., LOS ANGELES, CA 90066

NOTES

SHEET INDEX



SITE MAP

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

LT.0	COVER SHEET
LS.1	LANDSCAPE POINTS SHEET
LI.1	IRRIGATION PLAN - LEVEL 1
LI.2	IRRIGATION PLAN - LEVEL 2
LI.3	IRRIGATION PLAN - ROOF DECK
LI.4	IRRIGATION NOTES AND CALCULATIONS
LI.5	IRRIGATION DETAILS
LI.6	IRRIGATION SPECIFICATIONS
LP.1	TREE PLAN - LEVEL 1
LP.2	SHRUB PLAN - LEVEL 1
LP.3	PLANTING PLAN - LEVEL 2
LP.4	PLANTING PLAN - ROOF DECK
LP.5	PLANTING DETAILS
LP.6	PLANTING SPECIFICATIONS



VICINITY MAP

CITY of LOS ANGELES PLANNING DEPARTMENT
201 N. FIGUEROA ST.
LOS ANGELES, CA 90012

DEPARTMENT WATER DISTRICT
1111 N. HOPE STREET, ROOM 1425
LOS ANGELES, CA 90012

CITY of LOS ANGELS PUBLIC WORKS
200 N. SPRING STREET, # 361
LOS ANGELES, CA 90012

GOVERNING AGENCIES

OWNER:

FRAME DTCC, LCC
PO BOX 66430
LOS ANGELES, CA 90066
PH: (310)841-5022
CONTACT: PETER WILSON

LANDSCAPE ARCHITECT:

MJS DESIGN GROUP, INC.
507 30TH STREET
NEWPORT BEACH, CA 92663
PH: (949) 675-9964
CONTACT: NIGEL SHEMANSKI

CIVIL ENGINEER:

MNS ENGINEERING
1600 SAWTELLE BLVD #300
LOS ANGELES, CA 90025
PH: (310) 445-8474
CONTACT: MEHRDAD ROKNI

ARCHITECT:

PK ARCHITECTURE
PH: (818) 400-4800
CONTACT: PHIL KUDELKA

CONSULTANT DIRECTORY

MAINTENANCE RESPONSIBILITY:

- ALL LANDSCAPE AREAS TO BE OWNER MAINTAINED
- LANDSCAPE CONTRACTOR TO PROVIDE MAINTENANCE SCHEDULE FOR COMMON AREAS

IRRIGATION WATER SOURCE

ALL IRRIGATION WATER WILL BE FROM A DOMESTIC WATER SOURCE

LID PLAN

PLAN PREPARED IN ACCORDANCE WITH LOW IMPACT DEVELOPMENT MANUAL FOR SOUTHERN CALIFORNIA

GENERAL NOTES

- THE PLANTING AND IRRIGATION SYSTEM SHALL BE COMPLETED BY THE DEVELOPER/BUILDER PRIOR TO THE CLOSE OF ESCROW OF FIFTY (50) PERCENT OF THE UNITS OF THE PROJECT OR PHASE
- SIXTY (60) DAYS AFTER THE LANDSCAPE AND IRRIGATION INSTALLATION, THE LANDSCAPE PROFESSIONAL SHALL SUBMIT TO THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION A CERTIFICATE OF SUBSTANTIAL COMPLETION.
- THE DEVELOPER/BUILDER SHALL MAINTAIN THE LANDSCAPING AND IRRIGATION FOR SIXTY (60) DAYS AFTER COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION.
- THE DEVELOPER/BUILDER SHALL GUARANTEE ALL TREES AND IRRIGATION FOR A PERIOD OF SIX (6) MONTHS AND ALL OTHER PLANTS FOR A PERIOD OF SIXTY (60) DAYS AFTER THE LANDSCAPE AND IRRIGATION INSTALLATION.

Issued for:

02/26/24	CITY SUBMITTAL
08/21/25	CITY SUBMITTAL

Revisions:



507 30th Street
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Project:

PACIFIC APARTMENTS

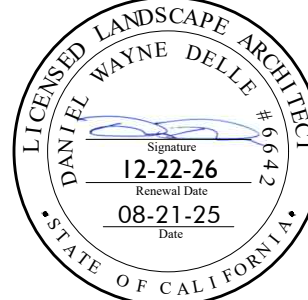
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LOS ANGELES, CA 90066

Client:

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#300
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Stamp:



Job No:

Drawn By: KJ

Checked By: DD, NS

Plan Date: 08/21/25

Scale: PER PLAN

Title:

COVER SHEET

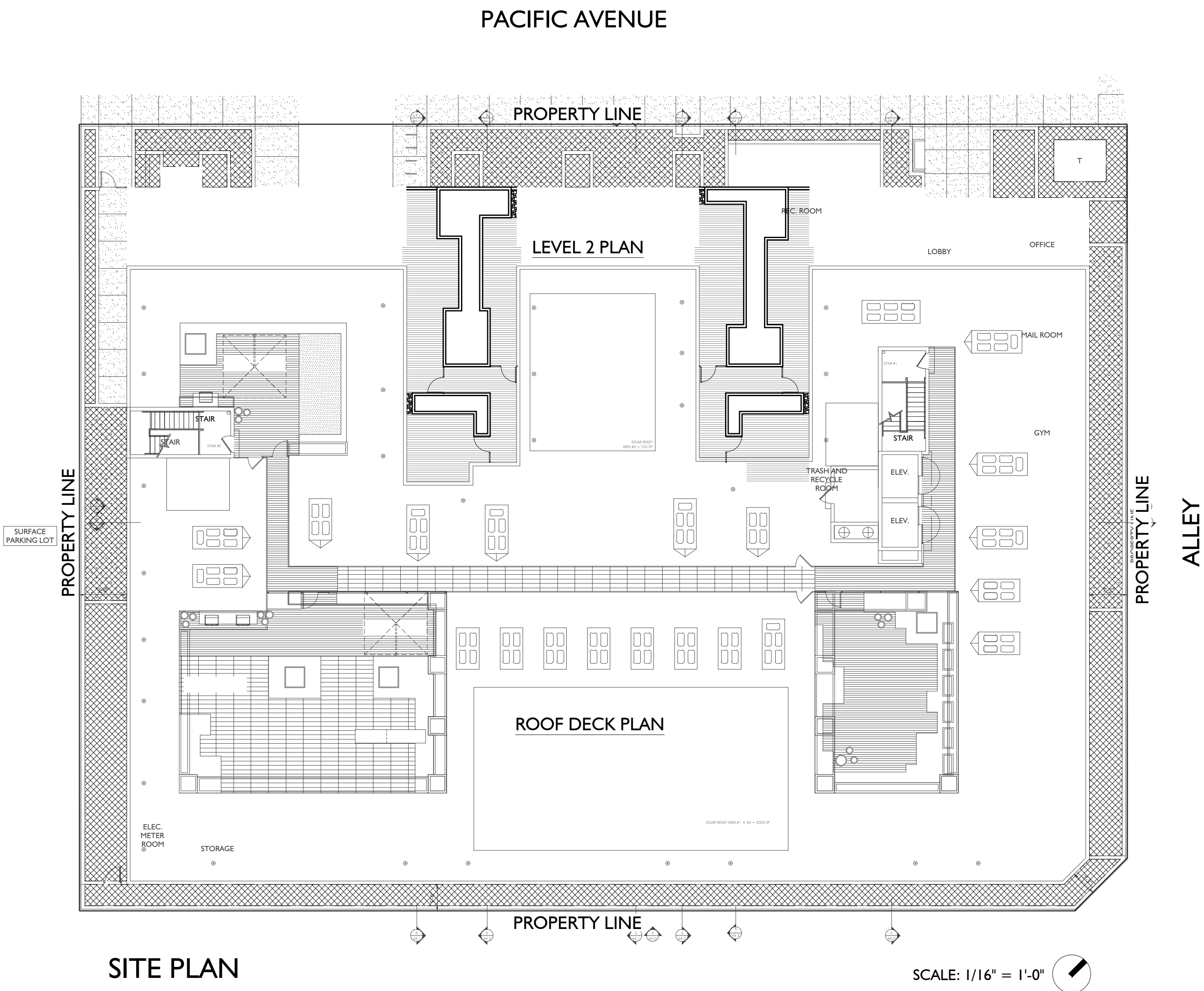
Sheet No.:

LT.0

Plan Status:

CITY SUBMITTAL

CITY of L.A. LANDSCAPE NOTES



SITE PLAN

CITY of LOS ANGELES LANDSCAPE NOTES

1. THE PLANTING AND IRRIGATION SYSTEM SHALL BE COMPLETED BY THE DEVELOPER/BUILDER PRIOR TO THE CLOSE OF ESCROW OF FIFTY (50) PERCENT OF THE UNITS OF THE PROJECT OR PHASE
2. SIXTY (60) DAYS AFTER THE LANDSCAPE AND IRRIGATION INSTALLATION, THE LANDSCAPE PROFESSIONAL SHALL SUBMIT TO THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION A CERTIFICATE OF SUBSTANTIAL COMPLETION.
3. THE DEVELOPER/BUILDER SHALL MAINTAIN THE LANDSCAPING AND IRRIGATION FOR SIXTY (60) DAYS AFTER COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION.
4. THE DEVELOPER/BUILDER SHALL GUARANTEE ALL TREES AND IRRIGATION FOR A PERIOD OF SIX (6) MONTHS AND ALL OTHER PLANTS FOR A PERIOD OF SIXTY (60) DAYS AFTER THE LANDSCAPE AND IRRIGATION INSTALLATION.

FRONT YARD TREE REQUIREMENTS

(PER LA CITY ZONING CODE, SECTION 12.21C1(G))

1 TREE PER 500 S.F. OF UNPAVED FRONT YARD
TOTAL FRONT YARD S.F. = 1,011 S.F.

TREES PROVIDED - 24" BOX OR GREATER
5 TOTAL TREES

TREES REQUIRED:
3 TREES

REQUIREMENT MET

EXISTING TREE NOTE:

NO EXISTING TREES ON SITE TO REMAIN.

CITY of LOS ANGELES - LANDSCAPE ORDINANCE

WATER MANAGEMENT POINT SYSTEM

(per Guideline "AA" - City of L.A.)

AREA OF PROJECT SITE: 30,001 S.F. (0.689 acres)	POINTS REQUIRED 300 POINTS (15,001 – 40,000 s.f.) R3-1
ZONING DESIGNATION: ITEMS PER TABLE II	
#1 DRIP/TRICKLE/MICRO IRRIGATION	30 POINTS (5 points per circuit x 6)
#2 LAWN/SWIMMING POOL LESS THAN 15% (spa and water feature less than 5% of landscape area)	10 POINTS
#3 AUTOMATIC IRRIGATION CONTROLLER (with cycling capacity & watering schedule)	5 POINTS
#4 SOIL MOISTURE SENSOR/ANEMOMETER/ RAIN MEASURING DEVICE or SENSING SYSTEM/ EVAPOTRANSPIRATION DATA USED with AUTOMATIC CONTROLLER	10 POINTS
#6 PLANTS with MONTHLY WATERING	180 POINTS (90 plants at 2 pts. ea.)
#9 LANDSCAPE METER	75 POINTS (25% of req'd 300 pts.)
#10 EXCESS FLOW METER (master valve)	2 POINTS
TOTAL POINTS:	312

SLOPE NOTE:

NO SLOPES OVER 6' HEIGHT EXIST ON THIS SITE.

SOLAR ACCESS / CONDITIONS OF APPROVAL NOTE:

THE SOLAR ACCESS REPORT AND THE TENTATIVE TRACT CONDITIONS OF APPROVAL WILL BE REVIEWED PRIOR TO PREPARING THE LANDSCAPE PLAN. THE LANDSCAPE PLAN WILL SATISFY TENTATIVE TRACT CONDITIONS.

POTENTIAL LANDSCAPE AREA

POTENTIAL LANDSCAPE AREA = (SITE) 30,001 S.F. - (BUILDING) 24,426 S.F. = 5,575 S.F.

TOTAL LANDSCAPE AREA PROVIDED = 1,179 S.F.

OPEN SPACE REQUIREMENTS

PER LA CITY ZONING CODE, SECTION 12.21G

OPEN SPACE REQUIREMENTS:	UNITS	QTY.
100 S.F. FOR 1 BEDROOM	38	= 3,800 S.F.
125 S.F. FOR 2 BEDROOM UNITS	50	= 6,250 S.F.
SUB TOTAL	88	= 10,050 S.F.

25% OF REQUIRED OPEN SPACE CAN BE RECREATIONAL = 0.25 X 10,050 = 2,513 S.F.

PRIVATE OPEN SPACE PROVIDED	QTY.
PRIVATE OPEN SPACE - (25) BALCONIES/DECKS x 50 S.F.	= 1,250 S.F.
COMMON OPEN SPACE PROVIDED	
COMMON REC ROOMS - 1ST AND 2ND FLOORS	= 1,976 S.F.
COMMON OPEN SPACE - 2ND FLOOR AND 6TH FLOOR	= 2,834 S.F.
COMMON OPEN SPACE -ROOF DECK	= 3,993 S.F.
TOTAL PRIVATE OPEN SPACE PROVIDED	= 1,250 S.F.
TOTAL COMMON OPEN SPACE PROVIDED	= 8,803 S.F.
TOTAL OPEN SPACE PROVIDED	= 10,053 S.F.

LANDSCAPE AREA PROVIDED: (ENTIRE SITE) LANDSCAPE AREA REQUIRED: (25% of 6,827 S.F. COMMON OPEN SPACE REQUIRED):

	3,521 S.F.	1,707 S.F.	1814 S.F. EXCESS
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TREE QUANTITY REQUIREMENTS - MINIMUM 24 " BOX
ALL TREES PLANTED IN MINIMUM 30" SOIL DEPTH

1 24" BOX TREE PER 4 UNITS	74 UNITS - UNITS/4 =	TREES REQUIRED: 19
----------------------------	-------------------------	-----------------------

TREES PROVIDED - 24" BOX OR GREATER

LEVEL 1	=	15
LEVEL 2	=	4
ROOFTOP	=	4
TOTAL TREES:		23

CITY of LOS ANGELES LANDSCAPE ORDINANCE

Ordinance no. 170,978 (as amended)

LANDSCAPE POINT RECAP

(per Guideline "O")

AREA OF PROJECT SITE: 30,001 S.F. (0.689 acres)	POINTS REQ'D. 20 POINTS (15,001–40,000 s.f.)
ZONING DESIGNATION: ITEMS PER TABLE II	R3-1

STREET TREES	
LARGE STREET TREE (4 TREES / 2 pt./per TREE)	8 POINTS
CONTINUOUSLY PLANTED PARKWAY (PER LINEAR FOOT OF PARKWAY - 165')	165 POINTS

TOTAL POINTS: 173

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Revisions:



Project:

PACIFIC APARTMENTS

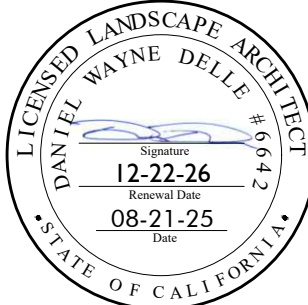
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Checked By: DD, NS

Plan Date: 08/21/25

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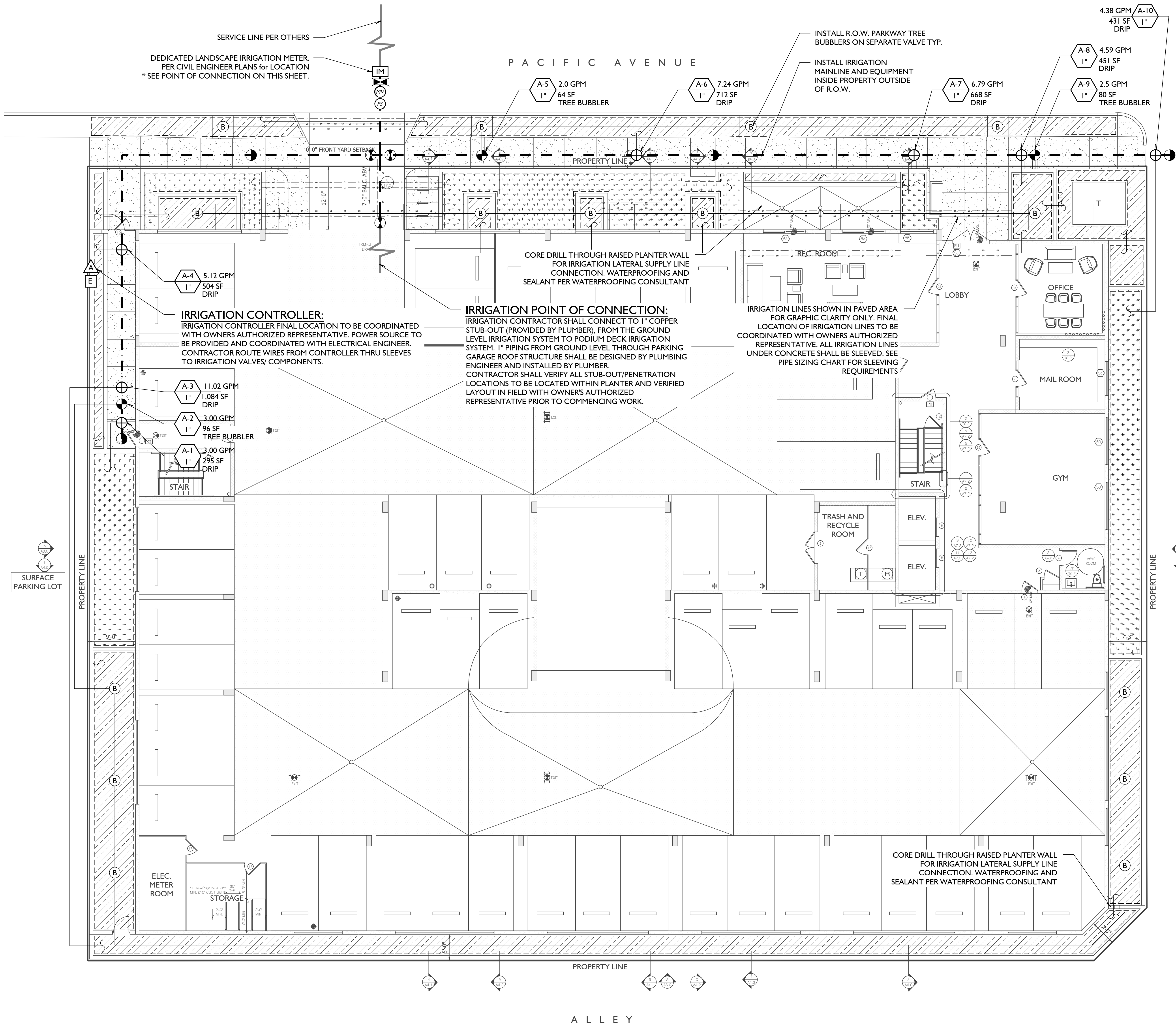
LANDSCAPE POINTS SHEET

Sheet No.:

LS.1

Plan Status:

CITY SUBMITTAL



IRRIGATION UTILITIES

IM WATER METER	1\"/>
FEBCO 825Y	1\"/>
WILKINS KING BROS.	GATE VALVE - BLOCKED TRUE UNION PVC - 2\"/>
RAINBIRD	33-LRC 3\"/>
RAINBIRD	PEB SERIES - PLASTIC INDUSTRIAL ELECTRIC REMOTE CONTROL VALVE (SIZE AS SHOWN ON PLAN)
RAINBIRD	1\"/>
RAINBIRD	1\"/>

IRRIGATION CONTROLLER

RAINBIRD	16 STATION ESP-LXME-XX OUTDOOR WALL MOUNT CONTROLLER with RAINBIRD WEATHER SMART ET MANAGER and NECESSARY ACCESSORIES. WEATHER REACH SIGNAL PROVIDER 1-877-351-6588. ALLOW TWO EXTRA AVAILABLE STATIONS MIN. INCLUDING MASTER VALVE/LOW SENSOR STATIONS.
RAINBIRD	WR2-RC WIRELESS RAIN SENSOR. INSTALL per MANUFACTURER'S SPECIFICATIONS.
E	120 VOLT ELECTRICAL PROVIDED BY ELECTRICIAN, FIELD VERIFY ACTUAL LOCATION.

SYMBOL/NOZZLE

Q	H	F	MANUF.	MODEL NO. / DESCRIPTION	PSI	GPM
---	---	---	--------	-------------------------	-----	-----

IRRIGATION BUBBLER HEADS

B RAINBIRD	RWS-B-C-1400-04 ROOT WATERING SYSTEM or APPROVED EQUAL. SEE DETAIL (2 BUBBLERS PER TREE)	20	0.25
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SUBSURFACE IRRIGATION

RAINBIRD	PEB SERIES 100-PEB - PLASTIC INDUSTRIAL ELECTRIC REMOTE CONTROL VALVE with BASKET FILTER. QKCHK-100. (SIZE AS SHOWN ON PLAN). INSTALL 1\"/>
RAINBIRD	XFS-06-12 DRIPPERLINE with 0.60 GPH EMITTERS 12\"/>
AS APPROVED	NON-PRESSURE LATERAL SCH. 40 SUPPLY LATERAL. NOTE EXHAUST LATERALS NOT SHOWN.
AS APPROVED	SUPPLY/EXHAUST SCH. 40 PVC HEADER. SIZE per LEGEND SEE BELOW.
NO SYMBOL RAINBIRD	ARV-100 AIR/VACUUM RELIEF VALVE INSTALLED WITH A FT-050 COMBINATION TEE AND A 3/4\"/>
NO SYMBOL RAINBIRD	FLUSH VALVE (or EQUAL) - PROVIDE SCH 40 OR SCH 80 SOLVENT-WELD BALL VALVE FOR FLUSH OFF OF PVC EXHAUST MANIFOLD PIPE (SIZE per PLAN). INSTALL FLUSH VALVE INSIDE 6\"/>
* DRIPPERLINE LAYOUT NOTE	NOT ALL SUPPLY/EXHAUST LATERALS SHOWN ON PLAN for GRAPHIC CLARITY. INSTALL LATERALS per MANUFACTURER'S SPECIFICATIONS and RECOMMENDATIONS TO AVOID LOW PRESSURE THROUGH DRIPPERLINE and CONNECTIONS.

IRRIGATION PIPING

AS APPROVED	NON-PRESSURE LATERAL SCH. 40 FOR SIZES 3/4\"/>
AS APPROVED	1-1/2\"/>
AS APPROVED	PVC PIPE SCH. 40 SLEEVING, TWICE THE DIAMETER OF PIPE/WIRE BUNDLE CARRIED - EXTEND 12\"/>

VALVE KEY:

 VAL.# SIZE	GPM	ZONE FLOW	PIPE SIZE
	TYPE Sq. Ft.	0 - 8 GPM	3/4" PVC
		8.1 - 13 GPM	1" PVC
		13.1 - 22 GPM	1 1/4" PVC
		22.1 - 30 GPM	1 1/2" PVC

IRRIGATION MISCELLANEOUS EQUIPMENT

NO SYMBOL	AS APPROVED	IRRIGATION CONTROL WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED)
NO SYMBOL	SPEARS	DS-400 PRE-FILLED WIRE CONNECTORS FOR USE ON ALL WIRE CONNECTIONS
NO SYMBOL	3M	DBY DIRECT BURIAL WATER-PROOF WIRE CONNECTORS FOR USE ON ALL WIRE CONNECTIONS
NO SYMBOL	AS APPROVED	INSTALL THRUST BLOCK ON ALL ANGLED MAINLINE.

CAL GREEN NOTES:

- PER SECTION 4.304.1 - IRRIGATION CONTROLLER COMPLIES WITH THE FOLLOWING:
1. CONTROLLER IS WEATHER BASED AND AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEED AS WEATHER CONDITIONS CHANGE.
 2. WEATHER BASED CONTROLLER HAS A SEPARATE WIRELESS RAIN SENSOR WHICH COMMUNICATES WITH THE CONTROLLER.
- PER SECTION 5.407.2.1 - THE LANDSCAPE IRRIGATION SYSTEM IS A DRIP SYSTEM AND DESIGNED TO PREVENT SPRAY ON STRUCTURES.

POINT OF CONNECTION NOTE:

POINT OF CONNECTION TO THE PROPOSED 1\"/>

ADDITIONAL IRRIGATION NOTES

1. ALL IRRIGATION MAINLINES SHALL BE SCHEDULE 80 PVC and ALL IRRIGATION LATERAL LINES SHALL BE SCHEDULE 40 PVC.
2. ALL IRRIGATION MAINLINES TO BE 24\"/>
3. ALL IRRIGATION LATERALS TO BE 12\"/>
4. BELOW VEHICULAR ACCESS AREAS, IRRIGATION MAINLINES TO BE 36\"/>
5. THE REDUCED PRESSURE BACKFLOW PREVENTER IS TO BE INSTALLED ON PRIVATE PROPERTY AND NOT WITHIN THE RIGHT OF WAY.
6. ALL IRRIGATION EQUIPMENT BOXES WITHIN THE PUBLIC RIGHT OF WAY SHALL BE TRAFFIC RATED CONCRETE BOXES WITH METAL LIDS. REFER TO IRRIGATION DETAILS.

REFERENCE NOTES:

FOR IRRIGATION LEGEND SEE THIS SHEET
FOR PODIUM IRRIGATION PLAN SEE SHEET LI.2
FOR PODIUM IRRIGATION PLAN SEE SHEET LI.3
FOR NOTES, PRESSURE LOSS and M.A.W.A. / E.T.W.U. CALCULATIONS SEE SHEET LI.4
FOR IRRIGATION DETAILS SEE SHEETS LI.5
FOR IRRIGATION SPECIFICATIONS SEE SHEET LI.6

Issued for:	
02/26/24	CITY SUBMITTAL
08/21/25	CITY SUBMITTAL

Revisions:	

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LANDSCAPE
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Client:

**PACIFIC
APARTMENTS**

12124 W. PACIFIC AVE.
LOS ANGELES, CA
90066

Job No:

Drawn By: KJ

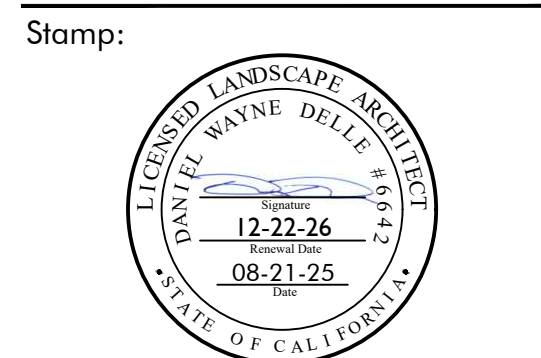
Checked By: DD, NS

Plan Date: 08/21/25

Scale: PER PLAN

Title:

**IRRIGATION PLAN -
LEVEL 1**



Job No:

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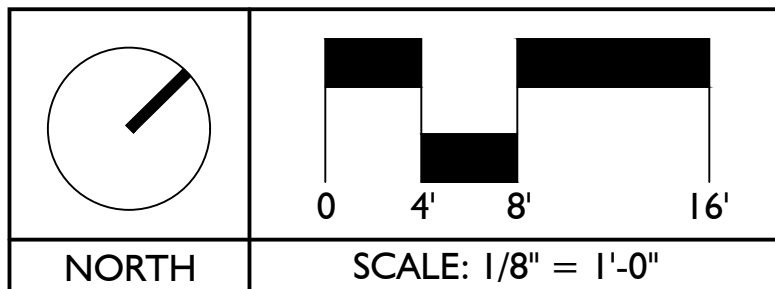
**IRRIGATION PLAN -
LEVEL 1**

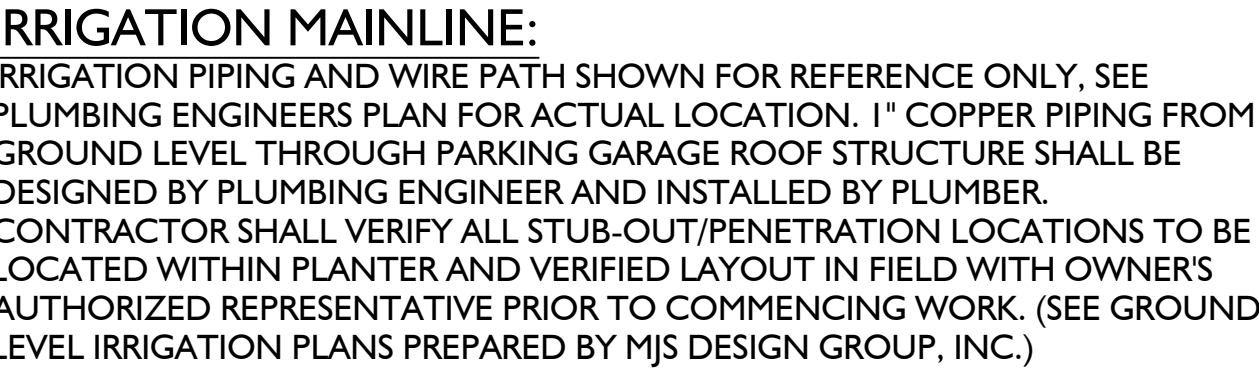
Sheet No.:

LI.1

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	WATER METER	3/4" DEDICATED LANDSCAPE METER and SERVICE LINE by OTHERS.
	FEBCO 825Y	1" BACKFLOW PREVENTION - TO BE INSTALLED IN STRONG BOX ENCLOSURE SBMC-30 WITH POWDER COAT. GREEN COLOR. - LOW PROFILE SMOOTH TROUGH.
	WILKINS KING BROGS	GATE VALVE - BLOCKED TRUE UNION PVC. - 2" & SMALLER (LOCATE IN PLANTING AREAS - SHOWN FOR CLARITY ONLY) (SIZE PER MAINLINE SIZE)
	RAINBIRD	33-LRC 3/4" QUICK COUPLER VALVE with LOCKING RUBBER CAP
	RAINBIRD	PEB SERIES - PLASTIC INDUSTRIAL ELECTRIC REMOTE CONTROL VALVE (SIZE AS SHOWN ON PLAN)
	RV	1" PEB SERIES - MASTER VALVE
	RAINBIRD	1" FS150 FLOW SENSOR

(B)	RAINBIRD	RWS-B-C-1400-04 ROOT WATERING SYSTEM or APPROVED EQUAL. SEE DETAIL (2 BUBBLERS PER TREE)	30	0.25
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⊕ **RAINBIRD** PEB SERIES 100-PEB - PLASTIC INDUSTRIAL ELECTRIC REMOTE CONTROL VALVE with BASKET FILTER: QKCHK-100. (SIZE AS SHOWN ON PLAN). INSTALL 1" BALL VALVE UPSTREAM OF VALVE.

Rainbird

KFS-06 1/2 DRIPPERLINE WITH 0.60 GPH EMITTERS 12" ON CENTER AT SHRUB AREA. ALL TUBING SHALL BE INSTALLED 4' BELOW FINISHED SOIL GRADE W/ 9" WIRE KESTALS FOUR (4) FEET ON CENTER. VERIFY THE LAYOUT AND 14" SPACING IN THE FIELD PRIOR TO STARTING WORK. INSTALL Drip SYSTEM per MANUFACTURER'S SPECIFICATIONS. 120 PSI MINIMUM REQUIRED FILTRATION.

Rainbird Fittings for Connection Between PVC LATERAL Lines and Drifferline

	AS APPROVED	NOT APPROVED
NO SYMBOL	SUPPLY/EXHAUST SCH. 40 PVC HEADER. SIZE per LEGEND SEE BELOW.	NON-PRESSURE LATERAL SCH. 40 SUPPLY LATERAL. NOTE EXHAUST LATERALS NOT SHOWN.
RAINBIRD	ARV-100 AIR/VACUUM RELIEF VALVE INSTALLED WITH A FT 650 COMBINATION TEE AND A 3/4" x 1/2" REDUCER BUSHING. INSIST VALVE ASSEMBLY INSIDE A 6" ROUND VALVE BOX AT THE HIGH POINT OF EACH PLANTER. MIN. 1 ARV PER 500' OF DISTRIBUTION TUBING. USING AIR RELIEF LATERAL. CONNECT AIR RELIEF VALVE TO ALL TECH LINE LATERALS WITHIN THE ELEVATED AREA.	MULTIPLE ARV'S SHALL BE REQUIRED PER RCV WITHIN UNDULATING AREAS. VERIFY QUANTITY PRIOR TO STARTING WORK. FLUSH VALVES AND AIR RELIEF VALVES SHOWN DIAGRAMMATICALLY. INSTALL VALVE BOX 18" FROM PAIVING AND AT HIGH POINTS OF PLANTER AREA. INSTALL ALL AIR VACUUM RELIEF VALVES per MANUFACTURERS SPECIFICATIONS.
NO SYMBOL	FLUSH VALVE (or EQUAL). PROVIDE SCH 40 OR SCH 80 SOLVENT-WELD BALL VALVE FOR FLUSH OFF OF PCV EXHAUST HANDED PIPE/SIZE (per PLAN). INSTALL FLUSH VALVE INSIDE 6" ROUND VALVE BOX. ONE AT THE END OF ANY DRIPPER LATERAL & PCV EXHAUST HEADER. INSIST MINIMUM OF ONE FLUSH VALVE PER MAXIMUM OF 800' OF TUBING. MULTIPLE FLUSH VALVES MAY BE REQUIRED WITHIN XRP DRIPPERLINE LAYOUT. ALWAYS INSTALL VALVES IN OPPOSITE DIRECTIONS OF THE PVC/DXP CONNECTION MANIFOLD.	

* DRIPPERLINE LAYOUT NOTE: NOT ALL SUPPLY/EXHAUST LATERALS SHOWN ON PLAN for GRAPHIC CLARITY - INSTALL LATERALS per MANUFACTURER'S SPECIFICATIONS and RECOMMENDATIONS TO AVOID LOW PRESSURE THROUGH DRIPPERLINE and CONNECTIONS.

AS APPROVED

NON-PRESSURE LATERAL SCH. 40 FOR SIZES 3/4" - 2" W/ PVC SCH. 40 FITTINGS - BURY MIN. 12" BELOW GRADE. LOCATED IN RAISED PLANTERS ONLY - CONNECTION TO COPPER FITTINGS AND LINES PER M.E.P. CONSULTANT.

AS APPROVED

PRESSURE MAINLINE. LOCATE IN PLANTER AREA BURY MIN. 18" BELOW GRADE (SIZE AS NOTED ON PLAN). SIZES AND PIPING AS FOLLOWS:

FOR SIZES 3/4" - 1 1/2" USE SCH. 40 PVC.
FOR 2" & LARGER USE CLASS 215 PVC
** CONNECTION TO COPPER MAINLINE PER M.E.P. CONSULTANT.

PER CONTRACTOR

WIRE SLEEVE IN PARKING GARAGE STRUCTURE FROM CONTROLLER to IRRIGATION CONTROL VALVES. MATERIAL PER CODE.

AS APPROVED

1" PIPING MAINLINE DESIGNED BY PLUMBING ENGINEER AND SUPPLIED BY AND INSTALLED BY PLUMBER INSTALLED IN CEILING OF GARAGE.

AS APPROVED

NOTE: FLOWS INTO PIPE SHOULD NEVER EXCEED SEVEN (7) FEET PER SECOND.

SCH. 40 PVC PIPING ROUTED BETWEEN PLANTERS. TO BE INSTALLED UNDER PAVERS, OVER THE STRUCTURAL SLAB.

AS APPROVED

SYMBOL REPRESENTS FEMALE ADAPTER WITH PLANTERS. DESIGNED BY PLUMBING ENGINEER AND SUPPLIED BY AND INSTALLED BY PLUMBER. VERIFY ACTUAL LOCATIONS IN FIELD WITH OWNERS AUTHORIZED REPRESENTATIVE REFER TO PLUMBING PLANS FOR ACTUAL STUB-OUT LOCATIONS.

AS APPROVED

PVC PIPE SCH. 40 SLEEVING. TWICE THE DIAMETER OF PIPE/WIRE BUNDLE CARRIED - EXTEND 12" BEYOND EDGE OF PAVING & PLACE ABOVE ALL PAVING, HARDCAPE, ETC., AND AS DIRECTED BY OWNERS AUTHORIZED REPRESENTATIVE.

VAL.#	GPM
SIZE	TYPE Sq. Ft.

ZONE FLOW	PIPE SIZE
0 - 8 GPM	3/4" PVC
8.1 - 13 GPM	1" PVC
13.1 - 22 GPM	1 1/4" PVC
22.1 - 30 GPM	1 1/2" PVC

NO SYMBOL	AS APPROVED	IRRIGATION CONTROL WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED)
NO SYMBOL	SPEARS	DS-400 PRE-FILLED WIRE CONNECTORS FOR USE ON ALL WIRE CONNECTIONS
NO SYMBOL	3M	DY DIRECT BURIAL WATER-PROOF WIRE CONNECTORS FOR USE ON ALL WIRE CONNECTIONS
NO SYMBOL	AS APPROVED	INSTALL THRUST BLOCK ON ALL ANGLED MAINLINE.

PER SECTION 5.404.1 - IRRIGATION CONTROLLER COMPLIES WITH THE FOLLOWING:

1. CONTROLLER IS WEATHER BASED AND AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEED AS WEATHER CONDITIONS CHANGE.
2. WEATHER BASED CONTROLLER HAS A SEPARATE WIRELESS RAIN SENSOR WHICH COMMUNICATES WITH THE CONTROLLER.

PER SECTION 5.407.2.1 - THE LANDSCAPE IRRIGATION SYSTEM IS A DRIP SYSTEM AND DESIGNED TO PREVENT SPRAY ON STRUCTURES.

IRRIGATION PENETRATION LOCATIONS TO BE COORDINATED WITH ARCHITECT, PLUMBING, AND OWNER. CONTRACTOR TO VERIFY IN FIELD ALL PENETRATIONS AND ROUTING TO VERIFY STRUCTURAL SLAB DEPTH AND ENSURE IRRIGATION PIPING CAN BE ROUTED TO PLANTERS AS SHOWN.

POINT OF CONNECTION TO A PROPOSED 1" DEDICATED LANDSCAPE WATER METER TO REPLACE EXISTING 5/8" X 3/4" WATER METER), PROVIDED AND INSTALLED BY OTHERS. THE CONTRACTOR SHALL INSTALL 1 (ONE) 1/4" PVC MAIN LINE FROM THE NORMALLY OPEN TO THE 1" BACKFLOW PREVENTION DEVICE (INSTALLED IN ENCLOSURE per LEGEND), THEN TO THE FLOW METER. THE FLOW METER SHALL BE INSTALLED IN A CONCRETE PAD. THE FLOW METER SHALL BE A UL LISTED DEVICE, NORMALLY OPEN MASTER VALVE, AND FLOW SENSOR SHALL BE APPROVED BY THE OWNERS' AUTHORIZED REPRESENTATIVE AND SHALL BE LOCATED OUTSIDE OF THE R.O.W AND SCREENED WITH PLANT MATERIAL. THE CONTRACTOR SHALL VERIFY THE STATIC PRESSURE IN THE FIELD BEFORE COMMENCEMENT OF THE PROJECT. IF THE PRESSURE VARIES 10% FROM THE STATED OPERATING PRESSURE, IMMEDIATELY CONTACT THE LANDSCAPE ARCHITECT FOR ADDITIONAL INFORMATION. PRESSURE MEASUREMENTS SHALL BE OBTAINED BY OTHERS. THE CONTRACTOR SHALL VERIFY PRESSURE AND PRESSURE LOSS CALCULATIONS. WATER METER INSTALLATION BY OTHERS SEE CIVIL ENGINEER PLANS.

FOR IRRIGATION LEGEND SEE THIS SHEET
FOR PODIUM IRRIGATION PLAN SEE SHEET LI.2
FOR PODIUM IRRIGATION PLAN SEE SHEET LI.3
FOR NOTES, PRESSURE LOSS and M.A.W.A./ E.T.W.U. CALCULATIONS SEE SHEET LI.4
FOR IRRIGATION DETAILS SEE SHEETS LI.5
FOR IRRIGATION SPECIFICATIONS SEE SHEET LI.6

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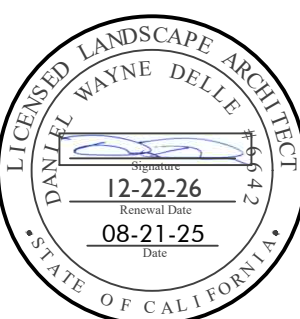
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10000 W. REGENT ST.
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Stamp:



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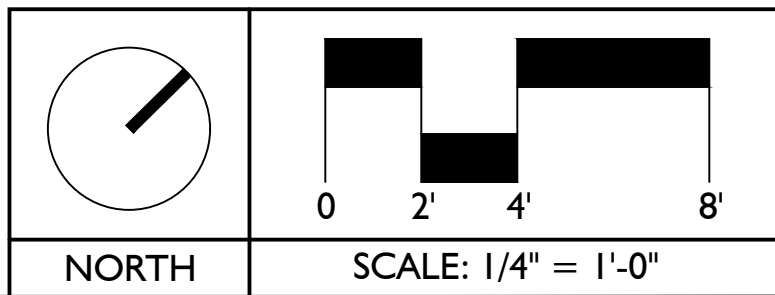
IRRIGATION PLAN -
LEVEL 2

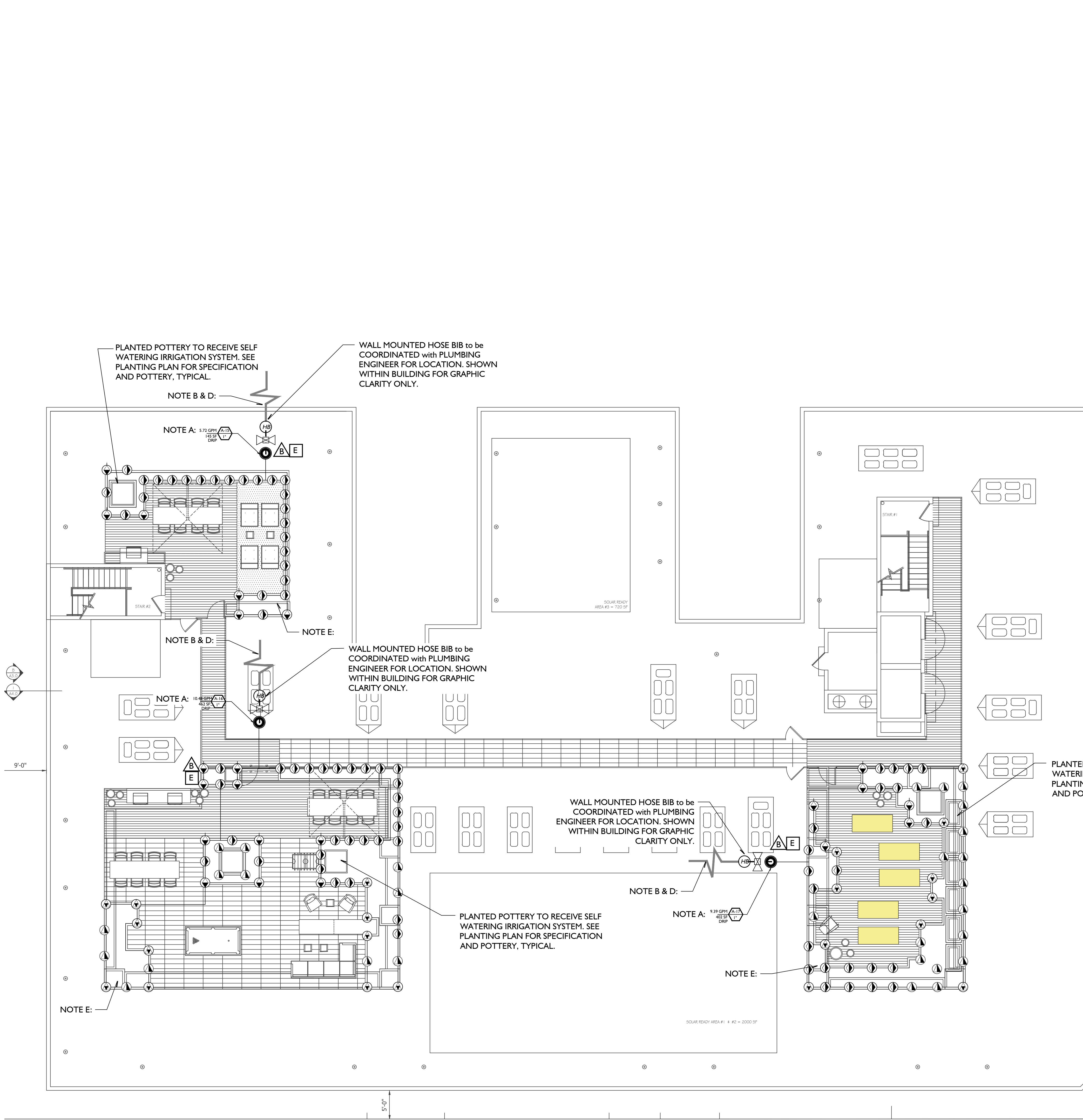
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SYMBOL/NOZZLE				G.P.M./NOZZLE			
Q	H	MANUF.	MODEL NO. / DESCRIPTION	PSI	Q	H	RAD
IRRIGATION SPRAY HEADS (POP UP):							
		RAINBIRD	RD-06-P30-SQ	POP UP with PRECISION DISTRIBUTION CONTROL FIXED SQ SERIES - SQUARE PATTERN NOZZLES	30	0.12	0.20 2.5'
		RAINBIRD	RD-06-P30-SQ	POP UP with PRECISION DISTRIBUTION CONTROL FIXED SQ SERIES - SQUARE PATTERN NOZZLES	30	0.12	0.18 4.5'

IRRIGATION UTILITIES - ROOF DECK			
	LASCO	GATE VALVE - INSTALL LINE SIZE CONNECTION DOWNSTREAM FROM HOSE BIB CONNECTION at BUILDING WALL. PLUMBING ENGINEER/ ARCHITECT TO COORDINATE STUB OUT FOR LANDSCAPE CONTRACTOR	
	HUNTER	PGV-ASV SERIES - PLASTIC ANTI-SIPHON INDUSTRIAL ELECTRIC REMOTE CONTROL VALVE with ACCU-SYNC ADJUSTABLE PRESSURE REGULATING DIAL - SIZE AS SHOWN ON PLAN	
	BUCKNER SUPERIOR	HOSE BIB 3/4" x 1/2" FEMALE NPT RED BRASS. FIELD VERIFY ACTUAL LOCATION. * LOCATION TO BE COORDINATED WITH ARCHITECT AND PLUMBING ENGINEER * CONTRACTOR TO COORDINATE ADDITIONAL HOSE BIB LOCATIONS WITH OWNER AS NEEDED	

IRRIGATION PIPING	
	AS APPROVED NON-PRESSURE LATERAL SCH-40 PVC UVR BROWNLINE ON-GRADE FOR SIZES 3/4" - 2" W/ PVC SCH. 40 FITTINGS - (SIZE AS NOTED ON PLAN).
	AS APPROVED PVC PIPE SCH. 40 SLEEVING, TWICE THE DIAMETER OF PIPE/WIRE BUNDLE CARRIED - EXTEND 12" BEYOND EDGE OF PAVING & PLACE BELOW ALL PAVING AND HARDSCAPE ON PEDESTAL, ETC., AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE.

IRRIGATION CONTROLLER	
	RAINBIRD 4 STATION ESP4ME3 OUTDOOR WALL MOUNT CONTROLLER. INSTALL PER MANUFACTURES RECOMMENDATIONS. *LOCATE (1) CONTROLLER PER COURTYARD. COORDINATE POWER WITH ELECTRICAL ENGINEER/ ELECTRICIAN.
NO SYMBOL	RAINBIRD WR2-RC WIRELESS RAIN SENSOR. INSTALL per MANUFACTURERS SPECIFICATIONS.
	120 VOLT ELECTRICAL PROVIDED BY ELECTRICIAN. FIELD VERIFY ACTUAL LOCATION. POWER for CONTROLLER

POTTERY ROOF DECK LEVEL IRRIGATION NOTE

- ALL POTS TO RECEIVE SELF WATERING SYSTEM TO BE (CWI) CONTAINER IRRIGATION INSERT OR (CWH) MODULAR CONTAINER IRRIGATION SYSTEMS BY TOURNESOL SITEWORKS OR EQUAL.
- CONTRACTOR TO VERIFY ALL POT SIZES AND PLANT SCHEDULES TO UNDERSTAND THE APPROPRIATE SIZE IRRIGATION INSERT TO BE USED IN EACH POT TYPE.
- ALL CONTAINER IRRIGATION SHOULD BE INSTALLED PER MANUFACTURES RECOMMENDATIONS.

POTTERY & PLANTING SCHEDULE

SEE SHEET LP-4 FOR POTTERY AND PLANTING SCHEDULE

PENETRATION NOTE:

CAP AND WATERPROOF PENETRATIONS ABANDONED BY IRRIGATION REVISIONS IN THE DECK. ALL POTTERY AND IRRIGATION WILL BE ABOVE WATERPROOFING AND FINISH SURFACE MATERIAL.

IRRIGATION NOTES:

NOTE A: IRRIGATION EQUIPMENT, DRIPPER LINES, BUBBLERS, LATERAL LINES, ETC. SHOWN WITHIN PAVING / BUILDING FOR GRAPHIC CLARITY ONLY. ACTUAL LOCATION TO BE WITHIN PLANTER. EMITTERS AND DRIP MANIFOLDS SHALL BE ALIGNED WITH SHRUBS AND TREES AND AS DIRECTED BY OWNERS AUTHORIZED REPRESENTATIVE. CONFIRM ALL LAYOUT IN FIELD WITH OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.

NOTE B: MAINLINE SHOWN WITHIN BUILDING/ PAVING FOR CLARITY ONLY. ACTUAL IRRIGATION MAINLINE TO BE LOCATED IN PLANTERS OR ROUTED THRU BUILDING. REFER TO PLUMBING ENGINEERS PLAN FOR IRRIGATION STUB-OUT LOCATIONS WITHIN EACH COURTYARD.

NOTE C: PLANTED POTTERY TO RECEIVE SELF WATERING IRRIGATION SYSTEM. SEE PLANTING PLAN FOR SPECIFICATION AND POTTERY, TYPICAL.

NOTE D: IRRIGATION POINT OF CONNECTION
IRRIGATION CONTRACTOR SHALL CONNECT TO 1" COPPER STUB-OUT (PROVIDED BY PLUMBER), FROM THE BUILDING FOR CONNECTION TO EACH ROOF DECK COURTYARD. 1" COPPER PIPING FROM BUILDING STRUCTURE SHALL BE DESIGNED BY PLUMBING ENGINEER AND INSTALLED BY PLUMBER. CONTRACTOR SHALL VERIFY ALL STUB-OUT/PENETRATION LOCATIONS TO BE LOCATED WITHIN PLANTER AND VERIFIED LAYOUT IN FIELD WITH OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK. LANDSCAPE CONTRACTOR TO CONNECT DOWNSTREAM OF HOSE BIB AND INSTALL IRRIGATION FOR LANDSCAPING SHOWN.

NOTE E: IRRIGATION VALVES, MAINLINE, and LATERALS TO BE COORDINATED WITH LIVE ROOF DESIGN LAYOUT. CONTRACTOR SHALL CONCEAL PIPING PER MANUFACTURES RECOMMENDATIONS AND DETAILS. IRRIGATION SHOWN WITHIN BUILDING GRAPHIC CLARITY ONLY.

VALVE LOCATION NOTE:
ELECTRIC CONTROL VALVES AND ISOLATION VALVE LOCATIONS ON THIS DRAWING ARE APPROXIMATE. THE IRRIGATION CONTRACTOR SHALL STAKE OUT EACH ELECTRICAL CONTROL VALVE AND ISOLATION VALVE LOCATION FOR REVIEW AND APPROVAL BY OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION OF ALL VALVES. FINAL LOCATION AND EXACT POSITIONING FOR ELECTRIC CONTROL VALVES AND ISOLATION VALVES SHALL BE DETERMINED BY THE OWNERS AUTHORIZED REPRESENTATIVE. MINOR MODIFICATIONS OF ELECTRIC CONTROL VALVES AND ISOLATION VALVE LOCATIONS AS REQUESTED BY THE OWNERS AUTHORIZED REPRESENTATIVE SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. FAILURE TO OBTAIN THE OWNERS AUTHORIZED REPRESENTATIVES APPROVAL PRIOR TO THE INSTALLATION SHALL CAUSE THE CONTRACTOR TO MAKE OWNER DIRECTED REVISIONS AT NO ADDITIONAL COST TO THE OWNER. IN GENERAL, UNLESS OTHERWISE DIRECTED BY OWNERS AUTHORIZED REPRESENTATIVE, ALL VALVES SHALL BE INSTALLED AS SHOWN IN SHRUB PLANTING AREAS.

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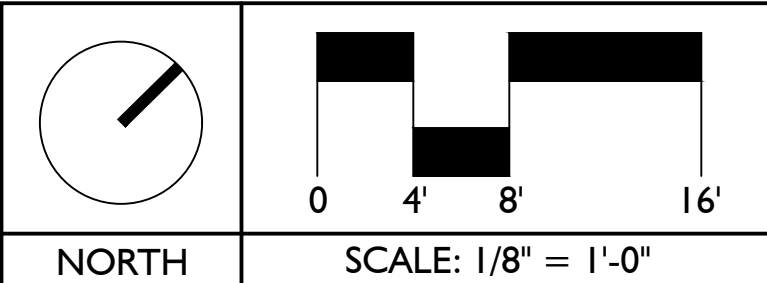
**IRRIGATION PLAN -
ROOF DECK**

Sheet No.:

LI.3

Plan Status:

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1. THE PLANTING AND IRRIGATION SYSTEM SHALL BE COMPLETED BY THE DEVELOPER/BUILDER PRIOR TO THE CLOSE OF ESCROW OF FIFTY (50) PERCENT OF THE UNITS OF THE PROJECT OR PHASE
2. SIXTY (60) DAYS AFTER THE LANDSCAPE AND IRRIGATION INSTALLATION, THE LANDSCAPE PROFESSIONAL SHALL SUBMIT TO THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION A CERTIFICATE OF SUBSTANTIAL COMPLETION.
3. THE DEVELOPER/BUILDER SHALL MAINTAIN THE LANDSCAPING AND IRRIGATION FOR SIXTY (60) DAYS AFTER COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION.
4. THE DEVELOPER/BUILDER SHALL GUARANTEE ALL TREES AND IRRIGATION FOR A PERIOD OF SIX (6) MONTHS AND ALL OTHER PLANTS FOR A PERIOD OF SIXTY (60) DAYS AFTER THE LANDSCAPE AND IRRIGATION INSTALLATION.

ALL SLEEVES FOR PRESSURE SUPPLY LINE AND LATERAL LINE PIPE SHALL BE A MINIMUM TWICE THE NOMINAL SIZE OF THE PIPE WITHIN.

SLEEVE MATERIAL:

- FOR 1" THROUGH 2 1/2" PRESSURE SUPPLY LINE PIPE, INSTALL IN A MINIMUM 4" DIA. PVC SCH 40 SLEEVE
- FOR 3" AND LARGER DIAMETER PRESSURE SUPPLY LINE PIPE, INSTALL IN A MINIMUM 6" DIA. PVC CLASS 160 SLEEVE
- ALL LATERAL LINE PIPE SHALL BE INSTALLED INSIDE A PVC SCH 40 SLEEVE

CONDUIT SIZE AND MATERIAL:

- FOR UP TO 20 #14 LOW VOLTAGE WIRES, INSTALL ONE 2" DIA PVC SCH 40 CONDUIT
- FOR 21 AND UP TO 40 #14 LOW VOLTAGE WIRES, INSTALL ONE 4" DIA PVC SCH 40 CONDUIT

FRICTION LOSS CALCULATIONS				GROUND LEVEL - HIGHEST DEMAND							
WATER METER NO. <u>A</u>		SIZE <u>1"</u>									
STATIC PRESS. HIGH <u>65</u>		LOW <u>50</u>									
INFO. SOURCE: <u>CITY OF LOS ANGELES, LADWP</u>											
PHONE: <u>-</u>											
DATE OF INFO. <u>2/16/2024</u>											
H.G.L. <u>-</u>											
METER ELEV. $\frac{\pm}{N/A}$		X $\frac{.433}{0}$									
REMOTE CONTROL VALVE No. <u>A-3</u>				SIZE <u>1"</u>							
MAX. DEMAND <u>10.90</u>		GPM									
ELEV. OF HIGHEST HEAD $\frac{\pm}{20}$		PSI									
PRESS. AT RCV <u>20</u>											
QTY. SIZE											
<u>1</u>	<u>1"</u>	WATER METER	1.0 PSI	<u>1</u>	<u>1"</u>	WATER METER	1.0 PSI				
<u>1</u>	<u>1"</u>	PRESS. REGULATOR (FALL OFF)	PSI	<u>1</u>	<u>1"</u>	PRESS. REGULATOR (FALL OFF)	PSI				
<u>1</u>	<u>1"</u>	BACKFLOW PREVENTER	12.0 PSI	<u>1</u>	<u>1"</u>	BACKFLOW PREVENTER	12.0 PSI				
<u>1</u>	<u>1"</u>	FLOW METER	1.0 PSI	<u>1</u>	<u>1"</u>	FLOW METER	1.0 PSI				
<u>1</u>	<u>1"</u>	MASTER VALVE	3.0 PSI	<u>1</u>	<u>1"</u>	MASTER VALVE	3.0 PSI				
<u>3</u>	<u>line</u>	GATE VALVE	1.0 PSI	<u>-</u>	<u>line</u>	GATE VALVE	1.0 PSI				
<u>108'</u>	<u>1"</u>	MAINLINE	3.1 PSI	<u>69'</u>	<u>1"</u>	MAINLINE	0.5 PSI				
<u>-</u>	<u>1 1/4"</u>	MAINLINE	- PSI	<u>-</u>	<u>1 1/4"</u>	MAINLINE	- PSI				
<u>-</u>	<u>1 1/2"</u>	MAINLINE	- PSI	<u>-</u>	<u>1 1/2"</u>	MAINLINE	- PSI				
<u>-</u>	<u>2"</u>	MAINLINE	- PSI	<u>-</u>	<u>2"</u>	MAINLINE	- PSI				
<u>1</u>	<u>1"</u>	CONTROL VALVE	3.5 PSI	<u>-</u>	<u>1"</u>	CONTROL VALVE	3.5 PSI				
<u>-</u>	<u>3/4"</u>	LATERAL LINE	- PSI	<u>15'</u>	<u>3/4"</u>	LATERAL LINE	1.0 PSI				
<u>106'</u>	<u>1"</u>	LATERAL LINE	3.1 PSI	<u>-</u>	<u>1"</u>	LATERAL LINE	- PSI				
<u>-</u>	<u>1 1/4"</u>	LATERAL LINE	- PSI	<u>-</u>	<u>1 1/4"</u>	LATERAL LINE	- PSI				
<u>-</u>	<u>1 1/2"</u>	LATERAL LINE	- PSI	<u>-</u>	<u>1 1/2"</u>	LATERAL LINE	- PSI				
FITTING LOSS (10%)		2.77 PSI		FITTING LOSS (10%)		2.55 PSI					
ELEVATION CHANGE (+/-)		- PSI		ELEVATION CHANGE (+/-)		6.50 PSI					
TOTAL SYSTEM LOSS:		30.47 PSI		TOTAL SYSTEM LOSS:		34.6 PSI					
PRESSURE TO OPERATE VALVE		20 PSI		PRESSURE TO OPERATE VALVE		20 PSI					
TOTAL PRESSURE REQUIRED:		50.47 PSI		TOTAL PRESSURE REQUIRED:		54.6 PSI					
LOWEST STATIC PRESSURE AVAILABLE		50 PSI		LOWEST STATIC PRESSURE AVAILABLE		50 PSI					
PRE-SET REGULATED PRESSURE (IF REQ'D)		- PSI		PRE-SET REGULATED PRESSURE (IF REQ'D)		- PSI					
RESIDUAL WATER PRESSURE		0 PSI		RESIDUAL WATER PRESSURE		0 PSI					

A PUMP REQUIRED IF THE STATIC WATER PRESSURE IS MEASURED IN THE FIELD, IS LESS THAN 55 PSI

A PUMP REQUIRED IF THE STATIC WATER PRESSURE IS MEASURED IN THE FIELD, IS LESS THAN 55 PSI

PUMP REQUIRED IF PRESSURE IS BELOW 55 STATIC PSI. LANDSCAPE CONTRACTOR TO CONTACT MJS DESIGN GROUP FOR PUMP SPECIFICATION AT TIME OF INSTALL.

California Water Efficient Landscape Worksheet							
Reference Evapotranspiration (ET _a)	50.1	Project Type		Residential		0.55	
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) ^d
Regular Landscape Areas							
A-1 - Moderate Water	0.4	Drip	0.81	0.49	295	146	4525
A-2 - Moderate Water	0.4	Drip	0.81	0.49	96	47	1473
A-3 - Moderate Water	0.4	Drip	0.81	0.49	1090	538	16720
A-4 - Low Water	0.3	Drip	0.81	0.37	504	187	5798
A-5 - Low Water	0.3	Drip	0.81	0.37	64	24	736
A-6 - Low Water	0.3	Drip	0.81	0.37	696	258	8007
A-7 - Moderate Water	0.4	Drip	0.81	0.49	859	424	13176
A-8 - Moderate Water	0.4	Drip	0.81	0.49	578	285	8866
A-9 - Moderate Water	0.4	Drip	0.81	0.49	80	40	1227
A-10 - Moderate Water	0.4	Drip	0.81	0.49	480	237	7363
A-11 - Moderate Water	0.4	Drip	0.81	0.49	32	16	491
A-12 - Moderate Water	0.4	Drip	0.81	0.49	321	159	4924
A-13 - Moderate Water	0.4	Drip	0.81	0.49	32	16	491
A-14 - Moderate Water	0.4	Drip	0.81	0.49	260	128	3988
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
				Totals	5387	2504	77785
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
ETWU Total						77785	
Maximum Allowed Water Allowance (MAWA) ^e						92032	

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	2504
Total Area	5387
Average ETAF	0.46

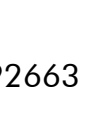
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	2504
Total Area	5387
Average ETAF	0.46

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROCURE AN ORIGINAL SET OF THESE PRINTED IRRIGATION PLANS FOR BIDDING AND CONSTRUCTION. COPIES OF THESE PLANS ARE NOT ALLOWED FOR BIDDING AND CONSTRUCTION AS THEY MAY NOT SHOW IRRIGATION SYMBOLS, LINE WEIGHTS, OR LINE TYPES CLEARLY.
2. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
3. THE CONTRACTOR SHALL VERIFY SITE CONDITIONS, PROPERTY LINES, DIMENSIONS AND THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL SITE CONDITIONS PRIOR TO BIDDING AND COMMENCING WORK.
4. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
6. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
7. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
8. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
9. ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTION DEVICE AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL CONTACT REPRESENTATIVE BEFORE COMMENCING WORK.
10. CONTRACTOR IS TO PROVIDE TWO ADDITIONAL 'CONTROL WIRES' AND ONE ADDITIONAL 'COMMON WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.
11. ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
12. ALL QUICK COUPLERS TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLERS TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLERS WITHIN 18" OF HARDSCAPE.
13. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
14. THE CONTRACTOR SHALL USE U.L. APPROVED GROUND ROD(S) AND/OR GROUND PLATE(S) WITH CADWELD ONE-SHOT CONNECTION PROCESS FOR CONNECTING THE CONDUCTOR WIRE TO THE ROD(S) AND/OR PLATE(S). THE NUMBER OF RODS OR PLATES SHALL DEPEND ON THE CONDUCTIVITY OF THE IMMEDIATE SOIL SURROUNDING THE ROD(S) AND/OR PLATE(S). MAXIMUM GROUND RESISTANCE SHALL BE PER CONTROLLER MANUFACTURERS SPECIFICATIONS.
15. CONTRACTOR SHALL REFER TO IRRIGATION LEGEND FOR CONTROLLER TYPE. FINAL LOCATION OF CONTROLLER AND ELECTRICAL POC SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.
16. MAINLINE SHOWN WITHIN PAVING FOR CLARITY ONLY, ACTUAL MAINLINE LOCATION TO BE WITHIN PLANTER, A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES TYP.
17. CONTRACTOR SHALL PAINT ALL EXPOSED PVC PIPE WHICH IS ON-GRADE TO REDUCE VISIBILITY TO THE PUBLIC EYE AND IMPROVE THE AESTHETICS OF THE NATURAL ENVIRONMENT. PAINT SHALL BE AN OUTDOOR PAINT RESISTANT TO SUN EXPOSURE. CONTRACTOR SHALL CONFIRM PAINT COLOR AND TYPE WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.
18. CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO ACCOMMODATE ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR, INCLUDING BUT NOT LIMITED TO LIGHT POLES, FIRE HYDRANTS, ETC. CONTRACTOR SHALL ADD SPRINKLER HEADS AS REQUIRED TO ACHIEVE 100% COVERAGE IN ALL AREAS THAT REQUIRE ADJUSTING. ADDITIONAL HEADS SHALL BE INSTALLED AT NO ADDITIONAL COSTS TO THE CONTRACT. VERIFY ALL HEAD LAYOUT WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.
19. LATERAL LINES MAY BE SHOWN WITHIN PAVING FOR CLARITY ONLY, ACTUAL LOCATION TO BE WITHIN PLANTER. CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.
20. REMOTE CONTROL VALVES AND ISOLATION VALVE LOCATIONS ON THIS DRAWING ARE APPROXIMATE. THE LANDSCAPE CONTRACTOR SHALL STAKE OUT EACH ELECTRICAL CONTROL VALVE AND ISOLATION VALVE LOCATION FOR REVIEW AND APPROVAL BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION OF ALL VALVES. FINAL LOCATION AND EXACT POSITIONING FOR ELECTRIC CONTROL VALVES AND ISOLATION VALVES SHALL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. MINOR MODIFICATIONS OF REMOTE CONTROL VALVES AND ISOLATION VALVE LOCATIONS AS REQUESTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE PROJECT. FAILURE TO OBTAIN OWNER'S APPROVAL PRIOR TO THE INSTALLATION SHALL CAUSE THE CONTRACTOR TO MAKE PROJECT DIRECTED REVISIONS AT NO ADDITIONAL COST TO THE OWNER. IN GENERAL, UNLESS OTHERWISE DIRECTED BY OWNER, ALL VALVES SHALL BE INSTALLED WITHIN THREE FEET FROM EDGE OF HARDSCAPE, WALK OR CURB IN SHRUB PLANTING AREAS.
21. THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS. MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS IS RECOMMENDED.

THIS PLAN COMPLIES WITH THE CRITERIA OF THE CITY OF LOS ANGELES WATER EFFICIENT LANDSCAPE ORDINANCE AND HAS APPLIED THE ORDINANCE REQUIREMENTS FOR THE EFFICIENT USE OF WATER IN THIS LANDSCAPE PLANTING PLAN.



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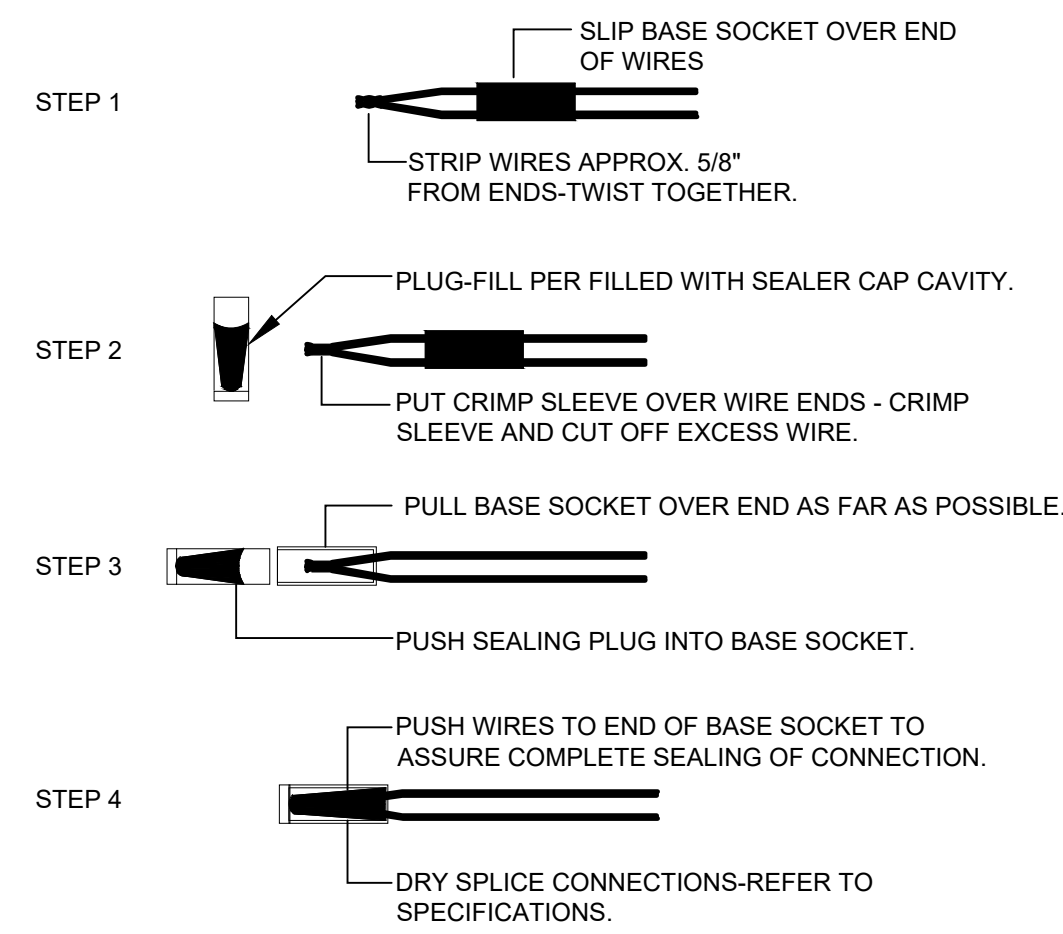
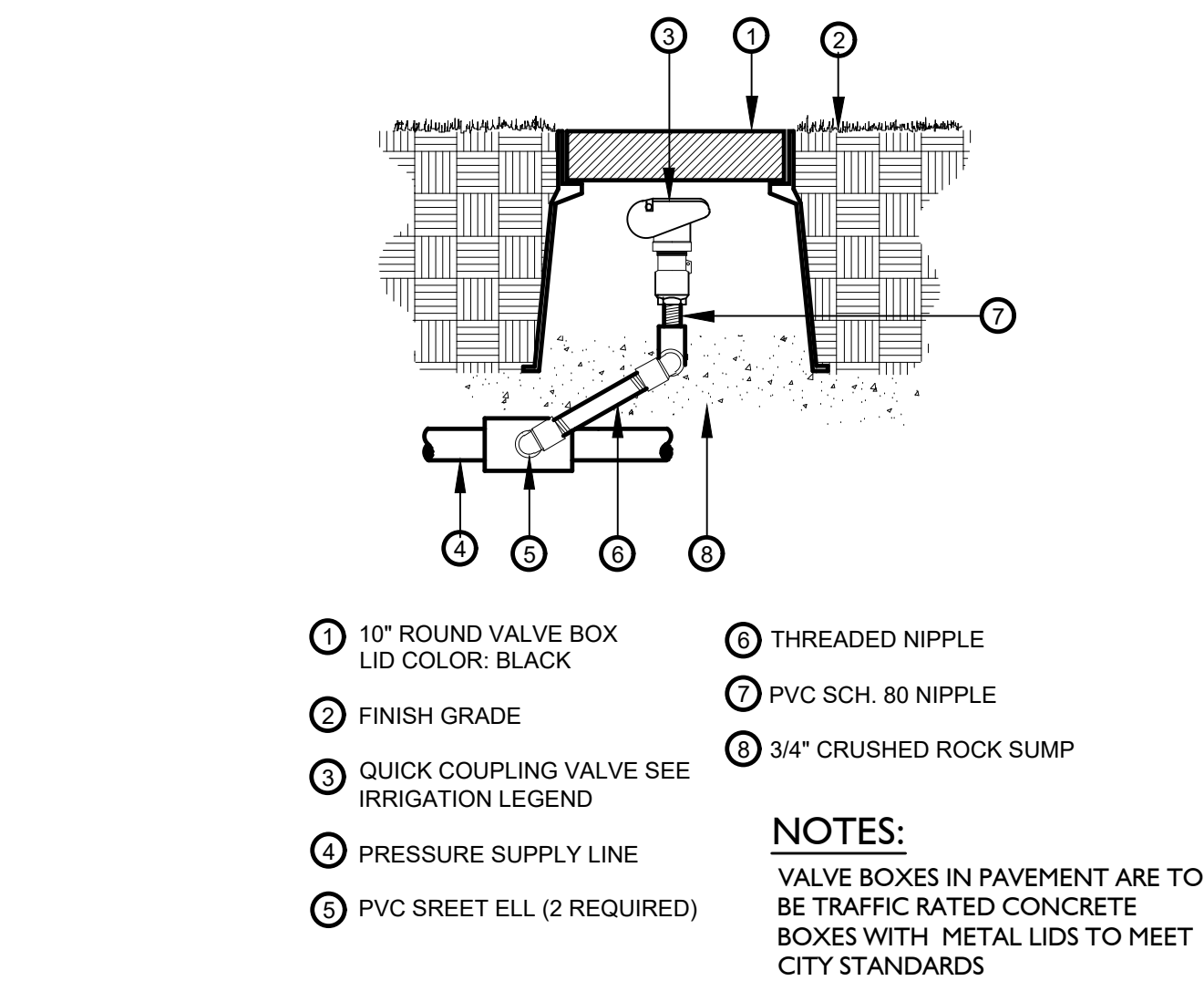
LICENSED LANDSCAPE ARCHITECT
 DANIEL WAYNE DELLE #9942
 12-22-26
 Expiration Date
 08-21-25
 State of California

IRRIGATION NOTES AND CALCULATIONS

LI.4

Plan Status:

CITY SUBMITTAL



Project:

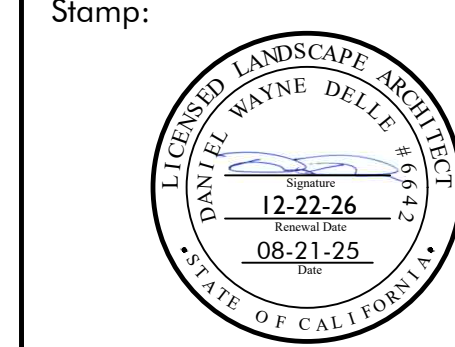
PACIFIC
APARTMENTS

12124 W. PACIFIC AVE
LOS ANGELES, CA
90066

Client:

FRAME.LA

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#300
LOS ANGELES, CA
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Job No: _____
 Drawn By: KJ _____
 Checked By: DD, NS _____
 Plan Date: 08/21/25 _____
 Scale: PER PLAN _____
 Title: _____

IRRIGATION DETAILS

Sheet No.:

LI.5

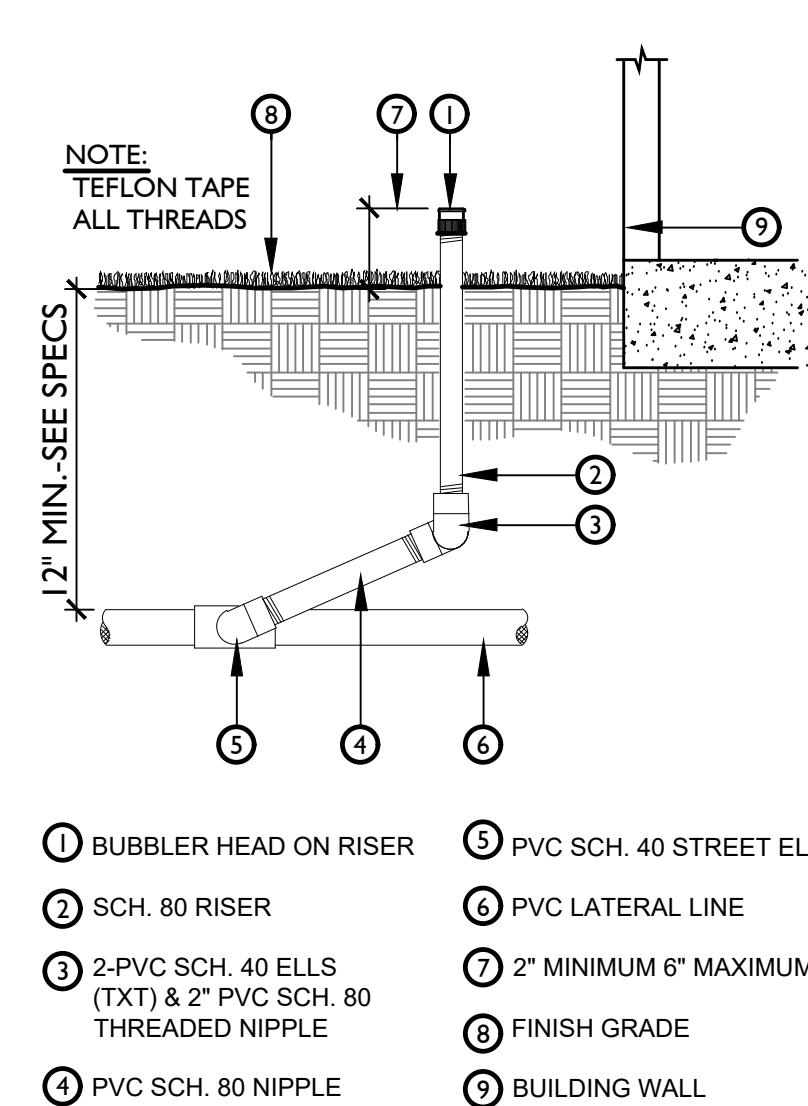
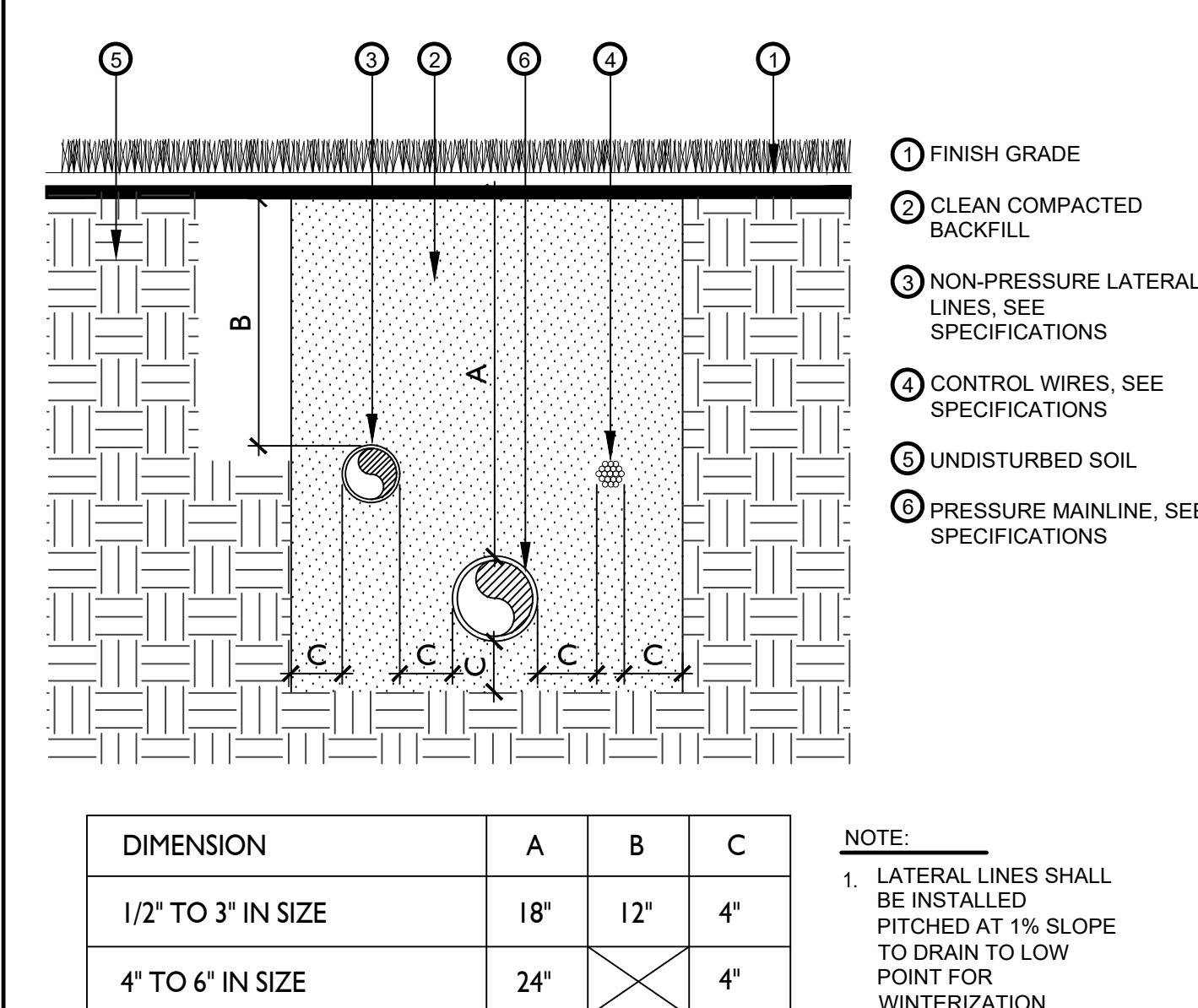
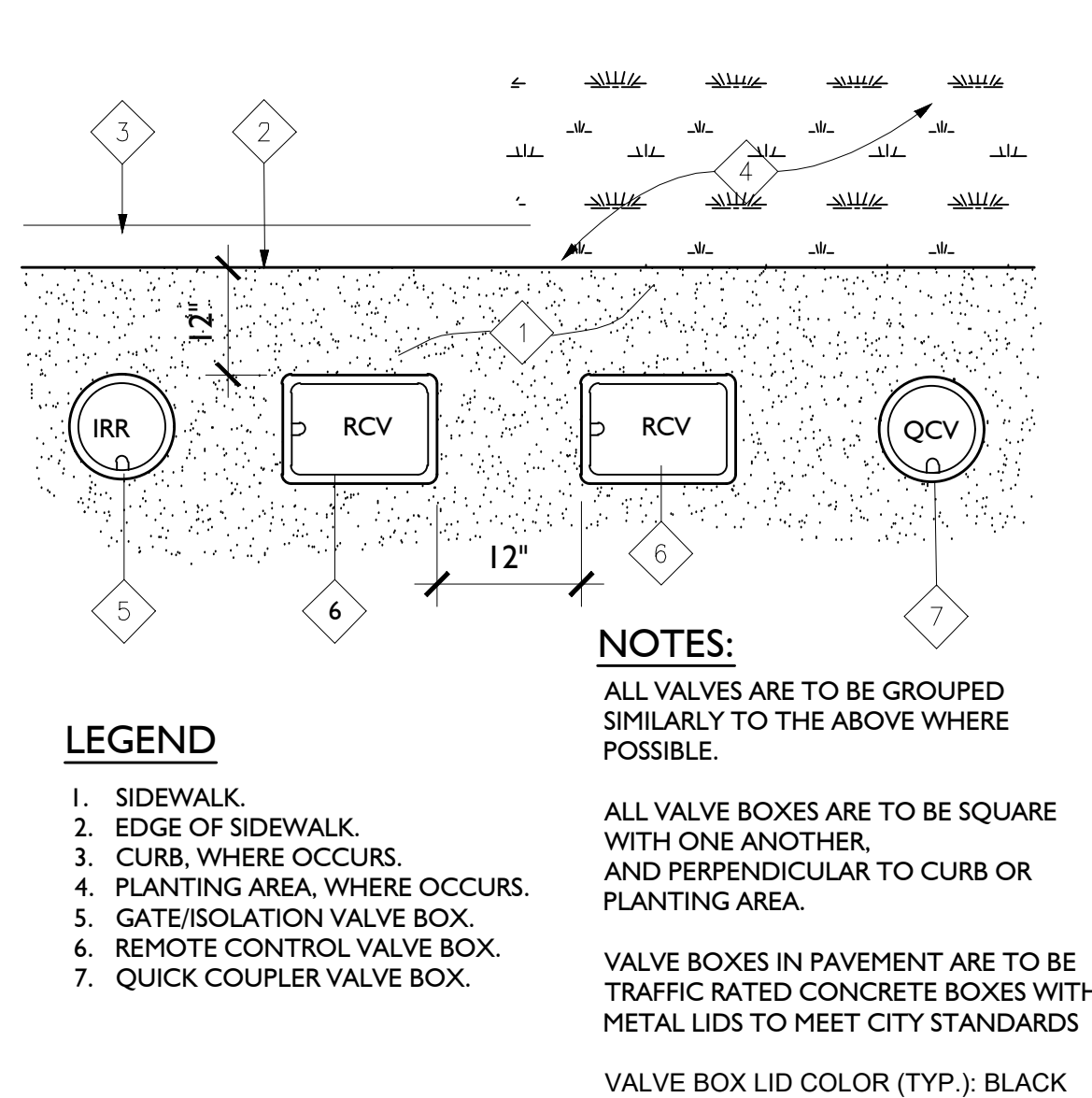
Plan Status:

CITY SUBMITTAL

① QUICK COUPLING VALVE

E SPARE WIRE BOX
FOR IRRIG. CONTROL & COMMON WIRE (ONE SHOWN)

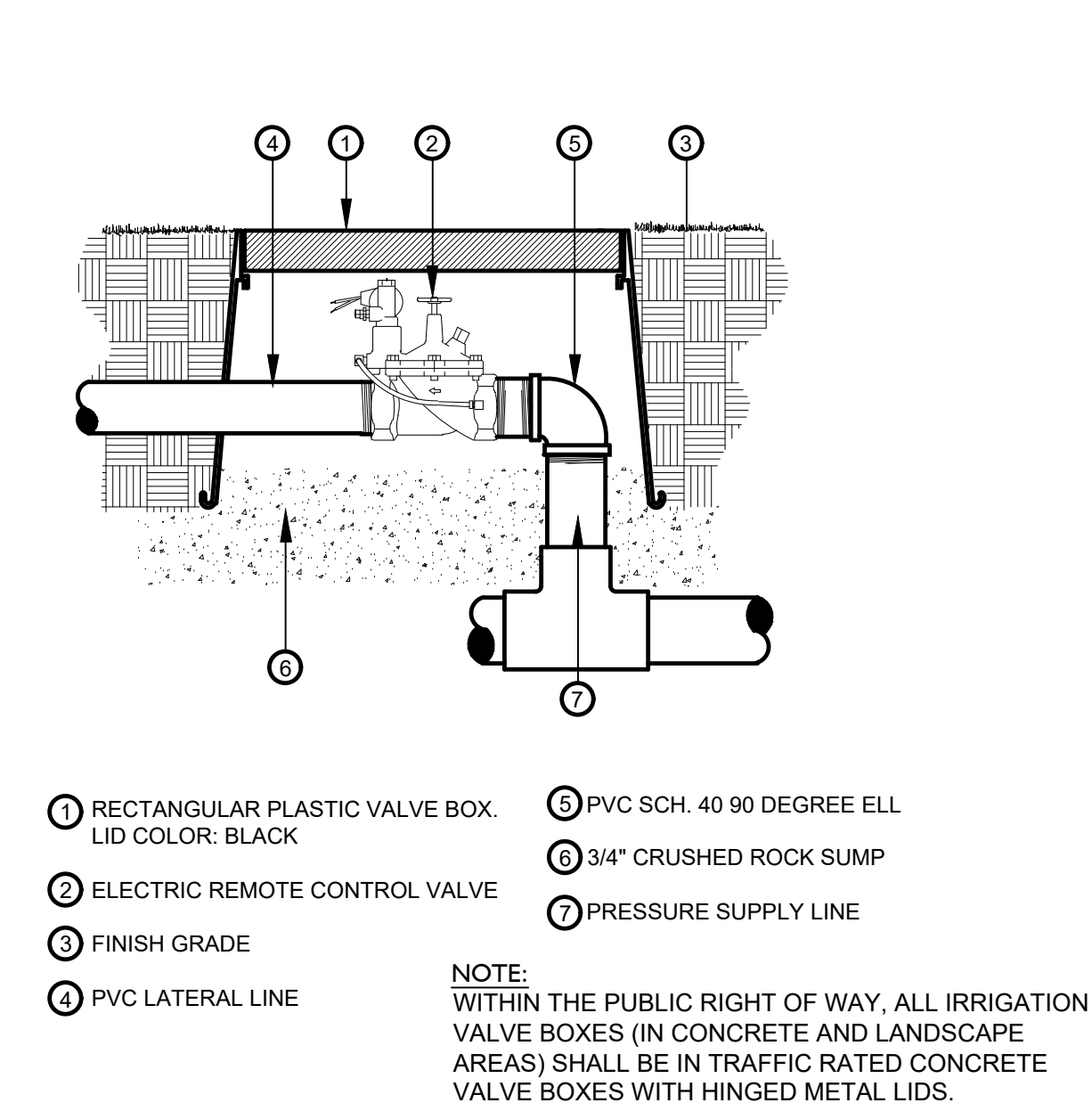
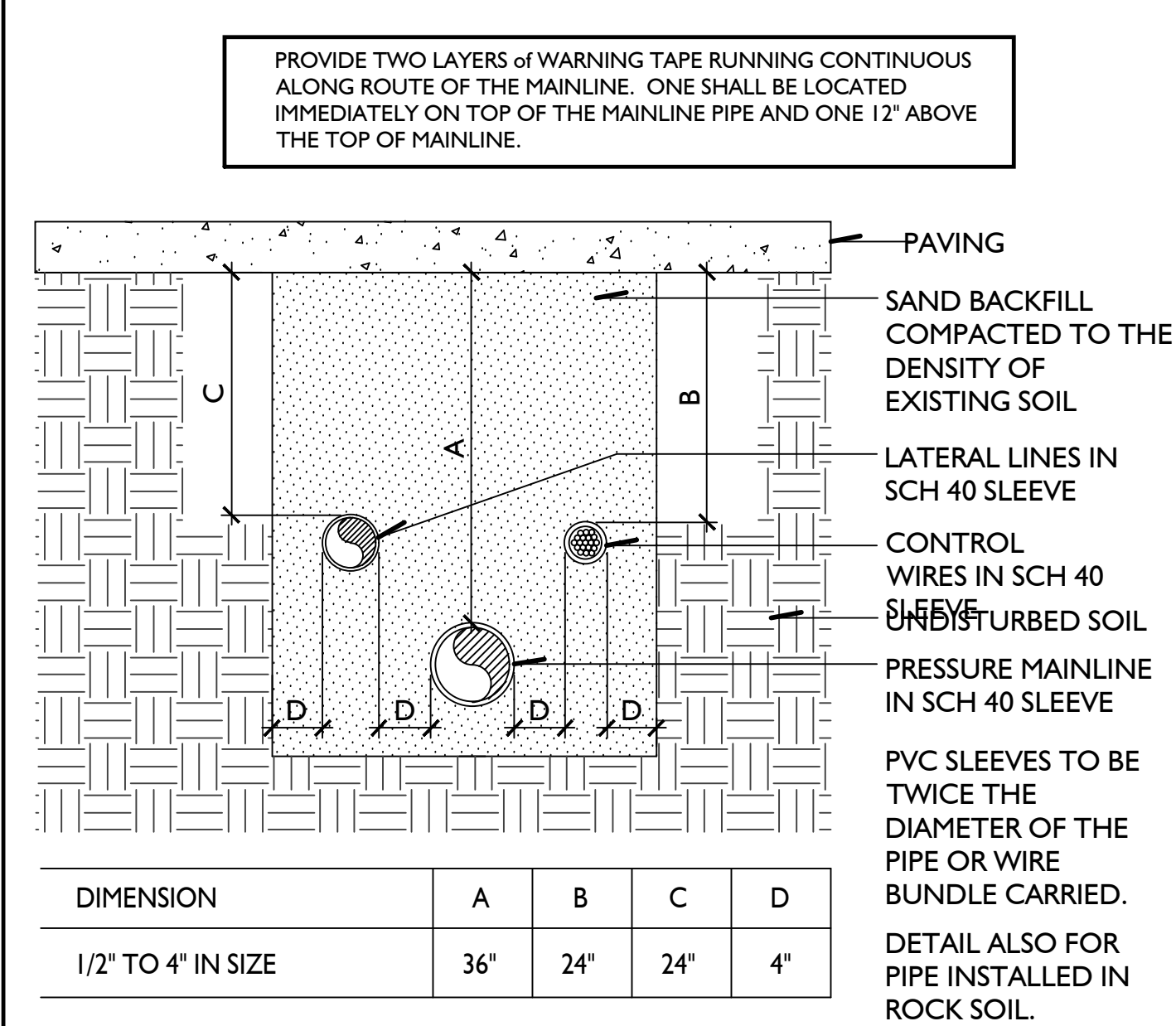
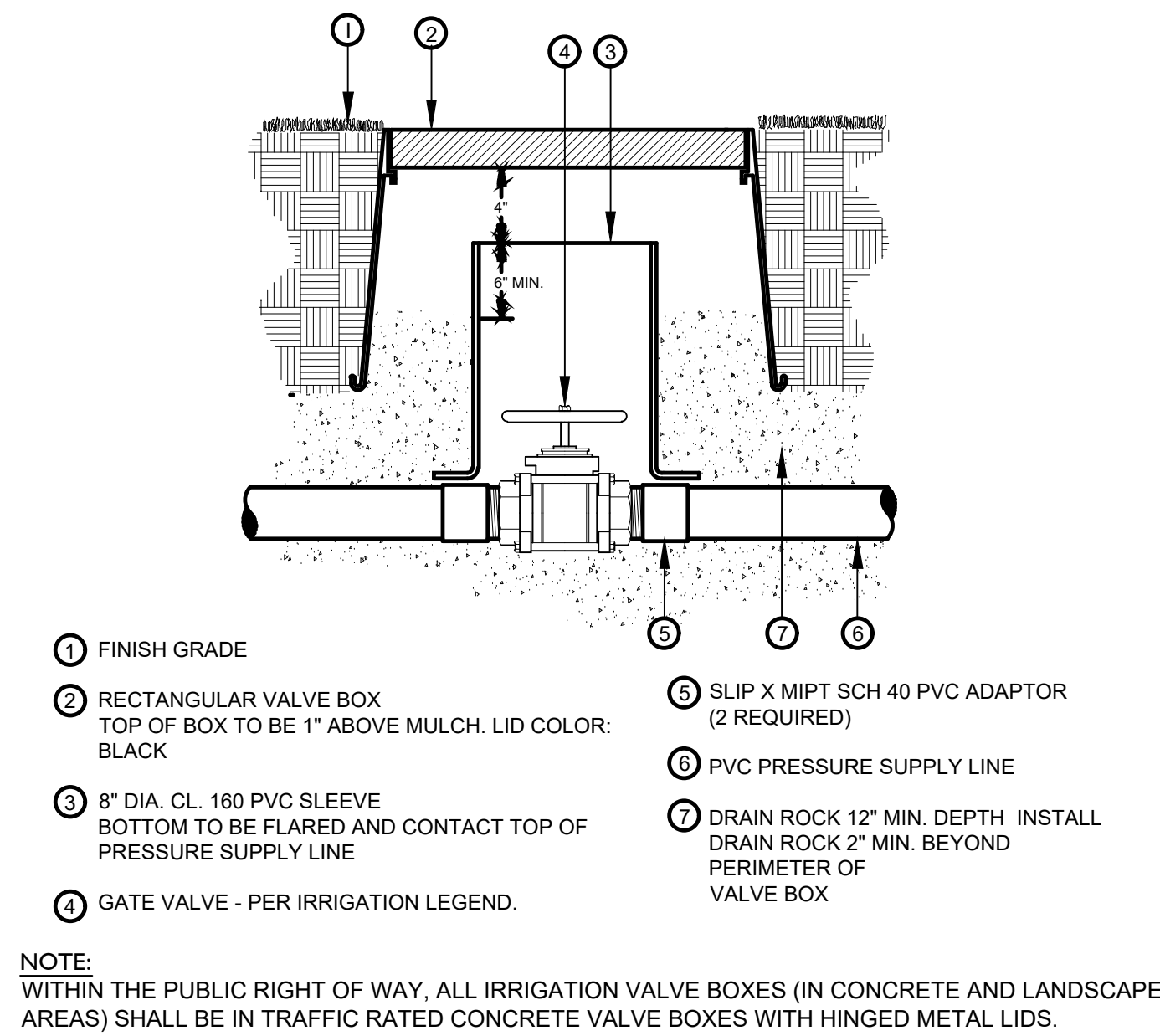
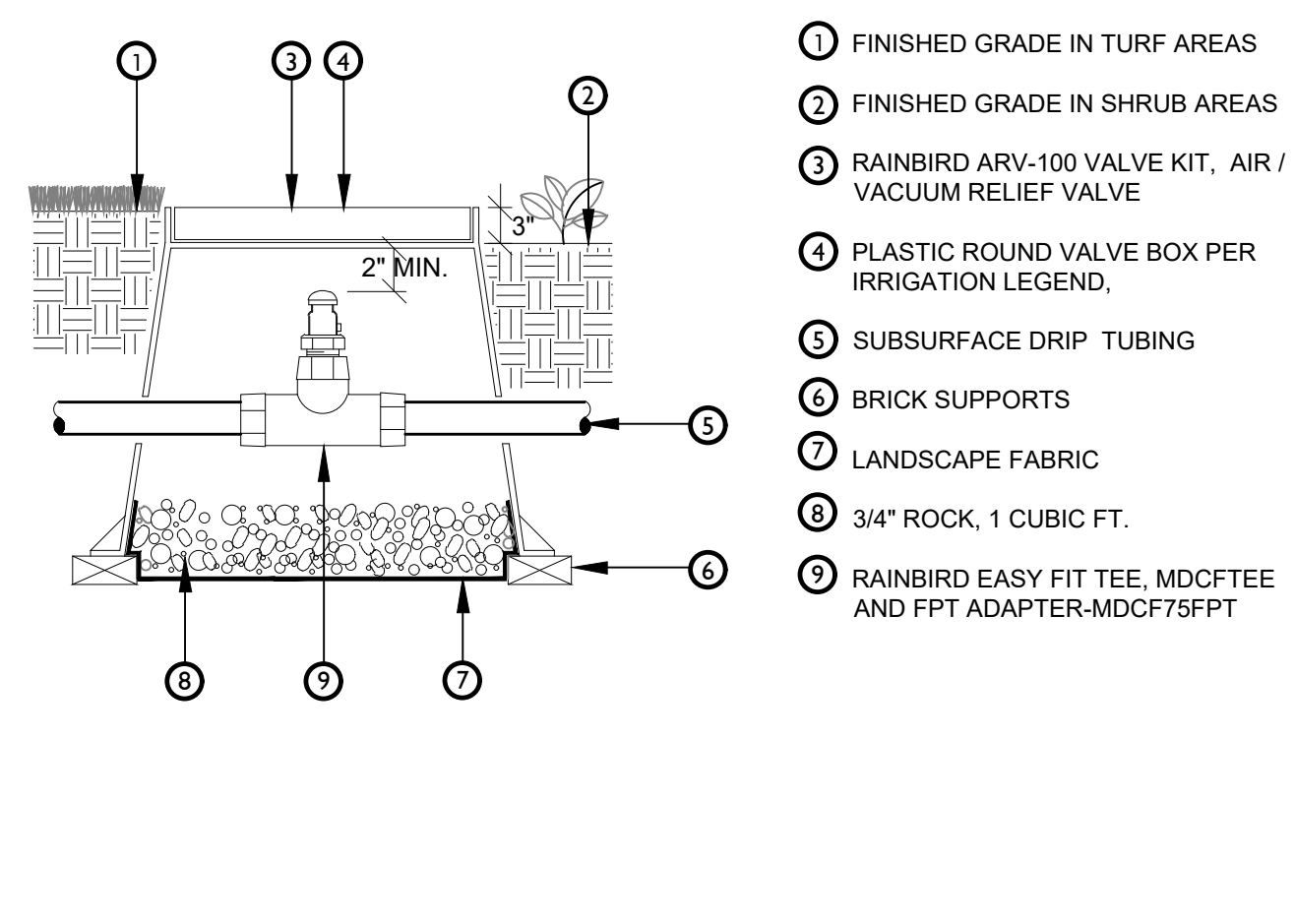
(A) WIRE CONNECTOR



① VALVE BOX PLACEMENT IN PAVEMENT

(F) PIPE INSTALLATION

(B) BUBBLER on RISER

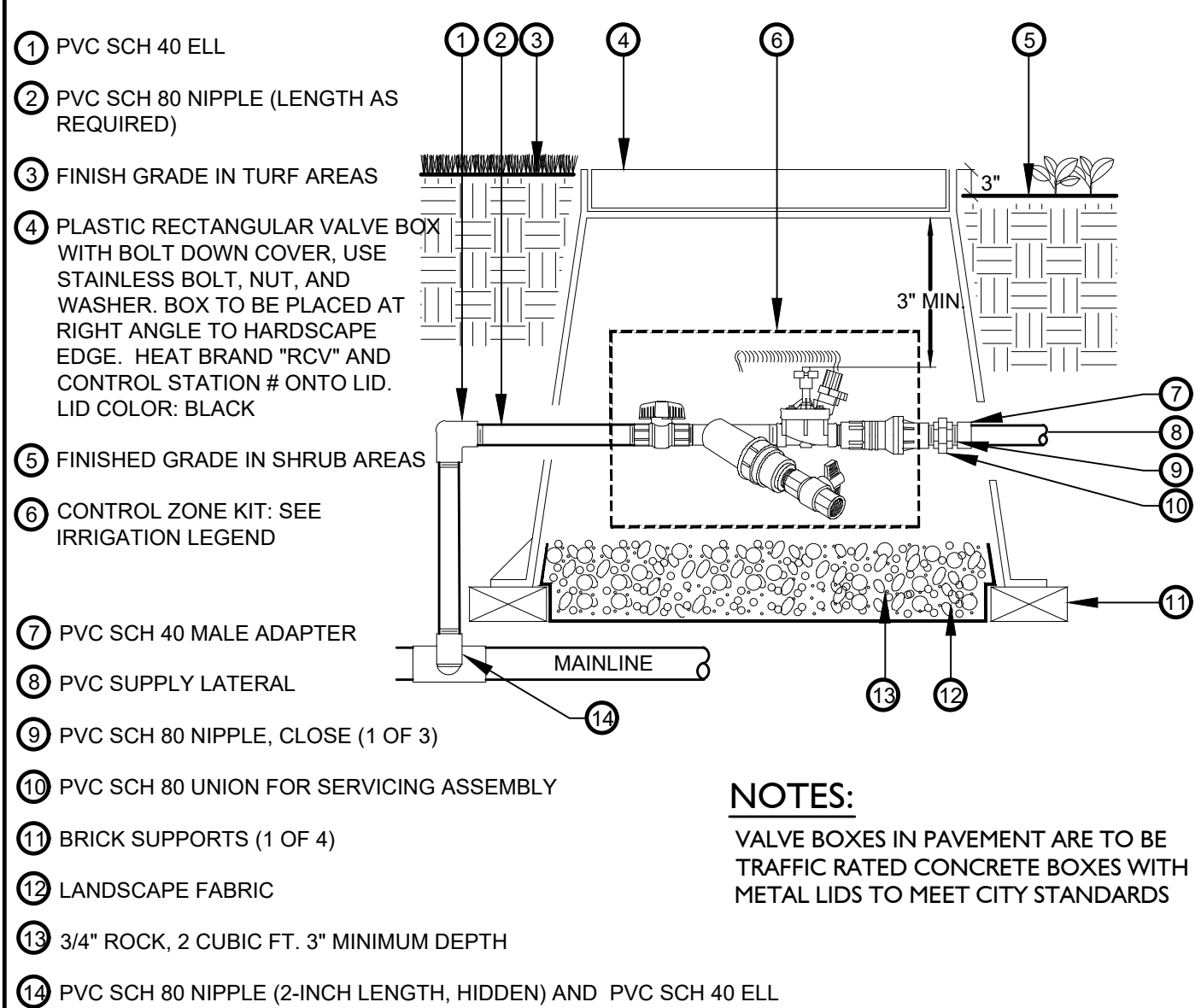
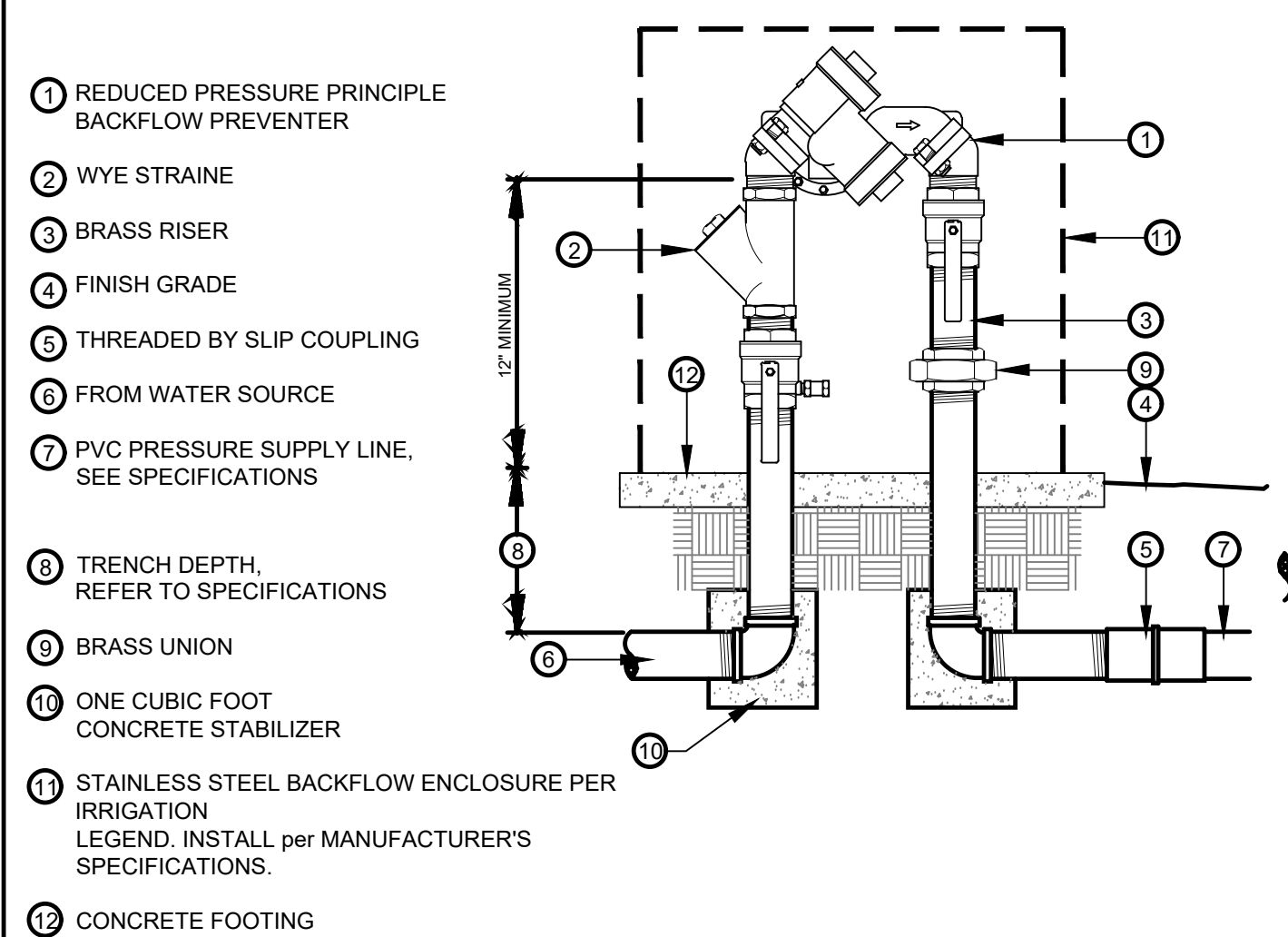
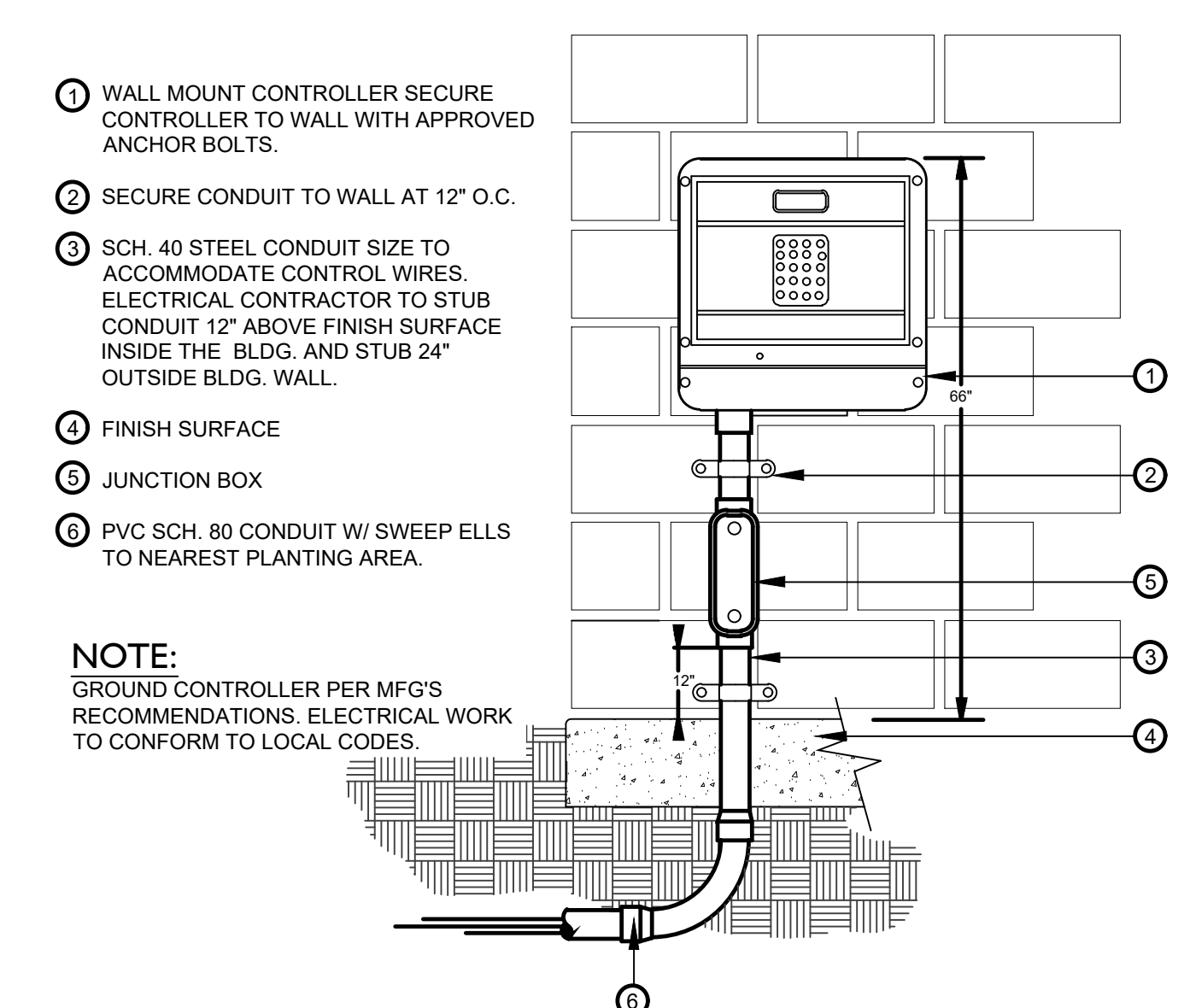
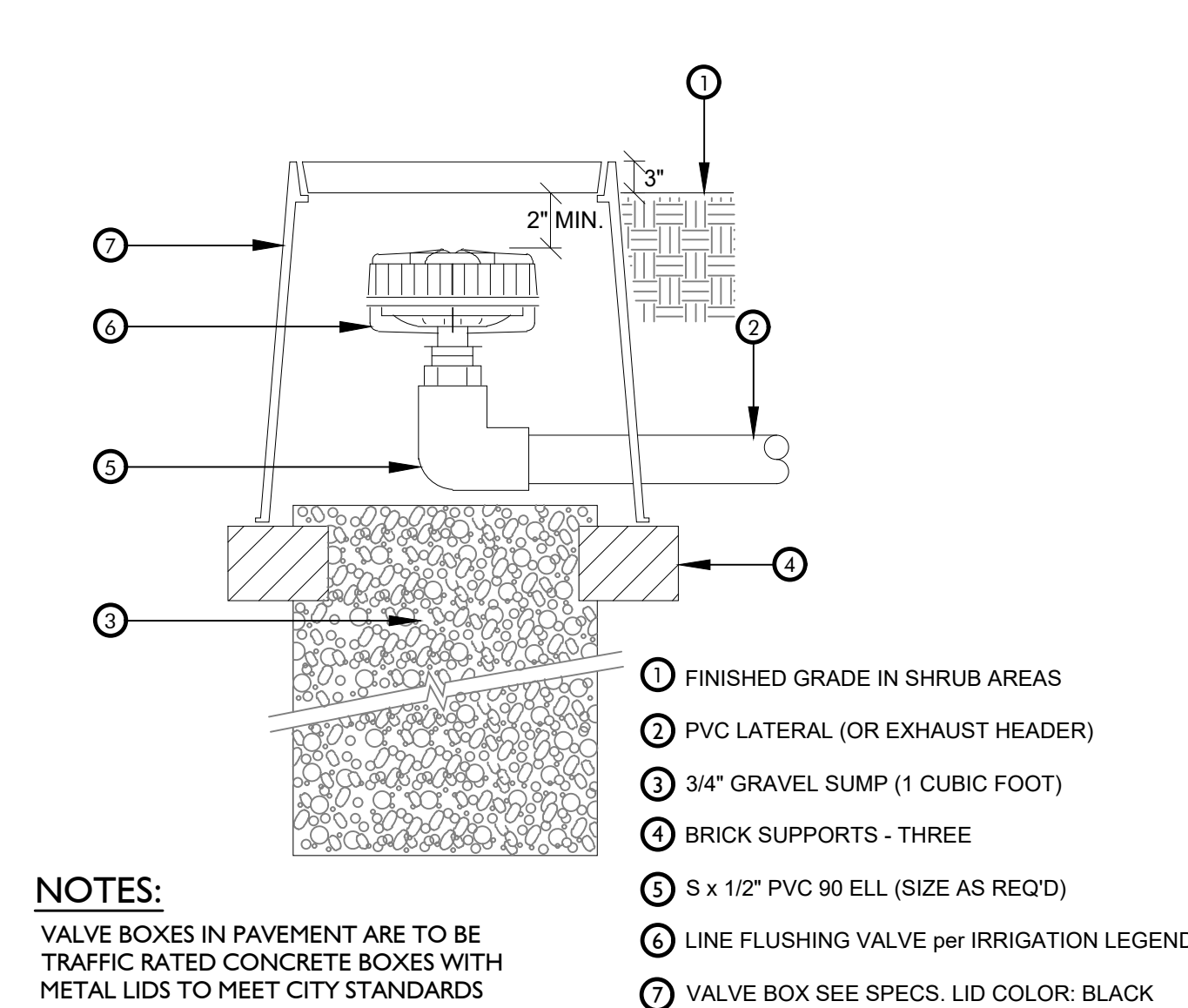


○ DRIP AIR RELIEF VALVE

(K) ISOLATION VALVE

G SLEEVE INSTALLATION

③ REMOTE CONTROL VALVE



④ DRIP FLUSH VALVE

CONTROLLER
WALL MOUNT IN ELECTRIC ROOM PER OWNERS DIRECTION

(H) BACKFLOW PREVENTER

(D) LOW-FLOW REMOTE CONTROL VALVE

- BIDDING:** IT SHALL BE THE OWNER'S RESPONSIBILITY IN INVITING AND OBTAINING BIDS, SETTING ITS PROVISIONS AND INSTRUCTIONS TO BIDDERS, SECURING THEIR BONDS AND WORKING COMPENSATION INSURANCE CERTIFICATES, ETC. TO FULLY ENSURE THE QUALITY AND TIMELY COMPLETION OF THE PROJECT.
- 2. SCOPE OF WORK:** CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY TO FURNISH AND INSTALL A COMPLETE IRRIGATION SYSTEM AS PER THE DRAWINGS AND SPECIFIED HEREIN.
- 3. PLAN VERIFICATION:** THESE DOCUMENTS MAY CONTAIN ERRORS, OMISSIONS, CONTRADICTIONS, ETC. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS THOROUGHLY AND SHALL NOTIFY THE LANDSCAPE ARCHITECT AND OWNER IMMEDIATELY UPON ANY SUCH DISCOVERY OF DISCREPANCY. GOVERNING CODES SHALL THEN APPLY.
- 4. LICENSE:** THE CONTRACTOR SHALL BE A C-27 CALIFORNIA STATE LICENSED IRRIGATION CONTRACTOR.
- 5. ORDINANCES AND REGULATIONS:** ALL IRRIGATION WORK WITHIN THESE DRAWINGS AND SPECIFICATIONS SHALL CONFORM TO ALL APPLICABLE GOVERNING CODES AND ORDINANCES (LOCAL, COUNTY & STATE).
- 6. PERMITS AND INSPECTIONS:** THE CONTRACTOR SHALL OBTAIN, COORDINATE AND PAY FOR ALL PERMITS, FEES AND AGENCY INSPECTIONS AS REQUIRED.
- 7. FIELD VERIFICATION:** CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DISCREPANCIES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN IRRIGATION DESIGN. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE NOTIFIED IMMEDIATELY UPON ANY DISCOVERY OF DISCREPANCIES. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- 8. LIABLE FOR ENCROACHMENT:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ENCROACHMENT ONTO ADJACENT PROPERTY, RIGHT-OF-WAY, OR OTHER RIGHTS OR CLAIMS OR ANY OTHER LEGAL PROPERTY RESTRICTIONS EITHER MARKED OR UNMARKED.
- 9. METHODS OF CONSTRUCTION:** THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS, MEANS, SEQUENCES, PROCEDURES AND TECHNIQUES. THE LANDSCAPE ARCHITECTURAL FIRM IS NOT LIABLE FOR CONSTRUCTION METHODS.
- 10. SAFETY:** THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS DURING CONSTRUCTION.
- 11. UTILITIES:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, ELECTRICAL, CABLE, CONDUIT, AND DRAINAGE OR IRRIGATION LINES PRIOR TO ANY CONSTRUCTION, SO THAT PRECAUTIONS MAY BE TAKEN NOT TO DAMAGE SUCH IMPROVEMENTS.
- 12. LIABILITY FOR DAMAGE:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY ITS OPERATIONS TO UTILITIES, PLANTING OR EXISTING STRUCTURES OR PROPERTY, ETC. AND SHALL PROVIDE PROTECTIVE MEANS TO GUARD AGAINST DAMAGE.
- 13. COORDINATION:** CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH APPROPRIATE TRADES THROUGH THE OWNER BEFORE STARTING WORK.
- 14. IRRIGATION PLANS:** THE IRRIGATION PLANS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS DURING INSTALLATION TO AVOID CONFLICTS BETWEEN PLANTING OR EXISTING UTILITIES, FEATURES AND EXISTING UTILITIES. INTENT OF IRRIGATION DESIGN IS FULL COVERAGE, BALANCED SYSTEM.
- 15. DIMENSION:** ALL SCALE DIMENSIONS ARE APPROXIMATE. WRITTEN DIMENSIONS ON DETAILS AND PLANS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- 16. IRRIGATION NOTES:** SEE GENERAL NOTES ON THE DRAWINGS FOR ADDITIONAL WORK REQUIRED, BUT NOT SPECIFICALLY MENTIONED IN THESE SPECIFICATIONS. ALL WORK CALLED FOR ON THE DRAWINGS BY NOTES SHALL BE FURNISHED AND COMPLETED WHETHER OR NOT SPECIFICALLY MENTIONED IN THE SPECIFICATIONS AND/OR DETAILS.
- 17. POINT OF CONNECTION (P.O.C.):** LOCATION OF THE POINT OF CONNECTION SHOWN ON THE DRAWINGS MAYBE APPROXIMATE ONLY. THE CONTRACTOR SHALL APPROVE FINAL (P.O.C.) LOCATION WITH THE OWNER (JOB SUPERINTENDENT) THE CONTRACTOR SHALL VERIFY THE STATIC PRESSURE, METER SIZE AND SIZE OF SERVICE TO THE METER (P.O.C.) AT EACH POINT OF CONNECTION.
- 18. MATERIALS:** ALL MATERIALS AND EQUIPMENT SPECIFIED IN THESE DRAWINGS SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- 19. SUBSTITUTIONS:** DESIGN, MATERIAL, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED OR INDICATED ON DRAWINGS MAY BE CONSIDERED FOR USE. WRITTEN APPROVAL FOR SUBSTITUTIONS SHALL BE OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT. ALL SUBSTITUTIONS SHALL CONFORM TO LOCAL CODES AND ORDINANCES. ANY EQUIPMENT OR MATERIALS INSTALLED WITHOUT APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT MAY BE REJECTED AND REMOVED AT CONTRACTOR'S EXPENSE.
- 20. FITTINGS:** DUE TO THE SCALE OF DRAWINGS, IT IS NOT FEASIBLE TO INDICATE THE SIZE OF FITTINGS, SLEEVES, ETC. WHERE THEY MAYBE REQUIRED. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF THE WORK AND PLAN THE INSTALLATION ACCORDING TO THE SIZE OF FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS.
- 21. NOTICE OF COMPLETION:** THE COMPLETION OF THE WORK SHALL BE NOTIFIED TO THE OWNER BY NOTICE OF COMPLETION RECORDED ONLY WHEN THE ENTIRE CONTRACT IS COMPLETED TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- 22. OPERATING INSTRUCTIONS:** AFTER THE SYSTEM HAS BEEN COMPLETED, THE CONTRACTOR SHALL INSTRUCT THE OWNER'S AUTHORIZED REPRESENTATIVE IN THE OPERATION AND MAINTENANCE OF ALL DAMAGED DEVICES. THE CONTRACTOR SHALL FURNISH A COMPLETE SET OF OPERATING INSTRUCTIONS.
- 23. SITE MAINTENANCE:** CONTRACTOR SHALL PROTECT THE PROJECT SITE FROM LAWN AND FIRM FROM ABUSE AND DEGRADATION. ALL DEBRIS SHALL BE REMOVED FROM SITE PER LOCAL CODE AND ORDINANCES.
- 24. GUARANTEE:** THE ENTIRE IRRIGATION SYSTEM INCLUDING ALL WORK DONE UNDER THIS CONTRACT, SHALL BE GUARANTEED AGAINST ALL DEFECTS AND FAULT OF MATERIAL AND WORKSMANSHIP, AND SHALL BE MAINTAINED IN PERFECT WORKING ORDER FOR ONE (1) YEAR FROM DATE OF COMPLETION BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER. ALL MATERIALS USED SHALL CARRY A MANUFACTURER'S GUARANTEE OF MINIMUM ONE (1) YEAR. AT THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL BE REQUIRED TO THE OWNER'S SATISFACTION BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER, INCLUDING THE COMPLETE RESTORATION OF ALL DAMAGED PLANTING, PAVING OR OTHER IMPROVEMENTS OF ANY KIND.

REQUIRED FIELD OBSERVATION WORK: THESE PLANS WERE PREPARED WITH THE UNDERSTANDING THAT THE OWNER OF SAID PLANS WILL USE PROFESSIONAL DESIGN ASSOCIATES TO PROVIDE "FULL" CONTRACT SERVICES INCLUDING FIELD OBSERVATION SERVICES DURING CONSTRUCTION. FAILURE TO USE PROFESSIONAL DESIGN ASSOCIATES TO PROVIDE AND COMPLETE THE FIELD OBSERVATION SERVICES SET FORTH HEREIN WILL SIGNIFICANTLY INCREASE THE MISINTERPRETATION OF THE INTENT OF THE DESIGN. ANY UNAUTHORIZED MODIFICATIONS THERETO, AND FAILURE TO DETECT ERRORS AND OMISSIONS, SHALL BE THE RESPONSIBILITY OF THE OWNER. THE DESIGN ASSOCIATES AND SPECIFICATIONS CAN BECOME COSTLY MISTAKES BUILT INTO THE PROJECT. THEREFORE, IN THE EVENT THAT PROFESSIONAL DESIGN ASSOCIATES IS OTHERWISE PRECLUDED FROM COMPLETING THE FIELD OBSERVATION SERVICES SET FORTH HEREIN, THE OWNER, OR SUBSEQUENT OWNER (INDIVIDUALS OR CORPORATIONS WHO HAVE PURCHASED THESE PLANS WITH THE PROJECT), AGREES TO HOLD HARMLESS, INDEMNIFY, AND DEFEND PROBABLY DAMAGED PARTIES, THEIR ATTORNEYS AND CONSULTANTS FROM AND AGAINST ANY AND ALL CLAIMS.

2. **FIELD OBSERVATION COORDINATION:** THE FOLLOWING OBSERVATIONS SHALL BE INITIATED BY THE CONTRACTOR AND COORDINATED THROUGH THE OWNER (JOB SUPERINTENDENT). THE CONTRACTOR SHALL NOTIFY THE OWNER (JOB SUPERINTENDENT) AND THE DESIGN ASSOCIATES NOT LESS THAN FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY OBSERVATION. CONTINUED WORK WITHOUT OBSERVATION OF THESE PHASES OF WORK IS AT THE CONTRACTOR'S RISK, WITH ANY REQUIRED CHANGES OR MODIFICATIONS TO BE AT THE CONTRACTOR'S EXPENSE. THE OWNER (JOB SUPERINTENDENT) SHALL INFORM THE LANDSCAPE ARCHITECT AS TO THE PURPOSE AND TIME OF THE OBSERVATION FORTY-EIGHT (48) HOURS IN ADVANCE.

3. **CLOSING OF NON INSPECTED WORK:** THE CONTRACTOR SHALL NOT ALLOW NOR CAUSE ANY OF THE WORK TO BE COVERED OR ENCLOSED UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED BY THE CONSULTING ENGINEER OR AUTHORIZED REPRESENTATIVE AND/OR GOVERNMENTAL AUTHORITY HAVING JURISDICTION OVER THE WORK. SHOULD ANY OF THE WORK BE ENCLOSED OR COVERED BEFORE INSPECTION AND TEST, HE SHALL UNCOVER HIS WORK AT HIS OWN EXPENSE. AFTER IT HAS BEEN INSPECTED, TESTED AND APPROVED, THE CONTRACTOR SHALL MAKE ALL REPAIRS NECESSARY TO THE WORK.

4. **JOB SITE MEETINGS AND REQUIRED INSPECTIONS:**

A. PRE-JOB MEETING ON SITE - PRIOR TO COMMENCEMENT OF WORK

B. IRRIGATION MAINLINE AND EQUIPMENT LAYOUT.

C. PRESSURE TEST IRRIGATION, MAINS AND LATERALS

D. **IRRIGATION COMPLETION / COVERAGE TEST**
UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND PRIOR TO ANY PLANTING, THE CONTRACTOR SHALL ADJUST SPRINKLER HEADS TO EVENLY AND PROPERLY DISTRIBUTE THE RATE OF PRECIPITATION OF THE WATER AND SHALL DETERMINE IF THE COVERAGE OF THE PLANTING AREAS IS COMPLETE AND ADEQUATE. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE OPTIMUM PERFORMANCE AND PREVENT UNNECESSARY OVER SPRAY ON ALL WALKS, ROADSWAYS AND BUILDING. THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK TO MEET THE 120% MINIMUM COVERAGE. THE CONTRACTOR SHALL DISCLOSE ANY INADEQUACIES OF COVERAGE DISCLOSED BY THE COVERAGE TEST.

C. **MATERIALS NOTES**

1. **GENERAL:** THE FOLLOWING LIST COMPRISES THE PRINCIPLE MATERIALS BUT DOES NOT SET THE LIMITATION FOR MATERIALS REQUIRED. IT SHALL BE UP TO THE CONTRACTOR TO SHOW THE APPLICABLE QUANTITIES OF THE REQUIRED MATERIALS WERE USED AND INSTALLED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.

2. **PRESSURED MAINLINE:** PIPE FROM SOURCE OF SUPPLY TO CONTROL VALVES AND HOSE BIBBS 2" OR LARGER SHALL BE CLASS 315 SDR 13.5 TYPE 1220 P.V.C. CONFORMING TO ASTM D2241, ASTM D1784 EXTRUDED FROM VIRGIN MATERIALS. ALL PIPES SMALLER THAN 2" SHALL BE SDR 17.8. ALL 12" AND 18" P.V.C. CONFORMING TO ASTM D1785, ASTM D1784 ALL PLASTIC PIPE SHALL BE MARKED SHALL BE EXTRUDED FROM VIRGIN MATERIALS WITH THE MANUFACTURER'S NAME TYPE AND CLASS OF PIPE, SIZE AND NSF APPROVAL.

3. **LATERAL LINE BELOW GRADE:** NON-PRESSURIZED LATERAL LINE PIPE SHALL BE CLASS 200 SDR 21 TYPE 1220 P.V.C. CONFORMING TO ASTM D2241, ASTM D1784. ALL PLASTIC PIPE SHALL BE MARKED WITH THE MANUFACTURER'S NAME TYPE AND CLASS OF PIPE, SIZE AND NSF APPROVAL.

4. **LATERAL LINE ON GRADE:** NON-PRESSURED LATERAL LINE PIPE ON GRADE SHALL BE SCHEDULE 40 U.V.R. CONFORMING TO ASTM D1785, ASTM D1784 AND ASTM G-53. MANUFACTURER'S NAME AND SIZE SHALL BE MARKED ON THE PIPE. ALL PLASTIC PIPE SHALL BE EXTRUDED FROM VIRGIN MATERIALS. ALL PLASTIC PIPE SHALL BE MARKED WITH THE MANUFACTURER'S NAME TYPE AND CLASS OF PIPE, SIZE AND NSF APPROVAL.

5. **PLASTIC PIPE FITTINGS:** SHALL BE SCHEDULE 40 P.V.C. CONFORMING TO ASTM D2241, ASTM D1784. SOCKET TYPE, SUITABLE FOR EITHER SOLVENT WELD OR SCREWED CONNECTIONS, FLANGE AND SADDLE TEES WILL NOT BE ALLOWED. SOLVENT SHALL BE AS RECOMMENDED BY THE PIPE AND FITTING MANUFACTURER.

6. **BRASS PIPE AND FITTINGS:** BRASS PIPE SHALL BE RED BRASS SCHEDULE 40 SCREWED PIPE CONFORMING TO FEDERAL SPECIFICATION NO. WW-P-460. BRASS FITTINGS SHALL BE RED BRASS CONFORMING TO FEDERAL SPECIFICATION NO. WW-P-460.

7. **COPPER PIPE AND FITTINGS:** COPPER PIPE SHALL BE TYPE K (HARD-DRAWN) CONFORMING TO ASTM B88. FITTING SHALL BE WROUGHT SOLDER JOINT TYPE IN ACCORDANCE WITH ANSI B 16.22 JOINTS SHALL BE SOLDERED IN ACCORDANCE TO ASTM B-208 AND FEDERAL SPECIFICATIONS Q3B 00655.

8. **STEEL PIPE:** GALVANIZED STEEL PIPE SHALL BE ASA SCHEDULE 40 MILLED STEEL SCREWED PIPE WITH MEDIUM GALVANIZED SCREWED BEADED COATING OF IRON. FITTINGS SHALL BE 1/2" SHALL BE INSTALLED ON GRADE SECURED TO SURFACE PER DETAIL.

9. **BALL VALVES:** SHALL BE BRONZE OR PLASTIC BODY AS INDICATED ON DRAWINGS. 125 P.S.I. MINIMUM, HEAVY DUTY, FEDERAL SPECIFIED, CROSS HANDLE. INSTALL WITH N.D.S. TYP. PLASTIC OR EQUAL CESSAGE BOX AND LID.

10. **CONTROL VALVES:** SHALL BE AS INDICATED ON THE DRAWINGS WITH FLOW ADJUSTMENT AND MANUAL BLEED. VALVES SHALL BE INSTALLED IN ONE OF THE FOLLOWING TYPE BOXES AS INDICATED ON THE DRAWINGS. CONNECT TO CONTROLLERS IN THE OPERATING SEQUENCE INDICATED ON THE DRAWINGS.

11. **CONTROL WIRE:** CONNECTIONS BETWEEN THE AUTOMATIC CONTROLLERS AND THE ELECTRONIC CONTROL VALVES SHALL BE UF, SOLID COPPER WIRE, VINYL INSULATED 600 V. - RATING FOR DIRECT BURIAL. WIRING SHALL BE 1/2" OR 3/4" BUNDLE. BLUE COLOR WIRE FOR PILOT WIRE. WHITE FOR COMMON GROUND WIRE. MINIMUM WIRE SIZES SHALL BE 14 GAUGE BURIED 18" BELOW GRADE. USE APPROVED WATER PROOF WIRE. CONNECTORS AND CERS SHALL BE USED. USE APPROVED EXPANSION PIG TAIL COIL SHALL BE PROVIDED AT EACH CONTROL VALVE AND AT EACH CHANGE IN DIRECTION OF THE WIRE RUN. WIRING SHALL OCCUPY THE SAME TRENCH AND SHALL BE INSTALLED IN THE SAME TRENCH AS THE PRESSURE SUPPLY OR LATERAL LINES WHEREVER POSSIBLE.

- AUTOMATIC CONTROLLER:** SHALL BE AS INDICATED ON THE DRAWINGS, COMPLETE WITH ELECTRICAL HOOKUP AND PROPER MOUNTING. ANY CONTROL WIRE EXPOSED AT THE CONTROLLER SHALL BE PROTECTED AND ELECTRICAL CONDUIT OF THE SIZE REQUIRED. OUTDOOR CONTROLLERS SHALL BE WITHIN A VANDAL RESISTANT ENCLOSURE AND EQUIPPED WITH AN ON/OFF SWITCH FOR 110 VOLT POWER SUPPLY TO CONTROLLER.
13. **IRRIGATION HEADS:** SHALL BE OF THE TYPES AND SIZES INDICATED ON THE DRAWINGS. ALL HEADS SHALL BE ADJUSTABLE. RISER NIPPLES SHALL BE THE SAME SIZE AS THE RISER OPENING IN THE BODY.
14. **BACKFLOW DEVICES:** BACKFLOW PREVENTORS AND/OR VACUUM BREAKERS SHALL BE AS INDICATED ON THE DRAWINGS AND AS APPROVED BY AUTHORITIES HAVING JURISDICTION. INSTALLED TO MEET LOCAL CODES. ALL IRRIGATION SYSTEMS USING POTABLE WATER SOURCE REQUIRE BACKFLOW PREVENTION.
15. **CHECK VALVES:** CONTRACTOR SHALL INSTALL ANTI-DRAIN VALVES AS REQUIRED TO PREVENT LOW HEAD DRAINAGE. ANY HEAD THAT DRAINS FOR MORE THAN ONE MINUTE REQUIRES AN ANTI-DRAIN VALVE.
16. **ATMOSPHERIC VACUUM BREAKERS:** SHALL BE HEAVY DUTY BRASS AND FEDERAL SPECIFIED. INSTALL ON NON-CONSTANT PRESSURE LINES (LATERAL LINE) PER MANUFACTURER'S SPECIFICATIONS. LOCATION PER DRAWINGS.
17. **PRESSURE REGULATORS:** SHALL BE BRONZE OR PLASTIC BODY AS INDICATED ON DRAWINGS. FACTORY SET P.S.I. AS SPECIFIED PER DRAWINGS.
18. **QUICK COUPLERS:** SHALL BE HEAVY DUTY BRASS WITH COLORIZED RUBBER COVER AND TWO (2) PIECE BODY DESIGN. LOCATION PER DRAWINGS.
19. **RISERS:** ALL RISERS TO QUICK COUPLERS AND BACK FLOW DEVICES SHALL BE SCHEDULE 40 BRASS OF THE REQUIRED SIZE. RISERS TO IRRIGATION HEADS SHALL BE SCHEDULE 80 TYPE 1220 P.V.C. CONFORMING TO ASTM 2464.
20. **VALVE BOXES:** INSTALL ALL VALVES, EXCEPT ANTI-SIPHON VALVES, IN REMODELED HIGH IMPACT PLASTIC VALVE BOX. USE ROUND BOX FOR QUICK COUPLERS AND RECTANGULAR BOX FOR ALL OTHER VALVES. N.D.S. (OR APPROVED EQUAL) WITH GREEN LID. LOCATE IN SHRUB PLANTING AREAS WHENEVER POSSIBLE.
- D. PLASTIC PIPE NOTES**
1. **HANDLING:** THE CONTRACTOR SHALL EXERCISE CARE IN HANDLING, LOADING AND STORING P.V.C. PIPE AND FITTINGS. P.V.C. PIPE SHALL LIE FLAT SO NOT TO SUBJECT IT TO undue BENDING OF CONCENTRATED EXTERNAL LOAD AT ANY POINT. P.V.C. PIPE AND FITTINGS SHALL NOT BE STORED IN DIRECT SUNLIGHT. ANY SECTION OF PIPE THAT HAS BEEN DENTED OR DAMAGED WILL BE DISCARDED.
2. **LOCATIONS:** PIPE LINES SHALL BE INSTALLED IN THE LOCATIONS AND OF THE SIZES SHOWN ON THE DRAWINGS OR THEREIN SPECIFIED. UNDER PAVING ON THE DRAWINGS IS SHOWN UNDER PAVED AREAS BUT RUNNING PARALLEL AND ADJACENT TO PLANTING AREAS, THE INTENT OF THE DRAWINGS IS TO INSTALL THE PIPING IN THE PLANTING AREA.
3. **PIPE CLEARANCE:** UNDERGROUND LINES UP TO 2" INCLUSIVE SHALL HAVE A MINIMUM HORIZONTAL CLEARANCE OF 12" FROM LINES OF OTHER TREE OR PLANTING. UNDERGROUND LINES NOT APPLY TO ANY LINES CROSSING AT ANGLES FROM 45° WITH EACH OTHER. A MINIMUM 2" VERTICAL CLEARANCE SHALL BE MAINTAINED BETWEEN LINES WHICH CROSS BETWEEN THE SAME ANGLES. NO LINE SHALL BE INSTALLED PARALLEL TO AND DIRECTLY OVER ANOTHER LINE.
4. **ASSEMBLY:** ALL PIPE SHALL BE ASSEMBLED FREE FROM DIRT. THE MAIN LINE SUPPLY SHALL BE FLUSHED OUT AND TESTED FOR LEAKS BEFORE BACK FILLING AND WITH CONTROL VALVES IN PLACE AND BEFORE LATERAL PIPES ARE CONNECTED TO VALVES. EACH SECTION OF LATERAL PIPE SHALL BE FLUSHED OUT BEFORE SPRINKLER HEADS ARE SHAIED.
5. **UNDER CONCRETE:** GENERALLY, PIPING UNDER CONCRETE SHALL BE DONE BY THE BORING AND CASTING OR HYDRAULIC DRIVING. WRITTEN PERMISSION TO CUT OR BREAK SIDEWALKS AND/OR CONCRETE MUST BE OBTAINED FROM THE OWNER'S AUTHORIZED REPRESENTATIVE. NO HYDRAULIC RIVING WILL BE PERMITTED UNDER ASPHALTIC CONCRETE PAVING.
6. **INSTALLATION PROCEDURES:** EXCEPT AS NOTED IN OTHER PARTS OF THIS SPECIFICATION OR IN THE DRAWINGS, INSTALLATION OF PIPE AND FITTINGS SHALL BE AS OUTLINE IN MANUALS AS FURNISHED BY PIPE MANUFACTURER WHICH SHALL BE DEEMED AND CONSTRUED AS PART OF THIS SPECIFICATION. PLASTIC PIPE SHALL NOT BE LAID WHEN THERE IS WATER IN TRENCH.
7. **PIPE DEPTH:** PROVIDE A MINIMUM 24" OF EARTH COVERAGE FOR ALL PRESSURE MAINS. FOR TRENCHING, PROVIDE A MINIMUM 18" OF EARTH COVERAGE FOR ALL PRESSURE MAINLINE PIPE UP TO AND INCLUDING 2 1/2". PROVIDE A MINIMUM OF 12" OF EARTH COVERAGE FOR ALL NON PRESSURE LATERAL LINES.
8. **SITE MAINTENANCE:** ALL MUD, RUBBISH AND LARGE ROCKS SHALL BE REMOVED FROM THE TRENCHES. PIPE SHALL BE FIRM, UNIFORM AND ENDING FOR TRENCHING. FITTINGS SHALL BE SNAKED FROM SIDE TO SIDE OF TRENCH BOTTOM TO ALLOW FOR EXPANSION AND CONTRACTION.
9. **TREE LOCATIONS:** TREE LOCATIONS TAKE PRIORITY OVER IRRIGATION PIPING. STAKE TREE LOCATIONS PRIOR TO TRENCHING PIPE.
10. **EXPANSION:** PLASTIC PIPE WILL EXPAND APPROXIMATELY SIX IN. (6") PER THOUSAND FT. (1000') BETWEEN DAY AND NIGHT TEMPERATURES IN HOT CLIMATE. THEREFORE, PIPE SHALL BE SNAKED FROM SIDE TO SIDE OF TRENCH BOTTOM TO ALLOW FOR EXPANSION AND CONTRACTION.
11. **PIPE MAINTENANCE:** ALL FOREIGN MATTER OR DIRT SHALL BE REMOVED FROM THE INSIDE OF THE PIPE BEFORE IT IS LOWERED INTO POSITION IN THE TRENCH AND IT SHALL BE KEPT CLEAN BY APPROVED MEANS DURING AND AFTER LAYING OF THE PIPE.
12. **SLEEVING:** IRRIGATION LINES THAT ARE UNDER STREETS AND PAVING OVER SEVEN (7) FEET WIDE SHALL BE INSTALLED BY THE OVERLAP SLEEVES UNDER PAVING AND STREETS SHALL BE SCHEDULE 40 AND TWO TIMES THE DIAMETER OF THE PIPE AND/OR ADEQUATE FOR INSTALLATION OF WIRE. SLEEVING SHALL BE COORDINATED WITH IRRIGATION CONTRACTOR PRIOR TO BEGINNING OF WORK.
13. **JOINTS:** JOINTS ON RISERS SHALL BE AS SHOWN ON DETAILS.
14. **THREADED CONNECTIONS:** ON PLASTIC TO STEEL CONNECTIONS, THE CONTRACTOR SHALL WORK THE JOEL CONNECTIONS FIRST. NON-HARDENING PIPE PERMATEX #2 TIGHT TAPE SHALL BE USED ON ALL THREADED PIPE JOINTS TO STEEL JOINTS, AND LIGHT WRENCH PRESSURE IS ALL THAT SHALL BE USED.
15. **SOLVENT CONNECTIONS:** FOR P.V.C. PIPE CONTRACTOR SHALL USE SOLVENT PRIMER AND SOLVENT CEMENT RECOMMENDED BY THE MANUFACTURER AND CONFORMING TO ASTM D-2564. FOR UVR-P.V.C. SOLVENT CEMENT SHALL BE BROMOLINE BONDING CEMENT. FOR THERMOPLASTIC REQUIREMENTS OF ASTM D-2564) APPLY WITH AN APPROVED PRIMER PRIOR TO APPLICATION OF CEMENT. ALL PIPE AND FITTINGS SHALL BE THOROUGHLY CLEANED OF DIRT, DUST AND MOISTURE BEFORE APPLYING SOLVENT. CONTRACTOR WILL MAKE SOLVENT WELD JOINTS WITH NON-SYNTHETIC BRISTLE BRUSH IN THE FOLLOWING SEQUENCE:

A. APPLY A LIBERAL, EVEN COAT OF SOLVENT TO THE INSIDE OF THE FITTING.

B. THEN APPLY A LIBERAL, EVEN COAT OF SOLVENT TO THE OUTSIDE OF THE PIPE, MAKING SURE THAT THE COATED AREA IS EQUAL TO THE DEPTH OF THE FITTING SOCKET.

C. INSERT THE PIPE QUICKLY INTO THE FITTING AND TURN THE PIPE APPROXIMATELY 1/4 TURN TO DISTRIBUTE THE SOLVENT AND REMOVE AIR BUBBLES. HOLD THE JOINT FOR APPROXIMATELY 15 SECONDS SO THE FITTING DOES NOT PUSH OFF THE PIPE.

D. USE A CLEAN RAG TO WIPE OFF ALL EXCESS SOLVENT TO PREVENT WEAKENING THE JOINT.

E. BE SURE THAT IN GOING TO THE NEXT JOINT THAT THE PIPE IS NOT TWISTED, DISTURBING THE LAST COMPLETED JOINT.

F. ALLOW AT LEAST 15 MINUTES SET UP TIME FOR EACH.

16. **PRESSURE LINE TESTING:** ALL TESTS ON PRESSURE LINES SHALL BE COMPLETE PRIOR TO BACKFILLING; HOWEVER, SUFFICIENT BACKFILL MATERIAL MAY BE PLACED IN TRENCHES BETWEEN FITTINGS TO ENSURE THE STABILITY OF THE LINE THROUGHOUT. IN ALL TRENCHES, ALL COUPLURES MUST BE OPEN TO VISUAL INSPECTION FOR THE FULL PERIOD OF THE TEST. NO TESTING SHALL BE DONE UNTIL THE LAST SOLVENT WELDED JOINT HAS HAD TWELVE (12) HOURS TO SET AND CURE. PRESSURE LINES SHALL BE TESTED UNDER 150 P.S.I. WORKING PRESSURE FOR A PERIOD OF FOUR (4) HOURS AND PROVEN TIGHT. IF LEAKS OCCUR, THE JOINT OR JOINTS SHALL BE REPLACED AND THE TESTS REPEATED.

17. **BACKFILLING OF TRENCHES:** BECAUSE OF THE EXPANSION AND CONTRACTION OF PLASTIC PIPE, BACKFILLING SHALL BE DONE IN THE COOL PART OF THE DAY, ESPECIALLY IN HOT CLIMATES. TRENCHES SHALL BE BACKFILLED WITH THE EXCAVATED MATERIALS APPROVED FOR BACKFILLING, FREE FROM LARGE CLODS OF EARTH OR STONES. BACKFILL SHALL BE MECHANICALLY COMPACTED IN THE LANDSCAPED AREAS TO AVOID DENSITY EQUAL TO ADJACENT UNDISTURBED SOIL. IN PLANTING AREAS, BACKFILL WILL CONFORM TO ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS OR OTHER SURFACE IRREGULARITIES.

18. **TRENCHING AND BACKFILLING UNDER PAVING:** TRENCHES LOCATED UNDER WHERE PAVING, CONCRETE OR ASPHALT WILL BE INSTALLED SHALL BE SPECIFIED IN ACCORDANCE WITH RECOMMENDATION OF STRUCTURAL SOILS REPORT.

19. **PLASTIC PIPE GUARANTEE:** SPECIFICATIONS AND LITERATURE SHALL BE SUBMITTED FOR REVIEW PRIOR TO SUBMISSION OF BID. SUBMISSION OF SAMPLES MAY ALSO BE REQUIRED. PLASTIC PIPE MANUFACTURER'S GUARANTEE SHALL COVER WORKMANSHIP OF MATERIALS FOR ALL PLASTIC PIPE FITTINGS.

20. **DEFECTS:** ALL DEFECTS IN INSTALLATION OF PLASTIC PIPE SHALL BE CORRECTED THROUGH THE GUARANTEE PERIOD SPECIFIED HEREIN AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.

E. IRRIGATION EQUIPMENT NOTE

1. **IRRIGATION EQUIPMENT:** ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED PER THE SPECIFICATION AND RECOMMENDED INSTALLATION PROCEDURES OF THE MANUFACTURER AND CONFORM TO ALL APPLICABLE GOVERNING CODES AND ORDINANCES (LOCAL, COUNTY & STATE).

2. **TURF IRRIGATION HEADS:** TURF IRRIGATION HEADS IN OPEN AREAS SHALL BE INSTALLED AT LEAST 2" ABOVE FINISHED GRADE AT THE TIME OF INSTALLATION. WITHIN FIVE DAYS OF NOTIFICATION BY THE OWNER'S REPRESENTATIVE, THE CONTRACTOR SHALL MAKE WHATEVER ADJUSTMENTS OF PIPE, FITTINGS, VALVES OR SPRINKLER HEADS NECESSARY TO BRING THE SYSTEM TO THE PROPER LEVEL OF THE PERMANENT FINISHED GRADE. TURF IRRIGATION HEADS IN DRIVEWAYS OR DRIVEWAYS, WHERE THE FINISHED GRADE LEVEL IS ESTABLISHED, SHALL BE SET FLUSH AT THE TIME OF INSTALLATION. IN NO CASE SHALL THE SPACING OF HEADS EXCEED THE MAXIMUM RECOMMENDED BY THE MANUFACTURER.

3. **SHRUB IRRIGATION HEADS:** HEADS IN GROUND COVER AND BERM AREAS SHALL BE SET TO FITTINGS ON NIPPLES HIGH ENOUGH TO BE ABOVE THE SURROUNDING BLANTING OR DIRECTED, OR AS INDICATED ON THE PLANS. WHERE HIGH SHRUBS ARE PLANTED, LONGER RISERS SHALL BE INSTALLED AS INDICATED BY THE LANDSCAPE ARCHITECT. SHRUB HEADS ADJACENT TO WALKWAYS OR PARKING SHALL BE INSTALLED ON AN APPROVED HI-POD HEAD PER PLAN. RISERS SHALL BE LOCATED AS SPECIFIED PER PLANS ADJACENT TO WALLS AND BOUNDINGS. IN NO CASE SHALL THE SPACING OF HEADS EXCEED THE MAXIMUM RECOMMENDED BY THE MANUFACTURER.

4. **PRESSURE COMPENSATING SCREENS:** CONTRACTOR SHALL INSTALL PRESSURE COMPENSATING SCREENS IN IRRIGATION HEADS AS NECESSARY TO ENSURE UNIFORM COVERAGE AND MINIMUM OVERTHROW OF AREA.

5. **CONTROL VALVES:** ALL CONTROL VALVES ON LINE SHALL BE INSTALLED AS INDICATED ON DETAILS AND BE THE TYPE SPECIFIED IN THE LEGEND. LOCATE CONTROL VALVES IN SHRUB PLANTING AREAS WHEREVER POSSIBLE.

6. **BACKFLOW DEVICES:** LOCATE BACKFLOW DEVICES, ATMOSPHERIC VACUUM BREAKERS AND ANTI-SIPHON VALVES IN SHRUB AREAS ONLY UNLESS OTHERWISE APPROVED BY OWNER.

7. **DEFECTS:** ALL DEFECTS IN INSTALLATION OF IRRIGATION EQUIPMENT SHALL BE CORRECTED THROUGH THE GUARANTEE PERIOD SPECIFIED HEREIN AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.

F. RECORD AND AS-BUILT DRAWINGS

ITEMIZED LIST: CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT AN ITEMIZED LIST OF EQUIPMENT.

1. **AS-BUILTS:** THE CONTRACTOR SHALL PROVIDE AND KEEP UP-TO-DATE COMPLETE "AS-BUILT" DRAWINGS INDICATING LOCATIONS, SIZES AND KINDS OF EQUIPMENT INSTALLED. PRINTS FOR THIS PURPOSE MAY BE OBTAINED FROM THE LANDSCAPE ARCHITECT AT COST. HIS SET OF DRAWINGS SHALL BE KEPT ON THE SITE AND SHALL BE USED ONLY AS A RECORD SET. CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS TO OWNER UPON COMPLETION OF PROJECT.

2. **AS-BUILT FORMAT:** BEFORE THE DATE OF FINAL OBSERVATION THE CONTRACTOR SHALL TRANSFER ALL IRRIGATION INFORMATION TO AN OZALID SPEIA MYLAR PRODUCED FROM THE LANDSCAPE ARCHITECT. ALL WORK SHALL BE NEAT, IN INK AND SUBJECT TO APPROVAL OF THE OWNER. THE CONTRACTOR SHALL DIMENSION FROM TWO PERMANENT POINTS OF REFERENCES, BUILDING CORNERS, SIDEWALKS, LIGHT POLES, ETC. THE LOCATION OF THE FOLLOWING ITEMS.

- A. CONNECTION TO EXISTING WATER LINES.
- B. CONNECTION TO EXISTING ELECTRICAL POWER.
- C. GATE VALVES, BACKFLOW PREVENTION
- D. UNITS AND CONTROLLERS.
- E. ROUTING OF IRRIGATION PRESSURE LINES
- F. IRRIGATION CONTROL VALVES.
- G. ROUTING OF CONTROL WIRE.
- H. QUICK COUPLING VALVES.
- I. OTHER RELATED EQUIPMENT AS DIRECTED BY OWNER.

3. **DELIVERY:** ON THE DATE OF FINAL APPROVAL OF THE CONTRACTOR SHALL DELIVER ONE SET OF SPEIA MYLARS OF "AS-BUILTS" PLANS TO THE OWNER. DELIVERY OF MYLARS WILL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF FURNISHING INFORMATION THAT MAY BE OMITTED FROM PRINTS.

1. **MAINTENANCE TOOLS:** SUPPLY THE APPROPRIATE MAINTENANCE PERSONNEL WITH THE FOLLOWING TOOLS:
 - A. TWO SETS OF SPECIAL TOOLS REQUIRED FOR REMOVING, DISASSEMBLING AND ADJUSTING EACH TYPE OF IRRIGATION HEAD AND VALVE SUPPLIED.
 - B. TWO (2) KEYS FOR EACH AUTOMATIC CONTROLLER.
 - C. ONE (1) QUICK COUPLER KEY AND MATCHING HOSE SWIVEL FOR EVERY (5) QUICK COUPLING VALVE INSTALLED.
 - D. THE ABOVE LISTED EQUIPMENT SHALL BE TURNED OVER TO THE OWNER AT THE CONCLUSION OF WORK AND BEFORE FINAL OBSERVATION CAN OCCUR.

1. **AS-BUILTS:** THE CONTRACTOR SHALL PROVIDE THE H.O.A. ONE (1) SET OF COMPLETE "AS BUILT" INFORMATION ON AN OZALIO SEPIA MYLAR PRODUCED FROM THE LANDSCAPE ARCHITECT.
2. **MAINTENANCE PROGRAM:** THE CONTRACTOR SHALL PROVIDE THE H.O.A. ONE (1) SET OF MAINTENANCE GUIDELINES AS RECOMMENDED BY THE MANUFACTURER/SUPPLIER.

1. **IRRIGATION EQUIPMENT:** ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED PER THE SPECIFICATION AND RECOMMENDED INSTALLATION PROCEDURES OF THE MANUFACTURER AND CONFORM TO ALL APPLICABLE GOVERNING CODES AND ORDINANCES (LOCAL, COUNTY & STATE).
2. **TURF IRRIGATION HEADS:** TURF IRRIGATION HEADS IN OPEN AREAS SHALL BE INSTALLED AT LEAST 2" ABOVE FINISHED GRADE AT THE TIME OF INSTALLATION. WITHIN FIVE DAYS OF NOTIFICATION BY THE OWNER'S REPRESENTATIVE, THE CONTRACTOR SHALL MAKE WHATEVER ADJUSTMENTS OF PIPE, FITTINGS, VALVES OR SPRINKLER HEADS NECESSARY TO BRING THE SYSTEM TO THE PROPER LEVEL OF THE PERMANENT GRADE. TURF IRRIGATION HEADS IN LONG WALKS AND DRIVEWAYS, WHERE THE FINISHED GRADE LEVEL IS ESTABLISHED, SHALL BE SET FLUSH AT THE TIME OF INSTALLATION. IN NO CASE SHALL THE SPACING OF HEADS EXCEED THE MAXIMUM RECOMMENDED BY THE MANUFACTURER.
3. **SHRUB IRRIGATION HEADS:** HEADS IN GROUND COVER AND PLANTING AREAS SHALL BE INSTALLED ON NIPPLES HIGH AS REQUIRED TO BE ABOVE THE SURROUNDING PLANTING AS DIRECTED, OR AS INDICATED ON THE PLANS. WHERE HIGH PLANTINGS ARE PLANTED, HEADS SHALL BE INSTALLED AS DIRECTED BY THE LANDSCAPE ARCHITECT. SHRUB HEADS ADJACENT TO WALKWAYS OR PARKING SHALL BE INSTALLED ON AN APPROVED H-PIPE HEAD PER PLAN. RISERS SHALL BE LOCATED AS SPECIFIED TO ALLOW PLANTING TO WALK AND BUILDINGS ONLY. IN NO CASE SHALL THE SPACING OF HEAD EXCEED THE MAXIMUM RECOMMENDED BY THE MANUFACTURER.
4. **PRESSURE COMPENSATING SCREENS:** CONTRACTOR SHALL INSTALL PRESSURE COMPENSATING SCREENS IN IRRIGATION HEADS IS NECESSARY TO ENSURE UNIFORM COVERAGE AND MINIMUM OVERTHROW OF ARE.
5. **CONTROL VALVES:** ALL CONTROL VALVES ON LINE SHALL BE INSTALLED AS INDICATED ON THE PLANS. THE TYPE SPECIFIED IN THE LEGEND. LOCATE CONTROL VALVES IN SHRUB PLANTING AREAS WHEREVER POSSIBLE.
6. **BACKFLOW DEVICES:** LOCATE BACKFLOW DEVICES, ATMOSPHERIC VACUUM BREAKERS AND ANTI-SIPHON VALVES IN SHRUB AREAS ONLY UNLESS OTHERWISE APPROVED BY OWNER.
7. **DEFECTS:** ALL DEFECTS IN INSTALLATION OF IRRIGATION EQUIPMENT SHALL BE CORRECTED THROUGH THE GUARANTEE PERIOD. THE SPECIFIED CORRECTIONS SHALL BE AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.

1. **ITEMIZED LIST:** CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT AN ITEMIZED LIST OF EQUIPMENT.
2. **AS-BUILTS:** THE CONTRACTOR SHALL PROVIDE AND KEEP UP-TO-DATE COMPLETE "AS-BUILT" DRAWINGS INDICATING LOCATIONS, SIZES AND KINDS OF EQUIPMENT INSTALLED. PRINTS FOR THIS PURPOSE MAY BE OBTAINED FROM THE LANDSCAPE ARCHITECT AT COST. THIS SET OF DRAWINGS SHALL BE KEPT ON THE SITE AND SHALL BE USED ONLY AS A REFERENCE SET. CONTRACTOR SHALL BE RESPONSIBLE FOR "AS-BUILT" DRAWINGS TO OWNER UPON COMPLETION OF PROJECT.
3. **AS-BUILT FORMAT:** BEFORE THE DATE OF FINAL OBSERVATION THE CONTRACTOR SHALL TRANSFER ALL IRRIGATION INFORMATION TO AN OZALDI SEPIA MYLAR, PRODUCED FROM THE LANDSCAPE ARCHITECT. ALL WORK SHALL BE NEAT, IN INK AND SUBJECT TO APPROVAL OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL PROVIDE TWO PERMANENT POINTS OF REFERENCES, BUILDING CORNERS, SIDEWALKS, LIGHT POLES, ETC. THE LOCATION OF THE FOLLOWING ITEMS.
 - A. CONNECTION TO EXISTING WATER LINES.
 - B. CONNECTION TO EXISTING ELECTRICAL POWER.
 - C. GATE VALVES, BACKFLOW PREVENTION UNITS AND CONTROLLERS.
 - D. ROUTING OF IRRIGATION PRESSURE LINES (DIMENSION MAX. 100').
 - E. IRRIGATION CONTROL WIRING.
 - F. ROUTING OF CONTROL WIRE.
 - G. QUICK COUPLING VALVES.
 - H. OTHER RELATED EQUIPMENT AS DIRECTED BY OWNER.
4. **DELIVERY:** ON THE DATE OF FINAL APPROVAL THE CONTRACTOR SHALL DELIVER ONE SET OF SEPIA MYLARS OF "AS-BUILTS" PLANS TO THE OWNER. DELIVERY OF MYLARS WILL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF FURNISHING INFORMATION THAT MAY BE OMITTED FROM PRINTS.

Issued for:		
02/26/24	CITY SUBMITTAL	
08/21/25	CITY SUBMITTAL	
Revisions:		



12124 W. PACIFIC AVE.
LOS ANGELES, CA
90066

10000 W. REGENT ST.
#300
LOS ANGELES, CA
90066

Stamp: 

Job No: _____

Drawn By: KJ _____

Checked By: DD, NS _____

Plan Date: 08/21/25 _____

Scale: PER PLAN _____

Title: _____

IRRIGATION
SPECIFICATIONS

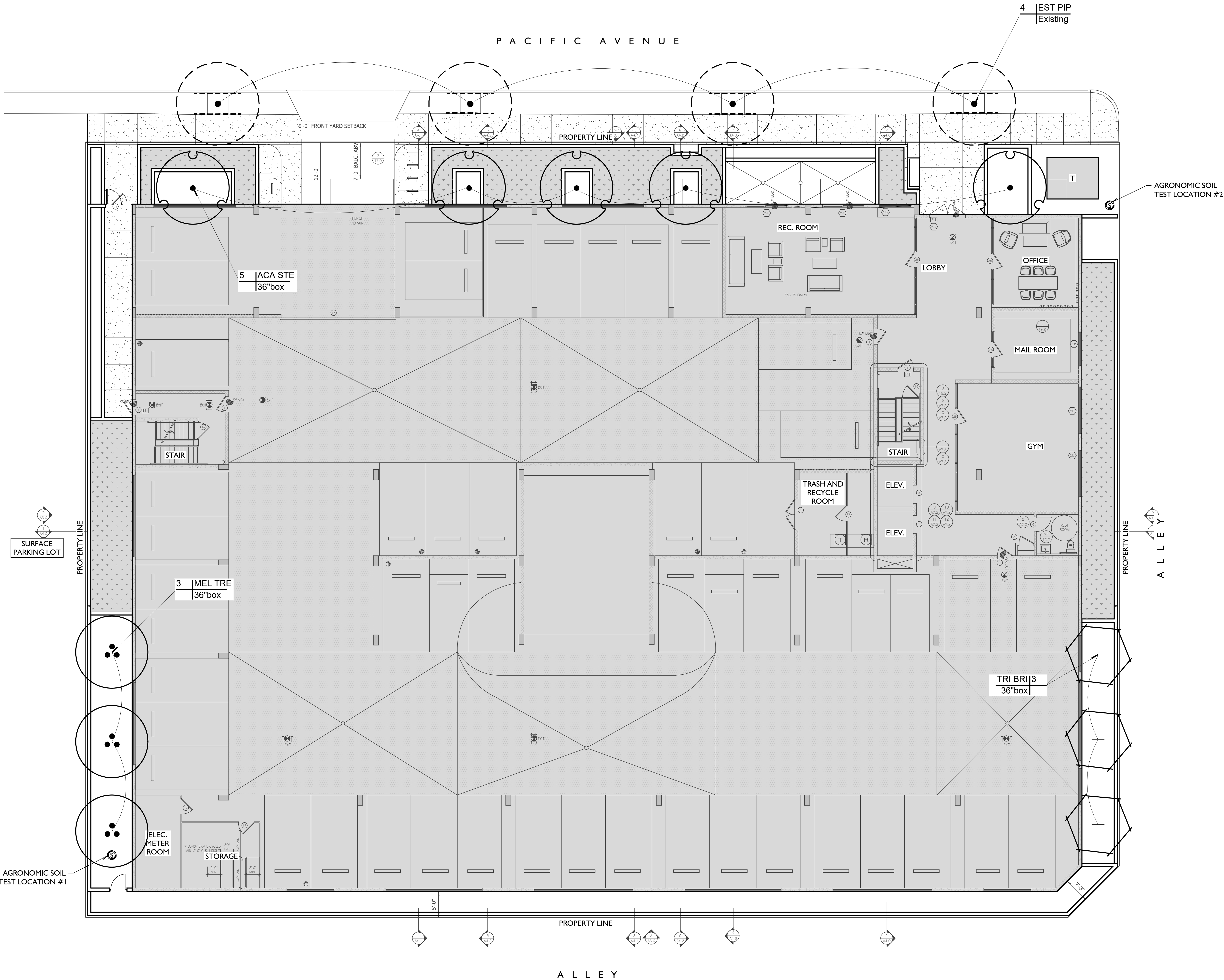
Sheet No.: _____

LI.6

Plan Status: _____

CITY SUBMITTAL

LI.6



PLANT SCHEDULE				
CODE	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
TREES				
ACA STE	ACACIA STENOPHYLLA SHOESTRING ACACIA	36"BOX	LOW	5
EST PIP	EXISTING STREET TREE	EXISTING		4
MEL TRE	MELALEUCA QUINQUENERVIA PAPERBARK TREE MULTI-TRUNK	36"BOX	LOW	3
TRI BRI	TRISTANIA CONFERTA BRISBANE BOX	36"BOX	MEDIUM	3

REFERENCE NOTES:

FOR GENERAL PLANTING NOTES SEE SHEET LP.1
FOR TREE PLAN - GROUND SEE SHEETS LP.2
FOR SHRUB PLAN - GROUND SEE SHEETS LP.2
FOR PLANTING PLAN - PODIUM SEE SHEET LP.3
FOR PLANTING PLAN - ROOF DECK SEE SHEET LP.4
FOR PLANTING DETAILS SEE SHEET LP.5
FOR PLANTING SPECIFICATIONS SEE SHEET LP.6

GENERAL PLANTING NOTES:

- PRIOR TO ANY FINE GRADING OR PLANTING, CONTRACTOR SHALL OBTAIN AGRONOMIC SOIL REPORTS AND SOIL AMENDMENT RECOMMENDATIONS PER SPECIFICATIONS, WHICH SHALL SUPERSEDE THOSE WITHIN THE SPECIFICATIONS. SEE NOTE ABOVE FOR LOCATIONS.
- LANDSCAPE ARCHITECT TO APPROVE ALL PLANT MATERIAL NOT LESS THAN 1 WEEK PRIOR TO ANTICIPATED DELIVERY DATE.
- CONTRACTOR SHALL REMOVE ALL GROWER STAKES, TAGS AND RIBBONS.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AND DIRECT ALL WATER TO DRAINAGE INLETS SO AS TO PREVENT STANDING WATER.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS FOR A PERIOD OF 90 DAYS AFTER 'START OF MAINTENANCE' PERIOD.
- CONTRACTOR SHALL GUARANTEE SHRUBS FOR 6 MONTHS AND TREE AND PALM MATERIAL FOR 12 MONTHS (1 YEAR).
- LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PLACEMENT PRIOR TO INSTALLATION.
- NO TREES SHALL BE PLANTED CLOSER THAN 5' TO A BUILDING OR ROOF STRUCTURE. NO TREES SHALL BE PLANTED CLOSER THAN 5' TO PAVING OR FREESTANDING WALLS UNLESS DIRECTED BY THE LANDSCAPE ARCHITECT.
- TREES OR PALMS SHALL NOT BE PLANTED WHERE FUTURE GROWTH WILL OBVIOUSLY CONFLICT WITH ROOF OVERHANGS.
- NO SHRUBS OR TREES SHALL BE PLANTED THAT WILL CREATE A VISUAL OBSTRUCTION TO SIGHT LINE OF VEHICLE TRAFFIC.
- TREES OR PALMS PLANTED IN LANDSCAPE AREAS OF LESS THAN 5' IN WIDTH SHALL BE INSTALLED WITH APPROVED ROOT BARRIERS.
- ANY PLANTING SHOWN ON THE PLANS OR EXISTING IN THE FIELD THAT CONTRADICTS THESE CRITERIA IS TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR TO REMOVE OR RELOCATE PLANT MATERIAL.

MULCH NOTE:

ALL SHRUB AREAS	1" FOREST FLOOR BARK MULCH (3" THICK) AVAILABLE THROUGH AQUINAGA FERTILIZER CO. 786-9558 OR APPROVED EQUAL - SUBMIT SAMPLES TO L.A. FOR APPROVAL
-----------------	--

QUANTITIES NOTE:

CONTRACTOR TO NOTE THAT THE QUANTITIES ON LEGEND AND PLANT CALLOUTS HAVE BEEN PROVIDED FOR QUICK REFERENCE ONLY. IT IS RECOMMENDED THAT THE CONTRACTOR NOT RELY ON THE ACCURACY OF THESE QUANTITIES AND PROVIDE THEIR OWN PLANT MATERIAL COUNTS AT THE TIME OF PREPARING BID. ANY DISCREPANCY IN THE PLANT QUANTITIES AND SIZES SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.

TREE ROOT BARRIER NOTE:

--- ROOT BARRIERS ARE REQUIRED WHERE TREES ARE PLANTED LESS THAN FIVE (5) FEET OF SIDEWALK, WALLS, STRUCTURES, CURBS, PAVING, PUBLIC IMPROVEMENTS WITHIN R.O.W. (TYP.). WATER, SEWER, STORM DRAIN, ETC.

TREE PLACEMENT NOTE:

CONTRACTOR TO LOCATE ALL DRAINLINES IN FIELD PRIOR TO THE INSTALLATION OF TREES. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICT WITH TREE OR PALM LOCATIONS WITH STORM DRAIN LINES.

AGRONOMIC SOILS REPORT NOTE:

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING TWO (2) AGRONOMIC SOIL TESTS AND INSTALL PLANT MATERIAL PER REPORT and SOIL RECOMMENDATIONS. SOIL TEST LOCATIONS INCLUDE THE NORTH AND SOUTH CORNERS OF THE BUILDING. SEE LOCATIONS ON THE PLAN.

ROOT & CROWN PRUNING NOTE:

ALL PARKWAY TREES OR TREES WITHIN 5 FT. OF PAVING SURFACE TO RECEIVE YEARLY ASSESSMENT OF ROOT AND CROWN GROWTH & PRUNE AS NECESSARY TO AVOID DAMAGE OR UPLIFT TO PAVING SURFACES, PATIOS OR BUILDINGS.

TREE STAKING NOTE:

ALL TRISTANIA CONFERTA TO BE CENTER STAKED WITH (2) 20' LONG GALVANIZED METAL POLES NON-THREADED, PAINTED BLACK.
ALL TREES TO BE STAKED PER TREE STAKING DETAIL SEE DETAIL ON LP.5.
NO STAKING REQUIRED FOR MULTI-TRUNK TREES.

LINE-OF-SIGHT NOTE

LANDSCAPE ELEMENTS OVER 30" IN HEIGHT (INCLUDING PLANTING MEASURES AT MATURITY) ARE NOT ALLOWED AT STREET CORNERS WITHIN A TRIANGULAR ZONE DRAWN FROM 2 POINTS, 25' OUTWARD FROM BEGINNING OF CURVES AND END OF CURVES.

WUCOLS NOTE:

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08/21/25	CITY SUBMITTAL

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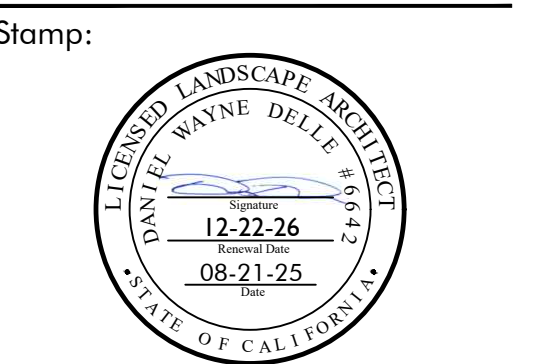
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#300
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Job No:

Drawn By: KJ

Checked By: DD, NS

Plan Date: 08/21/25

Scale: PER PLAN

Title:

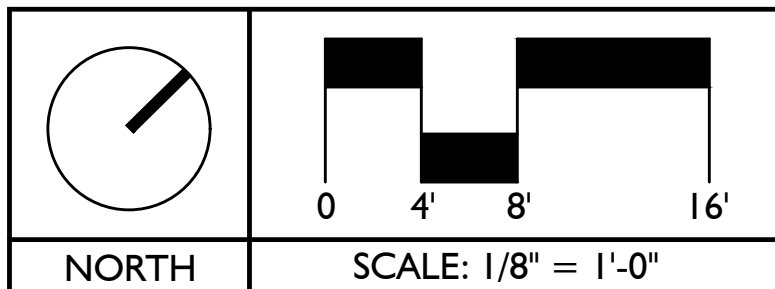
TREE PLAN - LEVEL 1

Sheet No.:

LP.1

Plan Status:

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REFERENCE NOTES: FOR GENERAL PLANTING NOTES SEE SHEET LP.1 FOR TREE PLAN - GROUND SEE SHEETS LP.1 FOR SHRUB PLAN - GROUND SEE SHEETS LP.2 FOR PLANTING PLAN - PODIUM SEE SHEET LP.3 FOR PLANTING PLAN - ROOF DECK SEE SHEET LP.4 FOR PLANTING DETAILS SEE SHEET LP.5 FOR PLANTING SPECIFICATIONS SEE SHEET LP.6
--

- ## GENERAL PLANTING NOTES:
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 2. LANDSCAPE ARCHITECT TO APPROVE ALL PLANT MATERIAL NOT LESS THAN 1 WEEK PRIOR TO ANTICIPATED DELIVERY DATE.
 3. CONTRACTOR SHALL REMOVE ALL GROWER STAKES, TAGS AND RIBBONS.
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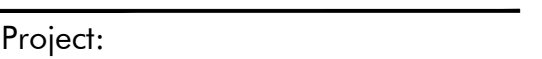
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Job No: _____
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 Checked By: DD, NS _____
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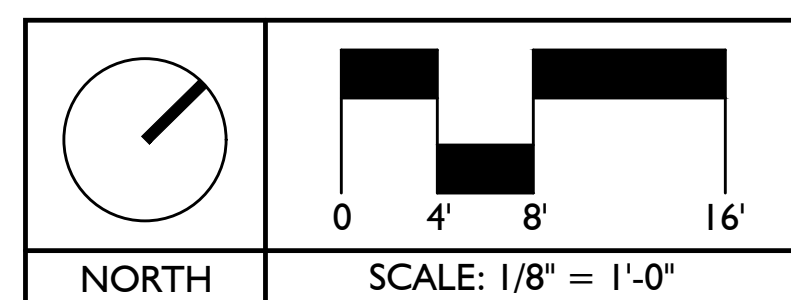
SHRUB PLAN - LEVEL 1

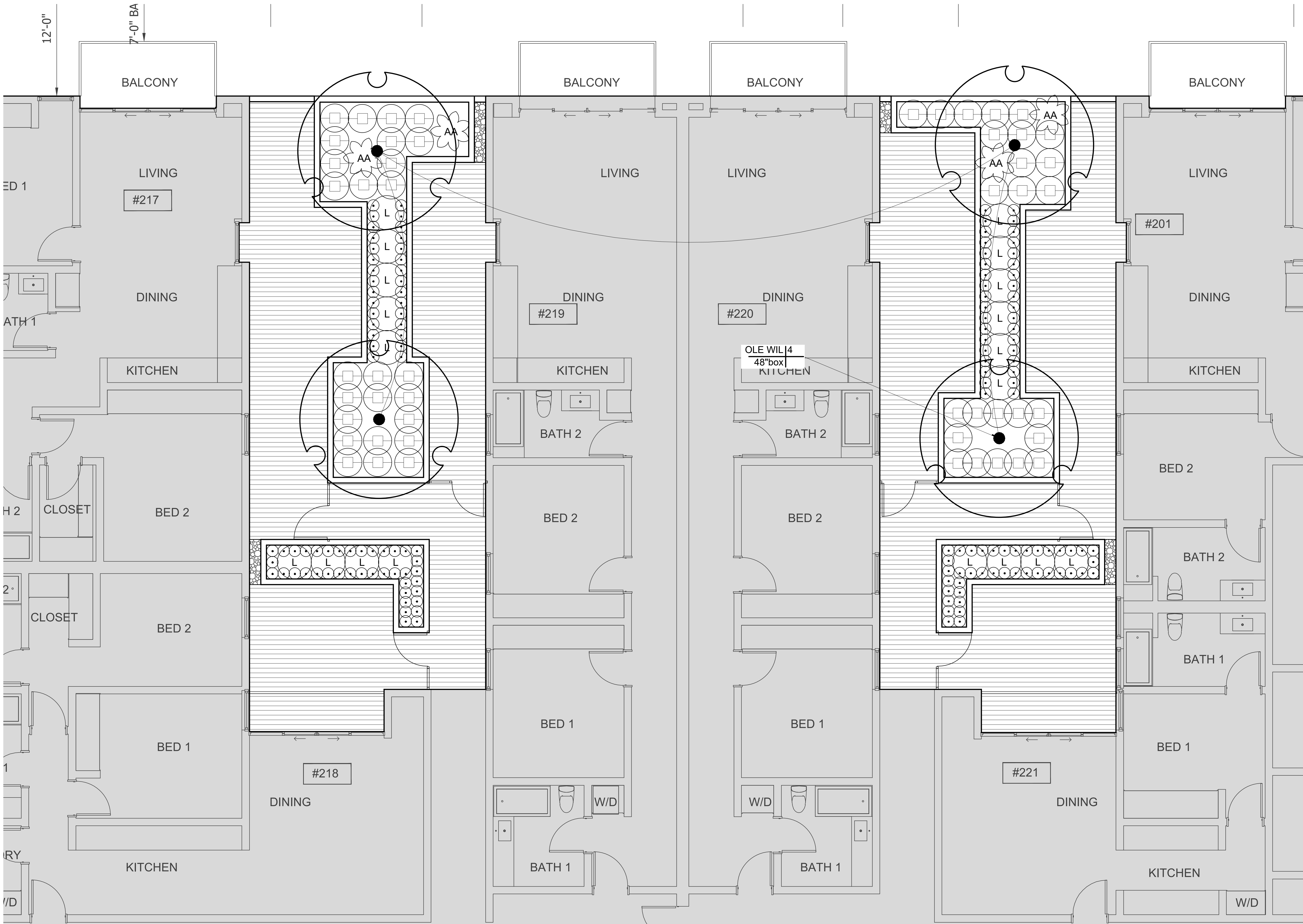
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LP.2

Plan Status:

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PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
TREES				
OLE WIL	OLEA EUROPAEA 'WILSONII' WILSON OLIVE	48"BOX	LOW	4
SYMBOL				
SHRUBS				
AA	AGAVE ATTENUATA FOXTAIL AGAVE	15 GAL	LOW	4
L	LAURUS NOBILIS SWEET BAY - COLUMN	15 GAL	LOW	19
	LOMANDRA LONGIFOLIA 'ARCTIC FROST' ARCTIC FROST RUSH	5 GAL	MEDIUM	51
	SENECIO SERPENS BLUE CHALKSTICKS	1 GAL	LOW	146

REFERENCE NOTES:

FOR GENERAL PLANTING NOTES SEE SHEET LP.1
FOR TREE PLAN - GROUND SEE SHEETS LP.1
FOR SHRUB PLAN - GROUND SEE SHEETS LP.2
FOR PLANTING PLAN - PODIUM SEE SHEET LP.3
FOR PLANTING PLAN - ROOF DECK SEE SHEET LP.4

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TREE STAKING NOTE:

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Revisions:

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Job No:

Drawn By: KJ

Checked By: DD, NS

Plan Date: 08/21/25

Scale: PER PLAN

Title:

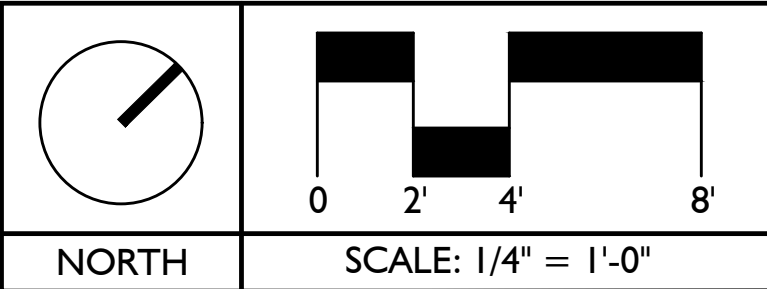
PLANTING PLAN -
LEVEL 2

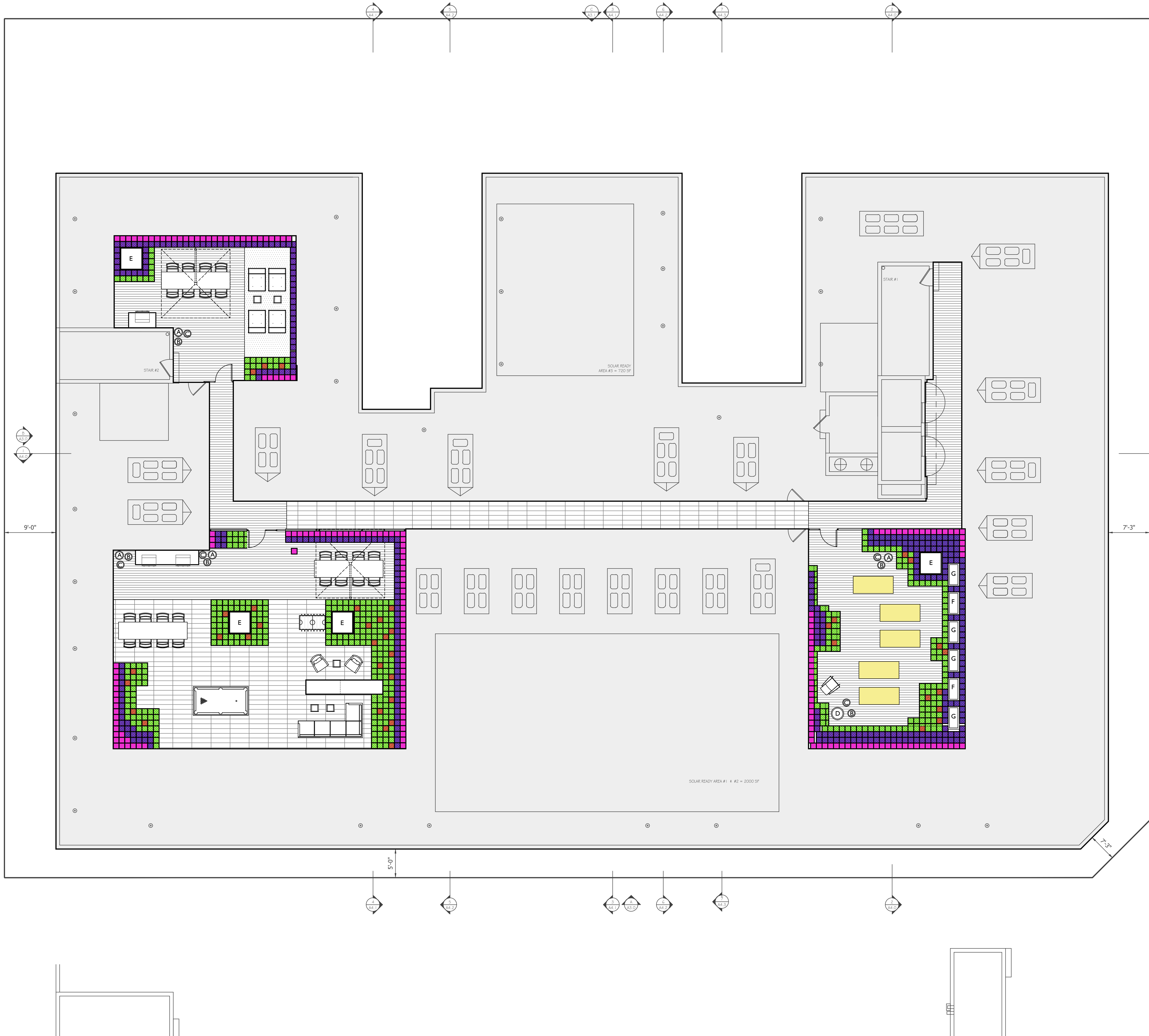
Sheet No.:

LP.3

Plan Status:

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REFERENCE NOTES:

FOR GENERAL PLANTING NOTES SEE SHEET LP.1
FOR TREE PLAN - GROUND SEE SHEETS LP.1
FOR SHRUB PLAN - GROUND SEE SHEETS LP.2
FOR PLANTING PLAN - PODIUM SEE SHEET LP.3
FOR PLANTING PLAN - ROOF DECK SEE SHEET LP.4
FOR PLANTING DETAILS SEE SHEET LP.5
FOR PLANTING SPECIFICATIONS SEE SHEET LP.6

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GREEN ROOF PLANTING SCHEDULE - LEVEL 6

SYMBOL	BOTANICAL NAME COMMON NAME	% OF TRAY	EXPECTED HEIGHT	WATER PER WUCOLS	LIVEROOF MODULE SYSTEM	QUANTITY OF TRAYS
	SEDUM MIX (LIGHT GREEN SHADES): - SEDUM REFLEXUM 'SPRING GREEN' - SEDUM REFLEXUM 'SEA MIST' - SEDUM 'MEXICANUM' 'LEMON BALL' NOTE: CAREFREE LAYOUT PER GROWER	100 %	4' - 6'	LOW	8" DEEP 12" SQ.	406
	LOMANDRA LONGIFOLIA ROMA 13' PLATINUM BEAUTY	100 %	24" - 30"	LOW	8" DEEP 12" SQ.	346
	AGAVE ATTENUATA RAY OF LIGHT RAY OF LIGHT AGAVE NOTE: ADD SEDUM MIX FOR BASE PLANTS (BLUE-GREEN SHADES. SEE SPECIES LIST HEREON)	100 %	24" - 30"	LOW	8" DEEP 12" SQ.	39
	OLEA EUROPAEA 'LITTLE OLLIE' LITTLE OLLIE NOTE: ADD SEDUM MIX FOR BASE PLANTS (LIGHT-GREEN SHADES. SEE SPECIES LIST HEREON)	100 %	36" - 42"	LOW	8" DEEP 12" SQ.	192

- NOTES:
1. PLANTING TRAYS TO BE CONTRACT GROWN BY CERTIFIED LIVEROOF GROWER.
 2. PLANTS REQUIRE 5-7 MONTHS OF GROWTH TO FILL TRAYS BEFORE INSTALLATION.
 3. CONTACT LIVEROOF REPRESENTATIVE FOR TRAY PLANING AND INSTALLATION.
 4. SEE SPECIFICATIONS LIVEROOF SPECIFICATIONS FOR INSTALLATION AND MAINTENANCE REQUIREMENTS.
 5. CONTRACTOR TO VERIFY QUANTITIES PRIOR TO PLACING ORDER.
 6. LIVEROOF REPRESENTATIVE:

TOM HAWKINS, LTD.
TOM@FLORASOURCELTD.COM

FLORASOURCE, LTD.
PH: 949.498.1131
F: 949.498.1131
940 CALLE AMANECER 'H'
SAN CLEMENTE, CA 92673

POT and PLANT SCHEDULE

REFER TO SHEET L.C.B FOR POTTERY IMAGES						
SYMBOL	QTY	IRRIGATION	DESCRIPTION	COLOR/FINISH	AVAILABLE FROM	PLANT MATERIAL (PER POT)
	4	SELF WATERING SYSTEM	RONCO 21/28"D x 21"H	BLACK	GREENFORM 310.331-1665	QTY 1 - 15 GAL. LEUCADENDRON 'SAFARI SUNSET'
	5	SELF WATERING SYSTEM	RONCO 17/23"D x 18"H	WHITE	GREENFORM 310.331-1665	QTY 1 - 15 GAL. - AGAVE VICTORIA REGINAE QTY 5 - 1 GAL. - SENECIO 'STRING OF PEARLS'
	5	SELF WATERING SYSTEM	RONCO 17/23"D x 18"H	WHITE	GREENFORM 310.331-1665	QTY 1 - 15 GAL. - CHONDROPETALUM TECTORUM QTY 5 - 1 GAL. - SENECIO SERPENS
	1	SELF WATERING SYSTEM	KYOTO 28"D x 21"H	WHITE	GREENFORM 310.331-1665	QTY 1 - 24" BOX - DRACAENA DRACO QTY 8 - 1 GAL. - SENECIO 'STRING OF PEARLS'
	4	SELF WATERING SYSTEM	STANDARD SQUARE SQ4848	WHITE	OLD TOWN FIBERGLASS	QTY 1 - 36" BOX - OLEA EUROPAEA 'SWAN HILL' QTY 6 - 5 GAL. - LOMANDRA LONGIFOLIA 'BREEZE'
	2	SELF WATERING SYSTEM	STANDARD RECTANGLE RL482430	BLACK	OLD TOWN FIBERGLASS	QTY 2 - 15 GAL. - LAURUS NOBILIS (COLUMNS) QTY 8 - 1 GAL. DIANELLA 'LITTLE REV'
	4	SELF WATERING SYSTEM	STANDARD RECTANGLE RL482430	BLACK	OLD TOWN FIBERGLASS	QTY 2 - 15 GAL. PEDILANTHUS MACROCARPUS QTY 4 - 1 GAL. SENECIO SERPENS QTY 4 - 1 GAL. ASSORTED ECHEVERIA

- NOTES:
1. POTS TO RECEIVE SELF WATERING SYSTEM AVAILABLE FROM OASIS RESERVOIR IRRIGATION SOLUTIONS OR EQUAL. OASIS SUB IRRIGATION RESERVOIRS SIZES VARY PER PLANTER POT SIZE. COORDINATE WITH MANUFACTURE WHEN ORDERING.
 2. ALL RESERVOIRS TO INCLUDE BLACK FILL PIPE AND CAP + ADDITIONAL SIPHON BLACK PIPE AND CAP FOR MAINTENANCE.
 3. INSTALL SUB IRRIGATION RESERVOIRS PER MANUFACTURES SPECIFICATIONS - SEE PLANTING DETAILS
 4. ALL POTS TO RECEIVE 2" THICK 3/4" - 1" NORTHERN SALT & PEPPER COBBLE OR APPROVED EQUIVALENT MEDIA FOR TOP OF POT.
 5. ALL POTS TO RECEIVE TRADITIONAL CONTAINER MIX/ POTTING SOIL AVAILABLE THRU EARTHWORKS OR AGUINAGA GREEN. SUBMIT SAMPLE FOR APPROVAL
 5. ALLOW 8-12 WEEK LEAD TIME ON POTTERY

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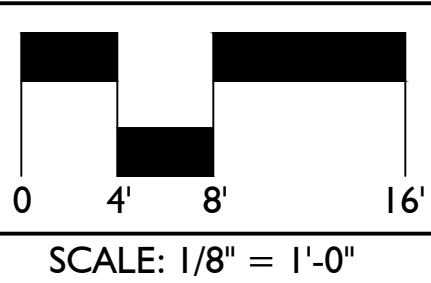
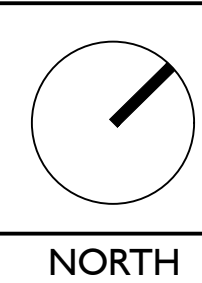
PLANTING PLAN - ROOF DECK

Sheet No.:

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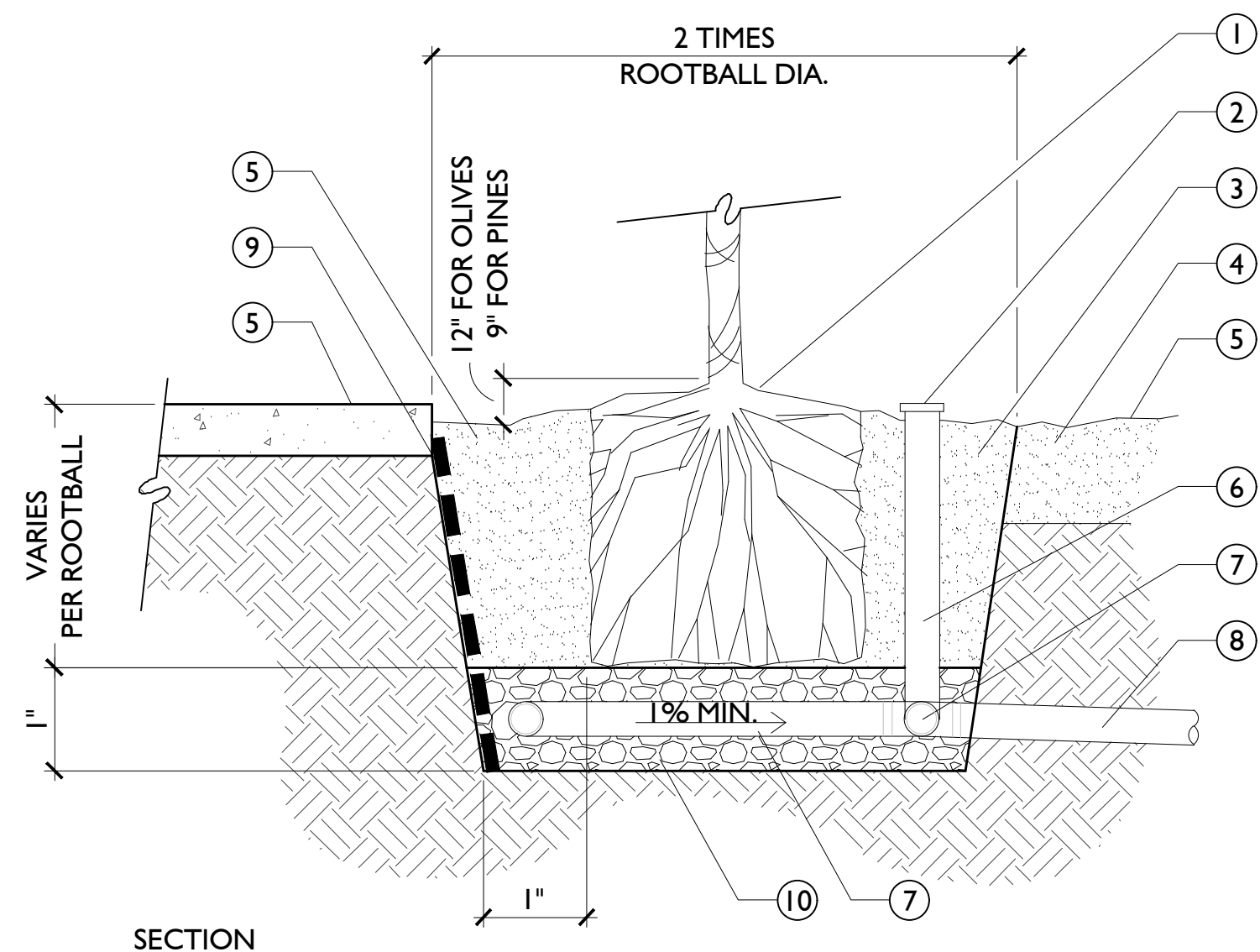
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- A. SEE CIVIL ENGINEERING PLANS FOR STORM DRAIN CONNECTION AND INVERT. VERIFY INVERT AND ROOTBALL DEPTH PRIOR TO INSTALLATION.
- B. PLANTING PIT SHALL BE TAPERED AND SCARIFIED.
- C. ALL PLANTING BACKFILL SHALL BE HOMOGENEOUSLY BLENDED PER THE SPECIFICATIONS AND AGRONOMIC SOILS REPORT
- D. NO STYRENE PRODUCTS WILL BE ACCEPTED FOR DRAIN PIPES.
- E. BOTTOM OF PLANTING BOXES SHALL BE REMOVED FROM TREES 60" BOX AND SMALLER.
- F. IRRIGATION SHALL BE HELD BACK 1'-0" MIN. FROM THE ROOT COLLAR. INSTALL (4) IRRIGATION HEADS FOR 60" BOX OR LARGER AND (6) HEADS FOR 120" BOX OR LARGER
- G. ONE WEEK AFTER INSTALLATION APPLY SPECIES APPROPRIATE "MYCO DRENCH" FROM TRI-C ENTERPRISES TO ALL SPECIMEN TREE ROOTBALLS AND BACKFILL MIX

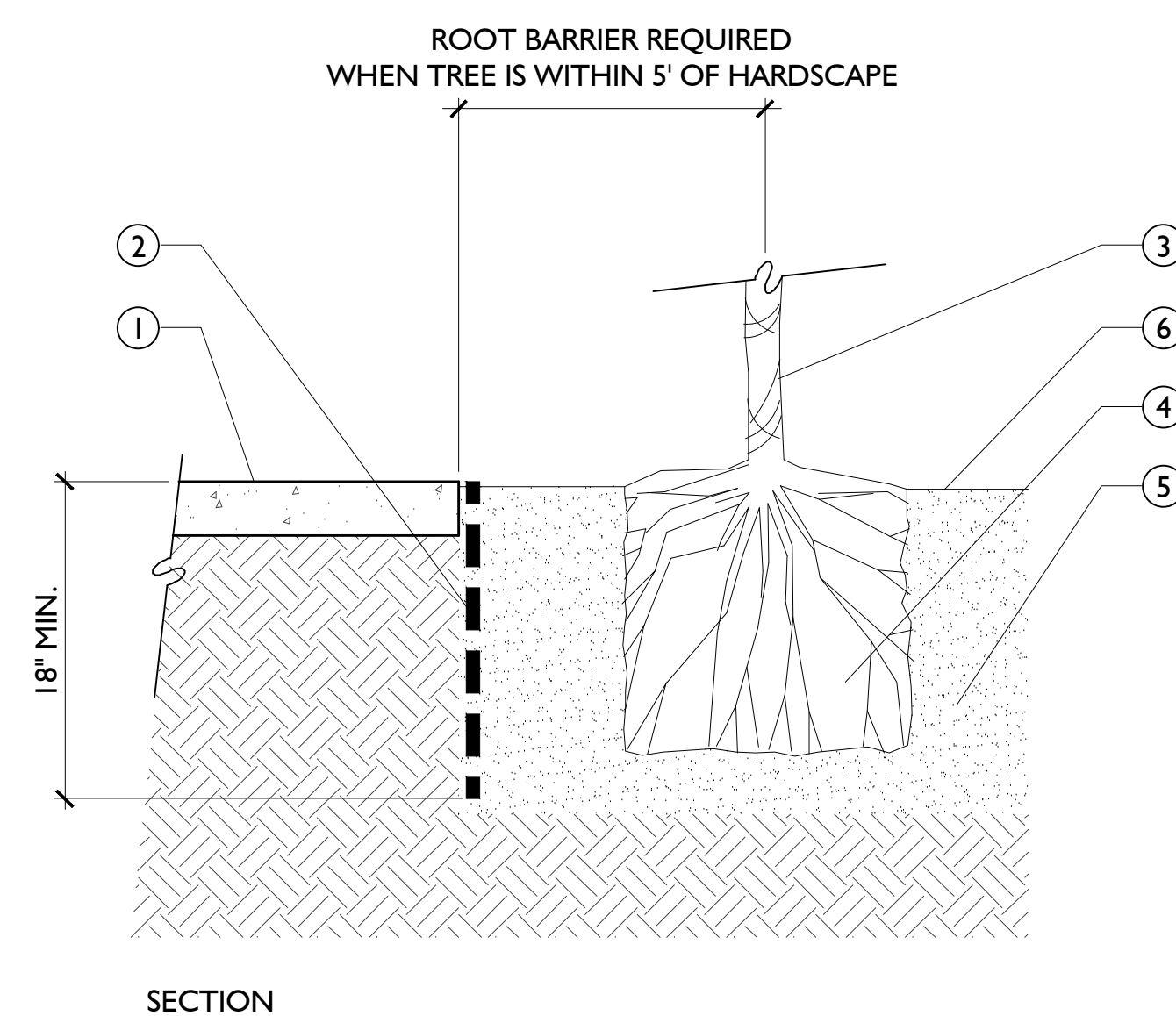
1. SPECIMEN TREE ROOTBALL CROWN
-REFER TO PLANTING PLAN FOR TYPE AND
SIZE
2. 4" DIA. BLACK SNAP END CAP 2" ABOVE
FINISH GRADE
3. PLANT BACKFILL MIX PER PLANTING
SPECIFICATIONS
4. AMENDED PLANTING AREA PER
AGRONOMIC SOILS REPORT
5. FINISH GRADE/SURFACE
6. 4" DIA. SOLID SDR-35 INSPECTION PIPE
EXTEND VERTICALLY ABOVE FINISH
GRADE
7. 4" DIA. PERFORATED SDR-35 DRAIN PIPE.
PERFORATED HOLES TO BE FACING DOWN
8. 4" DIA. SOLID SDR-35 DRAIN PIPE TO
STORM DRAIN (IF STORM DRAIN SYSTEM
PERMITS)
9. ROOT BARRIER WHERE HARDSCAPE IS LESS
THAN 5 FEET AWAY FROM ROOTBALL
-REFER TO
10. COMPACTED 3/4" DIA. WASHED GRAVEL
WRAPPED IN MIRAFIX 140 NC FILTER FABRIC
-OVERLAP A MIN. OF 6"



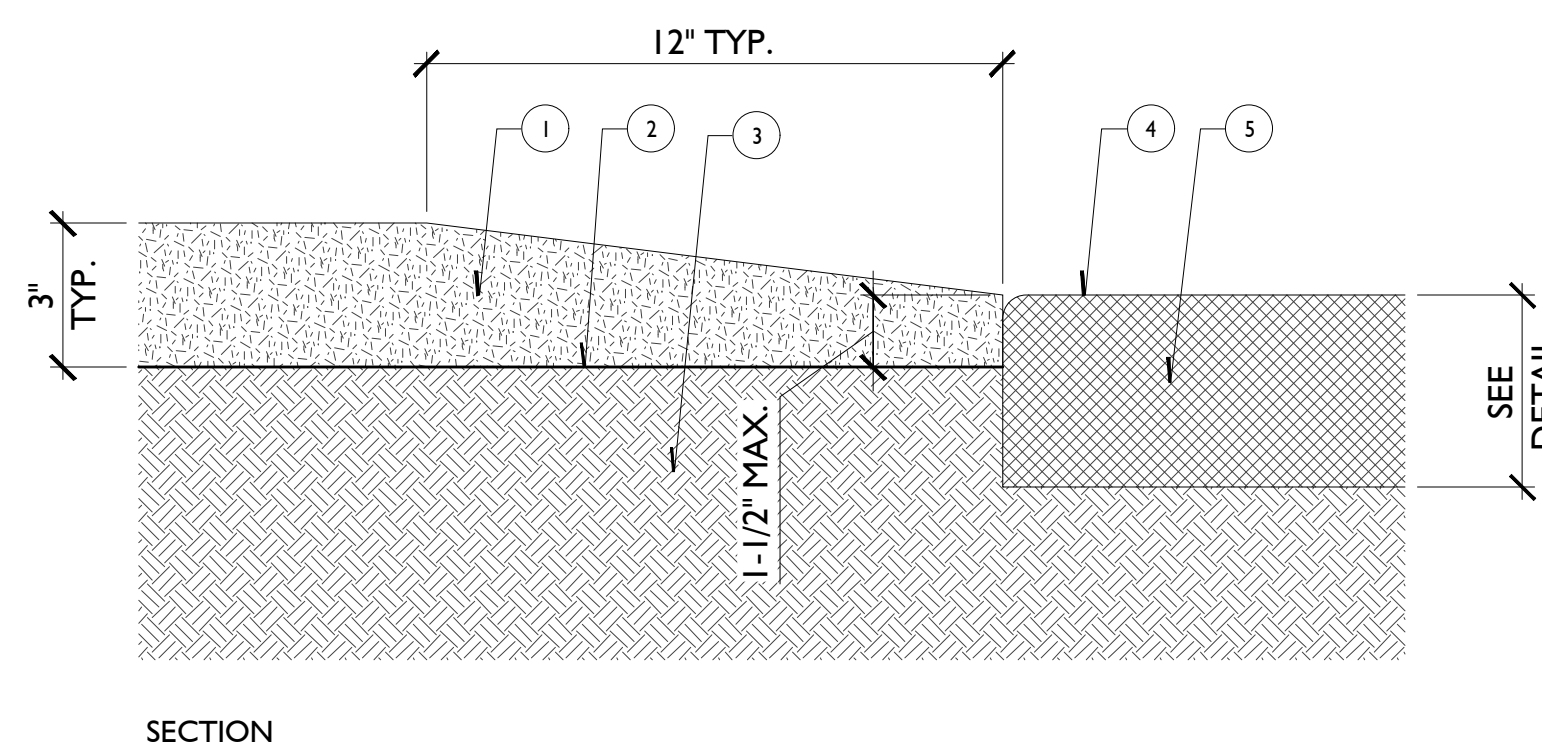
(F) SPECIMEN TREE PLANTING with Scale: N.T.S.
DRAINAGE and INSPECTION TUBE

A. RESERVOIR WATER LEVEL TO BE MONITORED EVERY 2-3 WEEKS FOR CONTINUING MAINTENANCE

G PLANTER POTTERY WITH SELF WATER RESERVOIR



1. 3" THICK MULCH PER PLAN
2. FINISH GRADE PER CIVIL
3. PLANTING AREA SOIL
4. FINISH SURFACE PER CIVIL
5. ADJ. PAVING PER PLAN. SEE SEPARATE DETAIL FOR ASSEMBLY



Scale: N.T.S.

1. ADJACENT HARDSCAPE/PAVING per PLAN
2. ROOT BARRIER. INSTALL per MANUFACTURER'S RECOMMENDATIONS
3. TREE TRUNK
4. ROOTBALL
5. SUBGRADE per SOILS REPORT
6. FINISH GRADE

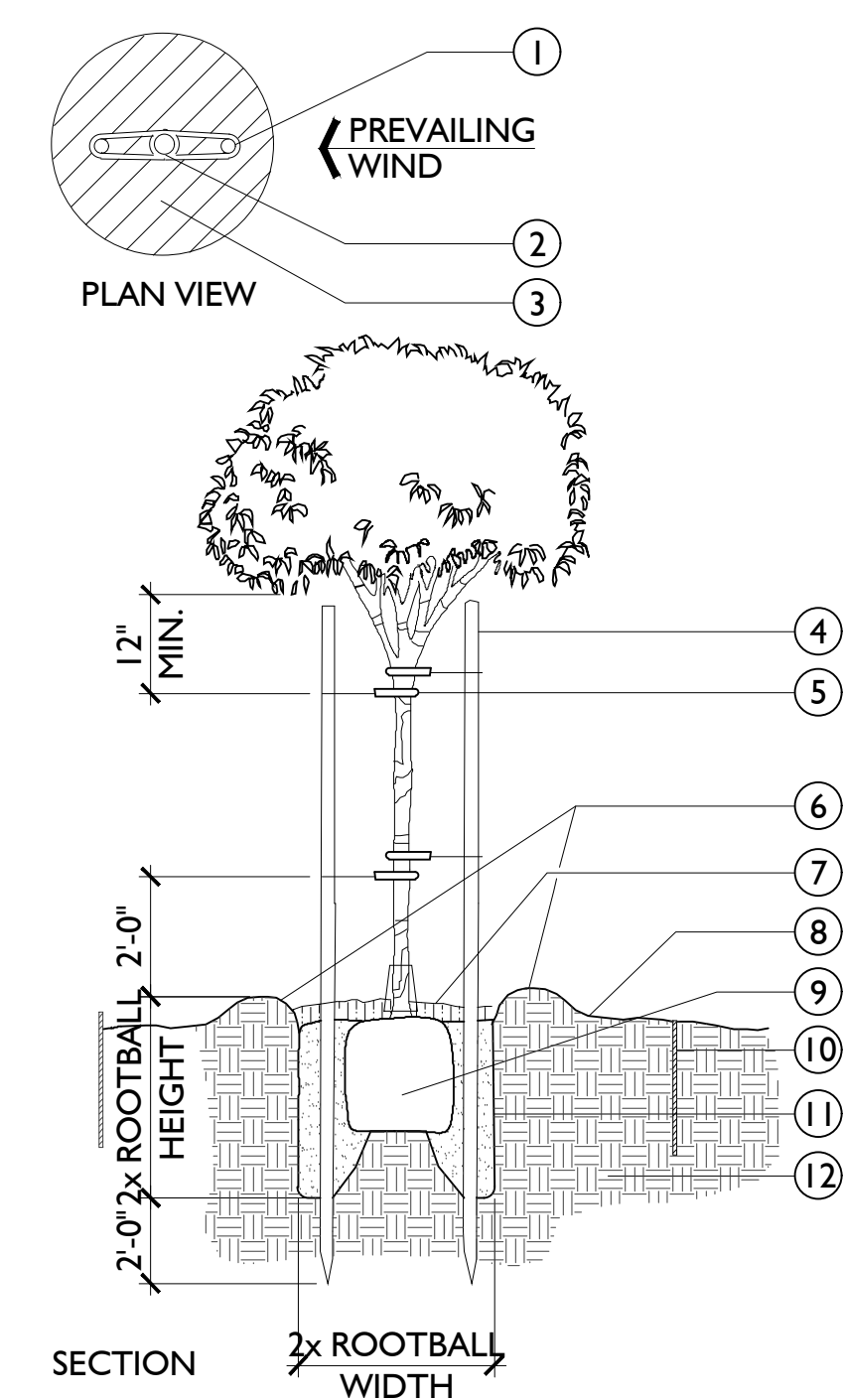


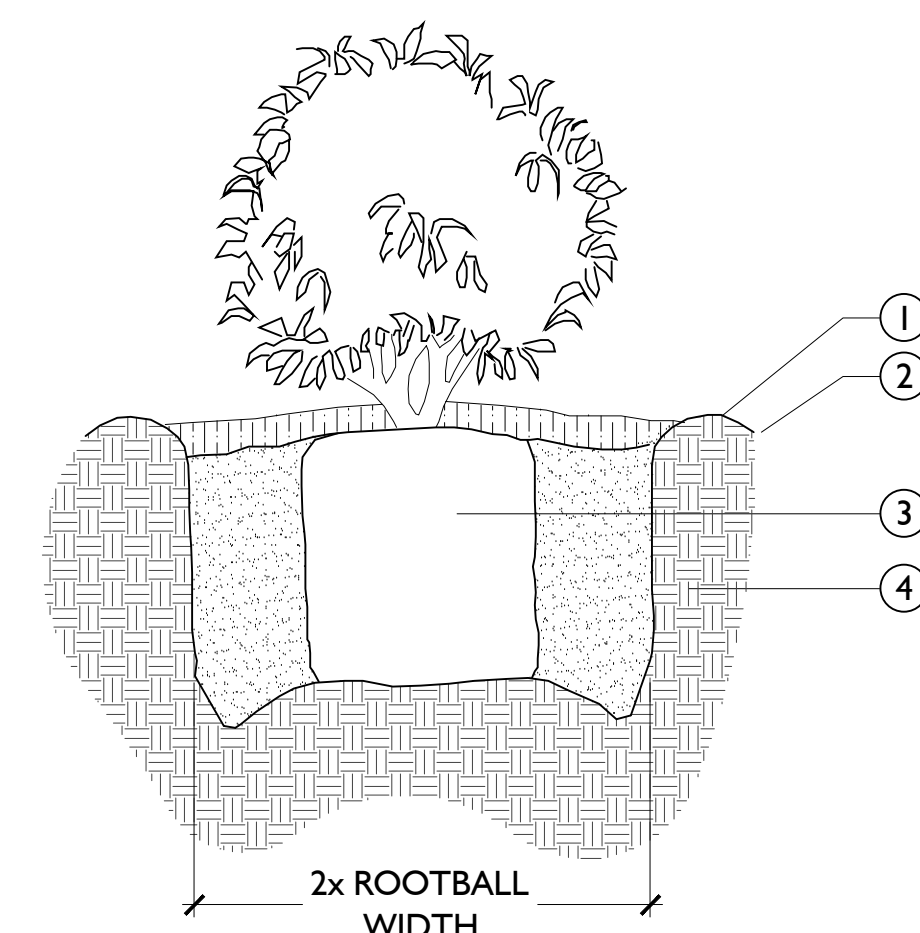
Diagram illustrating the internal structure of a tree trunk cross-section, showing the relationship between the trunk diameter and the root ball diameter. The diagram includes the following labels and dimensions:

- 6" MIN. 12" MAX.**: Vertical dimension indicating the minimum and maximum height of the trunk section shown.
- EQ.**: Vertical dimension indicating the height of the trunk section above the root ball.
- 6" OFFSET at TRUNK**: Dimension indicating the offset of the trunk from the center of the root ball.
- POST CAP**: Label pointing to the top of the trunk section.
- 1, 2, 10, 5, 3, 4, 8, 9, 6, 7**: Numbered labels indicating specific measurement points or sections within the trunk and root ball.
- 2 TIMES ROOTBALL**: Dimension indicating the diameter of the root ball, which is twice the diameter of the trunk.
- SECTION**: Label indicating the cross-section of the trunk.
- PL**: Label indicating the planting area.

(B)	VERTICAL TREE PLANTING & STAKING	N.T.S.
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- A. PLANT HOLE SHALL BE LARGER if NECESSARY to PERMIT HANDLING and PLANTING without INJURY or BREAKAGE of the ROOT BALL and ROOT SYSTEM
- B. PLANT HOLE SIZE SHALL BE TWICE THE CONTAINER DIAMETER
- C. PLANT with NITROLIZED WOOD SHAVINGS

1. WATER BASIN FORMED BY 3" HIGH BERM
2. FINISH GRADE (ROOT BALL 1/2" ABOVE FINISH GRADE AFTER SETTLEMENT
3. ROOTBALL
4. BACKFILL MIX SHALL CONSIST OF 75% NATIVE SOIL, 25% TYPE I SOIL AMENDMENT



Scale: N.T.S.

1. TREE STAKES (2 PER TREE)
2. TREE TRUNK
3. 3" MIN. DEPTH MULCH
4. LODGE POLE PINE TREE STAKES
5. TREATED W/ COPPER NAPHTHATE. 2" CUT OFF BELOW CANOPY
6. RUBBERNYL VINYL CHIN CH OR APPROVED EQUAL NAILED TO STAKE. LOCATE AT DEFLECTION POINT (4 PER TREE)
7. TEMPORARY WATER BASIN BERM REMOVE PRIOR TO HYDROSEEDING OR SODDING
8. MULCH (3" MINIMUM DEPTH)
9. FINISH GRADE
10. ROOT BALL
11. 18" x 6'-0" ROOT BARRIER INSTALL AT ALL TREES PLANTED 5' FROM WALLS, HARDSCAPE, ETC. MANUFACTURER BY CENTURY ROOT BARRIERS (800) 480-8084
12. AMENDED BACKFILL
13. SUB-GRADE

- A. TOP OF STAKES SHALL NOT COME IN CONTACT W/ BRANCHES.
- B. REFER TO SPECIFICATIONS FOR MULCH, PLANT PIT AND AMENDMENT REQUIREMENTS
- C. ALL TREES PLANTED IN TURF SHALL RECEIVE PLASTIC ARBOR GUARDS
- D. ALL TRISTANIA CONFERTA TO BE CENTER STAKED WITH (1) 20' LONG GALVANIZED METAL POLE NON-THREADED, PAINTED BLACK. NO STAKING REQUIRED FOR MULTI-TRUNK TREES, STRELITZIA NICOLAI, DRACAENA DRACO, AND PALM TREES.

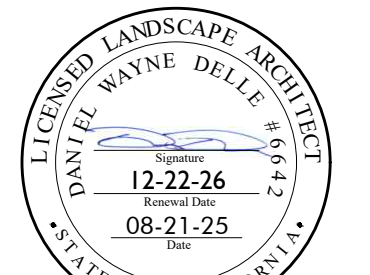
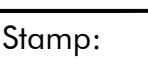
Revisions:		



12124 W. PACIFIC AVE.
LOS ANGELES, CA
90066

Client:

10000 W. REGENT ST.
#300
LOS ANGELES, CA
90066



Job No:

Drawn By: KJ

Checked By: DD, NS

Plan Date: 08/21/25

Scale: PER PLAN

Title:

LANTING DETAILS

Sheet No.:

P.5

Plan Status:

CITY SUBMITTAL

A. GENERAL NOTES

1.

BIDDING: IT SHALL BE THE OWNER'S RESPONSIBILITY IN INVITING AND OBTAINING BIDS, SETTING ITS PROVISIONS AND INSTRUCTIONS TO BIDDERS, SECURING THEIR BONDS AND WORKERS COMPENSATION INSURANCE CERTIFICATES, ETC. TO FULLY ENSURE THE QUALITY AND TIMELY COMPLETION OF THE PROJECT.
2.

SCOPE OF WORK: CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY TO FURNISH AND INSTALL A COMPLETE ALL LANDSCAPING PER THE DRAWINGS AND SPECIFIED WITHIN.
3.

PLAN VERIFICATION: THESE DOCUMENTS MAY CONTAIN ERRORS, OMISSIONS, CONTRADICTIONS, ETC.. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS THOROUGHLY AND SHALL NOTIFY THE LANDSCAPE ARCHITECT AND OWNER IMMEDIATELY UPON ANY SUCH DISCOVERY OF DISCREPANCY. GOVERNING CODES SHALL THEN APPLY.
4.

LICENSE: THE CONTRACTOR SHALL BE A C-27 CALIFORNIA STATE LICENSED LANDSCAPE CONTRACTOR.
5.

ORDINANCES AND REGULATIONS: ALL LANDSCAPE PLANTING WITHIN THESE DRAWINGS AND SPECIFICATIONS SHALL CONFORM TO ALL APPLICABLE GOVERNING CODES AND ORDINANCES (LOCAL, COUNTY & STATE).
6.

PERMITS AND INSPECTIONS: THE CONTRACTOR SHALL OBTAIN, COORDINATE AND PAY FOR ALL PERMITS, FEES AND AGENCY INSPECTIONS AS REQUIRED.
7.

FIELD VERIFICATION: CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE NOTIFIED IMMEDIATELY UPON ANY DISCOVERY OF DISCREPANCIES. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE LANDSCAPE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
8.

LIABLE FOR ENCROACHMENT: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ENCROACHMENT ONTO ADJACENT PROPERTY, RIGHT-OF-WAYS, EASEMENTS, SET-BACKS OR ANY OTHER LEGAL PROPERTY RESTRICTIONS EITHER MARKED OR UNMARKED.
9.

METHODS OF CONSTRUCTION: THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS, MEANS, SEQUENCES, PROCEDURES AND TECHNIQUES. THE LANDSCAPE ARCHITECTURAL FIRM IS NOT LIABLE FOR CONSTRUCTION METHODS.
10.

SAFETY: THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS DURING CONSTRUCTION.
11.

UTILITIES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, ELECTRICAL CABLES, CONDUITS, AND IRRIGATION LINES PRIOR TO ANY CONSTRUCTION, SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DAMAGE SUCH IMPROVEMENTS.
12.

INSURANCE: THE CONTRACTOR SHALL OBTAIN (AND KEEP IN FORCE DURING THE PERIOD OF THE CONTRACT) PUBLIC LIABILITY, WORKMAN'S COMPENSATION AND PROPERTY DAMAGE INSURANCE, AS REQUIRED BY ALL APPLICABLE CODES AND REGULATIONS.
13.

LIABLE FOR DAMAGE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY ITS OPERATIONS TO UTILITIES, EXISTING PLANTING, CONSTRUCTION, PERSONS, PROPERTY, ETC., AND SHALL PROVIDE PROTECTIVE MEANS TO GUARD AGAINST DAMAGE.
14.

COORDINATION: CONTRACTOR SHALL COORDINATE ALL LANDSCAPE CONSTRUCTION WITH APPROPRIATE TRADES THROUGH THE OWNER BEFORE STARTING WORK.
15.

PLANTING PLANS: THE PLANTING PLANS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS DURING INSTALLATION TO AVOID CONFLICTS BETWEEN, EXISTING IRRIGATION, EXISTING PLANTING, ARCHITECTURAL FEATURES AND UTILITIES.
16.

DIMENSIONS: ALL SCALE DIMENSIONS ARE APPROXIMATE. WRITTEN DIMENSIONS ON DETAILS AND PLANS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
17.

PLANTING NOTES: SEE GENERAL NOTES ON THE DRAWINGS FOR ADDITIONAL WORK REQUIRED, BUT NOT SPECIFICALLY MENTIONED IN THESE SPECIFICATIONS. ALL WORK CALLED FOR ON THE DRAWINGS BY NOTES SHALL BE FURNISHED AND INSTALLED WHETHER OR NOT SPECIFICALLY MENTIONED IN THE SPECIFICATIONS AND/OR DETAILS.
18.

MATERIALS: ALL MATERIALS AND EQUIPMENT SPECIFIED IN THESE DRAWINGS SHALL BE NEW AND IN PERFECT CONDITION OR THE BEST GRADE OF THEIR RESPECTIVE KINDS WHERE INSTALLED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
19.

SUBSTITUTIONS: DESIGN, MATERIAL, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED OR INDICATED ON DRAWINGS MAY BE CONSIDERED FOR USE. WRITTEN APPROVAL FOR SUBSTITUTIONS SHALL BE OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT. ALL SUBSTITUTIONS SHALL CONFORM TO LOCAL CODES AND ORDINANCES. ANY EQUIPMENT OR MATERIALS INSTALLED WITHOUT APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT MAY BE REJECTED AND REMOVED AT CONTRACTOR'S EXPENSE.
20.

NOTICE OF COMPLETION: THE COMPLETION OF THE CONTRACT SHALL BE ACCEPTED, AND NOTICE OF COMPLETION RECORDED ONLY WHEN THE ENTIRE CONTRACT IS COMPLETED TO THE SATISFACTION OF THE OWNERS AUTHORIZED REPRESENTATIVE.
21.

SITE MAINTENANCE: CONTRACTOR SHALL KEEP THE PROJECT SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS. ALL DEBRIS SHALL BE REMOVED FROM SITE PER LOCAL CODE AND ORDINANCES.
22.

MAINTENANCE INSTRUCTIONS: AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL INSTRUCT THE OWNERS AUTHORIZED REPRESENTATIVE ON HOW TO PROPERLY MAINTAIN AND CARE FOR LANDSCAPE PLANTINGS.

23.

GUARANTEE: THE ENTIRE LANDSCAPE INCLUDING ALL WORK DONE UNDER THIS CONTRACT, SHALL BE GUARANTEED AGAINST ALL DEFECTS AND FAULT OF MATERIAL AND WORKMANSHIP, AND SHALL BE IN PERFECT WORKING ORDER FOR 90 DAYS FROM DATE OF COMPLETION BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER. TREES SHALL BE GUARANTEED FOR ONE (1) YEAR. ALL MATERIALS USED SHALL CARRY A MANUFACTURER'S GUARANTEE OF MINIMUM ONE (1) YEAR. ANY SETTLING OF TREE/SHRUB WELLS WHICH MAY OCCUR DURING THE 90 DAY PERIOD FINAL ACCEPTANCE SHALL BE REPAIRED TO THE OWNERS SATISFACTION BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER INCLUDING THE COMPLETE RESTORATION OF ALL DAMAGED PLANTING, PAVING OR OTHER IMPROVEMENTS OF ANY KIND.

B. FIELD OBSERVATIONS

1.

REQUIRED FIELD OBSERVATION WORK: THESE PLANS WERE PREPARED WITH THE UNDERSTANDING THAT THE OWNER OF SAID PLANS WILL USE MJS DESIGN GROUP TO PROVIDE FULL CONTRACT SERVICES INCLUDING FIELD OBSERVATION SERVICES DURING CONSTRUCTION. FAILURE TO USE MJS DESIGN GROUP TO PROVIDE THESE SERVICES WILL COMPLETE THE FIELD OBSERVATION SERVICES SET FORTH HEREIN WILL SIGNIFICANTLY INCREASE THE MISINTERPRETATION OF THE INTENT OF THE DESIGN. ANY UNAUTHORIZED MODIFICATIONS THERETO, AND FAILURE TO DETECT ERRORS AND OMISSIONS IN THE PLANS AND SPECIFICATIONS CAN BECOME COSTLY MISTAKES BUILT INTO THE PROJECT. THEREFORE, IN THE EVENT THAT PROFESSIONAL DESIGN ASSOCIATES IS OTHERWISE PRECLUDED FROM COMPLETING THE FIELD OBSERVATION SERVICES SET FORTH HEREIN, THE OWNER, OR SUBSEQUENT OWNER (INDIVIDUALS OR CORPORATIONS WHO HAVE PURCHASED THESE PLANS WITH THE PROJECT), AGREES TO HOLD HARMLESS, INDEMNIFY, AND DEFEND MJS DESIGN GROUP AND THEIR CONSULTANTS FROM AND AGAINST ANY AND ALL CLAIMS.
2.

FIELD OBSERVATION COORDINATION: THE FOLLOWING OBSERVATIONS SHALL BE INITIATED BY THE CONTRACTOR AND COORDINATED THROUGH THE OWNER (JOB SUPERINTENDENT). THE CONTRACTOR SHALL NOTIFY THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT NOT LESS THAN FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY OBSERVATION. CONTINUED WORK WITHOUT OBSERVATION OF ANY REQUIRED CHANGES OR MODIFICATIONS TO BE AT THE CONTRACTOR'S EXPENSE. THE OWNER (JOB SUPERINTENDENT) SHALL INFORM THE LANDSCAPE ARCHITECT AS TO THE PURPOSE AND TIME OF THE OBSERVATION FORTY-EIGHT (48) HOURS IN ADVANCE.
3.

CLOSING OF NOT INSPECTED WORK: THE CONTRACTOR SHALL NOT ALLOW NOR CAUSE ANY OF THE WORK TO BE COVERED OR ENCLOSED UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED BY THE CONSULTING ENGINEER OR AUTHORIZED REPRESENTATIVE AND/OR GOVERNMENTAL AUTHORITY HAVING JURISDICTION OVER THE WORK. SHOULD ANY OF THE WORK BE ENCLOSED OR COVERED BEFORE SUCH INSPECTION AND TEST, HE SHALL UNCOVER HIS WORK AT HIS OWN EXPENSE. AFTER IT HAS BEEN INSPECTED, TESTED AND APPROVED, THE CONTRACTOR SHALL MAKE ALL REPAIRS NECESSARY TO THE OWNER'S SATISFACTION.
4.

JOB SITE MEETINGS AND REQUIRED INSPECTIONS:

A. PRE-JOB MEETING ON SITE - PRIOR TO COMMENCEMENT OF WORK

B. DURING SOIL PREPARATION

C. AT COMPLETION OF SOIL PREPARATION

D. COMPLETION OF WEED CONTROL

E. PLANT MATERIAL INSPECTION

F. GRADING CHECK PRIOR TO GROUND COVER

G. PROGRESS/INSTALLATION INSPECTION

H. COMPLETION OF PLANTING

I. 30, 60, & 90-DAY MAINTENANCE INSPECTIONS
5.

COMPLETION: WORK SHALL BE COMPLETED UPON FINAL APPROVAL BY OWNER AND LANDSCAPE ARCHITECT. A FINAL INSPECTION SHALL BE HELD UPON THE COMPLETION OF THE WORK PROVIDING THE CONTRACTOR HAS COMPLETED THE INSTALLATION OF ALL PHASES OF THE CONTRACT AND CONFORMED TO ALL REQUIREMENTS OF THESE SPECIFICATIONS.

9.

ROOT BARRIERS: CONTRACTOR SHALL INSTALL APPROVED ROOT BARRIERS ON ALL TREES WITHIN FIVE (5) FEET OF HARDSCAPE, STRUCTURES, ETC.
10.

SOD: SOD VARIETY SHALL BE PER PLANS. SOD SHALL BE SUPPLIED BY PACIFIC SOD OR APPROVED EQUAL, PURCHASED FROM A RECOGNIZED TURF NURSERY, FIRST QUALITY, FRESH AND CLEAN.
11.

AGRIFORM PLANTING TABLETS: SHALL BE 20-10-5 ANALYSIS PROLONGED RELEASE NITROGEN. 1 PER 1 GALLON, 2 PER 5 GALLON, 4 PER 15 GALLON, AND 6 PER BOX FOR SPECIMENS LARGER THAN 15 GALLON OR PER DRAWINGS.
12.

COMMERCIAL FERTILIZER: SHALL BEAR THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS ND SHALL BE CONTROLLED RELEASE TYPE FERTILIZER WITH THE FOLLOWING MINIMUM REQUIREMENTS:

16% NITROGEN - 7% PHOSPHORIC ACID - 12% POTASH (+ IRON)
13.

REDWOOD SHAVINGS: SHALL BE PURE REDWOOD SAWDUST AND SHAVINGS OR NITROGEN FORTIFIED FIR RESULTING FROM MILLING OPERATIONS AND SHALL NOT CONTAIN STICKS, BLOCKS OF WOOD, OR OTHER FOREIGN MATTER. SOURCES OF SHAVINGS SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
14.

SOIL SULFUR: STANDARD COMMERCIAL BRAND, GUARANTEED ANALYSIS OF 99% SULFUR (EXPRESSED AS ELEMENTAL) SUPPLIED IN UNOPENED BAGS WITH ANALYSIS ATTACHED.
15.

BONE MEAL: SHALL BE FINE GROUND, STEAMED, DRY MATERIAL WITH A MINIMUM ANALYSIS OF 1% NITROGEN - 30% PHOSPHORIC ACID - 69.5% UNDLIUTED BONE.
16.

SAMPLES: SAMPLES OF REDWOOD SHAVINGS, STEER MANURE, FERTILIZER AND SEED SHALL BE SUBMITTED FOR APPROVAL AND SHALL BE STORED ON THE SITE UNTIL FURNISHING OF MATERIALS IS COMPLETED.
17.

CERTIFICATES: CERTIFICATES FOR EACH DELIVERY OF BULK MATERIAL SHALL BE FURNISHED TO THE LANDSCAPE ARCHITECT BY THE CONTRACTOR. CERTIFICATES SHALL STATE THE SOURCE, QUANTITY AND TYPE OF MATERIAL AND DATE AND ADDRESS OF THE LOCATIONS IT WAS DELIVERED TO.

D. LANDSCAPE GRADING NOTES

1.

SITE PREPARATION: THE CONTRACTOR SHALL REMOVE ALL WEEDS, ROCKS, DEBRIS, AND OTHER EXTRANEOUS MATERIALS FROM THE JOB SITE PRIOR TO PROCEEDING WITH ANY WORK.
2.

SOIL PREPARATION: ALL SOIL PREPARATION SHALL BE INSTALLED AS PER THE SOIL AGRONOMY REPORT TO BE PROVIDED AND PAID FOR BY THE OWNER. SOILS REPORT SHALL CONTAIN FULL SOIL AMENDMENT RECOMMENDATIONS. THE REPORT SHALL BE IMMEDIATELY FORWARDED TO THE LANDSCAPE ARCHITECT UPON COMPLETION.
3.

SOIL AMENDMENTS: THE SOIL AMENDMENTS SPECIFIED ARE FOR BIDDING PURPOSES ONLY. THE OWNER SHALL PROVIDE FOR A SOILS AGRONOMY REPORT FROM AN APPROVED SOILS LABORATORY AND/OR ANY ADDITIONAL SPECIFICATION PROVIDED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS.
4.

CULTIVATION DEPTH: ALL LANDSCAPE AREAS SHALL BE CULTIVATED TO A DEPTH OF 6".
5.

AMENDMENT MIX: INCORPORATE THE FOLLOWING SOIL AMENDMENTS, OR PER SOILS REPORT, IN THE UPPER 6" OF ALL TILLING OR DISKING UNTIL ALL POCKETS AND LAYERS OF SOIL AND SOIL CONDITIONERS ARE ELIMINATED.

REDWOOD SHAVINGS 6 YARDS PER 1000 SQ. FT.

COMMERCIAL FERTILIZER 20 LBS. PER 1000 SQ. FT.

GYPSUM 100 LBS. PER 1000 SQ. FT.
6.

FINISH GRADE: FINISH GRADES SHALL BE THOSE INDICATED ON THE DRAWINGS OR AS MAY BE CONTROLLED BY EXISTING INSTALLATIONS. GRADES NOT OTHERWISE INDICATED SHALL BE UNIFORM. STRAIGHT LEVELS BETWEEN POINTS WHERE ELEVATIONS ARE DETERMINED. FINISH GRADES SHALL BE SMOOTH AND EVEN OF A UNIFORM PLANE WITH AN ABRUPT CHANGE IN THE SURFACE. MINOR MODELING OF THE GROUND SURFACE MAY BE REQUIRED. GRADES SHALL PROVIDE FOR THE NATURAL RUN-OFF OF WATER WITHOUT LOW SPOTS OR POCKETS. FLOW LINES SHALL BE SET BY INSTRUMENT AND SHALL BE THE MAXIMUM GRADIENT POSSIBLE.
7.

DRAINAGE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE DRAINAGE IN ALL PLANTING AREAS IN ACCORDANCE WITH THE PLANS, DETAILS AND SPECIFICATIONS OR AS SPECIFIED BY THE OWNER.
8.

FINISH GRADE AT TURF AREAS: FINISH GRADE OF ALL TURF AREAS SHALL BE ONE INCH BELOW THE GRADE OF ADJACENT WALKS, PAVEMENTS, CURBS, ETC.
9.

FINISH GRADE AT SHRUB AREAS: FINISH GRADE OF ALL SHRUBBERY AND GROUND COVER AREAS SHALL BE TWO INCHES BELOW THE GRADE OF ADJACENT WALKS, PAVEMENTS, CURBS, ETC., EXCEPT WHERE WATER FLOWS ACROSS SAME.

E. TREE AND SHRUB PLANTING NOTES

1.

PLANT DEPTH: PLANT ALL PLANTS AT THEIR NATURAL GROWING DEPTH PER DETAIL, IN THE LOCATIONS SHOWN ON THE DRAWINGS.
2.

EXCAVATED PITS: EXCAVATE PITS WITH SQUARE AND VERTICAL SIDES, 2 TIMES THE DIAMETER, AND 12" GREATER IN DEPTH THAN THE SIZE OF THE PLANT CONTAINER.
3.

BACKFILL MIXTURE: BACKFILL TO BOTTOM OF ROOT BALL WITH PREPARED BACKFILL MIXTURE. TAP FIRMLY, SET PLANT IN CENTER OF PIT IN A VERTICAL POSITION, CROWN LEVEL WITH FINISH GRADE. BACKFILL BALANCE OF PIT WITH THE FOLLOWING PREPARED MIXTURE OR PER SOILS REPORT:

10 PARTS TOP SOIL

5 PARTS REDWOOD SHAVINGS

1/4 LB. BONE MEAL

AGRIFORM PLANT TABLETS, 1 PER GALLON, 2 PER 5 GALLON, 4 PER 15 GALLON, AND 6 PER BOX FOR SPECIMENS LARGER THAN 15 GALLON.

4.

TREE LOCATIONS: TREE LOCATIONS TAKE PRECEDENCE OVER IRRIGATION LINES. CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NECESSARY.
5.

WATER BASIN: CONSTRUCT A SIX INCH DEEP WATER BASIN, MULCH WITH A TWO INCH LAYER OF REDWOOD SHAVINGS, AND WATER THOROUGHLY, BACKFILLING WITH ADDITIONAL MIX WHERE VOIDS APPEAR.
6.

TREE STAKES: ALL NURSERY STAKES SHALL BE REMOVED AND ALL TREES SHALL BE INSTALLED WITH LODGE POLE STAKES DRIVEN 3 FEET INTO THE GROUND. TREE STAKES SHALL NOT PIERCE THE ROOTBALL AND NOT INJURE TREE ROOTS. SEE TREE PLANTING DETAILS.
7.

TREE TIES: TREE TIES SHALL BE FASTENED TO THE TREE AND STAKE BY LOOPING THE TIES IN FIGURE 8'S WITH THE INSIDE OF THE TREE TRUNK. FASTEN TIE TO THE STAKE WITH ONE GALVANIZED ROOFING NAIL.
8.

DEFECTS: ALL DEFECTS IN TREE AND SHRUB PLANTING SHALL BE CORRECTED THROUGH THE GUARANTEE PERIOD SPECIFIED HEREIN AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.

F. MAINTENANCE NOTES

1.

MAINTENANCE PERIOD: FOR 90 CALENDAR DAYS BEGINNING ON THE DAY OF THE CHECK INSPECTION AFTER ALL WORK HAS BEEN INSTALLED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE MAINTENANCE PERIOD MAY BE EXTENDED TO INCLUDE ANY ADDITIONAL TIME THAT MAY BE REQUIRED TO MEET THE REQUIREMENTS OF THE WORK SPECIFIED.
2.

GENERAL: THE GENERAL CARE AND MAINTENANCE OF ALL AREAS SHALL CONSIST OF PROPER WATERING, FERTILIZATION, WEEDING, RODENT CONTROL, CLEANUP, ETC.
3.

SAFETY: ALL PLANT MATERIALS SHALL BE CHECKED AND MAINTAINED AS REQUIRED IN AN ONGOING PROGRAM TO ASSURE A SAFE ENVIRONMENT.
4.

WATERING: WATER ALL PLANTINGS TO ASSURE COMPLETE GERMINATION OF ALL SEEDED AREAS AND CONTINUED GROWTH OF THE PLANTS. AREAS THAT DO NOT HAVE ADEQUATE IRRIGATION COVERAGE OR WHICH MAY REQUIRE ADDITIONAL DEEP WATERING SHALL BE WATERED BY HAND AS REQUIRED.
5.

IRRIGATION COVERAGE: EACH AREA AND ZONE OF EXPOSURE SO THAT THE OPTIMUM AMOUNT OF WATER IS APPLIED AT THE PROPER TIMES WITHOUT OVERTHROW ONTO WALLS, WALKS, ETC.
6.

CULTIVATING AND WEEDING: PLANTED AREAS AT REGULAR INTERVALS NOT TO EXCEED 15 DAYS. EXERCISE CARE WHEN CULTIVATING TO AVOID DAMAGE TO ROOTS OF THE GROWING PLANTS.
7.

CHEMICAL HERBICIDES: APPLY CHEMICAL HERBICIDES TO CONTROL WEEDS AT THE OPTION OF THE CONTRACTOR AND UPON PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.
8.

PEST AND DISEASE CONTROL: SHALL SPRAY AS NECESSARY TO CONTROL ALL INFESTATIONS. : ADJUST ALL IRRIGATION HEADS IN
9.

RODENT CONTROL: THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO ELIMINATE ANY RODENTS ENCOUNTERED ON SITE.
10.

PRUNING: ALL PRUNING SHALL BE IN ACCORDANCE WITH ARBORS GUIDELINES. DAMAGED, DEAD OR DRYING BRANCHES SHALL BE REMOVED BACK TO A POINT OF GROWTH.
11.

PLANT REPLACEMENTS: A CERTIFIED TECHNICIAN SHALL SHOULD ANY PLANT SHOW WEAKNESS AND PROBABILITY OF DYING, IT SHALL BE REPLACED BY THE CONTRACTOR WITHIN 5 DAYS OF NOTIFICATION TO DO SO. AT THE END OF THE MAINTENANCE PERIOD, ALL PLANT MATERIAL SHALL BE IN A HEALTHY, GROWING CONDITION. CERTIFIED TECHNICIAN
12.

TURF AREAS: AT THE END OF EACH THIRTY DAY PERIOD OF MAINTENANCE, THE CONTRACTOR SHALL DO THE FOLLOWING. OVERSEED ALL SPOTS OR AREAS WHERE NORMAL SOD ESTABLISHMENT IS NOT EVIDENT. REMOVE ALL ROCKS OR OTHER DEBRIS THAT CONSTITUTE A HINDRANCE TO MOWING. FILL ALL DEPRESSIONS AND ERODED CHANNELS WITH SUFFICIENT TOP SOIL TO RAISE TO PROPER GRADE, COMPACT LIGHTLY AND RESOD THE FILLED AREAS.
13.

TURF WEED CONTROL: WITH A BROADLEAF WEEDER, REMOVE WEEDS DURING MAINTENANCE PERIOD, MANUFACTURER'S RECOMMENDATIONS.
14.

TURF FERTILIZER: FERTILIZE ALL TURF AREAS WITH COMMERCIAL FERTILIZER, 16-6-8 MINIMUM ANALYSIS, AT THE RATE OF TEN (10) POUNDS PER 1000 SQ. FT. OF AREA.
15.

MOWING: MOW ALL TURF AREAS BEFORE THEY REACH A HEIGHT OF THREE INCHES WITH MOWER SET AT TWO INCHES. MAINTAIN ALL TURF AREAS AT A TWO INCH HEIGHT THROUGHOUT THE MAINTENANCE PERIOD.
16.

RE-HYDROSEEDING: THE CONTRACTOR SHALL RE-HYDROSEED ALL HYDROSEEDED AREAS ERODED OR NON-GERMINATING AT THE END OF EACH THIRTY DAYS. : TURF AREAS SHALL BE TREATED
17.

CLEAN UP: DURING THE COURSE OF THE MAINTENANCE WORK, THE CONTRACTOR SHALL REMOVE SURPLUS MATERIALS AND DEBRIS FROM THE SITE AND SHALL MAINTAIN THE PREMISES IN A NEAT AND CLEAN CONDITION AT ALL TIMES.
18.

FINAL INSPECTION: WILL BE HELD AT THE END OF THE 90-DAY MAINTENANCE PERIOD.

H. POST INSTALLATION MAINTENANCE GUIDELINES

A SCHEDULE FOR ONGOING MAINTENANCE SHALL BE PREPARED AND SHOWN ON THE PLANTING PLAN USING THE FOLLOWING GUIDELINES.

1.

ANY ALTERATIONS TO THE LANDSCAPE MUST BE APPROVED BY THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT.
2.

CONTROL ALL HARMFUL DISEASES AND PESTS. ALL CHEMICAL APPLICATIONS MUST BE PER STATE LICENSED ADVISORS AND APPLICATIONS.
3.

PRUNING SHALL BE DONE TO KEEP PLANTS WITHIN SPECIAL LIMITATIONS, REMOVAL OF DEADWOOD, CROSS-BRANCHING, ETC., PER INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS (ISA). PLANTS SHALL NEVER BE SHEARED UNLESS SPECIFIED ON THE APPROVED PLAN. TREES ARE TO BE ALLOWED TO GROW TO THE DESIGNED SIZE TO PROVIDE MAXIMUM SHADING OF PAVED AREAS.
4.

WATER SHALL BE APPLIED FOR OPTIMUM PLANT GROWTH WITH MINIMAL RUNOFF OR OVERSPRAY.
5.

ADJUST CONTROLLERS PER CURRENT CALIFORNIA IRRIGATION MANAGEMENT INFORMATION SYSTEM (CIMIS) DATE (805) 664-4921.
6.

ALWAYS REPLACE HEADS WITH SAME KIND OR MATCHING PRECIPITATION RATE.
7.

BACKFLOW DEVICE SHALL BE TESTED AND CERTIFIED ANNUALLY BY THE LOCAL HEALTH DIVISION.
8.

INSPECT TREE SUPPORTS FREQUENTLY AND REMOVE AS SOON AS PLANTS WILL STAND WITHOUT SUPPORT AND WILL BE ABLE TO RESIST WIND DAMAGE. NEVER ALLOW SUPPORT MATERIALS TO GIRDLE TRUNK OF BRANCHES.
9.

LANDSCAPE IRRIGATION SHALL BE SCHEDULED DURING THE NIGHT OR EARLY MORNING HOURS.
10.

A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE CHECKING, ADJUSTING, AND REPAIRING THE IRRIGATION EQUIPMENT; AERATING AND DETACHING TURF AREAS; REPLENISHING MULCH; FERTILIZATION; PRUNING, WEEDING, AND REMOVING LITTER IN ALL LANDSCAPED AREAS.

Issued for:	
02/26/24	CITY SUBMITTAL
08/21/25	CITY SUBMITTAL

Revisions:



507 30th Street
Newport Beach, CA 92663
949.675.9964
mjs-la.com

Project:

PACIFIC APARTMENTS

12124 W. PACIFIC AVE.
LOS ANGELES, CA
90066

Client:

FRAME.LA

10000 W. REGENT ST.
#300
LOS ANGELES, CA
90066

Stamp:



Job No:

Drawn By: KJ

Checked By: DD, NS

Plan Date: 08/21/25

Scale: PER PLAN

Title:

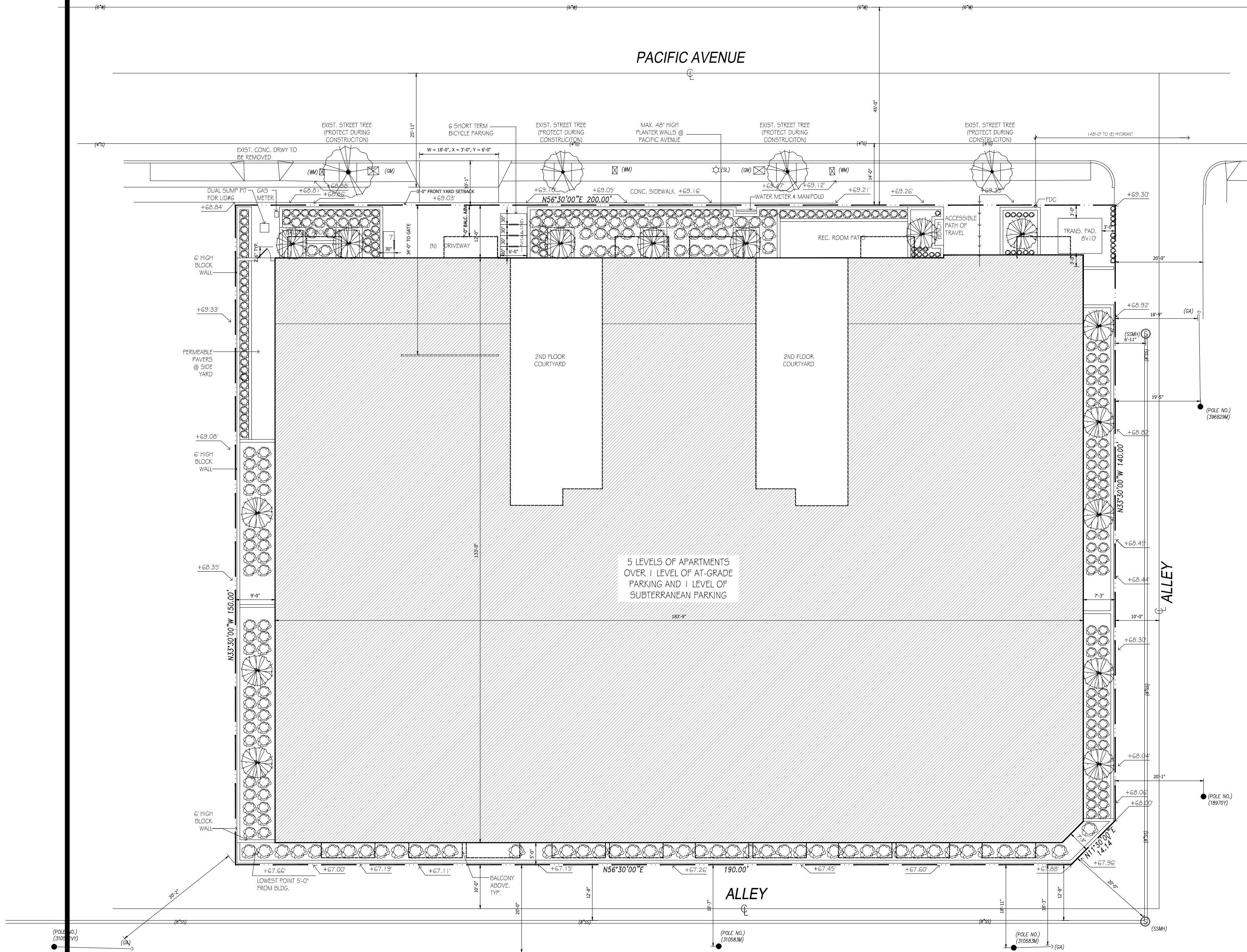
PLANTING SPECIFICATIONS

Sheet No.:

LP.6

Plan Status:

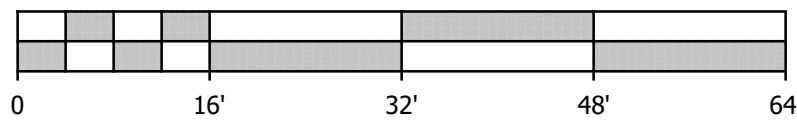
CITY SUBMITTAL



PLOT PLAN

1/16" = 1'-0"

UNIT SUMMARY - RESIDENTIAL				
UNIT NUMBER	BEDROOMS PER UNIT	HABITABLE ROOMS PER UNIT	AREA SF	NUMBER OF UNITS
OPEN SPACE				
201	2	3	943	1
202	2	3	913	1
203	1	2	685	1
204	1	2	503	1
205	1	2	753	1
206	1	3	796	1
211	1	3	796	1
213	1	3	796	1
214	1	2	763	1
215	1	2	503	1
215.A	1	2	503	1
216	2	3	913	1
217	2	3	1016	1
218	2	3	1033	1
219	2	3	1106	1
220	2	3	1106	1
221	1	2	595	1
301	2	3	943	1
302	2	3	913	1
303	1	2	685	1
304	1	2	503	1
305	1	2	753	1
306	1	3	796	1
309	1	3	796	1
311	1	3	796	1
313 ADU	1	2	796	1
314	1	2	763	1
315	1	2	503	1
315.A	1	2	503	1
316	2	3	913	1
317	2	3	1016	1
318	2	3	1140	1
319	2	3	1106	1
320	2	3	1106	1
321	1	2	701	1
401	2	3	943	1
402	2	3	913	1
403	1	2	685	1
404	1	2	503	1
405	1	2	753	1
406	1	3	796	1
411	1	3	796	1
414	1	2	763	1
415	1	2	503	1
415.A	1	2	503	1
416	2	3	913	1
417	2	3	1016	1
418	2	3	1140	1
419	2	3	1106	1
420	2	3	1106	1
421	1	2	701	1
501	2	3	943	1
502	2	3	913	1
503	1	2	685	1
504	1	2	503	1
505	1	2	753	1
507	1	3	796	1
510	1	3	796	1
511	1	3	796	1
514	1	2	763	1
515	1	2	503	1
515.A	1	2	503	1
516	2	3	913	1
517	2	3	1016	1
518	2	3	1140	1
519	2	3	1106	1
520	2	3	1106	1
521	1	2	701	1
PH01	1	2	539	1
PH03	1	2	685	1
PH04	1	2	503	1
PH05	1	2	753	1
PH06	1	3	796	1
PH07	1	3	796	1
PH08	1	3	796	1
PH09	1	3	796	1
PH10	1	3	796	1
PH11	1	3	796	1
PH12	1	3	796	1
PH13	1	3	796	1
PH14	1	2	763	1
PH15	1	2	503	1
PH16	1	2	626	1
PH17	1	2	652	1
PH18	2	3	1140	1
PH19	2	3	882	1
PH20	2	3	882	1
PH21	1	2	701	1
TOTAL			70528	88



* BEDROOM COUNT IS FOR OPEN SPACE PURPOSES. (KITCHENS ARE EXCLUDED.)

OPEN SPACE REQUIRED

38	1	BEDROOMS + 1 ADU	x 100 SF	= 3,800 SF
19	1	BEDROOMS (DEN)	x 125 SF	= 2,375 SF
31	2	BEDROOMS	x 125 SF	= 3,875 SF

88 TOTAL = 10,050 SF

25% OF REQUIRED OPEN SPACE CAN BE INTERIOR ROOM = 0.25 x 10,050 = 2,513 SF

OPEN SPACE PROVIDED

PRIVATE OPEN SPACE 25 BALCONIES / DECKS x 50 SF = 1,250 SF

COMMON OPEN SPACE REC. RM / GYM @ 1ST & REC. RM. @ 6TH FLOOR = 1,876 SF

COURTYARD 'A' @ 2ND FLOOR COURTYARD 'B' @ 2ND FLOOR DECK @ 6TH FLOOR ROOF DECKS (INCL. PLANTERS) = 1,102 SF + 1,102 SF + 630 SF + 3,993 SF

TOTAL = 10,053 SF

TOTAL OPEN SPACE PROVIDED = 10,053 SF > TOTAL OPEN SPACE REQUIRED = 10,050 SF

10,053 SF REQUIRED OPEN SPACE LESS 1,250 SF OF PRIVATE OPEN SPACE AND LESS 1,976 SF OF INDOOR REC. ROOM = 6,827 SF OPEN SPACE. 25% OF 6,827 SF TO BE PLANTED = 1,707 SF < 1,755 SF PROVIDED AT 2ND FLOOR CTYDS AND AT ROOF DECKS.

TREES

ONE 24" BOX TREE PER 4 UNITS SO 22 TREES REQUIRED AND PROVIDED.

BICYCLE PARKING

PER ORDINANCE NO. 185480 (FRACTIONS UP TO AND INCLUDING ONE-HALF MAY BE DISREGARDED PER 1.2.2.1 A.1 G (H) "FRACTIONS")

RESIDENTIAL BICYCLE PARKING

LONG TERM	1 PER UNIT	= 25
1 - 25 UNITS	PER 1.5 UNITS	= 42
26 - 88 UNITS	PER 1.5 UNITS	= 67
TOTAL LONG TERM		= 67

SHORT TERM	1 PER 10 UNIT	= 2.5
1 - 25 UNITS	PER 15 UNITS	= 4.2
26 - 88 UNITS	PER 15 UNITS	= 6.7
TOTAL SHORT TERM		= 7

TOTAL REQUIRED & PROVIDED = 67 LONG TERM AND 7 SHORT TERM

YARDS

FRONT YARD (PACIFIC AVE.)	0'-0" SETBACK (SEE INCENTIVE)
SIDE YARD (SOUTHEAST)	9'-0" SETBACK
SIDE YARD (NORTHEAST)	7'-3" SETBACK (SEE INCENTIVE)
REAR YARD	15'-0" SETBACK FROM CENTER OF ALLEY

NUMBER OF STORIES / LEVELS

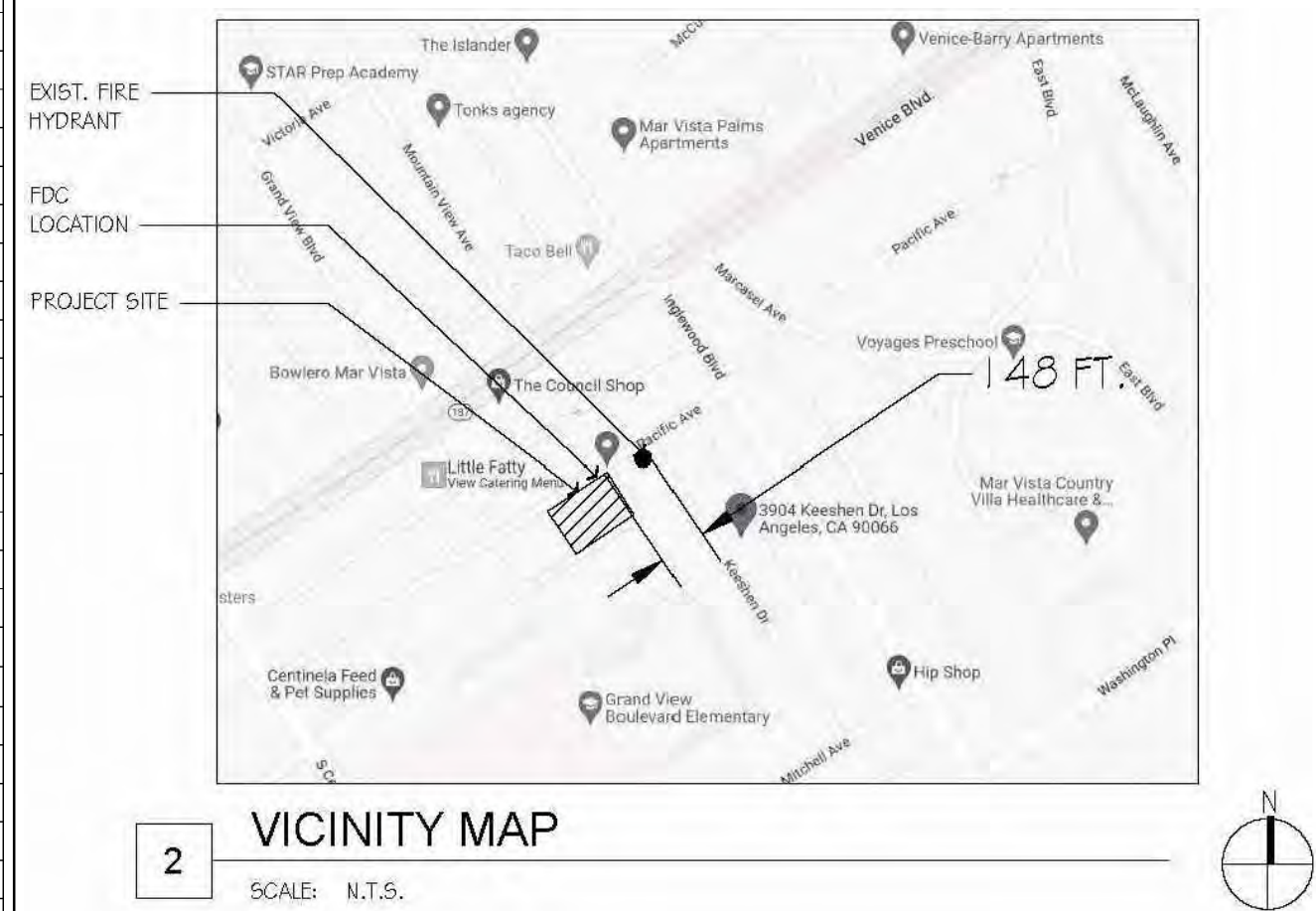
6 STORIES
8 STORIES PER BUILDING CODE (ABOVE PODIUM DECK)

ZONING CODE HEIGHT

LOWEST POINT 5'-0" FROM BUILDING = 67.66 ELEV.
PLUS 63.00 PER INCENTIVE = 130.66 BLDG. HEIGHT

PROJECT FUNDING

PROJECT IS 100% PRIVATELY FUNDED. THIS IS NOT HOUSING FACILITIES OWNED AND/OR OPERATED BY, FOR OR ON BEHALF OF A PUBLIC ENTITY AND NO TAX CREDIT WILL BE RECEIVED FROM STATE OR FEDERAL.



SHEET INDEX

T-1.0	COVER SHEET & SITE PLAN
T-1.1	SURVEY
T-1.2	OPEN SPACE DIAGRAM
T-1.5	SF DIAGRAM ZONING CODE AREA: CODE SEC. 12.03
T-1.6	SF DIAGRAM BUILDING AREA: CA CODE SECTION 65941.1(C)
A-2.0	P1 - PARKING PLAN
A-2.1	FIRST FLOOR PLAN
A-2.2	SECOND FLOOR PLAN
A-2.3	THIRD FLOOR PLAN
A-2.4	FOURTH FLOOR PLAN
A-2.5	FIFTH FLOOR PLAN
A-2.6	SIXTH FLOOR PLAN
A-2.7	ROOF PLAN
A-3.0	ELEVATIONS
A-3.1	ELEVATIONS
A-4.0	SECTIONS
A-4.1	SECTIONS

Project Information

PROJECT SITE:	12118-12134 W. PACIFIC AVENUE LOS ANGELES, CA 90066
LEGAL DESCRIPTION:	LOTS 65 AND 66 OF THE EAST OCEAN PARK TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGE 82 AND 83 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF COUNTY OF SAID COUNTY.
ASSESSORS PARCEL NO.:	4235-025-038 / 4235-025-039
PIN NUMBER:	111B157 33 & 111B157 51
TRACT:	EAST OCEAN PARK TRACT
MAP REFERENCE:	M B 6-82/83
BLOCK:	NONE
LOT:	FR 65 & 66
MAP SHEET:	111D157
FIRE DISTRICT:	62
SPECIFIC PLAN AREA:	LOS ANGELES COASTAL TRANSPORTATION CORRIDOR
DESIGN REVIEW:	NONE

Zoning Code Analysis

PROJECT DESCRIPTION

NEW 6-STORY APARTMENT BUILDING, 5 LEVELS OF TYPE III-A, 87 MOD FRAMED APARTMENTS, 1 LOCAL ADU AND RECREATION ROOMS, OVER 1 LEVEL OF TYPE I-A FIRST FLOOR RESIDENTIAL PARKING AND RESIDENTIAL LOBBY AND GYM AND ONE LEVEL OF SUBTERRANEAN PARKING TYPE I-A. THE BUILDING WILL BE A DENSITY BONUS PROJECT WITH 15% VERY LOW INCOME UNITS (7) AND 15% MODERATE INCOME UNITS (7)

ZONING

RS-1

LOT AREA

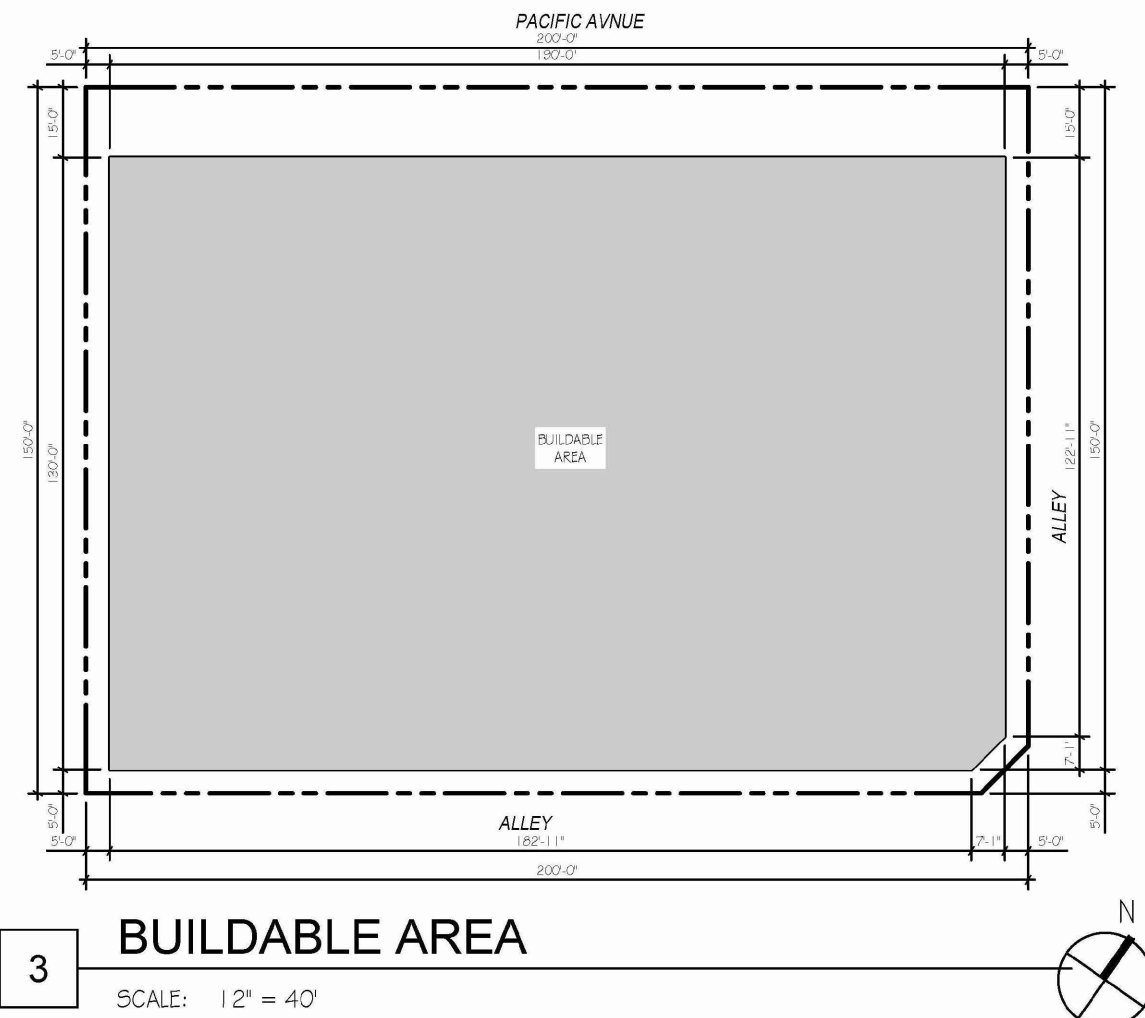
LOT AREA = 30,006 SF

DENSITY

LOT AREA = 30,006 SF + \$ SOUTHEAST ALLEY 2,000 SF + \$ NORTHEAST ALLEY 1,600 SF = 33,606 SF
LOT AREA = 33,606 SF / 800 = 42.01 = 43 UNITS BEFORE DENSITY BONUS.

FAR

BUILDABLE AREA: SITE AREA (200' - 5' - 5') x (150' - 15' - 5') = 24,700 SF - (7' - 1' x 7' - 1') / 2
= (24,700 SF - 25 SF = 24,675)



DENSITY BONUS PER LAMC SEC. 12.22.A37

1) PER 12.22.A37 (a)(1)(i) DENSITY CAN BE INCREASED BY 50% WITH 15% VERY LOW INCOME UNITS. PER 12.22.A37 (a)(1)(ii) ADDITIONAL DENSITY CAN BE INCREASED BY ANOTHER 50% WITH 15% MODERATE INCOME UNITS. (43 UNITS BY RIGHT X 1.5 = 64.5 UNITS (ROUND UP) = 65 UNITS) + (43 UNITS X 50% = 21.5 UNITS (ROUND UP) = 22 UNITS) = 87 UNITS TOTAL

RESIDENTIAL AUTOMOBILE PARKING

RESIDENTIAL PARKING PER 12.22.A37 (a)(2)(i) NO REQUIRED PARKING

124 RESIDENTIAL PARKING SPACES PROVIDED.
(SEE CHART BELOW).
94 STANDARD, 3 ADA AND 26 COMPACT.

NO GUEST PARKING REQUIRED AND PROVIDED

RESIDENTIAL E.V. :

TOTAL RESIDENTIAL PARKING PROVIDED = 124 - 3 H/C = 121
30% OF 124 = 37 E.V. READY SPACES REQUIRED.
10% OF 124 = 12 E.V. CHARGING STATIONS (E.V.C.S.) REQUIRED.

37 E.V. READY SPACES AND 12 E.V. CHARGING STATIONS ARE REQUIRED AND PROVIDED @ P1 AND FL1 LEVELS

PARKING SUMMARY

LEVEL	RES. STD.	RES. ACC.	RES. COMP.	TOTAL
P1	52	0	21	73
FL1	42	3	6	51
TOTAL	94	3	26	124

3) AFFORDABLE HOUSING:
50% DENSITY BONUS REQUIRES 15% OF THE BASE UNITS TO BE VERY LOW INCOME (VLI) FOR 3 INCENTIVES. 43 BASE UNITS X 15% = 6.45 (ROUND UP) = 7 VLI UNITS.
50% ADDITIONAL DENSITY BONUS REQUIRES 15% OF THE BASE UNITS TO BE MODERATE INCOME (MOD). 43 BASE UNITS X 15% = 6.45 (ROUND UP) = 7 MOD UNITS.
7 VLI UNITS + 7 MOD UNITS = 14 AFFORDABLE UNITS TOTAL

4) ONE ON-MENU INCENTIVE
PER 12.22.A37 (a)(2)(i) YARDS: FRONT YARD REDUCTION TO ALLOW AVERAGE FRONT YARD ALONG PACIFIC STREET FRONTAGE = 0 FT IN LIEU OF OTHERWISE REQUIRED 15 FT.
PER 12.22.A37 (a)(2)(i) YARDS: EAST SIDE YARD REDUCTION OF UP TO 30% DECREASE TO ALLOW 6 FT 3.5 INCH IN LIEU OF OTHERWISE REQUIRED 9 FT, 7 FT, 3 INCH PROPOSED

TWO OFF-MENU INCENTIVES

1. PER 12.22.A37 (a)(2)(i) FLOOR AREA RATIO: AN INCREASE TO 4.33:1 IN LIEU OF THE OTHERWISE REQUIRED 3:1
2. PER 12.22.A37 (a)(2)(i) HEIGHT: AN INCREASE UP TO 63 FT IN LIEU OF THE OTHERWISE REQUIRED 45 FT.

PROPOSED UNITS

56 ONE BEDRM UNITS
31 TWO BEDRM UNITS

UNITS TOTAL PROPOSED = 87 ALLOWED

PROPOSED ADU

1 ADU PROPOSED PER LAMC SEC. 12.22.A 33

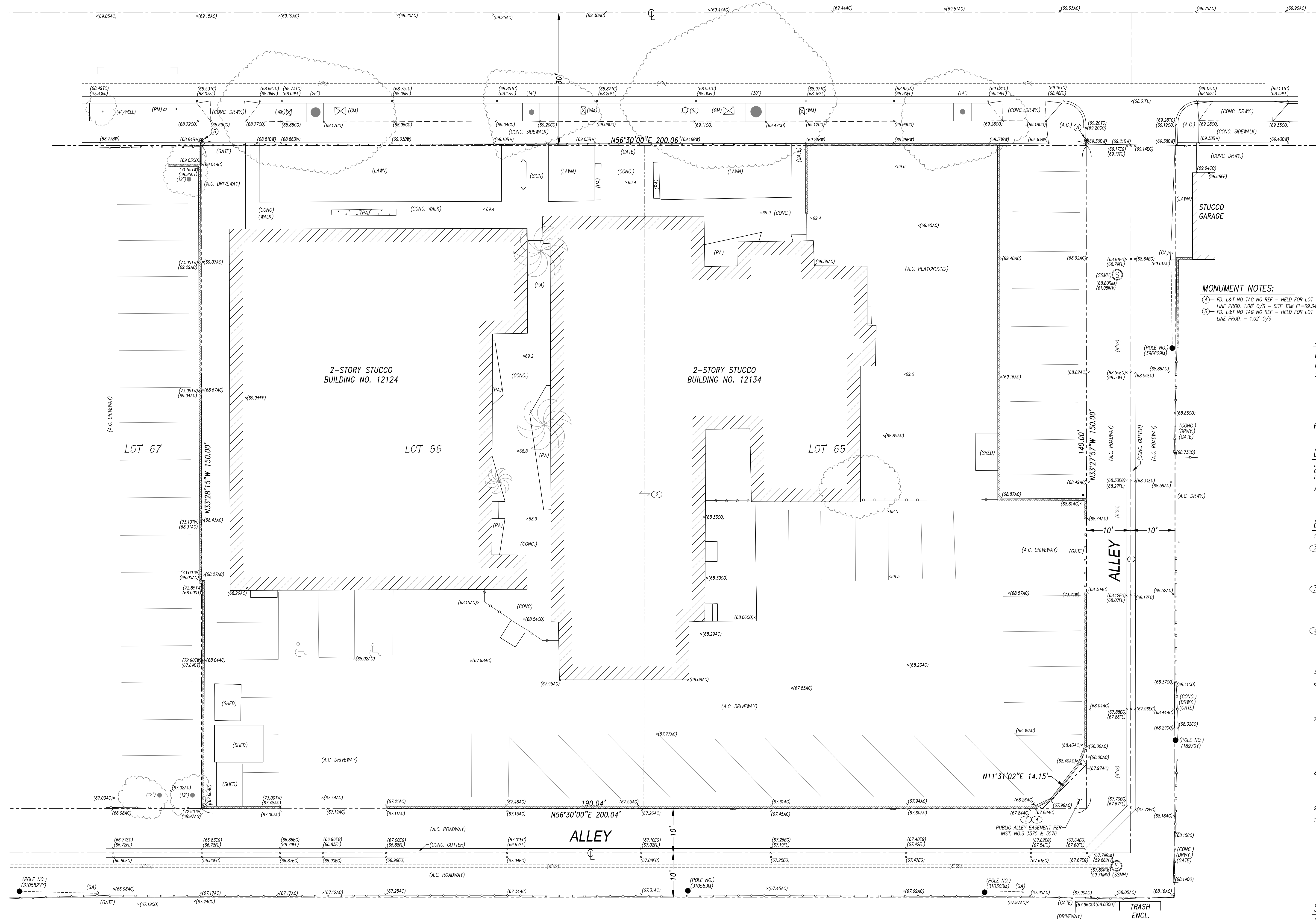
FAR: 106,825 SF / 24,675 SF (BUILDABLE) = 4.33:1

RESIDENTIAL DATA

FLOOR AREA CALC:	OCCUPANCY	BUILDING	ZONING
FIRST FLOOR RES. (LOBBY, OFFICE & GYM)	R2	3,769 SF	3,018 SF
SECOND FLOOR	R2	21,671 SF	21,175 SF
THIRD FLOOR	R2	21,671 SF	21,175 SF
FOURTH FLOOR	R2	21,671 SF	21,175 SF
FIFTH FLOOR	R2	21,671 SF	21,175 SF
SIXTH FLOOR	R2	8,603 SF	18,107 SF
TOTAL BUILDING AREA		110,056 SF	106,825 SF

PARKING AREA - P1 PARKING LEVEL	S2	23,195 SF
PARKING AREA - FL1 PARKING LEVEL	S2	16,945 SF
TOTAL PARKING AREA		40,140 SF
TOTAL (PER INCENTIVE)		150,199 SF / 106,825 SF

PACIFIC AVENUE



MONUMENT NOTES:

- ① - FD. LAT. NO. TAG NO. REF. - HELD FOR LOT
LINE PROD. 1.08' O/S - SITE TBM EL=69.34
② - FD. LAT. NO. TAG NO. REF. - HELD FOR LOT
LINE PROD. - 1.02' O/S

SITE AREA:

LOTS 65 AND 66	30,008 SQ. FT. OR 0.689 AC.
NW 1/4 HALF OF THE SE 1/4 ALLEY	2,000 SQ. FT. OR 0.046 AC.
SW 1/4 HALF OF THE NE 1/4 ALLEY	1,600 SQ. FT. OR 0.037 AC.

REF: COMMONWEALTH LAND TITLE COMPANY PRELIMINARY REPORT
FILE NO. 09198948 DATED AUGUST 26, 2021 AT 7:30 A.M.

LEGAL DESCRIPTION: FILE NO. 09198948

LOTS 65 AND 66 OF THE EAST OCEAN PARK TRACT, IN THE CITY OF LOS ANGELES
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6,
PAGE 82 AND 83 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4235-025-032

EASEMENT NOTES: FILE NO. 09198948

- WATER RIGHTS: NOT A SURVEY MATTER.
- COVENANT AND AGREEMENT WHEREIN THE OWNERS AGREE TO HOLD SAID LAND AS ONE PARCEL AND NOT TO SELL ANY PORTION THEREOF SEPARATELY. SAID COVENANT IS EXPRESSED TO RUN WITH THE LAND AND BE BINDING UPON FUTURE OWNERS.
RECORDING DATE: MARCH 14, 1963
RECORDING NO.: IN BOOK M221, PAGE 107 O.R.
AFFECTS: SHOWN HEREON
- EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC ALLEY
RECORDING DATE: MARCH 15, 1969
RECORDING NO.: 3573, O.R.
AFFECTS: SHOWN HEREON
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: CONSENT TO GRANT AND EASEMENT AND DECLARATION OF SUBROGATION
RECORDING DATE: MAY 15, 1969
RECORDING NO.: 3576, O.R.
AFFECTS: SHOWN HEREON
- AN OIL AND GAS LEASE: NOT A SURVEY MATTER.
- AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT REGARDING MAINTENANCE OF OFF-SITE PARKING SPACE
RECORDING DATE: AUGUST 25, 2011
RECORDING NO.: 2011148671, O.R.
AFFECTS: OFF-SITE PARKING.
- A PARKING LEASE AGREEMENT WITH CERTAIN TERMS, COVENANTS AND PROVISIONS SET FORTH THEREIN.
DATED: AUGUST 11, 2015
LESSOR: VISTA DEL REY CHRISTIAN CHURCH
LESSOR: LOVES OF MAR VISTA RESTAURANT
RECORDING DATE: AUGUST 31, 2015
RECORDING NO.: 20151070160, O.R.
AFFECTS: OFF-SITE PARKING.
- AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT REGARDING MAINTENANCE OF OFF-STREET PARKING SPACE
RECORDING DATE: AUGUST 31, 2015
RECORDING NO.: 20151070160, O.R.
AFFECTS: OFF-SITE PARKING.
- A DEED OF TRUST: NOT A SURVEY MATTER.
- TO THE 13. TITLE NOTES: NOT SURVEY MATTERS.

SURVEYOR'S NOTES:

- DATE OF SURVEY: 01-05-2022
- HORIZONTAL DATUM: EAST OCEAN VIEW TRACT
- PREPARED BY: DRG, INC. AND AUGMENTED BY AERIAL-DRONE METHODS
- ADDITIONAL GROUND SURVEY MAY BE REQUIRED IN DESIGN CRITICAL AREAS
- SITE AREA: 30,008 SQ. FT. OR 0.689 AC. GROSS
- SUBSTRUCTURES SHOWN HEREON ARE BASED ON CITY RECORDS AND SURFACE EVIDENCE. THEIR LOCATIONS MUST BE FIELD VERIFIED PRIOR TO DESIGN, TESTING OR CONSTRUCTION. ADDITIONAL INVESTIGATION IS NEEDED TO CONFIRM THE EXISTENCE AND LOCATION OF UTILITIES OF RECORD
- THIS SURVEY IS BASED UPON COMMONWEALTH LAND TITLE COMPANY PRELIMINARY REPORT FILE NO. 09198948 DATED AUGUST 26, 2021 AT 7:30 A.M.
- GEOSPATIALLY LOCATABLE ITEMS FROM SAID TITLE REPORT - SUCH AS EASEMENTS - WHICH AFFECT THE TITLE TO THE SUBJECT PROPERTY ARE NUMERICALLY KEYED TO SAID TITLE REPORT AND ARE SHOWN HEREON.
- THIS SURVEY WAS PREPARED AT THE REQUEST OF FRAME LLC AND IS TO BE UTILIZED FOR SITE REVISION PURPOSES ONLY. NO RESPONSIBILITY IS ASSUMED BY THIS OFFICE FOR THE SUBSEQUENT UNAUTHORIZED USE OF THE INFORMATION PROVIDED BY THIS SURVEY.

PROJECT BENCH MARK:

CITY OF LOS ANGELES BENCH MARK: 17-06661
ELEVATION = 72.584 NAVD 1988; 2000 ADJUSTMENT
CITY OF LOS ANGELES SURVEY PERM STAMPED 17-06661 1967 3.9 FEET
NORTH OF NORTH CURB LINE VENECE BLVD; 6.3 FEET EAST OF BC CURB
RETURN EAST OF GRAND VIEW BLVD; NE COR. CB.

SITE TBM SHOWN HEREON.

BASIS OF BEARINGS:

THE BEARING OF N56°30'00"E OF THE CENTERLINE OF PACIFIC AVENUE, FORMERLY GRAND VIEW AVENUE PER MAP OF EAST OCEAN PARK TRACT FILED IN BOOK 6 PAGE 82 OF MAPS, RECORDS OF LOS ANGELES COUNTY WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BOUNDARY NOTE:

THIS IS NOT A MAP OF A BOUNDARY SURVEY. NO PROPERTY CORNERS HAVE BEEN SET AS PART OF THIS WORK.
SURVEY MONUMENTS FOUND IN THE COURSE OF THIS SURVEY ARE SET BY OTHERS, AND HAVE BEEN USED ONLY AS REFERENCE FOR THE PURPOSE OF TOPOGRAPHIC MAPPING. WITHOUT OUR VERIFICATION OF THESE MONUMENTS, WITH APPLICABLE LEGAL DESCRIPTIONS AND RELATION OF TOPOGRAPHIC FEATURES (FENCES, WALLS, TREES, POWER POLES, ETC.) TO PROPERTY LINES AS SHOWN ON THIS MAP IS SUBJECT TO THE ADJUSTMENTS THAT A BOUNDARY SURVEY MAY REQUIRE.

GENERAL NOTES:

- THE SURVEY IS THE PROPERTY OF DAVID H. DRG, INC. AND MAY NOT BE COPIED, CHANGED OR REPRODUCED IN ANY MANNER. MAINTENANCE, NOT TO BE ASSIGNED TO A THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF DAVID H. DRG, INC.
- IF UNDERGROUND PUBLIC UTILITIES, OTHER STRUCTURES OR ZONE SETBACKS AND STREET MOWING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY. HAVING BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES, BUT FROM OTHERS NOT CONNECTED WITH THIS COMPANY. THEREFORE NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION.

ATTENTION: If this map is provided in an electronic format (on computer disk) or a courtesy to client, the delivery of the electronic file does not constitute the delivery of our professional work product. The signed paper print delivered with this electronic file constitutes our professional work product and in the event the electronic file is altered, the print must be returned to the original and correct form information. We shall not be responsible for any modifications made to the electronic file, or for any products derived from the electronic file which are not reviewed, signed and sealed by us.

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

LEGEND:

AC	ASPHALT	PH	FIRE HYDRANT
BW	BACK OF WALK	ST	STREET SIGN
CD	CONCRETE	WM	WOOD FENCE
DT	DIRT	WM	WOOD FENCE
FF	FINISHED FLOOR	WM	WOOD FENCE
FL	FLOWING	WM	WOOD FENCE
GA	GAS METER	WM	WOOD FENCE
GM	GAS METER	WM	WOOD FENCE
IN	INVERT	WM	WOOD FENCE
MA	MANHOLE	WM	WOOD FENCE
PA	PLANTER AREA	WM	WOOD FENCE
PR	PULL BOX	WM	WOOD FENCE
SS	SANITARY SEWER	WM	WOOD FENCE
SL	STREET LIGHT	WM	WOOD FENCE
TM	TOP OF CURB	WM	WOOD FENCE
WM	WATER METER	WM	WOOD FENCE

DRONE LEGEND:

CONCRETE
RETAINING WALL
MASONRY WALL
STRUCTURE

PUBLIC UTILITIES:

SEWER DEPARTMENT OF PUBLIC WORKS 213-847-5080
650 SPRING STREET #900
LOS ANGELES, CA 90014

WATER DEPARTMENT OF WATER AND POWER 213-367-1203
111 N. HOPE STREET #1425
LOS ANGELES, CA 90012

POWER DEPARTMENT OF WATER AND POWER 213-367-2698
111 N. HOPE STREET #1425
LOS ANGELES, CA 90012

GAS THE GAS COMPANY 213-881-8136
1600 CORPORATE CENTER DRIVE
MONTEREY PARK, CA 91754

SUBSTRUCTURES ARE PLOTTED FROM CITY OF LOS ANGELES SUBSTRUCTURE PLAN NO. 7225 AND SEWER PLAN NO. D-3739. THEY ARE SHOWN SCHEMATIC IN NATURE FOR PRELIMINARY REVIEW PURPOSES ONLY. ADDITIONAL PLAN AND FIELD INVESTIGATION IS NEEDED PRIOR TO DESIGN.

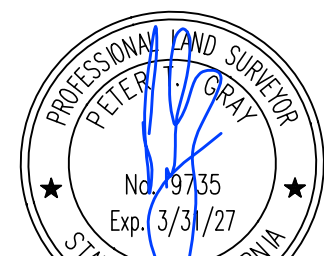
PREPARED BY:
DRG, INC.
801 EAST DAILY DRIVE, SUITE 225
LOS ANGELES, CA 90066
805-987-1946 FAX 805-987-1655
JOB NO. 2151 JAN 2022

PREPARED FOR:
FRAME LA
PO BOX 66430
LOS ANGELES, CA 90066
ATTN: ROBERT GREEN

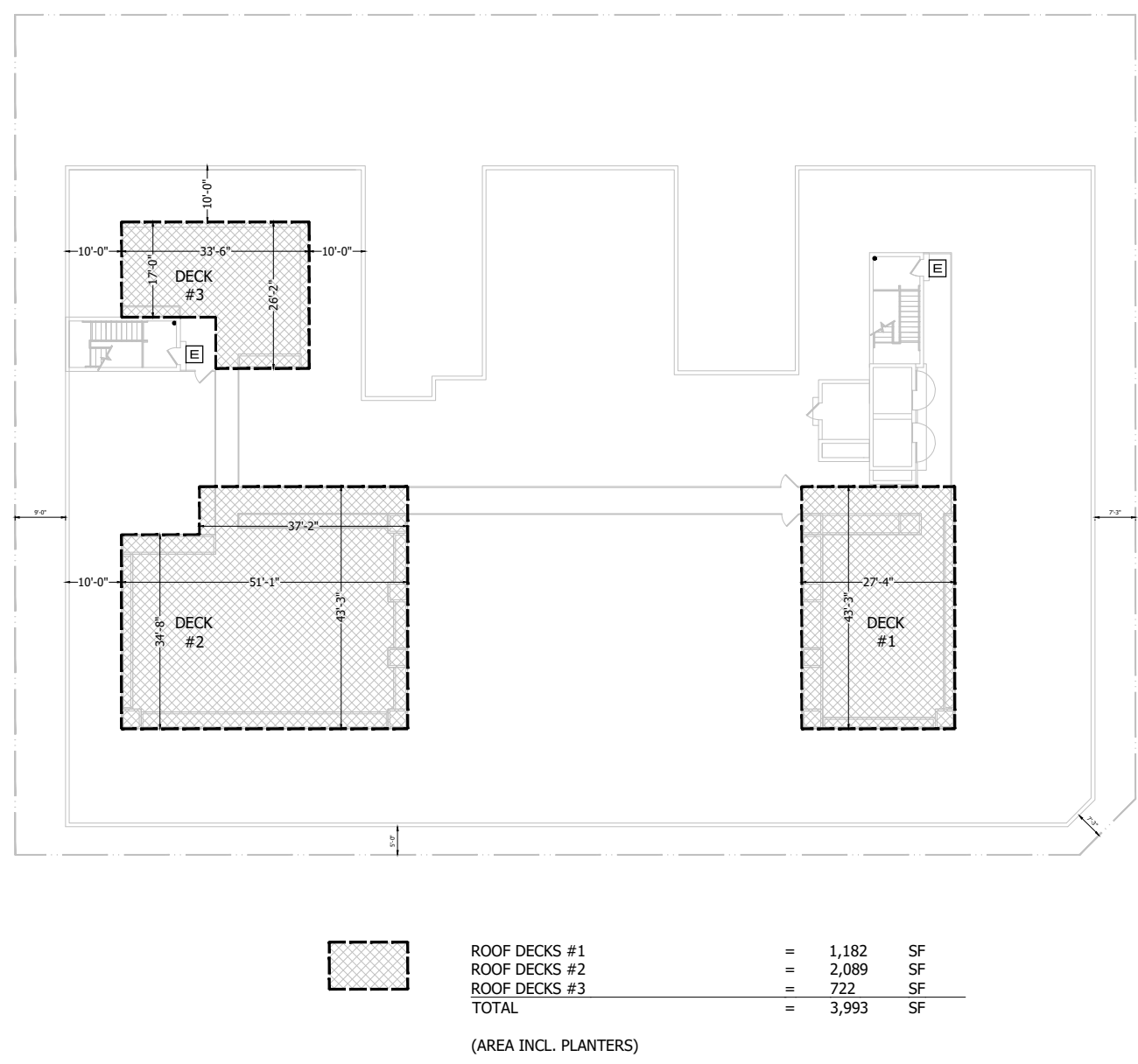
TOPOGRAPHIC SURVEY
12134 PACIFIC AVENUE, LOS ANGELES
LOT 65 AND 66, EAST OCEAN PARK TRACT, M.B. 6-82-83
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

NO.	DATE	DESCRIPTION OF REVISION

TOPO
Sheet
1 of 1
JOB NO. 2151

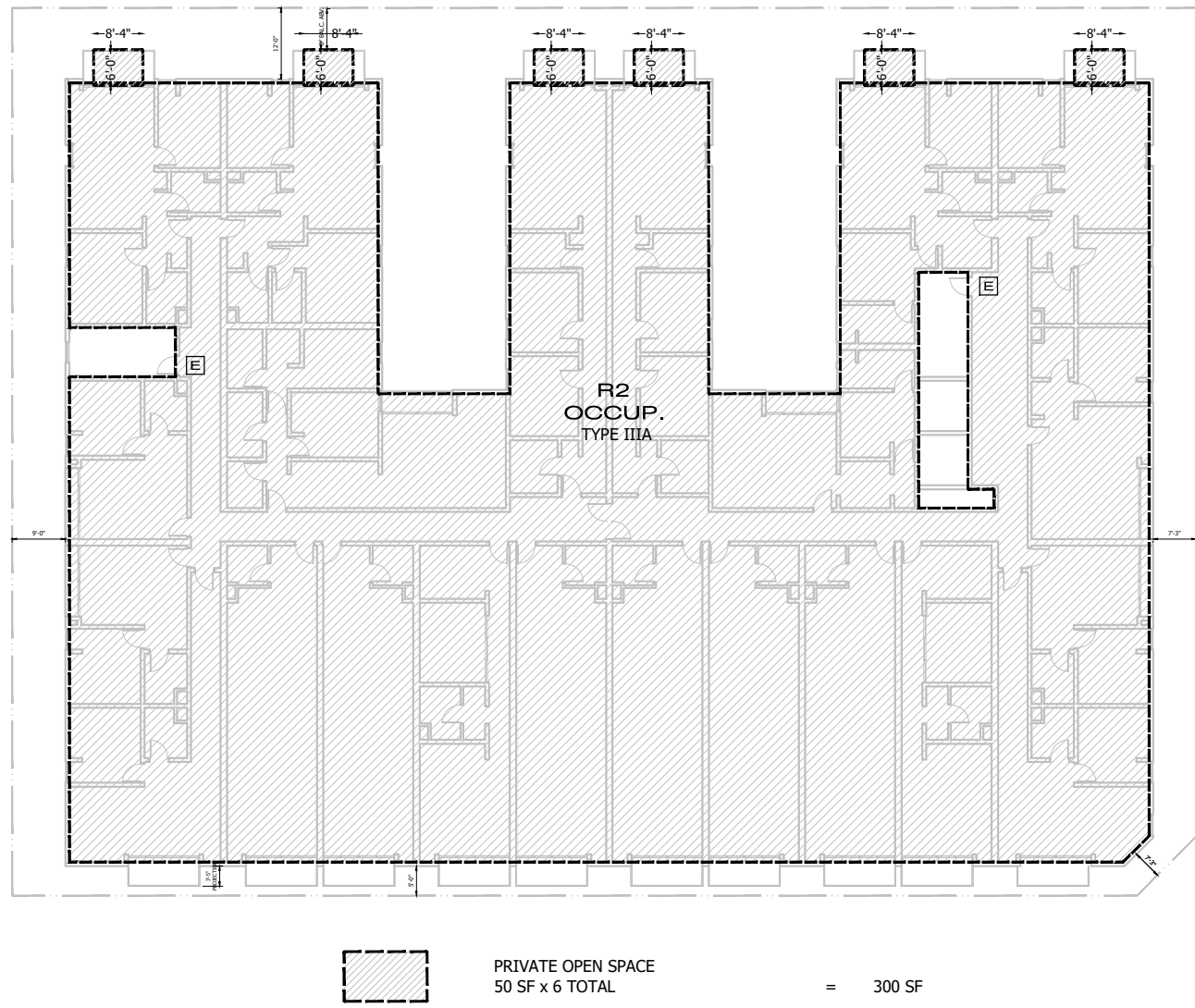


Draft Plot
07-10-2025
peterg@drinc.com
www.drinc.com



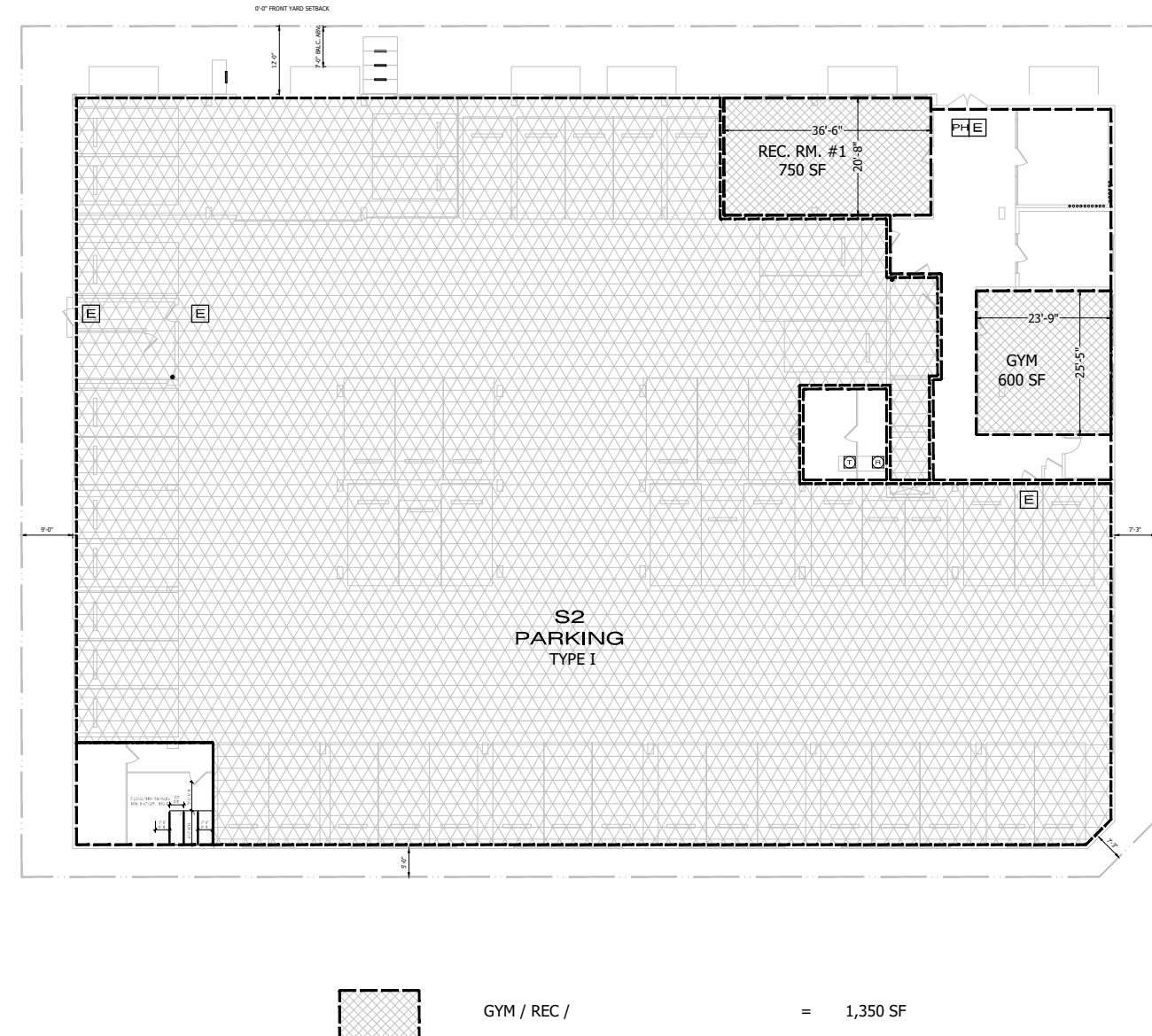
LVL - 07 - ROOF PLAN

1" = 30'



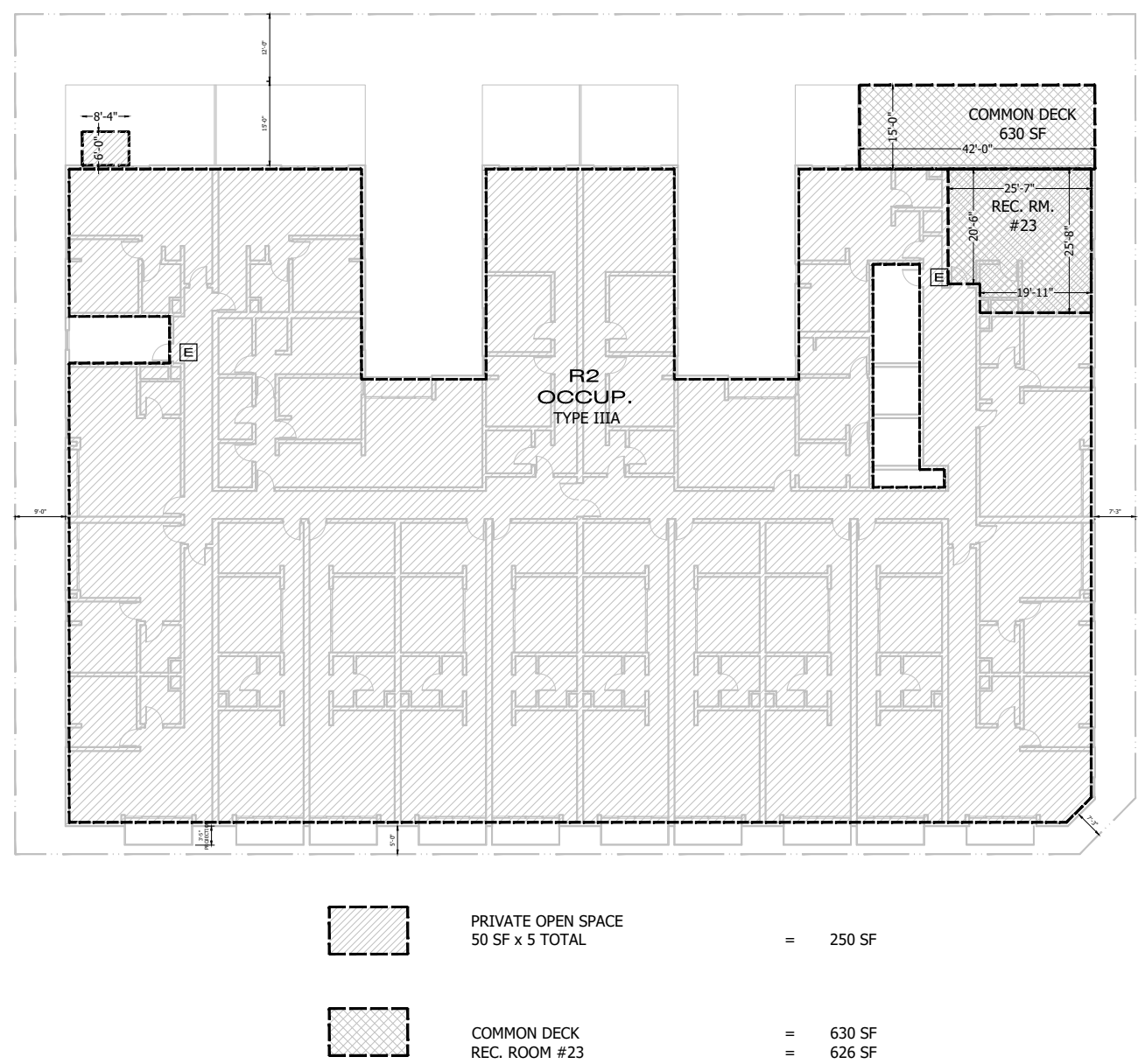
LVL - 04 - FLOOR PLAN

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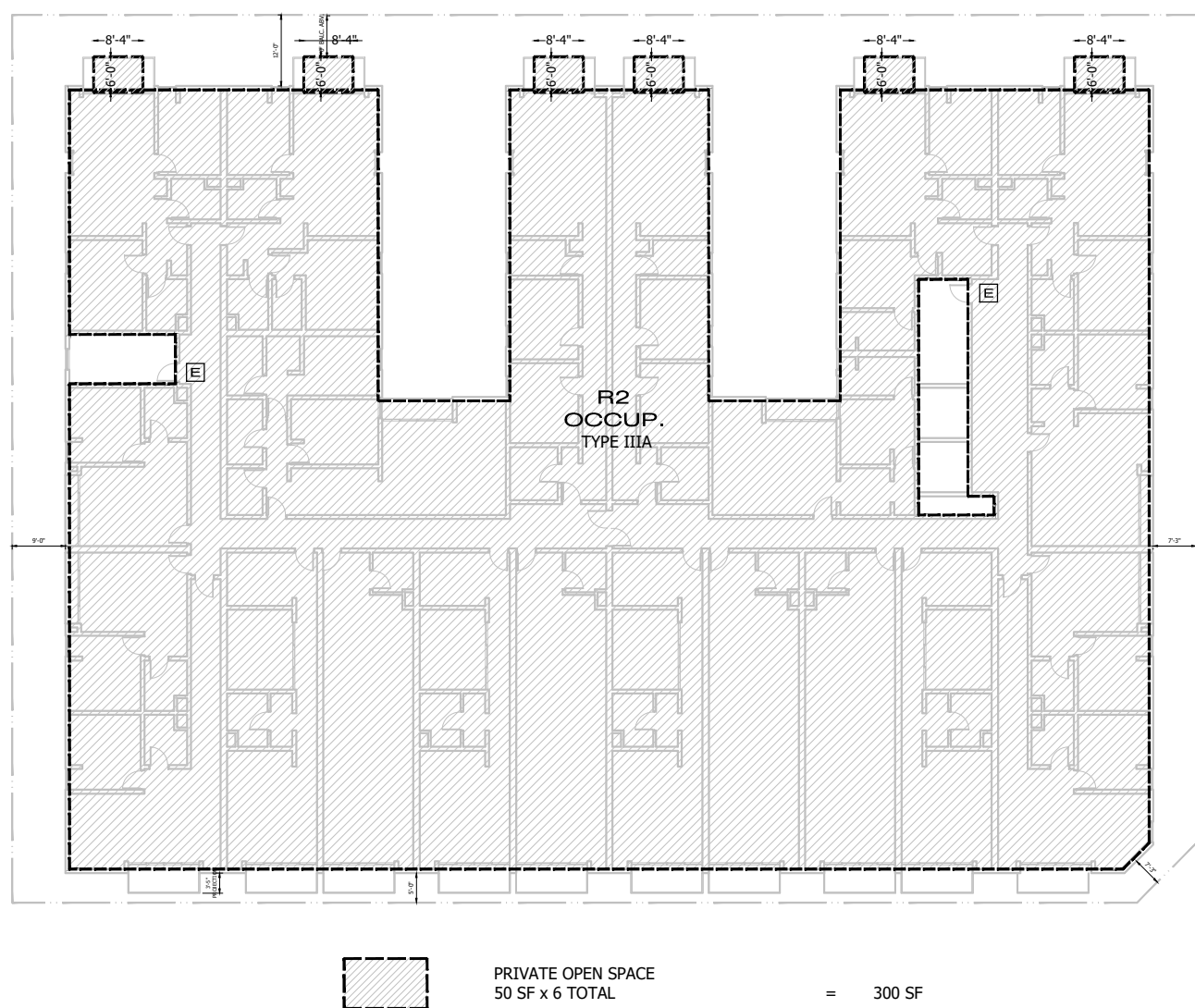
LVL - 01 - FLOOR PLAN

1" = 30'



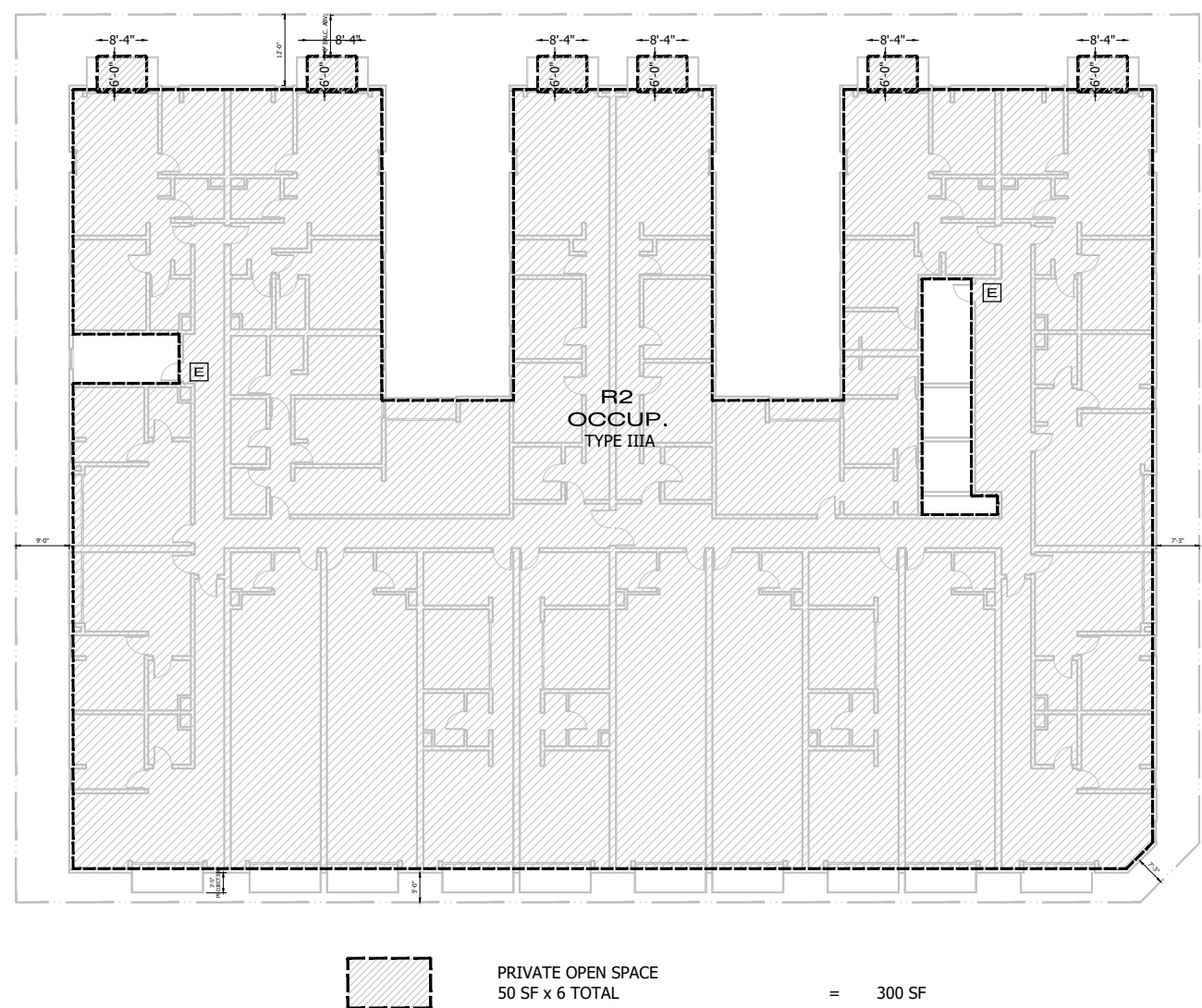
LVL - 06 - FLOOR PLAN

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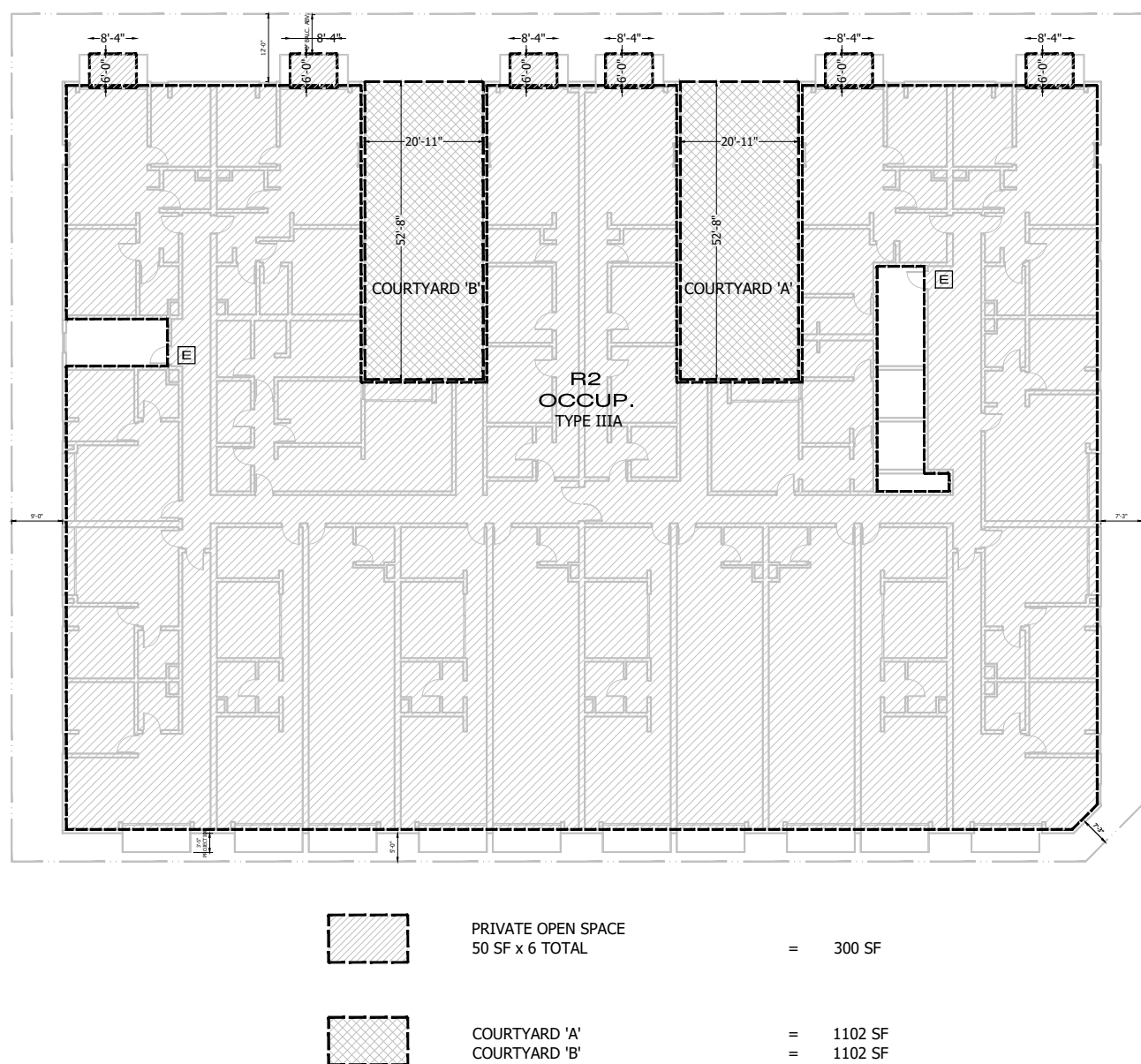
LVL - 03 - FLOOR PLAN

1" = 30'



LVL - 05 - FLOOR PLAN

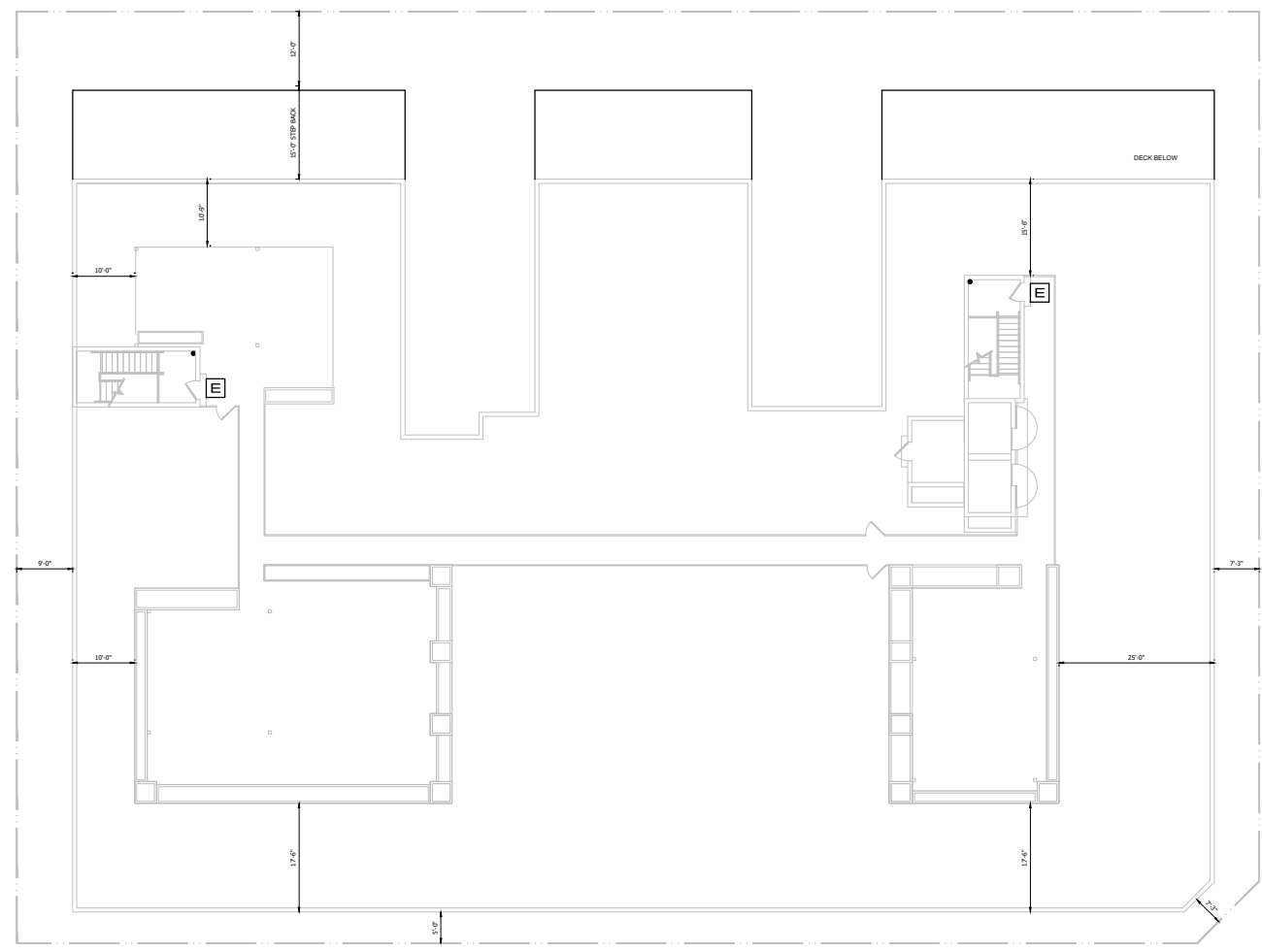
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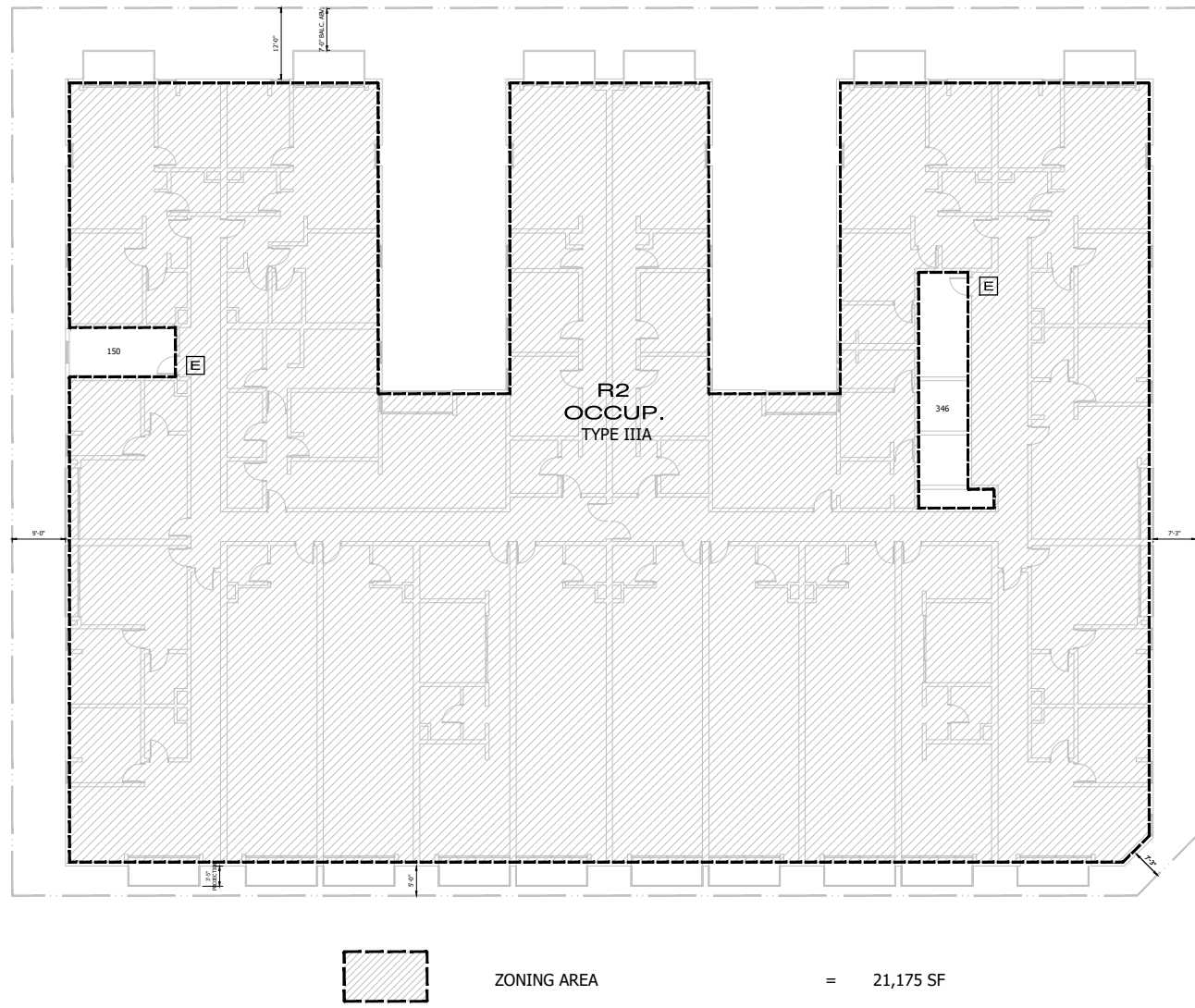
LVL - 02 - FLOOR PLAN

1" = 30'

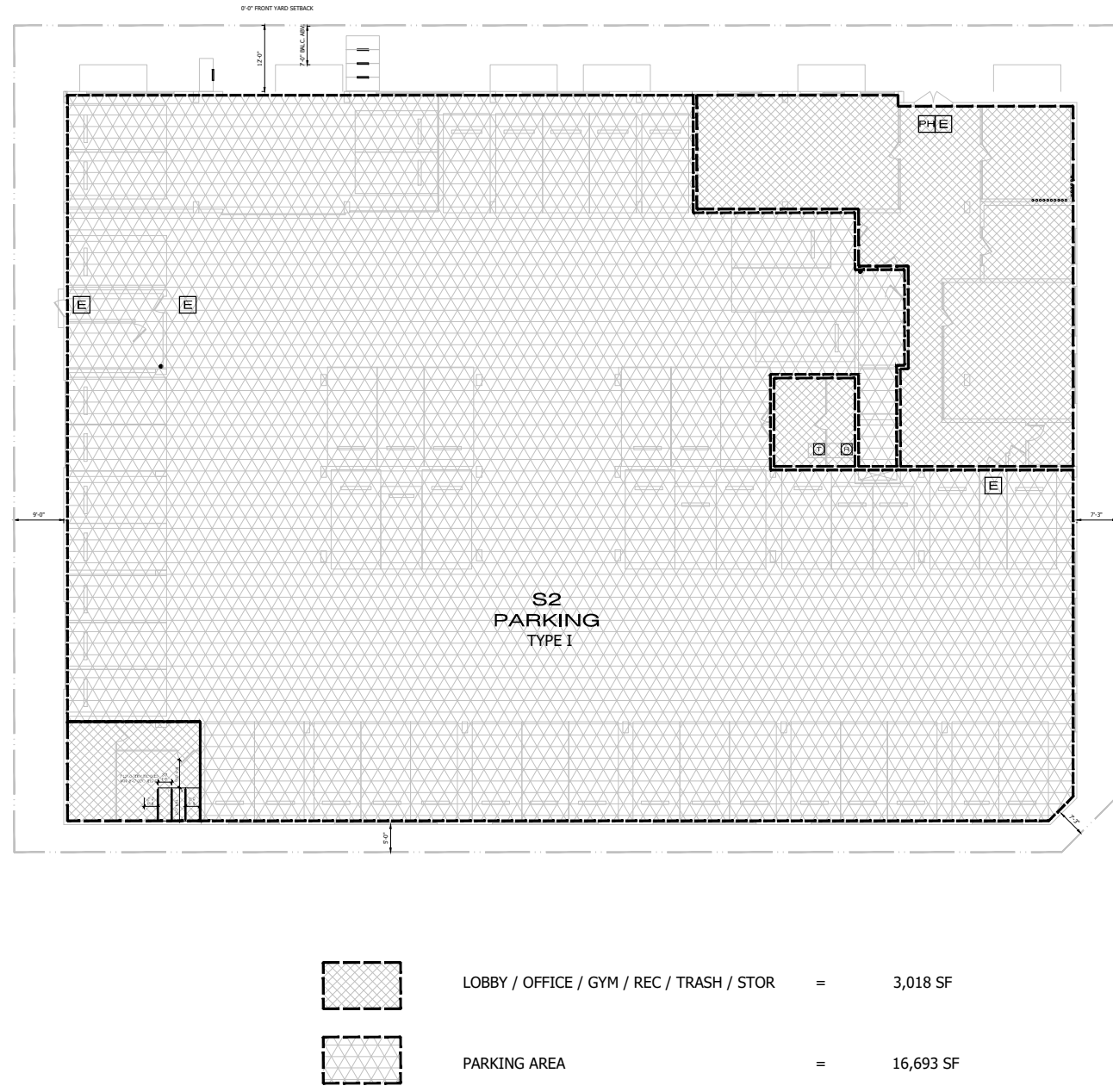
OPEN SPACE REQUIRED			
35	1 BEDROOMS + 1 ADU	x 100 SF	= 3,500 SF
19	1 BEDROOMS (3 HAS.)	x 125 SF	= 2,375 SF
31	2 BEDROOMS	x 125 SF	= 3,875 SF
65	TOTAL		= 10,050 SF
25% OF REQUIRED OPEN SPACE CAN BE INTERIOR ROOM = 0.25 x 10,050 = 2,513 SF			
OPEN SPACE PROVIDED			
PRIVATE OPEN SPACE			
25 BALCONIES / TERR. x 50 SF			1,250 SF
COMMON OPEN SPACE			
REC. RM / GYM @ 1ST & REC. RM @ 5TH FLOOR			1,976 SF
COURTYARD 'A' @ 2ND FLOOR COURTYARD 'B' @			1,102 SF
2ND FLOOR DECK @ 5TH FLOOR			630 SF
ROOF DECKS (INCL. PLANTERS)			3,993 SF
TOTAL			10,053 SF
TOTAL OPEN SPACE PROVIDED = 10,053 SF > TOTAL OPEN SPACE REQUIRED = 10,050 SF			
10,053 SF REQUIRED OPEN SPACE LESS 1,250 SF OF PRIVATE OPEN SPACE AND LESS 1,976 SF OF INTERIOR REC. ROOM = 6,827 SF OPEN SPACE			
25% OF 6,827 SF TO BE PLANTED = 1,707 SF < 1,755 SF PROVIDED AT 2ND FLOOR CTYOS AND AT ROOF DECKS.			
TWO			
ONE 24" BOX TREE PER 4 UNITS SO 52 TREES REQUIRED AND PROVIDED.			



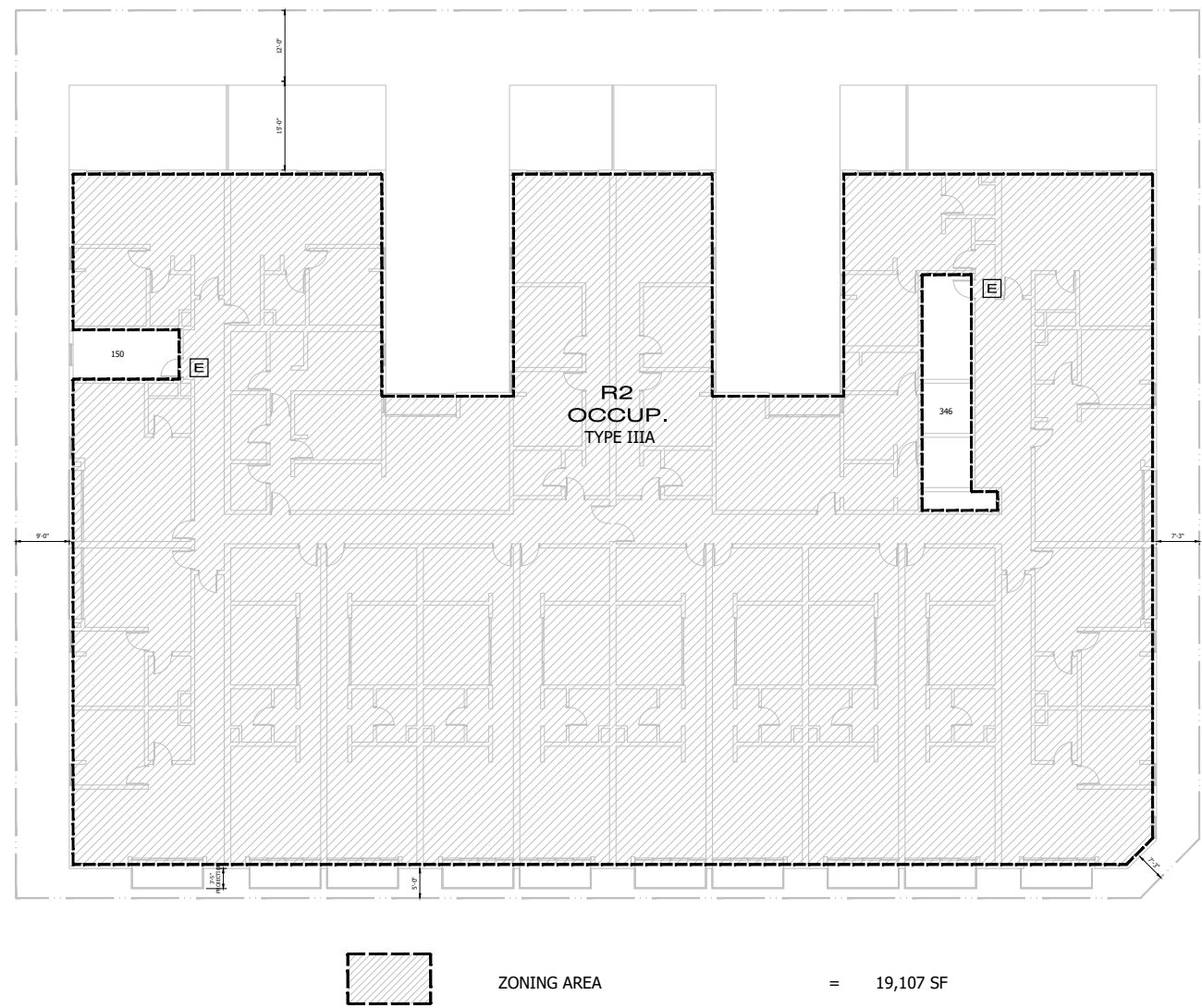
LVL - 07 - ROOF PLAN
1" = 30'



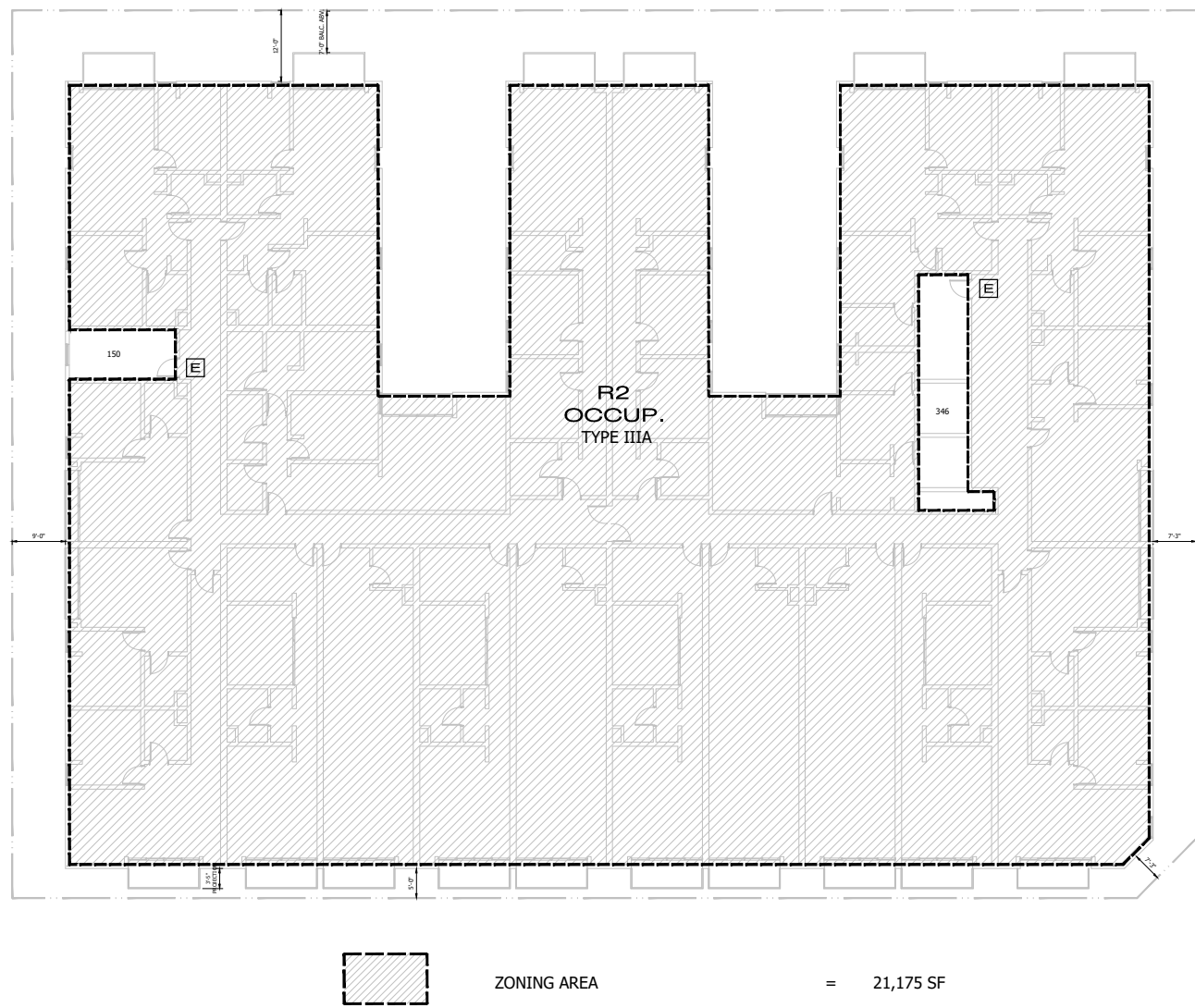
LVL - 04 - FLOOR PLAN
1" = 30'



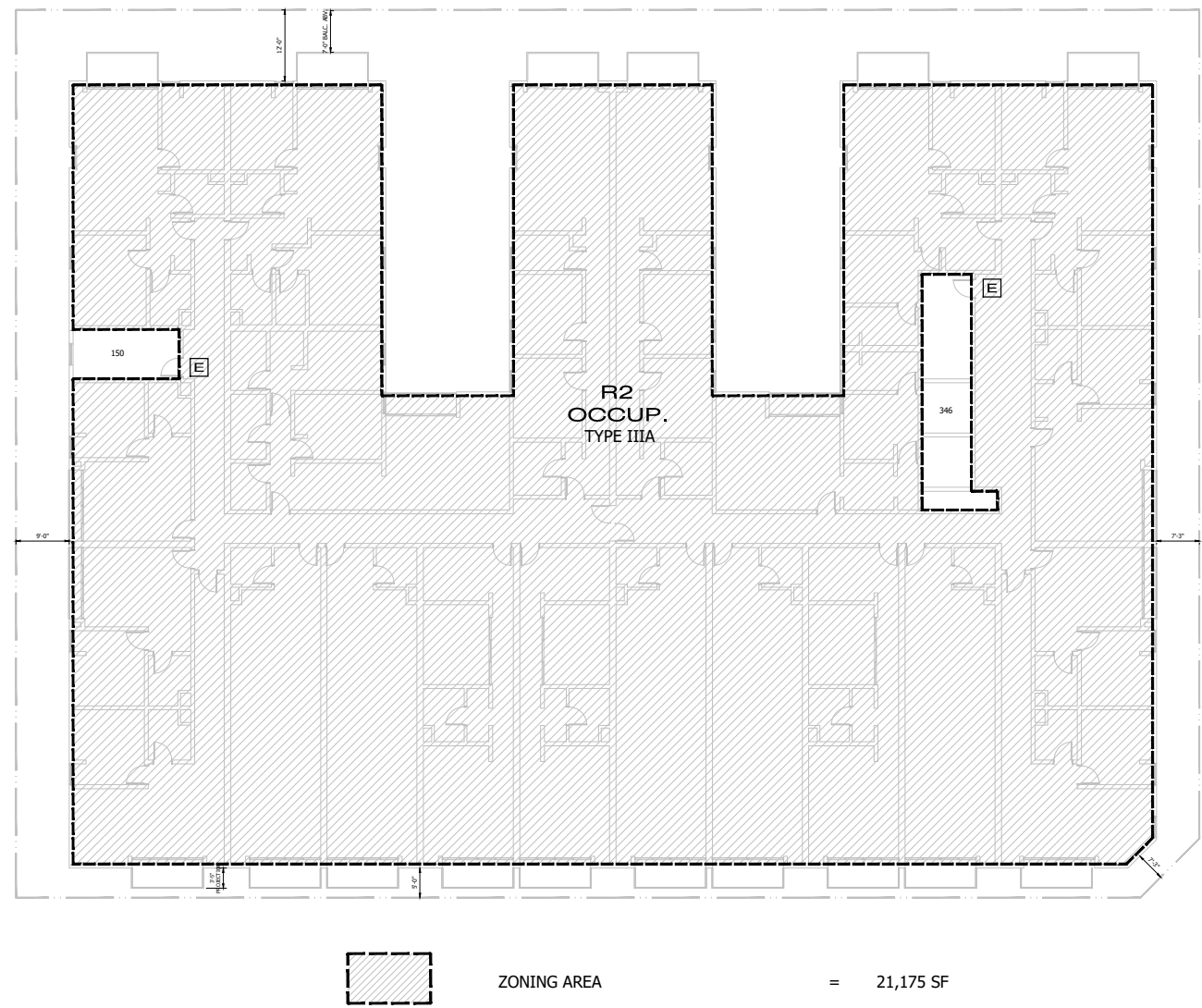
LVL - 01 - FLOOR PLAN
1" = 30'



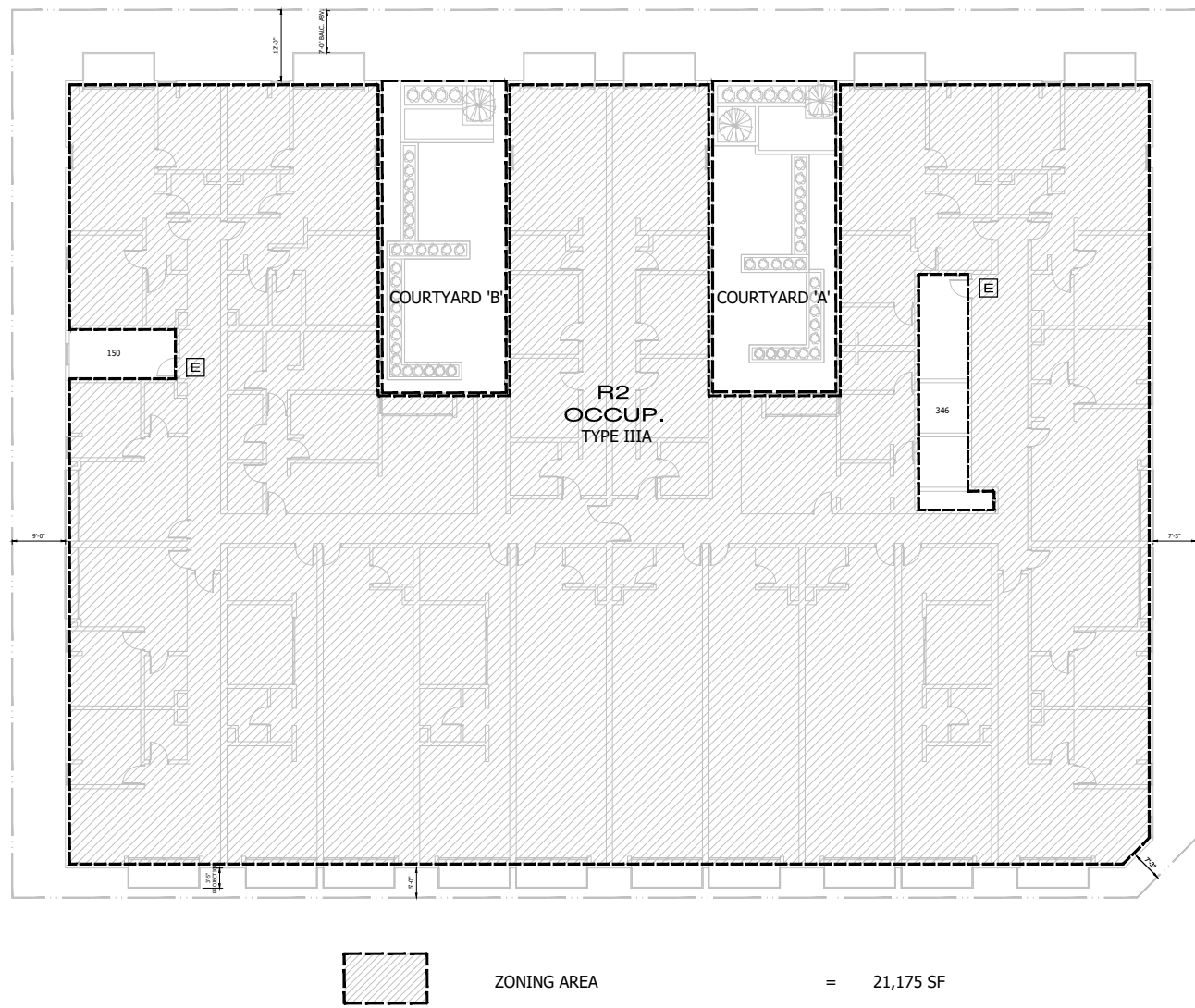
LVL - 06 - FLOOR PLAN
1" = 30'



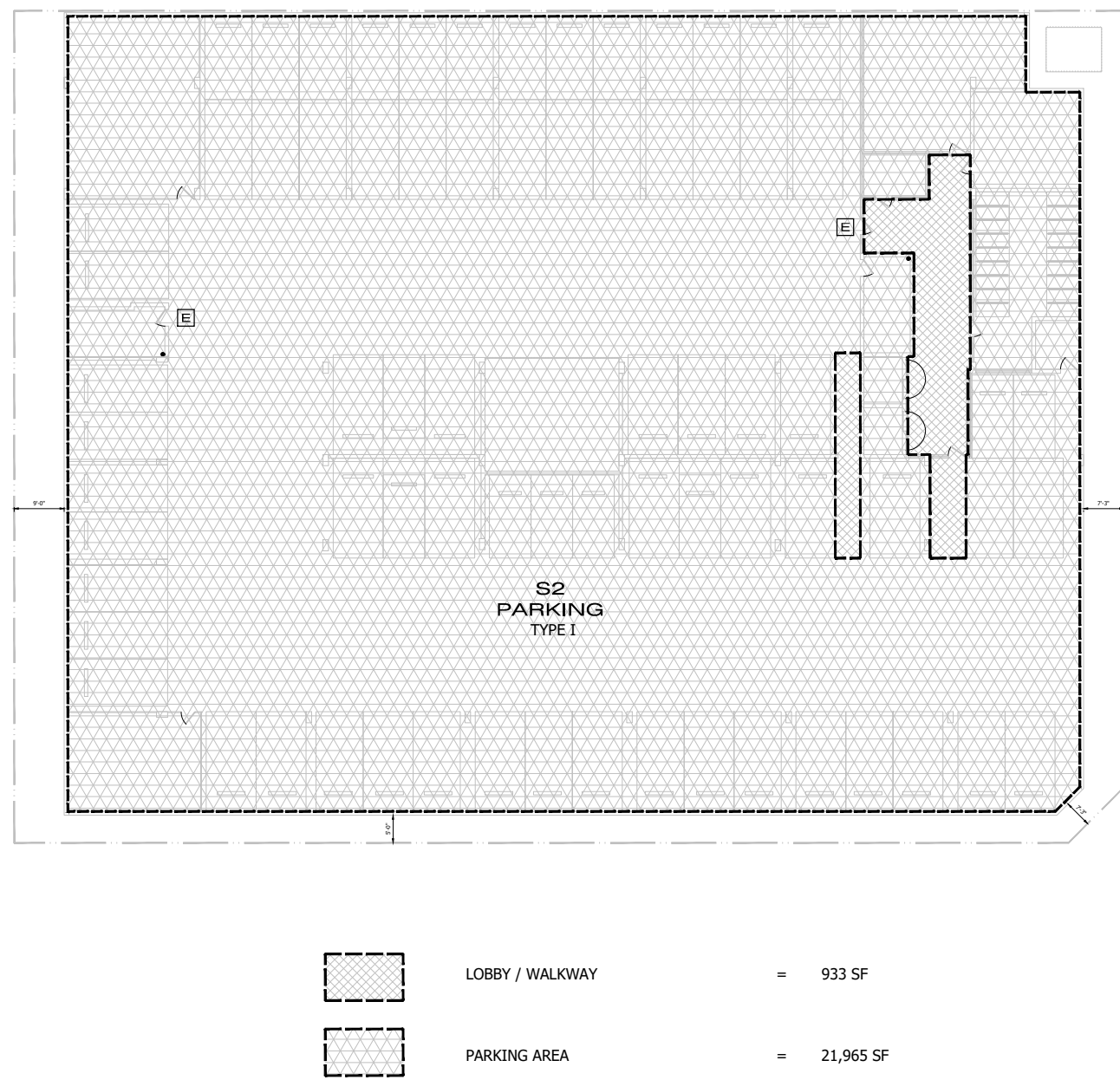
LVL - 03 - FLOOR PLAN
1" = 30'



LVL - 05 - FLOOR PLAN
1" = 30'



LVL - 02 - FLOOR PLAN
1" = 30'



LVL - P1 - FLOOR PLAN
1" = 30'

RESIDENTIAL DATA		SEC. 12.03
FLOOR AREA CALCS:	OCCUPANCY	ZONING
FIRST FLOOR RES. (LOBBY, OFFICE & GYM)	R2	3,018 SF
SECOND FLOOR	R2	21,175 SF
THIRD FLOOR	R2	21,175 SF
FOURTH FLOOR	R2	21,175 SF
FIFTH FLOOR	R2	21,175 SF
SIXTH FLOOR	R2	19,107 SF
TOTAL BUILDING AREA	R2	106,825 SF



SHEET TITLE ZONING CODE AREA: CODE SEC. 12.03

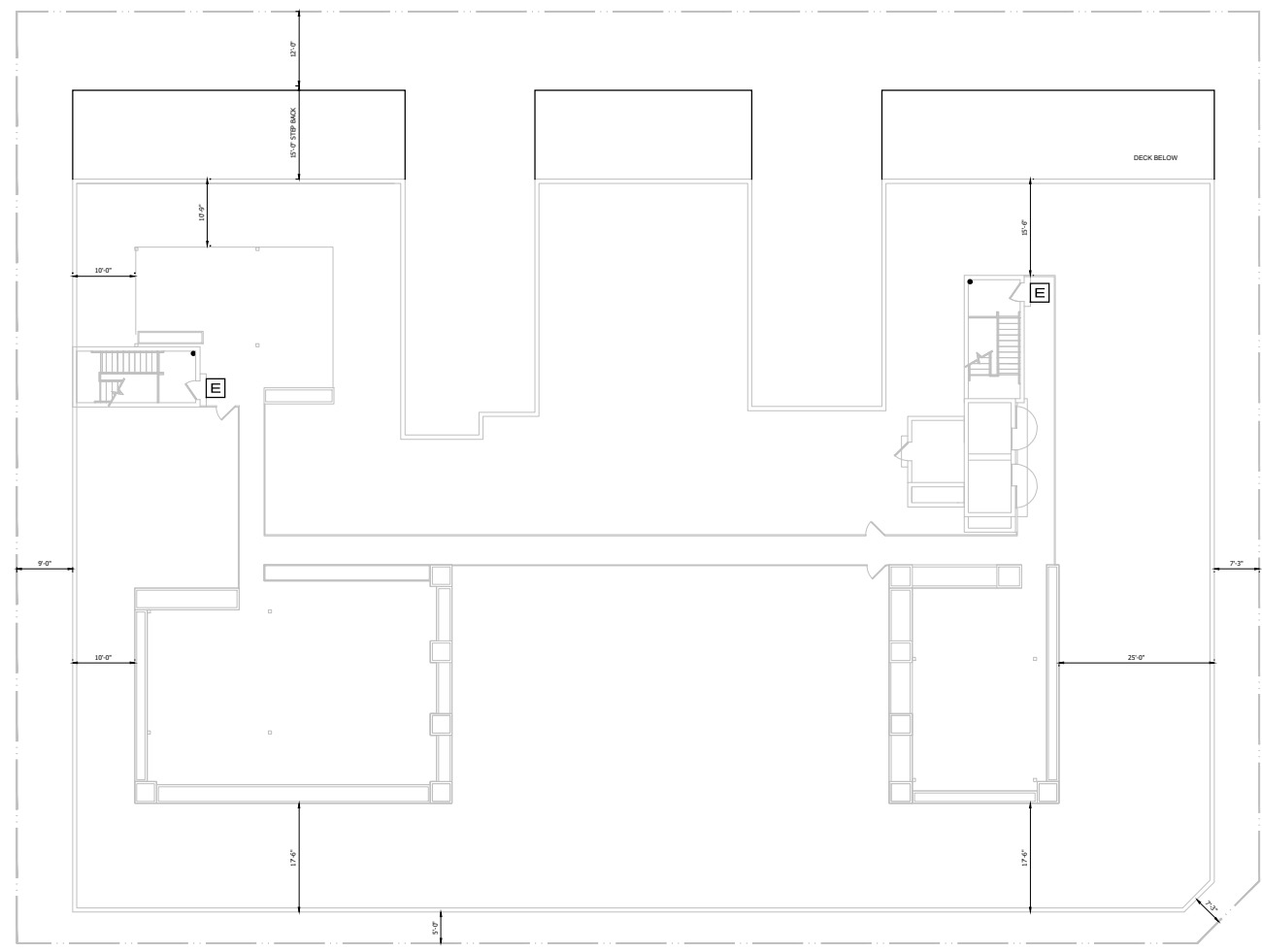
JOB NO. :
DATE :
DRAWN :

REVISIONS

PACIFIC APARTMENTS
12124 W. PACIFIC AVENUE
Los Angeles, CA 90066

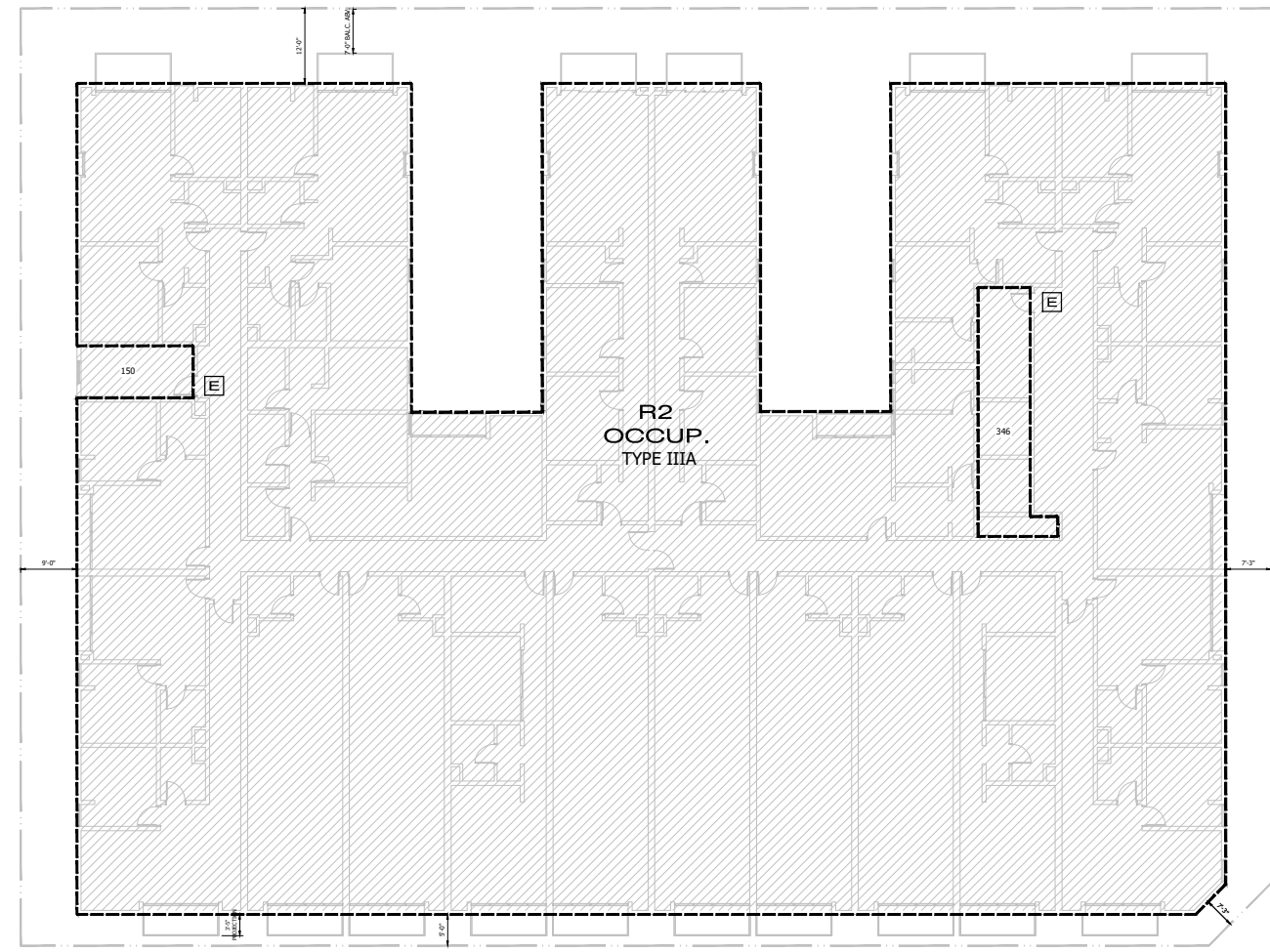
SHEET NO

T-1.5



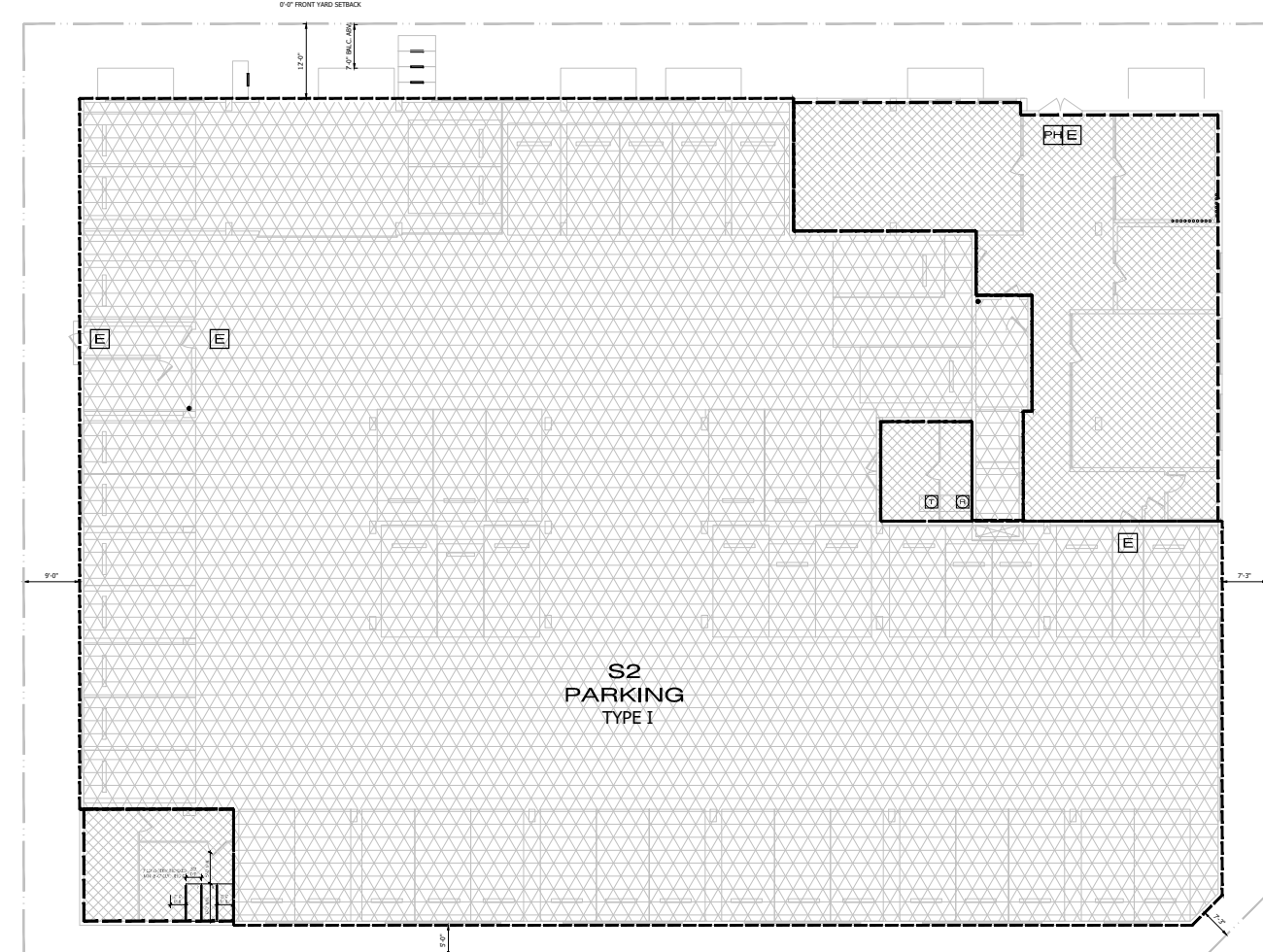
LVL - 07 - ROOF PLAN

1" = 30'



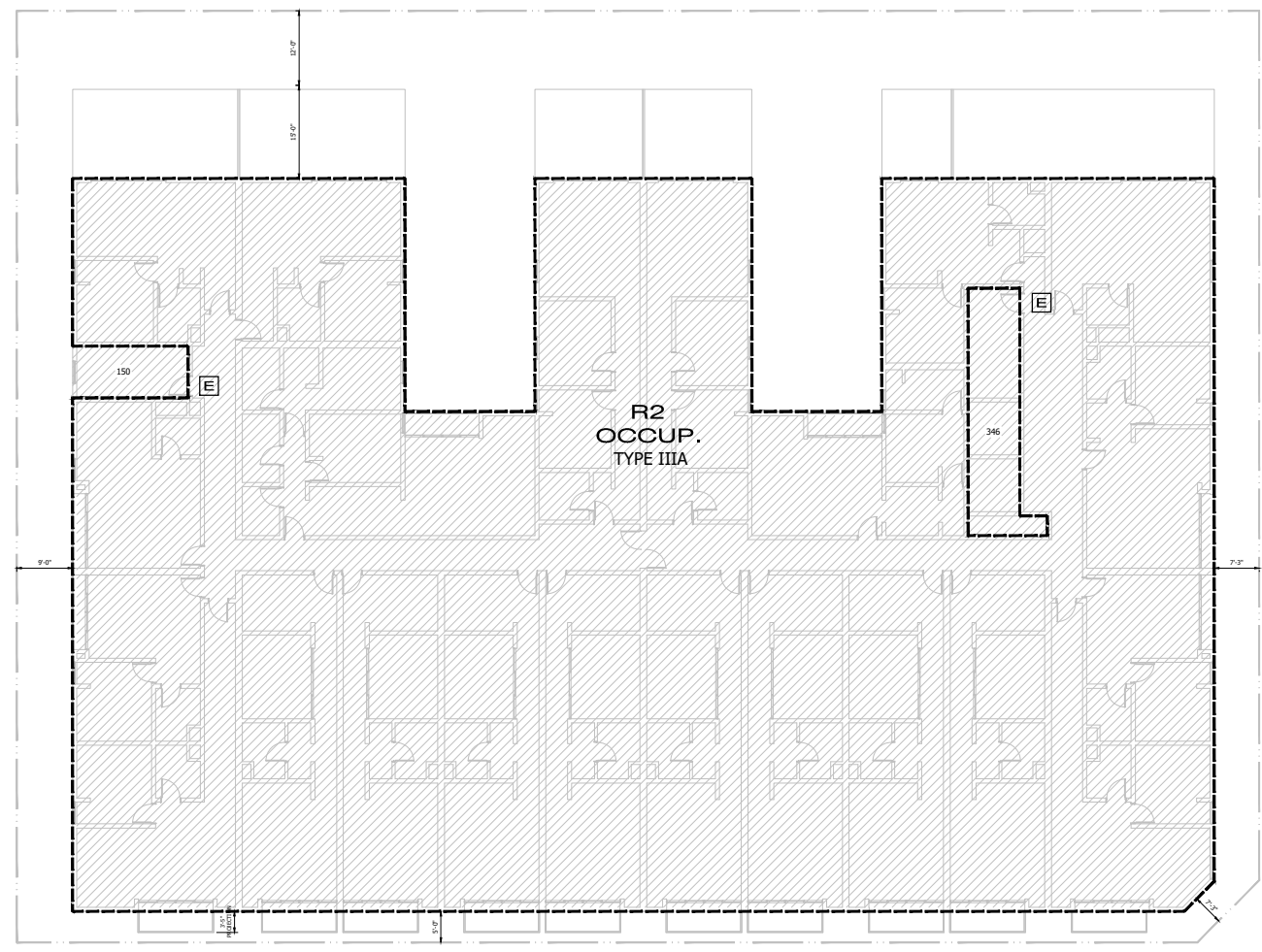
LVL - 04 - FLOOR PLAN

1" = 30'



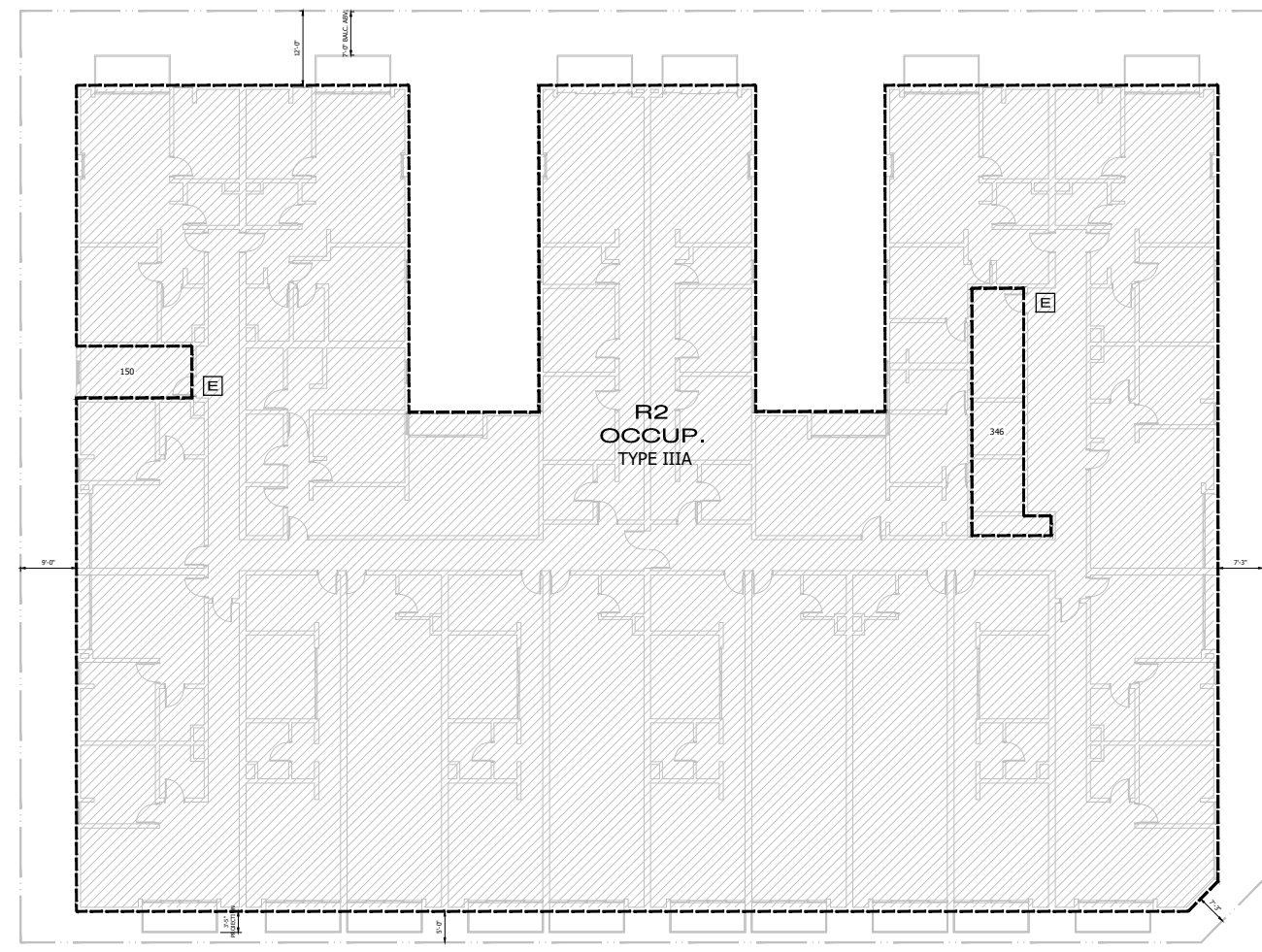
LVL - 01 - FLOOR PLAN

1" = 30'



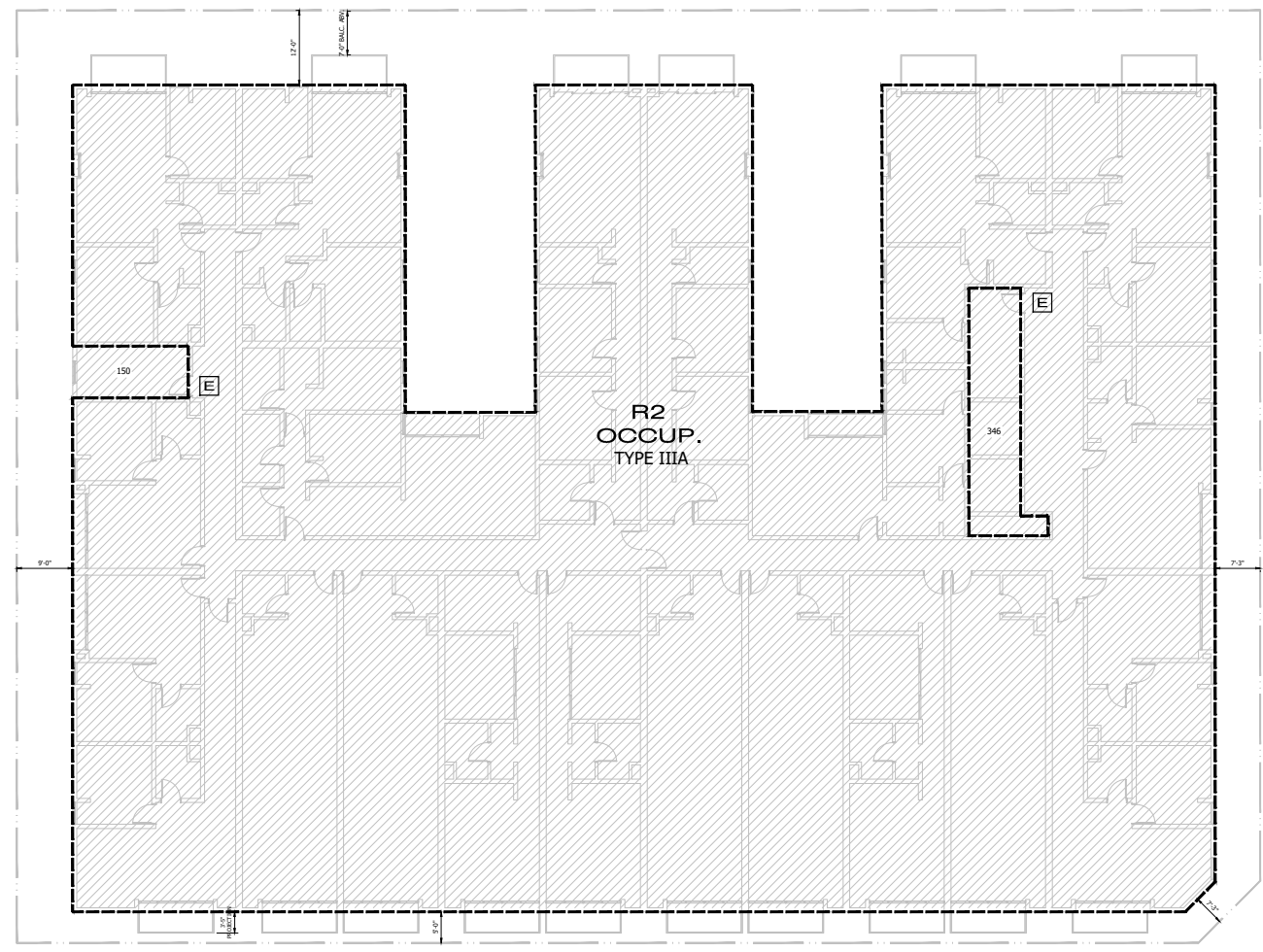
LVL - 06 - FLOOR PLAN

1" = 30'



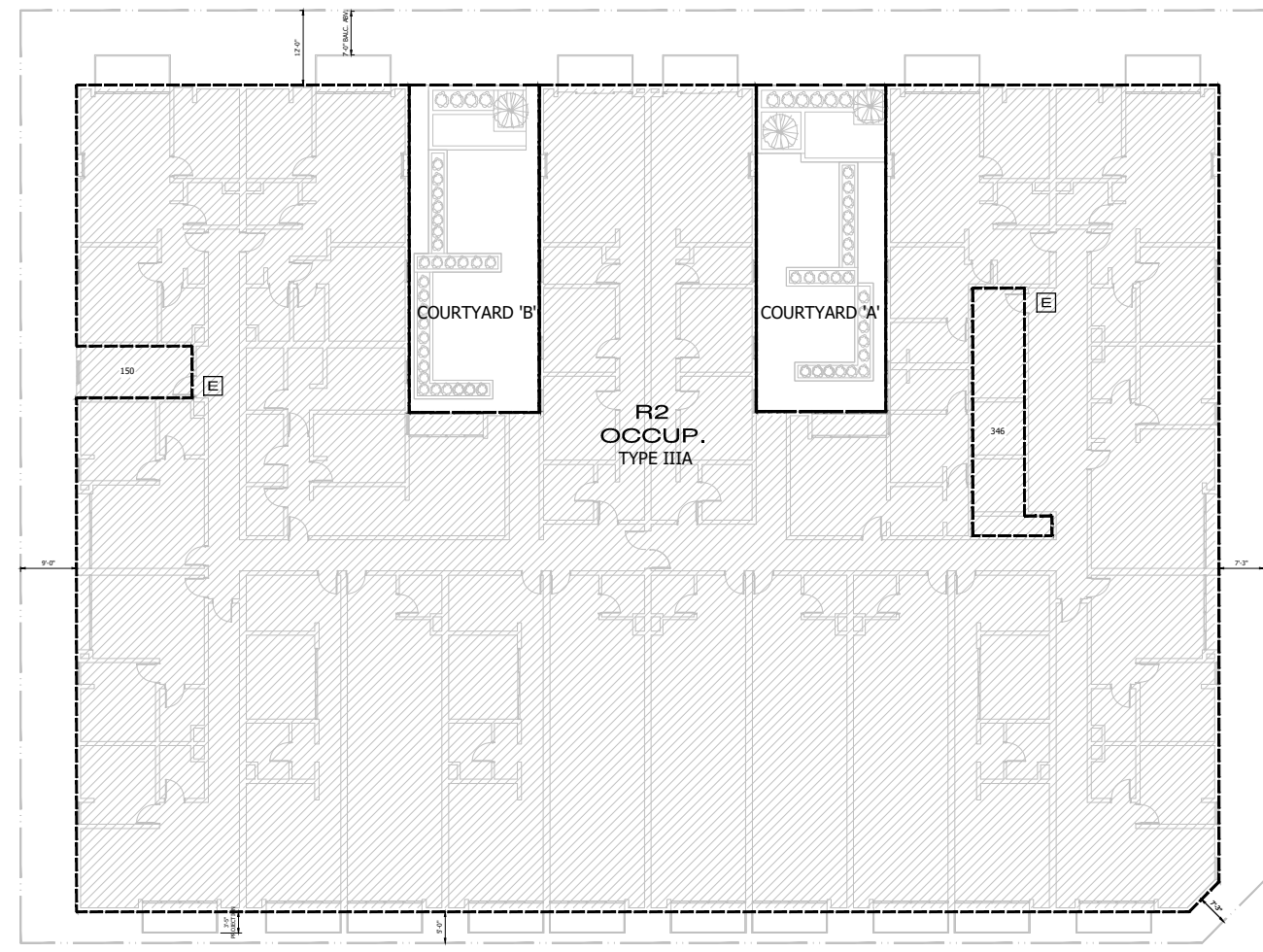
LVL - 03 - FLOOR PLAN

1" = 30'



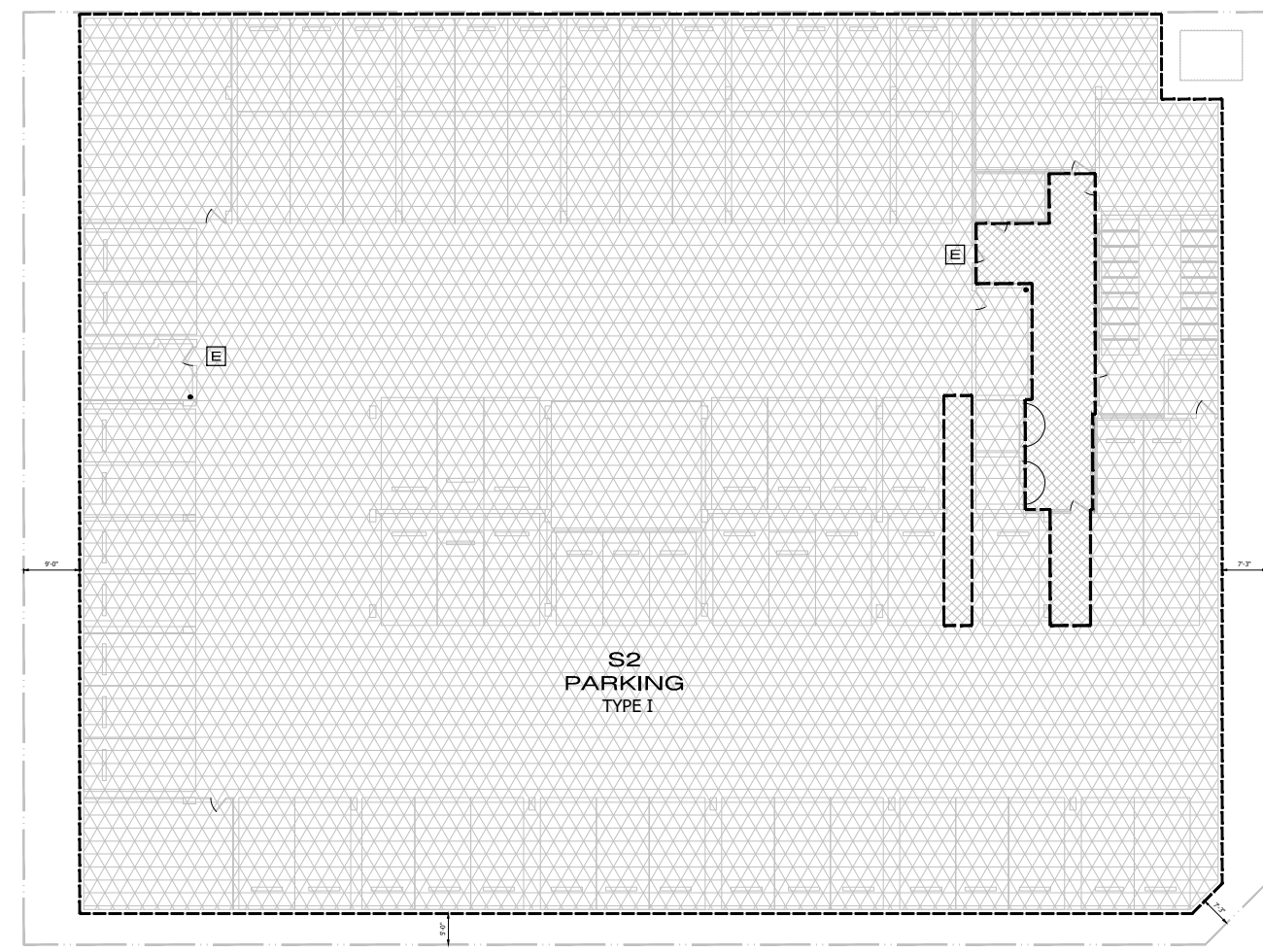
LVL - 05 - FLOOR PLAN

1" = 30'



LVL - 02 - FLOOR PLAN

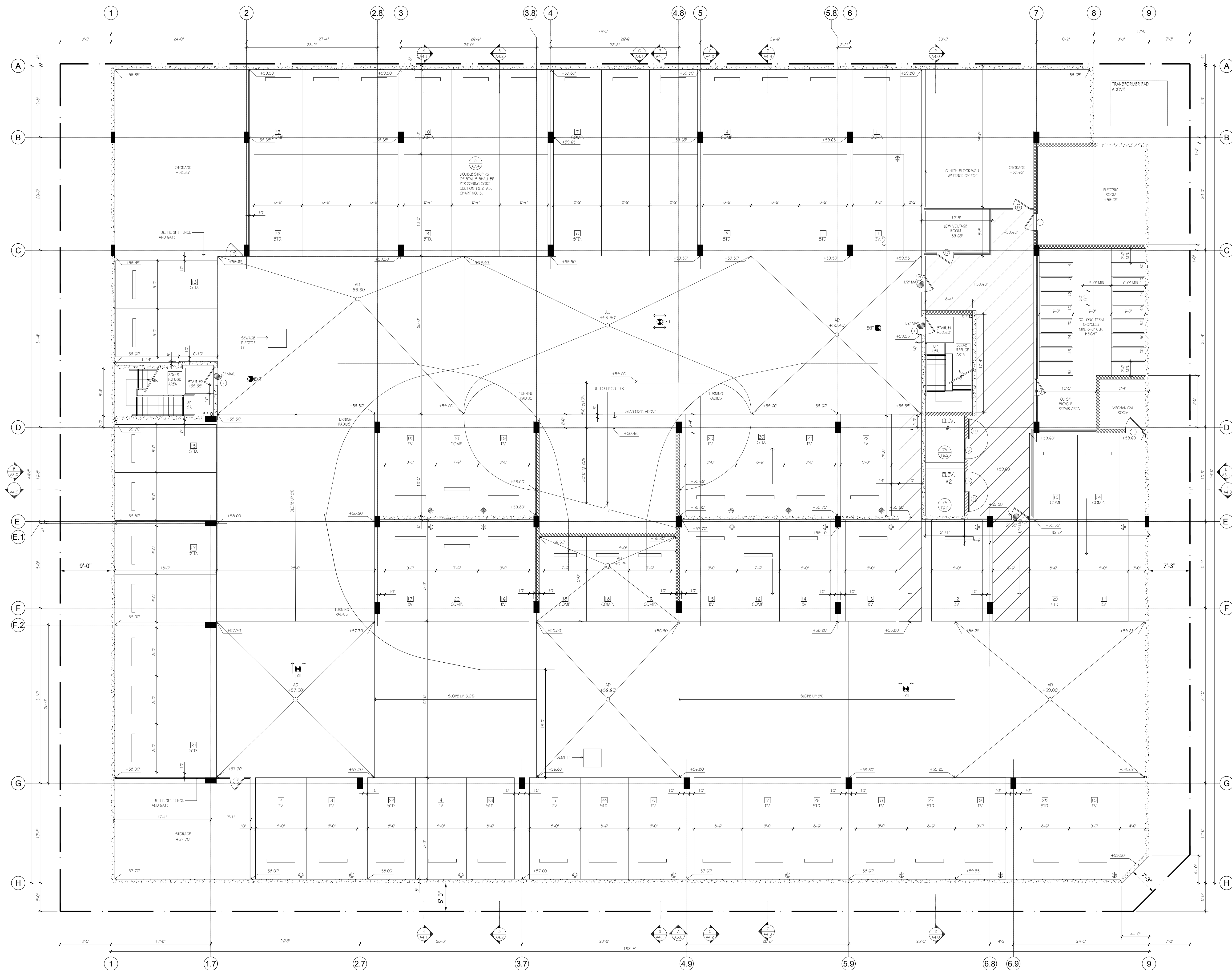
1" = 30'



LVL - P1 - FLOOR PLAN

1" = 30'

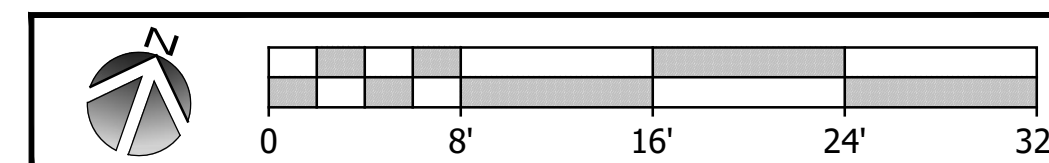
RESIDENTIAL DATA		SEC. 65941.1(C)	
FLOOR AREA CALCS:	OCCUPANCY	BUILDING	
FIRST FLOOR RES. (LOBBY, OFFICE & GYM)	R2	3,769	SF
SECOND FLOOR	R2	21,671	SF
THIRD FLOOR	R2	21,671	SF
FOURTH FLOOR	R2	21,671	SF
FIFTH FLOOR	R2	21,671	SF
SIXTH FLOOR	R2	19,603	SF
TOTAL BUILDING AREA	R2	110,056	SF
PARKING AREA - P1 LEVEL	S2	23,198	SF
PARKING AREA - P1 LEVEL	S2	18,945	SF
TOTAL PARKING AREA		40,143	SF
TOTAL (PER INCENTIVE)		150,199	SF

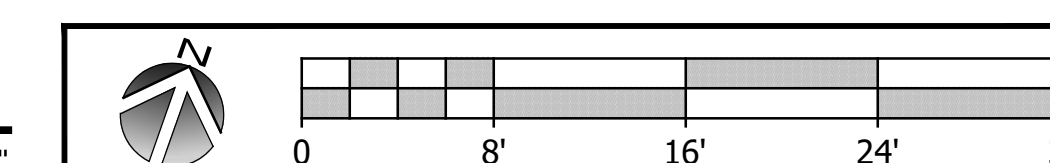
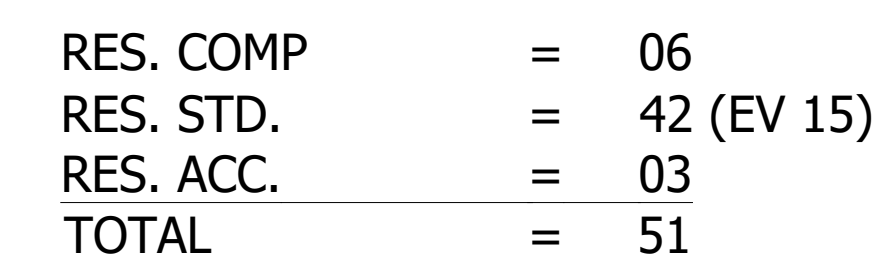


RES. COMP	=	21
RES. STD.	=	52 (EV 22)
RES. ACC.	=	00
TOTAL	=	73

P-1 PARKING PLAN

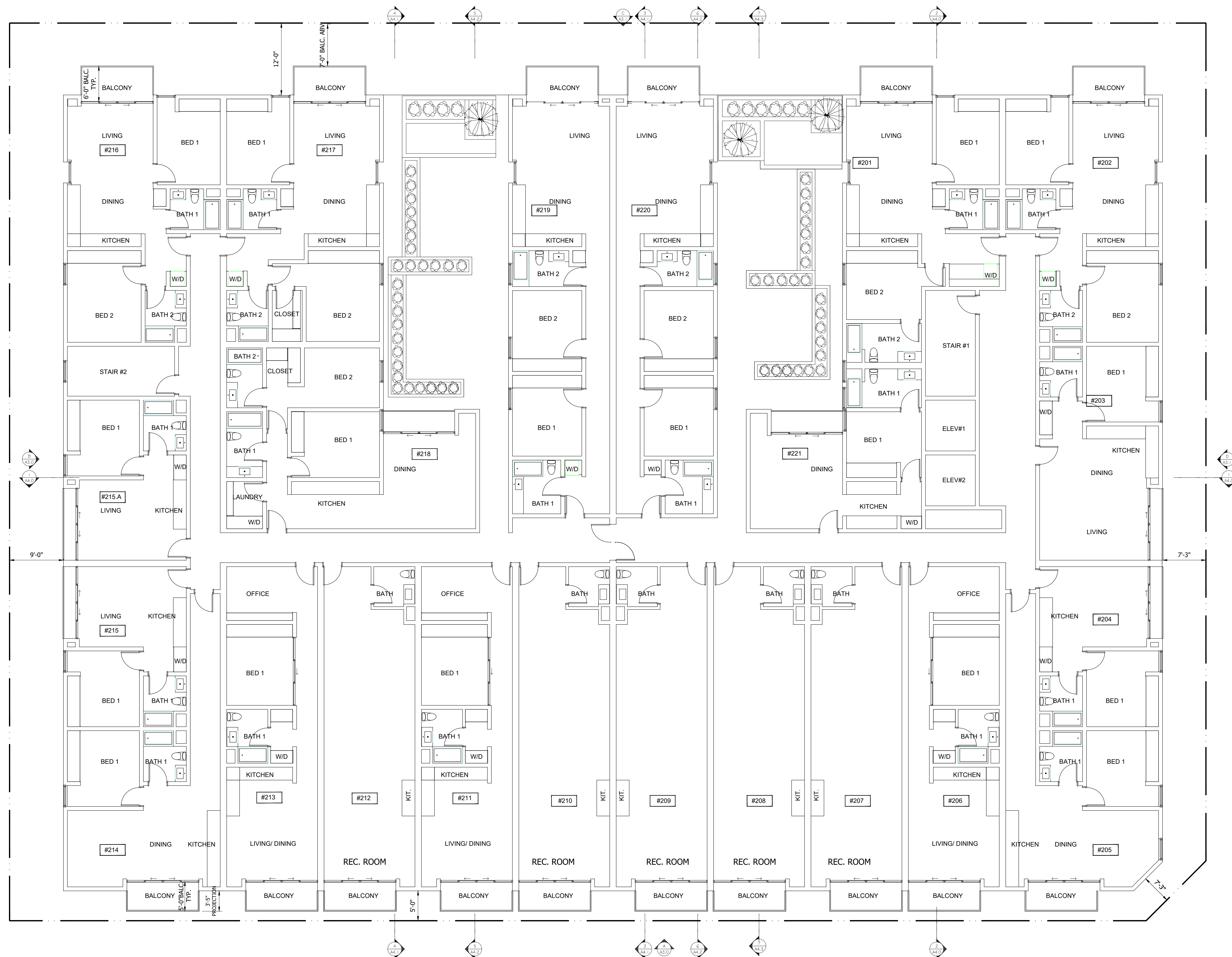
1/8" = 1'-0"





FIRST FLOOR PLAN

1/8" = 1'-0"

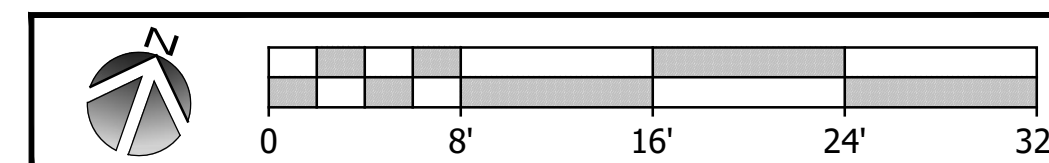


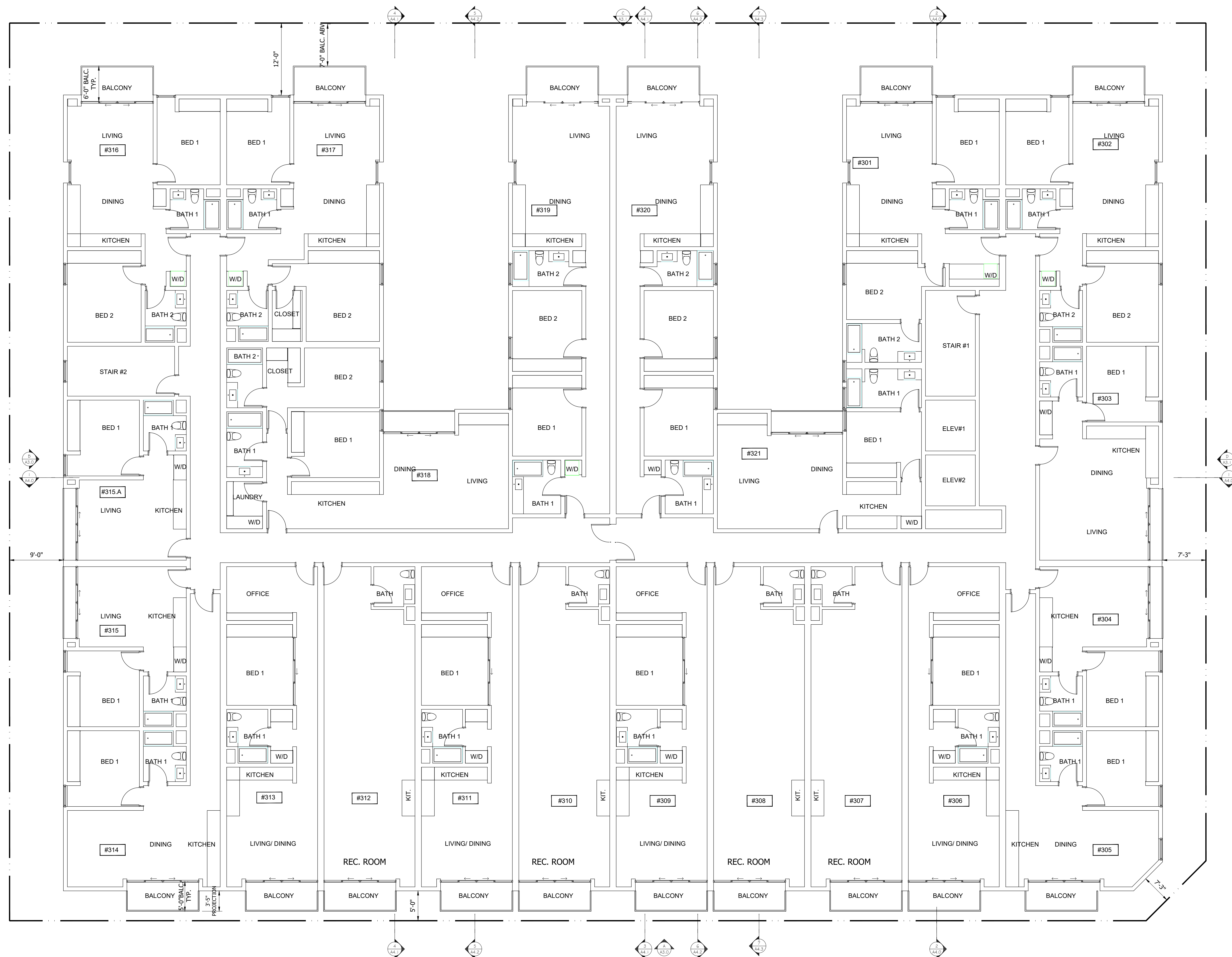
UNIT SUMMARY - RESIDENTIAL		
UNIT NUMBER	BEDROOMS	PER UNIT
201	2	
202	2	
203	1	
204	1	
205	1	
206	1	
211	1	
213	1	
214	1	
215	1	
215.A	1	
216	2	
217	2	
218	2	
219	2	
220	2	
221	1	

1 - BD	=	10
2 - BD	=	07
TOTAL	=	17

SECOND FLOOR PLAN

1/8" = 1'-0"

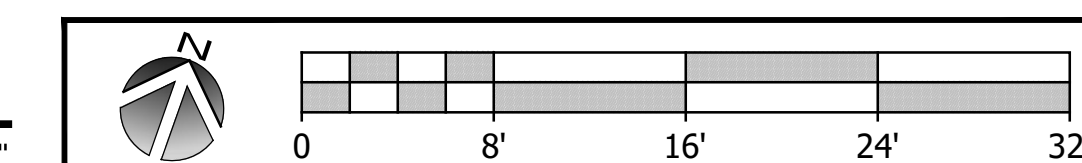




UNIT SUMMARY - RESIDENTIAL	
UNIT NUMBER	BEDROOMS PER UNIT
301	2
302	2
303	1
304	1
305	1
306	1
309	1
311	1
313 ADU	1
314	1
315	1
315.A	1
316	2
317	2
318	2
319	2
320	2
321	1

1 - BD = 11
2 - BD = 07
TOTAL = 18

THIRD FLOOR PLAN



1/8" = 1'-0"

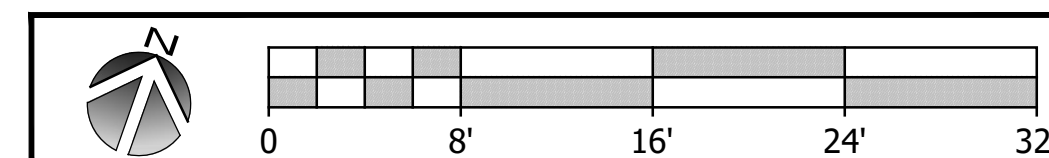
UNIT SUMMARY - RESIDENTIAL		
UNIT NUMBER	BEDROOMS	PER UNIT
401	2	
402	2	
403	1	
404	1	
405	1	
406	1	
411	1	
414	1	
415	1	
415.A	1	
416	2	
417	2	
418	2	
419	2	
420	2	
421	1	

1 - BD = 09
2 - BD = 07

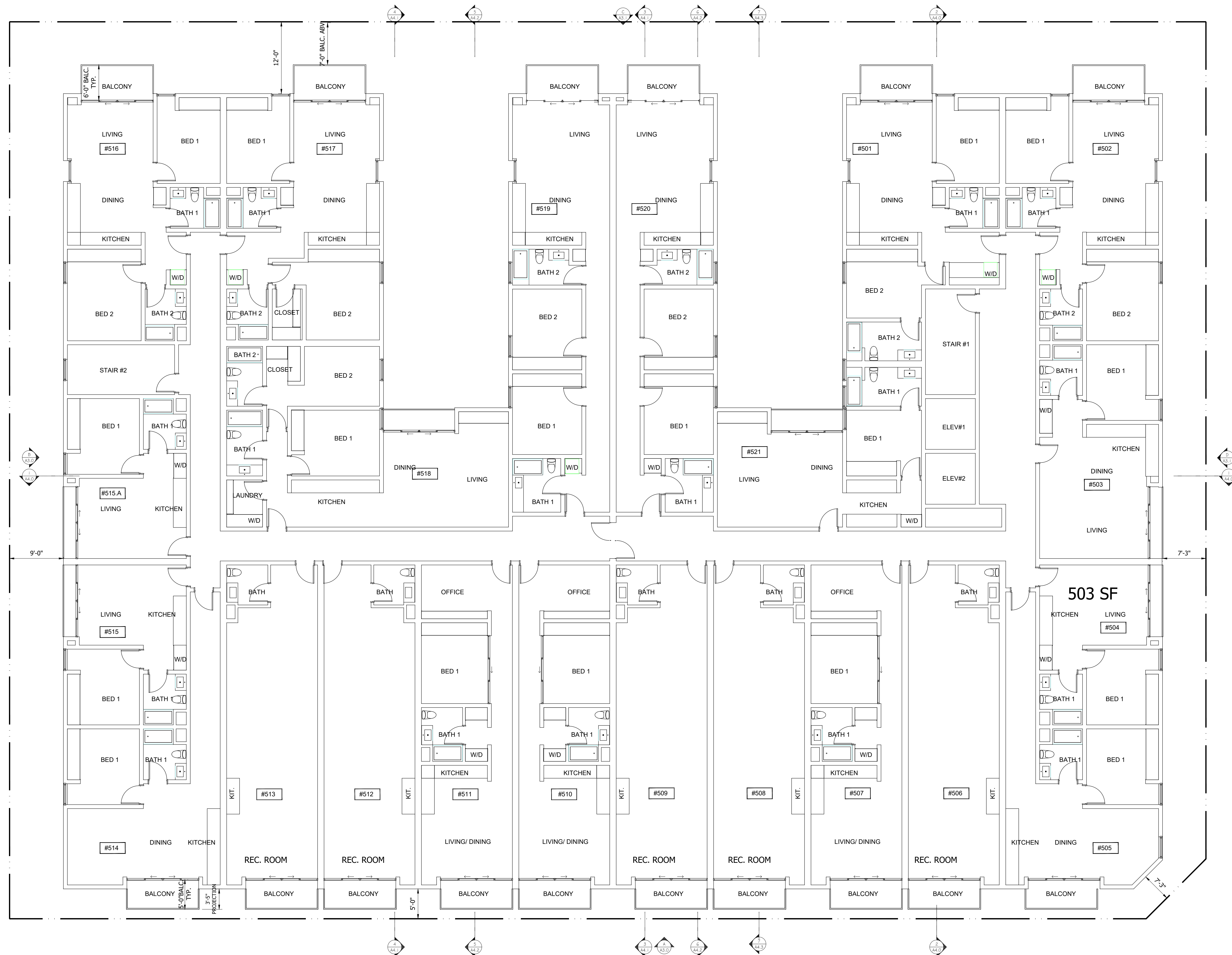
TOTAL = 16

FOURTH FLOOR PLAN

1/8" = 1'-0"

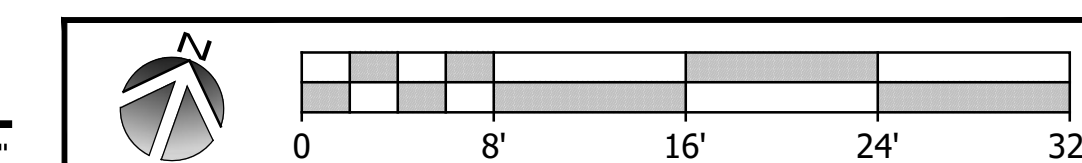


UNIT SUMMARY - RESIDENTIAL	
UNIT NUMBER	BEDROOMS PER UNIT
501	2
502	2
503	1
504	1
505	1
507	1
510	1
511	1
514	1
515	1
515.A	1
516	2
517	2
518	2
519	2
520	2
521	1



1 - BD	=	10
2 - BD	=	07
TOTAL	=	17

FIFTH FLOOR PLAN



1/8" = 1'-0"



UNIT SUMMARY - RESIDENTIAL	
UNIT NUMBER	BEDROOM PER UNIT
PH01	1
PH03	1
PH04	1
PH05	1
PH06	1
PH07	1
PH08	1
PH09	1
PH10	1
PH11	1
PH12	1
PH13	1
PH14	1
PH15	1
PH16	1
PH17	1
PH18	2
PH19	2
PH20	2

FLOOR PLAN - LEVEL 06

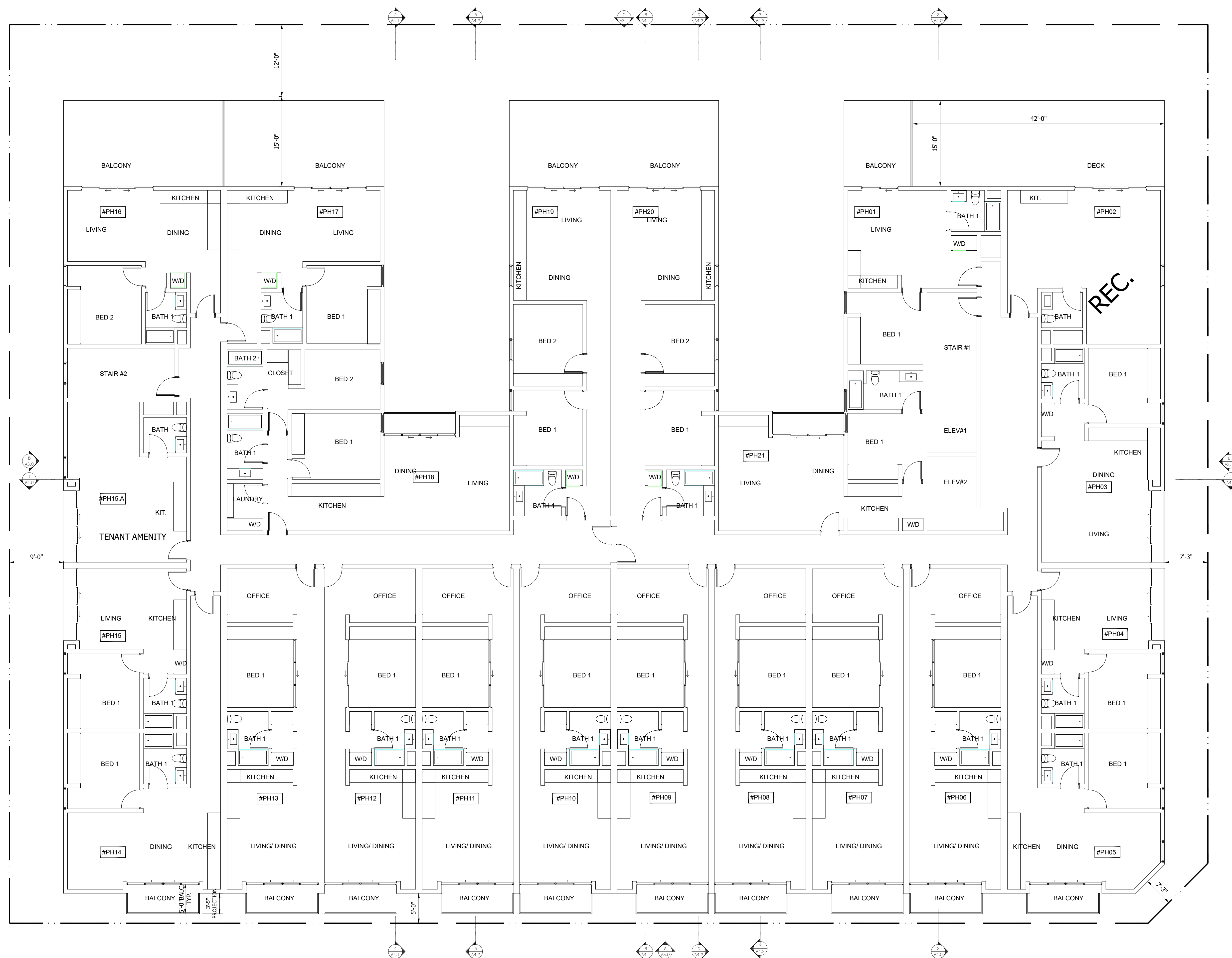
SHEET
TITLE

JOB NO :
DATE :
DRAWN :

PACIFIC APARTMENTS
12124 W. PACIFIC AVENUE
Los Angeles, CA 90066

SHEET NO

A2.6

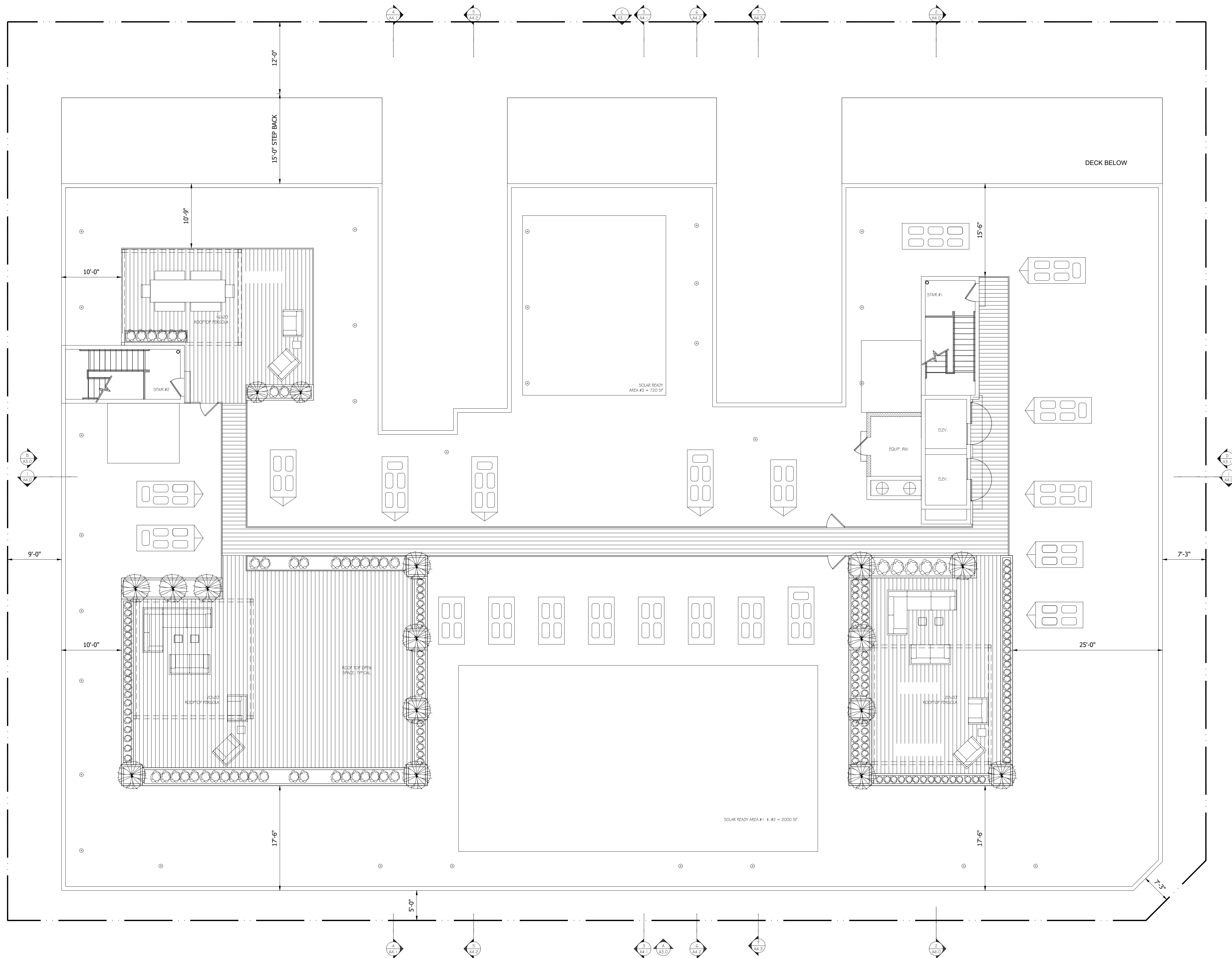


TOTAL = 20

TOTAL = 20

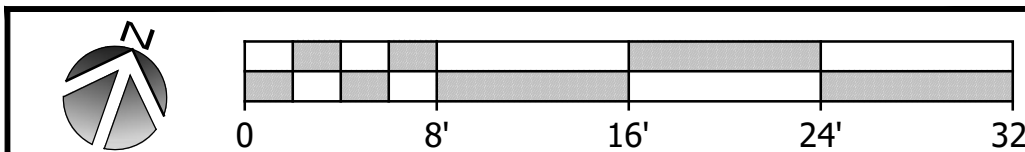
SIXTH FLOOR PLAN

$$1/8'' = 1'-0''$$

ROOF PLAN

1/8" = 1'-0"



pk
architecture

22663 Collins
Woodland Hills CA
91367
818-480-4800
designer1@socal.rr.com

LICENCED ARCHITECT
JUDITH ROMAN KUMKA
NO. 45548
EXPI. 03-31-28
STATE OF CALIFORNIA

ROOF PLAN - LEVEL 07

SHEET
TITLE

JOB NO :
DATE :
DRAWN :

PACIFIC APARTMENTS
12124 W. PACIFIC AVENUE
Los Angeles, CA 90066

SHEET NO
A2.7



SIDE ELEVATION - (WEST)

(B)

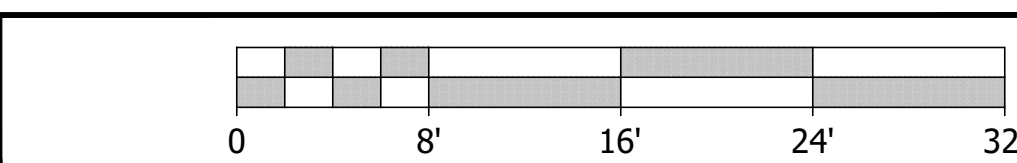
1/8" = 1'-0"



PACIFIC ELEVATION - (NORTH)

(A)

1/8" = 1'-0"





SIDE ELEVATION - (EAST ALLEY)

(D)

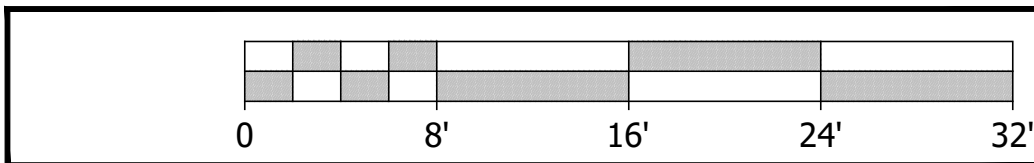
1/8" = 1'-0"

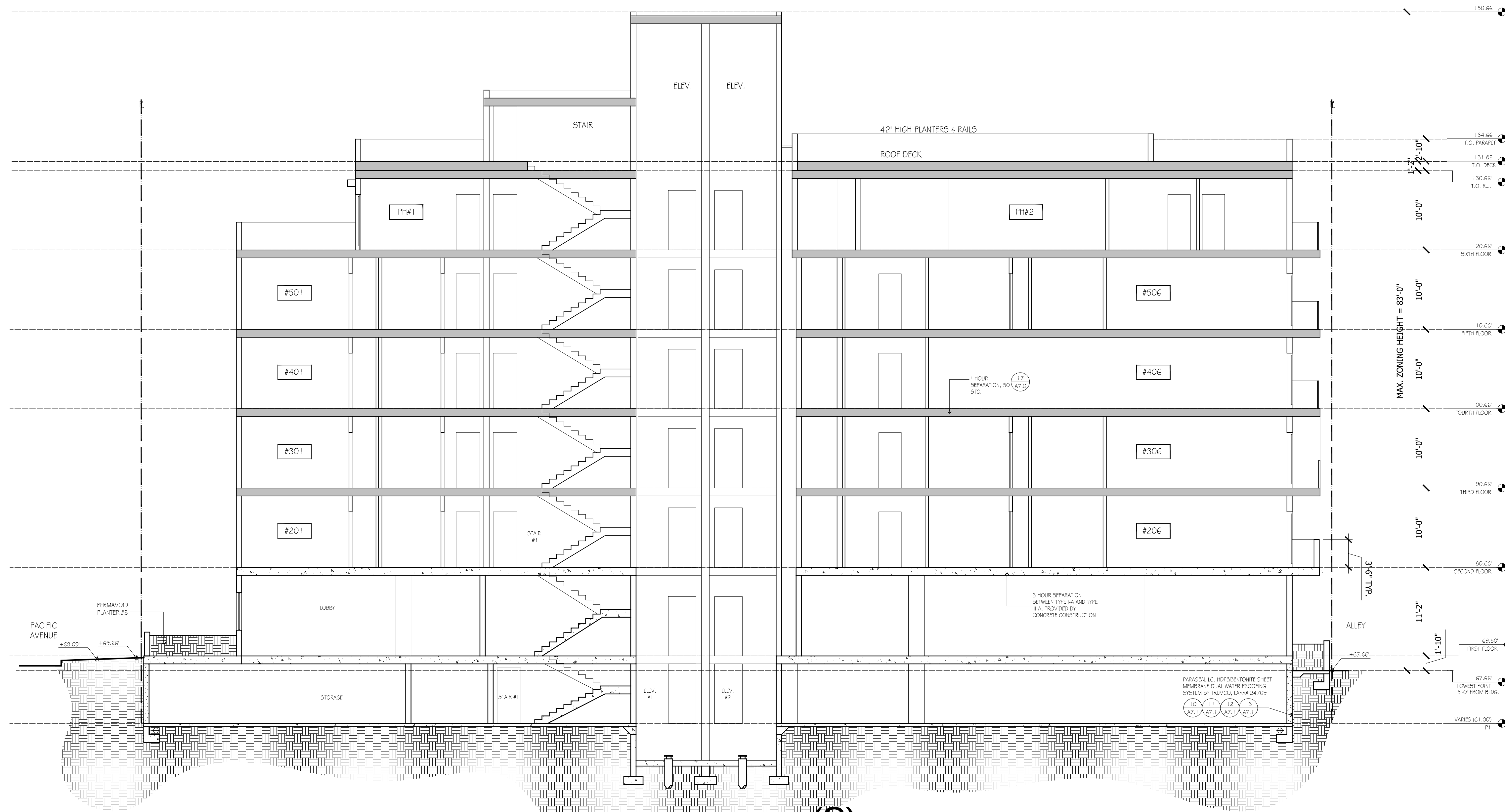


REAR ELEVATION - (SOUTH ALLEY)

(C)

1/8" = 1'-0"





BUILDING SECTION

(2)

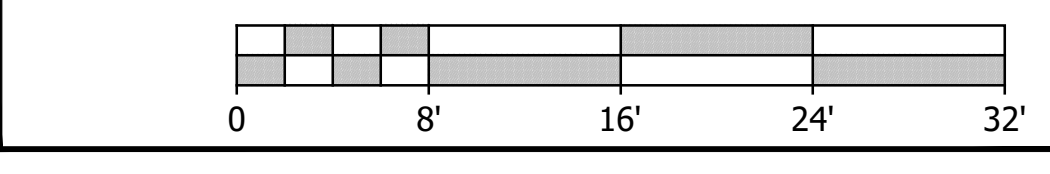
1/8" = 1'-0"



BUILDING SECTION

(1)

1/8" = 1'-0"



BUILDING SECTIONS	
SHEET TITLE	REVISIONS
JOB NO :	
DATE :	
DRAWN :	

BUILDING SECTIONS	
SHEET TITLE	REVISIONS
JOB NO :	
DATE :	
DRAWN :	

PACIFIC APARTMENTS
12124 W. PACIFIC AVENUE
Los Angeles, CA 90066



PACIFIC APARTMENTS
12124 W. PACIFIC AVENUE
Los Angeles, CA 90066

SHEET NO.

A4.1

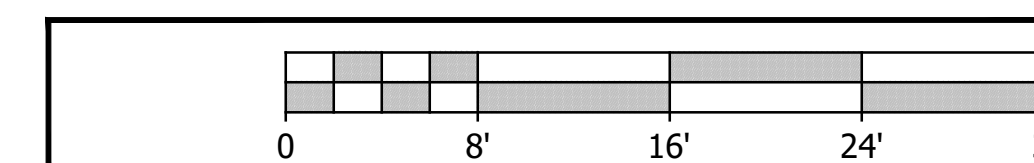


(4)

1/8" = 1'-0"



(3)

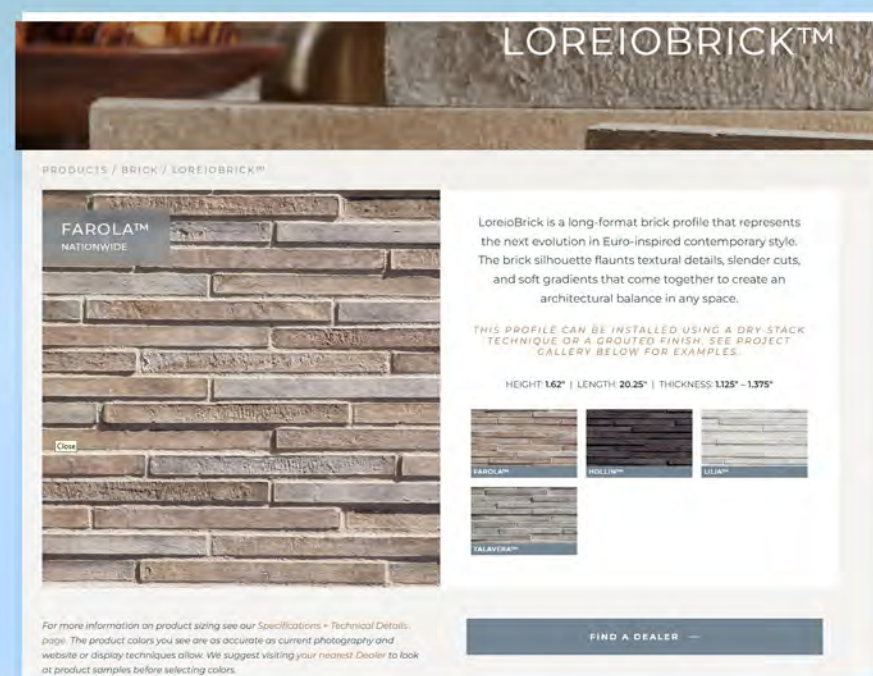
$$1/8'' = 1'-0''$$




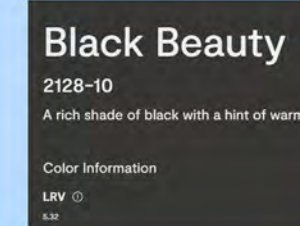
GREY STUCCO



WROUGHT IRN
RAILS



LOREIOBRICK - FAROLA
STONE VENEER



Black Beauty
2108-10
A rich shade of black with a hint of warmth.
Color Information
SWP 0
SWP



DARK
PAINTED TRIM



DARK BRONZE
WINDOW FRAMES

16" X 4"
STACKED BLOCK
PLANTER WALLS
EXPOSED CONCRETE GARAGE WALLS



SIDE ELEVATION - (WEST)

(B)

1/8" = 1'-0"

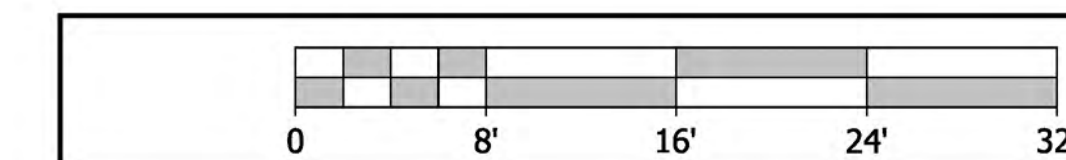


PACIFIC ELEVATION - (NORTH)

(A)

1/8" = 1'-0"

COLOR AND MATERIALS





SIDE ELEVATION - (EAST ALLEY) (D)
1/8" = 1'-0"



REAR ELEVATION - (SOUTH ALLEY) (C)
1/8" = 1'-0"

