

TREE LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
⊙	Aloe barberae	Tree Aloe	5'tall	7		low 0.3
⊙	Arbutus 'Marina'	Marina Strawberry Tree	24"box	3		low 0.3
⊙	Laurus nobilis	Sweet Bay	24"box	65	Hedge	low 0.3
⊙	Lophostemon confertus	Brisbane Box	24"box	2		medium 0.4
⊙	Podocarpus elongates	Breede River Yellowwood	24"box	29		medium 0.4
⊙	Rhapis excelsa	Lady Palm	15-gal	2		medium 0.4

NOTE:
Waterproofing and drains in planters by others.
All trees to be planted with commercial root barriers.
3" deep shredded Cedar bark to spread between plants.

NOTE:
All groundcover areas where plants are 3' oc or greater
to have geotextile fabric installed 3" below finished grade w/
3" shredded bark above to eliminate weed growth.

LANDSCAPE AREA: 7,326 SF
IRRIGATION WATER SUPPLY TYPE: POTABLE WATER SUPPLY

RECYCLING WATER SYSTEMS SHALL
BE USED FOR WATER FEATURES

A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL
EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS,
CREWING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING
APPLICATIONS WHERE MULCH IS CONTRADICTED

FOR SOILS LESS THAN 4% ORGANIC MATTER IN THE TOP 4" OF SOIL, COMPOST AT
A RATE OF A MINIMUM OF 4 CUBIC YARDS PER 1,000 SF OF PERMEABLE AREA SHALL
BE INCORPORATED TO A DEPTH OF 4" INTO SOIL.

Pavers to be by Ackerstone
Palazzo pavers 12"x24"x5cm
Color to be Grey Mist w/ Contempo finish
tel: 480-344-6910

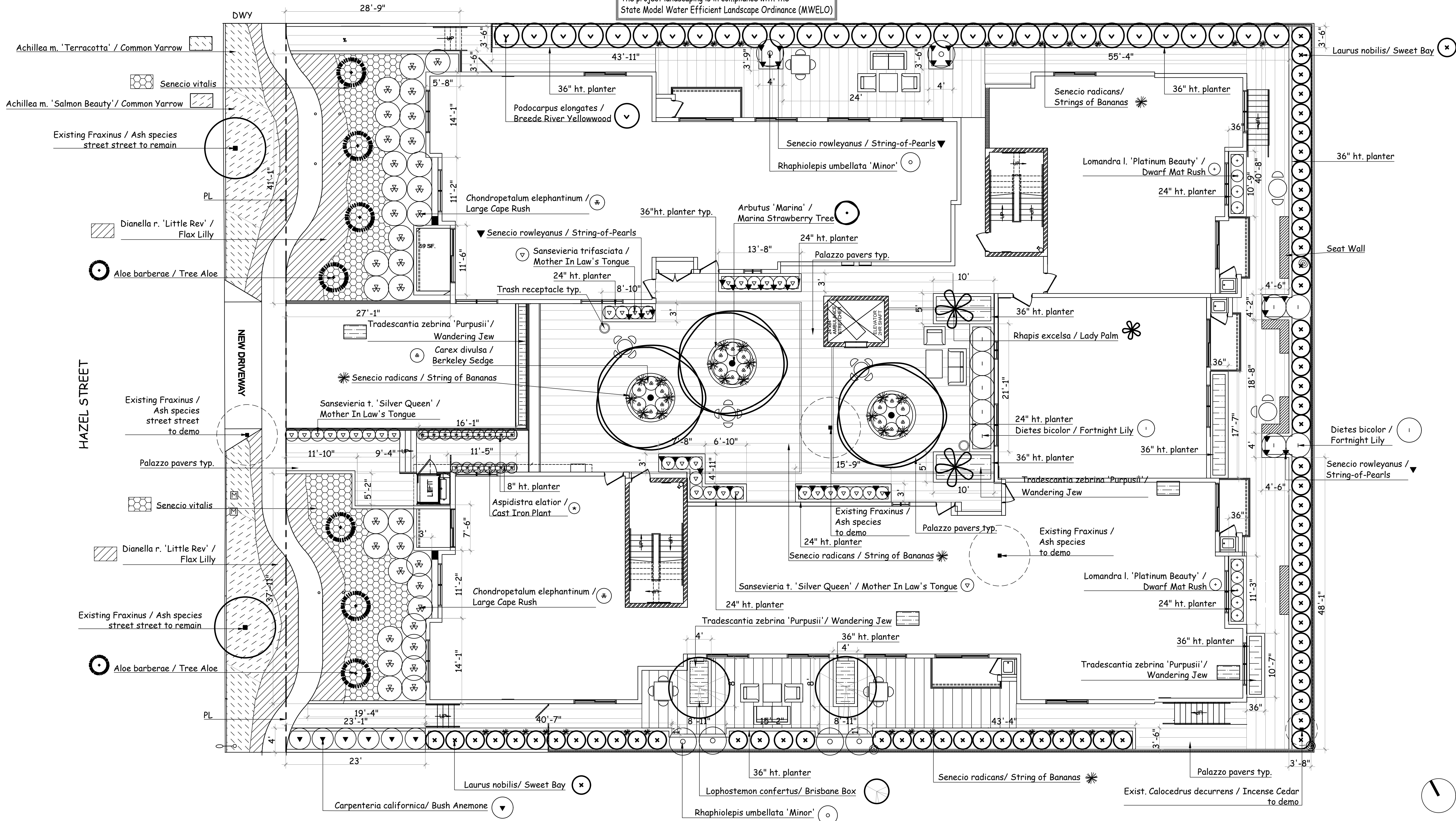


SHRUBS AND GROUND COVER LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
⊙	Achillea m. 'Terracotta'	Common Yarrow	1-gal	18'oc		low 0.3
⊙	Achillea m. 'Salmon Beauty'	Common Yarrow	1-gal	18'oc		low 0.3
⊙	Aspidistra elatior	Cast Iron Plant	5-gal	15		low 0.3
⊙	Carpenteria californica	Bush Anemone	5-gal	6		low 0.3
⊙	Carex divulsa	Berkeley Sedge	5-gal	18		low 0.3
⊙	Chondropetalum elephantinum	Large Cape Rush	5-gal	34		low 0.3
⊙	Dietes bicolor	Fortnight Lily	5-gal	9		low 0.3
⊙	Lomandra l. 'Platinum Beauty'	Dwarf Mat Rush	5-gal	9		low 0.3
⊙	Rhaphiolepis umbellata 'Minor'	Dwarf Yeddo Hawthorn	5-gal	6		low 0.3
⊙	Tradescantia zebrina 'Purpusii'	Wandering Jew	5-gal	18'oc		medium 0.4
⊙	Sansevieria t. 'Silver Queen'	Mother In Law's Tongue	5-gal	34		low 0.3
⊙	Dianella r. 'Little Rev'	Flax Lilly	5-gal	36'oc		low 0.3
⊙	Senecio radicans	String of Bananas	1-gal	44		low 0.3
⊙	Senecio rowleyanus	String-of-Pearls	1-gal	38		low 0.3
⊙	Senecio vitalis		5-gal	36'oc		low 0.3

REQUIRED LANDSCAPE OPEN SPACE MINIMUM 25% LOT AREA (25% x 20,328 = 5,082)	5,082
PROVIDED LANDSCAPED FIRST FLOOR: COURTYARD LANDSCAPE: 50'-0" x 50'-26"-40"-50'-84"-50'-47"-58"-505 1ST FLOOR LANDSCAPE 4-SIDES: 1,632'-413'-617'-458'-3,120	
PROVIDED LANDSCAPED THIRD FLOOR: COMMON LANDSCAPE AREA NO. 1: 729 COMMON LANDSCAPE AREA NO. 2: 679 COMMON LANDSCAPE AREA NO. 3: 759 COMMON LANDSCAPE AREA NO. 4: 980 TOTAL LANDSCAPE THIRD FLOOR: 3,147 TOTAL LANDSCAPE PROVIDED (505 + 3,120 + 3,147 + 6,772): 6,772 + 5,082 = 11,854 TOTAL LANDSCAPE REQUIRED: 5,082	
PARKWAY LANDSCAPE AREA (OUTSIDE OF PROPERTY LINE): 554	
TOTAL ON & OFF SITE LANDSCAPE AREA: 6,772 + 554 = 7,326	

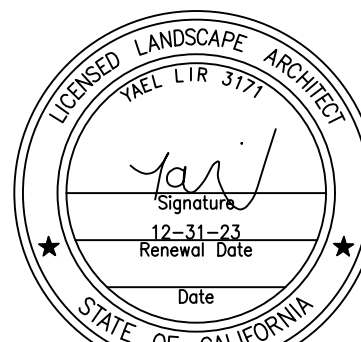
The project landscaping is in compliance with the
State Model Water Efficient Landscape Ordinance (MWELO)



ASLA
Yael Lir Landscape Architects
1010 Sycamore Ave. Suite 313
South Pasadena, CA 91030
Tel 323.258.5222
Fax 323.258.5333
yael@yaellir.com

17 UNIT
526-532 HAZEL ST.
GLENDALE, CA 91201

GROUND FLOOR
PLANTING PLAN



DATE: SEPT. 14, 2020
SCALE: 1/8" = 1'-0"
JOB NUMBER: 219820
DRAWN BY:

SHRUBS AND GROUND COVER LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
⊕	<i>Chondropetalum tectorum</i>	Cape Rush	5-gal	17		low 0.3
⊗	<i>Cordyline a. 'Red Star'</i>	Cabbage Palm	5-gal	13		low 0.3
⊕	<i>Dietses iridioides 'Variegata'</i>	Variegated Fortnight Lily	5-gal	36		low 0.3
⊕	<i>Furcraea foetida mediopicta</i>		15-gal	1		low 0.3
⊕	<i>Lantana x. 'New Gold'</i>	New Gold Lantana	5-gal	24"oc		low 0.3
⊕	<i>Muhlenbergia dubia</i>	Pine Muhly	5-gal	24		low 0.3
⊕	<i>Muhlenbergia lindheimeri</i>	Lindheimer's Muhly	5-gal	15		low 0.3
⊕	<i>Muhlenbergia rigens</i>	Deer Grass	5-gal	20		low 0.3
⊕	<i>Senecio cylindricus</i>	Narrow-Leaf Chalksticks	5-gal	18"oc		low 0.3
⊕	<i>Senecio mandraliscae</i>		5-gal	18"oc		low 0.3

Dex-o-Text
tel: 310.886.9100

3" deep shredded Cedar bark to spread between plants.

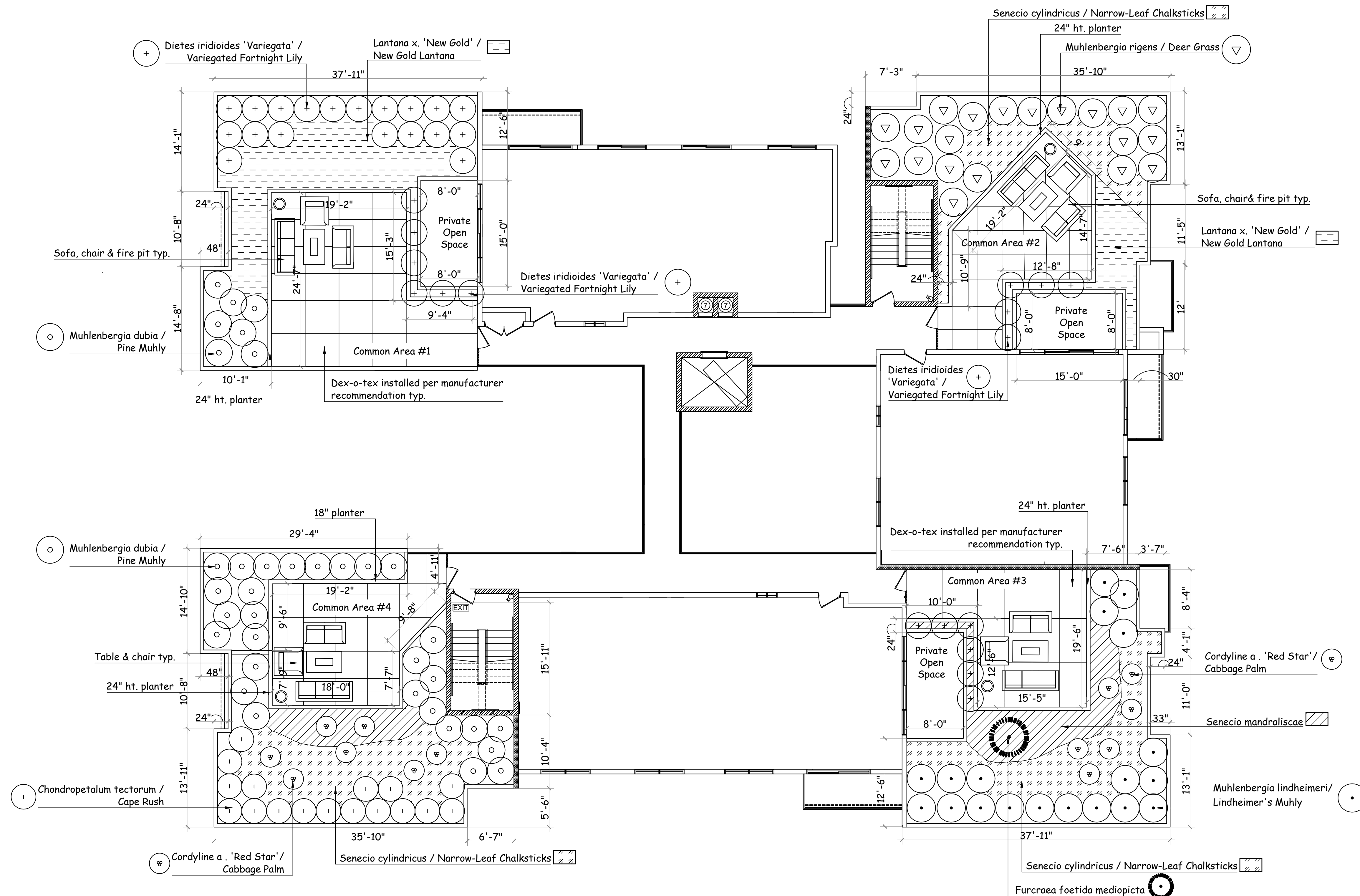
NOTE:
Waterproofing and drains in planters by others.

PLANTING NOTES

- DRAWING IS DIAGRAMMATIC. CONTRACTOR TO VERIFY ALL LOCATIONS AND CONDITIONS ON SITE. COUNT ALL PLANT MATERIAL BEFORE BIDDING.
- CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS ON SITE AND LOCATE ALL EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR TO REPAIR AT HIS OWN EXPENSE ALL PROPERTY DAMAGE WHICH OCCURS DURING PROJECT INSTALLATION.
- NOTE ADDITIONAL REMARKS ON SPECIFIC PLANTS IN PLANT LIST.
- ALL EXISTING PLANT MATERIAL TO BE REMOVED EXCEPT WHERE NOTED ON PLAN.
- CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR 90 DAYS FROM THE DATE OF ACCEPTANCE BY OWNER. PALM TO BE GUARANTEED FOR THE PERIOD OF 1 YEAR.
- FINISH GRADE TO BE 2" BELOW ALL WALKS, CURBS, AND PAVING.
- ALL PLANTED AREAS SHALL RECEIVE THE FOLLOWING AMENDMENTS PER 1,000 SQ. FT. OF SURFACE AREA. ROTO-TILL AMENDMENTS TO A DEPTH OF 6"
 - *150 LBS. GRO-POWER
 - *3 CU YDS NITROGENIZED, MINERALIZED FIR BARK
 - *ADD 8 LBS OF GRO-POWER CONTROLLED RELEASE 12-8-8 PER CU YD OF MIX.
- PLANT HOLE TO BE TWICE AS WIDE AND DEEP AS THE PLANT ROOT BALL. BACKFILL AND COMPACT TO 80% SOIL OF SITE AND 20% FIR BARK, AS DEFINED IN #8. PROVIDE GRO-POWER PLANT TABLETS AT THE FOLLOWING RATES:

5 GAL	6-9
24" box	14-16

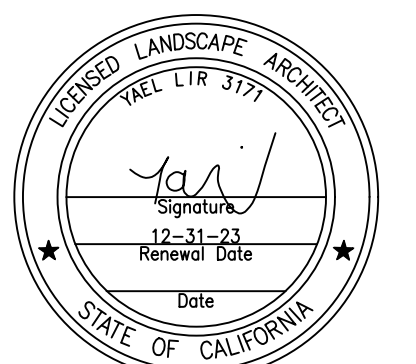
 PLACE RECOMMENDED TABLETS BETWEEN THE BOTTOM AND THE TOP OF THE ROOT BALL BUT NO HIGHER THAN 1/3 OF THE WAY UP TO THE TOP OF THE ROOT BALL. SPACE TABLETS EQUALLY AROUND THE PERIMETER OF THE ROOT BALL APPROXIMATELY 2" FROM THE ROOT TIPS. PALM TREES ARE NOT TO RECEIVE TABLETS.
- ALL PROPOSED SHRUBS AND GROUND COVER AREAS ARE TO BE TREATED WITH A PRE-EMERGENT WEED KILLER (EPTAM / RONSTAR). APPLY PER MANUFACTURER'S SPECIFICATIONS: A) IMMEDIATELY AFTER PLANTING, B) AT THE BEGINNING OF THE MAINTENANCE PERIOD, AND C) AT THE END OF THE MAINTENANCE PERIOD.
- CONTRACTOR TO INSTALL AND MAINTAIN LANDSCAPE PLANTING IN ACCORDANCE WITH THE GOVERNING AGENCY'S GUIDELINES AND SPECIFICATIONS UNLESS NOTED OTHERWISE IN THESE NOTES OR ON THE PLANS.
- SOIL SAMPLES TAKEN FROM VARIOUS LOCATIONS IN THE PLANTING AREAS WILL BE SENT TO A SOIL LAB FOR PROFESSIONAL ANALYSIS AND RECOMMENDATIONS FOR SOIL IMPROVEMENT. CONTRACTOR TO FOLLOW SOIL TESTING RECOMMENDATIONS.



ASLA
Yael Lir Landscape Architects
1010 Sycamore Ave. Suite 313
South Pasadena, CA 91030
Tel 323.258.5222
Fax 323.258.5333
yael@yaellir.com

17 UNIT
526-532 HAZEL ST.
GLENDALE, CA 91201

**THIRD FLOOR
PLANTING PLAN**



DATE: SEPT. 14, 2020
SCALE: 1/8" = 1'-0"
JOB NUMBER: 219820
DRAWN BY:

ALL IRRIGATION IS SUB-SURFACE DRIP SYSTEM

IRRIGATION LEGEND		SYM.	
DESCRIPTION			
'NIBCO' GATE VALVE T-113			TO BE INSTALLED BY PAVED AREA W/WYE STRAINER (BFP TO BE PAINTED DARK GREEN) MOUNTED ON EAVE OF ROOF LOCATION BY OWNER TWICE LINE SIZE (MIN.) 1.5" SEE PLAN FOR SIZE VERIFY LOCATION ON SITE
'CHRISTY' CONCRETE VALVE BOX			
'RAINBIRD' QUICK COUPLER 44 LRC 1"			
'WILKINS' BACKFLOW PREVENTER 375			
'HUNTER' SOLAR SYNC WEATHER SENSOR			
'TORO' CUSTOM COMMAND			
SLEEVING SCH. 40 P.V.C.			
PRESSURE LINE CLASS 315 PVC			
NON-PRESSURE LINE SCH. 40 P.V.C.			
POINT OF CONNECTION			
NETAFIM LEGEND			
'NETAFIM' LVC210075-HF			CONTROL VALVE, TECHFILTER & PRESSURE REGULATOR.
'NETAFIM' LINE FLUSH VALVE			
'NETAFIM' TECHLINE CV TLCV4-18025			BURIED 3" BELOW GRADE
NON-PRESSURE 1" SCH. 40 PVC HEADER			

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

PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICE.

A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS OR A LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT

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

Jar 11/30/2020

A DIAGRAM OF THE IRRIGATION PLAN SHOWING THE HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSE

AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR

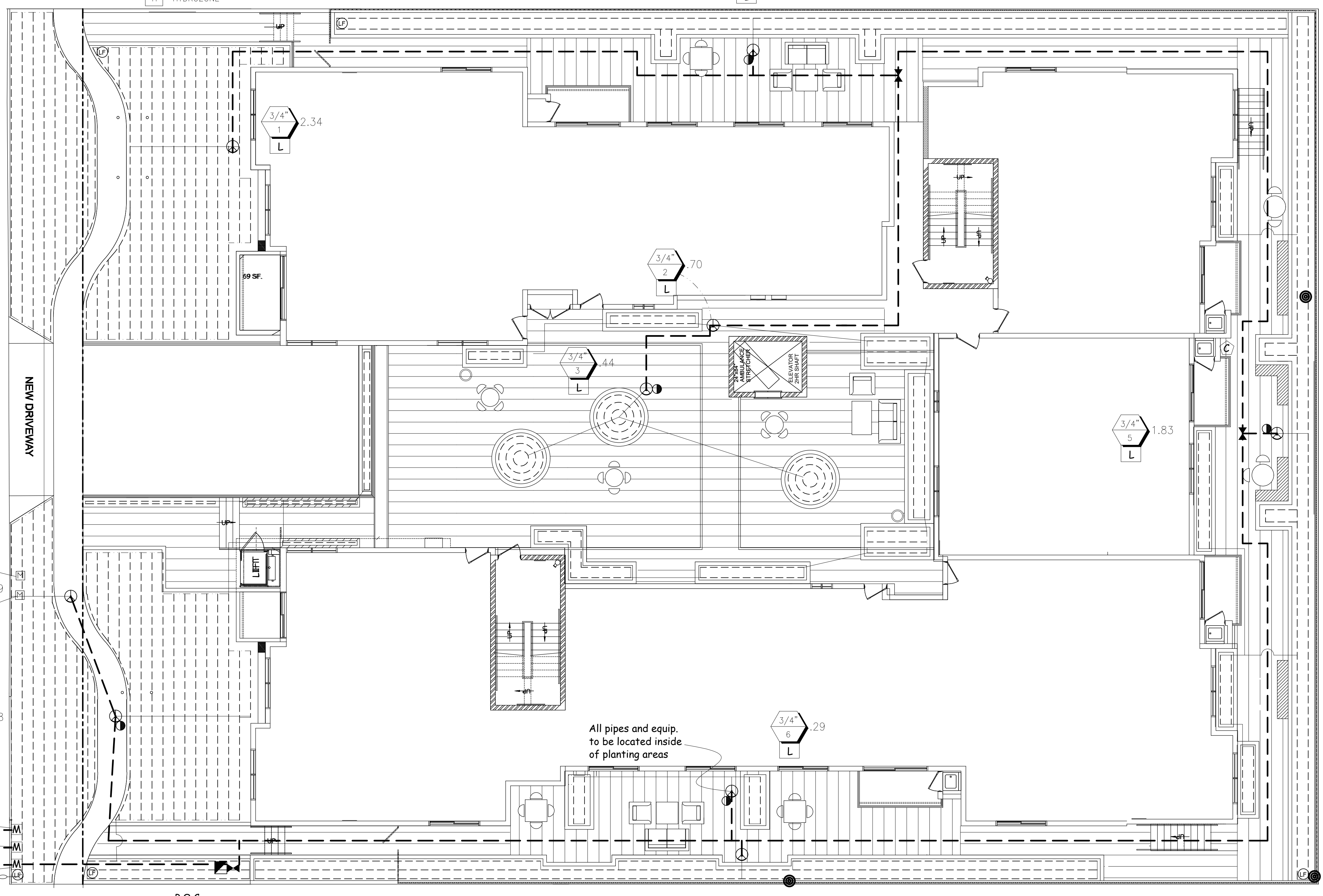
LANDSCAPE AREA: 7,326 SF
IRRIGATION WATER SUPPLY TYPE: POTABLE WATER SUPPLY

532 Hazel street
APN: 5627-014-011
existing 3/4" water service and meter (no. 43009371)
to be abandoned

528 hazel street
APN: 5627-014-010
existing 3/4" water service and meter (no. 43009374)
to be abandoned

526 HAZEL street
APN: 5627-014-009
existing 3/4" water service and meter (no. 43009373)
to be abandoned

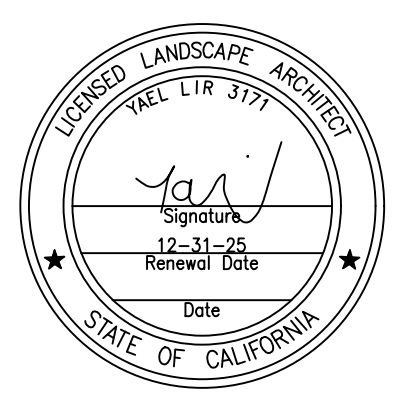
New Fire water meter (see Civil)
New Domestic water meter (see Civil)
New 1.5" Irrigation water meter



ASLA
Yael Lir Landscape Architects
1010 Sycamore Ave. Suite 313
South Pasadena, CA 91030
Tel 323.258.5222
Fax 323.258.5333
yael@yaellir.com

17 UNIT
526-532 HAZEL ST.
GLENDALE, CA 91201

GROUND FLOOR IRRIGATION PLAN

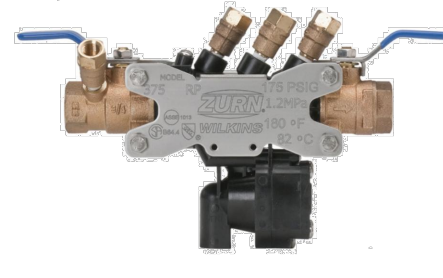


DATE: SEPT. 14, 2020
SCALE: 1/8"=1'-0"
JOB NUMBER: 219820
DRAWN BY:

ZURN Model 375
Reduced Pressure Principle Assembly

Application
Designed for installation on irrigation water lines to protect against both back-siphonage and backpressure of contaminated water into the potable water supply. Assembly shall provide protection where a potential health hazard exists. For non-potable applications only.

Standards Compliance
• ASSE® Listed 1013
• CUPC® Listed
• CSA® Certified B64.4
• AWWA compliant C511
• Approved by the Foundation for Cross Connection Control and Hydraulic Research at the University of Southern California

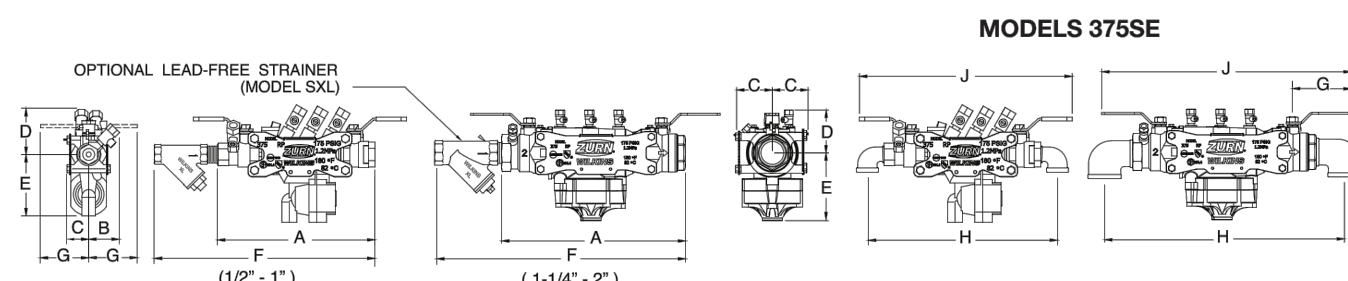


Materials
Housing: Reinforced Nylon
Fasteners: Stainless Steel, 300 Series
Elastomers: Silicone
Buna Nitrile
Internals: Delrin, Nylon
Springs: Stainless steel, 300 series
Ball Valves: Cast Bronze, ASTM B 584
Struts: Stainless Steel, 300 Series

Options
(Suffixes can be combined)
 SE - with full port QT ball valves (standard)
 SE - with street elbows
 FT - with integral male 45° flare SAE test fitting
 S - with bronze "Y" type strainer
 SAG - with bronze "Y" strainer and air gap
 AG - with air gap

Accessories
 Repair kits
 Thermal expansion tank (Mdl. XT)
 Soft seated check valve (Mdl. 40XL2)
 Shock arrester (Model 1260XL)
 QT-SET Quick Test Fitting Set
 Blow out / Flush fitting (RK34-375BOF (1/2" or 3/4"), RK1-375BOF or RK114-350-375BOF)

Features
Sizes: 1/2", 3/4", 1", 1-1/4", 1-1/2", 2"
Maximum working water pressure: 175 PSI
Maximum working water temperature: 180°F
Hydrostatic test pressure: 350 PSI
End connections Threaded FNPT: ANSI B1.20.1



Dimensions & Weights (do not include pkg.)

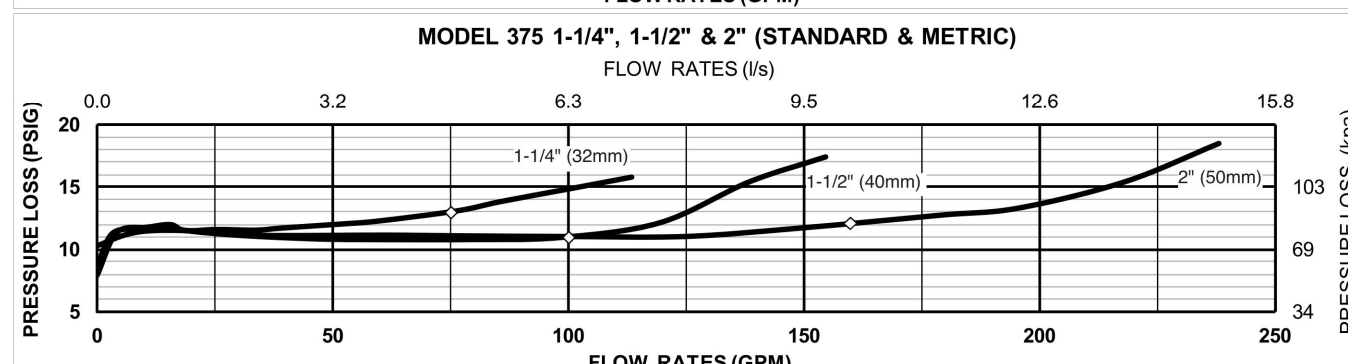
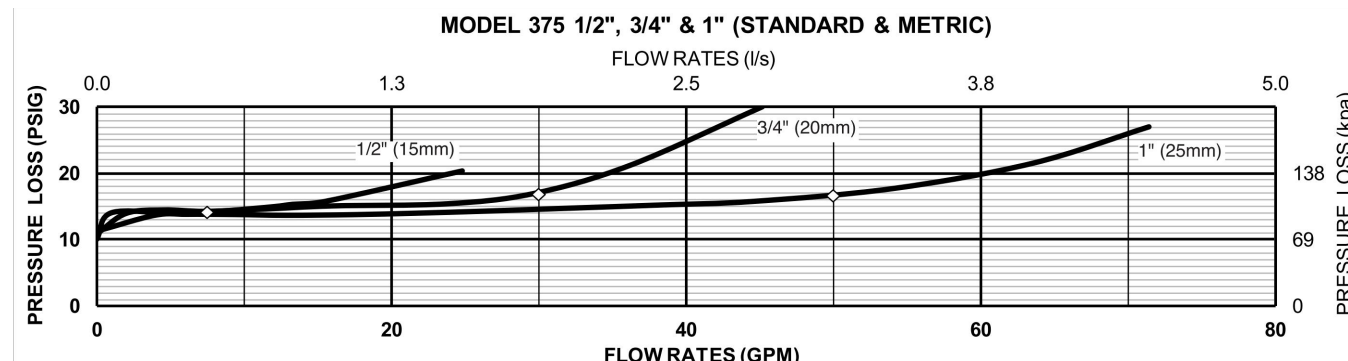
MODEL SIZE	DIMENSIONS (approximate)												WEIGHT												
	A	B	C	D	E	F	G	H	J	LESS BALL VALVES	WITH BALL VALVES														
1/2	20	8.7/8	225	N/A	15.7/16	49	1.3/8	35	2.15/16	75	3.7/8	98	12.1/4	311	3	76	10.7/8	276	12.1/4	311	N/A	N/A	5.7	2.0	
3/4	20	8.7/8	225	7.1/8	18.1	15.7/16	49	1.3/8	35	2.15/16	75	3.7/8	98	12.5/8	321	3	76	11	270	12.1/4	311	4.7	2.1	5.7	2.0
1	25	11.3/16	284	8.7/8	22.5	2.1/4	57	1.13/16	46	3.7/16	87	4	10.2	14.9/16	370	4	10.2	13.3/4	349	15.1/4	387	8.2	3.7	9.7	4.4
1-1/4	32	14.7/8	378	N/A	N/A	3.3/8	86	3.1/8	80	3.3/4	95	5.3/4	146	20.1/2	521	3.3/4	95	18	457	18.1/2	470	N/A	N/A	20.5	9.3
1-1/2	40	15.1/4	387	N/A	N/A	3.3/8	86	3.1/8	80	3.3/4	95	5.3/4	146	22	559	4.1/2	114	18.3/4	476	20.1/4	514	N/A	N/A	21.5	9.8
2	50	16	406	N/A	N/A	3.3/8	86	3.1/8	80	3.3/4	95	5.3/4	146	24	610	4.3/4	120.7	20.3/4	527	20.3/4	527	N/A	N/A	23.5	10.7

Zurn Water, LLC | Wilkins
1747 Commerce Way, Paso Robles, CA U.S.A. 93446 Ph. 855-663-9876, Fax 805-238-5786
In Canada | Zurn Industries Limited
7900 Goreway Drive, Unit 10, Brampton, Ontario L6T 5W6, 877-892-5216
www.zurn.com

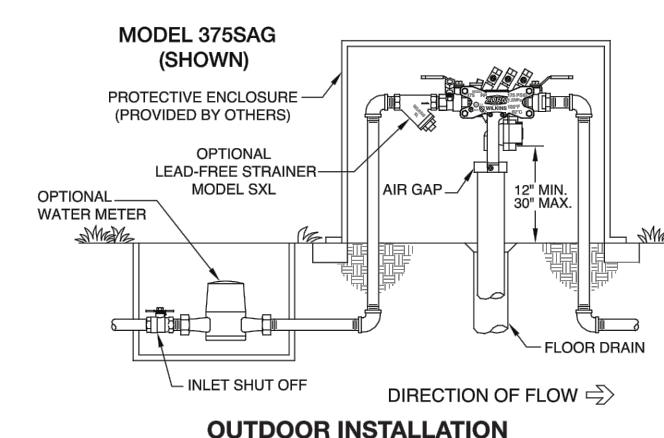
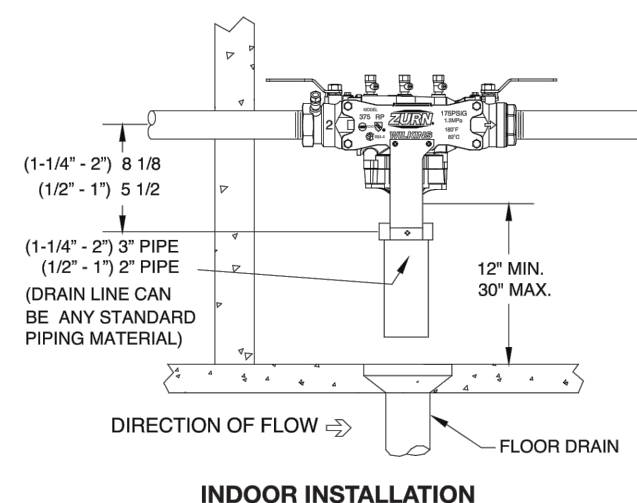
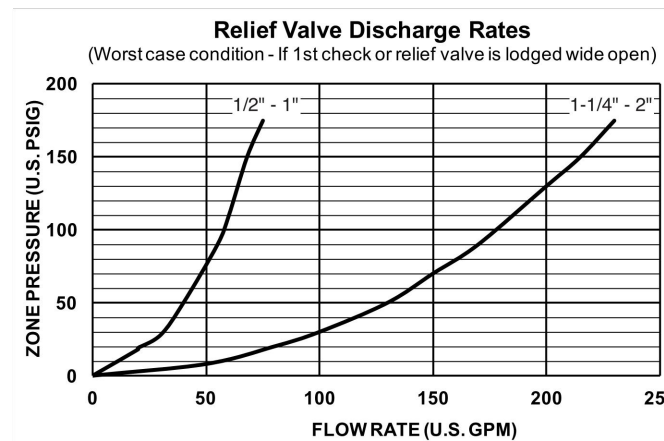
Rev. L
Date: 12/23
Document No. BF-375(SM)
Product No. Model 375(SM)
Patent zurn.com/patents

Page 1 of 2

Flow Characteristics



Typical Installation
Local codes shall govern installation requirements. To be installed in accordance with the manufacturers' instructions and the latest edition of the Uniform Plumbing Code. Unless otherwise specified, the assembly shall be mounted at a minimum of 12" (305mm) and a maximum of 30" (762mm) above adequate drains with sufficient side clearance for testing and maintenance. The installation shall be made so that no part of the unit can be submerged.



Specifications

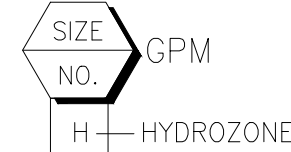
The Reduced Pressure Principle Backflow Preventer shall be ASSE® Listed 1013, rated to 180°F and supplied with full port ball valves. The main body shall be Nylon and the seat disc elastomers shall be silicone. If installed indoors, the installation shall be supplied with an air gap adapter. For non-potable applications only. The Reduced Pressure Principle Backflow Preventer shall be a ZURN WILKINS Model 375.

Zurn Water, LLC | Wilkins
1747 Commerce Way, Paso Robles, CA U.S.A. 93446 Ph. 855-663-9876, Fax 805-238-5786
In Canada | Zurn Industries Limited
7900 Goreway Drive, Unit 10, Brampton, Ontario L6T 5W6, 877-892-5216
www.zurn.com

Page 2 of 2

ALL IRRIGATION IS SUB-SURFACE DRIP SYSTEM

IRRIGATION LEGEND		SYM.	
DESCRIPTION			
'NIBCO' GATE VALVE T-113		⊗	
'CHRISTY' CONCRETE VALVE BOX		⊙	
'RAINBIRD' QUICK COUPLER 44 LRC 1"		⊕	
'WILKINS' BACKFLOW PREVENTER 375		⊖	
'HUNTER' SOLAR SYNC WEATHER SENSOR		⊗	
'TORO' CUSTOM COMMAND		⊕	
SLEEVING SCH. 40 P.V.C.		---	
PRESSURE LINE CLASS 315 PVC		---	
NON-PRESSURE LINE SCH. 40 P.V.C.		---	
POINT OF CONNECTION		P.O.C.	
NETAFIM LEGEND			
'NETAFIM' LVC210075-HF		⊕	CONTROL VALVE, TECHFILTER & PRESSURE REGULATOR.
'NETAFIM' LINE FLUSH VALVE		⊖	
'NETAFIM' TECHLINE CV TLCV4-18025		⊕	BURIED 3" BELOW GRADE
NON-PRESSURE 1" SCH. 40 PVC HEADER		---	



LANDSCAPE AREA: 7,326 SF
IRRIGATION WATER SUPPLY TYPE: POTABLE WATER SUPPLY

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

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

Yael 11/30/2020

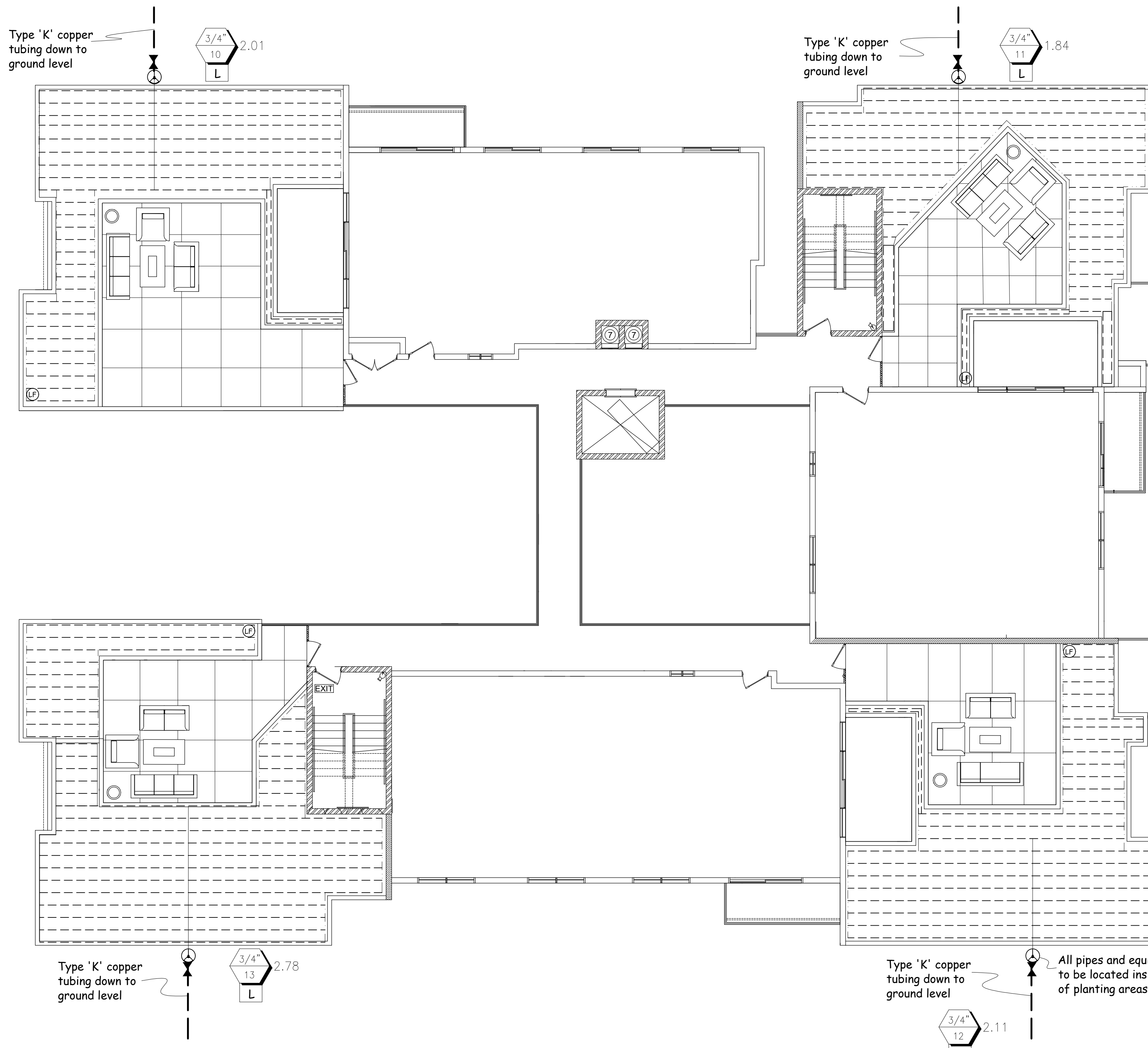
PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICE.

A DIAGRAM OF THE IRRIGATION PLAN SHOWING THE HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSE

CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR

A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS OR A LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT

AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

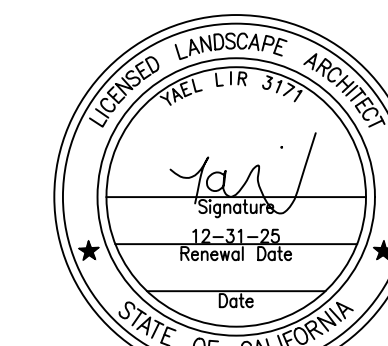


REVISIONS	DATE
1.	09.16.20
2.	09.23.20
3.	11.04.20
4.	12.08.20
5.	02.10.21
6.	11.09.21
7.	3.07.22
8.	2.06.23
9.	3.30.23
10.	10.16.24

Yael
ASLA
Yael Lir Landscape Architects
1010 Sycamore Ave. Suite 313
South Pasadena, CA 91030
Tel 323.258.5222
Fax 323.258.5333
yael@yaellir.com

17 UNIT
526-532 HAZEL ST.
GLENDALE, CA 91201

THIRD FLOOR IRRIGATION PLAN



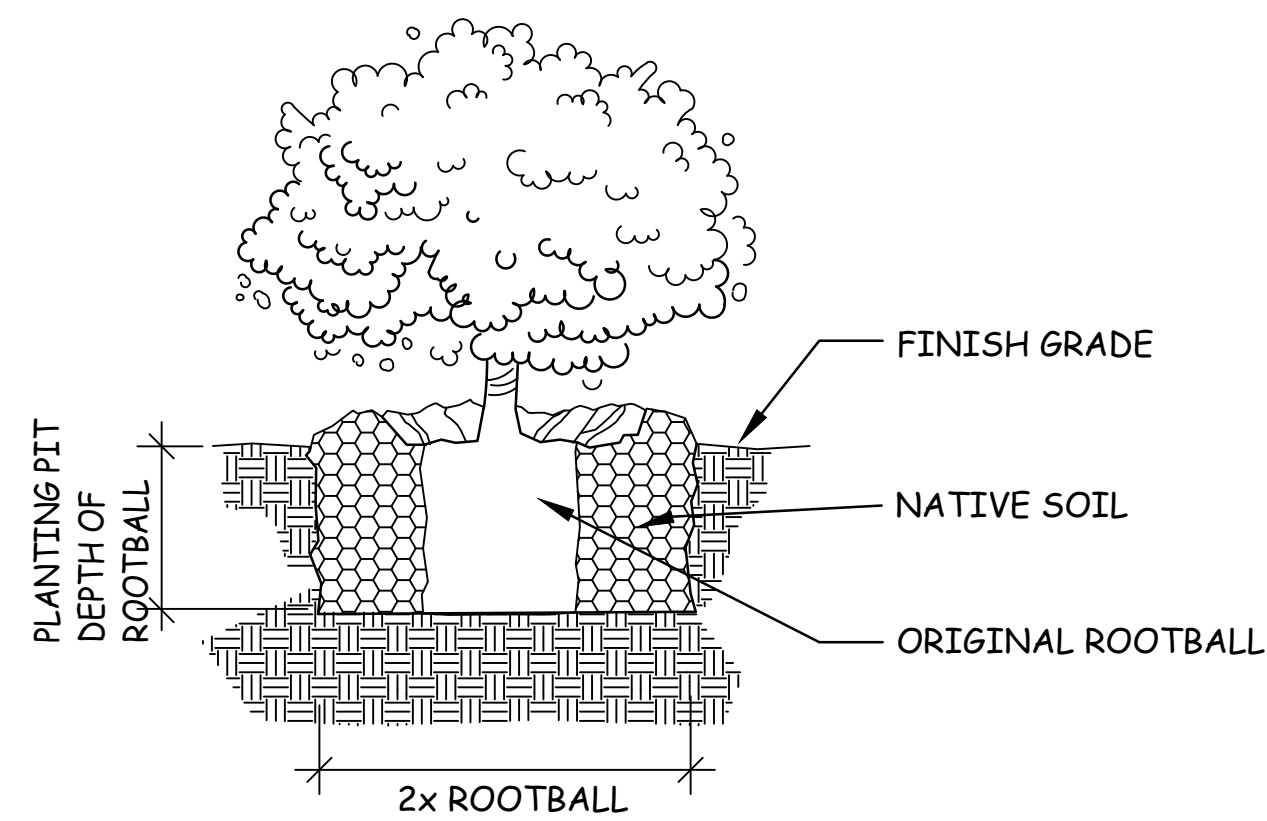
DATE: SEPT. 14, 2020
SCALE: 1/8" = 1'-0"
JOB NUMBER: 219820
DRAWN BY:

REVISIONS	DATE
1.	09.16.20
2.	09.23.20
3.	11.04.20
4.	12.08.20
5.	02.10.21
6.	11.09.21
7.	3.07.22
8.	2.06.23
9.	3.30.23
10.	10.16.24

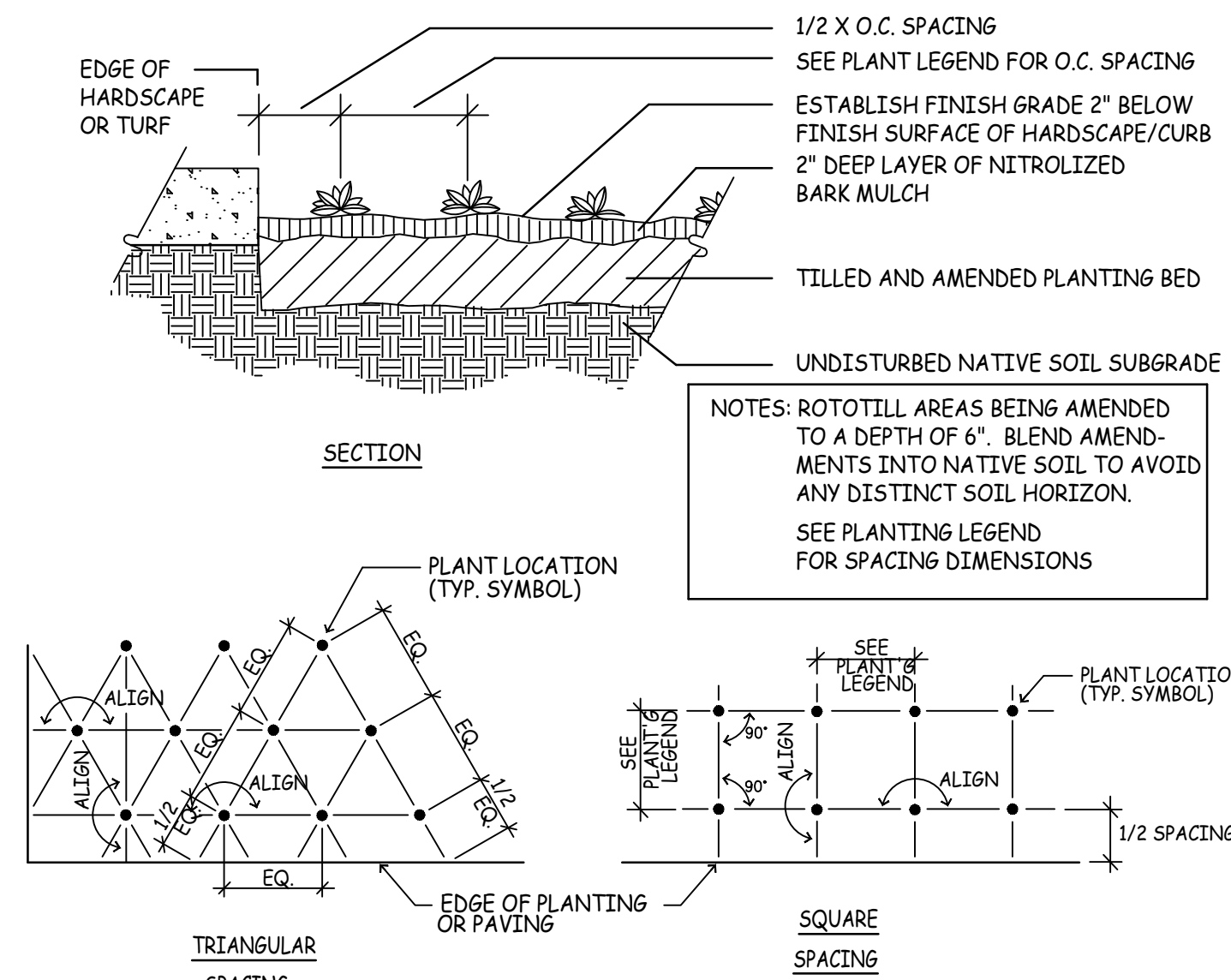


ASLA
 Yael Lir Landscape Architects
 1010 Sycamore Ave. Suite 313
 South Pasadena, CA 91030
 Tel 323.258.5222
 Fax 323.258.5333
 yael@yaellir.com

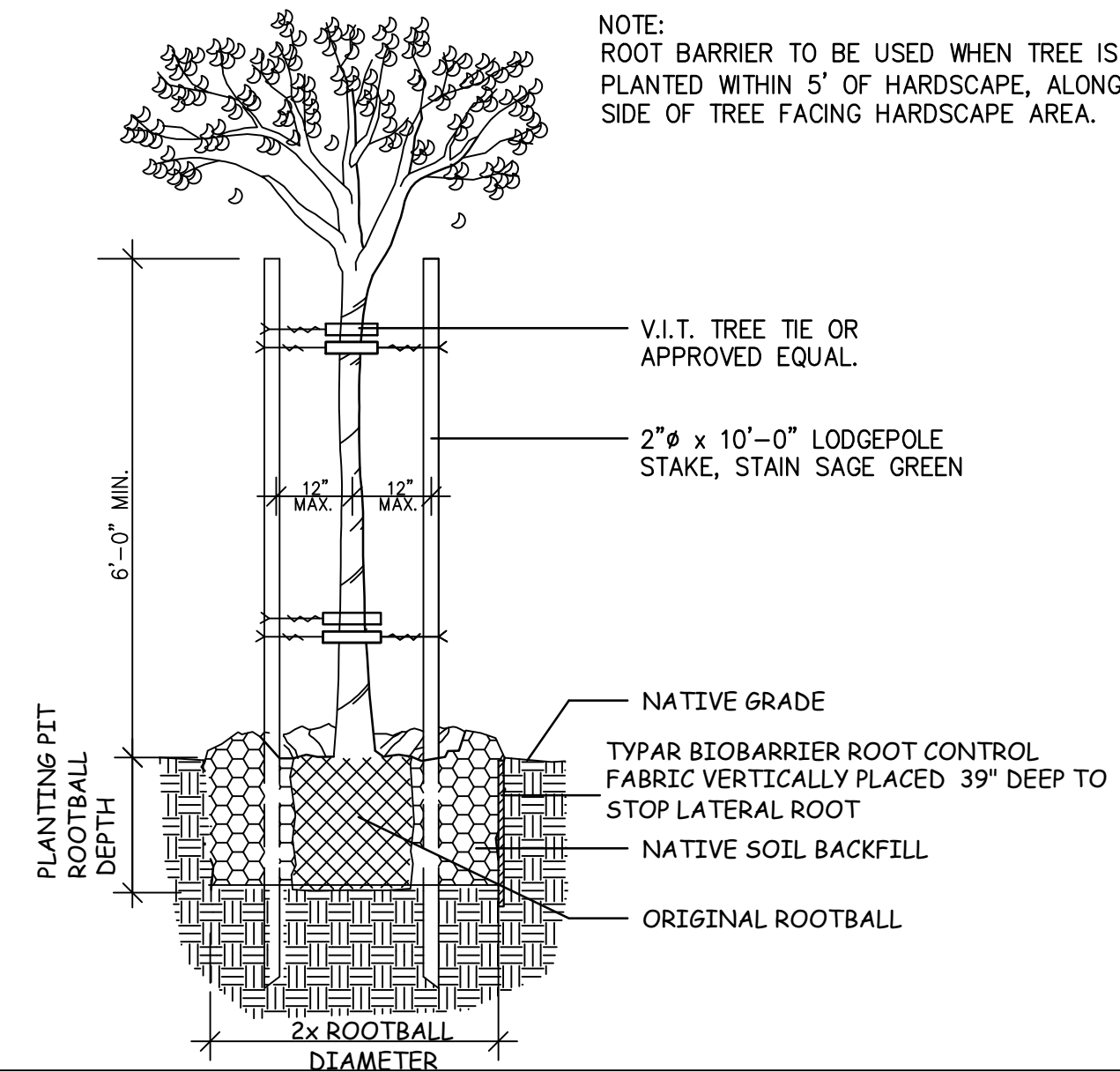
17 UNIT
 526-532 HAZEL ST.
 GLENDALE, CA 91201



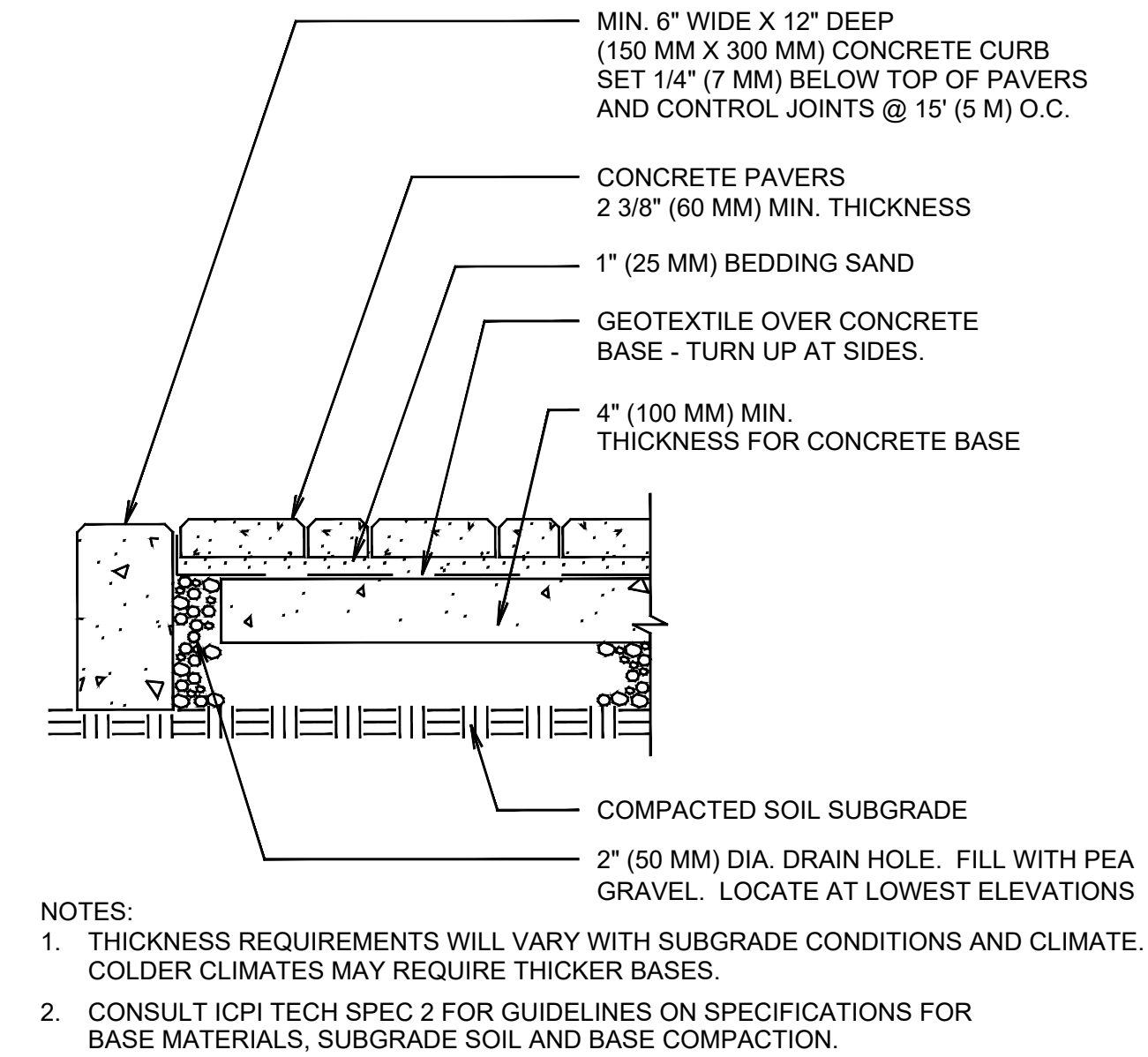
SHRUB PLANTING
 SCALE: N.T.S.
 FILE: D_PLA001



GROUNDCOVER PLANTING
 SCALE: N.T.S.
 FILE: D_PLA002

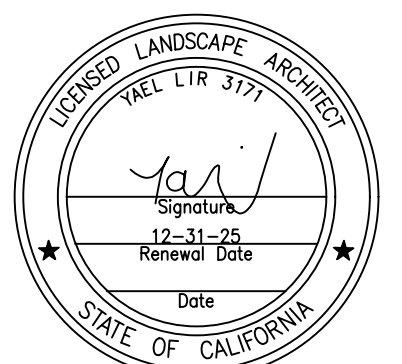


TREE PLANTING & STAKING
 SCALE: N.T.S.
 FILE: PLA_003

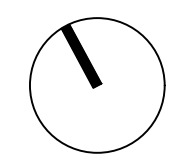


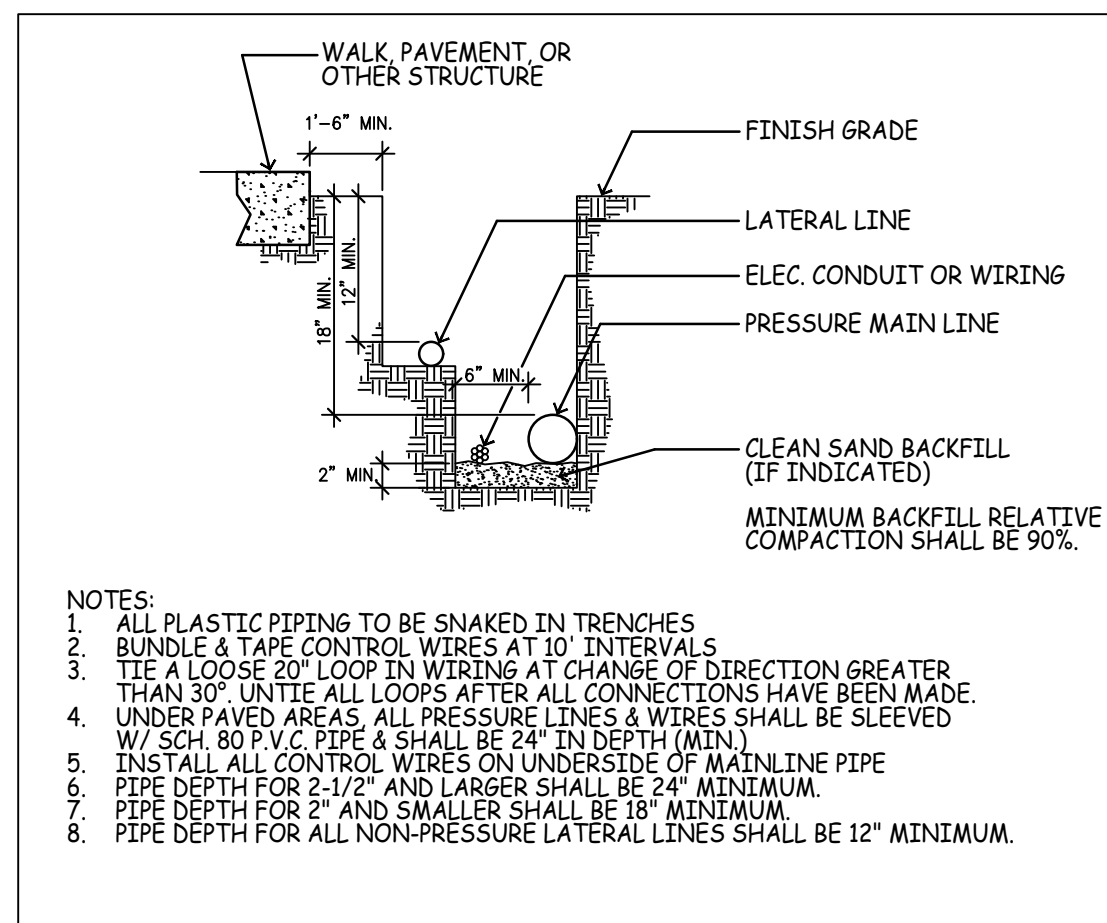
PAVER OVERLAY ON CONCRETE
 SCALE: N.T.S.
 FILE: FILENAME

PLANTING DETAILS



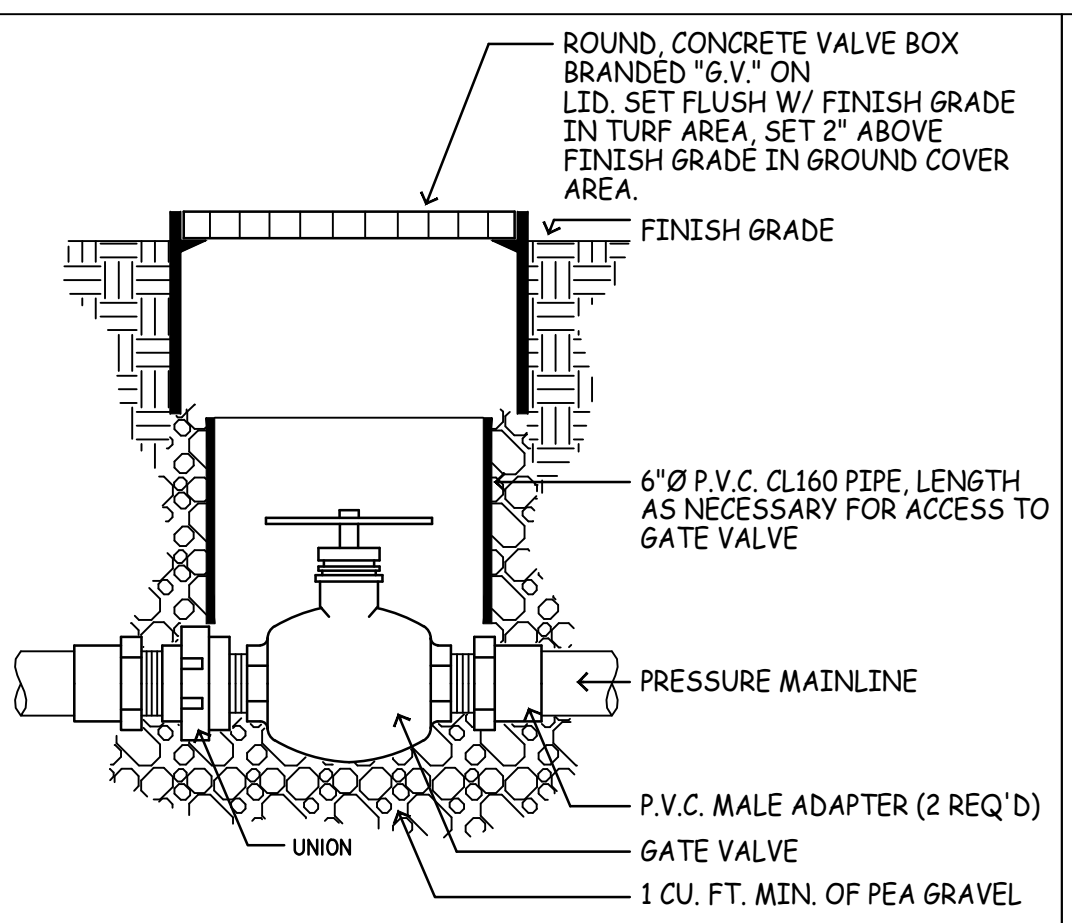
DATE: SEPT. 14, 2020
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 219820
 DRAWN BY:



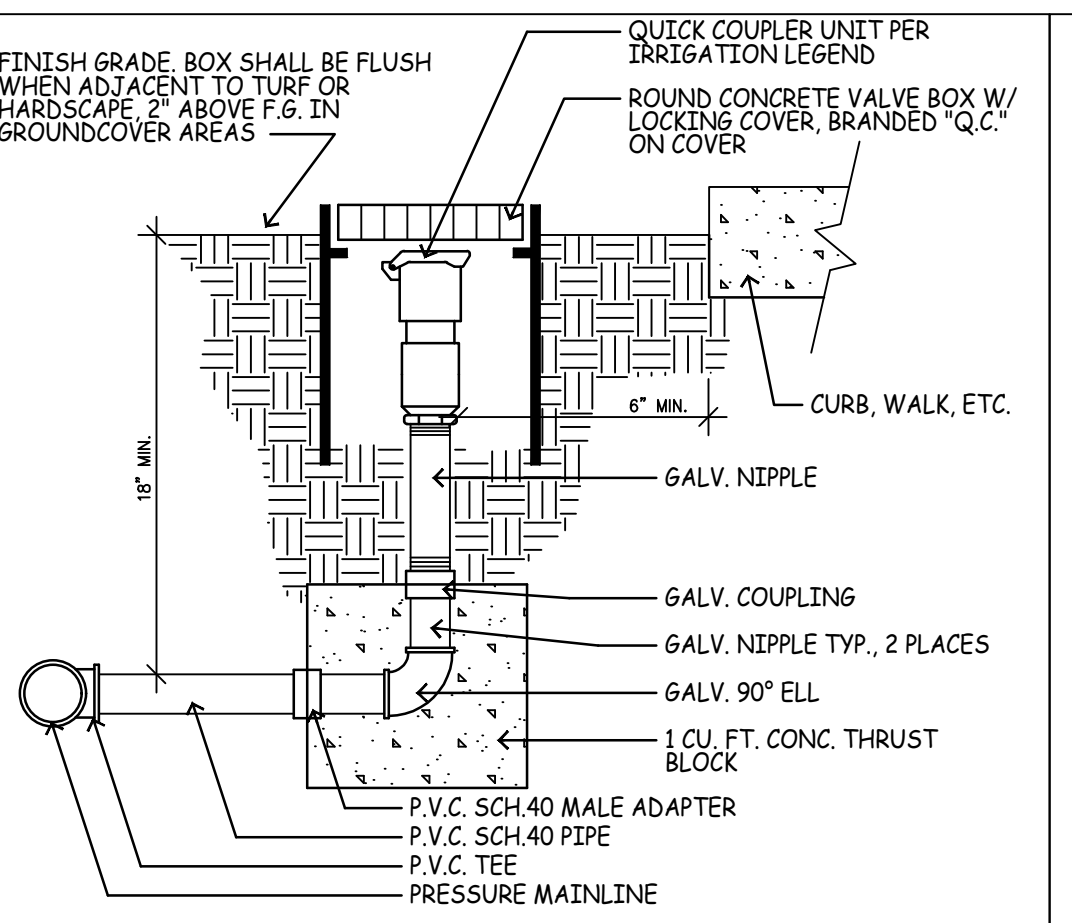


- NOTES:
1. ALL PLASTIC PIPING TO BE SNAKED IN TRENCHES
 2. BUNDLE & TAPE CONTROL WIRES AT 10' INTERVALS
 3. TIE A LOOSE 20' LOOP IN WIRING AT CHANGE OF DIRECTION GREATER THAN 30° UNTIL ALL CONNECTIONS HAVE BEEN MADE.
 4. UNDER PAVED AREAS ALL PRESSURE LINES & WIRES SHALL BE SLEEVED W/ SCH. 80 P.V.C. PIPE & SHALL BE 24" IN DEPTH (MIN.)
 5. INSTALL ALL CONTROL WIRES ON UNDERSIDE OF MAINLINE PIPE
 6. PIPE DEPTH FOR 2-1/2" AND LARGER SHALL BE 24" MINIMUM.
 7. PIPE DEPTH FOR 2" AND SMALLER SHALL BE 18" MINIMUM.
 8. PIPE DEPTH FOR ALL NON-PRESSURE LATERAL LINES SHALL BE 12" MINIMUM.

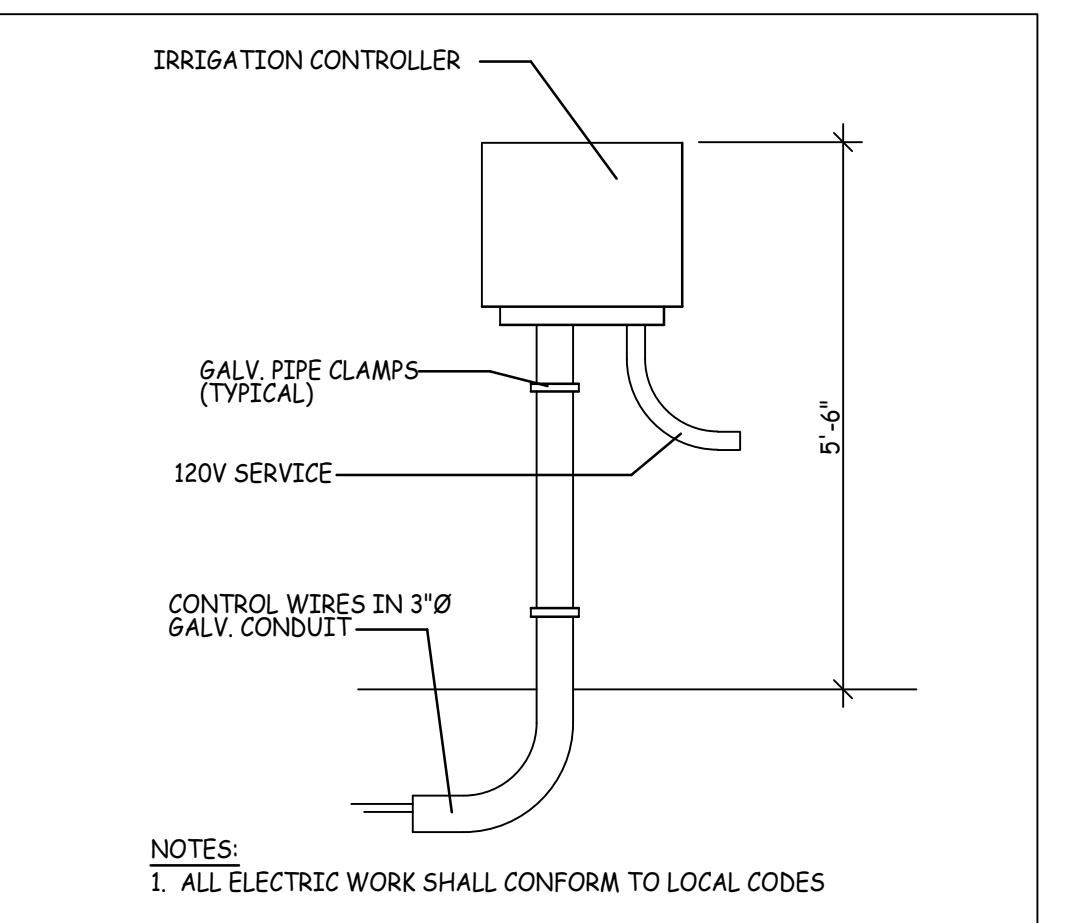
TRENCHING DETAIL
SCALE: N.T.S.
FILE: 0,RR002



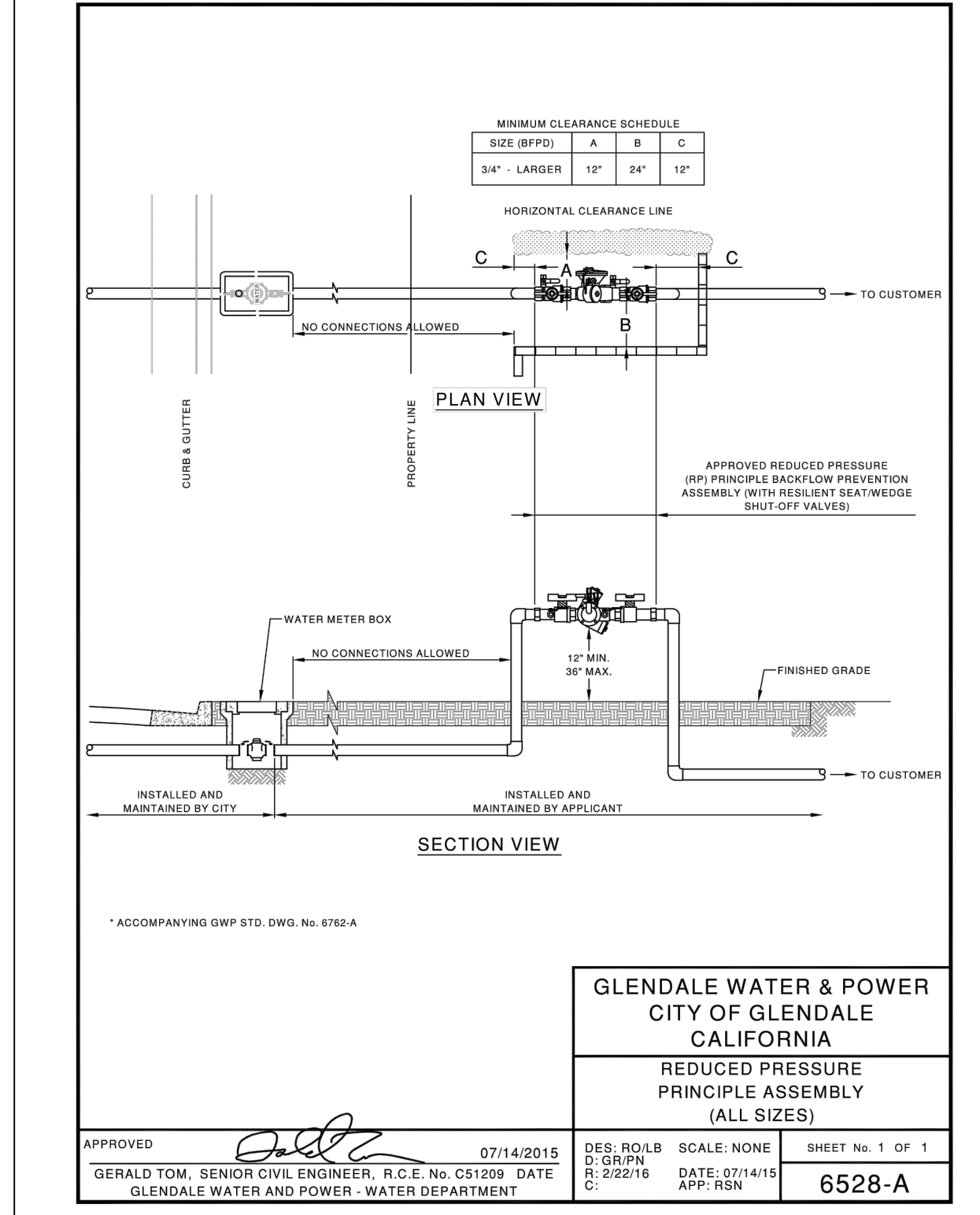
GATE VALVE
SCALE: N.T.S.
FILE: 0,RR003



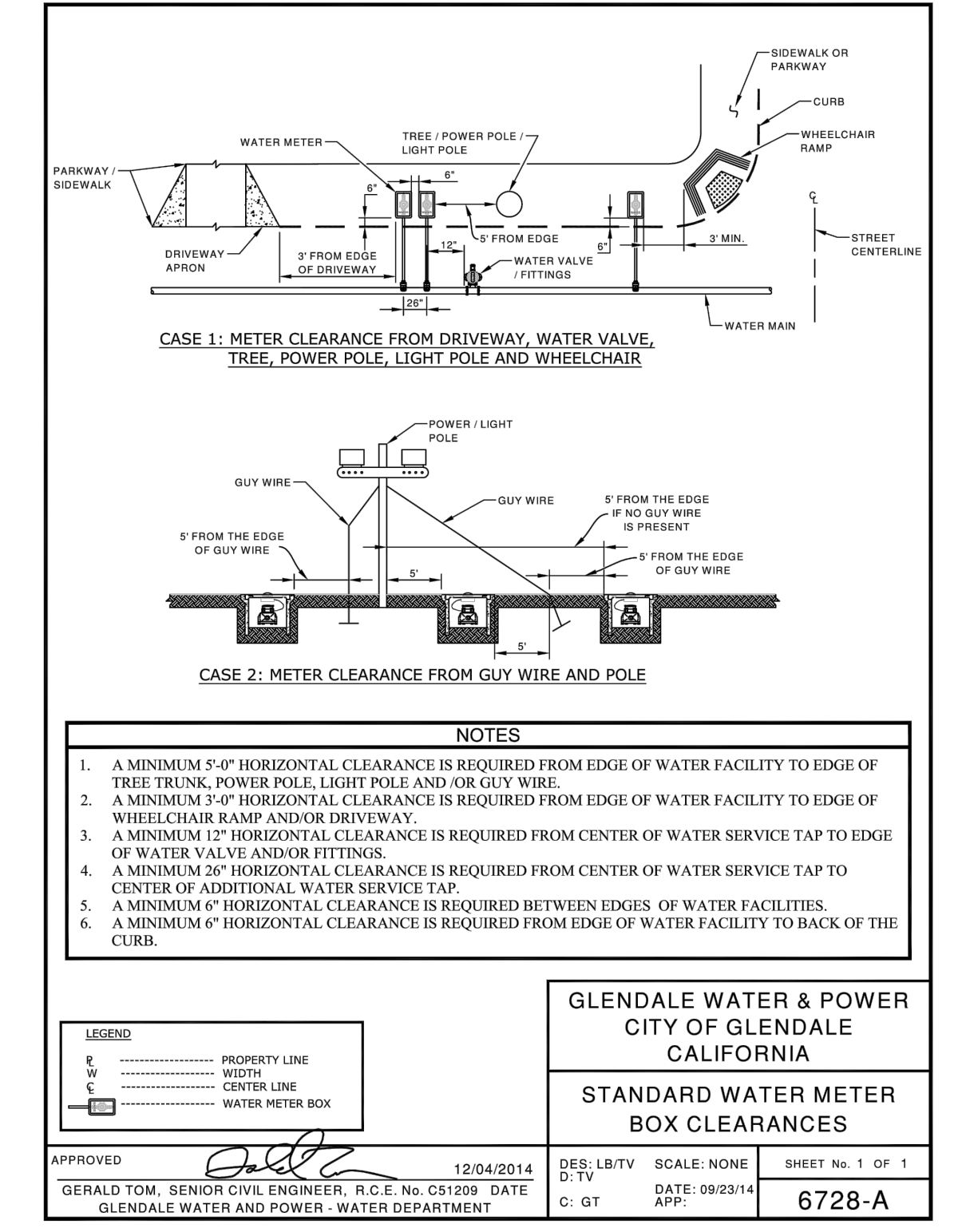
QUICK COUPLER
SCALE: N.T.S.
FILE: 0,RR005



WALL MOUNT CONTROLLER
SCALE: N.T.S.
FILE: 0,RR008



GLENDALE WATER & POWER CITY OF GLENDALE CALIFORNIA
REDUCED PRESSURE PRINCIPLE ASSEMBLY (ALL SIZES)
APPROVED: 07/14/2015
DES: ROLB
G: GRPN
DATE: 07/14/15
APP: NSN
SHEET No. 1 OF 1
6528-A

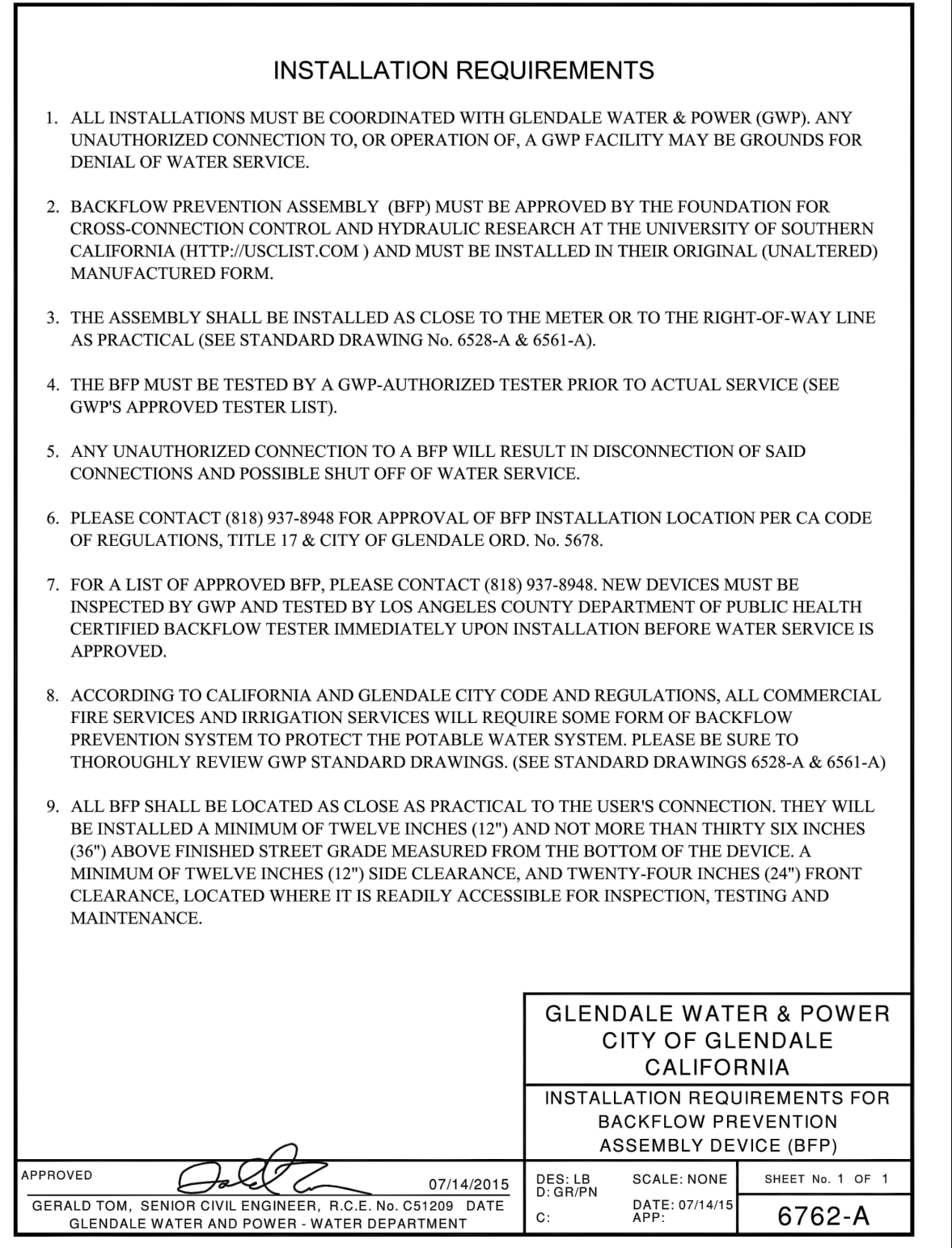


NOTES:

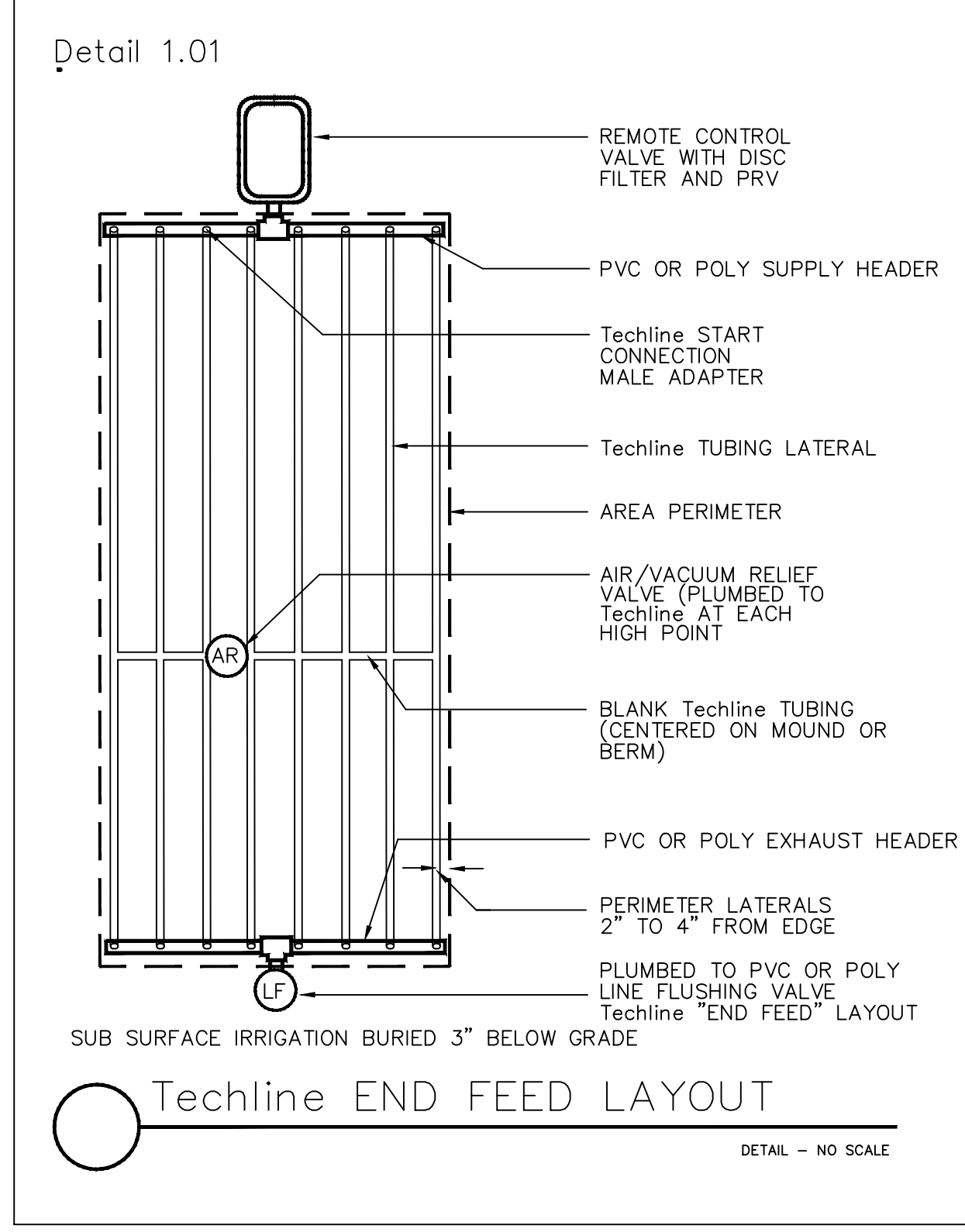
1. A MINIMUM 5'-0" HORIZONTAL CLEARANCE IS REQUIRED FROM EDGE OF WATER FACILITY TO EDGE OF TREE TRUNK, POWER POLE, LIGHT POLE AND/OR GUY WIRE.
2. A MINIMUM 5'-0" HORIZONTAL CLEARANCE IS REQUIRED FROM EDGE OF WATER FACILITY TO EDGE OF WHEELCHAIR RAMP AND/OR DRIVEWAY.
3. A MINIMUM 12" HORIZONTAL CLEARANCE IS REQUIRED FROM CENTER OF WATER SERVICE TAP TO EDGE OF WATER VALVE AND/OR FITTING.
4. A MINIMUM 20" HORIZONTAL CLEARANCE IS REQUIRED FROM CENTER OF WATER SERVICE TAP TO CENTER OF ADDITIONAL WATER SERVICE TAP.
5. A MINIMUM 6" HORIZONTAL CLEARANCE IS REQUIRED BETWEEN EDGES OF WATER FACILITIES.
6. A MINIMUM 6" HORIZONTAL CLEARANCE IS REQUIRED FROM EDGE OF WATER FACILITY TO BACK OF THE CURB.

LEGEND:
- - - - - PROPERTY LINE
- - - - - WIDTH
- - - - - CENTER LINE
- - - - - WATER METER BOX

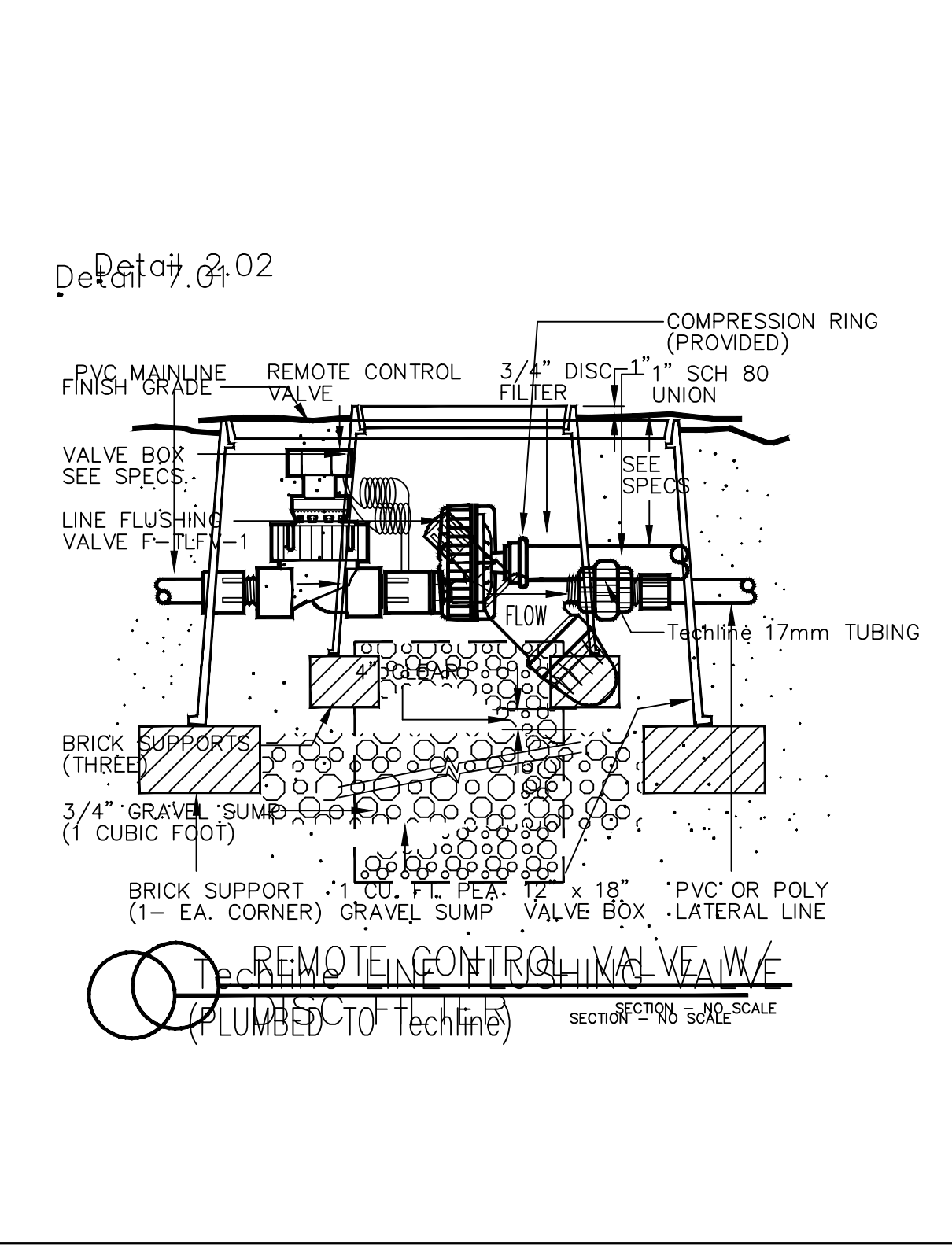
GLENDALE WATER & POWER CITY OF GLENDALE CALIFORNIA
STANDARD WATER METER BOX CLEARANCES
APPROVED: 12/04/2014
DES: LBTV
G: GT
DATE: 09/23/14
APP:
SHEET No. 1 OF 1
6728-A



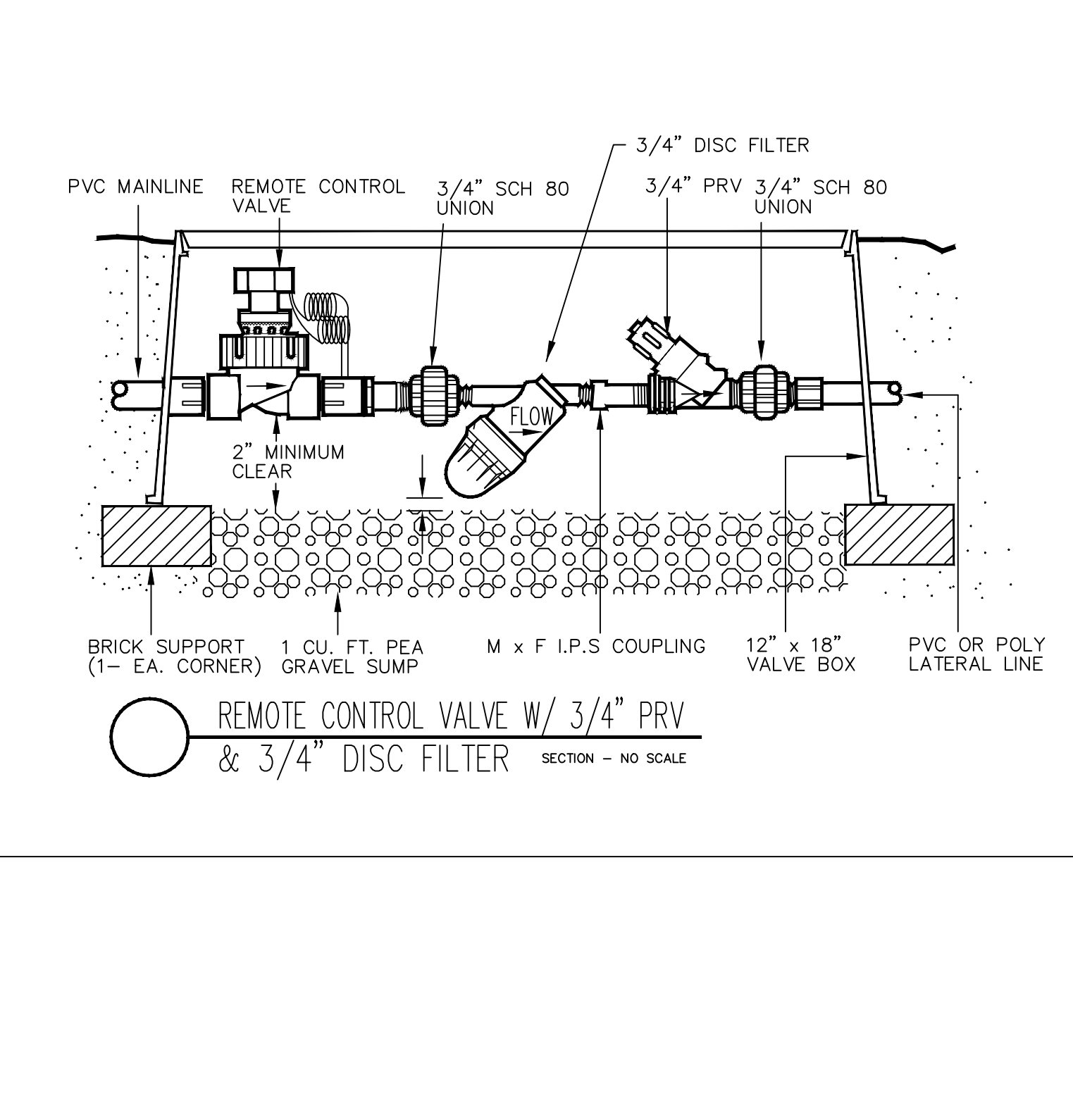
GLENDALE WATER & POWER CITY OF GLENDALE CALIFORNIA
INSTALLATION REQUIREMENTS FOR BACKFLOW PREVENTION ASSEMBLY DEVICE (BFP)
APPROVED: 07/14/2015
DES: LB
G: GRPN
DATE: 07/14/15
APP:
SHEET No. 1 OF 1
6762-A



Techline END FEED LAYOUT
DETAIL - NO SCALE



Remote Control Valve W/ 3/4" PRV (Plumbed to Techline)
SECTION - NO SCALE



Remote Control Valve W/ 3/4" PRV & 3/4" DISC FILTER
SECTION - NO SCALE

REVISIONS	DATE
1.	09.16.20
2.	09.23.20
3.	11.04.20
4.	12.08.20
5.	02.10.21
6.	11.09.21
7.	3.07.22
8.	2.06.23
9.	3.30.23
10.	10.16.24



ASLA
Yael Lir Landscape Architects
1010 Sycamore Ave. Suite 313
South Pasadena, CA 91030
Tel 323.258.5222
Fax 323.258.5333
yael@yaellir.com

17 UNIT
526-532 HAZEL ST.
GLENDALE, CA 91201

IRRIGATION DETAILS



DATE: SEPT. 14, 2020
SCALE: 1/8" = 1'-0"
JOB NUMBER: 219820
DRAWN BY:

WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ET_o): 50.1

HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	LANDSCAPE AREA	ETAF x AREA	ESTIMATED TOTAL WATER USE
1 / water use plants	.3	DRIP	.81	.37	790	292.3	9079
2 / water use plants	.3	DRIP	.81	.37	237	87.69	2723
3 / water use plants	.3	DRIP	.81	.37	150	55.5	1723
4 / water use plants	.3	DRIP	.81	.37	413	152.81	4746
5 / water use plants	.3	DRIP	.81	.37	617	228.29	7091
6 / water use plants	.3	DRIP	.81	.37	64	23.68	735
7 / water use plants	.3	DRIP	.81	.37	394	145.78	4528
8 / water use plants	.3	DRIP	.81	.37	642	237.54	7378
9 / water use plants	.3	DRIP	.81	.37	872	322.64	10021
10 / water use plants	.3	DRIP	.81	.37	729	269.73	8378
11 / water use plants	.3	DRIP	.81	.37	679	254.93	7918
12 / water use plants	.3	DRIP	.81	.37	759	280.83	8723
13 / water use plants	.3	DRIP	.81	.37	980	362.6	10144
SUM					7,326	2,714.32	
ESTIMATED TOTAL WATER USE (ETWU)							83,187
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)							125,158

ETAF CALCULATION

ETAF x AREA	2,714.32
TOTAL AREA	7,326
AVERAGE ETAF	.37

IRRIGATION DESCRIPTION

FOR THE EFFICIENT USE OF WATER, THE IRRIGATION SYSTEM WAS DESIGNED WITH AN AUTOMATIC IRRIGATION CONTROLLER. THE CONTROLLER WILL CONTINUALLY MONITOR THE SYSTEM FOR BREAKS, LEAKS AND ELECTRICAL FAULTS, IN CASE THOSE WILL OCCUR IRRIGATION WILL BE INTERRUPTED AND THE CONTROLLER WILL PINPOINT THE SOURCE OF PROBLEM. DOING THAT, IT WILL BRING MAXIMUM EFFICIENCY TO LARGE WATERING SCHEDULES. THE SYSTEM INCLUDES WEATHER SENSOR, NETAFIM CV DRIP TUBING AND RAINBIRD RWS BUBBLERS.

THE FOLLOWING TESTS NEED TO BE PERFORMED:

COVERAGE TEST

WHEN SPRINKLER SYSTEM INSTALLATION HAS BEEN COMPLETED, PERFORM A COVERAGE TEST TO DETERMINE IF ALL PLANTING AREAS RECEIVE 100% WATER COVERAGE. ADJUSTMENTS WILL BE DONE AS NEEDED, SUCH AS ADDING DRIP TUBE OR ADDING BUBBLERS AS MAY BE REQUIRED.

PRESSURE TEST

AFTER WELDED JOINTS HAVE BEEN CURED FOR AT LEAST 24 HOURS AND BEFORE DRIP TUBE AND BUBBLERS ARE INSTALLED, FLUSH OUT ALL IRRIGATION PIPES AND CAP THEM. TEST SYSTEM UNDER NORMAL STREET WATER PRESSURE. THE WELDED JOINTS SHALL REMAIN EXPOSED FOR EXAMINATION DURING PRESSURE TEST. CENTER LOAD PIPE WITH SMALL AMOUNT OF SAND TO PREVENT THE PIPES FROM ARCHING OR SLIPPING UNDER PRESSURE. USE NORMAL STREET WATER PRESSURE FOR THE TESTING. MAINTAIN PRESSURE ON PVC PIPE FOR NOT LESS THAN FOUR HOURS. REPLACE OR REPAIR SYSTEM, INCLUDING JOINTS WHICH FAILED DURING PRESSURE TEST. REPEAT PRESSURE TESTING UNTIL ENTIRE SYSTEM PASSES THE TEST PERIOD WITHOUT LEAKS.

DRIP LINE IRRIGATION

- DRIP LINE TUBING IS SHOWN ON THE PLANS IN THE SUGGESTED LAYOUT. CONTRACTOR SHALL ADJUST LAYOUT AS DETERMINED NECESSARY IN THE FIELD TO MATCH THE ACTUAL SITE CONDITIONS, DIMENSIONS, ETC.
- ALL DRIP LINE SYSTEMS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND DIRECTIONS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO SOIL TYPE CONSIDERATION, PLANT TYPE CONSIDERATION, SLOPES, TYPICAL TUBING LAYOUT, SUPPLY HEADERS, FLUSH HEADERS, AIR-RELEASE VALVES, FLUSH VALVES, SOIL STAPLES, AND OPERATION INDICATORS, ETC.
- EACH DRIP LINE SYSTEM SHALL HAVE A DRIP ZONE VALVE ASSEMBLY THAT INCLUDES A PRESSURE REGULATOR AND IN-LINE FILTER PER THE IRRIGATION LEGEND.
- EXTEND PVC LATERAL LINE PIPING PER IRRIGATION LEGEND FROM THE DRIP ZONE VALVE INTO THE PLANTING AREAS. ALL SUPPLY HEADERS AND FLUSH HEADERS SHALL BE PVC PIPING OR DRIP LINE TUBING AS SPECIFIED ON THE DRAWINGS.
- CONNECT THE DRIP LINE TUBING INTO THE PVC / POLY TUBING HEADERS PER THE MANUFACTURER'S DIRECTIONS, USING FITTINGS AS SUPPLIED BY THE MANUFACTURER OF THE DRIP LINE TUBING.
- DRIP LINE TUBING RUNS SHALL BE SPACED AT APPROXIMATELY 18" O.C. OR AS NOTED ON THE PLANS.
- TUBING SHALL RUN GENERALLY PARALLEL TO THE LONG AXIS OF THE PLANTING AREAS. THE EXCEPTION TO THIS WOULD BE SLOPED AREAS WHERE THE TUBING SHALL RUN PARALLEL TO THE SLOPE CONTOURS.
- FLUSH VALVES SHALL BE INSTALLED AT THE TERMINAL ENDS AND/OR LOW POINTS OF ZONES IN ALL DIRECTIONS. AIR RELEASE VALVES, WHERE REQUIRED FOR BURIED SYSTEMS, SHALL BE INSTALLED AT THE HIGH POINTS OF EACH ZONE. REFER TO THE MANUFACTURER'S DIRECTIONS FOR THE QUANTITY OF FLUSH VALVES AND AIR-RELEASE VALVES RECOMMENDED FOR EACH ZONE.
- DRIP LINE TUBING SHALL BE SCRATCHED INTO FINISH GRADE, BURIED 2"-3", STAPLED DOWN, AND COVERED WITH MULCH PER THE PLANTING PLAN.
- EACH DRIP LINE ZONE SHALL INCLUDE AN OPERATION INDICATOR. THE OPERATION INDICATOR SHALL BE INSTALLED AT THE FARTHEST POINT AWAY FROM THE ZONE DRIP VALVE ASSEMBLY.
- ALL FITTINGS USED FOR DRIP LINE TUBING CONNECTIONS AND DRIP LINE TUBING TO PVC CONNECTIONS SHALL BE AS PRODUCED AND SUPPLIED BY THE MANUFACTURER OF THE DRIP LINE TUBING.

IRRIGATION NOTES

- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE.
- SET ALL VALVES AND QUICK COUPLERS NEXT TO WALKS OR PAVED SURFACES.
- ALL SPRINKLER HEADS ARE TO HAVE TRIPLE SWING JOINTS (EXCEPT WHERE NOTED ON PLANS).
- PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF THE SAID REJECTION.
- FINAL LOCATION OF THE AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE OWNER.
- 120VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS.
- BEFORE COMMENCING ANY EXCAVATION, THE CONTRACTOR SHALL OBTAIN AN UNDERGROUND SERVICE ALERT I.D. NUMBER BY CALLING 1-800-422-4133. TWO (2) WORKING DAYS SHALL BE ALLOWED AFTER THE I.D. NUMBER IS OBTAINED AND BEFORE THE EXCAVATION WORK IS STARTED SO THAT UTILITY OWNERS CAN BE NOTIFIED.
- ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVER SPRAY ONTO WALKS, STREETS, ETC.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH THE GRADE DIFFERENCES, LOCATION OF WALLS, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS UNDER ROADWAYS AND PAVING, ETC.
- THE SPRINKLER SYSTEM DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE OF 80 P.S.I. AND A MAXIMUM FLOW DEMAND OF 25 G.P.M. THE CONTRACTOR SHALL VERIFY WATER PRESSURES PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE ARCHITECT.
- DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT THERE ARE UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES IN THE AREA. DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT GIVEN, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
- ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- THE INTENT OF THE CONTRACTOR IS TO PROVIDE 100% COVERAGE TO ALL PLANTING AREAS. AS PART OF THE SCOPE OF WORK, PROVIDE ANY ADDITIONAL HEADS, SPECIAL NOZZLES, OR PATTERNS TO ACHIEVE PROPER COVERAGE WITH A MINIMUM OF OVER SPRAY AT NO ADDITIONAL COST TO THE OWNER.
- INSTALLATION FOR THE CONTROL WIRES SHALL FOLLOW MAINLINE ROUTING.
- PROVIDE SLEEVES AS SHOWN ON DRAWING OR AS NEEDED. USE SIZE DIAMETER MIN. SCH. 80 P.V.C. MIN. DEPTH TO TOP OF LINE.
- LOCATE VALVE CHART IN CONTROLLER - REDUCE AND ENCASE IN PLASTIC (AS BUILT).
- GUARANTEE: THE INSTALLED SPRINKLER SYSTEM SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE OF THE WORK. SHOULD ANY TROUBLE DEVELOP WITHIN THE TIME SPECIFIED DUE TO INFERIOR OR FAULTY MATERIAL OR WORKMANSHIP, THE TROUBLE SHALL BE CORRECTED BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER.
- REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION REGARDING THIS SECTION OF WORK.

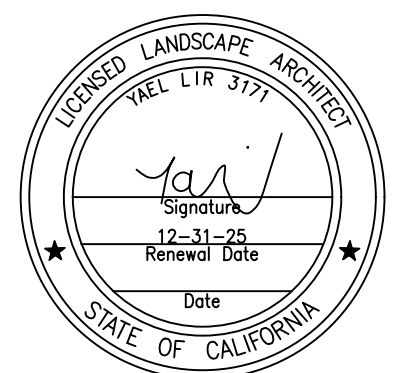
REVISIONS	DATE
1.	09.16.20
2.	09.23.20
3.	11.04.20
4.	12.08.20
5.	02.10.21
6.	11.09.21
7.	3.07.22
8.	2.06.23
9.	3.30.23
10.	10.16.24



ASLA
Yael Lir Landscape Architects
1010 Sycamore Ave. Suite 313
South Pasadena, CA 91030
Tel 323.258.5222
Fax 323.258.5333
yael@yaellir.com

17 UNIT
526-532 HAZEL ST.
GLENDAL, CA 91201

WATER EFFICIENT LANDSCAPE WORKSHEET



DATE: SEPT. 14, 2020
SCALE: 1/8" = 1'-0"
JOB NUMBER: 219820
DRAWN BY: