

LAS PULGAS RESIDENCE
KNIGHT DEVELOPMENT GROUP

PROJECT ADDRESS:
1124 LAS PULGAS ROAD,
PACIFIC PALISADES, CA 90272

LANDSCAPE CONSTRUCTION PLANS
PREPARED BY:

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CERTIFICATE OF DESIGN COMPLIANCE

I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES
AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE.

Daniel Weedon

DANIEL WEEDON, LANDSCAPE ARCHITECT, NO. 1849

7/5/17

DATE

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GENERAL CONSTRUCTION NOTES

- (THE LANDSCAPE ARCHITECT HAD BEEN PAID TO MEET WITH THE CONTRACTORS TO REVIEW THE PLANS, ANSWER ANY QUESTIONS, AND REVIEW WORK TO ASSURE COMPLIANCE WITH THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL THE LANDSCAPE ARCHITECT AND SET AN APPOINTMENT FOR MEETINGS. ALLOW AT LEAST A 24 HOUR NOTICE FOR SUCH MEETINGS. SEE LIST ON CONSTRUCTION PLAN OF ITEMS THE LANDSCAPE ARCHITECT AND OWNER MUST APPROVE AS WORK PROGRESSES.
- CITY STREETS, SIDEWALKS, AND ADJACENT PROPERTY SHALL BE PROTECTED THROUGHOUT CONSTRUCTION.
 - THE CONTRACTORS ARE RESPONSIBLE FOR REPLACEMENT, AT THEIR COST, OF ANY EXISTING ITEMS THAT ARE TO REMAIN AND ARE DAMAGED DURING CONSTRUCTION. THESE ITEMS MAY INCLUDE PLANT MATERIAL, PAVING, WALLS, UTILITIES SUCH AS SEWER, ELECTRICAL, WATER SUPPLY, ETC. SEE LANDSCAPE ARCHITECT FOR LIST OF THESE ITEMS BEFORE START OF CONSTRUCTION THERE WILL BE A SITE VISIT WITH OWNER & LANDSCAPE ARCHITECT TO SPECIFY & DETERMINE THOSE ITEMS COVERED.
 - ALL LIMITS OF WORK, PROPERTY LINES, AND LOCATIONS OF EXISTING UTILITIES, ETC. AS SHOWN ON PLANS, SHALL BE VERIFIED PRIOR TO COMMENCING WORK. ALERT THE LANDSCAPE ARCHITECT AND OWNER IF THERE ARE DISCREPANCIES.
 - CONSULT GRADING AND CONSTRUCTION PLANS, FOR LOCATION OF DRAIN LINES, AREA AND DECK DRAINS AND CATCH BASINS.
 - THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE ALL FORM WORK PRIOR TO POURING OF CONCRETE PAVING AND POOL STEEL PRIOR TO APPLICATION OF GUNITE. ALL CONCRETE SHALL BE POURED ON UNDISTURBED NATIVE SOIL OR SOIL WITH A MINIMUM MOISTURE DENSITY COMPACTION OF 90%, UNLESS NOTED OTHERWISE ON PLANS. SOIL ENGINEERS PLANS & SPECS ON SOIL COMPACTION SHALL TAKE PRECEDENCE OVER THIS REQUIREMENT IF SUCH SPECS ARE MORE STRINGENT. SEE SOIL ENGINEERS PLANS TO BE SUPPLIED TO YOU BY OWNER.
 - ANY DISCREPANCIES IN THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER BEFORE THE START OF WORK. ANY DEVIATIONS FROM THE PLANS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER. IF THE OWNER REQUESTS CHANGES TO THE PLANS,THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO MAKING THOSE CHANGES.
 - PAY ATTENTION TO THE LOCATION OF SLEEVES THAT MUST BE INSTALLED PRIOR TO POURING CONCRETE. SLEEVE LOCATIONS ARE SHOWN ON THE CONSTRUCTION PLAN. DO NOT INSTALL PAVING UNLESS SLEEVES ARE IN PLACE.
 - CONTRACTORS SHALL PULL ALL PERMITS AND HANDLE ALL INSPECTIONS.
 - CONTRACTORS SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER TRADES AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS.
 - THE LOCATION OF FEATURES TO BE CONSTRUCTED NOT SPECIFICALLY DIMENSIONED MAY BE DETERMINED BY SCALE. IF CONFLICTS ARISE IN THE FIELD, CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION.
 - CONTRACTOR SHALL SUBMIT SAMPLES OF SUFFICIENT SIZE (MINIMUM 12" SQUARE), OF ALL PAVING FINISHES AND COLORS. FOR THE APPROVAL OF THE CLIENT AND / OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
 - SEE PLANTING PLANS, FOR ANY BOXED TREES TO BE INSTALLED PRIOR TO PAVING.
 - UNLESS NOTED OTHERWISE, ALL LUMBER SHALL BE S45 DOUGLAS FIR. ALL WEATHER EXPOSED WOOD SURFACES SHALL BE PAINTED OR STAINED AS CALLED OUT ON PLANS. IF FINISH IS NOT SPECIFIED ON PLANS, CONTACT LANDSCAPE ARCHITECT, PAY ATTENTION TO THOSE PIECES OF LUMBER THAT ARE TO BE PRESSURE TREATED, WOLMANIZED MATERIAL, AS CALLED OUT ON PLANS.
 - ALL HARDWARE, NAILS, LAG BOLTS, MACHINE BOLTS, WASHERS, ETC., SHALL BE GALVANIZED.
 - ALL DIMENSIONS ARE TAKEN FROM THE FACE OF THE WALLS, EDGE OF PAVING, OR CENTER LINE, UNLESS NOTED OTHERWISE ON PLAN. ALL RADII AND CURVES SHALL HAVE SMOOTH CONTINUOUS TRANSITIONS WITHOUT ABRUPT CHANGES OR BENDS AS THEY ARE DRAWN ON THE PLANS.
 - THE CONTRACTORS SHALL GUARANTEE HIS / HER WORK FOR A PERIOD OF FIVE YEARS.

NOTICE TO OWNER

!!WARNING!! YOU SHOULD REVIEW THESE PLANS AND UNDERSTAND THEM. THE PLANS DETAIL HOW THE JOB IS TO BE INSTALLED THE PLANS PROTECT YOU AND THE CONTRACTOR, AND ARE LEGAL DOCUMENTS THAT PLACE SPECIFIC REQUIREMENTS ON THE CONTRACTOR AND THE WORK PERFORMED.

FAILURE TO UNDERSTAND THE PLANS WILL NOT RELIEVE YOU OF EXTRA CHARGES BY THE CONTRACTOR IF YOU WANT CHANGES MADE TO COMPLETED WORK.

THE OWNER SHOULD TELL THE CONTRACTOR TO INSTALL THE JOB AS DIRECTED BY THE PLANS AND THE LANDSCAPE ARCHITECT. DO NOT DIRECT THE CONTRACTOR TO MAKE CHANGES WITHOUT FIRST REVIEWING THEM WITH THE LANDSCAPE ARCHITECT FOR HIS APPROVAL. PROBLEMS THAT ARISE AS A RESULT OF CHANGES MADE BY THE OWNER THAT ARE NOT APPROVED BY THE LANDSCAPE ARCHITECT RELIEVE THE LANDSCAPE ARCHITECT OF RESPONSIBILITIES FOR THOSE PROBLEMS.

NOTICE TO CONTRACTOR*

!!WARNING!! WHEN THERE ARE QUESTIONS OR UNCERTAIN CONDITIONS, CONTACT THE LANDSCAPE ARCHITECT BEFORE PROCEEDING. FAILURE TO CONTACT THE LANDSCAPE ARCHITECT AND OWNER AND PROCEEDING ON YOUR OWN MAY REQUIRE THAT WORK BE DONE OVER AGAIN AT THE CONTRACTORS EXPENSE.

ANY DISCREPANCIES IN THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER BEFORE THE START OF THE WORK THAT MAY BE EFFECTED BY THE DISCREPANCIES. ANY DEVIATIONS FROM THE PLANS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER BEFORE THE START OF WORK.

IF THE OWNER REQUESTS CHANGES, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO MAKING THOSE CHANGES. FAILURE TO NOTIFY THE LANDSCAPE ARCHITECT MAY RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY, AT NO COST TO THE OWNER. CONTRACTOR TO VERIFY ALL DIMENSIONS WITH LANDSCAPE ARCHITECT & OWNER BEFORE COMMENCING CONSTRUCTION.

THE JOB SUPERINTENDANT, GENERAL CONTRACTOR, OWNER, OR OWNERS AGENT SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST ONE WORKING DAY IN ADVANCE OF REQUIRED SITE INSPECTIONS AT THE FOLLOWING STAGES OF THE WORK:

REQUIRED SITE INSPECTIONS BY LANDSCAPE ARCHITECT

- AT COMPLETION OF ROUGH GRADING AFTER ALL UTILITY TRENCHES HAVE BEEN FILLED PRIOR TO THE START OF PAVING FORM WORK.
- AT COMPLETION OF FORM WORK FOR PAVING AREAS PRIOR TO POURING OF CONCRETE, AND TO APPROVE PAVING SAMPLES.
- AT COMPLETION OF THE IRRIGATION SYSTEM BEFORE BACKFILL OF TRENCHES FOR THE PURPOSE OF PERFORMING A COVERAGE TEST.
- AT THE SPOTTING OF ALL PLANT MATERIAL INCLUDING TREES.
- AT THE TIME OF INSTALLATION OF ALL OUTDOOR LIGHTING FIXTURES AND EQUIPMENT.
- AT THE COMPLETION OF THE JOB FOR THE PURPOSE OF CONDUCTING A FINAL WALKTHROUGH WITH THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE JOB BY THE LANDSCAPE ARCHITECT.

*THE LANDSCAPE ARCHITECT MAY DETERMINE THAT CERTAIN SITE VISITS ARE NOT NEEDED AND WILL AUTHORIZE WORK TO PROCEED WITHOUT THE SITE VISIT. ALERT CLIENT TO ALL QUESTIONS OR VERIFICATIONS NEEDED BEFORE PROCEEDING WITH WORK.

Sheet Title

TITLE SHEET

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KNIGHT DEV. GROUP

PROJECT # 596 DRAWER # X

CITY OF LOS ANGELES
ADDITIONAL PLANTING NOTES

RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.

A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

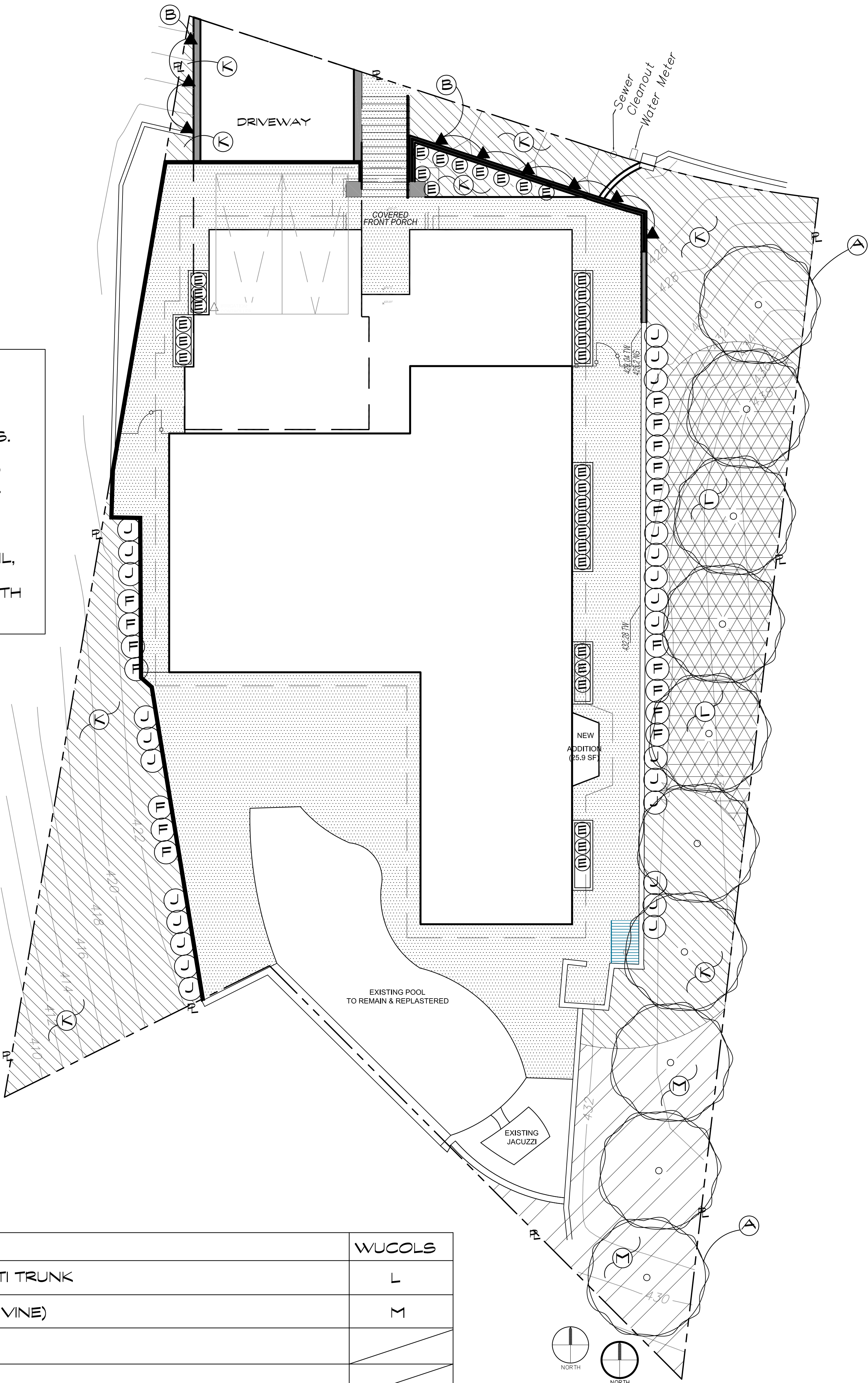
FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED AT A DEPTH OF SIX INCHES INTO THE SOIL.

VINE NOTE

IT IS THE DESIGN INTENT THAT ALL RETAINING WALLS WILL EVENTUALLY BE COVERED WITH SEFL-CLINGING VINES. SOME VINES WILL BE PLANTED AT THE TOP OF RETAINING WALLS, TO HANG OVER AND EVENTUALLY CLING TO AND COVER THE WALL FROM THE TOP DOWN.

PLANTING LEGEND

SYM.	SIZE	BOTANIC / COMMON NAME	WUCOLS
A	24B	ARBUTUS UNEDO / STRAWBERRY TREE - MULTI TRUNK	L
▲ B	1G	FICUS PUMILA / CREEPING FIG VINE (STAKED VINE)	M
C		(OMIT)	
D	1G	(OMIT)	
E	5G	HESPERALOE 'BRAKELIGHTS' / DWARF RED YUCCA	VL
F	15G	AGAVE ATTENUATA / FOXTAIL AGAVE	L
G		(OMIT)	
H		(OMIT)	
J	15G	CALLISTEMON V. 'LITTLE JOHN' / DWARF BOTTLEBRUSH	L
K	1G	ROSMARINUS PROSTRATUS / TRAILING ROSEMARY @ 3' O.C. TRIANG. SPACING	L
L	1G	MYOPORUM PARVIFOLIUM / N.C.N. @ 3' O.C. TRIANG. SPACING	L
M	1G	BOUGAINVILLEA RASPBERRY ICE / BOUGAINVILLEA @ 3' O.C. TRIANG. SPACING	L



GENERAL PLANTING NOTES

(THE LANDSCAPE ARCHITECT HAS BEEN PAID TO MEET WITH THE CONTRACTORS TO REVIEW THE PLANS, ANSWER ANY QUESTIONS, AND REVIEW WORK TO ASSURE COMPLIANCE WITH THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL THE LANDSCAPE ARCHITECT AND SET AN APPOINTMENT FOR SUCH MEETINGS. ALLOW AT LEAST A 24 HOUR NOTICE FOR SUCH MEETINGS.)

1. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PROJECT.
2. THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES AS DETERMINED FROM THE PLANS, PRIOR TO INSTALLATION.
3. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER GROWN TREES, SHRUBS AND VINES, INCLUDING SODDED TURF AND FLATTED GROUND COVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PLANTING OF PLANT MATERIALS; THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS; THE STAKING AND GUYING OF TREES, AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE. THE SPECIFIC GUARANTEE FOR ALL PLANT MATERIAL 15 GALLON AND SMALLER SHALL BE FOR 90 DAYS AFTER INSTALLATION. FOR ALL BOX TREES AND ALL PALMS, THE GUARANTEE SHALL BE FOR ONE YEAR.
4. GROUND COVER PLANTING SHALL BE CONTINUOUS UNDER ALL TREES AND SHRUB MASSES AS SHOWN ON PLAN.
5. ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND / OR OWNER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL SPOT ALL MATERIAL PER THE PLAN, AND CALL THE LANDSCAPE ARCHITECT TO REVIEW THE PLACEMENT PRIOR TO PLANTING. GIVE THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS NOTICE.
6. THE LANDSCAPE ARCHITECT SHALL TAG ALL SPECIMEN TREES 30 INCH BOX AND LARGER, AND SHALL POSITION THEM AT THE SITE PRIOR TO PLANTING. THE LOCATION OF TREES AS SHOWN ON THE PLANS IS FOR GENERAL INFORMATION ONLY. THE LANDSCAPE ARCHITECT SHALL BE GIVEN 24 HOURS NOTICE WHEN POSITIONING AT THE SITE IS NEEDED OR THE CONTRACTOR IS READY TO HAVE THE TREES TAGGED AT THE NURSERY. THE LANDSCAPE ARCHITECT MAY CHOOSE AT HIS / HER DISCRETION, TO HAVE THE CONTRACTOR TAG AND SPOT TREES WITH OUT LANDSCAPE ARCHITECT PARTICIPATION.
7. ALL VINES SHALL BE INSTALLED WITH THE NURSERY STAKES REMOVED AND VINE RUNNERS SHALL BE ESPALIERS TO THE ADJACENT WALL OR FENCE. THIS SHALL OCCUR TWO WEEKS AFTER PLANTING.
8. ALL SOIL AMENDING SHALL BE AS PER THE SOIL AGRONOMY REPORT (SAMPLES FOR SUBMITTAL TO THE LAB SHALL BE TAKEN UPON COMPLETION OF ROUGH GRADING) THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT TO OBTAIN THE SOIL TEST KIT, COLLECT AND MAIL THE SAMPLES, PAY THE FEE, AND RETURN THE RESULTS TO THE LANDSCAPE ARCHITECT FOR HIS REVIEW AND APPROVAL PRIOR TO PERFORMING SOIL PREPARATION.
9. THE SOIL AMENDMENTS SPECIFIED BELOW ARE FOR BIDDING PURPOSES ONLY. THE ACTUAL AMENDMENTS SHALL CONFORM TO THE SOIL AGRONOMY REPORT AS PER NOTE # 8.
10. THE SOIL FOR ALL LAWN AND SHRUB AREAS SHALL BE AMENDED AS FOLLOWS: (SEE NOTE 9.) AMOUNT PER 1,000 SQUARE FEET. 6 CU. YDS. NITROGEN STABILIZED ORGANIC AMENDMENT DERIVED FROM REDWOOD SAWDUST, FOR SAWDUST OR FINELY GROUND BARK 15 LBS. 12-12-12 COMMERCIAL FERTILIZER THE AMENDMENT SHALL BE UNIFORMLY BROADCASTED AND KEPT THOROUGHLY INCORPORATED BY MEANS OF A ROTOTILLER OR EQUAL TO A DEPTH OF SIX INCHES.
11. THE PLANTING PITS FOR SHRUBS AND TREES SHALL BE PER THE PLANTING DETAILS. THE BACKFILL MIX FOR USE AROUND THE ROOTBALL OF ALL TREES AND SHRUBS SHALL CONSIST OF THE FOLLOWING FORMULA:
6 PARTS BY VOLUME ON SITE SOIL.
4 PARTS BY VOLUME AMENDMENT PER SOIL AGRONOMY REPORT. (SEE #8)
1 LB./CU. YD. OF MIX 12-12-12 COMMERCIAL FERTILIZER.
2 LBS./CU. YD. OF MIX IRON SULFATE.
10 LBS./CU. YD. OF MIX AGRICULTURAL GYPSUM.
12. REFER TO SHEET L4.0, DETAIL "8" FOR STAKING TREES AND DETAIL "9" FOR PLANTING SHRUBS.
13. FERTILIZER TABLETS SHALL BE AGRIFORM 21 GRAM TABLETS (21-10-5) QUANTITIES AS FOLLOWS:
1 GALLON = 1 TABLET
5 GALLON = 2 TABLET
15 GALLON = 4 TABLET
1 PER 4" OF BOX SIZE.
PLACE TABLETS AT HALF THE DEPTH OF THE ROOTBALL.
14. BACKFILL FOR FERNS, AZALEAS AND GARDENIAS: THE BACKFILL MIX FOR AROUND THE ROOTBALL SHALL CONSIST OF THE FOLLOWING:
1/3 PARTS NURSERY SAND #28
1/3 PARTS CANADIAN PEAT MOSS
1/3 PARTS LOAMITE OR FOREST HUMUS.
15. THIRTY (30) DAYS AFTER INSTALLATION, ALL LANDSCAPE AREAS SHALL BE FERTILIZED WITH BEST FERTILIZER COMPANY 16-6-8 OR APPROVED EQUAL, APPLIED AT THE RATE OF SIX POUNDS (6 LBS.) PER 1,000 SQUARE FEET. FERTILIZER APPLICATION SHALL BE CONTINUED THEREAFTER AT MONTHLY INTERVALS.
16. HE CONTRACTOR SHALL ALERT THE LANDSCAPE ARCHITECT TO ANY DISCREPANCIES BEFORE BEGINNING WORK.
17. ALL ESPALIERS SHALL BE TRELLIS GROWN. REMOVE FROM TRELLISES AND ATTACH TO FENCE OR WALL.
18. FINE PRUNE ALL SPECIMEN TREES AFTER PLANTING.
19. UPON COMPLETION OF WORK FOR THE DAY, EACH AND EVERY DAY, REMOVE ALL EXTRANEIOUS MATERIAL, DEBRIS, AND TRASH GENERATED BY YOUR WORK AND YOUR LABORERS. THE PROPERTY OWNER HAS THE RIGHT TO CLEAN UP AFTER YOU AND CHARGE YOU FOR THIS SERVICE IF YOU FAIL TO CLEAN UP AFTER YOURSELF. BROOM AND WASH THE AREA CLEAN. UNLESS OTHER ARRANGEMENTS ARE MADE, YOU WILL PROVIDE AND PAY FOR ADEQUATE TOILET FACILITIES FOR YOUR LABORERS.
20. WHEN THE CONTRACTOR HAS COMPLETED THE PLANTING, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT AND SET A TIME TO WALK THROUGH THE PROJECT. THE LANDSCAPE ARCHITECT WILL PREPARE A LETTER OF ACCEPTANCE TO BE SUBMITTED TO THE CLIENT LISTING ANY CORRECTIONS TO BE MADE, AND RECOMMENDING FINAL PAYMENT BE MADE TO THE CONTRACTOR AFTER CORRECTIONS ARE COMPLETE.
21. UNLESS THE CONTRACT WITH THE CLIENT SPECIFIES OTHERWISE, THE CONTRACTOR SHALL MAINTAIN THE COMPLETED PROJECT FOR A PERIOD OF 90 DAYS AFTER FINAL ACCEPTANCE. MAINTENANCE INCLUDES MOWING AND EDGING LAWNS, WEEDING, FERTILIZING, AND CLEAN UP. DO NOT USE HEDGE CLIPPERS TO TRIM SHRUBS UNLESS THE MATERIAL IS SPECIFIED TO BE A CLIPPED HEDGE AS STATED ON THE PLANS.
22. UNLESS THE CONTRACT YOU HAVE WITH THE OWNER SIGN SPECIFIES OTHERWISE YOU WILL BE HELD TO ALL.

CERTIFICATE OF DESIGN COMPLIANCE

I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE.

Daniel Weedon
DANIEL WEEDON, LANDSCAPE ARCHITECT, NO. 1849

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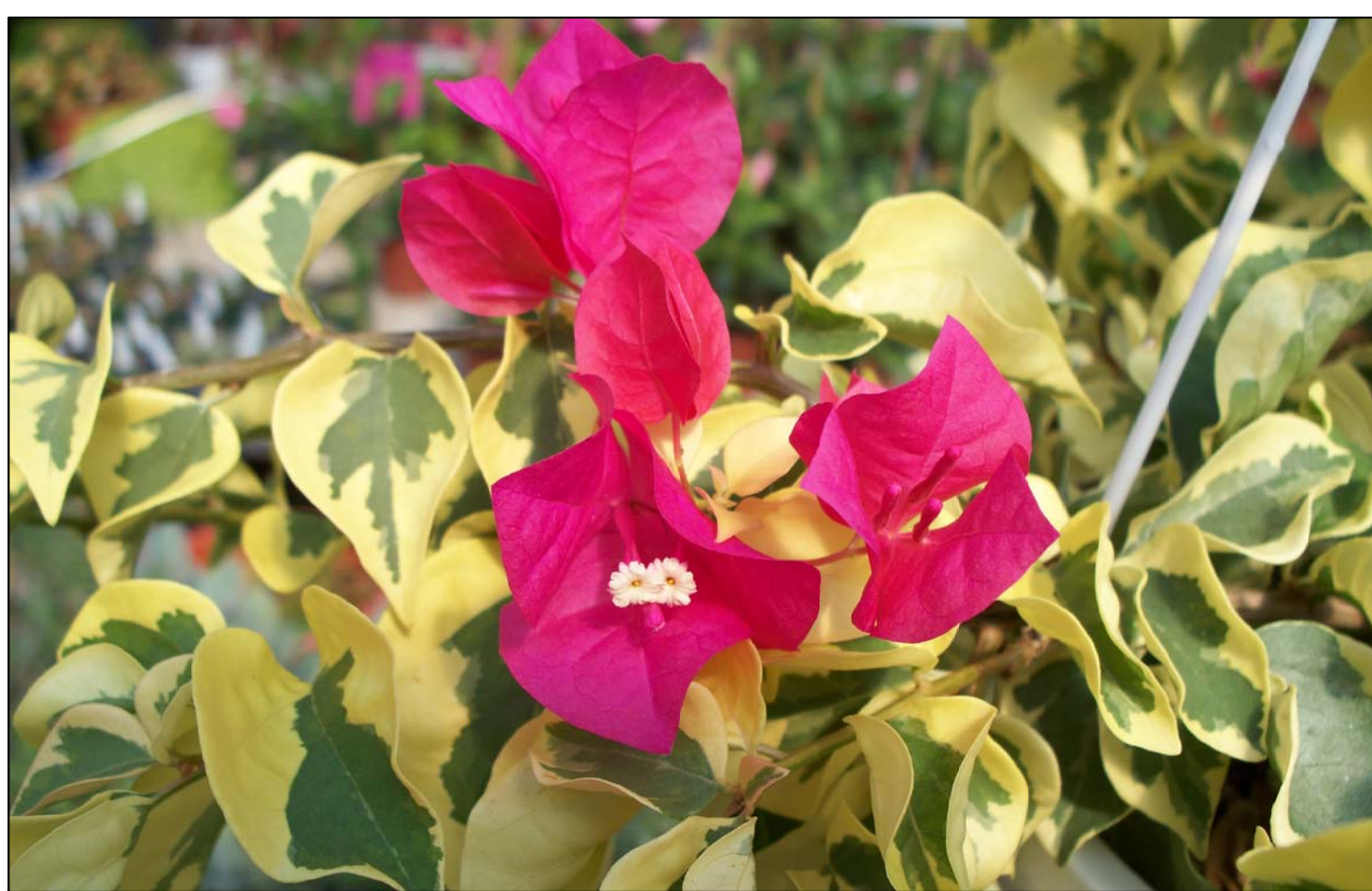
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KNIGHT DEV. GROUP

PROJECT # 596 DRAWER # X

				OMIT		OMIT	
A ARBUTUS UNEDO / STRAWBERRY TREE		B FICUS PUMILA / CREEPING FIG		C		D	
				OMIT		OMIT	
E HESPERALOE P. / DWARF RED YUCCA		F AGAVE ATTENUATA / FOXTAIL AGAVE		G		H	
							
J CALLISTEMON 'LITTLE JOHN'		K ROSMARINUS P. / ROSEMARY		L MYOPORUM PARVIFOLIUM		M BOUGAINVILLEA HAWAII	
Z		P					

ESP-SMTe Controller
U.S. Environmental Protection Agency WaterSense Approved



The 22-zone Rain Bird® ESP-SMTe is the first controller from a full-line irrigation manufacturer to earn the Environmental Protection Agency (EPA) WaterSense label.

The WaterSense label certifies that the ESP-SMTe has passed the EPA's rigorous testing, and confirms that the controller is at least 20 percent more efficient than other products, without sacrificing performance.

How does the ESP-SMTe conserve water?

The ESP-SMTe leverages technology used by top govt contractors for decades and integrates it into an easy-to-use residential/light commercial controller. Just like on the golf course, your controller will only water when necessary and will only water the amount that the landscape requires, which means no more over watering.

• **On-site rainfall data** – The ESP-SMTe collects rainfall amounts from your property and uses this information to recalculate run times for each irrigation zone.

• **Historical weather data** – The internal memory of the ESP-SMTe contains over eight years of historical weather data. This data, along with the on-site rainfall and temperature information, is used to adjust watering run times on a daily basis.

• **Reduced water run-off** – The ESP-SMTe Cycle and Soak™ feature allows the controller to take into account soil conditions when it calculates run time. This reduces the amount of water that runs off because the soil can absorb it.



What is EPA WaterSense?

The U.S. Environmental Protection Agency developed a WaterSense program to make it easier for consumers to:

- Recognize water saving products by labeling products that meet water conservation requirements.
- Gain access to new water-saving innovations.
- Understand the value of water efficiency.
- Reduce strain on water resources.



RAIN BIRD

WEATHER SENSING, SMART IRRIGATION CONTROLLER
(SEE LEGEND FOR FULL SPECIFICATION)

GENERAL IRRIGATION NOTES

1. ALL MAIN LINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAIN LINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING.
2. ALL LATERAL LINE PIPING UNDER PAVING SHALL BE PVC SCHEDULE 40 PIPE AND SHALL BE INSTALLED PRIOR TO PAVING OR THROUGH SLEEVES.
3. 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.
4. INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES.
5. FINAL LOCATION OF THE BACKFLOW PREVENTER AS PER LOCAL CODES.
6. 120 VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. THE IRRIGATION CONTRACTOR SHALL MAKE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER.
7. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
8. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALL, ETC.
9. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., ARE SHOWN WITHIN PAVED AREAS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS, APPROVED BY THE LANDSCAPE ARCHITECT, AND OUT OF VIEW.
10. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HERSELF/HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HER/HIS WORK. SHE/HIS SHALL COORDINATE THE WORK OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.
11. THE IRRIGATION SYSTEM DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE OF 20 PSI AND A MAXIMUM FLOW DEMAND OF 22 GPM PER VALVE. THE IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE SHOWN ABOVE AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION (POC) TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
12. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED BY THE IRRIGATION DESIGNER. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
13. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.

SYMBOL MANUFACTURER / MODEL / DESCRIPTION

- ⚡ ELECTRIC REMOTE CONTROL VALVE
- ⌵ NIBCO T-580-26-R-66-LL STAINLESS STEEL BALL VALVE SHUT OFF VALVE
- M SUPERIOR 3100 1-1/2" (MASTER VALVE) NORMALLY OPEN DESIGN, SOLID BRASS CONSTRUCTION, ELECTRIC.
- MF MASTER FILTER RAINBIRD KQCHK-100 TO BE LOCATED DIRECTLY DOWNSTREAM FROM BACKFLOW PREVENTER
- Δ PRESSURE REDUCING VALVE PRESSURE LIMITED TO 65 PSI WILKENS 500
- BF FEBCO 825Y 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER
- CX RAINBIRD ESP-SMT4 4 STATION OUTDOOR CONTROLLER WITH WEATHER SENSOR
- FS FLOW SENSOR TORO-TFS-075 (2.7-28 GPM)
- ☁ NETAFIM TECHLINE DRIPLINE TLDL6-1610
- NETAFIM SOLID TUBING
- P.O.C POINT OF CONNECTION

VALVE SCHEDULE

VALVE#	MODEL	SIZE	TYPE	PSI
V1	LVC288010075-LF	1"	DRIP	35.0
V2	LVC288010075-LF	1"	DRIP	35.0
V3	LVC288010075-LF	1"	DRIP	35.0
V4	LVC288010075-LF	1"	DRIP	35.0
V5	LVC288010075-LF	1"	DRIP	35.0

GENERAL IRRIGATION LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER
POC	POINT OF CONNECTION	
WM	WATER METER	EXISTING IN PLACE
V1 22.0 1 1/2"	CONTROL VALVE NUMBER GALLONS PER MINUTE REMOTE CONTROL VALVE SIZE	
C	AUTOMATIC CONTROLLER	RAINBIRD ESP4SMT4E & ESPSM6 - 4 STATION
⚡	1" REMOTE CONTROL VALVES IN SQUARE VALVE BOX	NETAFIM - SEE VALVE SCHEDULE

CITY OF LOS ANGELES
ADDITIONAL IRRIGATION NOTES:

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

MANUAL SHUT OFF VALVES SHALL BE REQUIRED.

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

OVERHEAD IRRIGATION SHALL NOT BE PERMITTED WITHIN 24' OF ANY NON-PERMEABLE SURFACE.

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

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

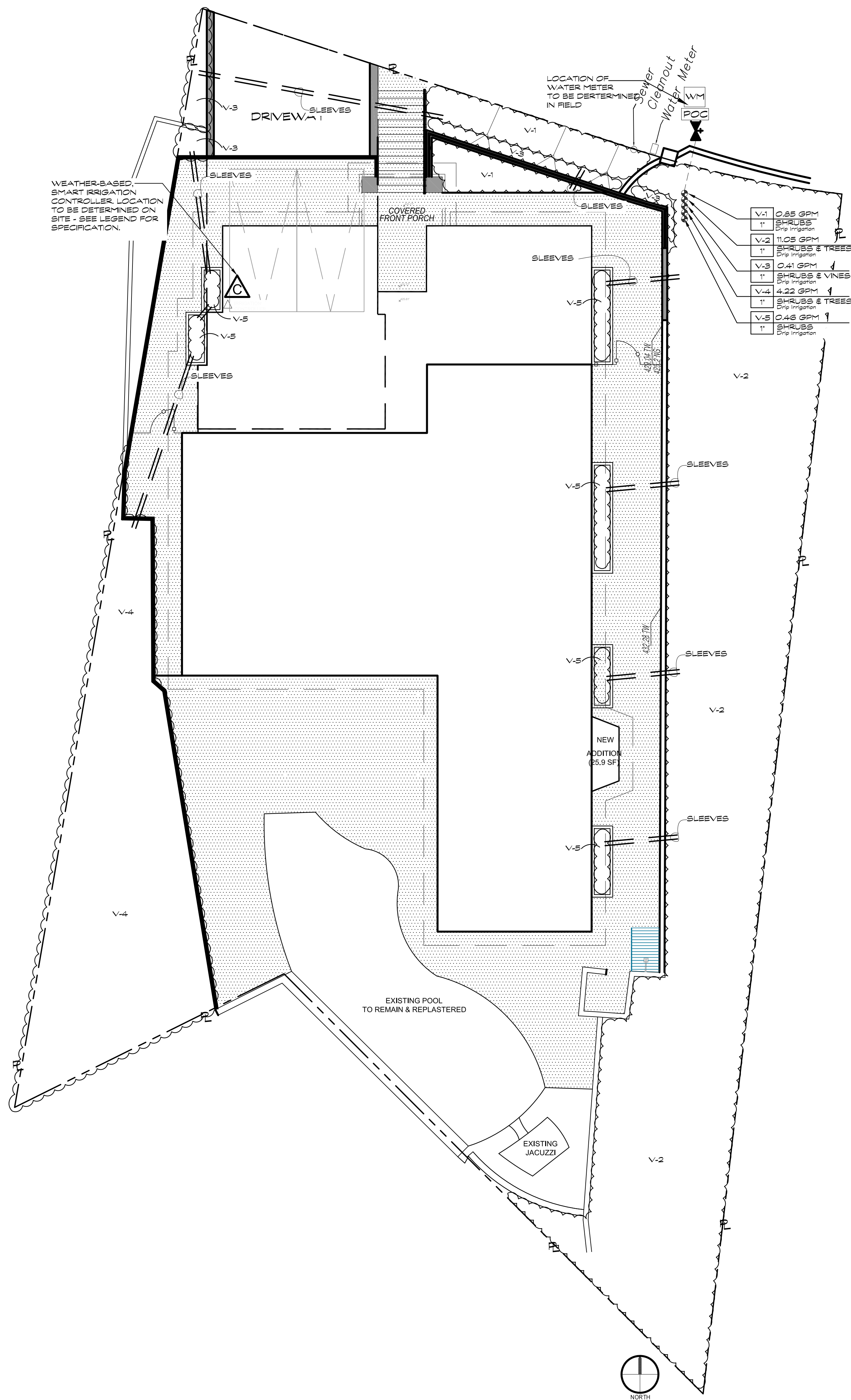
AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

IF LANDSCAPE AREA IS AT LEAST 500 SQUARE FEET, AND ENTIRE POTABLE WATER SYSTEM IS BEING REPLACED, A DEDICATED LANDSCAPE WATER METER SHALL BE INSTALLED FOR OUTDOOR USE.

MINIMUM DESIGN CRITERIA

MINIMUM SYSTEM DESIGN CRITERIA IS BASED ON 40 PSI USING 30 GPM. STATIC WATER PRESSURE AT THIS THIS LOCATION IS 105 PSI (H)/74 (L).

STATIC WATER PRESSURE WAS OBTAINED FROM MATT G. (213) 367-1225 ON 7/5/16 AT THE LA DEPT OF WATER & POWER WESTERN DISTRICT.

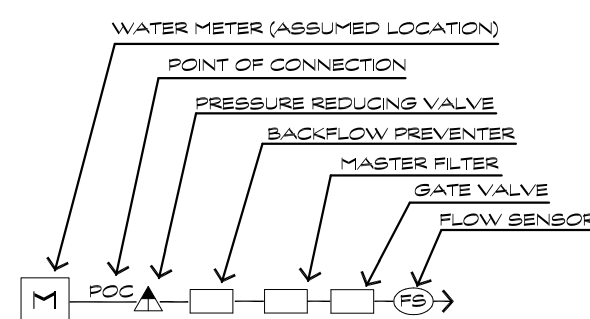


IRRIGATION NOTE:

FINAL LOCATION OF ALL IRRIGATION EQUIPMENT INCLUDING REMOTE CONTROL VALVES TO BE DETERMINED BY LANDSCAPE ARCHITECT ON SITE.

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SIZING OF ALL IRRIGATION EQUIPMENT, INCL. BACKFLOW PREVENTION DEVICES, VALVES, PIPES, ETC. BASED ON AVAILABLE STATIC PRESSURE AT THE WATER METER. IF CHANGES IN THE VALVE ZONING ARE REQUIRED, NOTIFY THE LANDSCAPE ARCHITECT.

VALVE SIZING AND ZONE GPM ARE ESTIMATIONS AND PROVIDED HERE FOR BID PURPOSES ONLY AND MAY CHANGE AS NEEDED.



CERTIFICATE OF DESIGN COMPLIANCE

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

Daniel Weeden
DANIEL WEEDON, LANDSCAPE ARCHITECT, NO. 1848

5/8/17
DATE



DW/LA

Landscape Architects, Inc.
1216 Elm Street
Venice, CA 90291-5032
Phone: 310-827-2084
Cell: 310-228-7587
Email: Dan@dw-la.com
Website: dw-la.com



Project Name

KNIGHT DEVELOPMENT GROUP
1124 LAS PULGAS ROAD
PACIFIC PALISADES, CA 90272

Sheet Title

IRRIGATION PLAN

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Date: 09/5/18

Project No. 0596

Drawn By: BL

Checked By: DW

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

Revisions Date/Description

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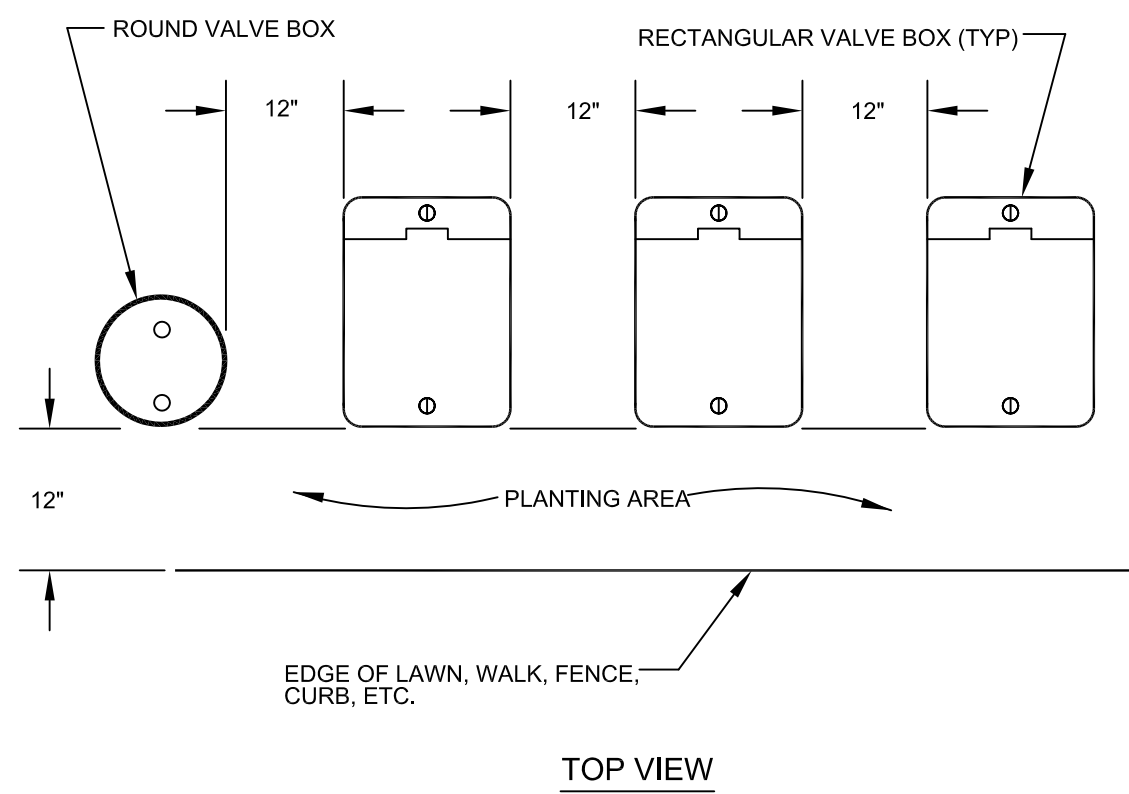
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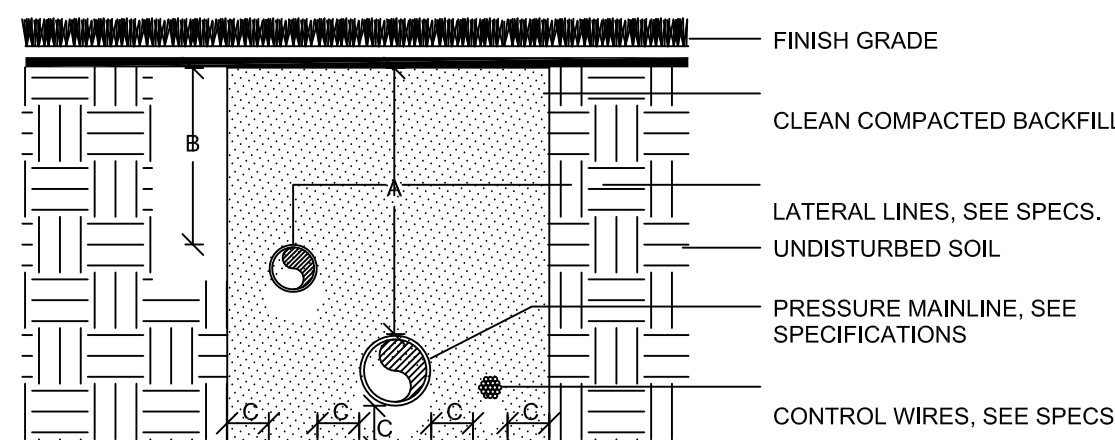
KNIGHT DEV. GROUP

PROJECT # 596 DRAWER # X

- NOTES: 1. CENTER BOXES OVER VALVES.
2. SET BOXES IN GROUND COVER/SHRUB AREA WHERE POSSIBLE.
3. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
4. AVOID HEAVILY COMPACTING SOIL AROUND BOXES TO PREVENT DAMAGING VALVE BOXES.
ALL VALVE BOXES TO BE TRAFFIC RATED CONCRETE BOXES



14 NO SCALE TYPICAL VALVE BOX LAYOUT

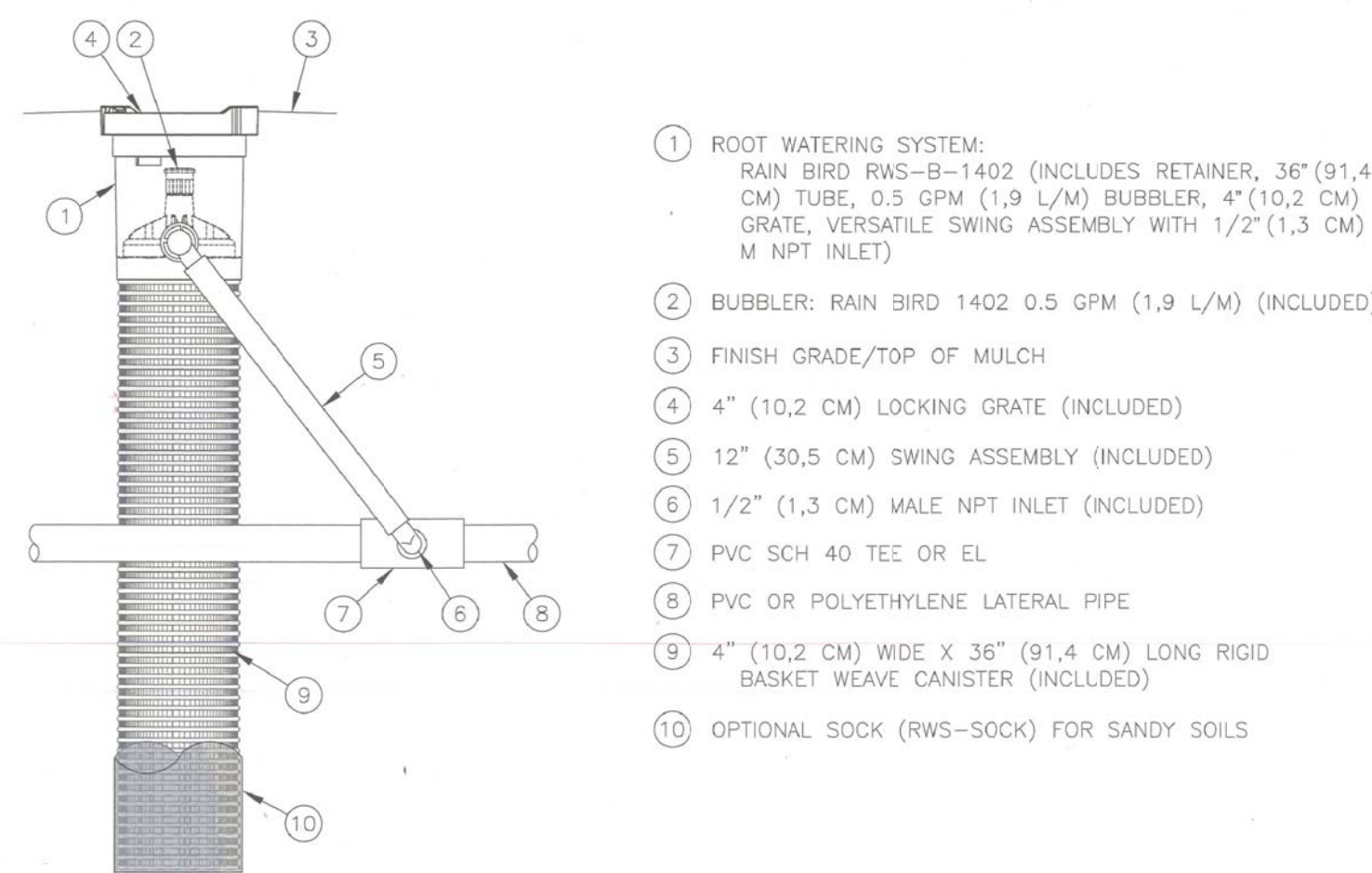


NOTE: ALL PLASTIC PIPING SHALL BE SNAKED WITHIN TRENCH. BUNDLE WIRING AND WRAP WITH TAPE AT TEN FOOT INTERVALS. ALL MAINLINE PIPING TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION SPECIFICATIONS.

DIMENSION	A	B	C
1/2" TO 3" IN SIZE	18"	12"	4"
4" TO 6" IN SIZE	24"		4"

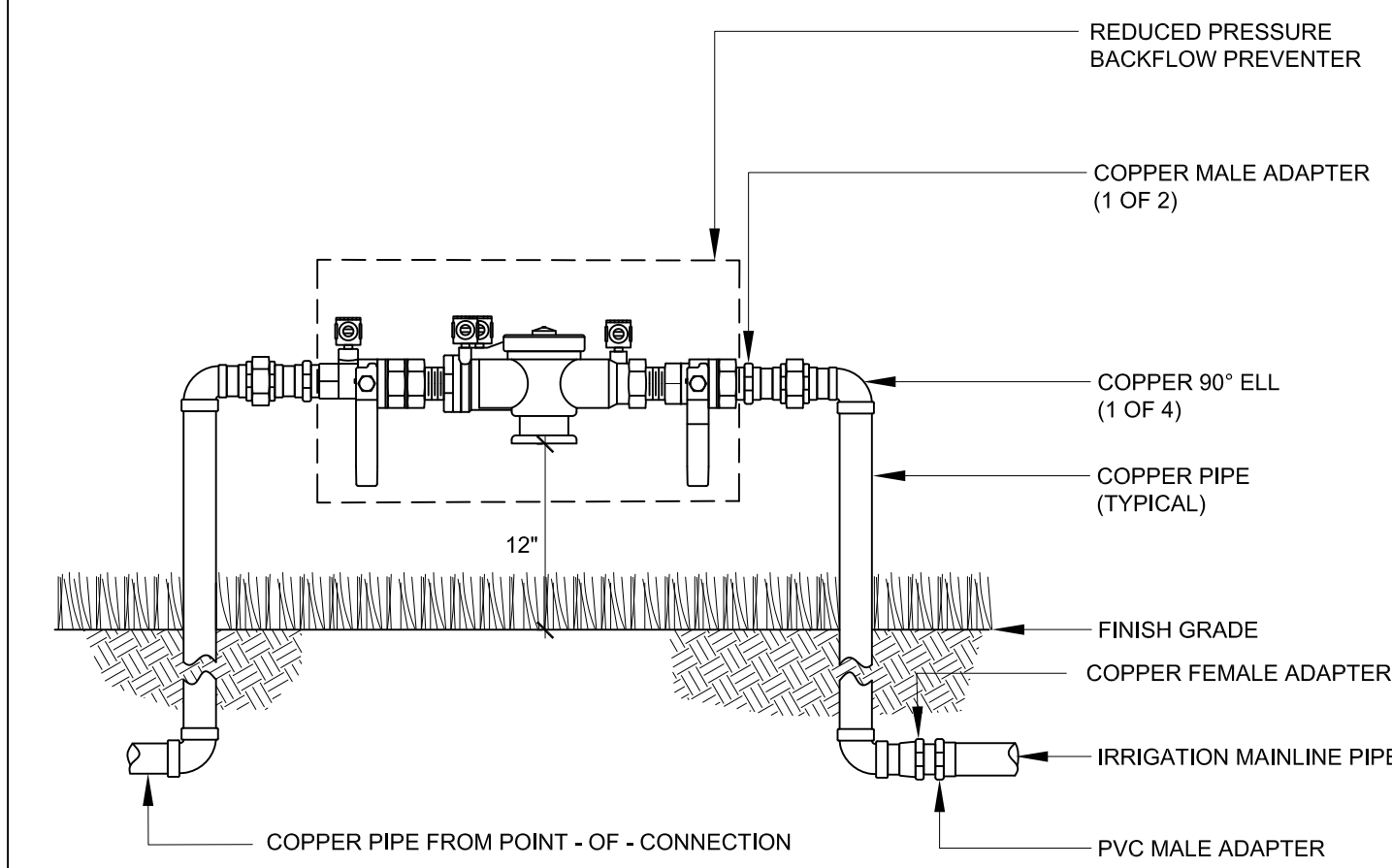
SECTION VIEW - N.T.S.

11 NO SCALE TYPICAL TRENCHING UNDER LANDSCAPE AREA



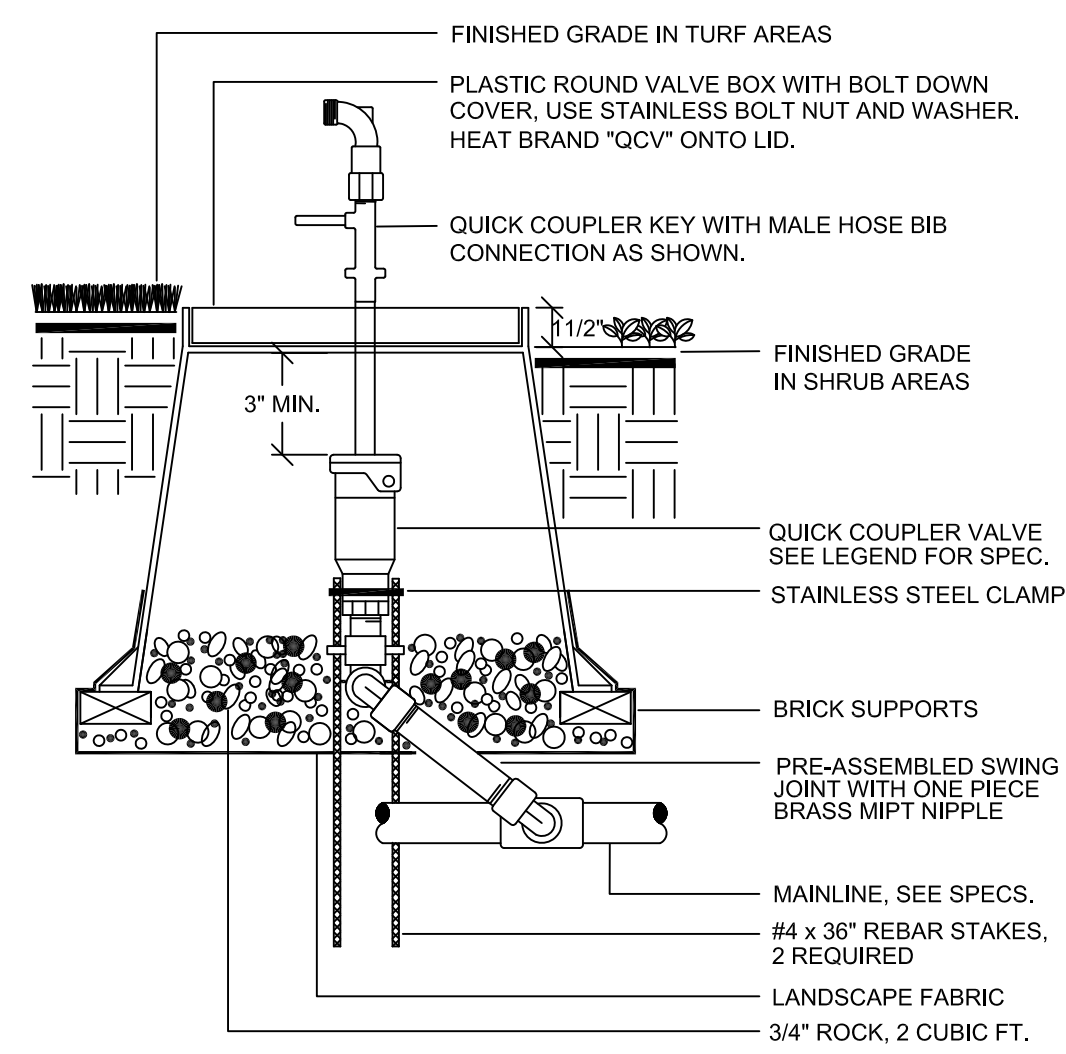
- NOTES:
1. 4" (10.2 CM) GRATE IS ALSO AVAILABLE IN PURPLE (RWS-GRATE-P).
2. INSTALL PRODUCT SO THAT THE GRATE IS EVEN WITH FINISH GRADE OR TOP OF MULCH.
3. OPTIONAL SAND SOCK (RWS-SOCK) IS 34" (86.4 CM) IN LENGTH TO COVER MESH BASKET AREA.
4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1.9 CM) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
5. ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.

7 NO SCALE ROOT WATERING SYSTEM
N.T.S. RWS-B-1402



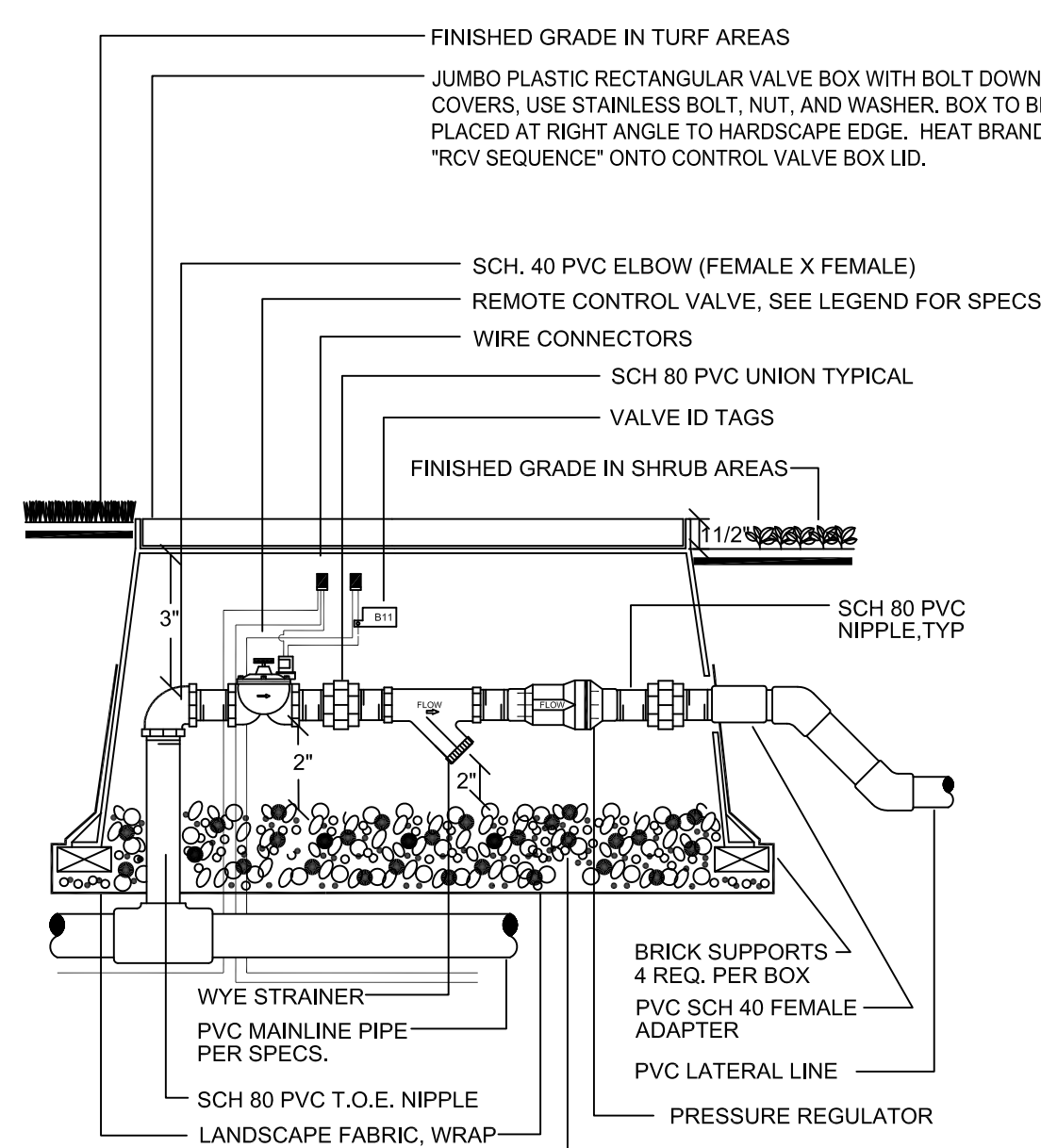
- NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

4 NO SCALE BACKFLOW PREVENTER



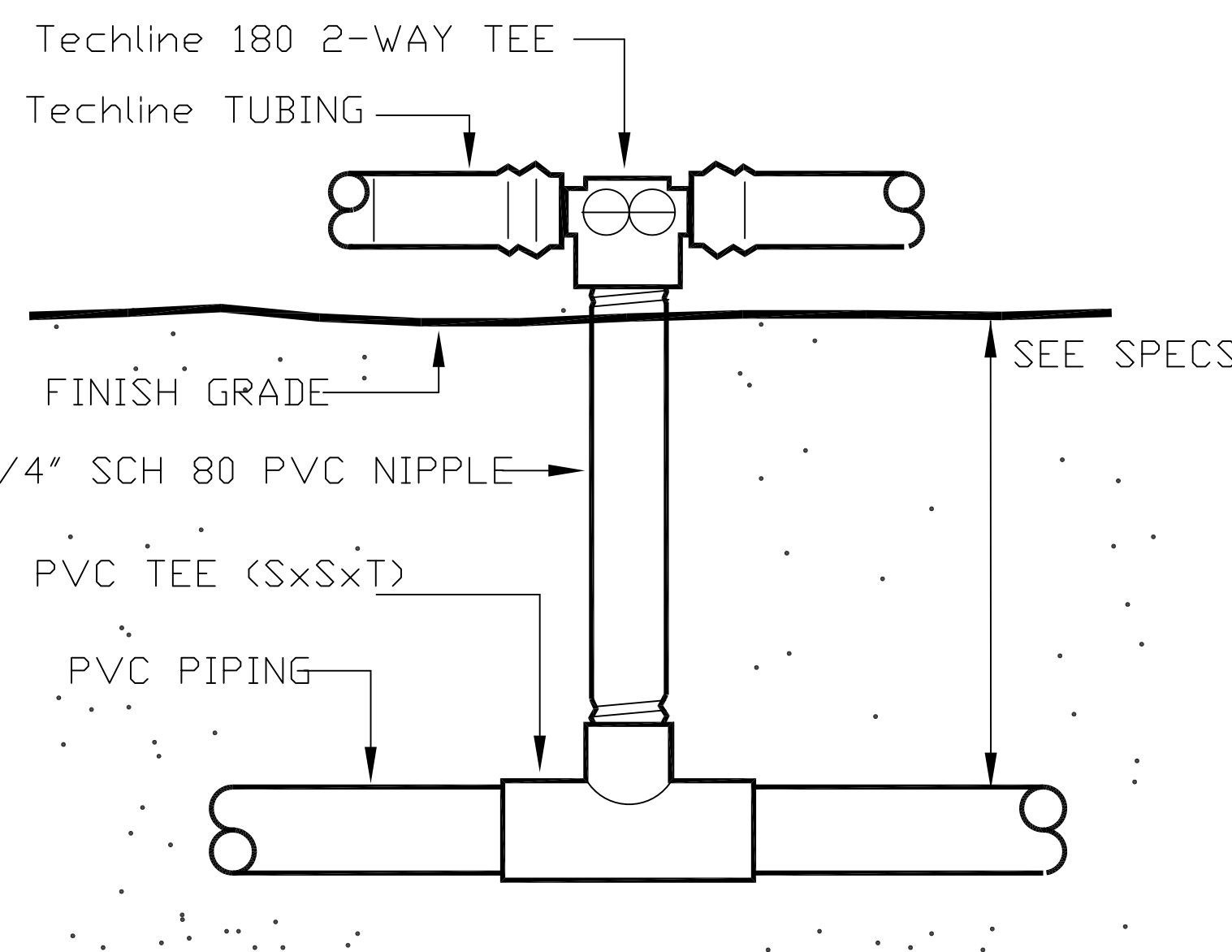
- NOTE: USE TEFLON TAPE ON ALL THREADED FITTINGS TYPICAL. QUICK COUPLER KEY MUST CLEAR TOP OF VALVE BOX.

13 NO SCALE TYPICAL QUICK COUPLING VALVE & KEY

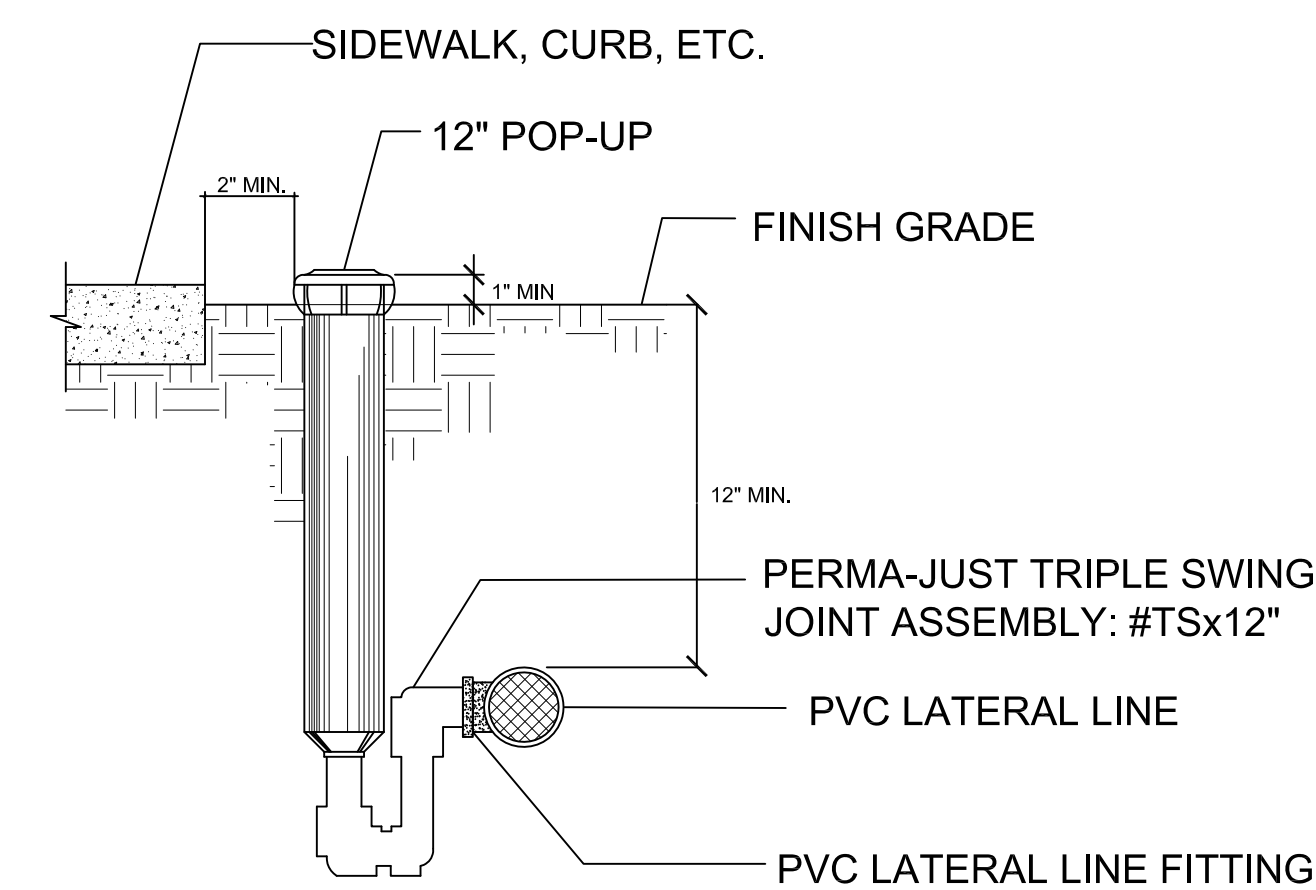


- NOTE: INSTALL CONTROL VALVES A MINIMUM OF (12 IN.) APART IN SHRUB AREAS UNLESS OTHERWISE NOTED.

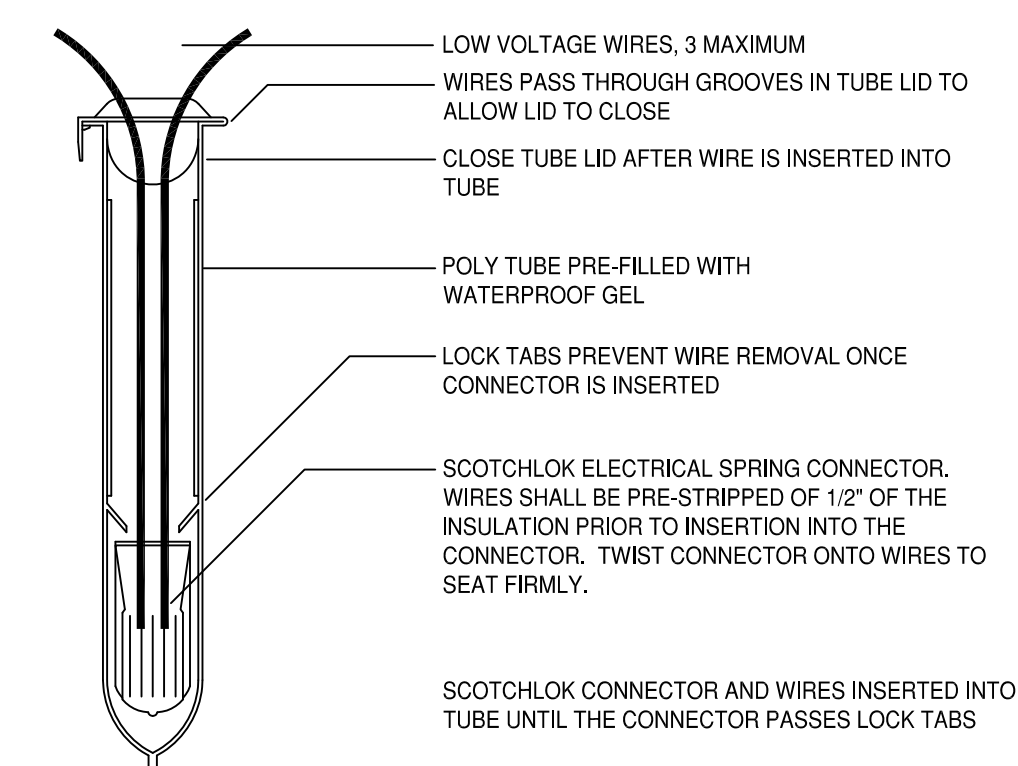
10 NO SCALE TYPICAL (DRIP) REMOTE CONTROL VALVE ASSEMBLY



6 NO SCALE NETAFIM START CONNECTION
w/PVC RISER

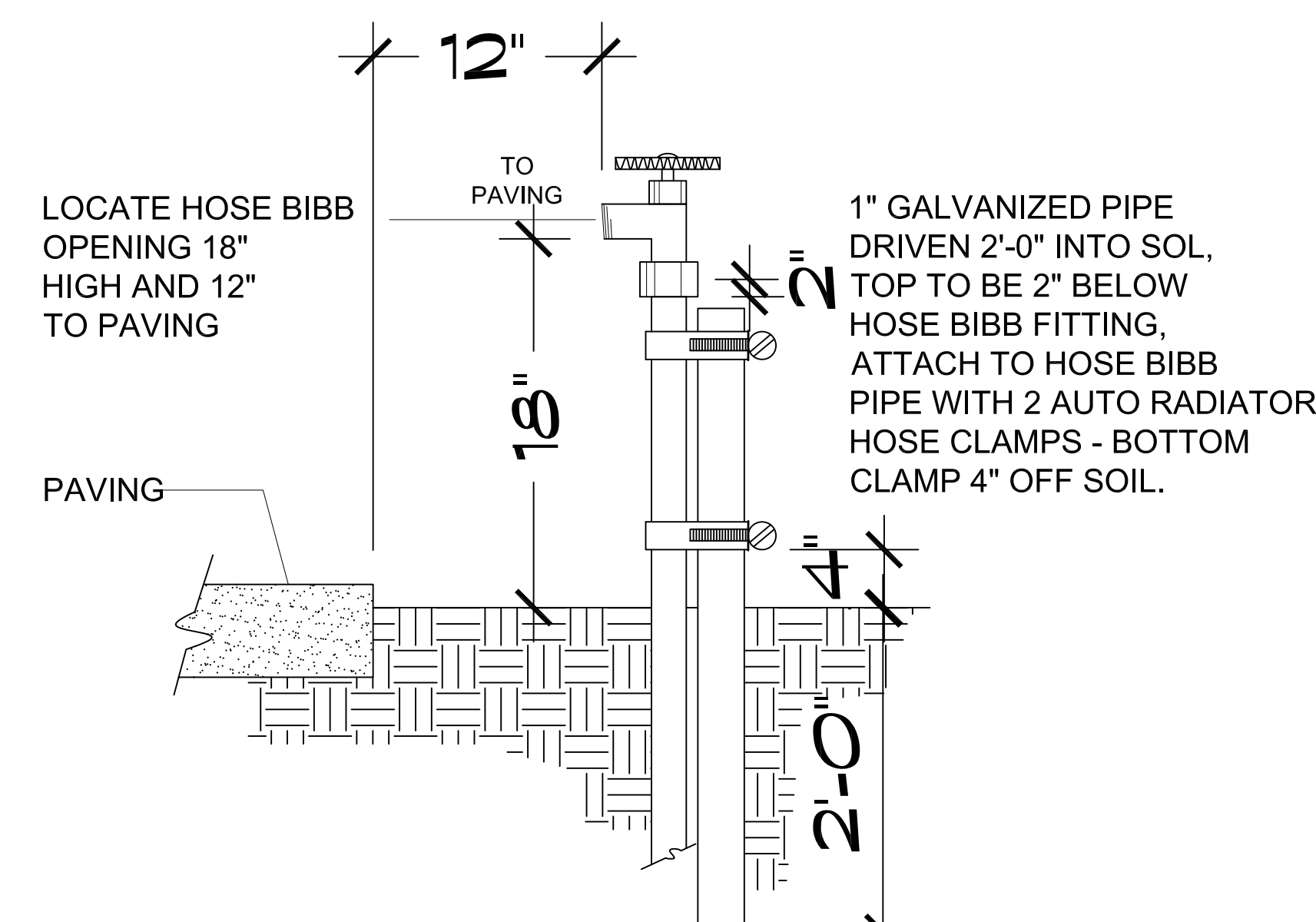


3 NO SCALE TYPICAL POP UP HEAD ASSEMBLY/N.T.S.

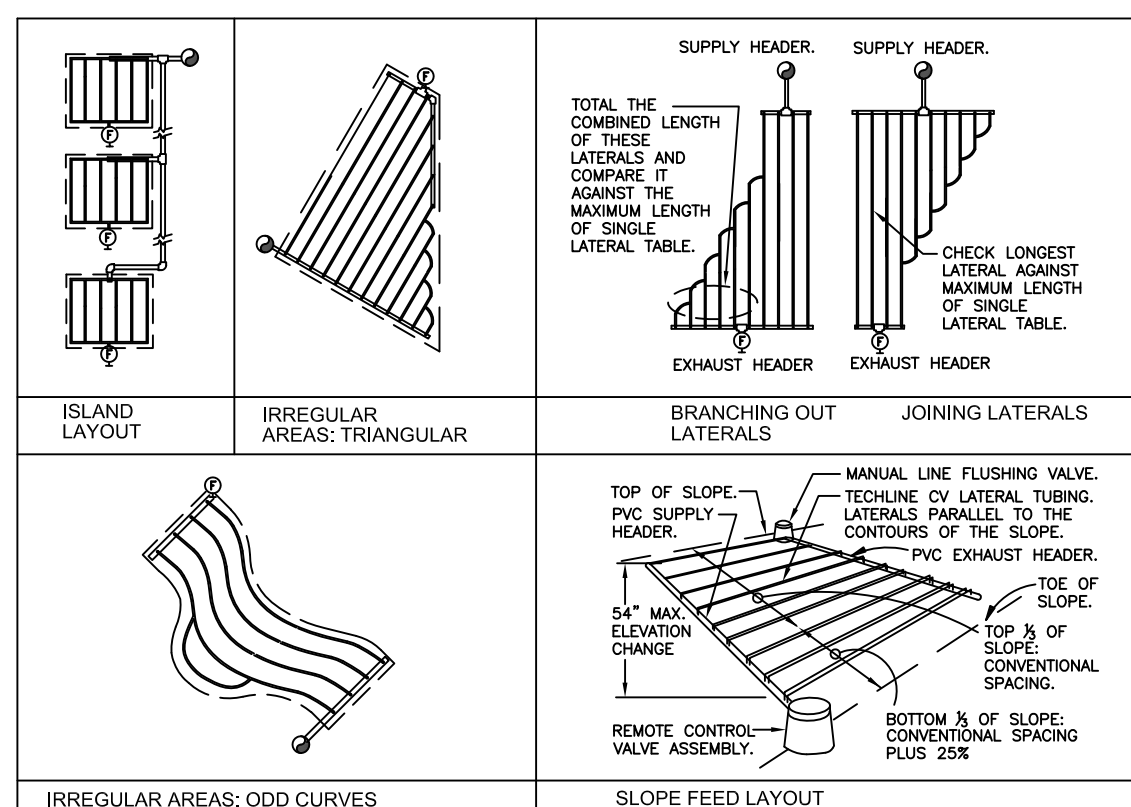
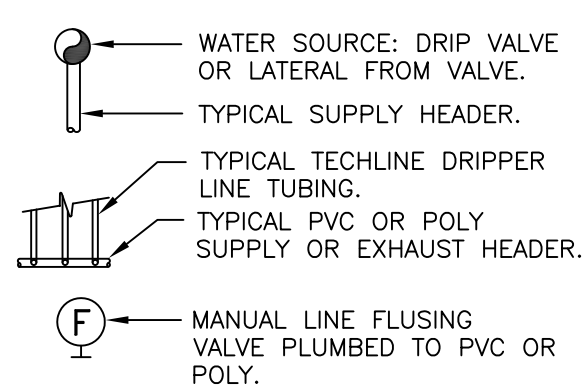


- NOTE: WIRE CONNECTOR SHALL BE A 3M DBY DIRECT BURY SPlice KIT. KIT SHALL INCLUDE A SCOTCHLOK Y SPRING CONNECTOR, A POLYPROPYLENE TUBE AND A WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PRE-FILLED WITH GEL. DIRECT BURY SPlice KIT SHALL BE USED TO ELECTRICALLY CONNECT 2 - 3 #14 OR 2 #12 PRE-STRIPPED COPPER WIRES. LARGER WIRES OR GREATER QUANTITIES OF WIRES SHALL REQUIRE A LARGER APPROVED WIRE CONNECTION.

2 NO SCALE WIRE CONNECTION

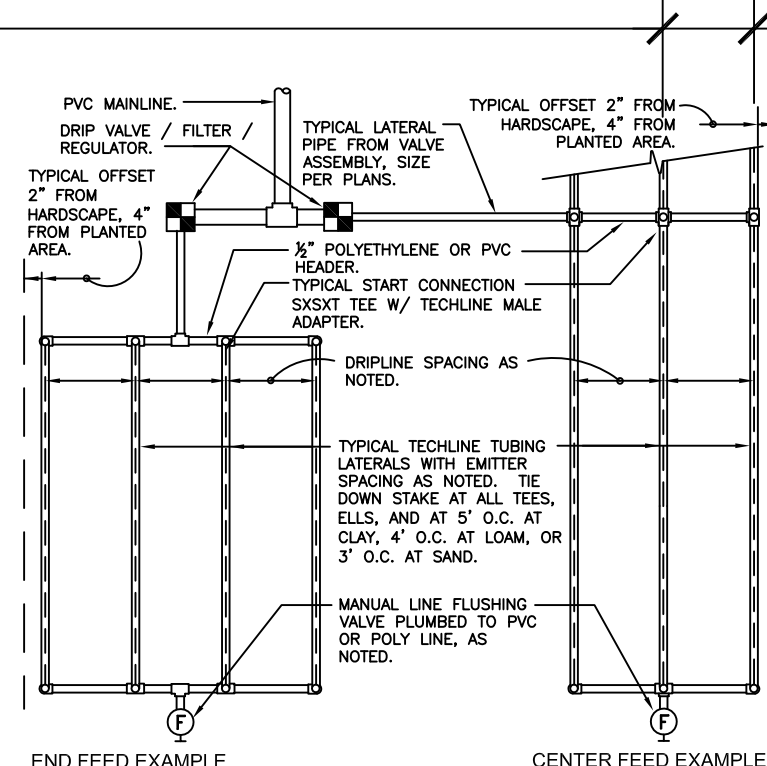


1 NO SCALE TYPICAL HOSE BIB



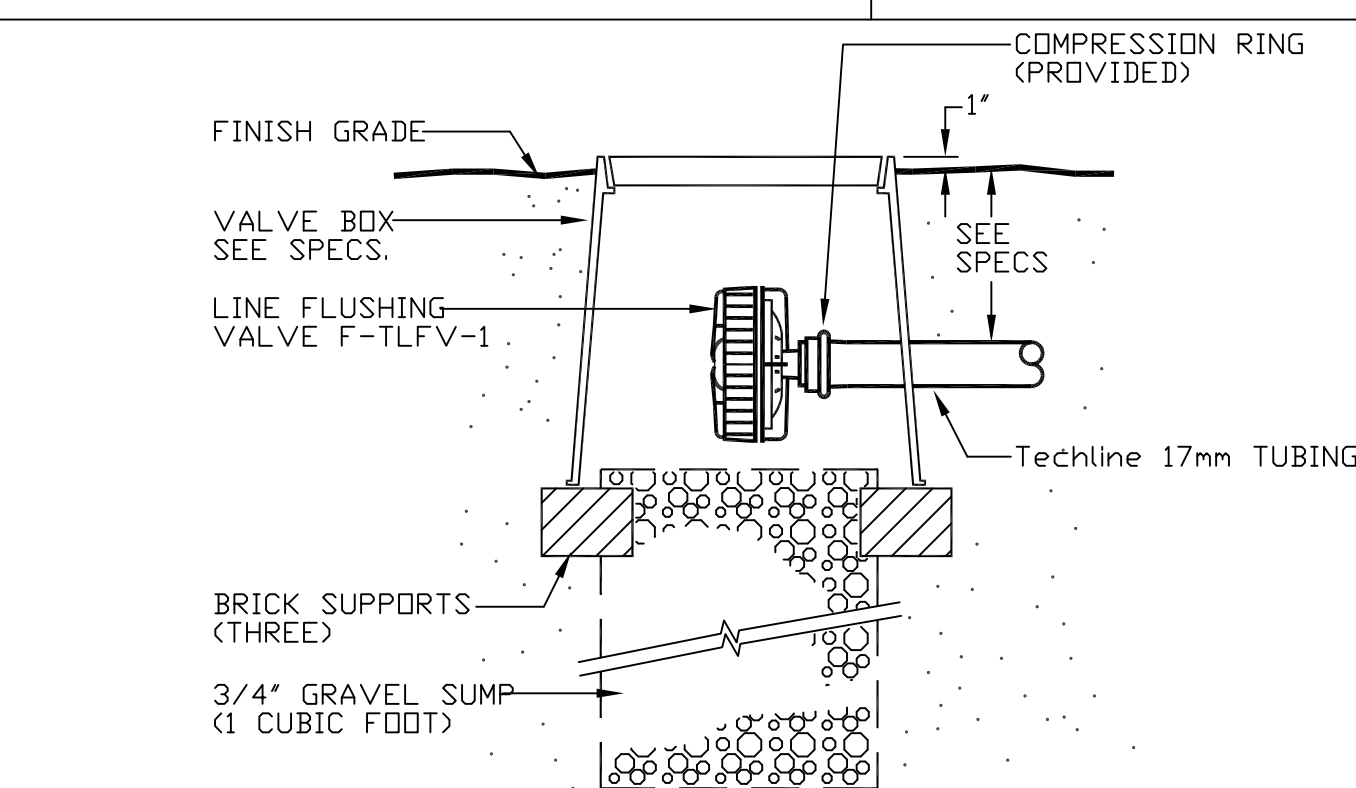
12 NO SCALE TYPICAL NETAFIM TECHLINE VCV REQUIREMENTS
NOTE: TYPICAL SPACING FOR DRIP LINE; 18"

18" TYP SPACING

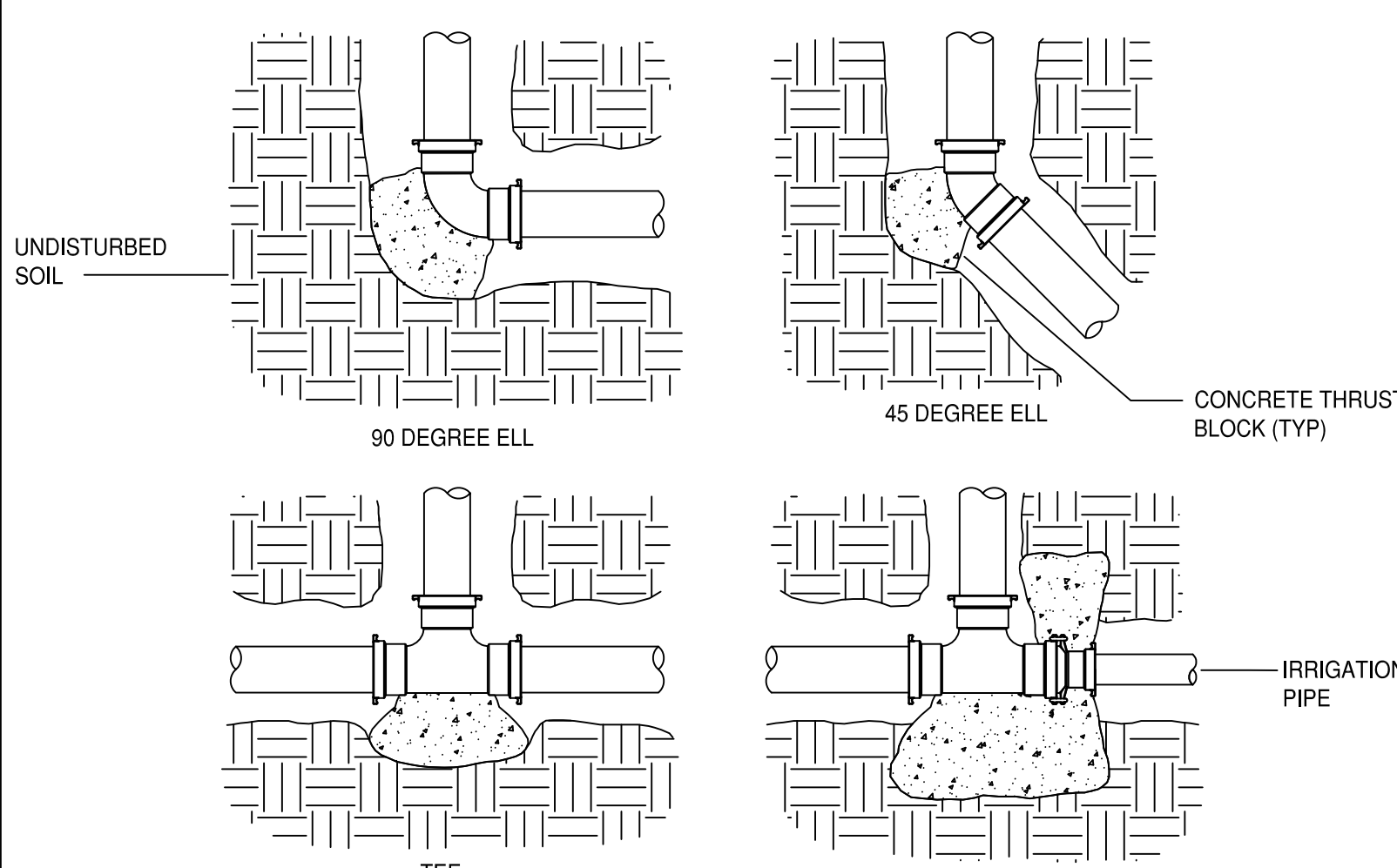


TECHLINE CV MAXIMUM LENGTH OF SINGLE LATERAL (FEET)												
DRIPPER SPACING												
DRIPPER FLOW RATE (GPH)												
12"	15"	18"	24"	30"	36"	42"	48"	54"	60"	66"	72"	78"
15	127	109	86	65	177	151	120	91	152	116		
25	427	325	256	194	604	459	361	274	458	348		
35	539	409	322	244	763	579	456	346	580	440		
45	618	469	369	280	877	664	523	397	666	506		

TECHLINE CV FLOW PER 100 FEET												
DRIPPER SPACING												
DRIPPER FLOW RATE (GPH)												
12"	15"	18"	24"	30"	36"	42"	48"	54"	60"	66"	72"	78"
12"	26.40	0.44	40.00	0.07	61.00	1.02	92.00	1.53				
18"	17.58	0.29	26.07	0.44	41.00	0.68	61.00	1.02				
24"	N/A	N/A	N/A	N/A	31.00	0.51	46.00	0.77				

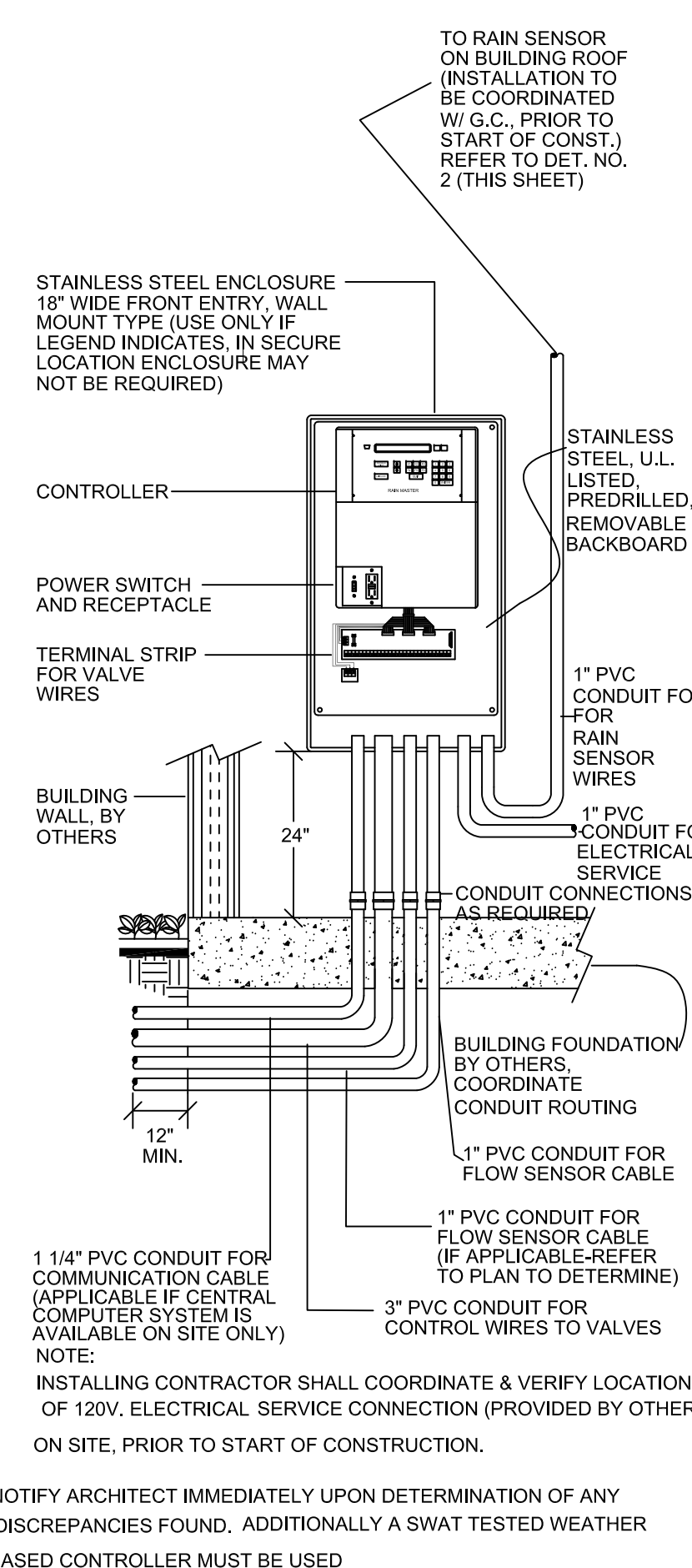


9 NO SCALE NETAFIM TECHLINE FLUSH VALVE



- NOTE: THRUST BLOCKS TO BE A MINIMUM OF 1 CUBIC FEET CONCRETE. REFER TO MANUFACTURER RECOMMENDATIONS FOR CONFIGURATIONS NOT SHOWN. PRIOR TO BURIED BLOCKING, WRAP FITTINGS USING AWWA C209 APPROVED TAPE.

8 NO SCALE THRUST BLOCKS



5 TYPICAL AUTOMATIC CONTROLLER ASSEMBLY

DW/LA
Landscape Architects, Inc.
1216 Elm Street
Venice, CA 90291-5032
Phone: 310-827-2084
Cell: 310-228-7587
Email: Dan@dw-la.com
Website: dw-la.com



Project Name

KNIGHT DEVELOPMENT GROUP
1124 LAS PULGAS ROAD
PACIFIC PALISADES, CA 90272

Sheet Title

IRRIGATION DETAILS

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Checked By:	DW
Scale:	VARIES
Revisions	Date/Description

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KNIGHT DEV. GROUP

PROJECT # 596 DRAWER # X

LIGHTING LEGEND

CONTRACTOR TO UTILIZE MANUFACTURER SUPPLIED CONNECTORS TO CONNECT FIXTURES TO MAINLINE. NO OTHER TYPE OF CONNECTION CAN BE USED WITHOUT APPROVAL OF LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT TO APPROVE LOCATION OF ALL LIGHTS, TRANSFORMER, CLOCK, ETC. PRIOR TO RUNNING WIRES AND INSTALLING LIGHTS.

TRANSFORMER
TOTAL WATTAGE NEEDED FOR SYSTEM TO BE DETERMINED BY LANDSCAPE LIGHTING CONTRACTOR, WHO WILL PROPERLY SIZE THE TRANSFORMER(S). TRANSFORMER(S) LOCATED OUTDOORS SHALL BE MANUFACTURED FOR THAT TYPE OF ENVIRONMENT, AND SHALL BE IN STAINLESS STEEL CABINETS. TRANSFORMER(S) SHALL HAVE A WATTAGE THAT IS 20% GREATER THAN THE WATTAGE LOAD OF THE FIXTURES ON EACH TRANSFORMER TO ALLOW FOR ADDITION OF EXTRA LIGHT FIXTURES BY OWNER IN FUTURE WITHOUT HAVING WATTAGE LIMIT PROBLEMS.

CLOCK
SHALL BE INTERMATIC 101-ELECTRO-MECHANICAL CLOCK MOUNTED AT EYE LEVEL AT LOCATION PER NOTE 'Z'. THERE WILL BE TWO CLOCKS: ONE FOR THE FRONT YARD AND ONE FOR THE REAR YARD, EACH WITH PHOTO CELL OVERRIDE.

WIRING
SHALL BE 10-2 DIRECT BURIAL LOW VOLTAGE WIRE. ALL WIRING SHALL BE MINIMUM OF 12" BELOW SOIL FINISH SURFACE AND MAY BE INSTALLED IN IRRIGATION SYSTEM TRENCHES. IT IS ASSUMED THAT WIRING SLEEVES WERE INSTALLED UNDER PAVING TO ALLOW WIRES TO TRANSITION UNDER PAVING. SEE NOTE 'Z' BELOW.

LIGHT FIXTURES: ALL LIGHT FIXTURES/LAMPS BY VISTA LIGHTING (800) 766-8478 EXCEPT FOR FIXTURES 'C' & 'E' BY SPJ AND ASPECT. SEE CONTACT INFO BELOW.

- ▼

A
- PATH LIGHT - HINKLEY ATLANTIS WITH LED # 1518BZ-LED. AVAILABLE FROM HINKLEY LIGHTING, 1-800-446-5539.
- ▼

B
- SPOT LIGHT - MODEL GR-3218-Z-LA-5SP-SL (12 VOLTS/ 5 WATT MR16 LED LAMP, WITH GROUND STAKE.

NOTE:
LANDSCAPE ARCHITECT WILL MEET WITH INSTALLER ON SITE TO PLACE FLAGS FOR FINAL LOCATIONS OF ALL LIGHTS, TRANSFORMERS AND COMPONENTS SPECIFIED PRIOR TO INSTALLATION. CONTACT DANIEL WEEDON, THE LANDSCAPE ARCHITECT, ON HIS CELL PHONE(310) 228-7587 TO SET A SITE VISIT TIME ONCE FIXTURE LOCATION TIME HAS ARRIVED. PLEASE GIVE 48 HOURS NOTICE FOR SUCH A MEETING.



A - PATH LIGHT



B - SPOT LIGHT



DW/LA

Landscape Architects, Inc.
1216 Elm Street
Venice, CA 90291-5032
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Cell: 310-228-7587
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Website: dw-la.com



Project Name

KNIGHT DEVELOPMENT GROUP

1124 LAS PULGAS ROAD
PACIFIC PALISADES, CA 90272

Sheet Title

LIGHTING PLAN

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Checked By: DW

Scale:

Revisions Date/Description



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PROJECT # 596 DRAWER # X

DRAINAGE NOTE

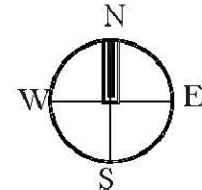
Concentrated Drainage to be discharged into an approved location.
(Drainage required into street, Natural watercourse, drainage easement or other approved locations) (7013.9/10/11)

GENERAL GRADING NOTES

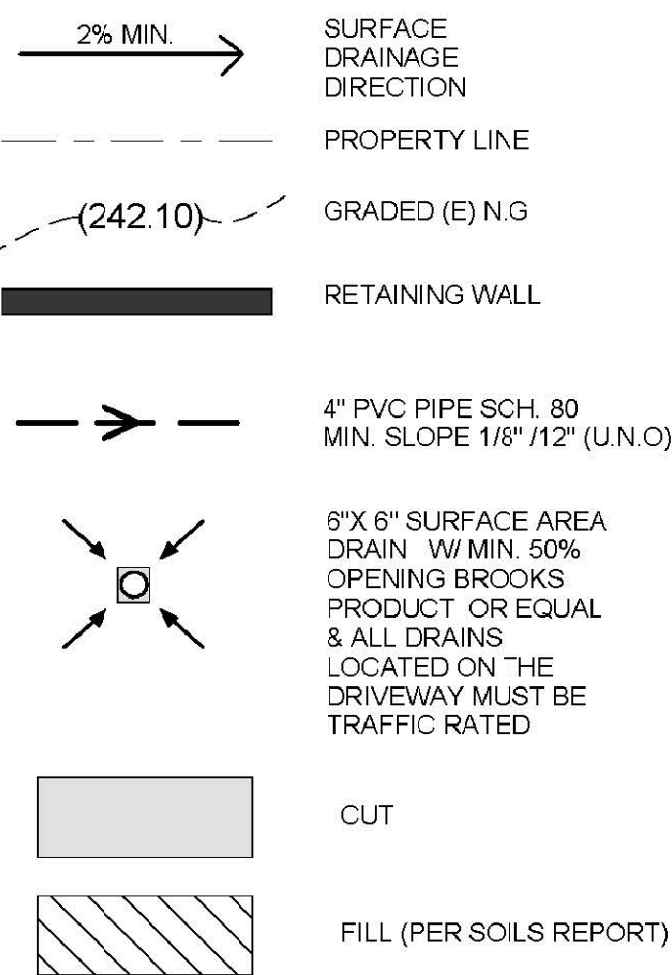
- PROPERTY LINES, ELEVATIONS & CONTOUR LINES ARE FOR REFERENCE ONLY. EXACT PROPERTY LINES, ELEVATIONS & CONTOUR LINES MUST BE VERIFIED BY LICENSED LAND SURVEYOR
- ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED. (7012.1)
- STANDARD 12" HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES. (7013.3)
- NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR & SOIL ENGINEER HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.**
- SHORING DESIGNED BY OTHERS
- TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES. (> 200 CY) (7007.1)
- RETAINING WALL LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.
- RETAINING WALL, BASEMENT WALL, SHORING AND SUMP PUMP FOR BASEMENT WALL DRAINAGE DESIGNED BY OTHERS.
- Concentrated Drainage to be discharged into an approved location. (Drainage required into street, Natural watercourse, drainage easement or other approved locations) (7013.9/10/11)
- In no case should the surface waters be allowed to pond adjacent to building or behind the basement walls. A minimum slope of one and two percent are recommended for paved and unpaved areas, respectively.
- Having positive slope away from the buildings, as recommended above.
- Installation of roof drains, area drains and catch basins with appropriate connecting lines.
- Managing landscape watering.
- Regular maintenance of the drainage devices; The owners should be familiar with the general maintenance guidelines of the City requirements.
- Installing waterproofing or damp proofing, whichever appropriate, beneath concrete grade slabs and behind the basement walls.
- Man-made fill shall be compacted to a minimum relative compaction of 90% max. dry density within 40 feet below finish grade and 93% of max. dry density deeper than 40 feet below finish grade, unless a lower relative compaction (not less than 90% of max. dry density) is justified by the soils engineer.
- The contractor shall calculate & field verify his own earthwork quantities necessary for his her bid. The Civil Engineer is not responsible and liable for the contractors earthwork calculations.
- Retaining walls located closer to the property line than the height of the wall shall be backfilled not later than 10 days after construction of the wall and necessary structural supporting members unless recommended otherwise by responsible engineer

GRADING ANALYSIS (TOTAL EARTHWORK)

	CUT (CY) +	FILL (CY) -
A1	= 380	
A2	= 80	
A3	=	75
MISC	= 50	
TOTAL EXPORT	= 435	
TOTAL EARTHWORK	= 585	



GRADING/DRAINAGE LEGEND



GEOTECHNICAL ENGINEER : FRANK MISCIONE
GEOLOGIST : WAYNE SCHICK

This plan has been reviewed and conforms to
recommendations of soils engineering/geologic reports
dated _____ signature & date _____

GRADING PLANS
1/8" = 1'-0" NOT TO SCALE

CIVIL ENGINEER : SEREE YENJAI
8760 18th St. #401
Alta Loma CA 91730
ADDRESS :

HANKEY RESIDENCE
1124 LAS PULGAS DR.
LOS ANGELES, CA

GRADING & DRAINAGE PLAN



LEGAL DESCRIPTION:
APN # 4420000907
TRACT # TR 15890
LOT # 56

Issue Date
Author
Checker

SG-1

Scale NOT TO SCALE As indicated

DW/LA

Landscape Architects, Inc.
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Project Name

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1124 LAS PULGAS ROAD
PACIFIC PALISADES, CA 90272

Sheet Title

ENGINEER'S GRADING PLAN (FOR REF. ONLY)

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Drawn By: BL

Checked By: DW

Scale: NOT TO SCALE

Revisions Date/Description

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Sheet No.

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KNIGHT DEV. GROUP

PROJECT # 596 DRAWER # X