GUSD APARTMENTS

CARMEL PARTNERS

Glendale, California November 15, 2017

PROJECT TEAM:

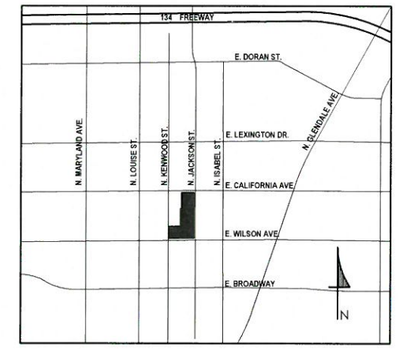
CLIENT:
CARMEL PARTNERS
429 Santa Monica Boulevard, Suite 700,
Santa Monica, CA 90401
Phone: (424) 645-7971
Attn: Neils Cotter

LEAD ARCHITECT:
ARCHITECTS ORANGE
144 N. Orange Street
Orange, CA 92866
Phone: (714) 639-9860
Attn: Tobin Symmank

LANDSCAPE ARCHITECT:
RELM STUDIO
617 S. Olive St, Suite 1110,
Los Angeles, CA 90014
Phone: (213) 233-2837
Attn: Scott D. Baker

CIVIL ENGINEER:
FUSCOE ENGINEERING, INC.
600 Wilshire Boulevard, Suite 1470
Los Angeles, CA 90017
Phone: (213) 988-8802
Attn: Andrew Willrodt

VICINITY MAP N.T.S.



SHEET INDEX:

A-1.1	Cover
A-1.2	Photographic Survey
A-1.3	Open Space Diagram
C-1.0	Topographic Survey
C-2.0	Conceptual Grading Plan
A-2.1	Plot Plan
A-2.2	Building Plan Level 1
A-2.3	Building Plan Level 2
A-2.4	Building Plan Level 3
A-2.5	Building Plan Level 4
A-2.6	Building Plan Level 5
A-2.7	Building Plan Level 6
A-2.8	Building Roof Plan
A-3.1	Perspectives
A-3.2	Perspectives
A-3.3	Exterior Elevations
A-3.4	Exterior Elevations
A-3.5	Material Board
A-4.1	Building Sections
A-5.1	Unit Plans
A-5.2	Unit Plans
L0.1	Landscape Notes
L0.2	Landscape Demo Plan
L1.0	Composite Plan - Ground Floor
L1.1	Composite Plan - Roof Deck
L2.0	Hardscape Plan - Ground Floor
L2.1	Hardscape Plan - Roof Deck
L2.2	Hardscape Layout Plan - Ground Fl.
L2.3	Hardscape Layout Plan - Roof Deck
L3.0	Planting Plan - Ground Floor
L3.1	Planting Plan - Roof Deck
L3.2	Planting Details
L4.0	Irrigation Plan
L4.1	Irrigation Notes
L4.2	Irrigation Notes
L4.3	Irrigation Details
L4.4	Irrigation Details
L4.5	Irrigation Details
L4.6	Irrigation Details

PROJECT SUMMARY:

5-Story multi-family residential project wrapped around a multi-level parking garage.
Type III-A Sprinklered construction (Residential).
Type I-A Sprinklered construction (Commercial & Parking Garage).

ADDRESS: 223-241 N Jackson St. Glendale CA. 91206

SITE SUMMARY

LOT AREA		
LOT AREA (S.F.)		113,289
ACRES		2.60
RESIDENTIAL AREA (for F.A.R.)		
FIRST FLOOR GROSS AREA		59,151
RESIDENTIAL AREA	54,582	
LEASING	1,539	
FITNESS	2,230	
MAIL	800	
SECOND FLOOR GROSS AREA		58,298
THIRD FLOOR GROSS AREA		58,298
FOURTH FLOOR GROSS AREA		58,298
FIFTH FLOOR GROSS AREA		55,399
MEZZANINE FLOOR GROSS AREA		8,636
TOTAL GROSS RESIDENTIAL AREA		**298,080**
PROJECT F.A.R.		**2.63**
GROSS PARKING STRUCTURE AREA (ALL LEVELS INCLUDING AMENITY DECK / LOUNGE)		**173,916**

*Floor area excludes parking garage and porches/balconies

F.A.R. and HEIGHT	PROVIDED	DSP	W/INCENTIVE
F.A.R.	2.63	2.5	2.75
BLDG AREA*	298,080	283,222	311,544
HEIGHT	5 STORY; 75'**	4 STORY; 65'	5 STORY; 80'

*Increase requires proportional increase in Public Open Space. See below.
**Excludes Elevator towers & uninhabital rooms housing mech. equipment.

OPEN SPACE		
REQUIRED OPEN SPACE = 10% OF LOT AREA (S.F.) =		11,329
(5% ea. for Common & Public)	5,664	
OUTDOOR AREA = 140 SF/UNIT =		40,040
TOTAL REQUIRED (BASE) =		51,369
INCREASED BUILDING SF =	14,858	
REQUIRED INCREASE OF PUBLIC OPEN SPACE FOR AREA =		1,486
ADD'L INCREASE OF PUBLIC OPEN SPACE FOR HEIGHT =		1,346
TOTAL MIN. PUBLIC O.S. =	8,497	
TOTAL REQUIRED =		54,201
OPEN SPACE PROVIDED (PRIVATE/COMMON)		
PRIVATE - UNIT PATIOS/BALCONIES =		15,125
COURTYARDS & SETBACK AREAS =		19,009
* AMENITY ROOF DECK (INCL. 2,000 SF CLUB)=		12,126
TOTAL PRIVATE/COMMON OPEN SPACE		46,260
OPEN SPACE PROVIDED (PUBLIC) =		**8,529**
TOTAL OPEN SPACE PROVIDED =		**54,789**

BUILDING UNIT MIX

11.15.17

FLOOR	STUDIO	1 BR							1 BR LOFTS		2 BR						2 BR LOFTS					Total
	S1	A1	A2	A2A	A3	A4	A4A	A4B	A3-L	A4-L	B1	B2	B3	B4	B4A	B4C	B1-L	B2-L	B4-L	B4A-L	B4C-L	
1	7	0	14	1	7	5	1	2			3	2	3	3	1	1						50
2	9	2	15	1	7	6	1	2			4	5	2	4	1	1						60
3	9	2	15	1	7	6	1	2			4	5	2	4	1	1						60
4	9	2	15	1	7	5	1	2		1	4	5	2	3		1			1	1		60
5	9	2	15	1	0			2	7	5			2				4	5	3		1	56
	43	8	74	5	28	22	4	10	7	6	15	17	11	14	3	4	4	5	4	1	1	**286**
Totals	43	164									79											
	15.0%	57.3%									27.6%											100.0%
		72.4%									**27.6%**											

BUILDING - Unit Plan Matrix - Net Rentable SF

Unit	Unit SF	Qty.	SF TOT.	Avg SF	%	Patio SF	PATIO TOT.	STOR. C.F.	ADD'L STOR.	TOTAL STOR.
S1	605	43	26,015	605	15.0%	0	0	*		
A1	600	8	4,800	723	57.3%	52	416	*		
A2	697	74	51,578			79	5,846	160	126	21,164
A2A	853	5	4,265			182	910	160		
A3	718	28	20,104			41	1,148	*		
A4	746	22	16,412			44	968	115		2,530
A4A	753	4	3,012			41	164	*		
A4B	719	10	7,190			41	410	*		
A3-L	843	7	5,901			41	287	*		
A4-L	889	6	5,334			44	264	115		690
B1	993	15	14,895	1,060	27.6%	110	1,650	108	140	3,720
B2	1,060	17	18,020			41	697	*		
B3	1,035	11	11,385			79	869	160	126	3,146
B4	1,124	14	15,736			67	938	194		2,716
B4A	1,124	3	3,372			52	156	*		
B4C	1,075	4	4,300			67	268	*		
B1-L	1,109	4	4,436			110	440	108	140	992
B2-L	1,186	5	5,930			41	205	*		
B4-L	1,216	4	4,864			67	268	134		536
B4A-L	1,216	1	1,216			52	52	*		
B4C-L	1,170	1	1,170			67	67	*		
Avg.		**286**	**229,935**	**804**	**100.0%**	**56**	**16,023**	**124**		**35,494**

* OBTAINED FROM ADDITIONAL STORAGE OF ADJACENT UNITS. 90 CF/UNIT REQUIRED = 25,740

Site Area 113,289 SF
DENSITY: 2.60 Acres (Gross) **110.0 du/ac**

Parking Summary

11/15/2017

Unit Type	Number of Units	Stalls/Unit	Stalls Req'd
Studio	43	1.00	43
1 BR	164	1.00	164
2 BR	79	2.00	158
Total Residential Required	286	1.28	365
GUEST	286	0.10	29
Total Required		1.38	**394**
Total Provided		1.38	**394**

Accessible Stalls:

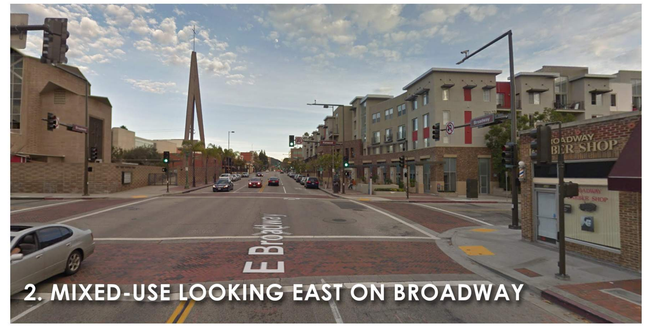
			Req'd Accessible	
Dwelling Stalls	365	2%	7.3	=8 Req'd
Guest Stalls	29	5%	1.45	=2 Req'd
Accessible Van Parking	1 per 6 H/C stalls		=8 H/C ÷ 2 H/C Van Stalls	

Bike Parking:

	Req/Unit	Total Units	Required	Provided
Short Term Storage	1/20	286	14.3	**15**
Long Term Storage	1/4	286	71.5	**72**

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM 11-15-2017

1. RETAIL CORNER ON CALIFORNIA ST & GLENDALE AVE



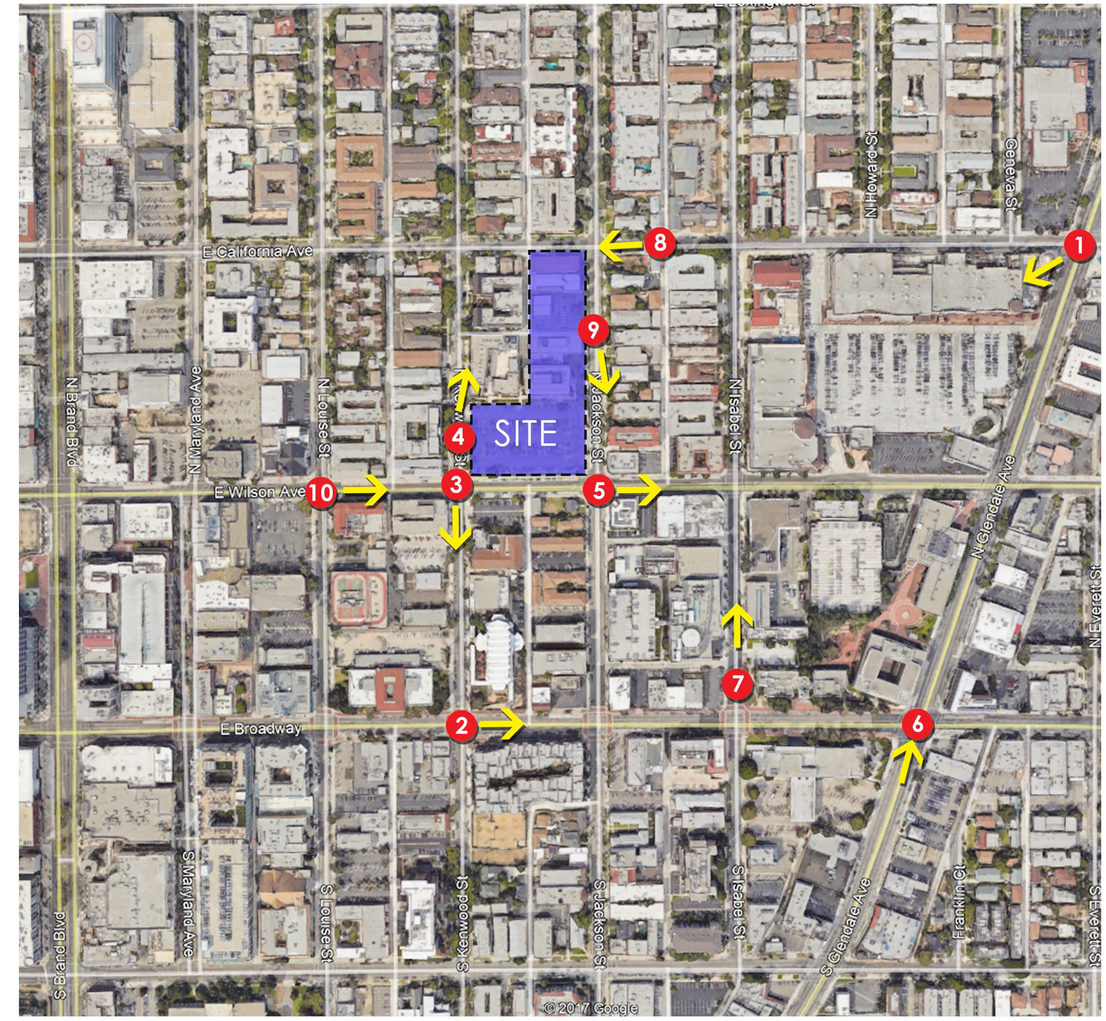
2. MIXED-USE LOOKING EAST ON BROADWAY

3. LOOKING SOUTH ON KENWOOD ST

4. LOOKING NORTH ON KENWOOD ST

5. CORNER OF WILSON AVE & JACKSON ST

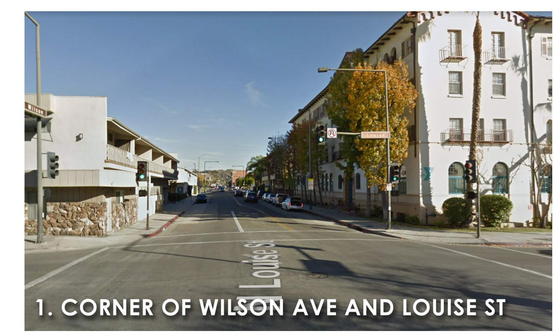
6. CIVIC CENTER ON BROADWAY & GLENDALE AVE



7. POLICE DEPT. ON ISABEL ST

8. LOOKING WEST ON CALIFORNIA ST

1. LOOKING SOUTH ON JACKSON ST



1. CORNER OF WILSON AVE AND LOUISE ST

A-1.2

PHOTOGRAPHIC SURVEY

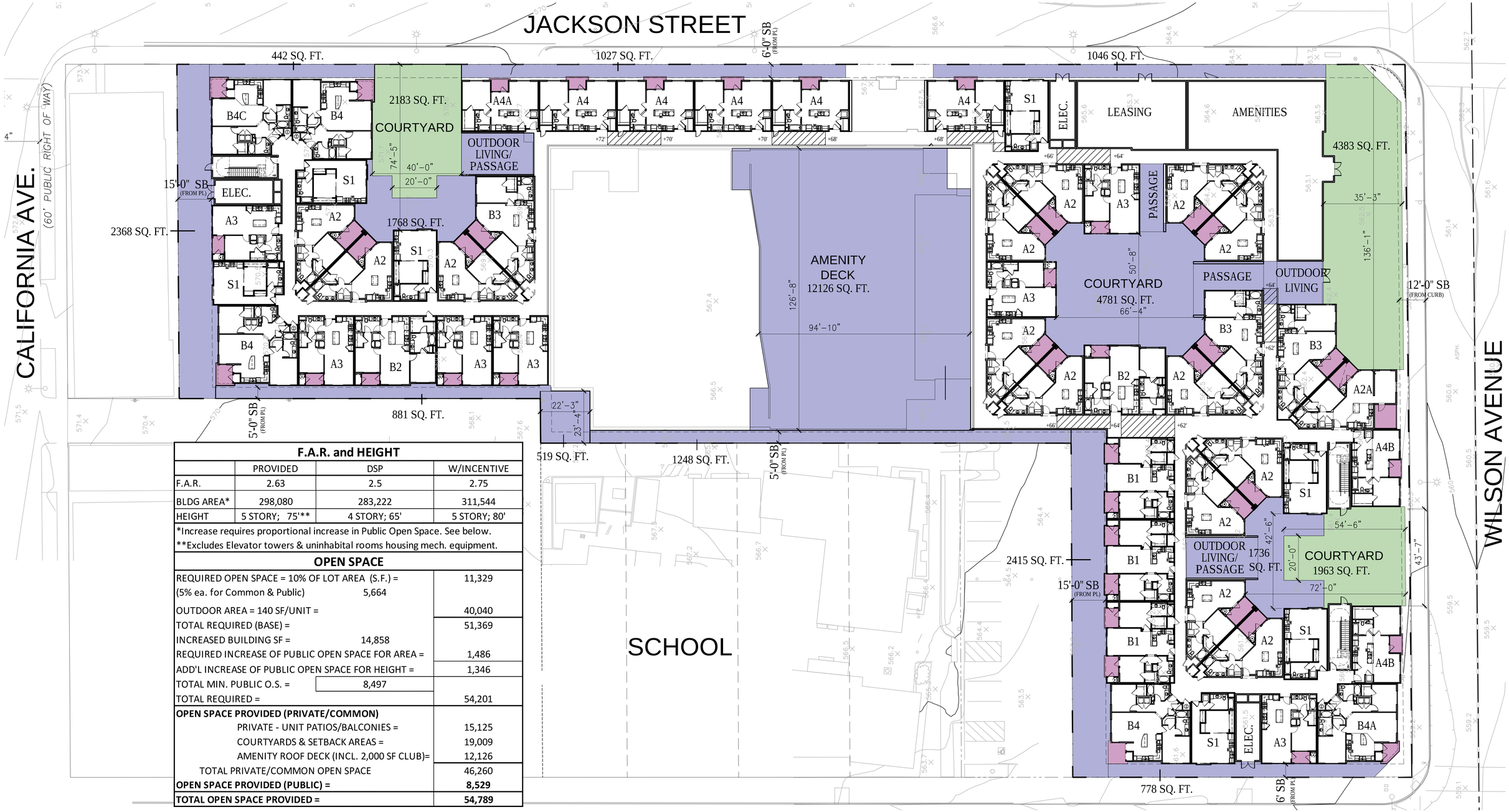
ADJACENT STREETS AND POINTS OF INTEREST

GUSD APARTMENTS GLENDALE, CA

CARMEL PARTNERS

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
WWW.ARCHITECTSORANGE.COM

#2017-340 11-15-2017



F.A.R. and HEIGHT			
	PROVIDED	DSP	W/INCENTIVE
F.A.R.	2.63	2.5	2.75
BLDG AREA*	298,080	283,222	311,544
HEIGHT	5 STORY; 75'**	4 STORY; 65'	5 STORY; 80'

*Increase requires proportional increase in Public Open Space. See below.
**Excludes Elevator towers & uninhabital rooms housing mech. equipment.

OPEN SPACE		
REQUIRED OPEN SPACE = 10% OF LOT AREA (S.F.) =		11,329
(5% ea. for Common & Public)	5,664	
OUTDOOR AREA = 140 SF/UNIT =		40,040
TOTAL REQUIRED (BASE) =		51,369
INCREASED BUILDING SF =	14,858	
REQUIRED INCREASE OF PUBLIC OPEN SPACE FOR AREA =		1,486
ADD'L INCREASE OF PUBLIC OPEN SPACE FOR HEIGHT =		1,346
TOTAL MIN. PUBLIC O.S. =	8,497	
TOTAL REQUIRED =		54,201
OPEN SPACE PROVIDED (PRIVATE/COMMON)		
PRIVATE - UNIT PATIOS/BALCONIES =		15,125
COURTYARDS & SETBACK AREAS =		19,009
AMENITY ROOF DECK (INCL. 2,000 SF CLUB)=		12,126
TOTAL PRIVATE/COMMON OPEN SPACE		46,260
OPEN SPACE PROVIDED (PUBLIC) =		**8,529**
TOTAL OPEN SPACE PROVIDED =		**54,789**

PUBLIC OPEN SPACE
COMMON OPEN SPACE
PRIVATE OPEN SPACE

SCALE: 1" = 20'
0' 20' 40' 60'

A-1.3

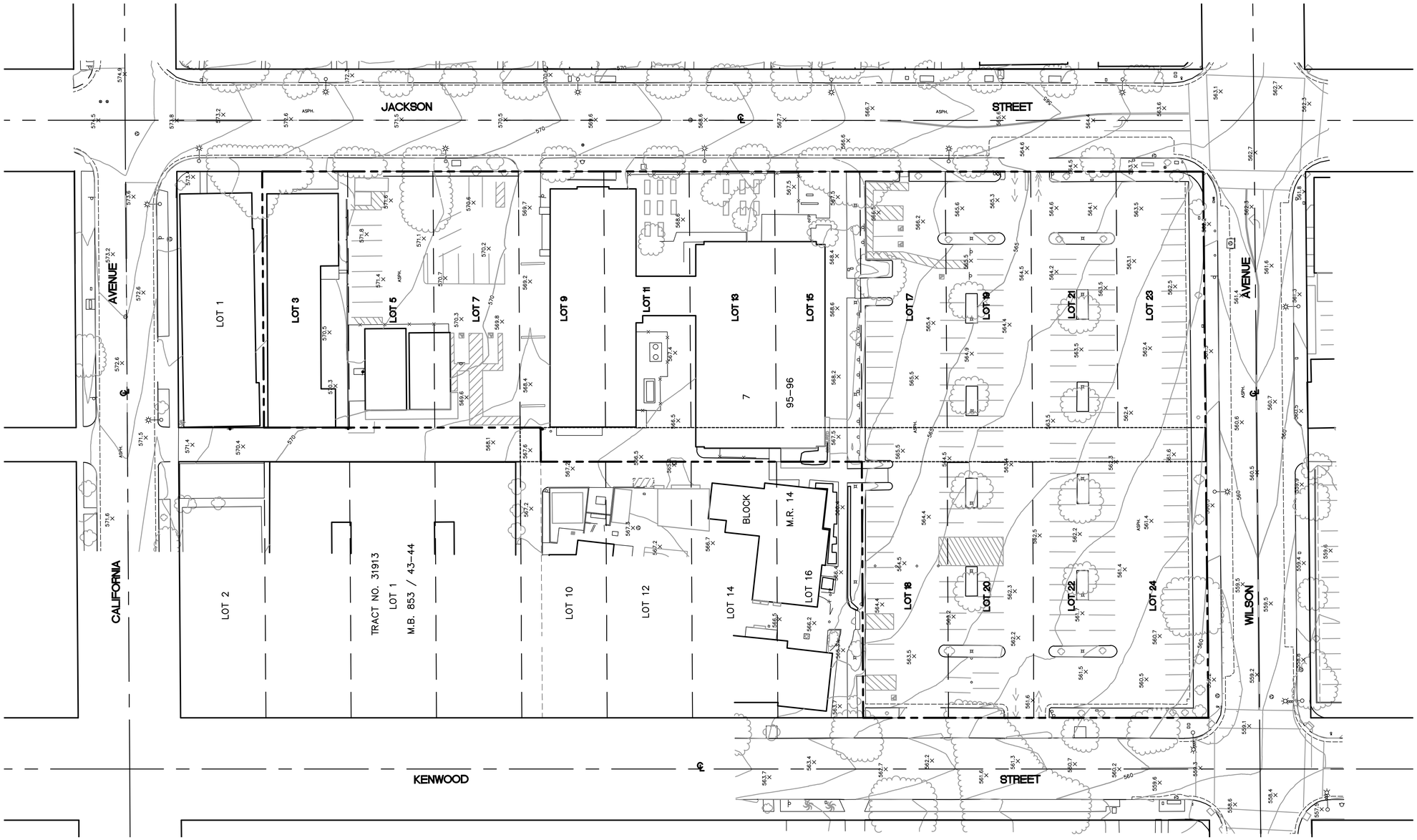
GUSD APARTMENTS GLENDALE, CA

CARMEL PARTNERS

OPEN SPACE

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM
10-23-2017

TOPOGRAPHIC SURVEY



BENCH MARK

CITY OF GLENDALE BM1603
LOCATION: ROUND HEAD NAIL IN LEAD IN W'LY HEADWALL OF CATCH BASIN IN N'LY CURB CALIFORNIA AVE 3.0 FT E'LY R/W LINE KENWOOD ST CHSLD 'BM'
YEAR OF ADJUSTMENT: 2008
ELEVATION: 570.70

BASIS OF BEARING

THE BEARING N 00°00'00" E, ALONG THE CENTERLINE OF N. KENWOOD STREET PER TRACK MAP BOOK 853, PAGES 43 AND 44 WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.
SAID CENTERLINE, BEING SHOWN ON SAID MAP AS N00°00'00"E - 662.15'

30' 0' 15' 30'
SCALE: 1" = 30'

Contour Elevation	Contour Length (FT)
560	92.5
561	258.5
562	403
563	442.5
564	455.5
565	287
566	312
567	284
568	177.5
569	116.5
570	160.5
571	63
572	55
LENGTH SUMMATION	3107.5 FT

SLOPE AVERAGE CALCULATION		
S=0.000229*I*L/A		
S=	Average Percent Current Slope	
I=	Contour Interval, in feet	
L=	Summation of countour lines within the boundary of the project, in feet	
A=	Gross Area of the project, in acres	
I=	1	
L=	3107.5	FT
A=	2.6	ACRES
S=	0.27	

REGISTERED PROFESSIONAL ENGINEER ANDREW JEFFERSON WILLRODT No.C49881 Exp. 09/30/18 CIVIL STATE OF CALIFORNIA

PREPARED BY ME OR UNDER MY DIRECTION:

NOVEMBER 15, 2017
ANDREW J. WILLRODT, P.E. 49881

NO.	DATE	REVISION

AERIAL / TOPOGRAPHIC SURVEY

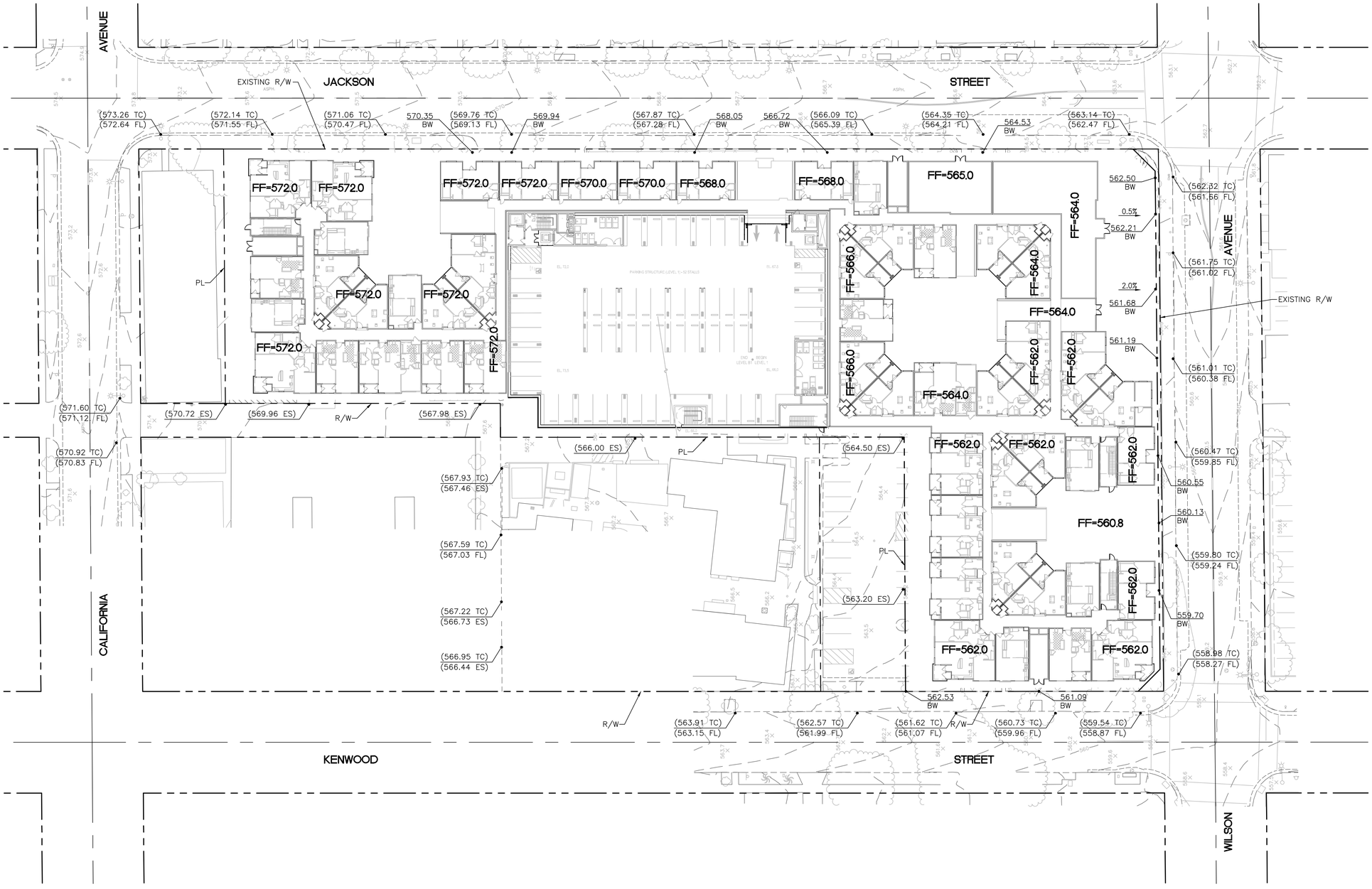
of: 233-241 N. JACKSON STREET
CITY OF GLENDALE, COUNTY OF LOS ANGELES, CA

for: GLENDALE UNIFIED SCHOOL DISTRICT,
A CALIFORNIA PUBLIC SCHOOL DISTRICT
CITY OF GLENDALE, COUNTY OF LOS ANGELES, CA

FUSCOE ENGINEERING
16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com

DATE: NOVEMBER 15, 2017
SCALE: 1" = 30'
FN: 1287-007TOPO.dwg
JN: 1287-007-01
DRAWN BY: RJL
CHECKED BY: KRT
SHEET 1 OF 1

C1.0



GRADING DESIGN NOTES:

1. THE SITE WILL ACCOMMODATE ALL PEDESTRIAN AND VEHICULAR CIRCULATION WITHOUT THE NEED OF EXTERIOR RETAINING WALLS.
2. THE PROPOSED PROJECT WILL MATCH ALL THE ELEVATIONS AT THE ADJOINING PROPERTY LINES WITHOUT THE NEED OF EXTERIOR RETAINING WALLS.
3. THE INTERIOR ELEVATION TRANSITIONS SUCH AS STAIRS, RAMPS AND GRADE DIFFERENCES WILL BE COORDINATED WITH THE ARCHITECT DURING THE DEVELOPMENT OF THE CONSTRUCTION DRAWINGS.
4. THE ELEVATION DIFFERENCES BETWEEN INTERIOR FINISH FLOOR ELEVATIONS AND EXTERIOR GRADES WILL BE MITIGATED INSIDE THE BUILDING IN COORDINATION WITH THE ARCHITECT AND THE STRUCTURAL ENGINEER.

GUSD APARTMENTS GLENDALE, CA

CARMEL PARTNERS

30' 0' 15' 30'
SCALE: 1" = 30'

SCALE: 1" = 30'
0' 30' 60' 90' N

C2.0

CONCEPTUAL GRADING PLAN

RESIDENTIAL BUILDING

11-15-2017

FUSCOE ENGINEERING
full circle thinking
600 WILSHIRE BLVD., STE. 1470, LOS ANGELES, CA 90017
PHONE: 213.988.8802 FAX: 213.988.8803

SCALE: 1" = 20'

0' 20' 40' 60'

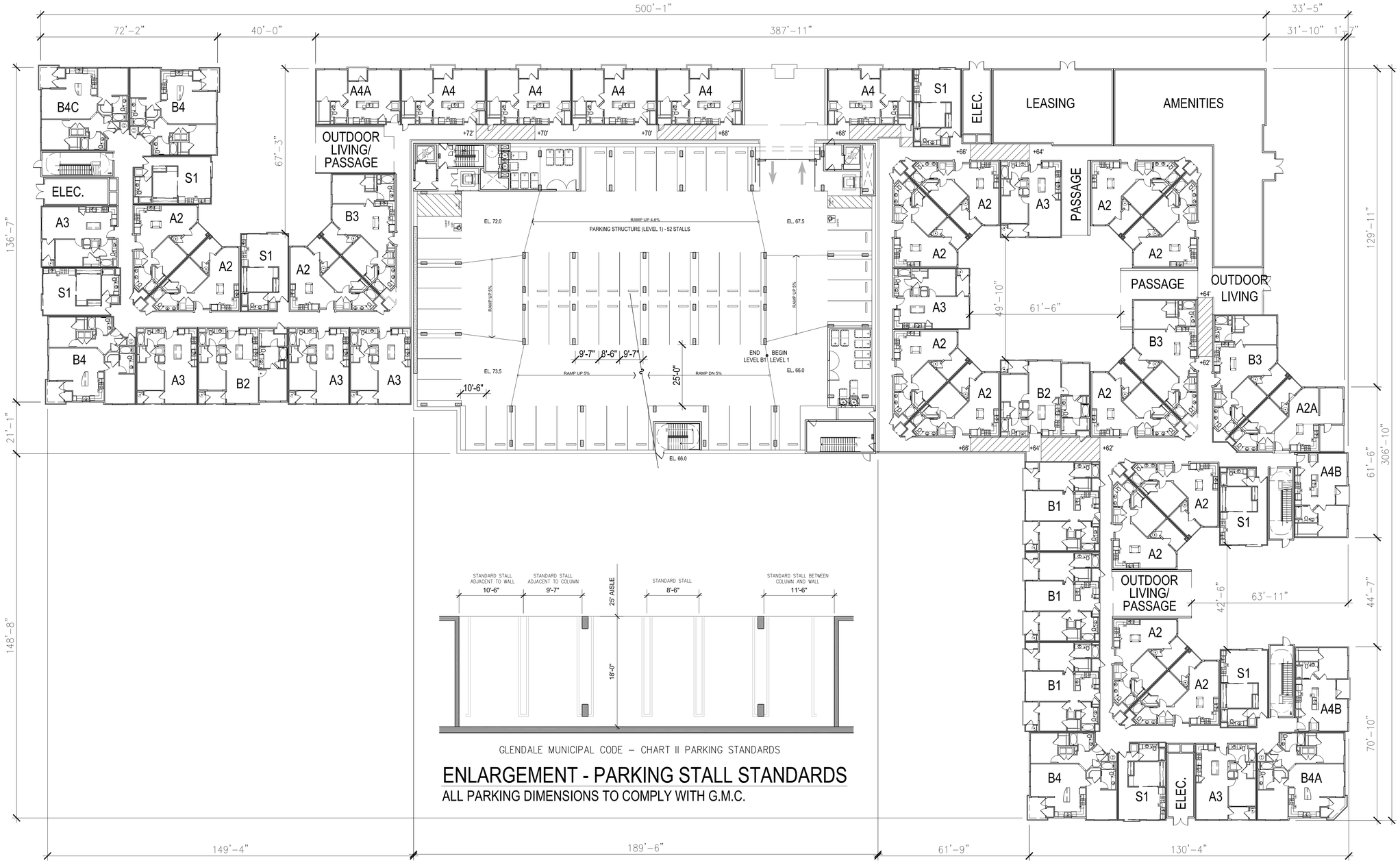
A-2.1

GUSD APARTMENTS GLENDALE, CA

CARMEL PARTNERS

PLOT PLAN

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM 11-15-2017



SCALE: 1" = 20'

0' 20' 40' 60'

A-2.2

BUILDING PLANS

LEVEL 1

GUSD APARTMENTS GLENDALE, CA

CARMEL PARTNERS

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM
11-15-2017

SCALE: 1" = 20'

0' 20' 40' 60'

A-2.3

GUSD APARTMENTS GLENDALE, CA

CARMEL PARTNERS

BUILDNG PLANS

LEVEL 2

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM
11-15-2017

SCALE: 1" = 20'

0' 20' 40' 60'

A-2.4

BUILDING PLANS

LEVEL 3

GUSD APARTMENTS GLENDALE, CA

CARMEL PARTNERS

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM
11-15-2017

SCALE: 1" = 20'

0' 20' 40' 60'

A-2.5

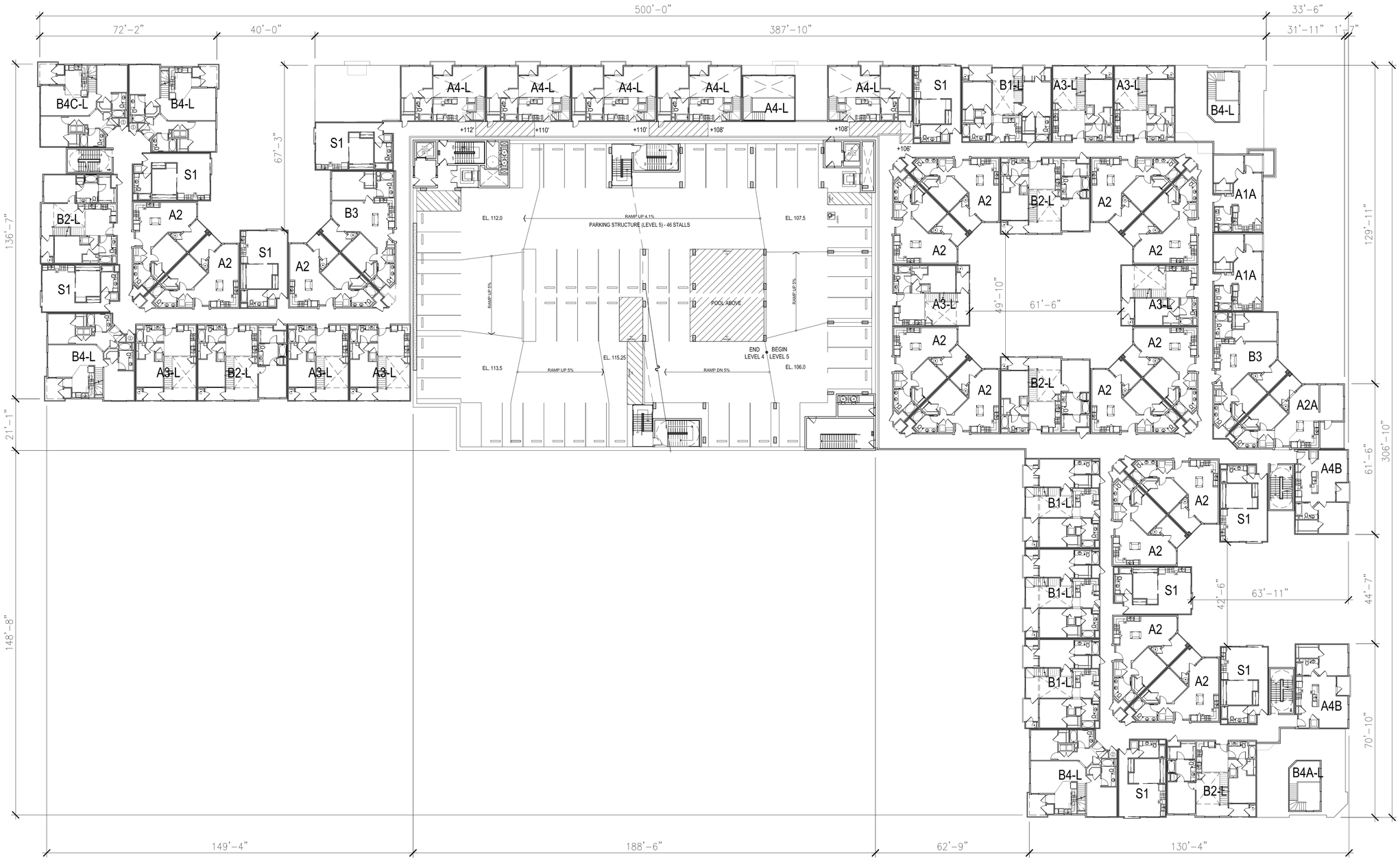
BUILDING PLANS

LEVEL 4

GUSD APARTMENTS GLENDALE, CA

CARMEL PARTNERS

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM
11-15-2017



SCALE: 1" = 20'

0' 20' 40' 60'

A-2.6

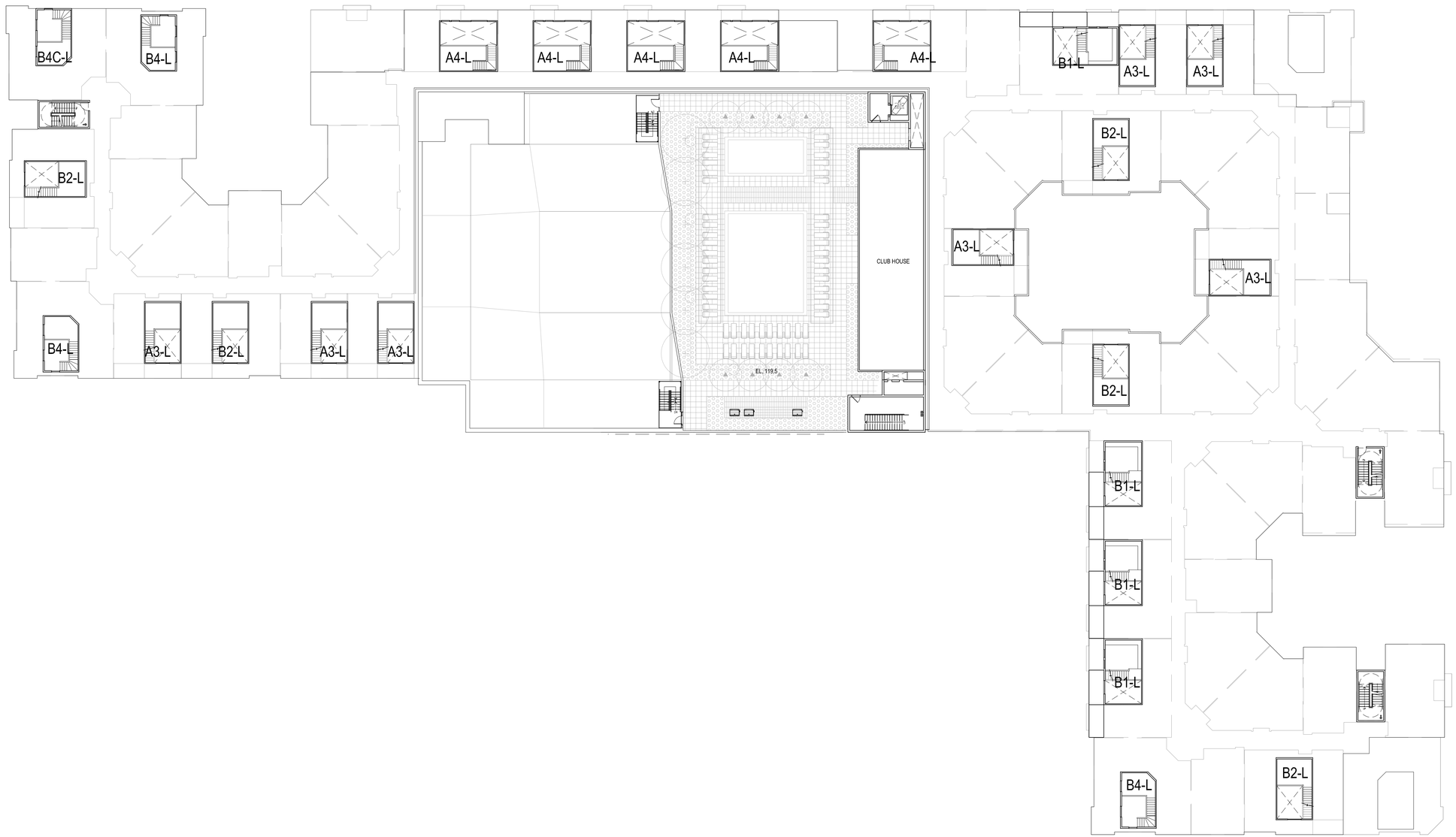
BUILDING PLANS

LEVEL 5

GUSD APARTMENTS GLENDALE, CA

CARMEL PARTNERS

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM
11-15-2017



SCALE: 1" = 20'

0' 20' 40' 60'

A-2.7

BUILDING PLANS

LEVEL 6

GUSD APARTMENTS GLENDALE, CA

CARMEL PARTNERS

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM
11-15-2017

SCALE: 1" = 20'

0' 20' 40' 60'

A-2.8

BUILDING PLANS

CONCEPTUAL ROOF PLAN

GUSD APARTMENTS GLENDALE, CA

CARMEL PARTNERS

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM

11-15-2017

VIEW LOOKING NORTHWEST AT JACKSON ST & WILSON AVE. DAY SHOT

VIEW LOOKING NORTHWEST AT JACKSON ST & WILSON AVE. NIGHT SHOT

A-3.1

PERSPECTIVES

GUSD APARTMENTS GLENDALE, CA

CARMEL PARTNERS

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM
11-15-2017

AERIAL VIEW LOOKING NORTHWEST

AERIAL VIEW LOOKING NORTH

VIEW LOOKING NORTHWEST AT JACKSON ST & WILSON AVE.

VIEW LOOKING NORTHEAST AT WILSON AVE.

A-3.2

PERSPECTIVES

GUSD APARTMENTS GLENDALE, CA

CARMEL PARTNERS

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM
11-15-2017

SOUTH ELEVATION - WILSON ST.

EAST ELEVATION - JACKSON ST.

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

0' 16' 32' 64'

A-3.3

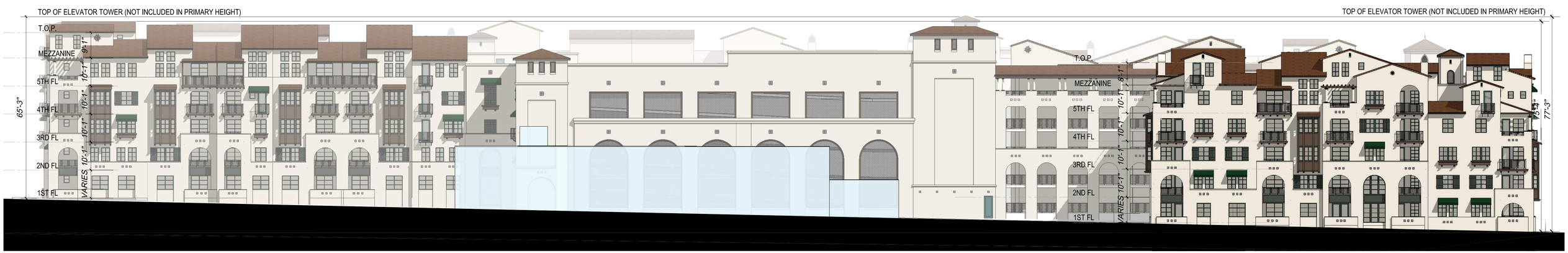
BUILDING ELEVATIONS

GUSD APARTMENTS GLENDALE, CA

CARMEL PARTNERS

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM
11-15-2017

NORTH ELEVATION - CALIFORNIA AVE.



WEST ELEVATION - KENWOOD ST.

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

0' 16' 32' 64'

A-3.4

BUILDING ELEVATIONS

GUSD APARTMENTS GLENDALE, CA

CARMEL PARTNERS

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM
11-15-2017

Ⓐ Shoji White SW7042

Ⓑ Jasper SW6216

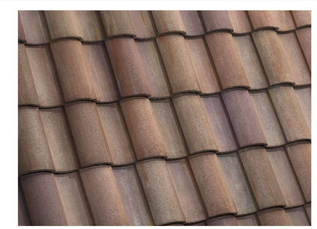
Ⓒ Rookwood Dark Brown SW 2808

Ⓓ Tricorn Black SW 6258

① Exterior Plaster
20/30 Sand Finish to match Paint Specs

② Eldorado Stone
Marquee24 Custom#1604

③ Veristone Precast
Color to match Stone Veneer



④ Eagle Roofing
Capistrano 3815 Red Bluff Blend

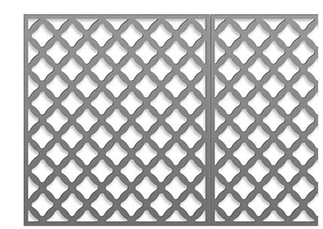
⑤ Decorative Ceramic Tile
Talavera Tile - Royal TIL014

⑥ Vinyl Windows/ Doors
Hunter Green

⑦ Metal Balcony
Or similiar to match Paint Spec

⑧ Metal Railing
Or similiar to match Paint Spec

⑨ Wood Planter Box
To match Paint spec

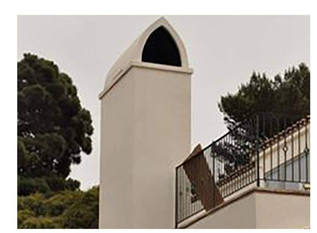


⑩ Metal / Faux Metal Screen Panels
To match Paint Spec (Not shown on Elevation)

⑪ Sunbrella Fabric Awning
Spruce Green

⑫ Faux Wood Shutters
To match Paint Spec

⑬ Faux Wood Trellis &
Fiberglass Columns
To match Paint Spec



⑭ Chimney Cap
To match Paint Spec

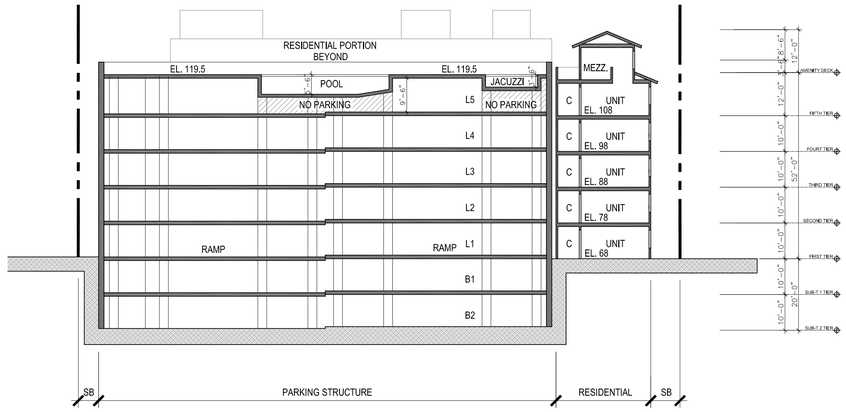
⑮ Hardie Lap Siding
Cedarmill Paint Grade -
To match Paint Spec

GUSD APARTMENTS GLENDALE, CA

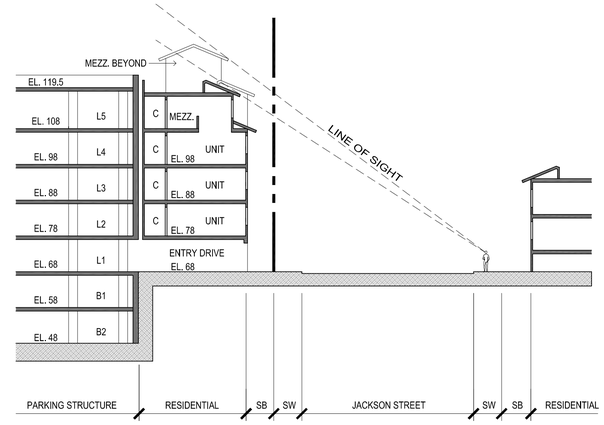
CARMEL PARTNERS

MATERIAL BOARD A-3.5

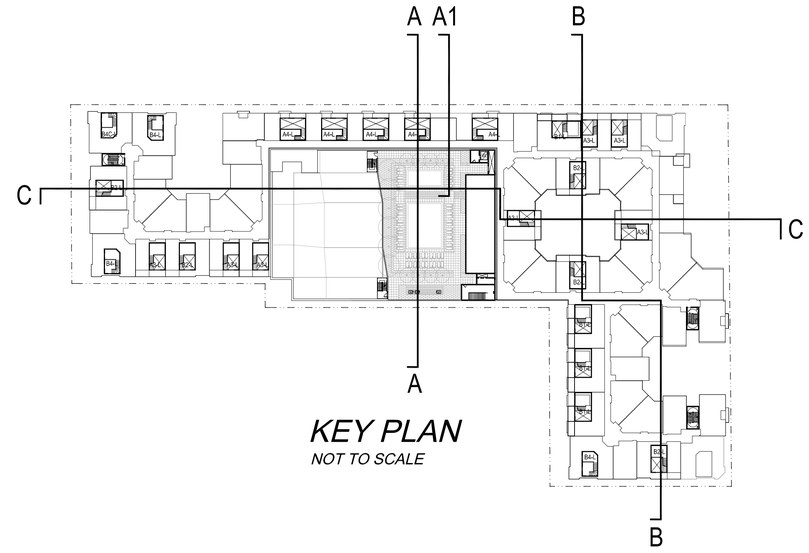
ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM
11-15-2017



SECTION A-A

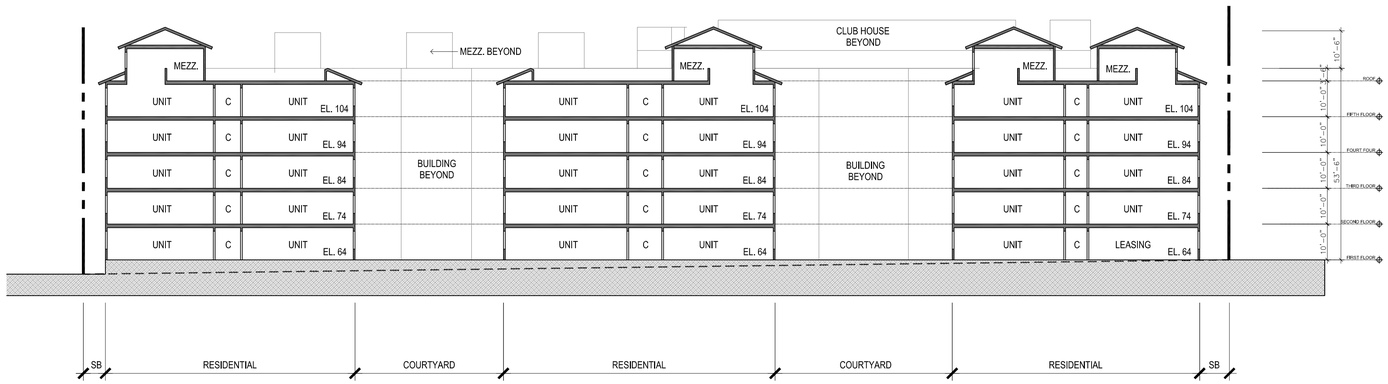


SECTION A1

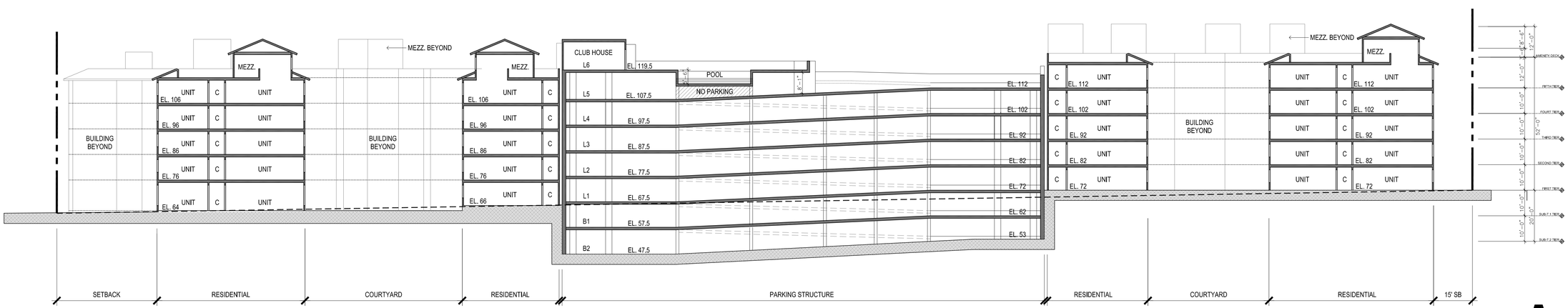


KEY PLAN

NOT TO SCALE



SECTION B-B



SECTION C-C

SCALE: 1" = 20'

0' 20' 40' 60'

A-4.1

GUSD APARTMENTS GLENDALE, CA

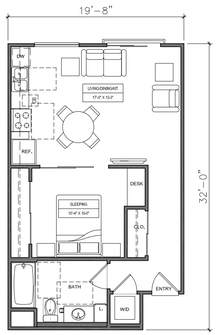
CARMEL PARTNERS

BUILDING SECTIONS

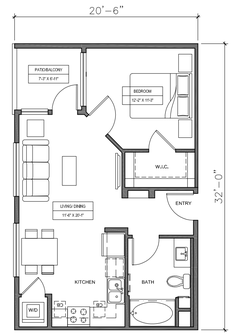
RESIDENTIAL BUILDING

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM

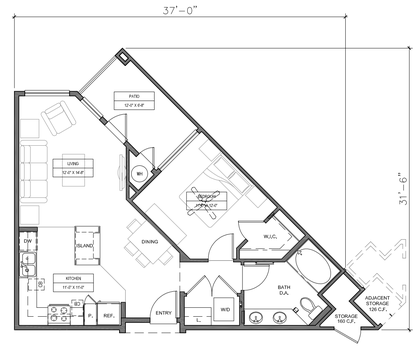
11-15-2017



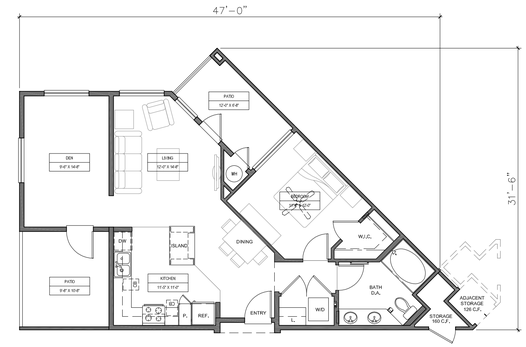
UNIT S1
STUDIO - 1 BATH
LIVABLE AREA: 605 SQ. FT.



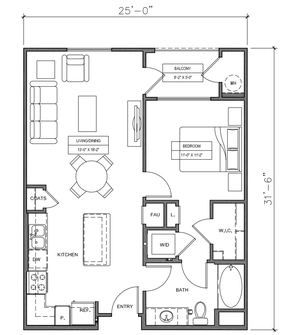
UNIT A1
1 BEDROOM - 1 BATH
LIVABLE AREA: 600 SQ. FT.
PATIO/BALCONY: 52 SQ. FT.



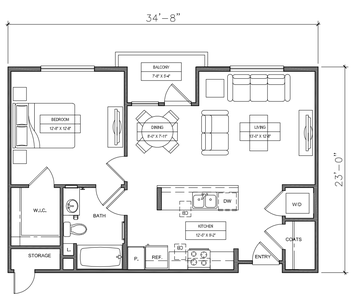
UNIT A2
1 BEDROOM - 1 BATH
LIVABLE AREA: 697 SQ. FT.
PATIO/BALCONY: 79 SQ. FT.
STORAGE: 160 C.F.
(126 C.F. ADDITIONAL AT CORRIDOR)



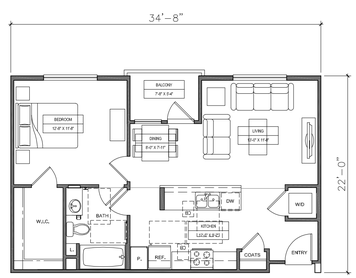
UNIT A2A
1 BEDROOM - 1 BATH
LIVABLE AREA: 853 SQ. FT.
PATIO/BALCONY: 79 SQ. FT.
PATIO/ BALCONY 2: 103 SQ. FT.
STORAGE: 160 C.F.
(126 C.F. ADDITIONAL AT CORRIDOR)



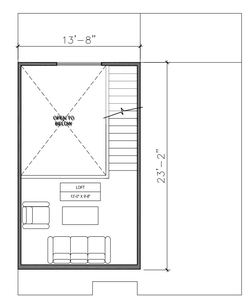
UNIT A3
1 BEDROOM - 1 BATH
LIVABLE AREA: 718 SQ. FT.
PATIO/BALCONY: 41 SQ. FT.



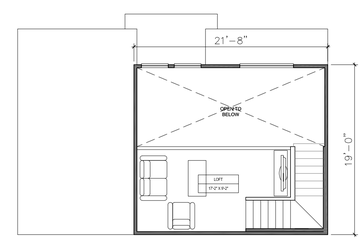
UNIT A4
1 BEDROOM - 1 BATH
LIVABLE AREA: 746 SQ. FT.
PATIO/BALCONY: 44 SQ. FT.
STORAGE: 115 C.F.



UNIT A4B
1 BEDROOM - 1 BATH
LIVABLE AREA: 719 SQ. FT.
PATIO/BALCONY: 41 SQ. FT.

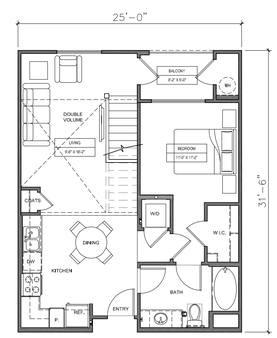


UNIT A3 - LOFT
1 BEDROOM - 1 BATH
LOFT AREA: 126 SQ. FT.

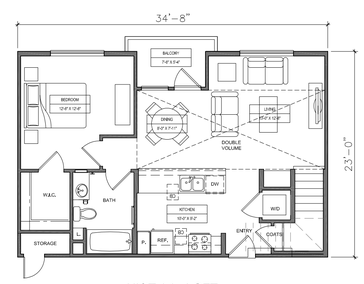


UNIT A4 - LOFT
1 BEDROOM - 1 BATH
LOFT AREA: 138 SQ. FT.

UNIT A4A
1 BEDROOM - 1 BATH
LIVABLE AREA: 753 SQ. FT.
PATIO/BALCONY: 41 SQ. FT.



UNIT A3 - LOFT
1 BEDROOM - 1 BATH
1ST FLR LIVABLE AREA: 718 SQ. FT.
TOTAL LIVABLE AREA: 843 SQ. FT.
PATIO/BALCONY: 41 SQ. FT.



UNIT A4 - LOFT
1 BEDROOM - 1 BATH
1ST FLR LIVABLE AREA: 751 SQ. FT.
TOTAL LIVABLE AREA: 889
PATIO/BALCONY: 44 SQ. FT.
STORAGE: 115 C.F.

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

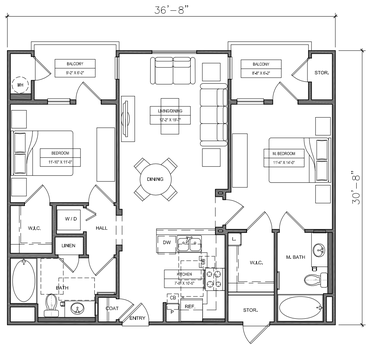
A-5.1

GUSD APARTMENTS GLENDALE, CA

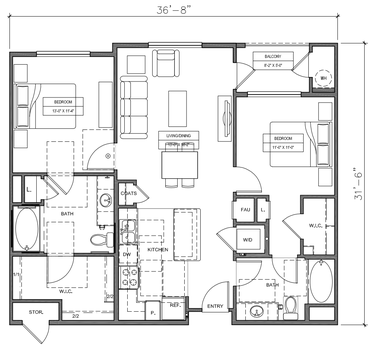
CARMEL PARTNERS

UNIT PLANS
ONE BEDROOM

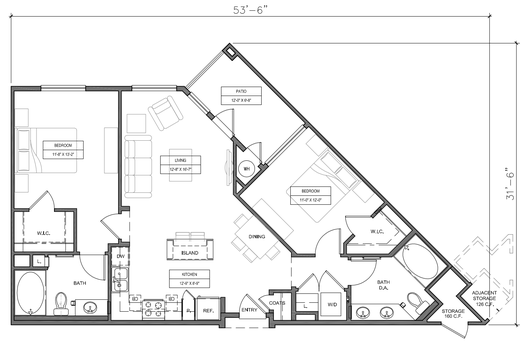
ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM
11-15-2017



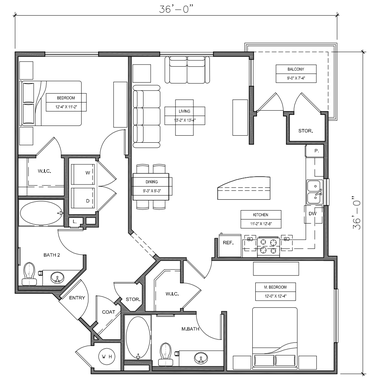
UNIT B1
2 BEDROOM - 2 BATH
LIVABLE AREA: 993 SQ. FT.
PATIO/BALCONY: 110 SQ. FT.
STORAGE: 108 C.F.
(140 C.F. ADDITIONAL AT CORRIDOR)



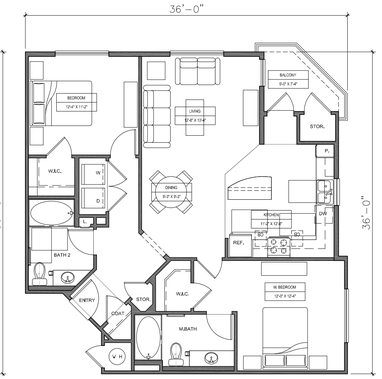
UNIT B2
2 BEDROOM - 2 BATH
LIVABLE AREA: 1060 SQ. FT.
PATIO/BALCONY: 41 SQ. FT.
STORAGE: 93 CU. FT.



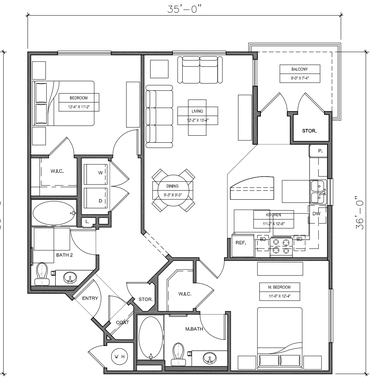
UNIT B3
2 BEDROOM - 2 BATH
LIVABLE AREA: 1035 SQ. FT.
PATIO/BALCONY: 79 SQ. FT.
STORAGE: 160 C.F.
(126 C.F. ADDITIONAL AT CORRIDOR)



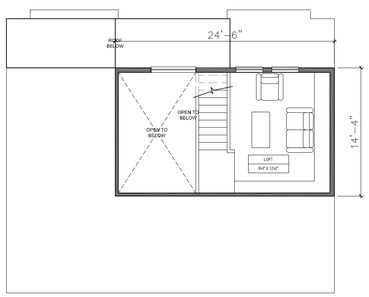
UNIT B4
2 BEDROOM - 2 BATH
LIVABLE AREA: 1124 SQ. FT.
PATIO/BALCONY: 67 SQ. FT.
STORAGE: 108 CU. FT.



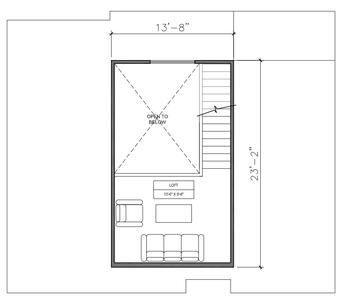
UNIT B4-A
2 BEDROOM - 2 BATH
LIVABLE AREA: 1124 SQ. FT.
PATIO/BALCONY: 52 SQ. FT.
STORAGE: 108 CU. FT.



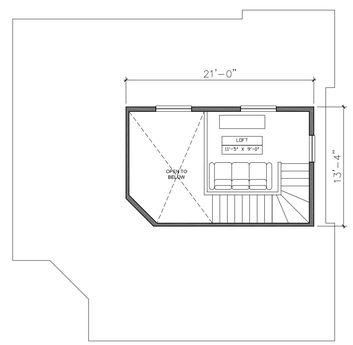
UNIT B4C
2 BEDROOM - 2 BATH
LIVABLE AREA: 1075 SQ. FT.
PATIO/BALCONY: 67 SQ. FT.
STORAGE: 108 CU. FT.



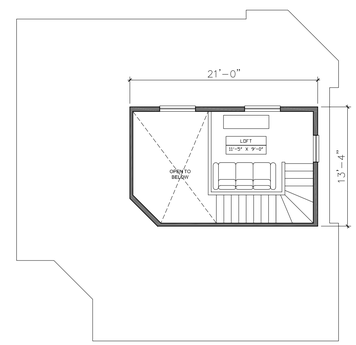
UNIT B1 - LOFT
2 BEDROOM - 2 BATH
LOFT AREA: 113 SQ. FT.



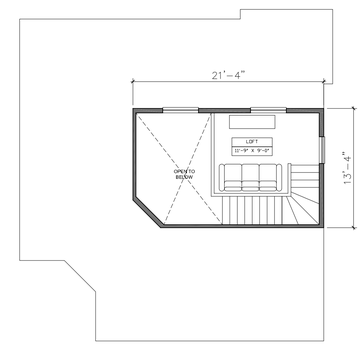
UNIT B2 - LOFT
2 BEDROOM - 2 BATH
LOFT AREA: 126 SQ. FT.



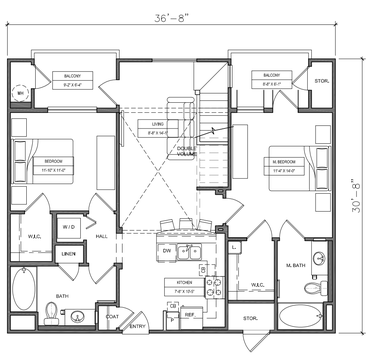
UNIT B4 - LOFT
2 BEDROOM - 2 BATH
LOFT AREA: 92 SQ. FT.



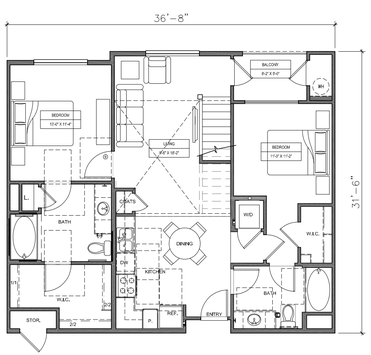
UNIT B4A - LOFT
2 BEDROOM - 2 BATH
LOFT AREA: 92 SQ. FT.



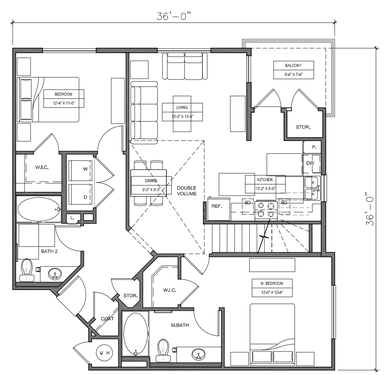
UNIT B4C - LOFT
2 BEDROOM - 2 BATH
LOFT AREA: 95 SQ. FT.



UNIT B1 - LOFT
2 BEDROOM - 2 BATH
1ST FLR LIVABLE AREA: 993 SF
TOTAL LIVABLE AREA: 1,109 SF
PATIO/BALCONY: 110 SF
STORAGE: 108 C.F.
(140 C.F. ADDITIONAL AT CORRIDOR)

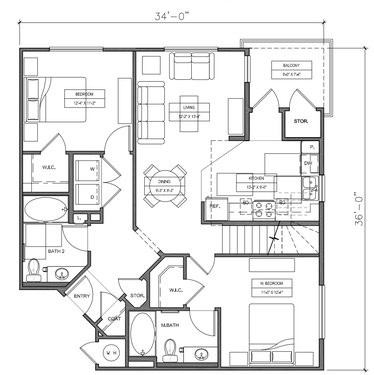


UNIT B2 - LOFT
2 BEDROOM - 2 BATH
1ST FLR LIVABLE AREA: 1060 SQ. FT.
TOTAL LIVABLE AREA: 1186 SQ. FT.
PATIO/BALCONY: 41 SQ. FT.



UNIT B4-LOFT
2 BEDROOM - 2 BATH
1ST FLR LIVABLE AREA: 1124 SQ. FT.
TOTAL LIVABLE AREA: 1,216 SQ. FT.
PATIO/BALCONY: 67 SQ. FT.
STORAGE: 108 CU. FT.

UNIT B4A-LOFT
2 BEDROOM - 2 BATH
1ST FLR LIVABLE AREA: 1124 SQ. FT.
TOTAL LIVABLE AREA: 1,216 SQ. FT.
PATIO/BALCONY: 52 SQ. FT.
STORAGE: 108 CU. FT.



UNIT B4C - LOFT
2 BEDROOM - 2 BATH
LIVABLE AREA: 1075 SQ. FT.
TOTAL LIVABLE AREA: 1,170 SQ. FT.
PATIO/BALCONY: 67 SQ. FT.
STORAGE: 108 CU. FT.

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

0' 8' 16' 24'

A-5.2

GUSD APARTMENTS GLENDALE, CA

CARMEL PARTNERS

UNIT PLANS

TWO BEDROOMS

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM

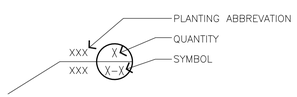
11-15-2017

GENERAL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND AND OVERHEAD UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
2. STREETS, SIDEWALKS AND ADJACENT PROPERTY SHALL BE PROTECTED THROUGHOUT THE WORK AS REQUIRED BY LOCAL CODES AND REGULATIONS AND APPROVED BY THE OWNER.
3. REFER TO CITY AND/OR COUNTY STANDARD PLANS AND SPECIFICATIONS WHERE APPLICABLE.
4. ALL WORK AND PORTIONS OF THE PROJECT SHALL COMPLY WITH ALL APPLICABLE CODES.
5. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
6. ALL LIMITS OF WORK, PROPERTY LINES AND LOT LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
7. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOURTEEN (14) DAYS PRIOR TO COMMENCEMENT OF WORK OF EACH SECTION OR TRADE TO COORDINATE PROJECT OBSERVATION SCHEDULES.
8. WRITTEN SPECIFICATIONS ARE TO BE A PART OF THESE CONSTRUCTION DOCUMENTS. SEE SPECS FOR ALL WORK PERFORMED INCLUDING BUT NOT LIMITED TO HARDSCAPE, IRRIGATION, PLANTING AND LANDSCAPE MAINTENANCE.
9. CONTRACTOR SHALL COORDINATE WORK WITH OTHER TRADES AND SUB-CONTRACTORS FOR COMPLETE INSTALLATIONS.

PLANTING NOTES:

1. CONTRACTOR TO REVIEW ALL UTILITY PLANS AND UTILITY LOCATIONS IN THE FIELD, AND SHALL NOTIFY LANDSCAPE ARCHITECT IF CONFLICTS WITH PLANT MATERIAL LOCATIONS EXISTS.
2. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE SUCH MATERIALS. CONTRACTOR TO VERIFY EXACT QUANTITIES OF PLANT MATERIAL NECESSARY BASED ON EXISTING CONDITIONS AND EXISTING PLANT MATERIAL COVERAGE.
3. TREES SHALL BE TAGGED BY CONTRACTOR AND REVIEWED BY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY UPON AWARD OF GENERAL CONTRACT. PLANT MATERIAL SHALL BE GUARANTEED TO BE AVAILABLE AND MEET OR EXCEED REQUIRED SPECIFICATIONS ON ESTIMATED DATE OF START OF PLANTING.
4. CONTRACTOR SHALL SUBMIT FOR APPROVAL, PHOTOS OF ONE EXAMPLE OF EACH TREE VARIETY. PHOTOS SHOULD INCLUDE A PERSON FOR SCALE PURPOSES. TREE SPEC. AND QUANTITY SHALL BE NOTED. SPEC. SHALL INCLUDE PLANTED HGT., TRUNK CLEARANCE, WIDTH AND TRUNK CALIPER. NURSERY SOURCE AND CONTACT SHALL BE NOTED.
5. MAINTENANCE PERIOD MAY NOT BEGIN UNTIL ALL SPECIFIED MATERIALS ARE INSTALLED.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES.
7. PRE-SELECTED OR 'TAGGED' MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO WARRANTY ALL PLANT MATERIALS.
8. ALL PLANT MATERIAL SHALL BE APPROVED ON SITE PRIOR TO INSTALLATION FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL.
9. ALL OVEREXCAVATION REQUIRED TO MEET PLANTING SPECIFICATIONS SHALL BE DONE PRIOR TO PAVING IF PAVING WILL CONFLICT WITH EXCAVATION OF PLANTING PITS.
10. STAKE ALL TREES AS NOTED ON CONSTRUCTION DOCUMENTS.



SHEET INDEX

SHEET NUMBER	SHEET TITLE	10/23/2017 ENTITLEMENTS					
L0.1	LANDSCAPE NOTES						•
L0.2	LANDSCAPE DEMO PLAN						•
L1.0	COMPOSITE PLAN – GROUND FLOOR						•
L1.1	COMPOSITE PLAN – ROOF DECK						•
L2.0	HARDSCAPE PLAN – GROUND FLOOR						•
L2.1	HARDSCAPE PLAN – ROOF DECK						•
L2.2	HARDSCAPE LAYOUT PLAN – GROUND FLOOR						•
L2.3	HARDSCAPE LAYOUT PLAN – ROOF DECK						•
L3.0	PLANTING PLAN – GROUND FLOOR						•
L3.1	PLANTING PLAN – ROOF DECK						•
L3.2	PLANTING DETAILS						•
L4.0	IRRIGATION PLANS – GROUND FLOOR						•
L4.1	IRRIGATION PLANS – ROOF DECK						•
L4.2	IRRIGATION NOTES						•
L4.3	IRRIGATION NOTES						•
L4.4	IRRIGATION DETAILS						•
L4.5	IRRIGATION DETAILS						•
L4.6	IRRIGATION DETAILS						•

GROUND FLOOR KEY NOTES:

1. SEATING ELEMENT
2. FEATURE STONE
3. GARAGE ENTRY

ROOF DECK KEY NOTES:

1. WATER FEATURE
2. SHADE STRUCTURE / CABANA
3. OUTDOOR GRILL & COUNTER

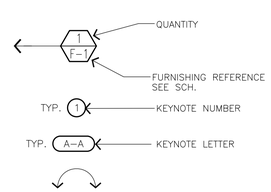
SYMBOLS:

SITE FURNISHING REFERENCE

KEYNOTE

FINISH SURFACE KEY (SEE FINISH SCHEDULE)

ALIGN



GROND FLOOR MATERIALS AND FINISH SCHEDULE

KEY	MATERIAL/SIZE
M-1	PRE-CAST CONCRETE UNIT PAVER TYPE-1
M-2	PRE-CAST CONCRETE UNIT PAVER TYPE-2
M-3	STONE FINES
M-4	CAST IN PLACE CONCRETE PAVING

ROOF DECK MATERIALS AND FINISH SCHEDULE

KEY	MATERIAL/SIZE
M-1	PRE-CAST CONCRETE UNIT PAVER TYPE-1
M-2	PRE-CAST CONCRETE UNIT PAVER TYPE-2
M-3	STONE FINES

RATIO

	SQ.FT
TOTAL OPEN SPACE – GROUND FLOOR	26,802
TOTAL OPEN SPACE – ROOFTOP	8,924
TOTAL OPEN SPACE	35,726
TOTAL TREES	91
TOTAL REQUIRED LANDSCAPE(%)	3,572 (10%)
TOTAL PROVIDED LANDSCAPE(%)	20,962 (58.7%)

PLANT LIST

GRAPHIC	SYMBOL	ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
	TREES						
	T1	CUP ANA	CUPANIOPSIS ANACARDIODES	CARROTWOOD TREE (EXISTING TREE)	VARIOUS		
	T2	CUP ANA	CUPANIOPSIS ANACARDIODES	CARROTWOOD TREE	36" BOX, STD		
	T3	CER CAN	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	36" BOX, STD		
	T4	LAG SPE	LAGERSTROEMIA SPECIOSA	CRAPE MRYTLE	36" BOX, MULTI		
	T5	CHI RET	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	36" BOX		
	T6	CUP ARI	CUPRESSUS ARIZONICA V. GLABRA 'BLUE ICE'	ARIZONA CYPRESS	15 GAL		
	T7	LAG FAU	LAGERSTROEMIA FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	24" BOX STD		MATCHING PER CITY
	T8	LAG FAU	LAGERSTROEMIA FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	36" BOX STD		MATCHING PER CITY
	T9	PYR CAL	PYRUS CALLERYANA 'ARISTOCRAT'	CALLERY PEAR	24" BOX		MATCHING PER CITY
	T10	QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX		MATCHING PER CITY
	T11	ULM PAR	ULMUS PARVIFOLIA 'DRAKE'	DRAKE'S CHINESE ELM	48" BOX		
	T12	KOE BIP	KOELREUTERIA BIPINATA	CHINESE FLAME TREE	48" BOX MULTI		
	SHRUBS						
	1	AGA CEL	AGAVE CELSII V. ALBICANS 'UCB'	NCN	5 GAL	18" O.C.	
	2	AST CHA	ASTELIA CHATHAMICA 'SILVER SHADOW'	SILVER SHADOW ASTELIA	5 GAL	24" O.C.	
	3	AZA LIT	AZALEA 'LITTLE JOHN'	LITTLE JOHN AZALEA	5 GAL	24" O.C.	
	4	DIE VEG	DIETES VEGETA 'VARIEGATA'	STRIPED FORTNIGHT LILY	5 GAL	24" O.C.	
	5	DUD BRI	DUDLEYA BRITTONII	BRITTON'S CHALK DUDLEYA	1 GAL	10" O.C.	
	6	DUD PUL	DUDLEYA PULVERULENTA	CHALK DUDLEYA	1 GAL	10" O.C.	
	7	ECH CAN	ECHEVERIA CANTE	ECHEVERIA	1 GAL	10" O.C.	
	8	ECH ELE	ECHEVERIA ELEGANS	ECHEVERIA	1 GAL	10" O.C.	
	9	KAL BRA	KALANCHOE BRACTEATA	SILVER TEASPOONS	5 GAL	18" O.C.	
	10	LEY CON	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	1 GAL	18" O.C.	
	13	SAN MOO	SANSEVIERIA TRIFASCIATA 'MOONSHINE'	SILVER SNAKEPLANT	1 GAL	12" O.C.	
	14	SAN MOO	SANSEVIERIA TRIFASCIATA 'MOONSHINE'	SILVER SNAKEPLANT	5 GAL	12" O.C.	
	15	SED CAP	SEDUM SPATHULIFOLIUM 'CAPE BLANCO'	CAPE BLANCO STONECROP	4" POTS	8" O.C.	AROUND PERIMETER OF ROOTBALL
	16	TRA PAL	TRADESCANTIA PALLIDA 'PURPLE HEART'	PURPLE HEART	1 GAL	24" O.C.	
	17	TRA PAL	TRADESCANTIA PALLIDA 'PURPLE HEART'	PURPLE HEART	5 GAL	18" O.C.	
	19	GRASS	SEE SPEC	SEE SPEC	–	–	NOT STABILIZED TURF
	12	POD ELO	PODOCARPUS ELONGATUS 'MONMAL'	ICEE BLUE® YELLOW-WOOD	15 GAL	24" O.C.	MAINTAIN AS NARROW CLIPPED HEDGE
	11	LOR CHI	LOROPETALUM CHINENSE 'SHANG-HI'	PURPLE DIAMOND LOROPETALUM	5 GAL	30" O.C.	
	18	PRU CAR	PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT'	BRIGHT 'N TIGHT CHERRY LAUREL	24" BOX	30" O.C.	

* QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE TO PROVIDE PLANTS TO MEET SPACING IDENTIFIED ON LEGEND.
** PRESERVE ALL TREES IN PLACE OR REPLACE IN KIND WITHIN THE PUBLIC R.O.W.

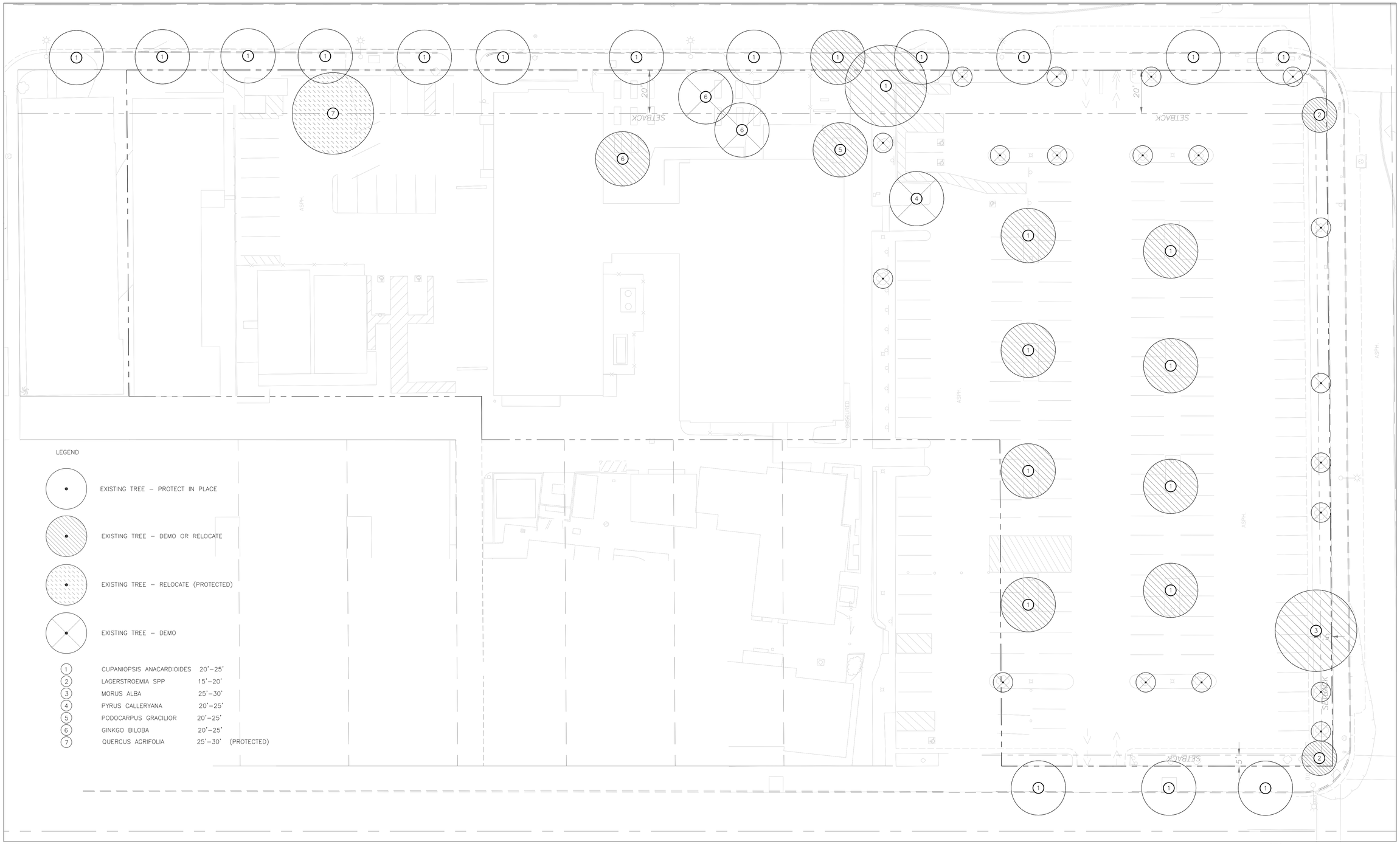
GUSD APARTMENTS GLENDALE, CA

CARMEL PARTNERS

L0.1 - LANDSCAPE NOTES

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM

11-15-2017



GUSD APARTMENTS GLENDALE, CA

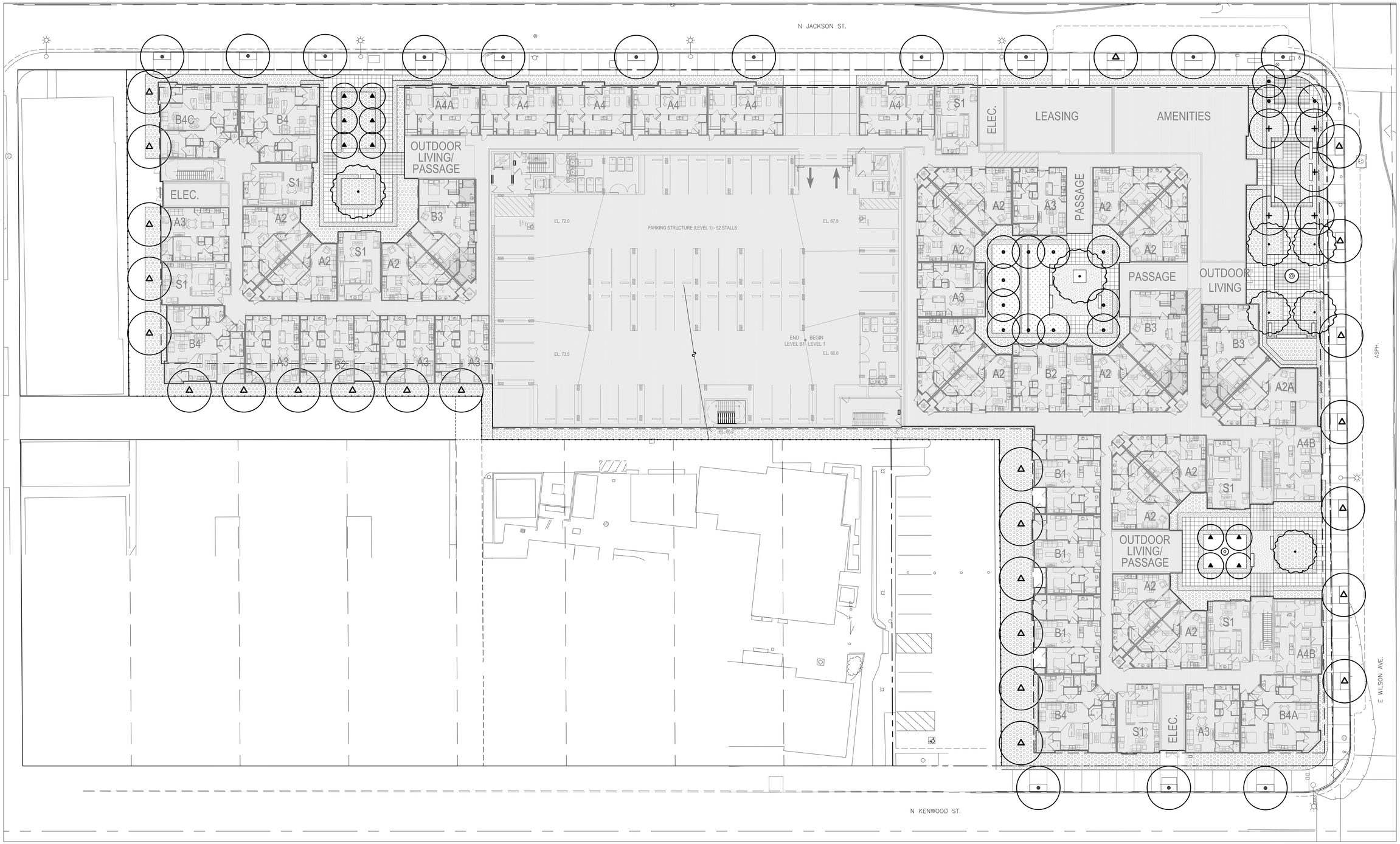
CARMEL PARTNERS

L0.2 - LANDSCAPE DEMO PLAN

NORTH

0 10' 20' 40'
SCALE: 1" = 20'-0"

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM
10-31-2017



GUSD APARTMENTS GLENDALE, CA

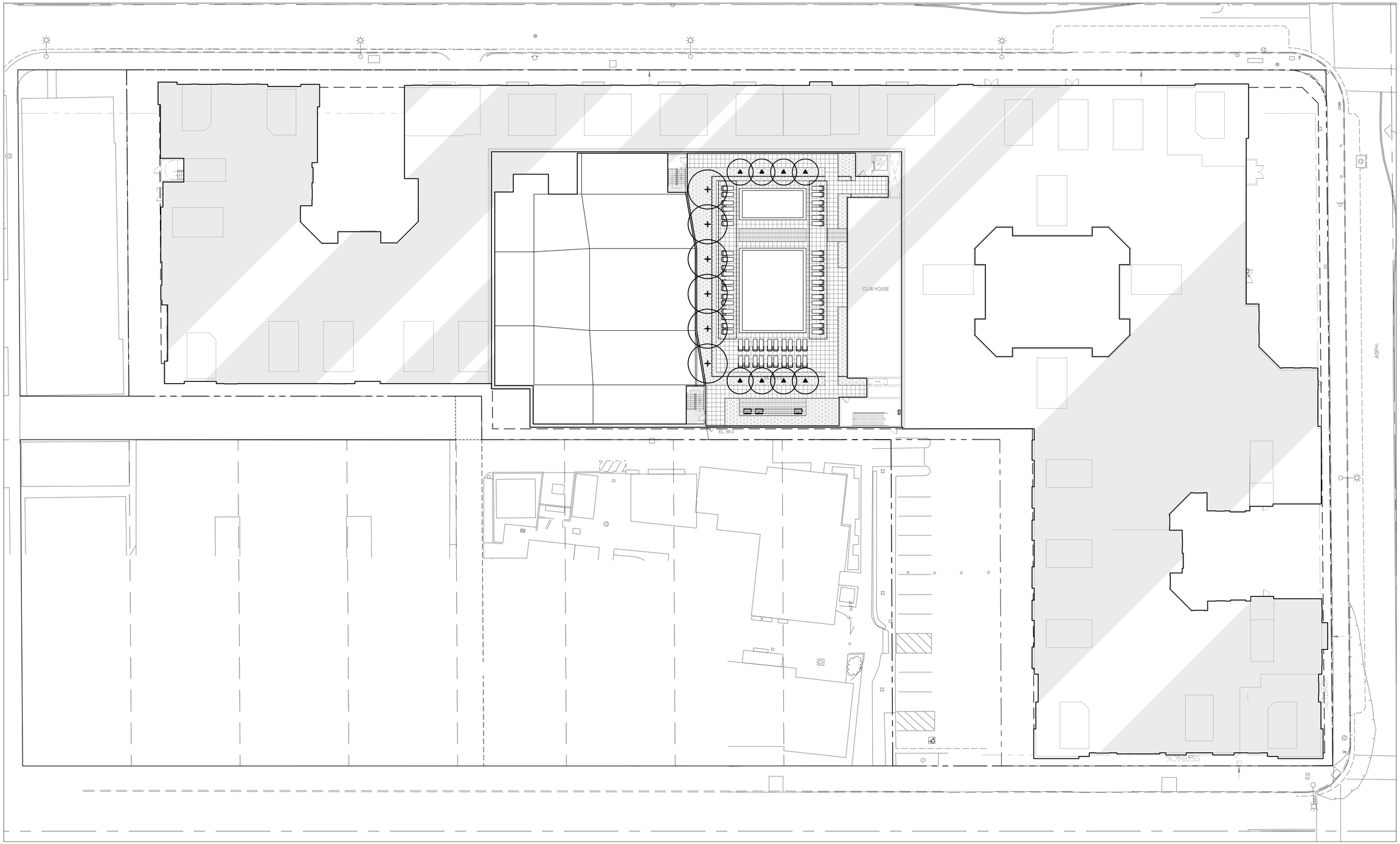
CARMEL PARTNERS

L1.0 - COMPOSITE PLAN - GROUND FLOOR

NORTH

0 10' 20' 40'
SCALE: 1" = 20'-0"

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM
11-15 -2017



GUSD APARTMENTS GLENDALE, CA

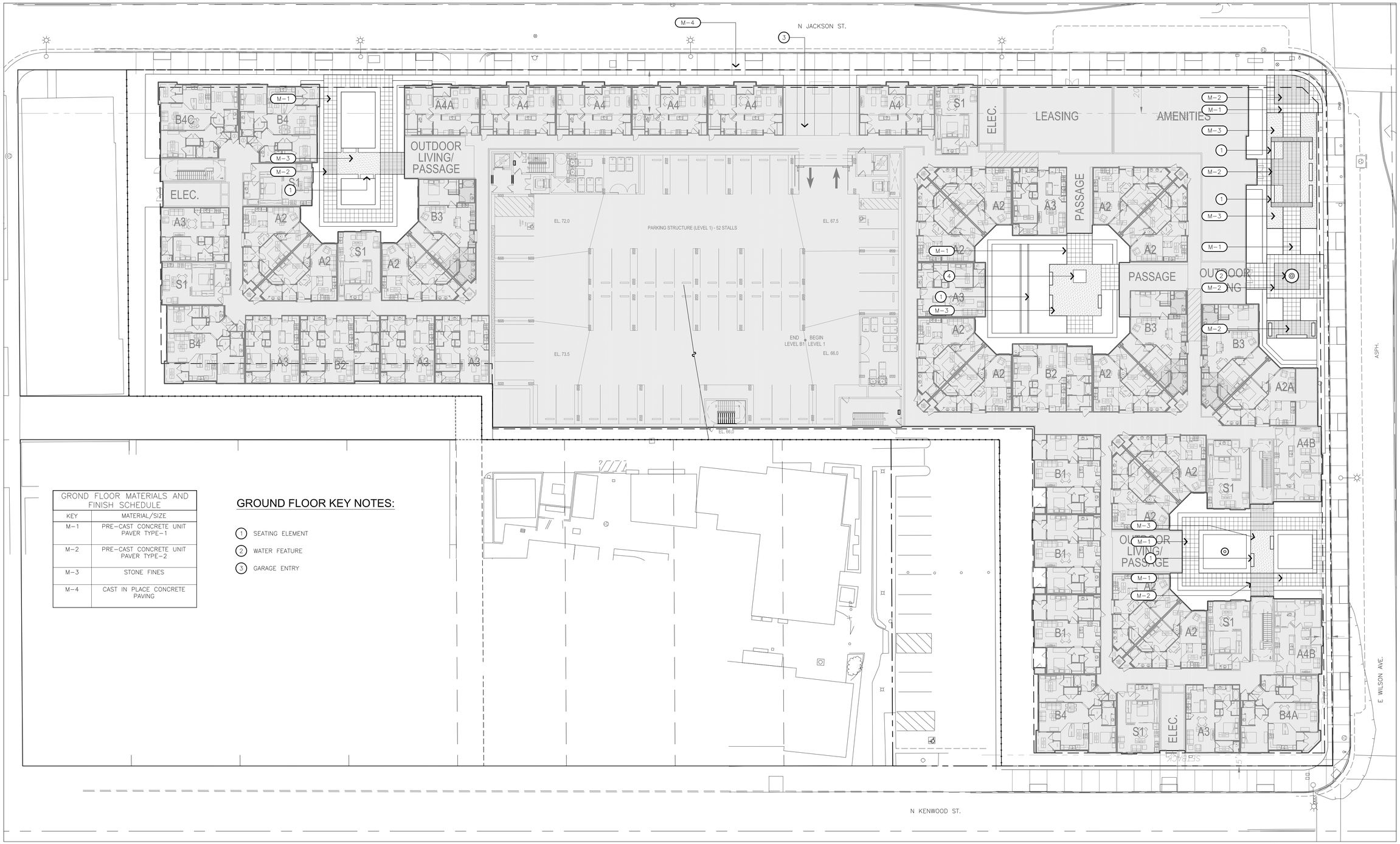
CARMEL PARTNERS

L1.1 - COMPOSITE PLAN - ROOF DECK

NORTH

0 10' 20' 40'
SCALE: 1" = 20'-0"

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM
11-15 -2017



GROND FLOOR MATERIALS AND FINISH SCHEDULE	
KEY	MATERIAL/SIZE
M-1	PRE-CAST CONCRETE UNIT PAVER TYPE-1
M-2	PRE-CAST CONCRETE UNIT PAVER TYPE-2
M-3	STONE FINES
M-4	CAST IN PLACE CONCRETE PAVING

GROUND FLOOR KEY NOTES:

1. SEATING ELEMENT
2. WATER FEATURE
3. GARAGE ENTRY

GUSD APARTMENTS GLENDALE, CA

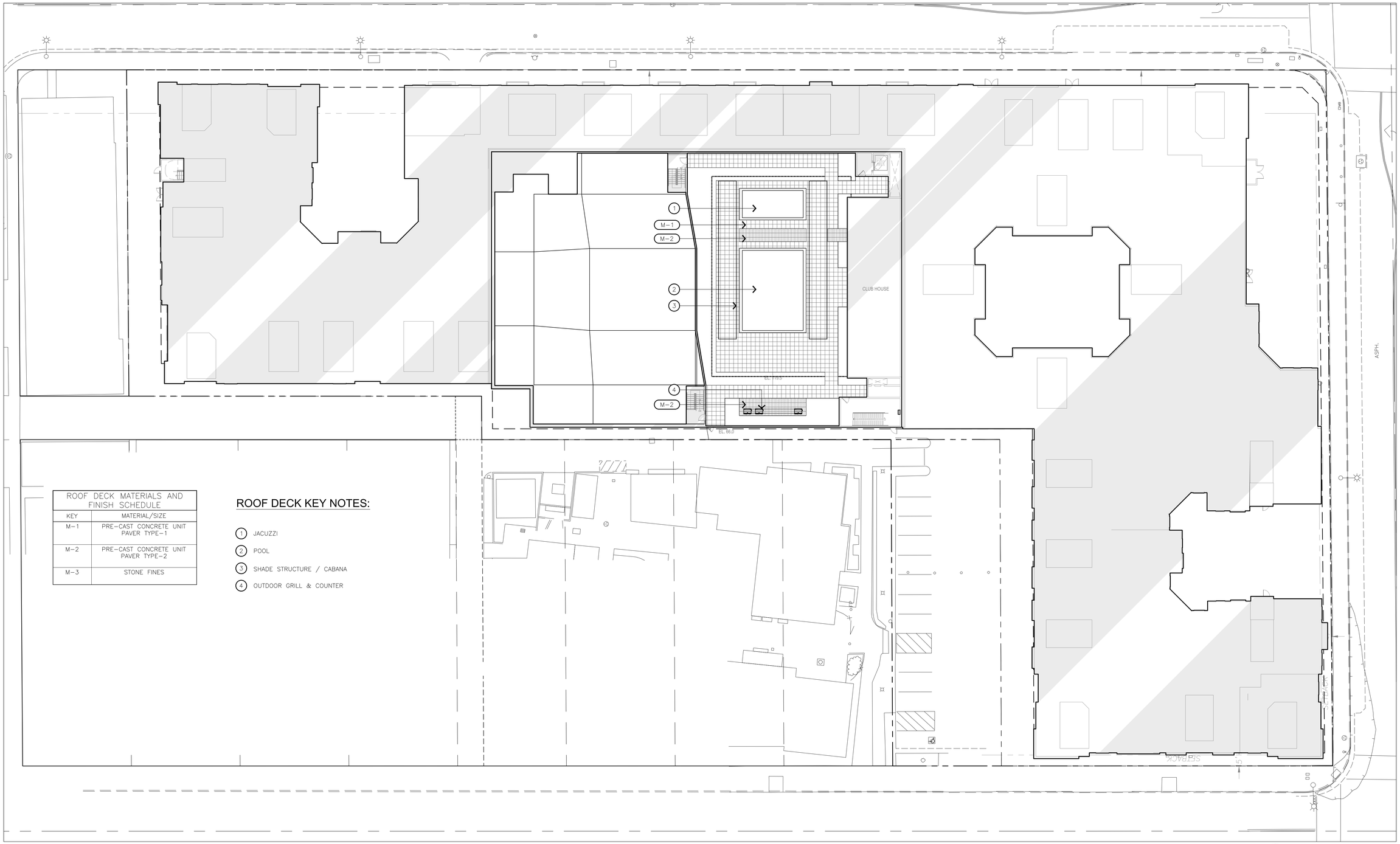
CARMEL PARTNERS

L2.0 - HARDSCAPE PLAN - GROUND FLOOR

NORTH

0 10' 20' 40'
SCALE: 1" = 20'-0"

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM
11-15 -2017



ROOF DECK MATERIALS AND FINISH SCHEDULE	
KEY	MATERIAL/SIZE
M-1	PRE-CAST CONCRETE UNIT PAVER TYPE-1
M-2	PRE-CAST CONCRETE UNIT PAVER TYPE-2
M-3	STONE FINES

ROOF DECK KEY NOTES:

1. JACUZZI
2. POOL
3. SHADE STRUCTURE / CABANA
4. OUTDOOR GRILL & COUNTER

GUSD APARTMENTS GLENDALE, CA

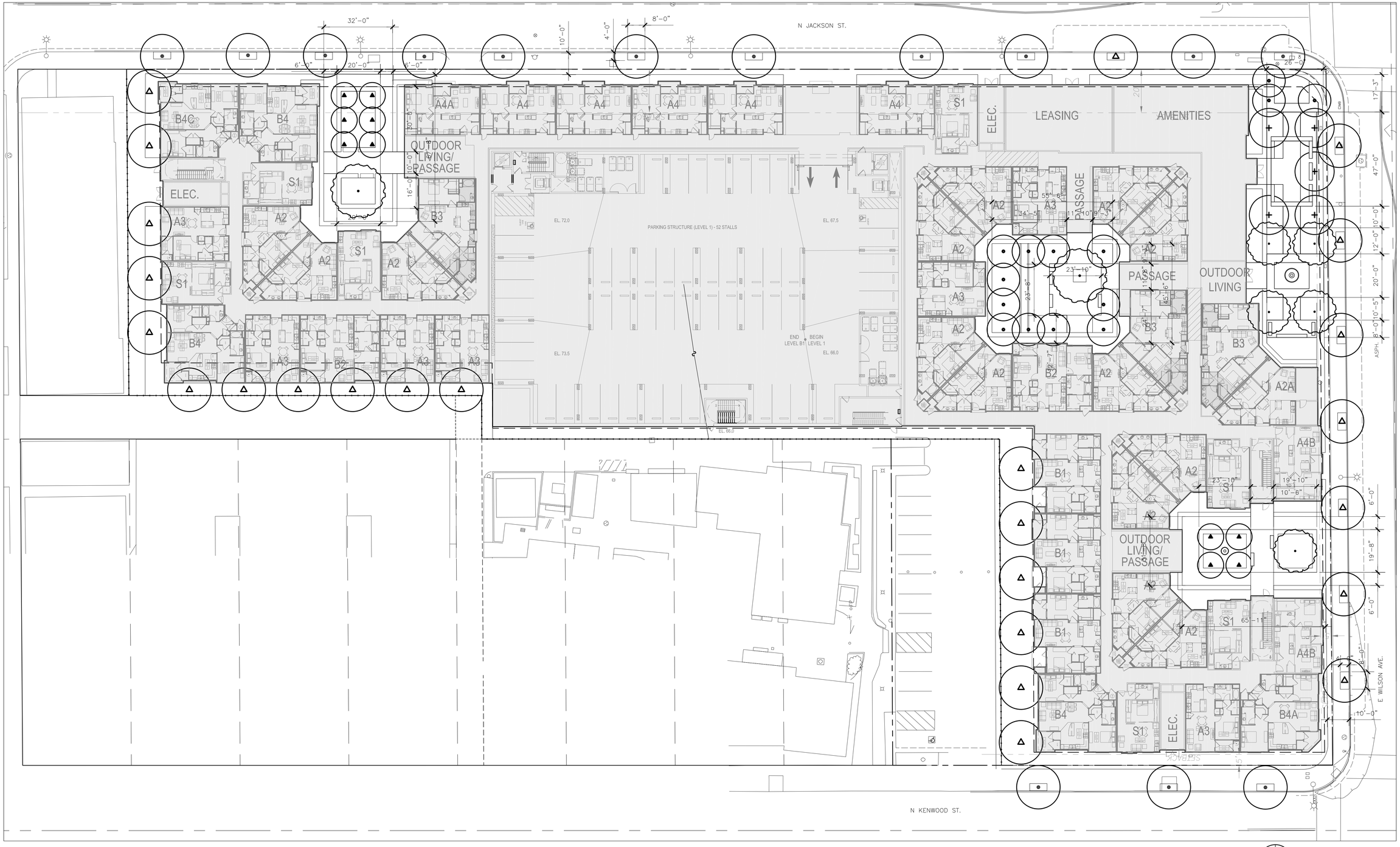
CARMEL PARTNERS

L2.1 - HARDSCAPE PLAN - ROOF DECK

NORTH

0 10' 20' 40'
SCALE: 1" = 20'-0"

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM
11-15-2017



GUSD APARTMENTS GLENDALE, CA

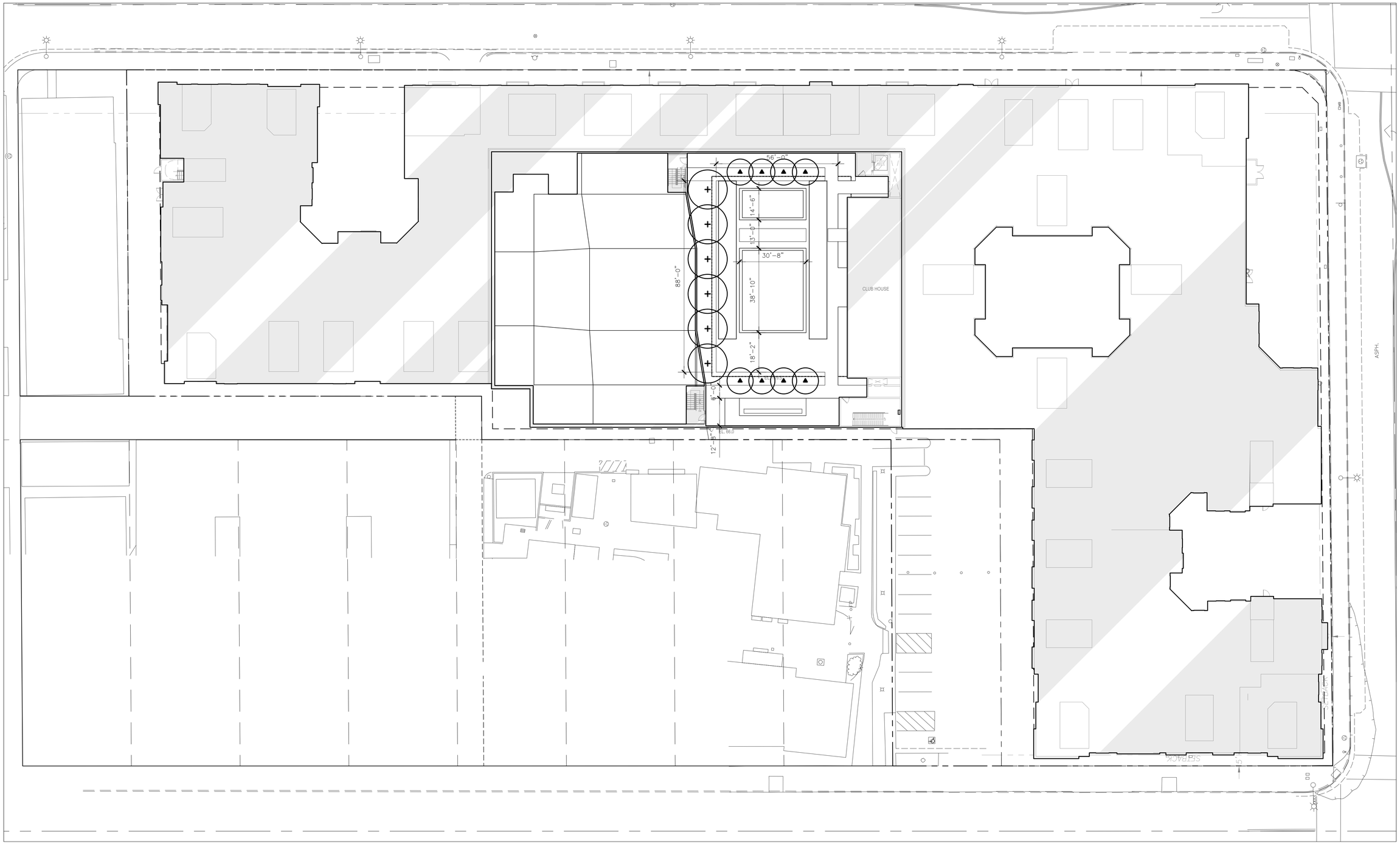
L2.2 - HARDSCAPE LAYOUT PLAN - GROUND FLOOR

CARMEL PARTNERS

NORTH

SCALE: 1" = 20'-0"

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM
11-15-2017



GUSD APARTMENTS GLENDALE, CA

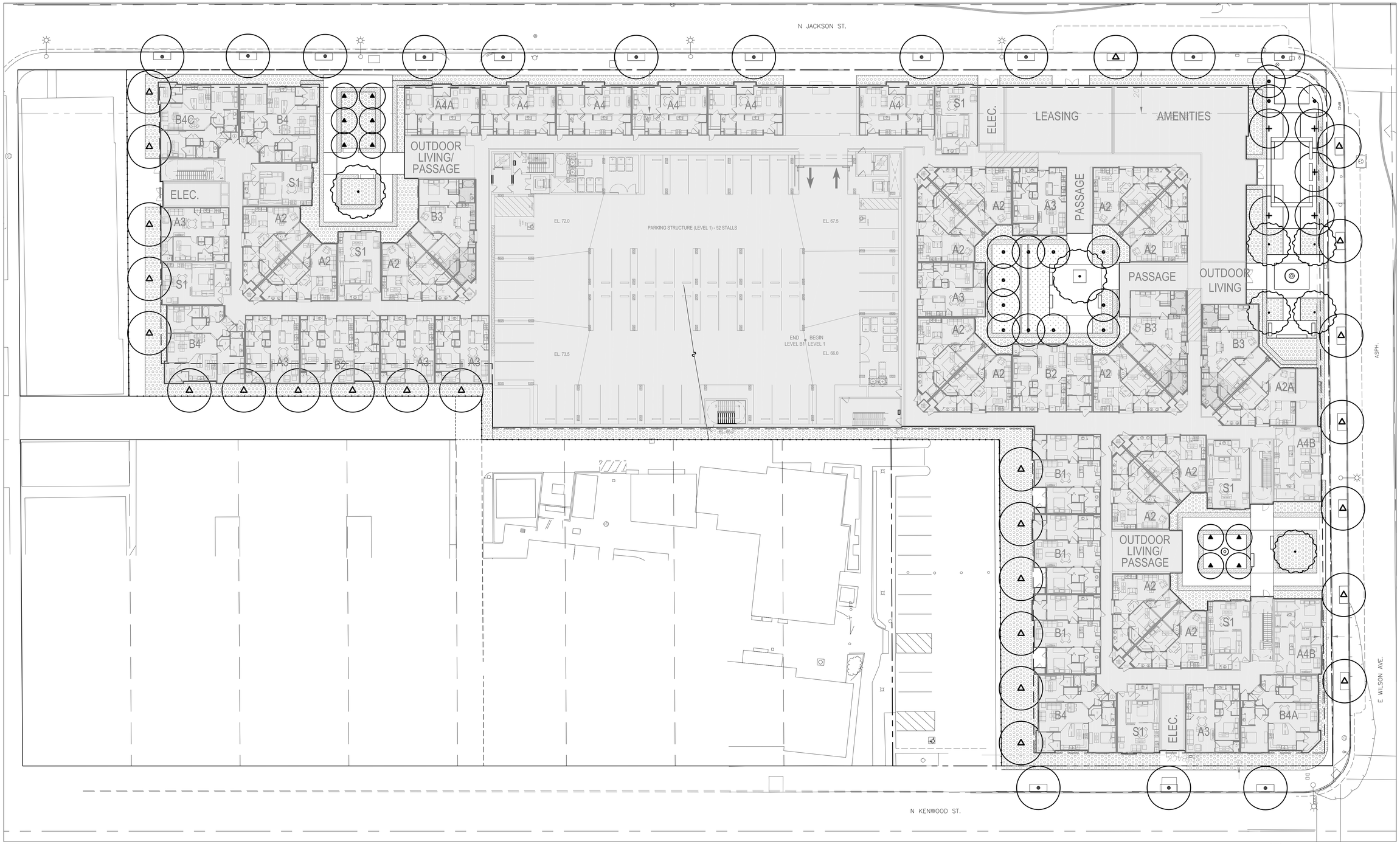
CARMEL PARTNERS

L2.3 - HARDSCAPE LAYOUT PLAN - ROOF DECK

NORTH

0 10' 20' 40'
SCALE: 1" = 20'-0"

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM
11-15 -2017



GUSD APARTMENTS GLENDALE, CA

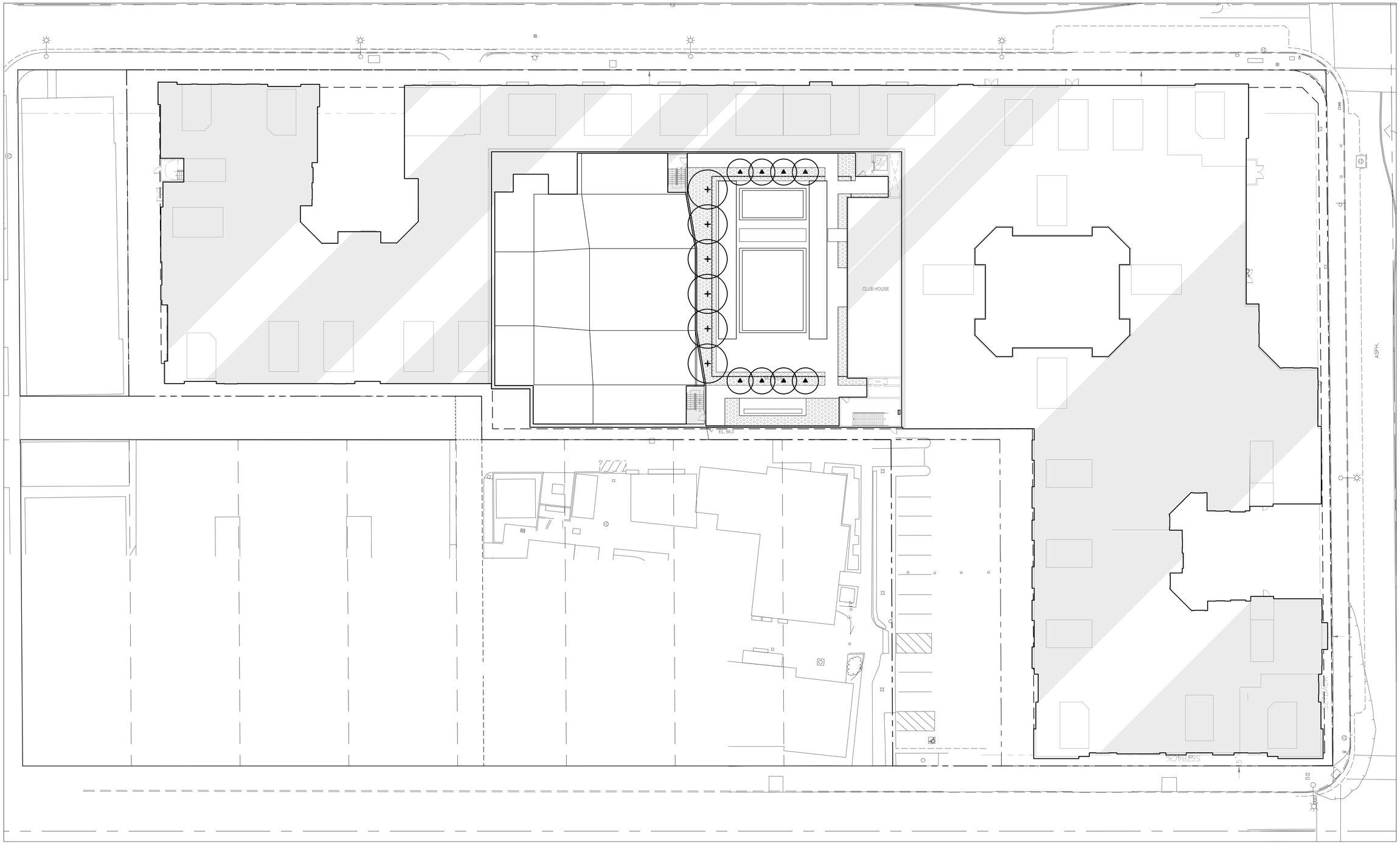
CARMEL PARTNERS

L3.0 - PLANTING PLAN - GROUND FLOOR

NORTH

0 10' 20' 40'
SCALE: 1" = 20'-0"

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM
11-15 -2017



GUSD APARTMENTS GLENDALE, CA

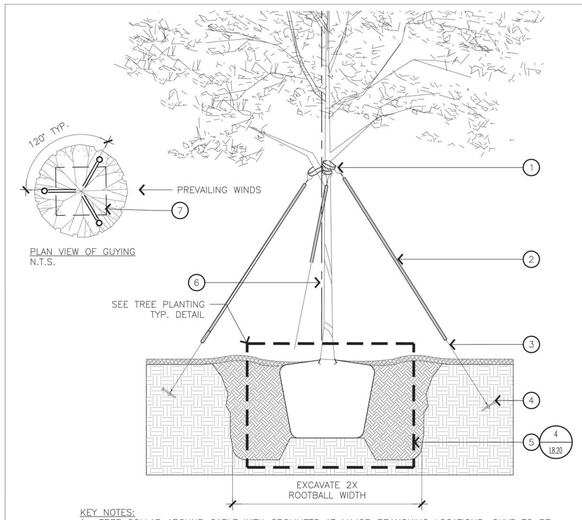
CARMEL PARTNERS

L3.1 - PLANTING PLAN - ROOF DECK

NORTH

0 10' 20' 40'
SCALE: 1" = 20'-0"

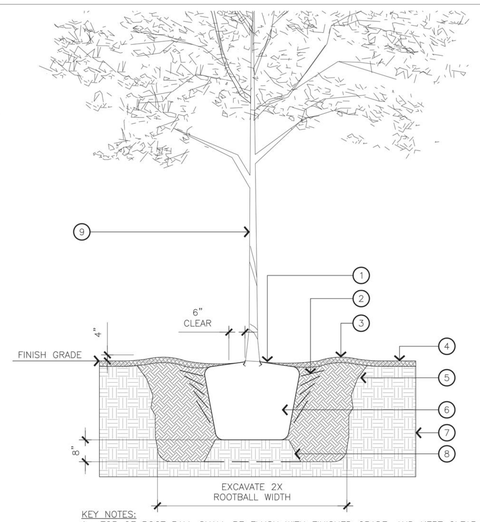
ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM
11-15 -2017



KEY NOTES:
1. TREE COLLAR AROUND CABLE WITH GROMMETS AT MAJOR BRANCHING LOCATIONS, GUYS TO BE MOUNTED INTO GROUND AT 120 DEGREES AROUND TREE
2. 1/4" DIA. PVC PIPE SLEEVE ON EACH GUY WIRE
3. BRAIDED STEEL CABLE GUY WIRES
4. DUCKBILL ANCHOR SYSTEM WITH TURNBUCKLE, ANCHORED INTO UNDISTURBED SOIL
5. TREE PLANTING TYP., SEE DETAIL.
6. REMOVE NURSERY STAKE, IF CENTRAL LEADER NEEDS TO BE STRAIGHTENED OR HELD ERECT ATTACH 1/2" X 8' BAMBOO POLE TO THE CENTRAL LEADER AND TRUNK
7. ROOT BALL

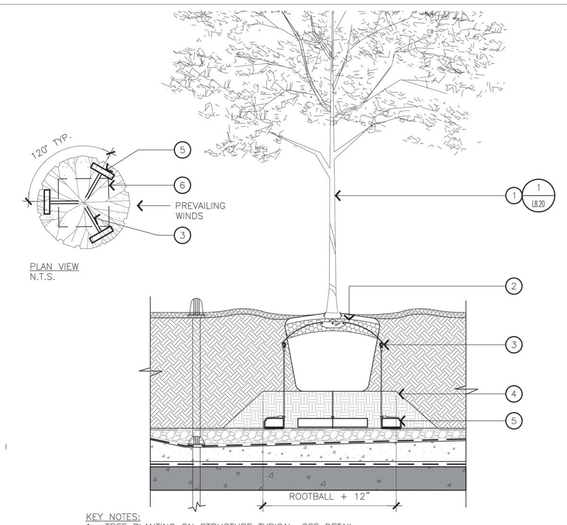
NOTE:
A. REFER TO DUCKBILL PLANTING SYSTEM SPECIFICATIONS FOR FURTHER MOUNTING INSTRUCTIONS
B. TENSION ON GUY WIRES TO BE LIGHTLY SLACKED TO ALLOW TREE TO SWAY SLIGHTLY

6 GUY WIRE BRACING AT TREE



KEY NOTES:
1. TOP OF ROOT BALL SHALL BE FLUSH WITH FINISHED GRADE, AND KEPT CLEAR 6" FROM TRUNK
2. PRIOR TO MULCHING LIGHTLY TAMP SOIL IN 6" LIFTS TO BRACE TREE, DO NOT OVER COMPACT. ONCE HOLE HAS BEEN FILLED WATER AROUND ROOT BALL TO SETTLE THE SOIL.
3. FIRMLY FORMED SOIL MOUND 4" HT. X 8" W. ABOVE ROOTBALL, TO BEGIN AT EDGE OF ROOTBALL
4. 2" MULCH LAYER PER SPECS, TAPER OFF AFTER SOIL BERM TO 6" CLEAR ZONE
5. PLANT SOIL MIX, PER SPECIFICATIONS
6. TREE BOX / CONTAINER TO BE REMOVED, SURFACE SCOURED AS PER SPECIFICATIONS
7. EXISTING / UNDISTURBED SOIL
8. BOTTOM OF ROOT BALL TO REST FLAT ON MOUND OF EXISTING OR RE-COMPACTED SOIL OR SAND
9. REMOVE NURSERY STAKE

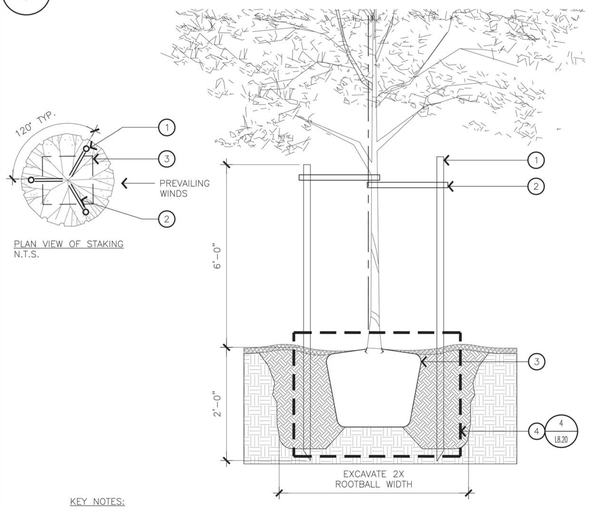
4 TREE PLANTING ON GRADE TYP.



KEY NOTES:
1. TREE PLANTING ON STRUCTURE TYPICAL, SEE DETAIL
2. ROOT BALL PROTECTION MESH AND HEAVY DUTY STRAPS
3. GALVANIZED CONNECTION HARDWARE AND BRAIDED CABLE
4. BOTTOM OF ROOT BALL TO REST LEVEL ON MOUND OF WELL COMPACTED SOIL OR SAND, MOUND TO FULLY COVER DEADMAN ANCHORS
5. CONCRETE DEADMAN PLACED AT THE BOTTOM OF COMPACTED ROOT BALL MOUND
6. ROOT BALL

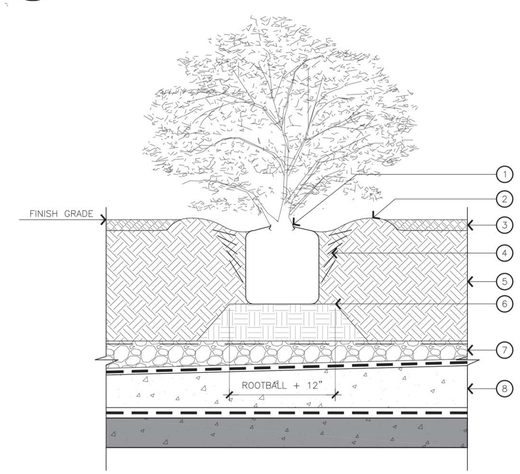
NOTE:
A. REFER TO ANCHORING SYSTEM MANUFACTURER RECOMMENDATIONS FOR FURTHER MOUNTING INSTRUCTIONS
B. TREE TO SIT PLUMB AFTER TENSIONING ANCHORING SYSTEM

2 TREE ANCHORING ON STRUCT. - DEADMAN



KEY NOTES:
1. THREE (3), 2" LODGE POLE STEAKS PLACE 3" MAX AWAY FROM EDGE OF ROOT BALL. STAKE LOCATIONS SHOULD NOT INTERFERE WITH TREE BRANCHES OR OTHER FEATURES
2. NON-ABRASIVE RUBBER TREE TIES
3. ROOT BALL
4. TREE PLANTING TYPICAL SEE DETAIL.

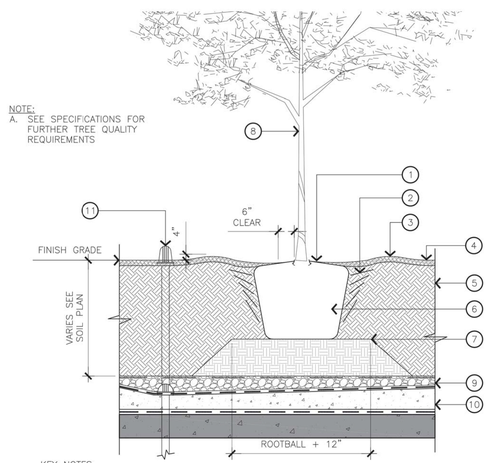
5 TREE ANCHORING ON GRADE - STAKING



KEY NOTES:
1. PLANT WITH ROOT FLAIR 1" ABOVE SOIL LEVEL
2. FIRMLY FORMED 4" H X 8" W ROUNDED SOIL MOUND ABOVE ROOTBALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOTBALL, MOUND TO BEGIN AT EDGE OF ROOTBALL
3. 2" MULCH LAYER, TAPER OFF AT EDGE OF MOUND, NOT TO COVER ROOT FLAIR
4. PRIOR TO MULCHING LIGHTLY TAMP SOIL IN 6" LIFTS TO BRACE SHRUB, DO NOT OVER COMPACT. ONCE HOLE HAS BEEN FILLED WATER AROUND ROOT BALL TO SETTLE THE SOIL.
5. SOIL MIX, PER SPECIFICATIONS
6. BOTTOM OF ROOT BALL TO REST ON FLATTENED MOUND OF COMPACTED SOIL MIX OR SAND
7. DRAINAGE GRAVEL COVERED WITH FILTER FABRIC
8. TOPPING SLAB, SLOPE TO DRAIN

NOTES:
A. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO SHRUB PLANTING

3 SHRUB PLANTING ON STRUCTURE



NOTE:
A. SEE SPECIFICATIONS FOR FURTHER TREE QUALITY REQUIREMENTS

KEY NOTES:
1. TOP OF ROOT BALL SHALL BE FLUSH WITH FINISHED GRADE, AND KEPT CLEAR 6" FROM TRUNK
2. PRIOR TO MULCHING LIGHTLY TAMP SOIL IN 6" LIFTS TO BRACE TREE, DO NOT OVER COMPACT. ONCE HOLE HAS BEEN FILLED WATER AROUND ROOT BALL TO SETTLE THE SOIL.
3. FIRMLY FORMED SOIL MOUND 4" HT. X 8" W. ABOVE ROOTBALL, TO BEGIN AT EDGE OF ROOTBALL
4. 2" MULCH LAYER PER SPECS, TAPER OFF AFTER SOIL BERM TO 6" CLEAR ZONE
5. PLANT SOIL MIX, PER SPECIFICATIONS
6. TREE BOX/ CONTAINER TO BE REMOVED, SURFACE SCOURED AS PER SPECS.
7. BOTTOM OF ROOT BALL TO REST FLAT ON MOUND OF WELL COMPACTED SOIL OR SAND
8. REMOVE NURSERY STAKE
9. DRAINAGE GRAVEL COVERED WITH FILTER FABRIC
10. TOPPING SLAB, SLOPE TO DRAIN
11. PLANTER DRAIN, AS PER PLUMBING

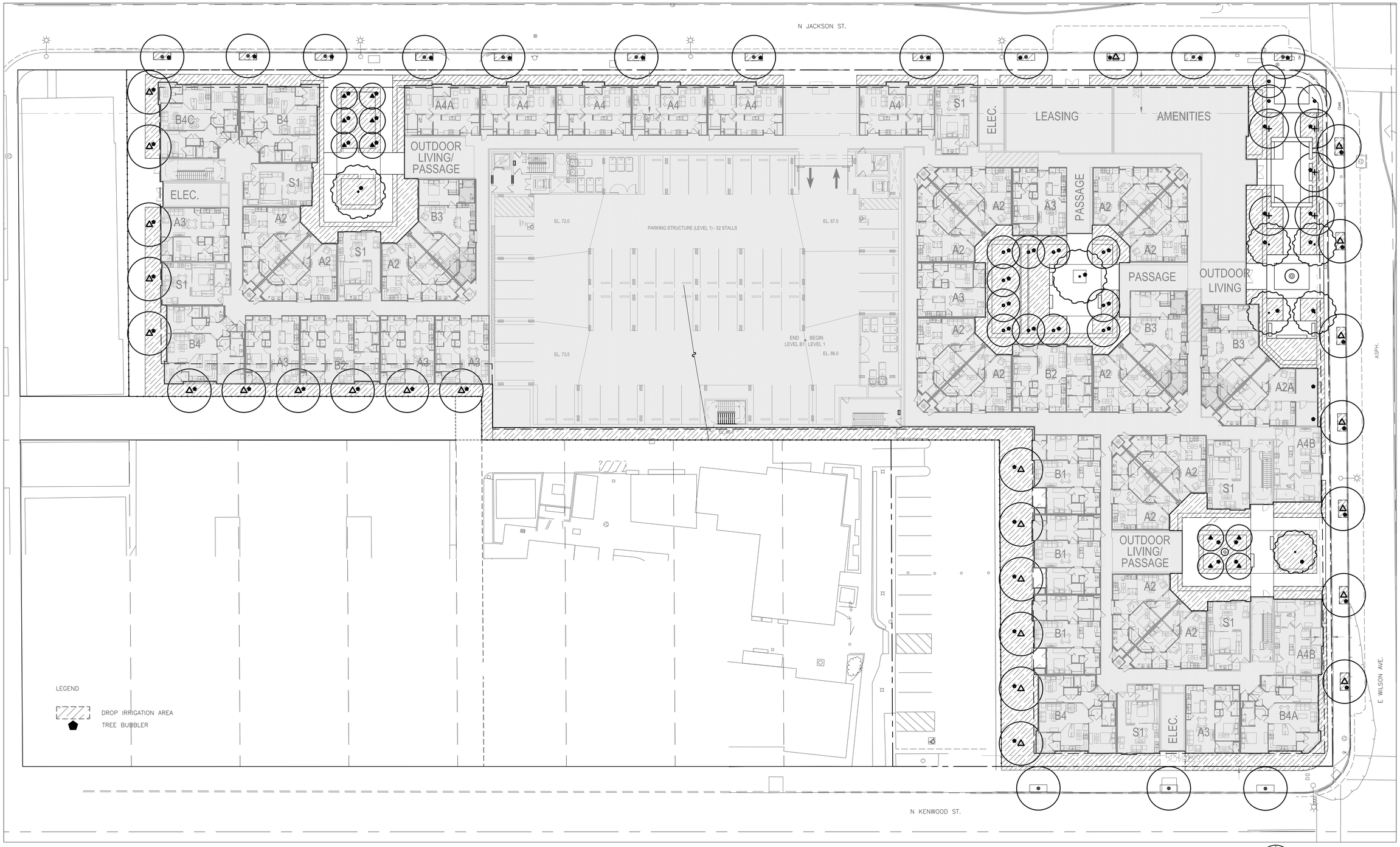
1 TREE PLANTING ON STRUCTURE TYP.

GUSD APARTMENTS GLENDALE, CA

CARMEL PARTNERS

L3.2 - PLANTING DETAILS

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM
11-15-2017



GUSD APARTMENTS GLENDALE, CA

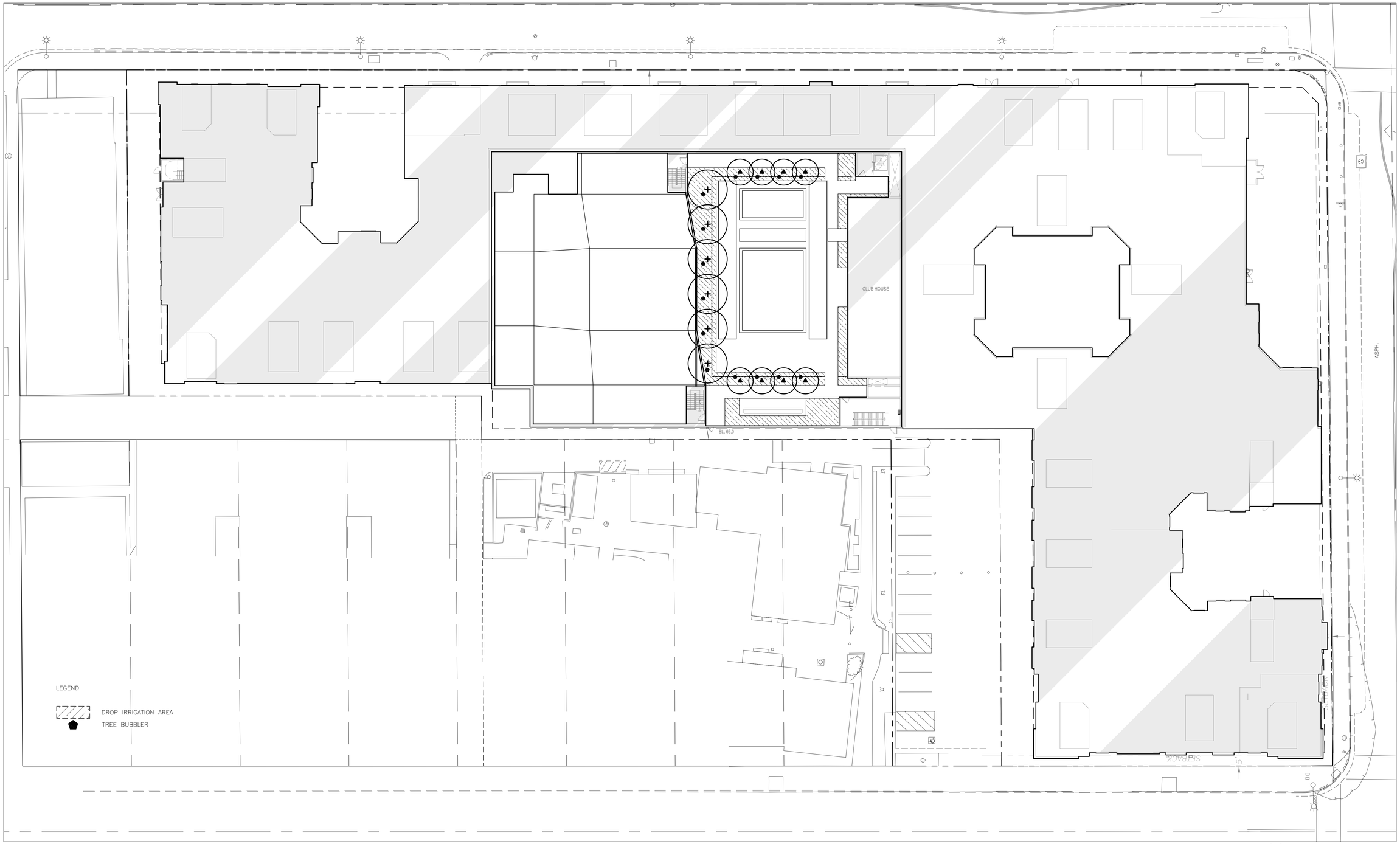
L4.0 - IRRIGATION PLAN - GROUND FLOOR

CARMEL PARTNERS

NORTH

SCALE: 1" = 20'-0"

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM
11-15 -2017



GUSD APARTMENTS GLENDALE, CA

CARMEL PARTNERS

L4.1 - IRRIGATION PLAN - ROOF DECK

NORTH

0 10' 20' 40'
SCALE: 1" = 20'-0"

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM
11-15 -2017

IRRIGATION NOTES:

1. GENERAL - ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND THESE PLANS. THE CONTRACTOR SHALL APPLY FOR ALL PERMITS AND PAY SAME.
1.A. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS AT THE SITE PRIOR TO COMMENCEMENT OF ANY WORK UNDER THIS CONTRACT.
1.B. THE CONTRACTOR SHALL CARRY ALL WORKERS COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE, AS REQUIRED BY THE OWNER AND/OR GOVERNING AGENCY.

2. SCOPE OF WORK - UNLESS OTHERWISE SPECIFIED, THE CONSTRUCTION OF IRRIGATION SYSTEMS SHALL INCLUDE THE FURNISHING, INSTALLING AND TESTING OF ALL POINTS OF CONNECTION, BACKFLOW DEVICES, AND MAINLINE; AND THE FURNISHING AND INSTALLING OF CONTROLLERS, ELECTRIC CONTROL VALVES, OTHER SPECIFIED VALVES, LATERAL LINES, RISERS AND FITTINGS, SPRINKLER HEADS, AND DRIP LINES; AND EXCAVATION AND BACKFILL AND ALL OTHER WORK IN ACCORDANCE WITH THESE PLANS, DETAILS, AND NOTES. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT PROPERTY, TRANSPORTATION, AND PERFORM ALL OPERATIONS REQUIRED FOR A COMPLETE AND OPERABLE IRRIGATION SYSTEM AS INDICATED ON, OR REASONABLY IMPLIED BY THE DRAWINGS, DETAILS, AND NOTES. INCLUDED AS A PART OF THE IRRIGATION WORK, BUT NOT LIMITED BY IT, ARE THE FOLLOWING:
2.A. INSTALL COMPLETE OPERABLE INDEPENDENT IRRIGATION SYSTEMS PER THE PLANS, DETAILS, LEGENDS, AND NOTES.
2.B. ALL IRRIGATION WORK SHALL BE GUARANTEED BY THE CONTRACTOR AS TO MATERIAL AND WORKMANSHIP, INCLUDING SETTLING OF BACKFILLED TRENCHES BELOW GRADE FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF THE WORK.

3. CHECK AND VERIFY ALL SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO ANY SITE WORK. IF IT IS FOUND THAT THE SITE VARIES FROM THE DRAWINGS, NOTIFY THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT SHALL DECIDE ALL QUESTIONS RELATING TO THE INTERPRETATION OF THE DRAWINGS AND THE ACCEPTABLE FULFILLMENT OF THE CONTRACT.

4. COORDINATE ALL IRRIGATION WORK WITH PLANTING AND GRADING OPERATIONS TO AVOID ANY CONFLICT WITH PLANTING PITS, DRAINAGE SWALES, ETC.

5. PIPING SHOWN ON THE PLANS IS ESSENTIALLY DIAGRAMMATIC. CONTRACTOR SHALL ROUTE PIPING TO AVOID CONFLICT WITH STATIONARY ELEMENTS AND IN SUCH A MANNER AS TO CONFORM WITH THE VARIOUS DETAILS AND DESIGN INTENT OF THESE PLANS. WHERE TREES, LIGHT STANDARDS, OR OTHER PHYSICAL OBSTRUCTIONS EXIST, THE PIPING AND SPRINKLER HEAD LOCATIONS SHALL BE ADJUSTED AND / OR RELOCATED AS NECESSARY TO OBTAIN FULL COVERAGE WITH MINIMAL OVER SPRAY.

6. THE CONTRACTOR SHALL AT ALL TIMES PROTECT HIS WORK FROM DAMAGE AND THEFT AND REPLACE ALL DAMAGED OR STOLEN PARTS AT HIS EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING BY THE OWNER AND/OR GOVERNING AGENCY.

7. EXTREME CARE SHALL BE EXERCISED IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES. CONTRACTOR SHALL VERIFY THE LOCATION AND CONDITION OF ALL UTILITIES AND BE RESPONSIBLE FOR ANY DAMAGE. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT A MINIMUM OF TWO WORKING DAYS PRIOR TO DIGGING.

8. THE CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS, AND RUBBISH INCIDENTAL TO HIS WORK.

9. THE IRRIGATION DESIGN IS BASED ON THE METER AND/OR POINT OF CONNECTION SIZE AND WATER PRESSURE INDICATED ON THE WATER SOURCE / POINT OF CONNECTION NOTE ON THE PLANS. CONTRACTOR SHALL VERIFY THE PRESSURE PRIOR TO CONSTRUCTION. SHOULD A DISCREPANCY EXIST, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION. DO NOT PROCEED WITH ANY IRRIGATION INSTALLATION WORK UNTIL ANY AND ALL WATER SUPPLY AND PRESSURE ISSUES HAVE BEEN RESOLVED.

10. CONTRACTOR SHALL MAKE POINT(S) OF CONNECTION (POC) AS NOTED ON THE PLANS. ALL FEES AND LOCAL REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

11. IRRIGATION CONTRACTOR SHALL COORDINATE 120V AC POWER TO FINAL CONTROLLER LOCATION WITH GENERAL CONTRACTOR AND/OR ELECTRICAL CONTRACTOR AS NECESSARY. IRRIGATION CONTRACTOR SHALL PAY ALL ASSOCIATED FEES FOR ELECTRICAL SERVICE. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL FINAL CONTROLLER CONNECTIONS PER LOCAL CODES.

12. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT REQUIRED TO PERFORM A MAINLINE PRESSURE TEST. THE HYDROSTATIC TEST SHALL HOLD A MINIMUM OF 150 PSI FOR 3 HOURS OR MORE. CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE A MINIMUM OF 48 HOURS IN ADVANCE OF THE TEST FOR CERTIFICATION.

13. CONTRACTOR SHALL THOROUGHLY FLUSH THE ENTIRE MAINLINE PRIOR TO INSTALLING REMOTE CONTROL VALVES. ALL LATERAL LINES SHALL BE COMPLETELY FLUSHED PRIOR TO INSTALLING HEADS AND NOZZLES. FOR DRIP SYSTEMS, ALL PIPING / TUBING DOWNSTREAM OF THE CONTROL VALVE SHALL BE THOROUGHLY FLUSHED PRIOR TO 'CLOSING' SYSTEM (FOR GRID SYSTEMS), OR BEFORE INSTALLING FLUSH VALVES.

14. ALL WIRES SHALL BE SOLID COPPER, PLASTIC INSULATED, U.F. DIRECT BURIAL WIRE. ALL COMMON WIRE SHALL BE AWG #12 WHITE; ALL CONTROL WIRES SHALL BE AWG #14 RED OR BLACK. CONTROLLERS SHALL HAVE SEPARATE COLOR CODED COMMON WIRES AND CONTROL WIRES WHEN TWO OR MORE CONTROLLERS ARE ON THE PROJECT.

15. ALL CONTROL WIRES AND IRRIGATION PIPING THAT RUNS UNDER HARDSCAPE / PAVING SHALL BE ENCASED IN PVC SLEEVES PER THE LEGEND. SLEEVES SHALL BE SIZED ACCORDING TO THE SLEEVING CHART ON THE PLANS. SLEEVES SHALL BE STRAIGHT RUNS OF PVC PIPE WITH NO FITTINGS INSTALLED UNDER HARDSCAPED AREAS. IF WIDTH OF HARDSCAPE EXCEEDS A FULL LENGTH OF PIPE, USE BELLED END CONNECTION OR COUPLER WITHIN SLEEVE, ENSURING SLEEVE IS LARGE ENOUGH FOR THE ADDED DIAMETER OF THE CONNECTION.

16. THE FINAL LOCATION FOR CONTROL VALVES AND QUICK COUPLERS SHALL BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT OR THE OWNER'S AUTHORIZED REPRESENTATIVE. ALL VALVES AND QUICK COUPLERS SHALL BE LOCATED IN SHRUB AREAS WHEREVER POSSIBLE.

17. THE CONTRACTOR SHALL HEAT BRAND VALVE NUMBERS OR OTHER MARKINGS AS CALLED FOR IN THE IRRIGATION DETAILS ON INSIDE AND OUTSIDE OF ALL VALVE BOX LIDS.

18. ALL BRASS OR GALVANIZED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE OR APPROPRIATE PIPE JOINT COMPOUND. ALL PVC TO PVC THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE. NO PIPE DOPE IS ALLOWED AT VALVE OR SPRINKLER HEAD CONNECTIONS. ANY PVC TO METAL CONNECTIONS SHALL BE MADE WITH A MALE THREADED PVC FITTING AND A FEMALE THREADED METAL FITTING.

19. ALL PVC SOLVENT-WELD CONNECTIONS SHALL BE MADE WITH SOLVENT-WELD MATERIALS AS RECOMMENDED BY THE PIPE MANUFACTURER. SOLVENT-WELD PRIMER SHALL BE APPLIED AT ALL CONNECTIONS.

20. LOW HEAD DRAINAGE WILL NOT BE ALLOWED. CONTRACTOR TO DETERMINE IN THE FIELD WHICH HEADS DRAIN AFTER THE VALVE IS SHUT OFF. CONTRACTOR SHALL PROVIDE AND INSTALL ADDITIONAL IN-LINE CHECK VALVES AS NEEDED AT NO ADDITIONAL COST TO THE OWNER.

21. ALL PRESSURE SUPPLY LINES AND CONTROL WIRES TO HAVE 18"-24" MINIMUM COVER. ALL LATERAL LINES TO HAVE 12" MINIMUM COVER. FOR RECYCLED WATER SYSTEMS, PIPE DEPTH TO BE DETERMINED BY THE LOCAL GOVERNING AGENCY.

22. MAINLINE AND WIRE SLEEVING TO HAVE 24" MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE. MAINLINE AND WIRE SLEEVING UNDER ALL VEHICULAR ACCESS WAYS TO HAVE 36" MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE. LATERAL LINE SLEEVING TO HAVE 12" MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE. LATERAL LINE SLEEVING UNDER ALL VEHICULAR ACCESS WAYS TO HAVE 36" MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE. CONTRACTOR SHALL INSTALL SLEEVING UNDER ALL HARDSCAPE 36" WIDE OR GREATER. DUE TO GRAPHIC CLARITY, NOT ALL SLEEVES MAY BE SHOWN ON THE PLANS. CONTRACTOR SHALL INSTALL ALL SLEEVING PRIOR TO HARDSCAPE AND PAVING INSTALLATION.

23. THE RADIUS OF EACH HEAD IS TO BE ADJUSTED SO THAT HEAD-TO-HEAD COVERAGE IS MAINTAINED, BUT OVER SPRAY ON BUILDINGS, WALKS, WALLS, AND OTHER HARD SURFACES IS MINIMIZED. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO USING THE BEST NOZZLE RADIUS AND PATTERN, USING PRESSURE COMPENSATING DEVICES FOR NOZZLES, USING ADJUSTABLE NOZZLES, OR USING THE RADIUS ADJUST SCREW ON INDIVIDUAL NOZZLES.

24. FINE TUNE EACH CONTROL VALVE FOR OPTIMUM OPERATION. THIS SHALL BE DONE BY TURNING DOWN THE FLOW CONTROL OF THE VALVE UNTIL SYSTEM PERFORMANCE STARTS TO SUFFER. AT THAT POINT, OPEN UP VALVE FLOW CONTROL ABOUT ONE-HALF TURN OR UNTIL THE VALVE IS JUST OPEN ENOUGH FOR DESIRED OPERATION.

25. CONTRACTOR SHALL INSTALL 2 EXTRA WIRES FROM CONTROLLER(S) TO EACH END OF THE MAINLINE. WIRES SHALL COME UP INTO ALL VALVE BOXES ALONG THE MAINLINE PATH WITH 36" EXPANSION COILS IN EACH BOX. SPARE WIRES SHALL BE COLOR-CODED DIFFERENTLY THAN OTHER CONTROL WIRES FOR EACH CONTROLLER.

EQUIPMENT LEGEND - ROOF LEVEL ONLY			
SYMBOL	MANUFACTURER / MODEL NUMBER	SIZE	DETAIL
R	RAIN BIRD ESP-SMTE SERIES AUTOMATIC MODULAR CONTROLLER - WALL MOUNT IN APPROXIMATE LOCATION SHOWN ON THE PLANS - PAINT TO MATCH WALL	4 STATION	1
NOT SHOWN	UF DIRECT BURIAL CONTROL WIRE WITH WATERPROOF CONNECTIONS	14 GA UF	2
◎	HUNTER PFV-101-ASV SERIES ELECTRIC CONTROL VALVE (ANTI-SIPHON TYPE) WITH 1" NETAFIM 'TECHFILTER' DISC FILTER - DO NOT INSTALL PRESSURE REGULATOR	1"	3
▶◀	NIBCO T-580-70 TWO-PIECE BRONZE BALL VALVE - FULL PORT	LINE SIZE	4
●	RAIN BIRD #33-DLRC SERIES QUICK COUPLING VALVE WITH LOCKING YELLOW VINYL COVER	3/4"	5
———	WATER SUPPLY LINE PIPING BY OTHERS - SEE MECHANICAL / PLUMBING PLANS FOR EXACT LOCATION AND SIZE - MAKE ADJUSTMENTS AS NECESSARY IN THE FIELD	1" MINIMUM	6
———	PURPLE CLASS 200 PVC NON-PRESSURE LATERAL LINE - 12" MIN. COVER - SCH 40 PVC FITTINGS	1"	6
- - - - - -	NON-PRESSURE LATERAL LINE PIPING BETWEEN ROOF LEVEL PLANTERS - PIPING TO BE PROVIDED AND INSTALLED BY PLUMBING CONTRACTOR - SEE MECHANICAL / PLUMBING PLANS	3/4"	N/A
– – – – – – – –	ROOF LEVEL - NETAFIM TLDL4-12xx 'TECHLINE DL' DRIP LINE TUBING WITH 0.4 GPH EMITTERS AT 12" O.C. - ROWS OF TUBING AT ABOUT 12" O.C. PER PLAN - BURY TUBING 3"-4"	17mm	7-11
V	NETAFIM TLAVRV SERIES AIR/VACUUM RELEASE VALVE FOR DRIP LINE SYSTEMS	1/2"	9
F	NETAFIM TL050MFV-1 SERIES AUTOMATIC FLUSH VALVE FOR DRIP LINE SYSTEMS	1/2"	10
NOT SHOWN	NETAFIM #10-F-01 SERIES DRIP LINE SYSTEM OPERATION INDICATOR FOR TECHLINE DL	N/A	11

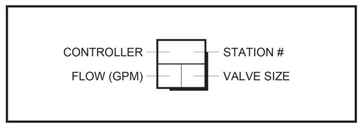
POINT OF CONNECTION (ROOF LEVEL)
MAKE IRRIGATION POINT OF CONNECTION INTO WATER STUB-OUT PROVIDED BY OTHERS. LOCATION SHOWN ON PLANS IS APPROXIMATE. VERIFY EXACT LOCATION IN THE FIELD AND ADJUST AS NECESSARY. REFER TO MECHANICAL / PLUMBING PLANS. INSTALL BALL VALVE AT POINT OF CONNECTION FOR IRRIGATION SYSTEM ISOLATION. INSTALL ANTI-SIPHON CONTROL VALVES IN SAME PLANTER AND SCREEN WITH SHRUBS. FINAL CONTROL VALVE LOCTIONS TO BE APPROVED IN THE FIELD BY THE OWNER OR AUTHORIZED REPRESENTATIVE. MAXIMUM DEMAND IS ABOUT 6.2 GPM. DELIVERY PRESSURE AT POC WILL BE ABOUT 20 PSI (INFORMATION FROM PLUMBING ENGINEER) CONTRACTOR SHALL VERIFY DELIVERY PRESSURE AT POC PRIOR TO START OF WORK AND NOTIFY THE LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY IF A DISCREPANCY IS FOUND. DO NOT PROCEED WITH ANY IRRIGATION INSTALLATION WORK UNTIL ANY AND ALL WATER SUPPLY AND PRESSURE ISSUES HAVE BEEN RESOLVED. THIS IS A LOW-PRESSURE SYSTEM. DO NOT INSTALL ANY SMALLER PIPING OR EQUIPMENT THAN SPECIFIED.

CONTROLLER (ROOF LEVEL)
WALL MOUNT IRRIGATION CONTROLLER TO BUILDING AS SHOWN ON THE PLANS. FINAL CONTROLLER LOCATION TO BE APPROVED IN THE FIELD BY THE OWNER OR AUTHORIZED REPRESENTATIVE. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120V AC POWER TO THE FINAL CONTROLLER LOCATION WITH GENERAL CONTRACTOR AND/OR ELECTRICAL CONTRACTOR AS NECESSARY, AND PAY ALL ASSOCIATED COSTS. THE IRRIGATION CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS PER LOCAL CODES. MOUNT, GROUND, AND WIRE ALL THE CONTROL EQUIPMENT PER THE MANUFACTURER'S DIRECTIONS, THESE PLANS, AND PER ALL LOCAL CODES.

SPECIAL NOTE - ROOF LEVEL SYSTEMS
THIS PROJECT HAS IRRIGATION SYSTEM ON A ROOF LEVEL. ALL PIPING WITHIN THE BUILDING AND ON THE STRUCTURE TO BE INSTALLED BY THE PLUMBING CONTRACTOR. THE IRRIGATION CONTRACTOR SHALL MAKE CONNECTIONS IN THE LANDSCAPE PLANTERS TO THE PIPING INSTALLED BY THE PLUMBER. IT MAY BE NECESSARY TO MODIFY THE PIPE ROUTING FOR THE ROOF LEVEL SYSTEMS IN A MANNER DIFFERENT THAN SHOWN ON THE PLANS BASED ON SITE CONDITIONS. THE IRRIGATION CONTRACTOR SHALL FOLLOW THE DESIGN INTENT OF THESE PLANS WHEN MAKING ANY ADJUSTMENTS. MAJOR DEVIATIONS SHALL REQUIRE PRE-APPROVAL FROM THE LANDSCAPE ARCHITECT. FOLLOW ALL APPLICABLE CODES AND INDUSTRY STANDARDS FOR THE INSTALLATION OF ROOF LEVEL IRRIGATION SYSTEMS FOR THIS PROJECT.

AB-1881 CALCULATIONS : MAXIMUM APPLIED WATER ALLOWANCE	
MAWA = Maximum Applied Water Allowance (GALLONS)	
MAWA = (ETo) x (0.62) x [(0.70 x LA) + (0.3 x SLA)]	
ETo = Reference Evapotranspiration (inches per year)	43.7
0.62 = Conversion Factor (to gallons per square foot)	0.62
0.70 = ET Adjustment Factor (70% of Reference ET)	0.70
LA = Total Landscaped Area (square feet)	11,010
SLA = Special Landscape Area	0
TOTAL MAWA	208,813.5

AB-1881 CALCULATIONS : ESTIMATED APPLIED WATER USE				
EAWU = Estimated Applied Water Use by Hydrozone (GALLONS)				
EAWU = (ETo) x (0.62) x [(PF) x (HA) / (IE) + (SLA)]				
ETo =	Reference ET (inches per year)			43.7
0.62 =	Conversion Factor (to gallons per square foot)			0.62
PF =	Plant Factor (Kc)			Hydrozone Specific
HA =	Hydrozone Area			Hydrozone Specific
IE =	Irrigation Efficiency			Hydrozone Specific
SLA =	Special Landscape Area			0
Hydrozone	PF	HA	IE	(PF) x (HA) / (IE)
Turf (Spray)	0.8	1,840	0.71	2,073.2
Shrubs / Trees (Drip Line)	0.5	9,170	0.90	5,094.4
Trees (Bubbler)	0.5	0	0.85	0.0
TOTAL AREA		11,010	Total	7,167.7
EAWU = (ETo) x (0.62) x [(TOTAL SUM OF PF x HA / IE) + (SLA)]				
		TOTAL EAWU		194,201.2



PRESSURE LOSS CALCULATIONS		
STREET LEVEL - STATION G-10 / 11 GPM		
MAXIMUM FLOW / FARTHEST FROM POC		
EQUIPMENT	SIZE	LOSS
Service Line - Copper (50' Estimate)	1"	2.1
Water Meter	3/4"	1.9
Backflow Preventer (R/P Type)	1"	12.0
Master Control Valve	1"	0.8
Flow Sensor	1"	1.0
Sch 40 PVC Mainline - 170'	1 1/2"	0.4
Sch 40 PVC Mainline Loop - 1300'	1 1/2"	2.1
Electric Control Valve	1"	2.9
Lateral Lines (10% Pressure Dif. Max.)	Misc.	3.0
SUBTOTAL PRESSURE LOSSES		26.2
MISC. LOSSES THROUGH SYSTEM	10%	2.6
Elevation Gain in Feet (Pressure Loss)	0	0.0
TOTAL PRESSURE LOSSES		28.8
Pressure Required at Sprinkler / Emission Device		30.0
TOTAL PRESSURE REQUIRED		58.8
Static Pressure Pressure at POC		69.0
RESIDUAL PRESSURE		10.2

PRESSURE LOSS CALCULATIONS		
ROOF LEVEL - STATION R-2 / 5.2 GPM		
MAXIMUM FLOW		
EQUIPMENT	SIZE	LOSS
POC Equipment (Estimated)	1"	1.0
Electric Anti-Siphon Control Valve	1"	2.0
Lateral Lines (10% Pressure Dif. Max.)	Misc.	2.0
SUBTOTAL PRESSURE LOSSES		5.0
MISC. LOSSES THROUGH SYSTEM	10%	0.5
Elevation Gain in Feet (Pressure Loss)	0	0.0
TOTAL PRESSURE LOSSES		5.5
Pressure Required at Sprinkler / Emission Device		10.0
TOTAL PRESSURE REQUIRED		15.5
Static Pressure Pressure at POC		20.0
RESIDUAL PRESSURE		4.5

26. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR IS TO TURN OVER TO THE OWNER THE FOLLOWING:
26.a. A REPRODUCIBLE SET OF "AS-BUILT" DRAWINGS AND CONTROLLER CHART.
26.b. 2 KEYS FOR EACH CONTROLLER / CONTROLLER ENCLOSURE (AS APPLICABLE).
26.c. 2 QUICK COUPLER KEYS AND MATCHING HOSE SWIVELS.
26.d. 4 OF EACH SPRINKLER HEAD SPECIFIED (AS APPLICABLE).
26.e. 100' OF EACH DRIP LINE TUBING SPECIFIED (AS APPLICABLE).
26.f. 10 OF EACH DRIP EMITTER / FLUSH VALVE / DRIP SYSTEM APPARATUS SPECIFIED (AS APPLICABLE).

27. RECORD DRAWINGS - THE CONTRACTOR SHALL PROVIDE AND KEEP UP TO DATE A COMPLETE RECORD SET OF PRINTS WHICH SHALL BE CORRECTED DAILY AND SHOW EVERY CHANGE FROM THE ORIGINAL DRAWINGS. PRIOR TO FINAL INSPECTION, THE CONTRACTOR SHALL TRANSCRIBE ALL INFORMATION FROM THE RECORD SET TO A BLACK-LINE PRINT PROCURED FROM THE OWNER. ALL WORK SHALL BE NEAT AND LEGIBLE, LOCATING THE FOLLOWING ITEMS FROM PERMANENT POINTS OF REFERENCE: SHUT-OFF VALVES, MAINLINE AND CONTROL WIRE ROUTING, POC, BACKFLOW DEVICE, CONTROL VALVES, CONTROLLER, QUICK COUPLING VALVES, AND OTHER PERTINENT UNDERGROUND ITEMS.

28. "CONTROLLER CHART" - UPON APPROVAL OF THE FINAL RECORD DRAWINGS, PROVIDE ONE CHART FOR EACH CONTROLLER INSTALLED.
28.A. A. THE CHART IS TO BE A REDUCED COPY OF THE APPROVED RECORD DRAWING (A BLACK-LINE PRINT REDUCED TO THE MAXIMUM SIZE THE CONTROLLER DOOR WILL ALLOW, COLORED WITH A DIFFERENT COLOR FOR EACH VALVE STATION'S AREA OF COVERAGE).
28.B. WHEN COMPLETED AND APPROVED, THE CHART SHALL BE LAMINATED BETWEEN TWO (2) PIECES OF 20 MIL. CLEAR PLASTIC AND MOUNTED ON THE INSIDE OF THE CONTROLLER DOOR USING VELCRO TAPE OR EQUAL.

GUSD APARTMENTS GLENDALE, CA

CARMEL PARTNERS

L4.2 - IRRIGATION NOTES

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM
11-15 -2017

24. DRIP LINE IRRIGATION

24.A. 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.

24.B. 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.

24.C. EACH DRIP LINE SYSTEM SHALL HAVE A DRIP ZONE VALVE ASSEMBLY THAT INCLUDES A PRESSURE REGULATOR AND IN-LINE FILTER PER THE LEGEND.

24.D. 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.

24.E. 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.

24.F. DRIP LINE TUBING RUNS SHALL BE SPACED AT APPROXIMATELY 12" OR 18" O.C. AS NOTED ON THE PLANS.

24.G. 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.

24.H. FLUSH VALVES SHALL BE INSTALLED A 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.

24.I. DRIP LINE TUBING SHALL BE BURIED 3"-4" DEEP, STAPLED DOWN, AND COVERED WITH MULCH PER THE PLANTING PLAN.

24.J. EACH DRIP LINE ZONE SHALL INCLUDE AN OPERATION INDICATOR. THE OPERATION INDICATOR SHALL BE INSTALL AT THE FARTHEST POINT AWAY FROM THE ZONE DRIP VALVE ASSEMBLY.

24.K. 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.

HYDROZONE INFORMATION MATRIX

STATION NUMBER	AREA (SQ. FT.)	PERCENT OF AREA	PLANT TYPE	WATER USE (WUCOLS)	IRRIGATION TYPE	ZONE FLOW (GPM)	PRECIPITATION RATE (IN/HR)	ZONE PRESSURE
G-1	780	7.1%	TREES / SHRUBS	MEDIUM	DRIP LINE	3.5	0.40	30 PSI
G-2	1,500	13.6%	TREES / SHRUBS	MEDIUM	DRIP LINE	6.7	0.40	30 PSI
G-3	1,545	14.0%	TREES / SHRUBS	MEDIUM	DRIP LINE	6.9	0.40	30 PSI
G-4	785	7.1%	TURF	HIGH	SPRAY	8.3	1.00	30 PSI
G-5	915	8.3%	TREES / SHRUBS	MEDIUM	DRIP LINE	4.1	0.40	30 PSI
G-6	685	6.2%	TREES / SHRUBS	MEDIUM	DRIP LINE	3.0	0.40	30 PSI
G-7	980	8.9%	TREES / SHRUBS	MEDIUM	DRIP LINE	4.4	0.40	30 PSI
G-8	1,435	13.0%	TREES / SHRUBS	MEDIUM	DRIP LINE	6.2	0.40	30 PSI
G-9	1,330	12.1%	TREES / SHRUBS	MEDIUM	DRIP LINE	5.9	0.40	30 PSI
G-10	560	5.1%	TURF	HIGH	SPRAY	6.7	1.00	30 PSI
G-11	495	4.5%	TURF	HIGH	SPRAY	5.9	1.00	30 PSI
G-12	0	0.0%	TREES - SUPPLEMENT	MEDIUM	BUBBLER	11	3.00	30 PSI
G-13	0	0.0%	TREES - SUPPLEMENT	MEDIUM	BUBBLER	5.0	3.00	30 PSI
G-14	0	0.0%	TREES - SUPPLEMENT	MEDIUM	BUBBLER	2.5	3.00	30 PSI
G-15	0	0.0%	TREES - SUPPLEMENT	MEDIUM	BUBBLER	2.5	3.00	30 PSI
G-16	0	0.0%	TREES - SUPPLEMENT	MEDIUM	BUBBLER	0.5	3.00	30 PSI
	11,010	TOTAL AREA (sq. ft.)						

EQUIPMENT LEGEND - GROUND LEVEL ONLY

SYMBOL	MANUFACTURER / MODEL NUMBER	SIZE	DETAIL
M	WATER METER - SEE POINT OF CONNECTION NOTE ON PLANS	3/4"	N/A
BP	FEBCO 825YA SERIES REDUCED PRESSURE BACKFLOW PREVENTER - INSTALL IN STRONG BOX SBBC-30SS STAINLESS STEEL ENCLOSURE - INSTALL WITH WYE-STRAINER LISTED BELOW	1"	A
NOT SHOWN	WILKINS YBP-80 SERIES WYE-STRAINER WITH 80-MESH STAINLESS STEEL FILTER SCREEN	1"	A
MV	SUPERIOR 3100-100-RW SERIES NORMALLY OPEN BRASS MASTER CONTROL VALVE	1"	B
FS	RAIN BIRD FS-100-B SERIES FLOW SENSOR IN BRASS TEE - 2 TO 40 GPM RANGE	1"	C
F	EZ-FLO #EZ-003-CX AUTOMATIC FERTILIZATION SYSTEM	2.5 GALLON	D
C	RAIN BIRD ESP-LXMEF-ET+(2) SM-8 SERIES AUTOMATIC MODULAR 'SMART' ET ADJUSTING CONTROLLER - INSTALL IN STRONG BOX SBBC-16SS STAINLESS STEEL ENCLOSURE	16 STATION	E
NOT SHOWN	UF DIRECT BURIAL CONTROL WIRE WITH WATERPROOF CONNECTIONS	14 GA UF	F
	NIBCO T-580-70 TWO-PIECE BRONZE BALL VALVE - FULL PORT	LINE SIZE	G
	RAIN BIRD #44-NP SERIES QUICK COUPLING VALVE WITH LOCKING PURPLE VINYL COVER	1"	H
	RAIN BIRD 100-PESB-R SERIES ELECTRIC CONTROL VALVE WITH RECYCLED WATER HANDLE, SCRUBBER MECHANISM, AND CHLORINE / CHEMICAL RESISTANT DIAPHRAGM	1"	I
	RAIN BIRD 100-PESB-R SERIES ELECTRIC CONTROL VALVE (SEE ABOVE) WITH 1" SENNINGER PMR-35 PRESSURE REGULATOR AND 1" NETAFIM 'TECHFILTER' DISC FILTER	1"	J
	TYPE 'K' COPPER PRESSURE MAINLINE PIPING WHERE PIPING RUNS INTO COURTYARD AREAS AND SLEEVING IS NOT POSSIBLE - COORDINATE AS NECESSARY AND INSTALL PER ALL CODES	1 1/2"	K
	PURPLE SCH 40 PVC MAINLINE PIPING WITH RECYCLED WATER MARKINGS (1 1/2" AND SMALLER) 24" MIN. COVER - USE SCH 40 PVC FITTINGS	1 1/2"	K
	PURPLE CLASS 200 PVC NON-PRESSURE LATERAL LINE - 12" MIN. COVER - SCH 40 PVC FITTINGS	PLAN SIZE	K
	PURPLE SCH 40 PVC WIRE SLEEVE FOR GROUND LEVEL / GRAY SCH 40 PVC WIRE CONDUIT INTO COURTYARD AREAS - USE SWEEP ELLS AS REQUIRED	PLAN SIZE	L
	PURPLE SCH 40 PVC PIPE SLEEVING - EXTEND 6" PAST EDGE OF HARDSCAPE - 18" MIN. COVER	PLAN SIZE	L
	STREET LEVEL - NETAFIM TLRW6-18xx 'TECHLINE RW' DRIP LINE TUBING WITH 0.6 GPH EMITTERS AT 18" O.C. - ROWS OF TUBING AT ABOUT 18" O.C. PER PLAN - BURY TUBING 3"-4"	17mm	M / N O / P
V	NETAFIM TLAVRV SERIES AIR/VACUUM RELEASE VALVE FOR DRIP LINE SYSTEMS	1/2"	O
F	NETAFIM TL050MFV-1 SERIES AUTOMATIC FLUSH VALVE FOR DRIP LINE SYSTEMS	1/2"	P
NOT SHOWN	NETAFIM #10-F-01 SERIES DRIP LINE SYSTEM OPERATION INDICATOR FOR TECHLINE RW	N/A	Q
	RAIN BIRD RWS-M-B-C-1401-GRATE-P SERIES ROOT WATERING SYSTEM BUBBLER WITH PURPLE GRATE FOR RECYCLED WATER - 0.25 GPM FOR EACH BUBBLER - 2 PER TREE	0.25 GPM	R

SPRINKLER LEGEND - GROUND LEVEL ONLY

SYMBOL	MANUFACTURER-MODEL NUMBER	NOZZLE	RAD	PSI	FLOW - GPM 60°	Q	T	150°	H	210°	TT	TQ	F	DETAIL
TURF POP-UP SPRAY HEADS WITH 'PRECISION' SPRAY NOZZLE, PRESSURE REGULATION, CHECK VALVE, AND PURPLE CAP														
	TORO 570Z-6P-PR-COM-E-O-T-5'	60°/Q/T/150°/H/210°/TT/TQ/F	5'	30	.043	.064	.09	.11	.13	.15	.17	.20	.26	S
	TORO 570Z-6P-PR-COM-E-O-T-8'	60°/Q/T/150°/H/210°/TT/TQ/F	8'	30	.11	.17	.22	.27	.33	.36	.44	.49	.66	
	TORO 570Z-6P-PR-COM-E-O-T-10'	60°/Q/T/150°/H/210°/TT/TQ/F	10'	30	.17	.23	.34	.43	.51	.58	.69	.79	1.03	
	TORO 570Z-6P-PR-COM-E-O-T-12'	60°/Q/T/150°/H/210°/TT/TQ/F	12'	30	.25	.37	.49	.62	.74	.82	.99	1.15	1.48	
	TORO 570Z-6P-PR-COM-E-O-T-15'	60°/Q/T/150°/H/210°/TT/TQ/F	15'	30	.39	.58	.77	.96	1.16	1.20	1.54	1.78	2.31	

PIPE SIZING

	3/4" PIPE
	1" PIPE
	1 1/4" PIPE
	1 1/2" PIPE
	2" PIPE
	2 1/2" PIPE
	3" PIPE
	4" PIPE
	6" PIPE
	8" PIPE

SCH 40 PVC SLEEVING CHART

1 1/4" SLEEVE	1-8 WIRES	1/2" PIPE
1 1/2" SLEEVE	9-16 WIRES	3/4" PIPE
2" SLEEVE	17-26 WIRES	1" PIPE
2 1/2" SLEEVE	27-38 WIRES	1 1/4" PIPE
3" SLEEVE	39-54 WIRES	1 1/2" PIPE
4" SLEEVE	55-100 WIRES	2" PIPE
6" SLEEVE	100+ WIRES	3" PIPE
8" SLEEVE	N/A	4" PIPE
12" SLEEVE	N/A	6" PIPE

Underground Service Alert

CALL BEFORE YOU DIG

CALL TOLL FREE:

1-800 227-2600

TWO WORKING DAYS BEFORE YOU DIG

POINT OF CONNECTION (GROUND LEVEL)
MAKE IRRIGATION POINT OF CONNECTION INTO EXISTING 1" POTABLE WATER METER IN THE APPROXIMATE LOCATION SHOWN. VERIFY EXACT LOCATION IN THE FIELD AND ADJUST AS NECESSARY. REFER TO CIVIL ENGINEER'S PLANS FOR LOCATION AND REFERENCE. INSTALL BACKFLOW PREVENTER IMMEDIATELY DOWNSTREAM OF METER PER ALL LOCAL CODES. INSTALL IN ENCLOSURE AS CALLED FOR IN THE IRRIGATION LEGEND. FINAL BACKFLOW PREVENTER LOCATION TO BE APPROVED IN THE FIELD BY THE OWNER OR AUTHORIZED REPRESENTATIVE. INSTALL WYE-STRAINER WITH BACKFLOW DEVICE PER THE DETAIL. PIPING BETWEEN THE WATER METER AND THE BACKFLOW PREVENTER TO BE TYPE 'K' COPPER, SIZED THE SAME AS THE MAINLINE SIZE DOWNSTREAM OF THE POC EQUIPMENT. INSTALL MASTER VALVE DOWNSTREAM OF BACKFLOW DEVICE AND WIRE TO CONTROLLER PER MANUFACTURER'S DIRECTIONS. INSTALL FLOW SENSOR DOWNSTREAM OF MASTER VALVE AND WIRE TO CONTROLLER PER MANUFACTURER'S DIRECTIONS. THE MASTER VALVE AND FLOW SENSOR WIRES SHALL BE COLOR CODED SEPARATELY FROM THE VALVE WIRES AND COMMON, AND SHALL BE THE TYPE AND GAUGE RECOMMENDED BY THE MANUFACTURER. INSTALL AUTOMATIC FERTILIZATION UNIT DOWNSTREAM OF THE FLOW SENSOR PER THE MANUFACTURER'S DIRECTIONS. MAXIMUM DEMAND IS 11 GPM. STATIC PRESSURE AT METER IS 69 PSI (INFORMATION FROM CITY OF GLENDALE WATER DEPARTMENT ON OCTOBER 22, 2014). CONTRACTOR SHALL VERIFY STATIC PRESSURE AT METER PRIOR TO START OF WORK AND NOTIFY THE LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY IF A DISCREPANCY IS FOUND. DO NOT PROCEED WITH ANY IRRIGATION INSTALLATION WORK UNTIL ANY AND ALL WATER SUPPLY AND PRESSURE ISSUES HAVE BEEN RESOLVED.

CONTROLLER (GROUND LEVEL)
INSTALL IRRIGATION CONTROLLER ADJACENT TO BUILDING AS SHOWN ON THE PLANS. INSTALL IN ENCLOSURE AS CALLED FOR IN THE IRRIGATION LEGEND. FINAL CONTROLLER LOCATION TO BE APPROVED IN THE FIELD BY THE OWNER OR AUTHORIZED REPRESENTATIVE. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120V AC POWER TO THE FINAL CONTROLLER LOCATION WITH GENERAL CONTRACTOR AND/OR ELECTRICAL CONTRACTOR AS NECESSARY, AND PAY ALL ASSOCIATED COSTS. THE IRRIGATION CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS PER LOCAL CODES. MOUNT, GROUND, AND WIRE ALL THE CONTROL EQUIPMENT PER THE MANUFACTURER'S DIRECTIONS, THESE PLANS, AND PER ALL LOCAL CODES.

SLEEVING (GROUND LEVEL)
MAINLINE AND VALVES SHOWN OUTSIDE OF PLANTED AREAS FOR CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT IN ADJACENT PLANTED AREAS EXCEPT WHERE SLEEVING IS SHOWN ON THE PLANS. ALL PIPES AND WIRES THAT MUST RUN UNDER HARDSCAPE TO BE SLEEVED IN SCH 40 PVC SLEEVES ACCORDING TO THE SLEEVING CHART.

AUTOMATIC FERTILIZATION SYSTEM (GROUND LEVEL)
THIS SYSTEM IS DESIGNED TO OPERATE WITH AN AUTOMATIC FERTILIZATION SYSTEM. CONTRACTORS NOT FAMILIAR WITH THIS SYSTEM SHALL CONTACT THE MANUFACTURER'S REPRESENTATIVE PRIOR TO START OF WORK FOR SYSTEM INFORMATION AND TRAINING. CONTACT DARIN BRASCH AT 702-493-9116. CONTRACTOR SHALL USE A BASIC 10-20-30 FERTILIZER (OR EQUAL) FOR INITIAL PLANTING THROUGH THE ESTABLISHMENT PERIOD. APPLY APPROXIMATELY 1 LB PER 1000 SQ. FT. AND SET THE FERTILIZATION SYSTEM ON "SLOW". THIS FERTILIZER AND APPLICATION RATE IS A SUGGESTED STARTING POINT, CONTACT THE MANUFACTURER'S REPRESENTATIVE FOR MORE DETAILED INSTRUCTIONS FOR INITIAL PLANTINGS.

TREE BUBBLERS (GROUND LEVEL)
TREE ROOT WATERING SYSTEM BUBBLERS TO BE PROVIDED TO ALL TREES (2 EACH) ON THE STREET LEVEL. ADJUST FINAL LOCATION OF TREE BUBBLERS TO MATCH FINAL TREE PLANTING IN THE FIELD. RELOCATE, ADD, AND/OR REMOVE BUBBLERS AS NECESSARY.

FUTURE RECYCLED WATER (GROUND LEVEL)
THIS SYSTEMS IS TO BE INSTALLED WITH ALL THE EQUIPMENT AND INSTALLATION MEANS AND METHODS FOR FUTURE RECYCLED WATER CONVERSION. FOLLOW ALL THE STANDARDS OF THE LOCAL WATER PROVIDER FOR SUCH SYSTEMS.

DRIP LINE SYSTEMS
SHRUB AREAS AS SHOWN SHALL BE IRRIGATED WITH DRIP LINE IRRIGATION. INSTALL ALL DRIP LINE SYSTEMS PER THE MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS. CONTRACTORS NOT FAMILIAR WITH DRIP LINE SYSTEM INSTALLATION SHALL CONTACT THE MANUFACTURER'S REPRESENTATIVE PRIOR TO START OF WORK FOR ON-SITE PRODUCT AND INSTALLATION TRAINING. CONTACT BILL MILLWARD AT 951-287-4630. EFFICIENT IRRIGATION IS DEPENDENT ON PROPER SOIL PREPARATION AS OUTLINED BY THE DRIP LINE TUBING MANUFACTURER. THE SOIL IS THE WATER DISTRIBUTION MECHANISM SO A HOMOGENOUS, CONSISTENT IRRIGATION ZONE IS REQUIRED FOR OPTIMUM, EVEN DISTRIBUTION OF WATER.

POINT OF CONNECTION / CONTROL SYSTEM SUMMARY (GROUND LEVEL)

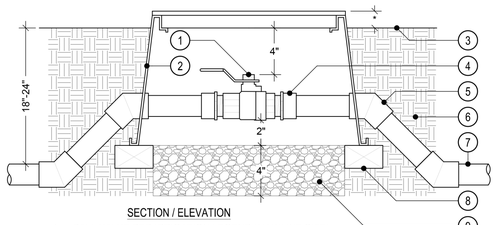
WATER TYPE - POTABLE	METER SIZE - 1"	BACKFLOW PREVENTER SIZE - 1"
PRESSURE REGULATOR - N/A	MASTER VALVE - 1"	FLOW SENSOR - 1"
FERTILIZATION UNIT - 2.5 GALLON	MAXIMUM DEMAND -11 GPM	NUMBER OF VALVES - 16
CONTROLLER SIZE - 16 STATION	ET SENSOR - RAIN BIRD ET MANAGER	STATIC PRESSURE AT METER - 69 PSI

GUSD APARTMENTS GLENDALE, CA

CARMEL PARTNERS

L4.3 - IRRIGATION NOTES

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM
11-15 -2017

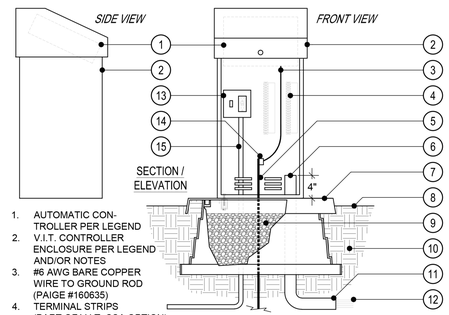


1. BALL VALVE PER IRRIGATION LEGEND (MAINLINE SIZE)
2. RECTANGULAR PLASTIC VALVE BOX WITH PURPLE LOCKING LID (RAIN BIRD OR APPROVED EQUAL) HEAT BRAND "BV" ON LID IN 2" HIGH BLOCK LETTERS
3. FINISH GRADE
4. SCH 80 PVC MALE ADAPTER (2 REQUIRED)
5. SCH 40 PVC 45 DEGREE ELL (4 REQUIRED)
6. NATIVE SOIL
7. MAINLINE PIPING PER IRRIGATION LEGEND
8. COMMON BRICK SUPPORTS (4 REQUIRED)
9. FILL BASE OF BOX WITH PEA GRAVEL

* 1/2" IN TURF AREAS, 2"-3" IN SHRUB AREAS

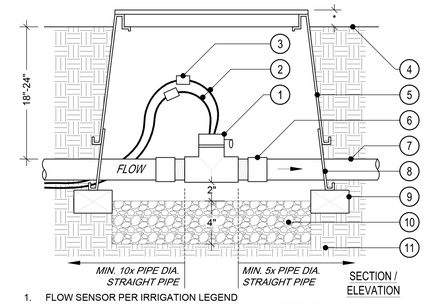
NOTES:
OFF-SET VALVE BOX AROUND BALL VALVE TO ALLOW SPACE FOR FULL MOVEMENT OF THE BALL VALVE HANDLE.

G BALL VALVE



1. AUTOMATIC CONTROLLER PER LEGEND
2. V.I.T. CONTROLLER ENCLOSURE PER LEGEND AND/OR NOTES
3. #6 AWG BARE COPPER WIRE TO GROUND ROD (PAIGE #160635)
4. TERMINAL STRIPS (PART OF V.I.T. CSA OPTION)
5. 5/8"x10' SOLID COPPER GROUNDING ROD (PAIGE #182007)
6. 3" SCH 40 PVC CONDUIT FOR CONTROL WIRES - EXTEND ABOVE PAD
7. V.I.T. QP-XX SERIES "QUICKPAD" ENCLOSURE MOUNTING PAD
8. FINISH GRADE - 2" BELOW TOP OF QUICKPAD
9. FILL BASE 3/4 FULL WITH PEA GRAVEL
10. NATIVE SOIL
11. USE LONG PVC SWEEP ELLS FOR WIRES
12. DIRECT BURIAL CONTROL WIRES TO VALVES
13. 120V AC OUTLET AND SWITCH (PART OF V.I.T. CSA OPTION)
14. CADWELD #GR1161G "ONE-SHOT" WELDING KIT (PAIGE #1820037P)
15. PVC CONDUIT WITH 120V AC POWER WIRES TO ELECTRICAL SOURCE

E CONTROLLER / ENCLOSURE

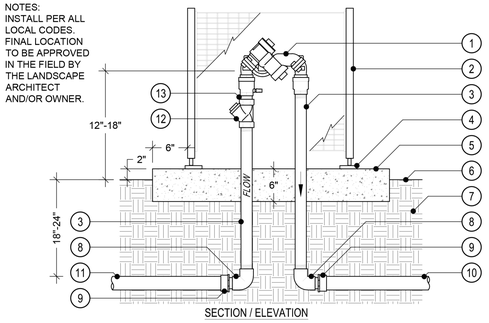


1. FLOW SENSOR PER IRRIGATION LEGEND
2. #14 UF WIRES TO CONTROLLER (COLOR CODE DIFFERENTLY THAN COMMON WIRE, CONTROL WIRES, AND MASTER VALVE WIRES)
3. WATERPROOF WIRE CONNECTORS (2 REQUIRED)
4. FINISH GRADE
5. RECTANGULAR PLASTIC VALVE BOX WITH PURPLE LOCKING LID (RAIN BIRD VB OR APPROVED EQUAL) HEAT BRAND "FS" ON LID IN 2" HIGH BLOCK LETTERS
6. SCH 40 MALE ADAPTERS (SENSOR SIZE, 2 REQUIRED)
7. MAINLINE PIPING PER IRRIGATION LEGEND (SENSOR SIZE)
8. RECTANGULAR PLASTIC VALVE BOX EXTENSION AS REQUIRED
9. COMMON BRICK SUPPORTS (4 REQUIRED)
10. FILL BASE OF BOX WITH PEA GRAVEL
11. NATIVE SOIL

* 1/2" IN TURF AREAS, 2"-3" IN SHRUB AREAS

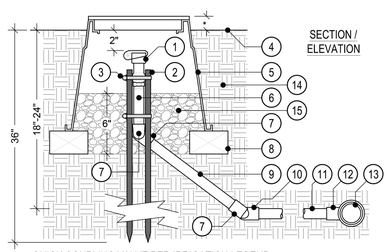
C FLOW SENSOR

NOTES:
INSTALL PER ALL LOCAL CODES. FINAL LOCATION TO BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT AND/OR OWNER.



1. REDUCED PRESSURE BACKFLOW PREVENTER PER IRRIGATION LEGEND
2. V.I.T. BACKFLOW PREVENTER ENCLOSURE (#SBBC-30SS)
3. BRASS NIPPLE (R/P SIZE) LENGTH AS REQUIRED
4. MOUNT ENCLOSURE TO CONCRETE PAD PER MANUFACTURER
5. 6" THICK CONCRETE PAD
6. FINISH GRADE
7. NATIVE SOIL
8. BRASS ELL (R/P SIZE)
9. SCH 40 PVC MALE ADAPTER (BUSH UP TO MAINLINE PLAN SIZE WHERE R/P DEVICE IS SMALLER THAN MAINLINE SIZE)
10. MAINLINE PIPING PER IRRIGATION LEGEND (TO SYSTEM)
11. MAINLINE PIPING PER IRRIGATION LEGEND (FROM P.O.C.)
12. WILKINS YBP-80 STRAINER (R/P SIZE)
13. BRASS CLOSE NIPPLE (R/P SIZE)

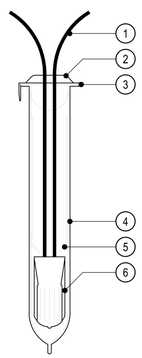
A BACKFLOW PREVENTER / ENCLOSURE



1. QUICK COUPLING VALVE PER IRRIGATION LEGEND
2. #4x36" REBAR SUPPORT STAKE (2 REQUIRED)
3. STAINLESS STEEL CLAMP (2 REQUIRED)
4. FINISH GRADE
5. 10" ROUND PLASTIC VALVE BOX WITH PURPLE LOCKING LID (RAIN BIRD OR APPROVED EQUAL) HEAT BRAND "QC" ON LID IN 2" HIGH BLOCK LETTERS
6. 1"x6" SCH 80 PVC NIPPLE
7. 1" SCH 40 PVC STREET ELL (3 REQUIRED)
8. COMMON BRICK SUPPORTS (3 REQUIRED)
9. 1"x12" SCH 80 PVC NIPPLE
10. 1" SCH 40 PVC ELL (SxT)
11. 1" SCH 40 PVC MAINLINE (12" MINIMUM LENGTH)
12. SCH 40 PVC MAINLINE FITTING (TEE OR ELL) WITH 1" SLIP OUTLET
13. MAINLINE PIPING PER IRRIGATION LEGEND (PLAN SIZE)
14. NATIVE SOIL
15. FILL BASE OF BOX WITH PEA GRAVEL

* 1/2" IN TURF AREAS, 2"-3" IN SHRUB AREAS

H QUICK COUPLING VALVE



1. LOW VOLTAGE WIRES - 3 MAXIMUM
2. WIRES PASS THROUGH GROOVES IN TUBE LID TO ALLOW LID TO CLOSE
3. CLOSE TUBE LID AFTER WIRE IS INSERTED INTO TUBE
4. POLY TUBE PRE-FILLED WITH WATERPROOF GEL
5. LOCK TABS PREVENT WIRE REMOVAL ONCE CONNECTOR IS INSERTED
6. SCOTCHLOK ELECTRICAL SPRING CONNECTOR - WIRES SHALL BE PRE-STRIPPED OF 1/2" OF THE INSULATION PRIOR TO INSERTION INTO THE CONNECTOR - TWIST CONNECTOR ONTO WIRES TO SEAT FIRMLY

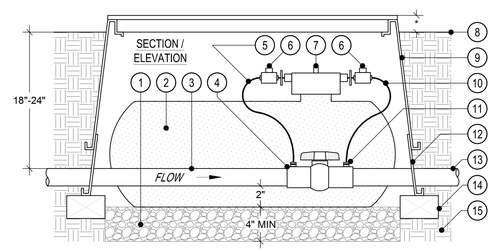
INSERT SCOTCHLOK CONNECTOR AND WIRES INTO TUBE UNTIL THE CONNECTOR PASSES THE LOCK TABS.

NOTES:
WIRE CONNECTOR SHALL BE A 3M DBY DIRECT BURY SPLICE KIT.

KIT SHALL INCLUDE A SCOTCHLOK 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 OR GREATER QUANTITIES OF WIRES SHALL REQUIRE A LARGER APPROVED WIRE CONNECTOR.

F WATERPROOF WIRE CONNECTOR

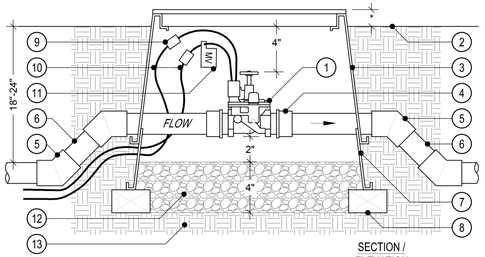


1. FILL BASE OF BOX WITH 2 CU. FT. MIN. PEA GRAVEL
2. EZ-FLO #EZ-001-CX FERTILIZING SYSTEM
3. PVC MAINLINE FROM BACKFLOW PREVENTER
4. EZ BALL VALVE COUPLING CONNECTOR - MAINLINE SIZE - INSTALL ACCORDING TO WATER FLOW DIRECTION
5. WATER IN - CONNECT BLACK TUBE TO BLUE CONNECTIONS ON PROPORTIONING CAP AND EZ BALL VALVE
6. EZ-FLOW SHUT OFF VALVES
7. PROPORTIONING CAP WITH FEED ADJUSTMENT KNOB
8. FINISH GRADE
9. RECTANGULAR PLASTIC VALVE BOX WITH PURPLE LOCKING LID (30"Lx24"Wx18"D MIN. SIZE) - HEAT BRAND "FERT" ON LID IN 2" LETTERS
10. FERTILIZER OUT - CONNECT CLEAR TUBE TO GREEN CONNECTIONS ON PROPORTIONING CAP AND EZ BALL VALVE
11. 1/4" TUBING CLAMP CONNECTIONS - GREEN AND BLUE - TYPICAL OF TWO (2)
12. VALVE BOX EXTENSION(S) AS REQUIRED
13. PVC MAINLINE TO SYSTEM VALVES
14. COMMON BRICK SUPPORTS - 4 REQUIRED
15. NATIVE SOIL

* 1/2" IN TURF AREAS, 2"-3" IN SHRUB AREAS

NOTES:
SET TANK ON PEA GRAVEL BASE. THE EZ BALL VALVE HAS TO BE ORDERED SEPARATELY. FERTILIZER RATE SHALL BE ADJUSTED SO THAT TANK REFILL SHALL BE REQUIRED APPROX. ONCE PER MONTH. CONTACT EZ-FLO AT: 866-393-5601.

D AUTOMATIC FERTILIZATION UNIT



1. MASTER VALVE PER IRRIGATION LEGEND
2. FINISH GRADE
3. RECTANGULAR PLASTIC VALVE BOX WITH PURPLE LOCKING LID (RAIN BIRD VB OR APPROVED EQUAL) HEAT BRAND "MV" ON LID IN 2" HIGH BLOCK LETTERS
4. SCH 40 PVC MALE ADAPTER (2 REQUIRED) USE REDUCING ADAPTERS WHERE MAINLINE IS LARGER THAN VALVE
5. SCH 40 PVC 45 DEGREE ELL (4 REQUIRED)
6. MAINLINE PIPING PER IRRIGATION LEGEND (PLAN SIZE)
7. RECTANGULAR PLASTIC VALVE BOX EXTENSION (RAIN BIRD OR EQUAL)
8. COMMON BRICK SUPPORTS (4 REQUIRED)
9. WATERPROOF WIRE CONNECTORS (2 REQUIRED)
10. #14 UF WIRES TO CONTROLLER (COLOR CODE DIFFERENTLY THAN COMMON WIRE, CONTROL WIRES, AND FLOW SENSOR WIRES)
11. I.D. TAG WITH "MV" PRINTED ON IT (CHRISTY'S #ID-STD-Y1)
12. FILL BASE OF BOX WITH PEA GRAVEL
13. NATIVE SOIL

* 1/2" IN TURF AREAS, 2"-3" IN SHRUB AREAS

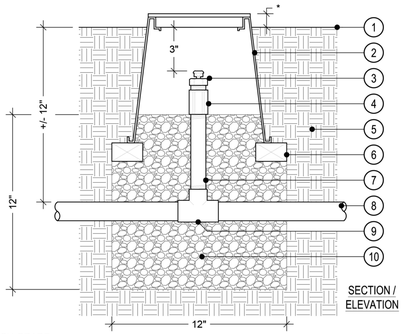
B MASTER CONTROL VALVE

GUSD APARTMENTS GLENDALE, CA

L4.4 - IRRIGATION DETAILS

CARMEL PARTNERS

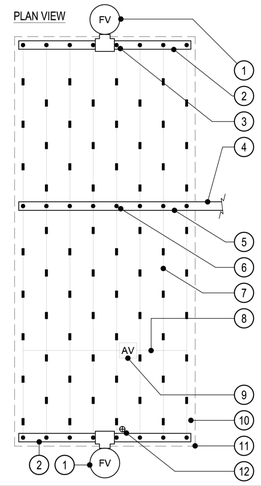
ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM
11-15 -2017



1. FINISH GRADE
2. 6" ROUND PLASTIC VALVE BOX WITH PURPLE SNAP-ON LID (RAIN BIRD OR APPROVED EQUAL) HEAT BRAND "AR" ON LID IN 2" HIGH BLOCK LETTERS
3. AIR RELEASE VALVE (NETAFIM TLAVRV OR APPROVED EQUAL)
4. 1/2" SCH 40 PVC THREADED COUPLER
5. NATIVE SOIL
6. COMMON BRICK SUPPORTS (2 REQUIRED)
7. 1/2" SCH 80 PVC NIPPLE (LENGTH AS REQUIRED)
8. LATERAL LINE PIPING PER IRRIGATION LEGEND (PLAN SIZE)
9. SCH 40 PVC TEE SxSxT WITH 1/2" THREADED OUTLET
10. FILL BASE WITH 1 CUBIC FOOT OF PEA GRAVEL

* 1/2" IN TURF AREAS, 2"-3" IN SHRUB AREAS

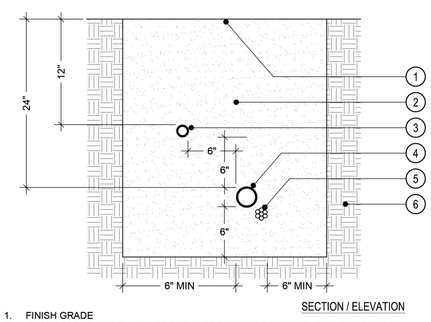
O | AIR RELEASE VALVE FOR DRIP LINE SYSTEMS



1. FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT.
2. PVC FLUSH MANIFOLD PER IRRIGATION LEGEND
3. PVC FLUSH MANIFOLD TO TUBING CONNECTION - TYPICAL
4. PVC LATERAL LINE FROM DRIP ZONE VALVE PER IRRIGATION LEGEND
5. PVC SUPPLY MANIFOLD PER IRRIGATION LEGEND
6. PVC SUPPLY MANIFOLD TO TUBING CONNECTION - TYPICAL
7. DRIP LINE TUBING PER IRRIGATION LEGEND
8. AIR RELEASE LATERAL - POLY TUBING SAME SIZE AS DRIP LINE BUT WITHOUT EMITTERS - CENTER ON MOUND OR BERM
9. AIR RELEASE VALVE PLUMBED TO POLY TUBING AT EACH HIGH POINT FOR TECHLINE RW SYSTEMS
10. PERIMETER LATERALS APPROXIMATELY 4"-6" FROM PLANTER EDGE
11. AREA PERIMETER
12. OPERATION INDICATOR

NOTES:
INSTALL EMITTERS IN TRIANGULAR PATTERN. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH RECOMMENDED BY THE MANUFACTURER. REFER TO THE MANUFACTURER'S GUIDELINES AND INSTALLATION DETAILS FOR THE INSTALLATION OF ALL DRIP LINE SYSTEMS. QUANTITY AND LOCATION OF ALL FLUSH VALVES AND AIR RELEASE VALVES SHALL MEET THE MANUFACTURER'S GUIDELINES.

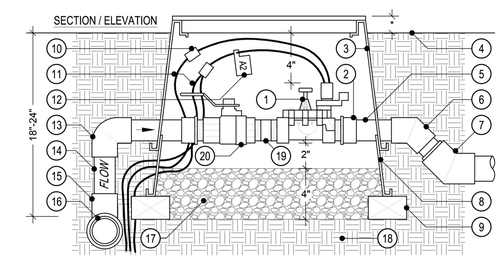
M | TYPICAL DRIP LINE SYSTEM LAYOUT



1. FINISH GRADE
2. CLEAN BACKFILL WITH ALL ROCKS 1" OR LARGER REMOVED - 90% COMPACTION REQUIRED - SEE SPECS
3. NON-PRESSURE LATERAL LINE PER LEGEND (SNAKE IN TRENCH)
4. PRESSURE MAINLINE PER LEGEND (SNAKE IN TRENCH)
5. CONTROL WIRES - INSTALL BELOW PRESSURE MAINLINE
6. UNDISTURBED NATIVE SOIL

NOTES:
BUNDLE AND TAPE WIRES AT 10' O.C. PIGTAIL AND LOOP WIRES AT ALL CHANGES IN DIRECTION. SPLICING OF WIRE RUNS IS NOT PERMITTED WITHOUT PRIOR APPROVAL FROM OWNER AND LANDSCAPE ARCHITECT. RUN CONTROL WIRES IN SAME TRENCH AS MAINLINE WHERE POSSIBLE. INSTALL 12"x12"x12" CONCRETE THRUST BLOCKS AT ALL CHANGES IN DIRECTION OF PRESSURE MAINLINE (45'S, 90'S, TEES, ETC.) AND AT ALL TERMINAL POINTS.

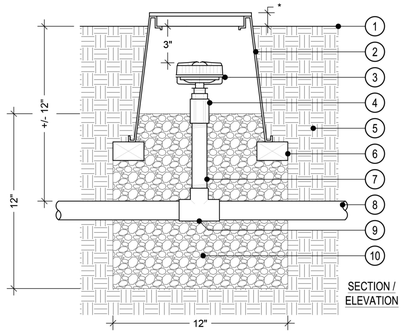
K | TRENCHING



1. REMOTE CONTROL VALVE PER IRRIGATION LEGEND
2. SCH 80 PVC MALE ADAPTER (2 REQUIRED) VALVE SIZE
3. RECTANGULAR PLASTIC VALVE BOX WITH PURPLE LOCKING LID (RAIN BIRD OR APPROVED EQUAL) HEAT BRAND STATION NUMBER ON LID IN 2" HIGH BLOCK LETTERS
4. FINISH GRADE
5. PVC LATERAL LINE PER IRRIGATION LEGEND (VALVE SIZE)
6. SCH 40 PVC 45 DEGREE ELL
7. SCH 40 PVC 45 DEGREE ELL (BUSH UP TO LATERAL LINE PLAN SIZE)
8. RECTANGULAR PLASTIC VALVE BOX EXTENSION (RAIN BIRD OR EQUAL)
9. COMMON BRICK SUPPORTS (4 REQUIRED)
10. WATER PROOF WIRE CONNECTORS (2 REQUIRED)
11. #14 UF WIRES TO CONTROLLER (COLOR CODED)
12. I.D. TAG WITH STATION NUMBER PRINTED ON IT (CHRISTY'S #ID-STD-Y1)
13. SCH 40 PVC ELL (VALVE SIZE)
14. MAINLINE PIPING PER IRRIGATION LEGEND (VALVE SIZE)
15. SCH 40 PVC TEE (OUTLET TO BE VALVE SIZE)
16. MAINLINE PIPING PER IRRIGATION LEGEND (PLAN SIZE)
17. FILL BASE OF BOX WITH PEA GRAVEL
18. NATIVE SOIL
19. SCH 80 PVC THREADED NIPPLE (3")
20. BALL VALVE PER IRRIGATION LEGEND (SAME SIZE AS RCV)

* 1/2" IN TURF AREAS, 2"-3" IN SHRUB AREAS

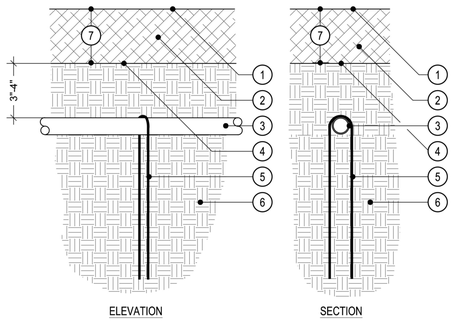
I | ELECTRIC CONTROL VALVE



1. FINISH GRADE
2. 6" ROUND PLASTIC VALVE BOX WITH PURPLE SNAP-ON LID (RAIN BIRD OR APPROVED EQUAL) HEAT BRAND "FV" ON LID IN 2" HIGH BLOCK LETTERS
3. FLUSH VALVE (NETAFIM TL050MFV-1 OR APPROVED EQUAL)
4. 1/2" SCH 40 PVC THREADED COUPLER
5. NATIVE SOIL
6. COMMON BRICK SUPPORTS (2 REQUIRED)
7. 1/2" SCH 80 PVC NIPPLE (LENGTH AS REQUIRED)
8. LATERAL LINE PIPING PER IRRIGATION LEGEND (PLAN SIZE)
9. SCH 40 PVC TEE SxSxT WITH 1/2" THREADED OUTLET
10. FILL BASE WITH 1 CUBIC FOOT OF PEA GRAVEL

* 1/2" IN TURF AREAS, 2"-3" IN SHRUB AREAS

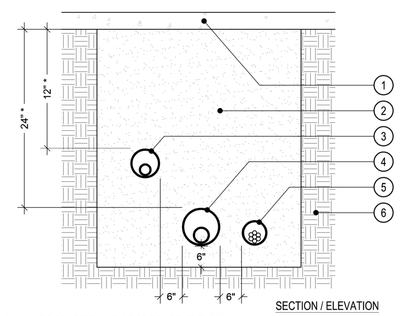
P | AUTOMATIC FLUSH VALVE FOR DRIP LINE SYSTEMS



1. FINISH GRADE OF MULCH LAYER
2. MULCH TOP DRESSING PER PLANTING PLAN
3. POLY TUBING PER IRRIGATION LEGEND
4. FINISH GRADE
5. STEEL TUBING-SOIL STAPLE (NETAFIM TLS6 OR APPROVED EQUAL)
6. NATIVE SOIL
7. DEPTH OF MULCH PER PLANTING PLAN OR SPECIFICATIONS

NOTES:
LOCATE STAPLES ALONG TUBING AT ABOUT 5' O.C.. AND AT ALL FITTINGS (TEES, ELLS, ETC.) AND CHANGES IN DIRECTION OF TUBING. BURY TUBING PER THE IRRIGATION PLAN / NOTES.

N | DRIP LINE TUBING

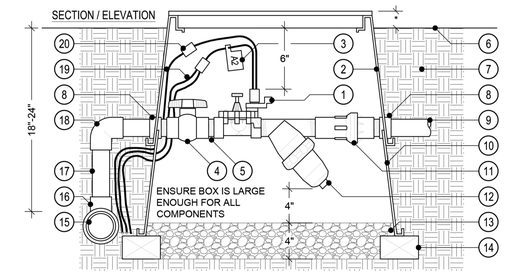


1. HARDSCAPING AND AGGREGATE (TYPICAL)
2. CLEAN SAND BACKFILL - COMPACT TO MATCH DENSITY OF NATIVE SOIL
3. LATERAL LINE IN SCH 40 PVC SLEEVE
4. PRESSURE MAINLINE IN SCH 40 PVC SLEEVE
5. CONTROL WIRES IN SCH 40 PVC SLEEVE
6. UNDISTURBED NATIVE SOIL

NOTES:
SIZE ALL SLEEVES PER THE IRRIGATION PLANS. EXTEND SLEEVES 6" MINIMUM BEYOND EDGE OF HARDSCAPE (AT EACH END) INTO THE PLANTING AREAS.

* SLEEVING UNDER ALL VEHICULAR ACCESS WAYS TO HAVE 36" MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE.

L | SLEEVING



1. REMOTE CONTROL VALVE
2. RECTANGULAR JUMBO PLASTIC VALVE BOX WITH PURPLE LOCKING LID (RAIN BIRD OR APPROVED EQUAL) HEAT BRAND STATION NUMBER AND "DZ" ON LID IN 2" HIGH BLOCK LETTERS
3. I.D. TAG WITH STATION NUMBER PRINTED ON IT (CHRISTY'S #ID-STD-Y1)
4. SCH 40 PVC BALL VALVE
5. SCH 80 PVC CLOSE NIPPLE
6. FINISH GRADE
7. NATIVE SOIL
8. SCH 40 PVC MALE ADAPTER
9. PVC PIPING TO SYSTEM (CONNECT AND ADAPT AS NECESSARY)
10. RECTANGULAR PLASTIC VALVE BOX USED AS EXTENSION (RAIN BIRD OR EQUAL)
11. PRESSURE REGULATOR PER LEGEND
12. DISC Y-FILTER PER LEGEND
13. FILL BASE OF BOX WITH PEA GRAVEL
14. COMMON BRICK SUPPORTS (4 REQUIRED)
15. MAINLINE PIPING PER IRRIGATION LEGEND (PLAN SIZE)
16. SCH 40 PVC MAINLINE FITTING WITH 1" OUTLET
17. 1" SCH 40 PVC MAINLINE PIPING (LENGTH AS REQUIRED)
18. 1" SCH 40 PVC ELL
19. #14 UF WIRES TO CONTROLLER (COLOR CODED)
20. WATERPROOF WIRE CONNECTOR (2 REQUIRED)

* 1/2" IN TURF AREAS, 2"-3" IN SHRUB AREAS

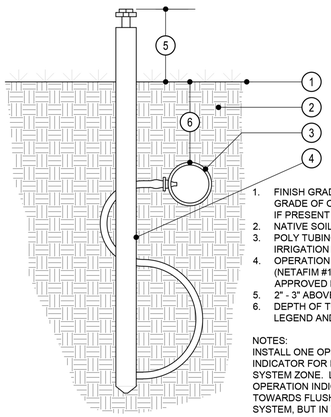
J | DRIP ZONE CONTROL VALVE ASSEMBLY

GUSD APARTMENTS GLENDALE, CA

L4.5 - IRRIGATION DETAILS

CARMEL PARTNERS

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM
11-15 -2017

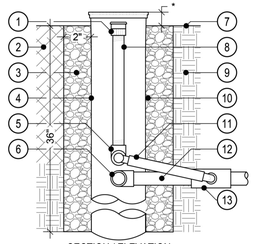


SECTION / ELEVATION

1. FINISH GRADE OR FINSIGH GRADE OF OF MULCH LAYER IF PRESENT
2. NATIVE SOIL
3. POLY TUBING PER IRRIGATION LEGEND
4. OPERATION INDICATOR (NETAFIM #10-F-01 OR APPROVED EQUAL)
5. 2" - 3" ABOVE FINISH GRADE
6. DEPTH OF TUBING PER LEGEND AND / OR NOTES

NOTES:
INSTALL ONE OPERATION INDICATOR FOR EACH DRIP SYSTEM ZONE. LOCATE OPERATION INDICATOR TOWARDS FLUSH END OF SYSTEM, BUT IN VIEW OF THE DRIP ZONE VALVE LOCATION IF POSSIBLE.

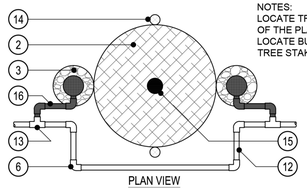
Q | DRIP LINE SYSTEM OPERATION INDICATOR



SECTION / ELEVATION

1. ** RAIN BIRD 1401 BUBBLER
2. ROOTBALL OF TREE
3. 2" OF PEA GRAVEL AROUND RWS
4. ** 4" BASKET WEAVE CANISTER
5. ** 1/2" ELL
6. SCH 40 PVC ELL (LATERAL LINE SIZE)
7. FINISH GRADE
8. ** SCH 80 PVC NIPPLE
9. NATIVE SOIL
10. USE RWS-SOCK AROUND RWS IN SANDY SOILS
11. ** 12" SWING ASSEMBLY
12. LATERAL LINE PIPING PER IRRIGATION LEGEND (PLAN SIZE)
13. SCH 40 PVC LATERAL LINE FITTING WITH 1/2" THREADED OUTLET
14. TREE STAKE PER PLANTING PLAN
15. TRUNK OF TREE
16. RAIN BIRD RWS (ROOT WATERING SYSTEM) PER IRRIGATION LEGEND (SHADED)

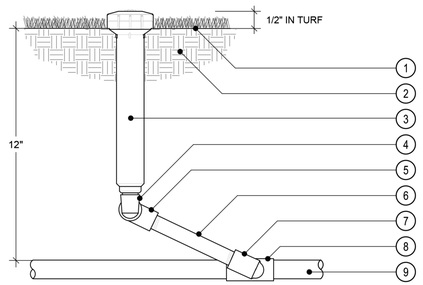
* 1/2" IN TURF AREAS, 1" IN SHRUB AREAS
** COMPONENTS INCLUDED IN RWS



PLAN VIEW

NOTES:
LOCATE TREE BUBBLERS ON OPPOSITE SIDES OF THE PLANT ADJACENT TO THE ROOTBALL. LOCATE BUBBLERS AND ROUTE PIPING TO AVOID TREE STAKES AND DAMAGE TO ROOTBALL.

R | TREE ROOT WATERING SYSTEM BUBBLER



SECTION / ELEVATION

1. FINISH GRADE
2. NATIVE SOIL / BACKFILL PER SPECIFICATIONS
3. 6" POP-UP SPRAY HEAD & NOZZLE PER LEGEND
4. 1/2" MARLEX STREET ELL
5. 1/2" SCH 40 PVC STREET ELL TxT
6. 1/2" x 12" MIN. SCH 80 PVC THREADED NIPPLE
7. 1/2" MARLEX STREET ELL
8. SCH 40 PVC LATERAL LINE FITTING WITH 1/2" FEMALE THREADED OUTLET
9. LATERAL LINE PIPING PER LEGEND

NOTES:
USE TEFLON TAPE ON ALL PVC TO PVC CONNECTIONS; NO PIPE DOPE ALLOWED. SET PERIMETER HEADS 4"-6" FROM CURBS AND WALKS AND 6"-12" FROM VERTICAL OBJECTS SUCH AS FENCES AND WALLS, ETC. ONLY USE BOTTOM INLET OF HEAD.

S | TURF POP-UP SPRAY HEAD

GUSD APARTMENTS GLENDALE, CA

CARMEL PARTNERS

L4.6 - IRRIGATION DETAILS

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 714.639.9860
#2017-340 WWW.ARCHITECTSORANGE.COM
11-15 -2017